



BOARD OF COMMISSIONERS

MINUTES

March 18, 2024

Regular Meeting

7:00 PM

Mayor Huneycutt welcomed everyone to the meeting. He asked the town clerk to call the roll. Commissioner Barbee, Commissioner Carpenter, Commissioner Hathcock, Mayor Huneycutt, Commissioner Jackson, and Commissioner Smith were all present. Ms. Georgia Harvey, Town Administrator, Mr. Daniel Smith, Parks & Recreation Director, Mr. Reggie Bowers, Utility Director, Mr. TJ Smith, Chief of Police and Mr. Jason Eschert, Lieutenant with the Oakboro Police Department.

Following that, Mayor Huneycutt asked everyone to stand for the Pledge of Allegiance.

Commissioner Jackson shared the devotions and read from John 14:11-14.

Quasi-Judicial Hearing

Mayor Huneycutt advised that we have a purpose for a Quasi-Judicial Hearing. The purpose of this hearing is to hear comments for or against a special permit within the town's ETJ for a manufactured home.

Mayor Huneycutt asked if any board member had a fixed about this matter, a financial interest in the outcome or a close relationship with an affected person. No board member recused themselves due to this. Mayor Huneycutt also stated that all board members must disclose any information they have received outside of this hearing or any site visits. Information received is called ex-parte communications or site visits to disclose. No board member had any information to disclose.

Ms. Harvey shared information and an opening statement explaining the Quasi-Judicial Hearing. Mayor Huneycutt opened the Evidentiary Hearing for the case at 8153 Rocky River Road, Oakboro. The applicants have requested a special use permit for RA Zoning to install a manufactured dwelling, class A (double-wide).

Mayor Huneycutt administered the oath to Makayla Blancas of 8153 Rocky River Road, Oakboro, NC.

Ms. Harvey introduced the matter stating that she received a zoning application for the property at 8153 Rocky River Road for the purpose to install a manufactured dwelling, class A (double-wide) in RA Zoning. The lot is currently owned by Anne Edwards of 8120 Rocky River Road, Oakboro, NC. Relative Makayla is requesting a special permit for Anne Edwards and will speak on her behalf. The intended purpose is for single family dwelling. Being in RA Zoning, agricultural uses are planned to continue on this property.

Mayor Huneycutt referred to Makayla Blancas to present evidence and legal arguments in support of the application. He reminded her that the evidence and arguments must focus on the applicable standards. Mayor Huneycutt asked her to state her name and address and relation to the case before beginning.

Makayla Blancas stated she lived at 8153 Rocky River Road, Oakboro, NC. She stated she is requesting a variance because she wants to put a double-wide on some land that previously had a single-wide. She stated that this will increase the value of the property.

Mayor Huneycutt asked if the board had any questions for this witness. No board member had a question.

Makayla Blancas did not have any additional witnesses to speak.

Mayor Huneycutt asked if any board member had any additional facts or personal knowledge of this situation. No one spoke they did. Because of no facts presented, the board began deliberation and the Evidentiary Hearing remains open in case they need to ask clarifying questions. No more testimony will be heard.

Mayor Huneycutt stated that as a reminder the board is tasked with deciding if, based on the evidence presented, this proposal meets the standards of the zoning ordinance. This decision can not be based on the personal preference of board members, but rather it should be based on the standards, and substantial, competent and material evidence.

Mayor Huneycutt advised that for this case, the board is asked to decide if the record includes competent, relevant and substantial evidence that:

