



Board of Commissioners
Minutes
Monday, June 20, 2022
7:00 PM

Mayor Little opened the continued Public Hearing. The purpose of this hearing is to gather more input/comments from the public in regards to the adoption of the UDO – Unified Development Ordinance.

Our Town Attorney, Al Benshoff, attended the hearing via Zoom.

David Heath: He spoke in favor of the new UDO and urged the Board of Commissioners to adopt it as written. Mr. Heath is currently serving on the Planning and Zoning Board for the Town of Oakboro and can attest to how much time and thought has been put into this new ordinance.

With no one else signing up to speak at this public hearing and no further questions of Mr. Benshoff, Mayor Little declared it closed. Mr. Benshoff wanted to especially thank Leslie Murray, Mike Efird, Doug Burgess, Patti Efird and the Planning Board for all the hours of work that went into this new UDO.

Mayor Little welcomed everyone to the meeting 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 the mayor.

Commissioner Hathcock had Devotions.

Commissioner Huneycutt made a motion to approve the agenda. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Efird made a motion to approve the minutes from May 16, 2022, June 2, 2022 and June 9, 2022. Commissioner Watkins seconded the motion and it carried, unanimously.

Commissioner Smith made a motion to approve the accounts payable in the amount of \$639,905.03. Commissioner Hathcock seconded the motion and it carried, unanimously.

Commissioner Efird read the Statement of Consistency pertaining to the Unified Development Ordinance – UDO.

Commissioner Efird made a motion to adopt the Statement of Consistency for the UDO. Commissioner Huneycutt seconded the motion and it carried, unanimously. (Attached to minutes)

Commissioner Efird made a motion to adopt the Unified Development Ordinance as written that will go into effect on July 1, 2022 at 12:00 AM. Commissioner Huneycutt seconded the motion and it carried, unanimously. (Resolution attached to minutes)

Open Forum:

Betsy Heath: She is concerned about there being only one officer on duty after 1:00 am. as there is a business in Oakboro that is open 24 hours a day. She would like to see two on duty in the future.

Department Updates:

Budget and Finance: Commissioner Smith

Commissioner Smith made a motion to adopt the 2021-2022 Budget Amendments as the NC Statutes requires. Commissioner Hathcock seconded the motion and it carried, unanimously. (Attached)

Commissioner Smith made a motion to adopt the 2022-2023 Budget. Commissioner Huneycutt seconded the motion and it carried, unanimously. (Attached)

Commissioner Huneycutt made a motion to adopt the pay increases as written. Commissioner Smith seconded the motion and it carried, unanimously. Commissioner Efird recused himself from voting. (Attached)

Commissioner Huneycutt made a motion to extend contract with Waste Management. Commissioner Hathcock seconded the motion and it carried, unanimously.

Commissioner Huneycutt made a motion to adopt Resolution to amend the Centralina Charter. Commissioner Smith seconded the motion and it carried, unanimously. (Attached)

Cemetery and Streets: Commissioner Hathcock – He has been watching the drainage boxes as they’ve been flooding. He would like to thank Reggie Bowers for being out after the storm last week.

Police Department: Commissioner Huneycutt referred to Chief Smith. Smith reported that his department handled 163 calls for service, 470 residential and business checks, 1 case supplement and 30 arrests. He also wanted to let the Board know that he had started the hiring process for Ron Hill. His start date was 6-16-22.

Commissioner Huneycutt made a motion to hire Ron Hill as a police officer. Commissioner Efird seconded the motion and it carried, unanimously.

Parks and Recreation: Commissioner Watkins referred to the head of parks and rec., Josh Almond. Almond reported that the Stanly County Hall of Fame was held on May 23, 2022 and BJ Hill was inducted. It was a great success. He also said that the parks have been busy with numerous rentals a disc golf tournament and a very successful Steak Cookoff.

Water and Sewer: Commissioner Efird referred to Reggie Bowers. Bowers reported that his department had repaired 5 E-1 pumps, 4 new startup E-1 pumps, 3 sewer taps, pulling generators around after storm to keep pumpstations running when power was out, flushed water hydrants, 12 new water meters – 6 replaced meters and handled 3 water leaks. Efird reported that restaurants were now required to have grease traps.

Advisory Board/Code Enforcement: Commissioner Efird read a resolution of Eminent Domain to the Board for 204 E. 1st Street.

Commissioner Efird made a motion to adopt the resolution of eminent domain for the property at 204 E. 1st Street belonging to Timothy Merck. Commissioner Smith seconded the motion and it carried, unanimously.

Board Comments:

Mayor Little: She wanted to especially thank the town’s employees as she knows how hard each and every one works. She also wanted to wish everyone a happy and blessed 4th of July.

