

SPENCER BOARD OF ALDERMEN
JOINT MEETING WITH PLANNING BOARD
TUESDAY, MARCH 22, 2011
7:00 P.M.

MEMBERS PRESENT: Mayor Jody Everhart
Aldermen: Tracy Aitken
Delaine Fowler
Jeff Morris
David Smith
Reid Walters

MEMBERS ABSENT: Mayor Pro-Tem Scott Benfield

Planning Board Members present: Ron Gerlock, Jim Gobbel, David Lamanno, Robert Nance, and Craig Powers

Also present were Town Manager Larry Smith, Town Clerk Lisa Perdue, Public Works Director Jeff Bumgarner, and Land Management Director Dustin Wilson.

Mayor Everhart called the meeting to order and explained that this was a semi-annual joint meeting as suggested at the Board of Aldermen planning retreat. Aldermen want Spencer to be “business-friendly”. Parking lot requirements may be discussed also.

Alderman Morris reminded Board members that the joint meeting in 2009 established the Interstate Business district, to seek industrial uses. The present need is to fill the former Park Plaza shopping center. The Planning Board has just recommended an ordinance allowing pawn shops as a permitted use. Morris stated that the process for new businesses needs to be streamlined and zoning may need to be more lax to facilitate new business. He proposes two suggestions: 1) the Planning Board should send Land Management to the Board of Aldermen for their opinion before drafting any new ordinances, and 2) multiple principal uses should be allowed by right at the administrative level if all uses are permitted uses.

Members discussed whether multiple uses should be similar uses. Alderman Aitken feels some uses should not be combined. Gobbel stated that zoning doesn’t stop new businesses from locating in Spencer; the high rent does. Gobbel has talked to several business owners and the only complaint he has heard is about the regulations and requirements for new signage in the historic district. Aitken explained that some problems were because business owners didn’t follow procedure prior to purchasing a new sign.

Wilson stated that if he finds items in the ordinance that seem too restrictive or “not with the times”, he could check with the Board of Aldermen to see if the ordinance should be changed. Aitken stated that Salisbury benefits from having Downtown Salisbury, Inc.

She would like to see Spencer pursue the Small Town Main Street program, which would study businesses and how the Town ordinances could be improved. Small Town Main Street is about promotion and marketing. The STMS program would require approximately \$2500 - \$3000.

Historic Preservation Commission is reviewing the sign ordinance and a recommendation will come to Planning Board by June.

The Director of Salisbury/Rowan Economic Development Commission will address the Board of Aldermen at their May meeting. Planning Board members were asked to submit any questions they have for the EDC Director prior to that meeting.

The consensus was for the Board of Aldermen to instruct the Planning Board to discuss the possibility of allowing multiple permitted uses per lot.

With no further business, Mayor Everhart adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Lisa B. Perdue, CMC
Clerk to the Board