



BOARD OF COMMISSIONERS
Minutes
October 18, 2021
7:00 PM

Mayor Little opened the first Public Hearing. The purpose of this Public Hearing was to hear comments, for or against, a request to rezone a piece of property owned by PGJT Properties on Dorsett Street in Oakboro, Tax Record # 8261 from R-15 to R-9M (Multifamily). Phillip Austin, one of the owners of PGJT, was available for additional information. With no one signing up to speak, the Public Hearing was closed.

Mayor Little opened the second Public Hearing. The purpose of this Public Hearing was to hear comments, for or against, a request to rezone a piece of property owned by Love Construction Company on Alonzo Road in Oakboro, Tax Record # 31818 from R-15 to R-9. Joseph Burleson was available for additional information. He explained that most of the 58 acres was already R-9 and this small section needed to be R-9 as well. With no one signing up to speak, the Public Hearing was closed.

Mayor Little opened the third Public Hearing. The purpose of this Public Hearing was to hear comments, for or against, a request for a text change for the 35' height limit for buildings in Oakboro to be changed to 45' for R-9M (Multifamily) only. With no one signing up to speak, the Public Hearing was closed.

Mayor Little welcomed everyone to tonight's Town Board meeting and asked the Town Clerk to 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 United States Flag was led by Mayor Little.

Commissioner Watkins had devotions.

- *Commissioner Huneycutt made a motion to amend the agenda to add a Closed Session. Commissioner Smith seconded the motion and it carried, unanimously.*

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- *Commissioner Efird made a motion to approve the minutes from September 20, 2021. Commissioner Watkins seconded the motion and it carried, unanimously.*
- *Commissioner Smith made a motion to approve the Accounts Payable in the amount of \$283,276,69. Commissioner Hathcock seconded the motion and it carried, unanimously.*

Lorrie Hatley: She wanted to complain about Oakboro's Zoning Enforcement Officer concerning a piece of property on Pecan Drive. She filed a Citizen Comment Sheet. (attached)

DECISION on Public Hearing #1: Commissioner Efird handed out information. He reminded the Board as they make their decision, the decision must be made based on the qualifications of the property, not what it will be used for. It was discussed.

- *Commissioner Huneycutt made a motion to approve the rezoning a piece of property owned by PGJT Properties on Dorsett Street in Oakboro, Tax Record #8261 from R-15 to R-9M. Commissioner Hathcock seconded the motion and it carried. Commissioners Efird, Hathcock, Huneycutt and Watkins voted yes. Commissioner Smith voted no.*

DECISION on Public Hearing #2: Commissioner Efird explained that most of this piece of property was zoned R-9 – a very small corner of the property, for some reason, was left out and is R-15. The builder needs it to be rezoned R-9 to match the rest of the subdivision.

- *Commissioner Efird made a motion to approve the rezoning a piece of property owned by Love Construction Company on Alonzo Road in Oakboro, Tax Record #31818 from R-15 to R-9. Commissioner Huneycutt seconded the motion and it carried, Commissioners Efird, Hathcock, Huneycutt and Watkins voted yes. Commissioner Smith voted no.*

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DECISION on Public Hearing #3: Commissioner Efir explained the need for a text change for 35' height limit for buildings in Oakboro be changed to 45' for R-9m only. It is very common for these to be 2 and 3 story buildings. This came as a favorable recommendation for the Oakboro Planning and Zoning Board. It was discussed.

- *Commissioner Huneycutt made a motion to approve the text change for 35' height limit for buildings in Oakboro to 45' for R-9M only. Commissioner Efir seconded the motion and it carried with Commissioners Efir, Hathcock, Huneycutt and Watkins voting yes and Commissioner Smith voting no.*

DEPARTMENT UPDATES:

Budget and Finance: Commissioner Smith referred to Doug Burgess for a report. Burgess reported that in the General Fund the revenue was at 50% and the expenditures were at 32%. Water Fund revenue was at 32% and expenditures were at 32%. Sewer Fund revenue was at 44% and expenditures at 34%.

- *Commissioner Smith made a motion to adopt a "Resolution authorizing the filing of an application for approval of a financing agreement authorized by North Carolina General Statute 160A-20." Commissioner Watkins seconded the motion and it carried, unanimously.*
- *Commissioner Huneycutt made a motion to set a Public Hearing at the next meeting to hear discussion, for or against, the Town acquiring a 3-million-dollar loan as set forth in above Resolution. Commissioner Hathcock seconded the motion and it carried, unanimously.*

Cemetery and Streets: Commissioner Hathcock reported that the Town is still in the process of paving and looking for better prices.

Police Department: Commissioner Huneycutt referred to Chief Smith. Smith reported that 78 citations were given in the last month with 172 calls for service, 10 warrants and 684 Business checks.

Parks and Recreation: Commissioner Watkins referred to Josh Almond, Head of Parks and Recreation. Almond reported that 3 cross country meets were held at the park in the last couple of weeks. There is a disc golf charity fund raising event on November 6. Several local churches are putting together a "Trunk or Treat" on Saturday, October 30th. Basketball registration is open now and the Stanly County School System is going to let us use the gymnasium.

Water and Sewer: Commissioner Efirm referred to Reggie Bowers. Bowers reported that he is still searching for I & I. They fixed numerous sewer laterals and pump stations. Next week they will begin installing new water meters. These new radio read meters will replace the old ones.

Advisory Board/Code Enforcement: Commissioner Efirm reported that on or about a year ago Phase 3 for Forest Creek Subdivision's preliminary plat was approved to give Joseph Burleson permission to start the 2nd phase of Forest Creek. Approximately 3 weeks ago, Mr. Burleson came in and asked to make changes to this plat. There were so many changes that we decided to take another look at it with conditions. The changes/approvals are included with these minutes. (attached)

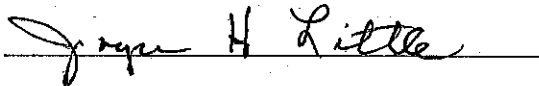
- *Commissioner Efirm made a motion to modify the preliminary plat for Phase 3 of the Forest Creek Subdivision as presented (attached with minutes). Commissioner Huneycutt seconded the motion and it carried, unanimously.*
- *Commissioner Smith made a motion to go into Closed Session. Commissioner Watkins seconded the motion and it carried, unanimously.*
- *Commissioner Huneycutt made a motion to go into Open Session. Commissioner Efirm seconded the motion and it carried, unanimously.*

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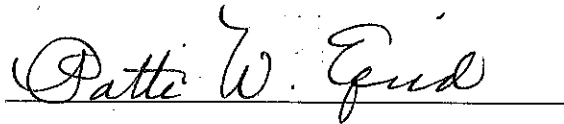
Action taken in Closed Session:

- *Commissioner Huneycutt made a motion to put Jason Eschert back on as full-time officer with the Town of Oakboro, beginning November 1, 2021 at the same rate, \$20.29. Commissioner Smith seconded the motion and it carried, unanimously.*
- *Commissioner Huneycutt made a motion to hire Billie J. Field as a part-time officer, beginning November 1, 2021 (or when all paperwork is returned) at a rate of \$16.00 per hour. Commissioner Hathcock seconded the motion and it carried, unanimously.*
- *Commissioner Hathcock made a motion to adjourn. Commissioner Smith seconded the motion and it carried, unanimously.*

This the 18th day of October, 2021



Joyce H. Little, Mayor



Patti W. Efir, Town Clerk

