



**BOARD OF COMMISSIONERS  
Minutes  
December 20, 2021  
7:00 PM**

**Mayor Pro Temp, Chris Huneycutt, opened the Public Hearing. The purpose of this Public Hearing is to hear comments, for or against, a request from John Wiley Little and Joyce Little to have zoning changed from R-15 to NB (Neighborhood Business” for the property located at 204 E. 10<sup>th</sup> Street, Oakboro, NC 28129. Tax Record #15288.**

**With no one signing up to speak, the Public Hearing was Closed.**

**Mayor Little welcomed everyone and had the Town Clerk call the roll with the following present: Commissioner Efird, Commissioner Hathcock, Commissioner Huneycutt, Mayor Little, Commissioner Smith, Commissioner Watkins and Town Administrator, Doug Burgess.**

**The Pledge of Allegiance to the US Flag was led by Mayor Little.**

**Commissioner Watkins made a motion to add a closed session and Accounts Payable to the Agenda. Commissioner Smith seconded the motion and it carried, unanimously.**

**Commissioner Hathcock made a motion to approve the minutes from November 22, 2021. Commissioner Efird seconded the motion and it carried, unanimously.**

**Commissioner Smith made a motion to approve the accounts payable in the amount of \$758,842.49. Commissioner Huneycutt seconded the motion and it carried, unanimously.**

**Open Forum:**

**Peter Ascitutto spoke of a grant being available to the Parks and Recreation Program. It is a \$10,000.00 match grant. The Deadline for applying is January 31, 2022.**

**DEPARTMENT UPDATES:**

**Budget and Finance:** Commissioner Smith referred to Town Administrator, Doug Burgess. Mr. Burgess reported that with the General Fund the Expenditures are at 59% and Revenues are at 47%. The Water Fund Expenditures are at 54% and the Revenues are at 42%. The Sewer Fund Expenditures are at 63% and the Revenues are at 47%.

**Cemetery and Streets:** Commissioner Hathcock had no report other than if you see potholes, please report them.

**Police Department:** Commissioner Huneycutt reported that the OPD gave 84 citations, 447 neighborhood checks, 14 arrests and 180 calls for service. He wished everyone a Merry Christmas

**Water and Sewer:** Commissioner Efirm referred to Reggie Bowers. Mr. Bowers reported that his team has been installing and repairing water meters. They're also switching out old style meters for radio read meters. They've been busy repairing water leaks. They've had to make several repairs on pump stations and they've installed 10 new E-1 pumps in the last couple of weeks.

**Advisory Board and Code Enforcement:** Before report the Mayor Little asked to be recused from this.

Commissioner Huneycutt made a motion to approve the mayor's request to be recused from Advisory Board and Code Enforcement. Commissioner Watkins seconded the motion and it carried, unanimously.

Commissioner Efirm stated the reason for the Public Hearing for John Wiley and Joyce Little. He explained that it can be approved as a non-conforming structure. He read the description of Neighbor Business Ordinance.

Commissioner Efirm made a motion to approve a request from John Wiley Little and Joyce Little to have a piece of property they own at 204 E. 10<sup>th</sup> Street in Oakboro zoned R-15 changed to NB (Neighborhood Business). Commissioner Smith seconded the motion and it carried, unanimously.

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**Commissioner Efirm made a motion to adopt the Statement of Consistency and Reasonableness for the John Wiley Little and Joyce Little property at 204 E. 10<sup>th</sup> Street in Oakboro, NC. Commissioner Hathcock seconded the motion and it carried, unanimously.**

**Commissioner Efirm reported that the town is losing money on fees for Variances, Conditional Use permits, Plat fees, Zoning changes, etc. He checked on costs for advertising and mailing and office prep time and came up with the following fees that need to be implemented.**

<b>Variance Requests.....</b>	<b>\$262.50</b>
<b>Conditional Use Permit/Temporary Use Permit.....</b>	<b>\$225.00</b>
<b>Recombination Plat .....</b>	<b>\$100.00</b>
<b>Zoning Change Request.....</b>	<b>\$262.50</b>

**Commissioner Huneycutt made a motion to approve the above fees starting January 1, 2022. Commissioner Efirm seconded the motion and it carried, unanimously.**

**Commissioner Efirm reported that he is very close to a preliminary plat approval for Joseph Burleson building out the Oaks at St. Martins. He showed plats to the Board. There are three things that Mr. Burleson needs to produce before it can be approved. (1) Updated DEQ-Sewer (2) Updated DEQ – Water (3) Approval by City Engineers.**

**Commissioner Hathcock made a motion to approve the Preliminary Plat on the condition that he provide (1) Updated DEQ-Sewer (2) Updated DEQ – Water (3) Approval by City Engineers. Commissioner Smith seconded the motion and it carried, unanimously.**

**Commissioner Huneycutt made a motion to go into Closed Session. Commissioner Watkins seconded the motion and it carried, unanimously.**

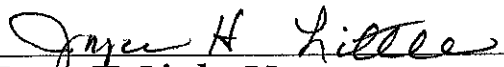
**Closed Session – No action Taken**

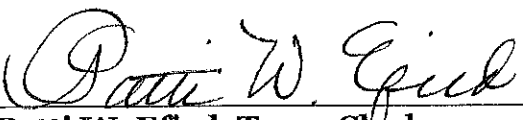
**Commissioner Hathcock made a motion to go back into Open Session. Commissioner Watkins seconded the motion and it carried, unanimously.**

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

**This the 21<sup>st</sup> day of December, 2021.**

  
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Joyce H. Little, Mayor

  
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Patti W. Efirm, Town Clerk