



**TOWN OF GRIFTON  
BOARD OF COMMISSIONERS  
BOARD WORKSHOP**

Tuesday, September 7, 2010  
7:00 PM

**AGENDA**

- A. Meeting Called to Order.
- B. Pledge of Allegiance to the Flag of the United States of America.
- C. Recognition of Persons to Be Heard (**NOTE: Comments are limited to 5 minutes per person. Everyone addressing the Board shall first state their name and their residential physical address**).
- D. **PUBLIC HEARING (NOTE: The public is asked to adhere to the following guidelines for the Public Hearings:**
- **Register with the Town Clerk by printing your name, address and phone number on the sign-in sheet.**
  - **Step to the podium in front of the Board. State your name clearly. Direct comments to the full Board, not an individual member.**
  - **Be concise; avoid repetition; limit comments to five minutes or less; designate a spokesperson for large groups.**
  - **Each person may speak once for a specific Public Hearing.**
1. Zoning Request – Dick Mills Farms, Inc. *Page 4*
- E. Commissioner's Comments
- F. Closed Session – As authorized by North Carolina General Statute 143-318.11(a)(6) to discuss as personnel matter
- G. Adjourn



September 7, 2010

## **MEMORANDUM**

TO: Mayor and Commissioners

FROM: Joe Albright, Manager

SUBJECT: Manager's Comments for August Workshop

*Below I have attempted to summarize and provide explanation for each agenda item.*

### **Item D-1: Zoning Ordinance Amendment Request – Dick Mills Farms, Inc.**

We have received a request for a zoning change to allow the applicant to place eight (8) poultry houses, containing a total of 260,000 birds on his property on Hanrahan Road. Our Zoning Ordinance classifies this as an intensive live stock operation and is not permitted anywhere within our jurisdiction. A notice of public hearing has been duly advertised, mailed to adjacent property owners, and posted on the applicant property as well as in the lobby of Town Hall.

As required by our Zoning Ordinance concerning amendments; the Planning Board heard the request during its regular meeting on August 19, 2010. In these types of cases, the Planning Board does not make a recommendation for or against the applicant. Because the Planning Board acts as a technical advisory board, its recommendation is based on whether or not the Board believes the Ordinance should be amended. The Planning Board voted, by a 4-1 margin, to recommend that the Ordinance not be changed.

Public Response: I have received approximately six (6) telephone calls from persons stating that they were against the request. I have received a petition containing 76 signatures. Most of the addresses provided on the signatures have been verified and are from Hanrahan Road, Dawson Road, Acorn Road, and Forest Acres. I have also received letters from two of the partners of the Gower Family LLC, which owns the property around the golf course. Because of the number of people that I anticipate will be present at the hearing; I have placed a special note under the public hearing section of the Agenda spelling out the guidelines for those wishing to speak. I will also have sign-in sheets available so that we have an accurate list of those that spoke.

*NOTE: I have a few other items that I could have placed on this agenda. However, given the expected number of people and possible length of the Public Hearing, I decided to hold those matters until next week's regular meeting.*