

**A Butner Town Council Meeting** was reconvened/continued in the meeting room at South Granville Water and Sewer Authority (SGWASA) located at 209 West C Street, Butner, NC 27509 on Wednesday, **December 8<sup>th</sup>, 2010**, beginning at 7:00 PM.

**Present and Presiding:**

Mayor:

Thomas Lane

Council Members:

Vickie Cates

Christene Emory

Linda Jordon

Bill McKellar

Terry Turner

Town Manager

Thomas Marrow

Town Attorney

James Wrenn, Jr.

Town Clerk

Dianne White

**\*\*\* Tonight's meeting is a continuation of the Regular Meeting  
Held on Thursday, December 2<sup>nd</sup>, 2010 \*\*\***

1. WELCOME AND CALL TO ORDER ... by Mayor
2. ROLL CALL ... by Clerk
3. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Ms. Jordon and Pledge of Allegiance led by Mr. McKellar.

4. TEXT AMENDMENTS TO THE BUTNER LAND DEVELOPMENT ORDINANCE

On December 2, 2010, the Town Council held a public hearing to consider amendments A.10.06 and A.10.07 described below. The Council opted to table the vote on these amendments for further consideration.

**A.10.06 Article 12 - Sign Regulations**

An amendment to the Butner Land Development Ordinance Article 12, Sign Regulations to add a new sign type, interstate signs to the list of allowed signs for Heavy Industrial and Highway Business zoned properties with interstate frontage. The proposed amendment would also allow for increased signage for buildings with interstate frontage. The Planning Board has recommended approval of the proposed amendment.

**A.10.07      Article 7 – Use Standards**

An amendment to the Butner Land Development Ordinance Article 7, Use Standards to allow outdoor storage that primarily consists of the display and/or sale of automobiles or equipment, a minimum six foot chain link fence or similar is permitted around the perimeter of the site instead of the opaque fence required for outdoor storage. The Planning Board has recommended approval of the proposed amendment.

Planner Melissa Hodges went over applicant's requests and, likewise, Planning Board's recommendations as shown on **ATTACHMENT A**.

It was noted the Public Hearing was held at last week's meeting. It was opened and closed at that time; however, Town Attorney Wrenn said if questions for Ritchie Brothers are needed, they can answer.

Council Member Turner expressed his preference to stay in line with neighboring jurisdictions --- 35' signs. Ms. Jordon inquired of visibility disadvantages. Ms. Cates said she feels 35' signs should not have a negative impact. The Butner McDonald's sign is 85' in height (permitted under Granville County regulations).

Applicant's Attorney Mike Satterwhite along with Scott Lennon, Ritchie Bros Manager/North America Operations, were present and made comments. Satterwhite noted in today's Henderson paper (a neighboring community) Henderson approved a 100' sign for the new Sheetz business coming off I-85. Satterwhite said the 50' sign is the new prototype for Ritchie Brothers and he said there is additional land owned by the State of NC off the service road (at site in question in Butner) with tall pine trees that, most likely, will not be cut and trimmed. Satterwhite said his client is attempting to get good exposure for his business. Mr. Lennon said vehicle notification and safety is important and he indicated 50' has become their standard. Safety and marketing, basically, were the reasons for the 50' sign request. Ms. Jordon agreed signage is important – she travels quite a bit.

Mr. Turner made a motion to accept Article 12 – Sign Regulations proposed by the Planning Board with one exception ... change 50' interstate sign height to 35'. This motion was seconded by Mr. McKellar. Motion was defeated – 3 voting "no" to 2 in favor. ***A second motion was made by Ms. Jordon, seconded by Ms. Cates to approve Planning Board's recommendation along with recommendation by the Planner (50' sign). That motion passed ... 3 (in favor) to 2 (opposed).***

Regarding Article 7, Attorney Satterwhite displayed a rendition of the proposed fencing in front of the proposed site. Mr. Swanson (w/Ritchie Bros) said he feels this fits the scene and is attractive. Each section of the proposed white fencing is 25-30 feet long. Mr. Turner asked why intermittent fencing – why not continuous.

Lennon said various cities/towns require different type buffer/fencing. It was noted decorative fencing shall be approved by the Ordinance Administrator. Also, "Notwithstanding anything in this Ordinance to the contrary, barbed wire may be permitted by the Zoning Administrator around the top of a fence meeting the requirements of this Sub-section 7.3.4(D)(i) where the applicant can show that the barbed wire is necessary to discourage entry by unauthorized persons."

Mr. Turner said he feels the decorative fence should be continuous.

***A motion was made by Ms. Cates, seconded by Mr. Turner to approve Article 7 as recommended by the Planning Board to include 7.3.4(D)(i) distributed by the Planner. All voted in favor. SEE ATTACHMENT B***

Getting the Board's feeling about continuous fencing, all five (5) made statements. After hearing from Mr. Lennon somewhat further, the Town Attorney said the Planner can poll the Board as the site develops relative to broken/continuous decorative fencing.

Consistency Statements were read by Hodges and the Council approved as follows ... ***Mr. McKellar motioned to approve those pertaining to A.10.06, seconded by Ms. Jordon – all voted in favor. Mr. Turner motioned to approve those pertaining to A.10.07, seconded by Ms. Emory – all voted in favor. See ATTACHMENT C***

Mr. Lennon supplied info on Ritchie Bros – lots of history, positive spin offs, employment info as well as his company's efforts being environmentally responsible.

5. CONTINUE WITH INTERVIEW PROCESS FOR VACANT COUNCIL SEAT HELD BY EDGAR SMOAK

Mayor Lane said all 5 applicants were interviewed on 12/2 – results ended with a tie – all were invited back tonight. However, Mr. Crosby has withdrawn his application. Crosby has been appointed as a member of the Shriners Hospital Board – Greenville SC as of Friday, 12/3. Crosby told Mayor Lane he plans to continue to serve the Butner community as much as possible but feels he cannot do justice being on the Council and on the Board of Directors for Shriners Hospital in SC. The Mayor said he felt the appointment came as a surprise to Crosby.

Starting the process of appointing a candidate to the vacant seat, each Council Member asked a question to each of the 4 applicants. Mayor Lane thanked the applicants and spoke of how he felt it is beneficial to have this process open to the public.

The first round of voting took place with Michel Branch and Michael McFadden being the top 2 vote getters.

Ms. Jordon asked a couple questions prior to the final vote ... the ultimate top vote getter in the final round was Michel Branch.

Again, Mayor Lane thanked all candidates. He announced Mr. Branch will take the Oath of Office at the January, 2011 meeting.

6. ADJOURNMENT

***There being no further business, the meeting stood adjourned at 9:20 p.m. on motion by Ms. Jordon seconded by Ms. Emory. All voted in favor.***

Respectfully submitted,  
Dianne E. White, CMC  
Town Clerk

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Thomas Lane, Mayor  
Town of Butner