

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING AGENDA
OCTOBER 10, 2023 at 6:30 p.m.**

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Welcomes and Mission Statement
- 4) Approval of Minutes
 - (a) Planning Board Meeting – September 12, 2023
- 5) Public Hearings:
 - (a) Meherrin Fertilizer, Inc. & 8182 Properties, LLC, Petitioners & Owners – Request to Rezone Parcel # 08J11199X from R6 to B-2H located at 4003 US Hwy 301 in the Town's City Limits.
 - (b) Joey & Donna Godwin, Petitioners & Owners – Request for a Special Use Permit to allow for a New Singlewide Manufactured Home located at 1748 Old School Rd in the Town's ETJ; Parcel # 08H10007E.
- 6) Discuss Planning Board Member Terms

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, October 16, 2023 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, November 14, 2023 at 6:30 p.m.

Meeting Adjourned

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(a) Meherrin Fertilizer, Inc. & 8182 Properties, LLC, Petitioners & Owners – Request to Rezone Parcel # 08J11199X from R6 to B-2H located at 4003 US Hwy 301 in the Town's City Limits.

NOTES ON CASE BY STAFF:

- Owner would like to rezone parcel # # 08J11199X located at 4003 US Hwy 301 from R6 to B-2H to clean up project zoning to match other parcels within the project.
- Parcels are in the Town's city limits
- Public notice was in the FO Benson News in Review on September 27 & October 4, 2023
- Sign was placed on property
- Letters were mailed to 16 property owners within a 500 ft radius on September 28, 2023 and there was one inquiry.
- Staff has determined the findings meet requirements and recommends approval.

- (b) Joey & Donna Godwin, Petitioners & Owners – Request for a Special Use Permit to allow for a New Singlewide Manufactured Home located at 1748 Old School Rd in the Town's ETJ; Parcel # 08H10007E.

NOTES ON CASE BY STAFF:

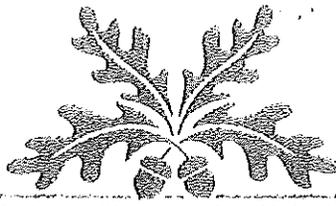
- Owners would like place a new Clayton Homes singlewide manufactured home on their parcel located at 1748 Old School Rd on 1.198 acres.
- Parcel is in the Town's ETJ
- Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for SWMH. Meets the R-A minimum requirement of 20,000 sq ft.
- Can meet required setbacks of: 40'; 15'; 30'.
- Public notice was in the FO Benson News in Review on September 27 & October 4, 2023
- Sign was placed on property
- Letters were mailed to 7 property owners within a 500 ft radius on September 28, 2023 and there were a couple inquiries.
- Meets the following Chapter 160D special use 4 finding of facts requirements. 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)
- Staff has determined the findings meet requirements and recommends approval.

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Meeting Adjourned



FOUR OAKS North Carolina

APPLICATION FOR REZONING

Today's Date: _____ Fee: \$ 150.00
 Date Paid: _____ PB Date: 10-10-23 6:30pm
 Receipt#: _____ BOC Date: 10-16-23 6:30pm

Petitioner: Name: Meherrin Fertilizer, Inc.
 Address: 4001 US Hwy. 301, Ste. 108
Four Oaks, NC 27524
 Telephone #: 919-934-7910

Owner of Property: (If different from above) 8182 Properties, LLC
 Address: 833 Country Club Drive
Smithfield, NC 27577
 Telephone #: 919-820-0633

Acreage: 1.77 Parcel # 08J11199X (168214-24-5691)

Address of Property: For Consideration: 4003 US Hwy 301

Current Zone: R-A Request Zoning District: B-2H

Please state the reason for request: To "clean-up" project zoning so that all three
parcels within the project have the same designation.

Print & Signature : Petitioner: (ALL) Steve Oliverio AS AGENT Date: 8-7-23
STEVE OLIVERIO
BARTWELL ENGINEERING & SURVEYING, PC