- (a) The use will not material endanger the public health and safety if located where proposed.
Mayor Huneycutt stated that because the property has a single-wide manufactured dwelling, we feel this should be allowed. The class A manufactured dwelling (double-wide) is a new manufactured home, thereby giving an improvement to the property. Commissioner Barbee made a motion to approve above statement. Commissioner Carpenter seconded. Voted and carried unanimously.
- (b) Complies with all standards, conditions and specifications of the UDO, including UDO Articles 4 (Zoning Districts) and 6 (Development Standards).
Mayor Huneycutt stated that because it meets the standards for the manufactured homes of a lot minimum of one acre and minimum of 80-foot-wide front yard and is parallel to the roadway. It shall be occupied as a single-family dwelling as referred to in Article 5.
Commissioner Barbee made a motion to approve the statement read by Mayor Huneycutt. Commissioner Carpenter seconded. Voted and carried unanimously.
- (c) Will not substantially injure the value of abutting land or the special use is a public necessity.
Mayor Huneycutt stated that because the subject property is zoned RA (Residential Agriculture) and the surrounding parcels are also zoned RA and are either vacant or have existing uses that are similar to the proposed use which are compatible with the uses allowed in the RA zoning districts.
Commissioner Hathcock made a motion to approve the statement. Commissioner Carpenter seconded. Voted and carried unanimously.
- (d) Will be in harmony with the area in which it is to be located.
Mayor Huneycutt stated that because the use is to be located in RA, the subject property is surrounded by property zoned RA and is therefore compatible with the existing RA uses.

Commissioner Jackson made a motion to approve the statement. Commissioner Barbee seconded. Voted and carried unanimously.

- (e) Is in general conformity with the town's adopted comprehensive and other plans
Mayor Huneycutt shared that the area around 8153 Rocky River Road is located within the Town of Oakboro Extraterritorial Jurisdiction (ETJ) and will continue to be used for agricultural purposes, it does conform with the plans.
Commissioner Jackson made a motion to approve the statement. Commissioner Barbee seconded. Voted and carried unanimously.

- (f) Will not exceed the town's ability to provide adequate public facilities (fire and rescue, utilities and so on)
Mayor Huneycutt shared that because the town is currently serving the property by some of the town's public facilities, there will be no impact.
Commissioner Carpenter made a motion to approve the statement. Commissioner Jackson seconded. Voted and carried unanimously.

Decision on Quasi-Judicial Hearing

Mayor Huneycutt finished with asking for a motion to approve, approve with conditions or deny. A motion to approve was made by Commissioner Carpenter and seconded by Commissioner Hathcock. Voted and carried unanimously.

Mayor Huneycutt stated the town will draft a final written decision and shared that he will sign it to reflect the vote and reasoning for this decision. The written decision is called an order. The written decision will be sent to the applicant and other parties and anyone requesting a copy. Parties have 30 days to appeal this decision to the Superior Court of Stanly County.

Mayor Huneycutt entertained a motion to adjourn from the Quasi-Judicial Hearing. Commissioner Barbee made a motion to adjourn and Commissioner Hathcock seconded. Voted and carried unanimously.

Public Hearing

The purpose of this public hearing is to hear comments for or against the closing of a portion of Shinn Road. Ginger Young of 11367 Shinn Road asked where the road was going to be closed. Ms. Harvey showed her a map and explained to her the area. No one else spoke for or against this so the public hearing was declared closed.

Decision on Public Hearing

Commissioner Hathcock made a motion to approve closing a portion of Shinn Road. Commissioner Barbee seconded. Voted and carried unanimously. Mayor Huneycutt read the resolution regarding this closure.

Ordinance on Mayor's Term of Office

Commissioner Carpenter had to leave due to an emergency at this time.

The public hearing was held on February 19, 2024 to change the mayor's term from two years to four years. Mayor Huneycutt read the "Ordinance Amending the Charter of the Town of Oakboro, North Carolina to Implement a Four-Year Term for the Mayor." Commissioner Barbee made a motion to extend the term of the mayor from two years to four years and adopt this ordinance. Commissioner Smith seconded. Voted and carried unanimously by those present.

The ordinance was read and a motion to adopt today, March 18, 2024 was made by Commissioner Barbee. It was seconded by Commissioner Jackson. Voted and carried unanimously by those present.

