



PLANNING AND ZONING BOARD

MINUTES

October 11, 2022

6:00 PM

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

A motion was made to approve the minutes from the meeting on September 13, 2022 by Mr. Leonard Harvell and a second by Mr. Lanny Hathcock. Voted and carried unanimously.

The first order of old business was discussion on the Proposed Animal Ordinance. Everything in yellow in Section 543 Table of Common Accessory Uses requires discussion per our attorney, Mr. Al Benshoff.

As a matter of information, the animal ordinance will be enforced in the town limits and ETJ.

Mr. Jay Voyles reviewed the table of accessory uses. Mr. Hathcock questioned the setbacks for bees per lot. Dr. Murray suggested the number of bee hives present on the property should be unlimited. Mr. Voyles asked Mr. Efird if he would check with Mr. Benshoff on the number of hives. Mr. Harvell didn't see a problem with how many are allowed per lot. Mr. Hathcock suggested making the number of bee hives unlimited and Mr. Harvell agreed. The change in the number of feet off the property line did not change from 25 feet. Discussion continued on the other highlighted areas of the Table of Common Accessory Uses. Fowl wouldn't have free range in the town limits. Animals such as goats and sheep shall not be chained unless they are being moved. Tagging animals is a little excessive and will not be required by the town. There will be no shelters within 200 feet of any existing adjoining residential dwelling was agreed upon by the board. The board suggested wild boar would not be allowed as they are "wild."

Domesticated swine will be allowed by the board. Mr. Efird will research further on size of the swine and the point where the swine can be domesticated. Mr. Efird will bring this back at the next meeting.

Second on the agenda under old business was to discuss allowing minor subdivisions with existing R9 lots in the city limits only. A favorable or unfavorable recommendation is needed for the Town Board of Commissioners. Mr. Voyles feels like we should keep the R9 inside the town but not annex any property into the town as R9. Mr. Harvell questioned R9 and the ETJ. Mr. Efird stated that R9 is inside town limits only at this point. A text amendment would be needed if the change (allowing R9 inside the town limits) is decided upon by the board. Mr. Harvell was concerned about low-income housing.

At this point, Mr. Terry Whitley spoke stating that low-income housing wouldn't be an issue. There's a difference in low-income housing and affordable housing. Mr. Whitley asked the board to consider R9. He also stated there are lots of water lines and sewer lines not being used to their full potential, echoing what Mr. Voyles had stated earlier.

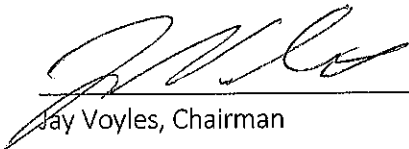
Mr. Voyles asked about setbacks in R9. Mr. Efird stated that in subdivisions, the setbacks are as follows: Sides: 10 feet, Front: 25 feet, and Back: 30 feet. In non-subdivisions, the setbacks are as follows: Sides: 10 feet, Front: 40 feet and Back: 30 feet. The minimum lot width for R9 is 50 feet.

Mr. Hathcock asked about an inner core; Mr. Efird stated we are referring to a contiguous town limits but there's not a defined inner core.

Mr. Efird stated we are looking at putting the R9 division back into the town limits up to minor subdivisions. A motion was made by Mr. Heath to make a favorable recommendation to the Board of Commissioners to pursue a text amendment change to allow R9 district within the town limits only up to a minor subdivision. Mr. Harvell seconded. Voted and carried unanimously.

The only item under new business is to review the final plat for S. Dorsett St. Townhouses. A favorable or unfavorable recommendation is needed to the go to the Board of Commissioners. Mr. Efird stated in a letter dated October 10 that the project meets the requirements of the Oakboro Zoning and Subdivision Ordinance for the approval of a final plat. Parking was discussed. Mr. Phillip Austin was also present if the board had any questions. Mr. Austin discussed parking stating that there would be a garage with additional parking behind, giving two spots per townhouse. In addition, there would be shared parking also. The parking falls under the jurisdiction of the police department and other things will be regulated by the HOA. A motion was made by Mr. Heath for a favorable recommendation to approve the final plat for the townhouses and send to the Board of Commissioners. Seconded by Mr. Hathcock. Voted and carried unanimously.

A motion was made to adjourn the meeting by Mr. Lanny Hathcock and a second by Dr. Chris Murray. Voted and carried unanimously.


Jay Voyles, Chairman


Leslie H Murray, Assistant Town Clerk