



BOARD OF COMMISSIONERS  
PLANNING & ZONING BOARD  
Special Meeting Minutes  
The Joyce H Little Board Room  
February 21, 2026 - 9:00 AM

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**Board of Commissioners**

Mayor Eury opened the meeting and welcomed everyone. He asked the town clerk to call the roll. Commissioner Barbee, Commissioner Carpenter, Mayor Eury, Commissioner Jackson, Commissioner Bud Smith and Commissioner Fred Smith were present. Town Administrator, Georgia Harvey was present. Attorney Al Andrews was present via Teams.

Mayor Eury entertained a motion to approve the agenda as printed. Commissioner Barbee made a motion to approve the agenda as printed. Commissioner F Smith seconded. Voted and carried unanimously.

Mayor Eury turned the meeting over to Mr. Leonard Harvell, Chairman of the Planning and Zoning Board.

**Planning and Zoning Board**

Chairman Leonard Harvell asked the town clerk to call the roll. Mr. Harvell, Mr. David Heath, Mr. Wes Tucker, and Vice-Chairman, Mr. Jay Voyles were all present. Mr. Lanny Hathcock and Mr. Wallace Crawford were also present as alternates. Dr. Chris Murray was absent.

Chairman Leonard Harvell entertained a motion to approve the agenda as printed. Mr. Wes Tucker made a motion to approve the agenda. Mr. Wallace Crawford seconded. Voted and carried unanimously.

Chairman Harvell then turned the meeting back over to Mayor Eury

**New Business**

Mayor Eury turned over the meeting to Vice-Chairman Jay Voyles to present. Mr. Voyles began by sharing a little bit of his background. He previously worked at City of Albemarle in Planning and Zoning full time and then became Director of Public Utilities and now is at City of Monroe and is over Electric Distribution, Gas Systems and Water and Sewer Systems. His background gives him credibility in sharing this information.

Mr. Voyles began and his presentation included the following information:

- Where Oakboro is today
- How subdivisions work under the current UDO
- Conservation subdivisions
- Conditional zoning
- True cost of development
- Policy direction questions
- Next steps

In 2020, the population was 2,128 and today's estimate is 2,343. Some of the residential development over the past five years has been Forrest Creek, Dorsett St. Town Homes, Oaks at St Martin Phase 2 and infill development. Some non-residential development has been Charlotte Pipe, CT Commercial Paper expansion, Morgan Chair relocation and several small business investments. Mr. Voyles mentioned that Oakboro needs to define what smart growth means to the town.

Both boards held an informative discussion on the above. Attorney Andrews was also involved in the conversation.

There was a consensus from both boards to work on implementing conditional zoning. There was also discussion on updating the Land Use Plan. The Planning and Zoning Board will begin working on the Land Use Plan update at their next monthly meeting.

**Adjournment Board of Commissioners**

Mayor Eury entertained a motion to adjourn the meeting. Commissioner Barbee made a motion to adjourn the meeting. Commissioner Carpenter seconded. Voted and carried unanimously.

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Rodney C Eury, Mayor

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Leslie Hatley Murray, Town Clerk

**Adjournment Planning & Zoning Board**

Chairman Leonard Harvell entertained a motion to adjourn the meeting. Mr. Wes Tucker made a motion to adjourn the meeting. Mr. Jay Voyles seconded. Voted and carried unanimously.

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Leonard Harvell, Chairman

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Leslie Hatley Murray, Town Clerk