Regular Meeting

Approval of Agenda, Minutes and Accounts Payable

Mayor Huneycutt entertained a motion to approve the agenda. Commissioner Barbee made a motion to approve the agenda. Commissioner Jackson seconded. Voted and carried unanimously by those present.

Mayor Huneycutt entertained a motion to approve the minutes from February 19, 2024. Commissioner Hathcock made a motion to approve the minutes from February 19, 2024. Commissioner Jackson seconded. Voted and carried unanimously by those present.

Mayor Huneycutt entertained a motion to approve the accounts payable in the amount of \$253,200.82. Commissioner Barbee made a motion to approve the accounts payable in the amount of \$253,200.82. Commissioner Hathcock seconded. Voted and carried unanimously by those present.

Open Forum

No one signed up to speak

Administration

Nothing at this time

Department Updates

Budget and Finance

Mayor Huneycutt referred to Commissioner Barbee to share information from the budget and finance department. Commissioner Barbee shared the following information:

	Revenue	Expenditures
General Fund	90%	82%
Water Fund	101%	61%
Sewer Fund	71%	63%

Commissioner Barbee referred to Ms. Harvey. She shared that we have almost received all of our tax money as we get that early in the year.

Cemetery and Streets

Mayor Huneycutt referred to Commissioner Hathcock. Commissioner Hathcock asked Mr. Bowers to share information from this past month.

Cemetery

- Sold 54 plots since July 1, 2023
- Just a reminder that the prices increased on cemetery plots on March 1, 2024.

Streets

- Working on cleaning the street signs
- Replacing the street signs as needed
- Sweeping the streets this week and will also sweep before the cruise in
- Scrape and put out new stone on the gravel and dirt roads
- Installed No Parking Signs on South Dorsett St.
- Located potholes around the town – repairs should start the second week of April, 2024
- Working with David Castleberry on repaving Stoney Run Subdivision
- Working on the five-year plan on updating our paving

Mayor Huneycutt referred to Ms. Harvey. She informed the board that she and Commissioner Barbee met with Department of Transportation last week regarding East Second Street. That street has not been turned over to Oakboro yet. Commissioner Barbee added that for the foreseeable future East Second Street will remain closed. NC Department of Transportation owns that street. The paperwork to turn that over to the Town of Oakboro will take a while. Commissioner Hathcock shared that NC 205 was part of a federal highway program. It would have to be released from the federal department. Even if the town gets the ownership of the street, Commissioner Barbee shared that NC Department of Transportation will mandate that the street stays closed. He did advise that we all have to keep in mind this is a safety thing. You don't want to have big trucks to try to turn at that intersection. In the mind of safety of our town, the intersection with the stop light is what is best.

Police Department

Mayor Huneycutt referred to Commissioner Hathcock. He asked Chief Smith to share the police department updates.

First, Chief Smith recognized Pastor Jonathan Waits as the chaplain of Oakboro Police Department. He presented Pastor Jonathan with a badge from the Oakboro Police Department that will allow him into areas he may need to go.

Second, Chief Smith shared the statistics for the month.

Citations	151
Warnings	152
Arrests	9
Preventative Patrols	115
Radar Patrols	42
Checkpoints	1
Business Openings/Closings	59
Business Checks	512
Resident Checks	651

Parks and Recreation

Mayor Huneycutt referred to Commissioner Jackson. Commissioner Jackson referred to Mr. Daniel Smith. He mentioned that last month was his first day back on the job and since then he has hit the ground running. He shared that youth soccer had started for 3-15 year olds. There were about 150 signups. They are practicing this month and will start playing in April and go through May.

Short term, Mr. Smith is looking at summer events and will have more to present on that next month. Long term, Mr. Smith is working with Ms. Harvey on facility planning and what the town has currently and what would go along with a one-, three- and five-year plan for our parks and facilities. Mr. Smith is excited about all of the forthcoming events.

