

# Town Of Oakboro

**Board of Commissioners  
Minutes  
November 18, 2019  
6:30 PM Briefing  
7:00 Public Hearing  
Followed by Regular Meeting**

**Mayor Little called the Public Hearing to order at 7:00 PM. The purpose of this Public Hearing is to hear comments, for or against, Joseph Burleson's request to rezone a vacant 18 (+/-) parcel on Hatley Burris Road from R-15 to R-9. Signed up to speak were: Joseph Burleson and Bobby Davis.**

**Mr. Burleson stated that he was looking forward to building Phase II of the Forrest Creek Subdivision. He wants to build a profitable, nice development. Homes will be built on 60 ft. lots. It will yield 52 lots. He said that now days people don't want a huge yard to upkeep. These lots will be perfect. He appreciates the Board's consideration.**

**Bobby Davis addressed the Board. His main concerns were if there is enough sanitation for these new homes. Another concern was that there is no green space now for pets.**

**With no one else signing up to speak, the Public Hearing was declared closed.**

**Mayor Little opened the meeting and welcomed everyone. She asked the Town Clerk to call the roll with the following present: Commissioner Efird, Commissioner Huneycutt, Commissioner Smith, Mayor Little, Commissioner Watkins, Commissioner Jackson and Town Administrator, Doug Burgess.**

**The Mayor also led the Board Room in the Pledge of Allegiance to the United States Flag.**

**Commissioner Smith had devotions.**

**Commissioner Huneycutt made a motion to approve the Agenda. Commissioner Jackson seconded the motion and it carried, unanimously.**

**Commissioner Efird made a motion to approve the minutes from 10-21-19 and 11-4-19. Commissioner Smith seconded and the motion carried, unanimously.**

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**Commissioner Jackson made a motion to approve the Accounts Payable in the amount of \$56,615.97. Commissioner Huneycutt seconded the motion and it carried, unanimously.**

**Open Forum: No one signed up to speak**

**Department Updates:**

**Budget and Finance: Doug Burgess, Town Administrator: We should be at 33% on income and expenses in General Fund. We are at 48% on income and 34% on expenses. Water we are at 35% income and 30% expenses and Sewer we are at 54% income and 36% on expenses. He also reported that the sell of the town's lot on first street has had an upset bid in the amount of \$20,152.50 from David Huneycutt. He would like for the Board to accept this bid with the understanding that it will be re-advertised for 10 days for another upset bid.**

**Commissioner Smith made a motion to accept the bid of \$20,152.50 from David Huneycutt and re advertise in the Stanly News and Press for an upset bid. Commissioner Jackson seconded the motion and it carried, unanimously.**

**Cemetery and Streets: Commissioner Watkins: No report**

**Police Department: Commissioner Huneycutt: He recognized Chief Smith for an update. Chief Smith reported that his department, over the last month, had 189 calls for service, 1089 business and neighborhood checks, 123 citations, 2 arrests. He also reported that his officers assisted with a search of 3 houses in Oakboro that caused arrests for possessing drug paraphernalia, stolen weapon, possession of meth with intent to sell and deliver and parole violations. 3 people were taken to jail. He is implementing a new form for his officers to fill out – starting 12-1-19. It's called a DAR – Daily Activity Report – which will show the involvement in the community.**

**Chief Smith also wanted everyone to know that on Wednesday, November 20, 2019 – 6:00 am to 10:00 pm - he will be on top of Butch's Auto Parts store until a truck is filled with toys for the Toys for Tots program. Last year was a huge success and he's hoping that citizens of Oakboro come through again. He also wanted everyone to know that the OPD has raised**

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**\$400.00 for the Shop with a Cop event through the “No Shave November” campaign.**

**Parks and Recreation: Commissioner Smith: He recognized Josh Almond, Head of Parks and Rec. Mr. Almond reported that he had just left the coach’s meeting for the Basketball League. We will have 8 teams with 62 players which is a 52% increase over last year. He’s excited about that unexpected increase. He also reported that from March, 2019 until now, the ball fields were rented 229 times over 145 days. The chain link fence that was recently installed at the Long Street Park was damaged by vandalism this past week. Rodney Hahn with Parks and Rec thinks he can repair it.**

