

**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
WORKSHOP/PUBLIC HEARING
September 7, 2010**

Present: Mayor Billy Ray Jackson; Commissioners Ardathy Spikes, Buddy Albritton, Richard Hill, Al Clements, Sammy Whitehurst; Manager Joe Albright

Meeting called to order.

Mayor Jackson led the Board of Commissioners in the Pledge of Allegiance to the Flag of the United States of America.

The first item on the agenda was a public hearing on a zoning change request from Dick Mills Farms Inc. Mayor Jackson explained the guidelines for the public hearing.

PUBLIC HEARING: Dick Mills Property Rezoning

Manager Albright explained that this hearing is for the rezoning of property on Hanrahan Rd requested by Dick Mills Farms in reference to placing an intensive livestock operation on the property. The property is currently zoned as Residential/Agricultural and is within the Town of Grifton's extraterritorial jurisdiction. Manager Albright explained the N.C. General Statute procedures and process for rezoning property, which has been properly carried out. He also explains that the Grifton Planning Board has heard the matter and recommended to the Board of Commissioners to not rezone the property.

Using sign-up sheets provided for persons wishing to speak, the following comments were made:

Wilbur A. Garris II: 645 Fleming Ln

Mr. Garris is interested in learning more about the zoning change, and is concerned about the situation.

Tim McCarter: 6348 Marvin Taylor Rd

Mr. McCarter is opposed to this project, in particular the repercussions it could cause with future zoning issues.

Marian McLawhorn: 7018 Church St.

Mrs. McLawhorn would like the Commissioners' to be careful and consider the future repercussions involving growth. She states that she would like for the ordinance to stay the same.

Merle & Elizabeth Edwards: 5515 Marvin Taylor Rd

Mr. Edwards is opposed to the project and references a Purdue Farms study that states that home property values within five miles of such operations decrease by 50%. He

states that the smell and pollution of water will ruin the allure of Grifton. He states that employees of such operations make minimum wage, thus no enhancement of the local economy.

Earle Davis: 303 Harvey Circle

Mr. Davis opposes the rezoning. He references his experience with hog and chicken farms near his sister's home, which has decreased the property value and quality of life.

Troy Jackson: 6404 Fairway Dr

Mr. Jackson states that this will ruin real estate and the future development in Grifton.

Gene Fleming: 6410 Nibblick Rd

Mr. Fleming was part of the committee that developed this ordinance and states that this issue was of high priority. He opposes the project and has concerns of the future issues this may cause within the ETJ.

Nickie Nichols: 645 Fleming Ln

Mr. Nichols acknowledges that Creston Mills (owner) is a respectable and honorable man. He is in favor of the livestock houses because of prosperity and jobs it will bring.

Morris Page: 6315 Brassie Dr

Mr. Page opposes the project because of the decrease in home value and quality of life. He states that opening the door to this project could lead to expensive future litigation for the Town of Grifton.

Yolanda Kelley: 530 E Hanrahan Rd

Mrs. Kelley is an adjacent neighbor. She is against the rezoning.

Barbara Pollard: 494 E Hanrahan Rd

Mrs. Pollard is against this rezoning, she feels as if this is an insult to the community. She is concerned about the property values.

Ed Bright: 315 McCotter Rd

Mr. Bright is opposed to making any exception to the ETJ because Grifton should be a family time.

Wendy Sammond: 775 Fairlane Dr

Mrs. Sammond explains that her brother lives eight miles from a similar operation and the odors are extremely unpleasant. She is opposed.

Art Sammond: 775 Fairlane Dr

Mr. Sammond is adamantly against the proposed operation. He believes that there are no gains that would outweigh the costs to the community.

Will Barnes: 6340 Brassie Dr

Mr. Barnes is opposed due to concerns about the health effects to his son and others with allergies and asthma.

Eddie Wheeler: 6377 Fairway Dr

Mr. Wheeler owns the golf course. He states that the land around the course is ideal for development and progress, however allowing this operation would be detrimental to his business, the growth of that area, and the attractiveness of the Town.

Creston Mills: (Applicant) 4940 Marvin Taylor Rd

Mr. Mills states he has spent \$100,000 on purchasing land for this operation. He states that he has met all required standards.

Raymond Oakes: 800 Fairlane Dr

Mr. Oakes is opposed to the livestock operation. He does not want Grifton to smell like Duplin County.

Charles Mitchell: 5843 Marvin Taylor Rd

Mr. Mitchell is in favor of the operation. He states that if there is proper maintenance it will not be bad. He thinks that a person should be able to do whatever they want with their land as long as it is done right. He states that there has been no growth in Grifton for 45 years and that it is too late to save the Town.

Charlie Herring: 6213 Brassie Dr

Mr. Herring emotionally states that he fell in love with the Town and the community. He hopes that his dream is not destroyed.

Bill Wiggins: 6341 Nibblick Dr

Mr. Wiggins states that property value revenue for the Town will decrease, thus costing the Town money.

Diane Bridgeman: 946 E Hanrahan Rd

Mrs. Bridgeman states that she has lived in Grifton her entire life and respects Mr. Mills and his business ventures but is opposed to this project.

John Johnson: 6376 Fairway Dr

Mr. Johnson, a volunteer firefighter for Grifton, states that he loves the Town and the atmosphere. He thinks this project will ruin the Town and drive people away.

Bill Kuntz: 6793 Church St

Mr. Kuntz hopes that the Town and people will do the right thing. He thinks this will not benefit the Town in anyway.

Being no further public comment, Mayor Jackson closes the public hearing.

Manager Albright explains that he needs instruction on how to place this item on the agenda.

Commissioner Whitehurst makes a motion to place this on the consent agenda for the following meeting. Commissioner Albritton seconds that motion. Motion is carried unanimously.

Being no further regular agenda items, Mayor Jackson calls for a recess.

BREAK

Commissioner Spikes makes a motion to proceed to closed session to discuss a personnel matter as allowed under N.C.G.S. 143-318.11(a)(6). Commissioner Hill seconds that motion. Motion carried unanimously.

Commissioner Spikes makes a motion to come out of closed session. Commissioner Hill seconds the motion. Motion carried unanimously.

Commissioner Spikes makes a motion to give Manager Albright a \$2,000 bonus for an excellent job during his first year with the Town. Commissioner Clements seconds the motion. Motion carried unanimously.

Commissioner Spikes makes a motion to adjourn. Commissioner Hill seconds the motion. Motion carried unanimously.

There being no further business the meeting was adjourned.

Respectfully Submitted
Angel Hudson
Town Clerk