



**PLANNING AND ZONING BOARD
MINUTES
DECEMBER 13, 2022
6:00 PM**

Vice Chairman Leonard Harvell opened the meeting and began with a word of prayer. Those present at the meeting were Mr. Lanny Hathcock, Mr. David Heath, Dr. Chris Murray, and Mr. Wes Tucker. Mr. Mike Efird was also present. Mr. Jay Voyles and Mr. Chip Osborne were absent.

A motion was made to approve the minutes from the meeting on October 11, 2022 by Mr. Leonard Harvell and a second by Mr. Lanny Hathcock. Voted and carried unanimously by members present.

A motion was made to approve the agenda by Mr. Heath and a second by Mr. Tucker. Voted and carried unanimously by members present.

Animal Ordinance

The first order of old business was discussion to review the final draft for the Animal Ordinance. The General Statutes sets beehives at five per lot. In addition, regarding swine, the first animal has to have a 10x10 area and the second animal has to have 50 additional feet per lot. A favorable recommendation was given for the Animal Ordinance by Mr. Tucker and a second by Mr. Heath. Voted and carried unanimously by members present.

Rezoning Olympic Acquisitions Property on Alonzo Road

Concerning new business, the rezoning of a piece of property on Alonzo Road (owned by Olympic Acquisitions) was discussed. North Carolina Department of Transportation has been asked to drop the speed limit but before they can do that, it has to be inside town limits.

Report on Dorsett Street Townhouses

Second for new business is regarding the Dorsett Street Townhouses. These townhouses will be two story homes and include a total of twelve (12). The Project Review Committee met and approved because they had met the changes that were needed.

New Year Members

Thirdly, members need to be chosen for the upcoming 2023 year. This will be taken care of at the next meeting. If a new member is outside town limits, they must be approved by the Town Board and the County Commissioners. At this time, the board will need a replacement for Mr. Chip Osborne.

Report on Rezoning at Big Lick for Convenience Store

Fourth was discussion on the rezoning at Big Lick for the convenience store was discussed. Mr. Efird wanted the board to be aware that this may be starting in January.

Report on Blue Dot Concrete Plant

Fifthly, Mr. Efird gave a report on Blue Dot Concrete Plant. AMT is reviewing the storm water drainage. The location is across from Oakboro District Park and goes back to Rocky River Road. Rocky River Road must be fixed for the road to accommodate trucks. There will be eighteen new jobs at minimum and possibly up to twenty-five (25) jobs.

Report on Closing of Two Alleyways in Town

Mr. Efird continued with a report on closing of two alleys in town. This was platted in 1913 and owned by Carolyn Faust and Gene Barbee. There are no utilities on it. Paul Kluttz and his daughter, Camille also want to close an alley with no utilities on it. Further information will be coming at a later time.

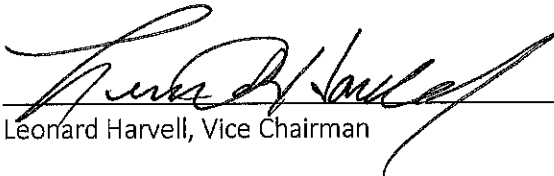
Report on The Oaks at St. Martin

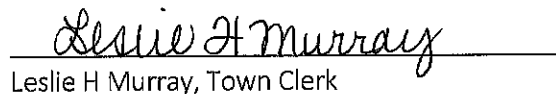
Mr. Efird shared a report on The Oaks at St. Martin saying that it's close and they are currently dealing with NCDEQ. There is a little issue with sewer capacity (about 1,000 gallons) that is being worked out at this time.

Rezoning of Property for Mr. Terry Whitley

Last, Mr. Efird brought up the rezoning of the property for Mr. Terry Whitley. This is to divide the property into two lots – each will be a single dwelling. This needs to be rezoned to R9 and currently the board is waiting on Mr. Whitley to provide more information.

A motion was made to adjourn the meeting by Dr. Murray and seconded by Mr. Tucker. Voted and carried unanimously by members present.


Leonard Harvell, Vice Chairman


Leslie H Murray, Town Clerk