

**TOWN OF FOUR OAKS
PLANNING BOARD MINUTES
JUNE 13, 2023**

A. Call to Order

Albert Brewer, Chairman called to order at 6:30 pm. Members present were Albert Brewer, Ashton Wood, Loretta Beasley, Delaine Jackson, Steve Kelly, and Casey Matthews. Absent were Jamey Caudill, Diane Holland, and John Martin. Also present were staff: Mike Cook, Martha Garris, & Barry Stanley.

B. Pledge of Allegiance – Led by Albert Brewer

C. Welcomes and Mission Statement

D. See below for the requesting cases to be heard: Barry Stanley, Public Works Director and Mike Cook, Planning & Zoning Administrator / Building Inspector presented the cases:

- 1) Johan Enns Boldt & Johnny Loewen Boldt, Petitioners & Owners – Request for a Special Use Permit to allow for a Venue for Events located at 403 Old Olive Road in the Town's ETJ; Parcel # 15H09020D

NOTES ON CASE BY STAFF:

- Owner would like approval to use the property for a venue for events at 403 Old Olive Rd on 19.85 acres
- Parcel is in the Town's ETJ
- Zone R-A SUD (Residential Agriculture) – Zoning ordinance requires a special use for a venue for events.
- Prior owner got a special use permit for a venue for events on the same property contingent that it expired when the property was sold. New owner is now seeking a special use permit.
- Petitioner/Owner indicates the venue would be in the Big Barn and have the same layout as the initial owner. The house will be personal residence.
- Does not meet all the special use Chapter 160D finding of fact requirements
- Public notice was in the FO Benson News in Review on May 31 & June 7, 2023
- Sign was placed on properties on May 31, 2023
- Letters were mailed to 5 property owners within a 500 ft radius on May 31, 2023.
- Mike Cook received calls from Michael Blansett representing Dawn Olive with concerns about the traffic, if Mr. Boldt had agriculture license, and ABC license to serve alcohol. Mike suggested for him to attend the board meetings with his concerns.

- **Staff recommends denial of SUP because it is a high probability that it could impede public safety officials from perform duties proficiently if needed which could endanger the public health & safety.**
- **According to Chapter 160D, the 4 finding of facts are:**
 1. **Will not endanger the public health or safety (NO – could impede public safety officials from perform duties proficiently)**
 2. **Will not injure the value of the adjoining property (yes)**
 3. **Will be in harmony with the area in which it is located (yes)**
 4. **Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture)**

Johnny Boldt, petitioner presented: The venue business name will be: Boldt's Events and More. Events will consist of weddings, quince eras, dances, church events, etc. The venue barn is 60' x 60' with capacity of approx. 150 people; parking on approx. 4 acres adjacent to the barn; operating hour from 11 am to 11 pm; bathrooms will be 1 portable toilet per 30 people & 1 handicap accessible toilet with plans to build a building with bathrooms in the future; would have event liability insurance; if approved would like to get alcohol license to sell beer & wine; will have a deputy on site if alcohol is served & 2 deputies if over 100 people at event; have certified bartenders; no hard liquor allowed; and will not allow music to be played at an excessive volume. NC DOT has indicated they will put up speed limit signs once paving is complete on Old Olive Road.

Oppositions that spoke consisted of: Michael Blansett; Dr. Kathy Ward; Amanda Olive on behalf of Hunter Olive, Janie Olive, Dawn Olive, Mary Hunter Olive Waller, & Herself; Phil Long; & Michael Ward – summary of concerns: commercial type operations in a residential agriculture zone, high traffic volume issues; safety issues with the narrow road for emergency vehicles being able to pass thru if needed; loud music & noises; and alcohol use during events and any other times if have a premise license. Per the oppositions, these disrupt neighborhood harmony, property values, & safety.

Motion to table until all documentation has been received by the Town to ensure we have the whole picture and can make a conscious decision based on the safety, the noise, and ensure all details are accounted for was made by Ashton Wood, seconded by Steve Kelly, voting unanimous.

- 2) Bernardo Carrillo Galindo, Petitioner & Owner is requesting a Special Use Permit for a Used Car Lot & Body Shop located at 350 US Hwy 701 in the Town's ETJ; Parcel # 08J11033Q

Planning Board did NOT hear or discuss because applicant was not present.

- 3) Caliber Development, Inc., Owner and Mickey Lamm, Petitioner is request Special Use Permits to allow for Doublewide Manufactured Homes to be located at 195 & 199 Thomas Road in the Town's ETJ; Parcels # 08I12011 & 08I12011E.