Commissioner Efird: He wanted to thank the Planning Board especially for their time and effort putting together and hashing out the UDO and the 2042 Comprehensive Lane Use Plan. It has taken many extra meetings and it has been a group effort. He also wanted to extend a huge thanks to Doug Burgess for putting together this complicated Budget. People have no idea how hard he has to work on this. He thanked Leslie Murray, Bev Parr and Patti Efird for keeping things entered, recorded and office running smoothly. He thanked Josh Almond for a park that looks like it has been swept

every morning and Reggie Bowers for stepping up and handling the Water and Sewer Department issues.

Commissioner Hathcock: He reminded everyone of next week's festivities and it would be great to donate to the Fire Department since their high fire rating keeps our home insurance rates lowered. He thanked the OPD for the big task they will have at the 4th and the rest of the town's employees.

Commissioner Huneycutt: He wanted to thank the Planning Board for their hard work during the two projects they've been working on. He also thanked Mike Efird, Leslie Murray and Patti Efird for their tireless work keeping meetings and office running smoothly. He thanked all town employees, Doug Burgess, OPD and appreciates all of the Board of Commissioners.

Commissioner Smith: He wanted to say that he feels like Oakboro is a hidden gem and he appreciates it now more than ever. He especially wanted to thank the town's employees like Reggie Bowers and Doug Burgess – great employees that are low maintenance and don't toot their own horn.

Commissioner Watkins: He agreed with all commissioner comments.

Commissioner Huneycutt made a motion to continue this meeting until July 5, 2022 at 6:00 PM at which time the Board of Commissioners will meet with the Planning Board members to continue the Public Hearing for the 2042 Comprehensive Land Use Plan. Commissioner Hathcock seconded the motion and it carried, unanimously.

This the 20th day of June, 2022.

Joyce H. Little, Mayor

Patti W. Efird, Town Clerk

MOTION PURSUANT TO N.C. GEN. STAT. § 160D-605 9A0 ON HOW THE PROPOSED UNIFIED DEVELOPMENT ORDINANCE IS CONSISTENT WITH THE TOWN'S ADOPTED COMPREHENSIVE PLAN

STATEMENT OF CONSISTENCY

The Planning Board is required by N.C. Gen. Stat. section 160D-604, *Planning board review and comment* "to advise and comment on whether the proposed ... text amendment is consistent with any comprehensive or land-use plan that has been adopted". The UDO is a text amendment. The most recent comprehensive plan was adopted in 2002. It is entitled Town of Oakboro 2021 Comprehensive Growth Plan. The draft Unified Development Ordinance is consistent with the Growth Plan because it addresses the Primary Issues of

- Small Town Character
- Community Appearance
- Transportation
- Smart Growth
- Historic Preservation
- Economic Development
- Commercial Development
- Industrial Development.

In regard to SMALL TOWN CHARACTER, it is a Plan policy to: "Enact, enforce, and/or change ordinances that are appropriate to maintain a rural, small-town character. Make appropriate Zoning Ordinance changes to curb the effects of sprawl" and

"Enact, enforce, and/or change ordinances that are appropriate to maintain a rural, small-town character. Make appropriate Zoning Ordinance changes to curb the effects of sprawl."

THE UDO contains provisions for mixed use and planned unit developments that can be used to provide new developments, and employment centers, creating new places. This is the opposite of sprawl. The UDO allows conservation subdivisions, which require the preservation of significant rural lands.

In regard to COMMUNITY APPEARANCE, it is Plan policy to: "Enhance the community image by improving entrances into the Town of Oakboro through landscape and signage" and

"Improve the appearance of major street corridors through more effective landscape and sign control. Encourage the county to adopt sign control including billboards in the Oakboro Planning Area," and

"Improve the effectiveness of landscaping and buffering in all types of development - residential, commercial, and industrial. Place special emphasis on parking lot landscaping."

THE UDO update the sign ordinance in conformity to *Reed v Gilbert* (SCOTUS). The UDO requires that commercial / non-residential development conform to certain design standards. Landscaping is required along all streets.

In regard to TRANSPORTATION, it is Plan policy to: “Modify zoning ordinance to provide for at least two entrances to major subdivisions and to limit the length of cul-de-sacs to 600 feet (possibly not allowing them at all)” and

“Minimize driveways and curb cuts along state-maintained streets. Developments that will generate large volumes of traffic should be coordinated with NCDOT”, and

“Require sidewalks along all streets.”

THE UDO requires that non-residential development share some entrances. Multiple access points are required. Cul-de-sacs are controlled as are the maximum sizes of blocks.

