

Town Of Oakboro

**Board of Commissioners
Minutes
Public Hearings
Continued Meeting
June 2, 2020
7:00 PM**

The Mayor welcomed everyone to the Public Hearings and had the Town Clerk call the roll with the following Board Members present: Commissioner Efird, Commissioner Huneycutt, Commissioner Smith, Mayor Little, Commissioner Watkins, Commissioner Jackson and Town Administrator, Doug Burgess.

Mayor Little had devotions.

Public Hearing #1: A Public Hearing to hear comments, for or against, a zoning change request from RA – R9 on a 19-acre piece of property on the southside of Hatley Burriss Road as Phase III of the Forrest Creek subdivision. File# ZV-1920-03. Joseph Burleson presented.

With no one signing up to speak, Mayor Little declared the Public Hearing Closed.

Public Hearing #2: A Public Hearing to hear comments, for or against, a zoning change request to “Industrial” for 11 parcels owned by Oakmont Acquisitions LLC. which is owned by Charlotte Pipe and Foundry. Attorney Charles Brown presented the 11 parcels and pointed each one out on a map for the Board.

Attorney Brown stated that he had CEO of Charlotte Pipe and Foundry, Roddey Dowd, Jr. here to speak in favor of the Zoning Changes as well as Dusty Morgan and Bart Barbee. He said he would have more properties to bring before the Board for its consideration in regards to rezoning in the near future.

The Board had no questions for Attorney Brown.

Roddey Dowd thanked the Board for its consideration, stating that if questions did arise, he could be reached by phone at any time or he would stop by the office.

Dusty Morgan offered that what they’re trying to do is consistent with the other parcels that have already been rezoned. He asks the Board for its consideration in rezoning these parcels.

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Bart Barbee spoke to say that he's in favor of this rezoning. He lives about 3 miles from the properties and would like to thank the Board for its consideration in rezoning these parcels.

Wayne Coble was here to speak against the zoning changes. He addressed the Board. He wanted to know what else would be located on the property. He stated that he definitely welcomes economic development with new jobs brought to our area, however, he has concerns about environmental and every day quality of life, hazardous waste, traffic, equipment, people, products, ground water contamination, storm water runoff, surrounding agriculture lands, water/sewer infrastructure, environmental issues with foundries, flooding and roads around the property.

Mr. Dowd addressed Mr. Coble's issues. He stated that Charlotte Pipe has put safety and being a good environmental citizen at the top of the list for 119 years. He said they have an enviable record of compliance with all laws. He isn't running a cavalier outfit. He further stated that Charlotte Pipe meets the highest benchmark for the EPA. They hold a Title V permit in Charlotte that controls air and they have their own water treatment plant. When they move to Oakboro they will be similarly under EPA regulations and they will have the best technology available to control air emissions, water and storm water runoff. Mr. Dowd wanted everyone to know that he, personally, owns 280 acres within 3 miles of the plant so he's not going to put in something that would pollute his own backyard. He will not have 1500 employees at the new plant – He does have 1500 employees but they are at 7 different plant locations in the United States. He will be permitted and inspected by EPA delegated through DEQ. He will build a pristine plant and most of the land will be put back into an agricultural state – he has no plans for that area. These lands that he's acquired just allows him to have an agricultural buffer. He has taken down a lot of houses that are substandard in the Oakboro area. He knows we will be pleased with the end result. Dusty Morgan stated that he's actually in the metal department and they follow a Federal Title V air permit – it is the strictest most stringent air permit that you can have. They won't be under any grandfathered clauses here in Oakboro – from an EPA standpoint, it will be tougher on Charlotte Pipe. The melting operation is a cleaner design to limit greenhouse gases. They'll still fall under State and Federal regulations.

With no one else wanting to speak, Mayor Little declared this Public Hearing Closed.

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Public Hearing #3: A Public Hearing to hear comments, for or against, the adoption of the 2020-2021 Budget for the Town of Oakboro.

Town Administrator, Doug Burgess, presented the Budget to the Board. It is also on Oakboro.com for the public to view. It will be voted on at the regular meeting on June 15, 2020.

With no one wanting to speak, Mayor Little declared this Public Hearing Closed.

The Mayor read a Resolution to adopt the Cabarrus Stanly Union Regional Hazard Mitigation Plan. Mr. Burgess explained that this is something that we've been a part of for years and has to be signed every two years.

Commissioner Huneycutt made a motion to adopt the Cabarrus Stanly Union Regional Hazard Mitigation Resolution. Commissioner Jackson seconded the motion and it carried, unanimously.

Commissioner Efirm made a motion to approve the rezoning of the 19-acre piece of property on the southside of Hatley Burris Road as Phase III of the Forrest Creek subdivision – File # ZV-1920-03 from RA to R9. Commissioner Jackson seconded the motion and it carried, unanimously.

Commissioner Jackson made a motion to approve the rezoning of 16970 Buster Road – File # ZV-1920-06 from RA to Industrial. Commissioner Huneycutt seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to approve the rezoning of 10195 Lighthouse Road – File# ZV-1920-07 from R20 to Industrial. Commissioner Efirm seconded the motion and it carried, unanimously.

Commissioner Efirm made a motion to approve the rezoning of 8504 Swift Road – File # ZV-1920-08 from RA to Industrial. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Jackson made a motion to approve the rezoning of 16848 Silver Road – File # ZV-1920-09 from R20 to Industrial. Commissioner Watkins seconded the motion and it carried, unanimously.

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Commissioner Huneycutt made a motion to approve the rezoning of Lighthouse Road – Tract 1 – File # ZV 1920-11 from R20 to Industrial. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Efird made a motion to approve the rezoning of 11366 Shinn Road – File # ZV 1920-12 from R20 to Industrial. Commissioner Jackson seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to approve the rezoning of 11350 Shinn Road – File # ZV 1920-13 from R20 to Industrial. Commissioner Jackson seconded the motion and it carried, unanimously.

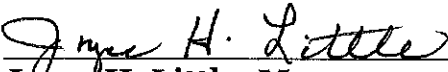
Commissioner Huneycutt made a motion to approve the rezoning of 712 N. Pine Street – File # ZV-1920-14 from R9 to Industrial. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to approve the rezoning of 405 W. Eighth Street – File # ZV-1920-15 from R9 to Industrial. Commissioner Jackson seconded the motion and it carried, unanimously.

Commissioner Efird made a motion to approve the rezoning of Tracts 1 and 2 of Silver Road – File #s ZV-1920-10 and ZV-1920-16 from R20 to Industrial. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to adjourn meeting. Commissioner Jackson seconded the motion and it carried, unanimously.

This the 2nd day of June, 2020.



Joyce H. Little, Mayor



Patti W. Efird, Town Clerk