NOTES ON CASE BY STAFF:

- Owner would like to place a manufactured doublewide home on each parcel at 195 & 199 Thomas Rd., each being 0.58 acres
- Parcels are in the Town's ETJ
- Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for DWMH. Meets the R-A minimum requirement of 20,000 sq ft.
- Can meet required setbacks of: 40'; 15'; 30'.
- Meets the below Chapter 160D special use 4 finding of fact requirements
- Public notice was in the FO Benson News in Review on May 31 & June 7, 2023.
- Signs were placed on properties May 31, 2023
- Letters were mailed to 9 property owners within a 500 ft radius on May 31, 2023. There was one inquiry asking for clarity of what was going on and the individual was fine afterwards.
- Staff has determined the findings meets requirements and recommends approval.
- According to Chapter 160D, the 4 finding of facts are:
 1. Will not endanger the public health or safety (yes)
 2. Will not injure the value of the adjoining property (yes)
 3. Will be in harmony with the area in which it is located (yes)
 4. Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – Rural Agriculture)

Mickey Lamm, petitioner, explained Caliber Developer, Inc. is a licensed manufactured housing dealer or community dealer where they do not have a retail location but they buy new manufactured homes. Mr. Lamm shared photo of the newly built DWMHs; they will have brick skirting; commented they will be set up and sold as owner occupied property rather than rental property; and Johnston County Environmental Health has already found soil conditions favorable and approved the septic systems.

Motion to recommend the special use to the Board of Commissioners for approval was made by Ashton Wood, seconded by Delaine Jackson, voting unanimous.

- 4) Jaymie Denise Glover, Petitioner & Owner is requesting a Special Use Permit to allow for a Doublewide Manufactured Home located at 531 Miller Road in the Town's ETJ; Parcel # 08H10106

NOTES ON CASE BY STAFF:

- Owner would like to place a manufactured doublewide home her parcel at 531 Miller Rd on 9.6 acres for primary residence
- Parcel is in the Town's ETJ
- Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for DWMH. Meets the R-A minimum requirement of 20,000 sq ft.
- Owner plans to situate home in approximately the center of the lot's road frontage 100-200 feet from the road
- Can meet required setbacks: 40'; 15'; & 30'.
- Meets the below Chapter 160D special use 4 finding of fact requirements
- Public notice was in the FO Benson News in Review on May 31 & June 7, 2023
- Sign was placed on property May 31, 2023
- Letters were mailed to 9 property owners within a 500 ft radius on May 31, 2023. There has been NO inquiries or concerns.
- Staff has determined the findings meets requirements and recommends approval.
- According to Chapter 160D, the 4 finding of facts are:
 1. Will not endanger the public health or safety (yes)
 2. Will not injure the value of the adjoining property (yes)
 3. Will be in harmony with the area in which it is located (yes)
 4. Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture)

Jaymie Glover, petitioner, was present and commented she had not selected a home yet but it will be new with brick skirting.

Motion to recommend the special use to the Board of Commissioners for approval was made by Ashton Wood, seconded by Loretta Beasley, voting unanimous.

- 5) Donald Earl Adams, Petitioner & Owner is requesting a Special Use Permit to allow for a Singlewide Manufactured Home located at 2171 Stewart Road in the Town's ETJ; Parcel # 08J12029E

NOTES ON CASE BY STAFF:

- Owner would like to place a manufactured singlewide home on his parcel at 2171 Stewart Rd on 1.19 acres

- Parcel is in the Town's ETJ
- Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for SWMH. Meets the R-A minimum requirement of 20,000 sq ft.
- Owner is replacing where an old singlewide once was that burned.
- Can meet required setbacks of: 40'; 15'; 30'.
- Meets the Chapter 160D special use 4 finding of fact requirements
- Public notice was in the FO Benson News in Review on May 31 & June 7, 2023
- Sign was placed on property May 31, 2023
- Letters were mailed to 9 property owners within a 500 ft radius on May 31, 2023.
- Received one concerned response from letters mailed asking the board to please vote no.
- Staff has determined the findings meets requirements and recommends approval.
- According to Chapter 160D, the 4 finding of facts are:
 1. Will not endanger the public health or safety (yes)
 2. Will not injure the value of the adjoining property (yes)
 3. Will be in harmony with the area in which it is located (yes)
 4. Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture)

Donald Adams, applicant was present and confirmed it will be a new home with brick skirting.

Motion to recommend the special use to the Board of Commissioners for approval was made by Ashton Wood, seconded by Casey Matthews, voting unanimous.

NOTE: Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, June 19, 2023 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

NOTE: Mark your calendar for the next Planning Board Meeting July 11, 2023 at 6:30 p.m.

Meeting Adjourned - Motion to adjourn at 7:56 pm was made by Casey Matthews, seconded by Ashton Wood, voting unanimous.

Attest


 Ashton Brewer, Chairman


 Martha L. Garris, NCCMC
 Town Clerk