**Water and Sewer: Commissioner Efirm: Nothing new to report.**

**Advisory Board/Code Enforcement: Commissioner Efirm: He recognized Oakboro’s Code Enforcement Office, TJ Smith. Smith was pleased to announce that the Oakboro Mainstreet Cup and Cone business opened on 11-15-19. Everyone appreciated the coffee that they delivered to the Board, earlier. Chief Smith would like to set up a Workshop for the Planning and Zoning Board to revamp the antiquated sign laws for Oakboro. He will get back to the Board with a date at the next meeting. He was happy to report that Solar Stratos had replanted their buffer on Hatley Road**

**Commissioner Efirm reported that the Oakboro Planning and Zoning Board sent in a “Favorable Recommendation” for rezoning the property on Hatley Burris Road for Joseph Burleson. They have reviewed all of this information, at length, over the last couple of meetings. Doug Burgess offered that he has confirmed with Chambers Engineering that the pump station and infrastructure is adequate to handle sewer for the 52 houses and that it will have green space.**

**Commissioner Efirm made a motion to rezone the property on Hatley Burris Road, Forrest Creek Subdivision Phase II from R-15 to R-9 as requested by Joseph Burleson. Commissioner Jackson seconded the motion and it carried, unanimously.**

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**Commissioner Efirm further stated that the Board, had in front of them, a plat from Joseph Burleson. It's actually the proposed sketch plan of Phase II, Forrest Creek Subdivision. This has gone through Project Review and has gone through the first run before the Planning and Zoning Board. This comes to us with a favorable recommendation from the Planning and Zoning Board. They do have the required greenspace and they are installing sidewalks on either side of the road in Phase II. It is extremely expensive to go through an Environmental Impact Study – we're actually looking at adding a step to the preliminary plat plan to give Mr. Burleson a good idea that in the event he comes back to us with everything we require, we will approve as it's designed so that it meets all requirements in our Zoning Book. We need to give Mr. Burleson a "Conditional Approval". He needs some kinds of reassurance before spending a great deal of money.**

**The Mayor wanted to clarify this. If Mr. Burleson comes back to us with everything we've asked, after receiving this Conditional Approval, then it will go back before the Planning and Zoning Board and a recommendation will be sent to the Board of Commissioners to approve. Efirm agreed, stating that it would actually approve the preliminary plat. Once Mr. Burleson has Preliminary Plat Approval then he can start construction. Once all the improvements are made, he will come back with a final plat for approval.**

**Commissioner Efirm made a motion that the Board "Conditionally Approves" this Preliminary Plat for Phase II at Forrest Creek Subdivision for Joseph Burleson with the stipulation that Mr. Burleson meet all the requirements of our Subdivisions for Preliminary Plats. Commissioner Huneycutt seconded the motion and it carried, unanimously.**

**Commissioner Efirm added that the Town Clerk needs to write, on the Town's letterhead, a letter for Mr. Burleson stating that he has Conditional Approval of this Preliminary Plat for Phase II at Forrest Creek subdivision on Hatley Burris Road.**

**Doug Burgess reported that at a recent Public Hearing for rezoning the property on Alonzo and Dorsett for Ken Smith from R-15 to R-9M, the proper notification was not sent to adjoining property owners. He asked that the Board set a new Public Hearing for Tuesday, December 3, 2019 at 6:00 PM.**

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Commissioner Huneycutt made a motion to set a Public Hearing with Ken Smith requesting a zoning change from R-15 to R-9M for a piece of property on corner of Alonzo and Dorsett Streets for December 3, 2019 at 6:00pm. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Jackson made a motion to go into Closed Session. Commissioner Efird seconded the motion and it carried, unanimously.

Closed Session – Action Taken.

Commissioner Watkins made a motion to go back into Open Session. Commissioner Smith seconded the motion and it carried, unanimously.

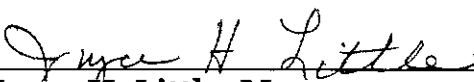
Open Session

Commissioner Huneycutt made a motion to Adopt the Resolution Authorizing Enforcement of the Zoning Ordinance for Kendale and Traci Huneycutt at property located at 422 N. Main Street in Oakboro. Commissioner Efird seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to give a one time pay increase for town's employees in the amount of \$250.00 for full time employees and \$100.00 for part time employees to be given out on December 2, 2019. Commissioner Smith seconded the motion and it carried, unanimously.

Mayor Little continued this meeting until December 3, 2019 at 6:00 PM.

This the 18<sup>th</sup> day of November, 2019.

  
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Joyce H. Little, Mayor

  
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Patti W. Efir, Town Clerk