In regard to AGRICULTURE AND RURAL PRESERVATION, it is Plan policy to: “Agriculture and forestry (farms and woodlands) shall be the preferred land uses in that part of the planning area considered for rural development” and

“That area identified as prime agricultural shall be conserved to the extent possible. Work with farm owners to preserve and protect these valuable resources through land trusts and other incentives” and

“Encourage retaining woodlands (largest percentage of land use in County and Planning Area) and farmland as natural and visual resource protection.”

THE UDO encourages the preservation of woods and agriculture through conservation subdivisions.

In regard to HISTORIC PRESREAVATION, it is Plan policy to: “Retain and preserve the important historical resources in the Oakboro area” and

“New buildings in central business district should:

- “Conform in design to historical theme
- “Require architectural approval.”

THE UDO includes the old historic preservation overlay zoning district. All development in the district is required to obtain a Certificate of Appropriateness before construction may be approved.

In regard to SMART GROWTH and SUSTAINED DEVELOPMENT, it is Plan policy to: “The protection and rehabilitation of viable neighborhoods shall be encouraged to insure their continued existence as a major housing source and as a reflection of the long-term quality of life in Oakboro” and

“The continued viability of single-family homes as a major housing source shall be encouraged” and

“Smart growth techniques in innovative and flexible residential planning should be encouraged to conserve land and water resources,” and

“Appropriate infill development on existing undeveloped lots shall be encouraged within existing residential neighborhoods,” and

“The planting of street trees in residential areas shall be encouraged,” and.

“Improved street lighting and sidewalks shall be encouraged to create a better environment. for walking within neighborhoods” and

THE UDO promotes single family houses as the most flexible and common residential type through conservation subdivisions and conditional district map amendments. Mixed use developments and conservation subdivisions provide flexibility. Landscaping is encouraged and required. Street lights are mandatory.

In regard to COMMERCIAL DEVELOPMENT, it is Plan policy to “Commercial development shall be encouraged to occur in clusters or planned shopping centers to minimize retail shopping strips,” and

“Community commercial centers shall be located along major streets,” and

“Neighborhood commercial areas should be located along collector or secondary streets and integrated into the design and circulation of the neighborhoods they serve,” and

“Highway commercial uses should be clustered along arterial streets and contain land uses which are mutually compatible and reinforcing in use and design. They should be designed to minimize signage, access points, and excessive lengths of commercial strip development,” and

“Effective buffering and/or landscaping shall be required where commercial development adjoins existing or planned residential uses” and

“The Town shall encourage appropriate landscaping for new commercial areas and associated parking lots” and

THE UDO contains design standards (including landscaping) for commercial developments and buffers between different types of land uses. Highway commercial uses must be located along major arterials.

In regard to INDUSTRIAL DEVELOPMENT, it is Plan policy to “Heavy industrial sites shall be separated from non-industrial areas and highways by natural features, green belts, and/or other suitable buffers to maintain visual quality” and

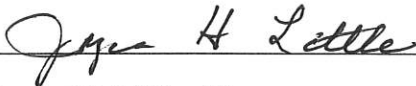
“Light industry may be located in urbanized areas to take advantage of available services and to minimize home-to-work distances. Careful design and buffering shall be required to insure compatibility with surrounding areas” and

“Warehousing and storage facilities shall have direct access to transportation routes and shall be appropriately buffered according to their location.”

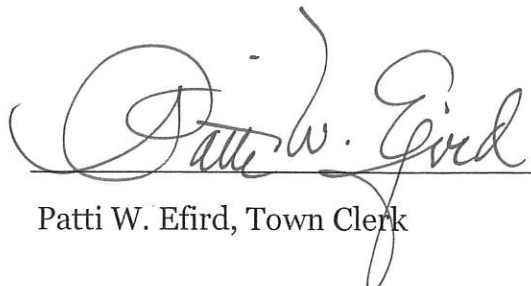
THE UDO requires buffers between land use types. A new light industrial/warehousing district with appropriate standards is proposed. Industry is to be located on major roads.

This Statement of Consistency adopted on June 20, 2022 with a motion by Commissioner Efird, a second by Commissioner Huneycutt and carried unanimously.

This the 20th day of June, 2022.



Joyce H. Little, Mayor



Patti W. Efird, Town Clerk

SEAL



TOWN OF OAKBORO

AN AMENDMENT TO THE CODE OF ORDINANCES OF THE TOWN OF OAKBORO

WHEREAS, under N.C.G.S. section 160D-601, *et seq.* the Town may amend its land use ordinances, including the zoning and subdivision ordinances to protect the health, safety and welfare of the public; and

WHEREAS, the General Assembly requires certain changes to be made in the zoning and subdivision ordinances as promulgated by the adoption of N.C. Gen. Stat. Chapter 160D in 2019, as amended in 2020 and 2021;

WHEREAS, the courts of North Carolina and the United States have issued rulings that require changes to the Town's zoning ordinance, most notably the sign ordinance; and

WHEREAS, a public hearing was duly advertised and conducted at which time all interested parties were heard; and

WHEREAS, the Planning Board unanimously recommends that the UDO be adopted and the ordinances the UDO replaces be repealed.