Public Works

Mayor Huneycutt referred to Commissioner Smith. Commissioner Smith referred to Mr. Reggie Bowers for updates

Water

- Installed five water meters at new residences
- Replaced two water meters at current residences
- Made 2 water taps
- 2" water leak at Kanter Woods
- Small water leak at District Park assisted Mr. Rodney Hahn with correcting this leak
- TTHM & HAA5 testing
- 21 locates from 811
- Worked on lead report for DEQ

Sewer

- Worked on four E-1 Pumps
- Inspected one new E-1 Pump being installed on Hatley Burris Road
- 4" clean out fixed on East Third Street
- Worked on 2 sewer pump stations
- 4" Force Main break on Hatley Burris – Hunter Construction broke this but they fixed it – Mr. Bowers was there while they were fixing this.
- 1.25" service line also broke – but also fixed by Hunter Construction

- Working with Stanly County with EQ basin
- Sewer backup on East Third Street – the department cleaned that out

Advisory Board and Code Enforcement

Mayor Huneycutt referred to Commissioner Hathcock. Commissioner Hathcock asked Ms. Harvey to share updates. Ms. Harvey stated that the Planning and Zoning Board met and she is seeking approval from the board for the officers and members that were renewed. She shared that Mr. Leonard Harvell will be Chairman and Mr. Jay Voyles will be Vice Chairman. Dr. Chris Murray and Mr. David Heath were also appointed back to the board as their terms had expired. Commissioner Hathcock made a motion to approve the members shared by Ms. Harvey. Commissioner Smith seconded. Voted and carried unanimously by those present.

Historic Committee

Mayor Huneycutt referred to Commissioner Hathcock. Commissioner Hathcock asked Mrs. Teresa Smith, a member of the Historic Committee, if there were any updates. She shared there were no updates at this time.

Mayor and Commissioner Comments

Commissioner Smith shared that if Makayla was still at the meeting he would apologize about our legislative system. Commissioner Smith said that he saw Pastor Jonathan's son's eyes got huge when he was handed that badge.

Commissioner Barbee welcomed everyone that was still left. He appreciates what Pastor Waits does for our police department because our officers need prayer from every person. Commissioner Barbee thanked our staff and for the jobs they do. He also thanked the mayor and what he does behind the scenes to make our town successful. He believes we have a good board and they best serve this town. The board is forward thinking. He looks forward to working with Daniel and enjoying the events at the park.

Commissioner Jackson thanked everyone here and especially thanked the town staff for the hard work and dedication. She agrees that we have an awesome board, awesome staff and better community together.

Commissioner Hathcock thanked everyone for coming and it was a pleasure seeing everyone. He thanked Mr. Reggie Bowers for getting the lights fixed on the water tower. He invited everyone to come back and asked them to let the board know if they could do anything for them.

Mayor Huneycutt finished up with saying we do have an awesome staff. The board has become aware of a lot of things that goes on behind the scenes that the board never sees. Ms. Harvey has made the board aware of all the work each person does in the town. He thanked everyone for being there tonight.

Mayor Huneycutt stated there was a need for a closed session for G.S. 143-318.11 (6), G.S. 143-318.11 (3), and G.S. 143-318.11 (1) Commissioner Barbee made a motion to enter into closed session. It was seconded by Commissioner Jackson. Voted and carried unanimously by those present.

Closed Session

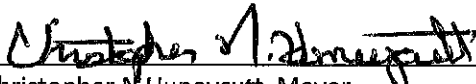
A motion was made by Commissioner Jackson to go out of closed session. It was seconded by Commissioner Barbee. Voted and carried unanimously by those present.

Open Session

Commissioner Barbee made a motion to approve Jzanese Williams' full time pay at \$21.37/hour beginning April 1, 2024. She will be on a full rotation as well as will receive full benefits at this time. Commissioner Jackson seconded. Voted and carried unanimously by those present.

Adjournment

Commissioner Hathcock made a motion to adjourn the meeting. Commissioner Jackson seconded. Voted and carried unanimously by those present.


Christopher N Huneycutt, Mayor


Leslie Hatley Murray, Town Clerk/Finance Officer