

Planning and Zoning Commission  
Special Meeting Minutes  
November 10, 2009  
7:00 P.M.

The special meeting of the Cabarrus Planning and Zoning Commission, Elected and Appointed Official was held on November 10, 2009, at approximately 5:10 p.m. Members present were, Mr. Todd Berg, Ms. Brenda Cook, Mr. Eugene Divine, Mr. Larry Ensley, Mr. Danny Fesperman and Mr. Ian Prince. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Jonathan Marshall, Commerce Director, Ms. Arlena Roberts, Clerk to the Planning and Zoning Commission and Mr. Richard Koch, County Attorney and other Elected and Appointed Officials.

Ms. Meg Nealon of LandDesign gave a presentation titled Planning 101 for the Harrisburg Area Land Use Plan. The purpose of the meeting was to give basic information on what planning is, how and why it is done, and to give a sense of what planners think about when going through a process like the Harrisburg Area Plan update for the planning area. She gave basic information on planning practices and planning trends that are used by planners. There was a question and answer session following the presentation. (The slides for the Planning 101 presentation may be found on the website for the Town of Harrisburg).

Following the joint meeting of the Elected and Appointed Board members, the Chair called to order the special meeting of the Planning and Zoning Commission to discuss Proposed Text Amendment TEXT 2009-00012 - Chapter 8, Conditional Uses.

Mr. Eugene Divine **MOTIONED, SECONDED** by Mr. Larry Ensley to excuse Ms. Brenda Cook from the meeting to attend the County Government101 class. The vote was unanimous.

Ms. Susie Morris, Planner addressed the Board presenting the Proposed Text Amendment TEXT 2009-00012 Chapter 8 Conditional Uses. She said the proposed amendment would change the current set back requirement for a slaughter house or meat packing facility from 250 feet from any lot line to 150 feet to any lot line. She said that is the only proposed change to the text.

Mr. Ensley asked what precipitated this text amendment on slaughter houses to 150 feet.

Ms. Morris said to make it more consistent with other regulations in our ordinance related to animal housing. She said 250 feet is what we have for this particular use, which is more excessive than what we have for other uses.

Mr. Koch said there is an aspect of this that deals with a specific circumstance. He said the County applied for and received a grant for about \$700,000, from the state of North Carolina, to be able to build a slaughter house or abattoir in Cabarrus County.

Mr. Prince asked if it was for the local food program, so they do not have to truck everything out; keeping it locally.

Mr. Koch said that is correct. He said right now animals are being slaughtered or rendered outside of Cabarrus County. This way, those animals that are to be dealt with that way would be processed locally. There is a specific location that involves an existing facility in Rimer Town that has been earmarked for this grant to be used, to build the abattoir there; there is an attempt to try to accommodate that whole situation. He said that is the reason for the Text Amendment.

The Chair asked if the existing facility is or was a slaughter house.

Mr. Koch said no, it is not a slaughter house at this point. As he understands it, it is a facility that does meat processing and meat packing; they do not actually kill the animals at this location. His understanding is that they kill them elsewhere and bring them into this facility for processing. He said this grant will allow this abattoir to be constructed at this existing meat processing facility and they will be able to actually do the killing of the animals and the additional processing of them on that site in Cabarrus County.

Mr. Prince asked why this wouldn't be dealt with with a variance.

Ms. Morris said when you deal with a variance you have to be able to prove hardship and in this particular case they are making use of the property. She said this would be consistent across the board.

There being no further discussion Mr. Ensley **MOTIONED, SECONDED** by Mr. Divine to recommend Approval of the proposed Text Amendment 2009-00012 - Chapter 8, Conditional Uses to the Board of Commissioners. The vote was unanimous.

### **Approval of Minutes**

The Chair, **MOTIONED, SECONDED** by Mr. Larry Ensley to **APPROVE** the draft of the October 15, 2009 meeting minutes and the October 21, 2009, recessed meeting minutes. The vote was unanimous.

APPROVED BY:

Todd Berg, Chairman

SUBMITTED BY:

Arlena B. Roberts

ATTEST BY:

Susie Morris  
Planning and Zoning Manager