WHEREAS, the Town Board of the Town of Oakboro finds that these zoning ordinance amendments will enhance the health, safety and welfare of the Town's citizens, property owners and the general public.

NOW, PURSUANT TO N.C. GEN. STAT. SECTIONS §160D-601, 160D-604 and 160D-605 THE TOWN BOARD OF THE TOWN OF OAKBORO ADOPTS THE FOLLOWING STATEMENTS IN SUPPORT OF THE AMENDMENTS;

BE IT ORDAINED BY THE OAKBORO TOWN BOARD OF THE COUNTY OF STANLY THAT THE ORDINANCES OF THE TOWN OF OAKBORO, NORTH CAROLINA, LISTED BELOW BE REPEALED AND A UNIFIED DEVELOPMENT ORDINANCE BE ADOPTED AS FOLLOWS:

ORDINANCE NO. 22-__

SECTION 1. The Oakboro Code of Ordinances Chapters 34 Historic District, 154 Subdivision Ordinance, Chapter 155 Land Use Plan, and Chapter 156 Zoning Ordinance are hereby repealed. and replaced with the following new Section to read as follows:

SECTION 2: The proposed Unified Development Ordinance as attached hereto and incorporated herein by reference is hereby adopted.

SECTION 3: Effective Date. This Ordinance shall become effective at 12:00 AM on July 1, 2022. upon adoption.

Adopted this the twentieth day of June 2020 by a vote of 5 for and 0 against.



Joyce H Little
Joyce H. Little, Mayor

ATTEST:

Patti W Efir
Patti Efir, Town Clerk



**2022-2023 BUDGET ORDINANCE FOR THE
Town of Oakboro, North Carolina**

Commissioner Bud Smith introduced and read the following ordinance and made a motion for adoption. The following was the resultant vote:

Ayes 5 Nays 0 Absent — Abstained —

Section 1. The following amounts are hereby appropriated for the operation of the town government and its activities for the fiscal year beginning July 1, 2022 and ending June 30, 2023, according to the following schedules:

Schedule A/General Fund

4100	General Government		\$323,825
4300	Public Safety		
4310	Police Department	\$798,188	
4340	Fire Department	\$120,000	
	Total Public Safety		\$918,188
4500	Transportation		
4510	Streets	\$143,920	
	Total Transportation		\$143,920
4700	Environmental		
4710	Sanitation	\$205,000	
4740	Cemetery	\$13,600	
	Total Environmental		\$218,600
6000	Culture & Recreation		
6100	Library	\$1,500	
6130	Parks	\$275,751	
6140	Museums	\$7,400	
	Total Culture & Recreation		\$284,651
	Total General Fund		\$1,889,184

Schedule B/Enterprise Fund/Sewer & Water

7100 Sewer		
7141 Uptown	\$1,053,235	
Total Sewer		\$1,053,235

7130 Water		
7130 Water	\$1,092,380	
Total Water		\$1,092,380

TOTAL ENTERPRISE FUND **\$2,145,615**

GRAND TOTAL GENERAL & ENTERPRISE FUNDS **\$4,034,799**

Section 2. It is estimated that the following revenues will be available during the fiscal year beginning July 1, 2021 and ending June 30, 2022, to meet the foregoing appropriations according to the following schedules:

Schedule A/General Fund

Property Tax	\$864,984
Sales & Use Tax	\$600,000
Beer & Wine Tax	\$8,000
Sales Tax Refund	\$25,000
Other Taxes & Lic	\$2,200
Powell Bill Funds	\$82,000
Utility Tax	\$170,000
Building Permits	\$6,000
Police Fees	\$4,000
Sanitation Revenue	\$75,000
Cemetery Plot Sales	\$8,000
Recreational Activity	\$20,000
Rental Fees	\$16,000
Misc Income	\$1,000

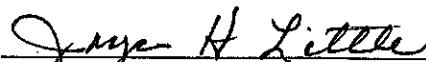
Total Revenue General Fund

\$1,889,184

Section 3. There is levied a tax of \$0.41 on each one hundred dollars valuation of taxable property situated and lying within the confines and limits of the Town of Oakboro and as listed for taxes as of January 1, 2022 assessed valuation of property for the purpose of tax of \$240,000,000.

Section 4. Copies of this ordinance shall be furnished to the Town Administrator & Town Clerk to be kept on file for their direction and the distribution of town funds.

Duly adopted this 20th day of June, 2022.
Town of Oakboro



Joyce H. Little, Mayor

ATTEST:



Patti Efir, Town Clerk