



PLANNING AND ZONING BOARD

MINUTES

September 13, 2022

6:00 PM

Chairman Jay Voyles opened the meeting. Leonard Harvell, Vice Chairman, began with a word of prayer. Those present at the meeting were Leonard Harvell, Jay Voyles, David Heath, Chris Murray, Wes Tucker, and Chip Osborne. Alternate Lanny Hathcock was also present, but not needed for the meeting.

A motion was made to approve the minutes from the meeting on August 9, 2022 by Chris Murray and a second by Leonard Harvell. Voted and carried unanimously.

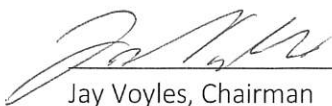
The first order of old business was regarding the animal ordinance. This is ready to review, but not to adopt at this point. Oakboro would follow the Stanly County Animal Protective Services Ordinance regarding dogs and cats. This would include the leash law. Stanly County will enforce that portion only. The subcommittee for animals focused on the farm animals. Mr. Harvell inquired if this would apply to the ETJ. Mr. Voyles answered that the Stanly County Animal Protective Services Ordinance would, but not necessarily the town's ordinance. He also stated the animal subcommittee did a good job. Mr. Voyles suggested a public hearing be set for the next meeting of the Board of Commissioners.

Second on the agenda is the Land Use Plan. Chris Murray asked to make sure that all changes had been made by Katherine Liles regarding the Land Use Plan. According to Mr. Harvell, they have been made. Chip Osborne made a motion to make a favorable recommendation to the Board of Commissioners regarding the Land Use Plan. Leonard Harvell seconded. Voted and carried unanimously.

Third, is an update on Lot 47 with Adams Homes in Stoney Run. This is the lot that the Planning and Zoning Board denied the request for variance. North Carolina Department of Transportation did approve a variance from Adams Homes on Lot 47.

Regarding new business, the board discussed adding R9 zoning district back inside the city limits only up to a minor subdivision in order to allow for use of existing lots of record to help in the development of affordable housing development. This was an attempt to discourage denser development inside of town. Mr. Voyles feels we need an R9 district. The purpose of the R9 is to be a buffer between the business and commercial areas from your less dense residential areas. He continued to say that he would hesitate to annex and zone in properties on the outskirts of town into R9. David Heath agreed it would be a good idea to add back in the R9. The board continued to discuss this issue and also discussed the issue of ETJ and minor subdivisions.

A motion was made to adjourn the meeting by Leonard Harvell and a second by Chip Osborne. Voted and carried unanimously.


Jay Voyles, Chairman



Beverly Parr, Customer Service Representative

Transcribed by Leslie H Murray, Assistant Town Clerk