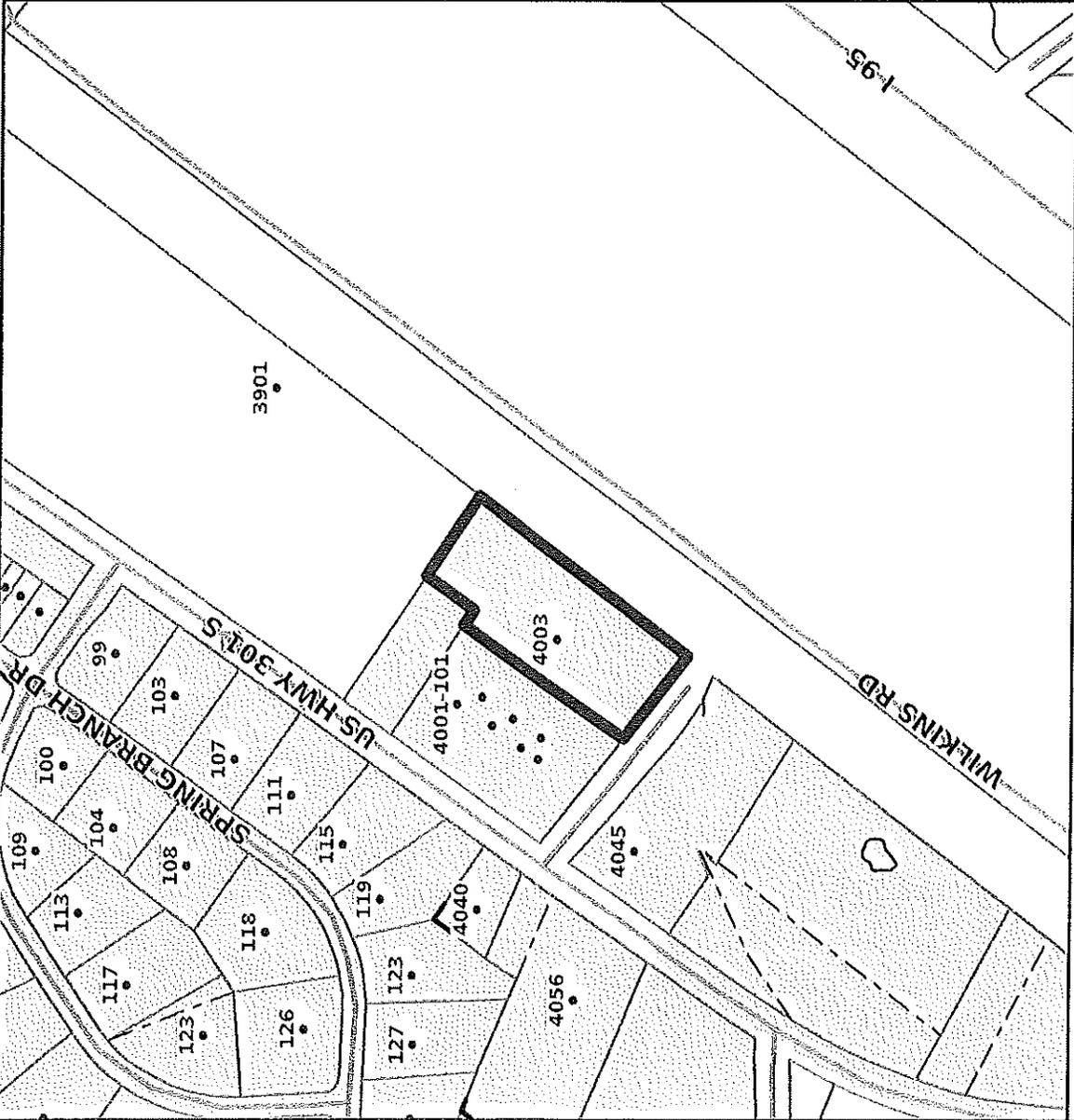
Print & Signature : Owner: (ALL) Lynda Carroll Date: 10-16-23
Lynda Carroll
 _____ Date: _____

Attached any information needed for the request:
 Site Plan along with Preliminary Drawing of construction



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 08J11199X
 Tag: 08J11199X
 NCPin: 168214-24-5691
 Mapsheet No: 168214
 Owner Name 1: 8182 PROPERTIES, LLC
 Owner Name 2: MEHERRIN FERTILIZER, INC.
 Mail Address 1: 833 COUNTRY CLUB RD
 Mail Address 2:
 Mail Address 3: SMITHFIELD, NC 27577-8306
 Site Address 1: 4003 US HWY 301
 Site Address 2: FOUR OAKS, NC 27524

Book: 06368
 Page: 0776
 Market Value: 92830
 Assessed Acreage: 1.770
 Calc. Acreage: 1.781
 Sales Price: 0
 Sale Date: 2022-10-27

Township: Ingrams
 Flood Panel: 3720168200 L | 2014-04-30
 Water District: N/A

ETJ: Four Oaks
 City Limits: Four Oaks
 Town Zoning: R-A
 County Zoning: N/A
 OverLay Zoning: IHI
 EMS District: STA6
 Fire District: Wynn
 Law District: 4
 Census Tract: 412
 Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax N/A

Scale: 1:3488 - 1 in. = 290.69 feet

Voting Districts: Ingrams

US Congressional 4

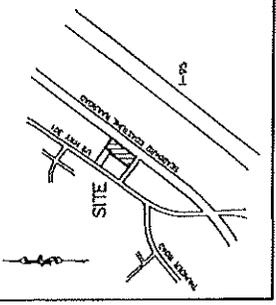
Johnston County GIS
September 25, 2023

NC House District: 28

NC Senate District: 10

Commissioner 3





LOCATION MAP
NO SCALE

SITE DATA

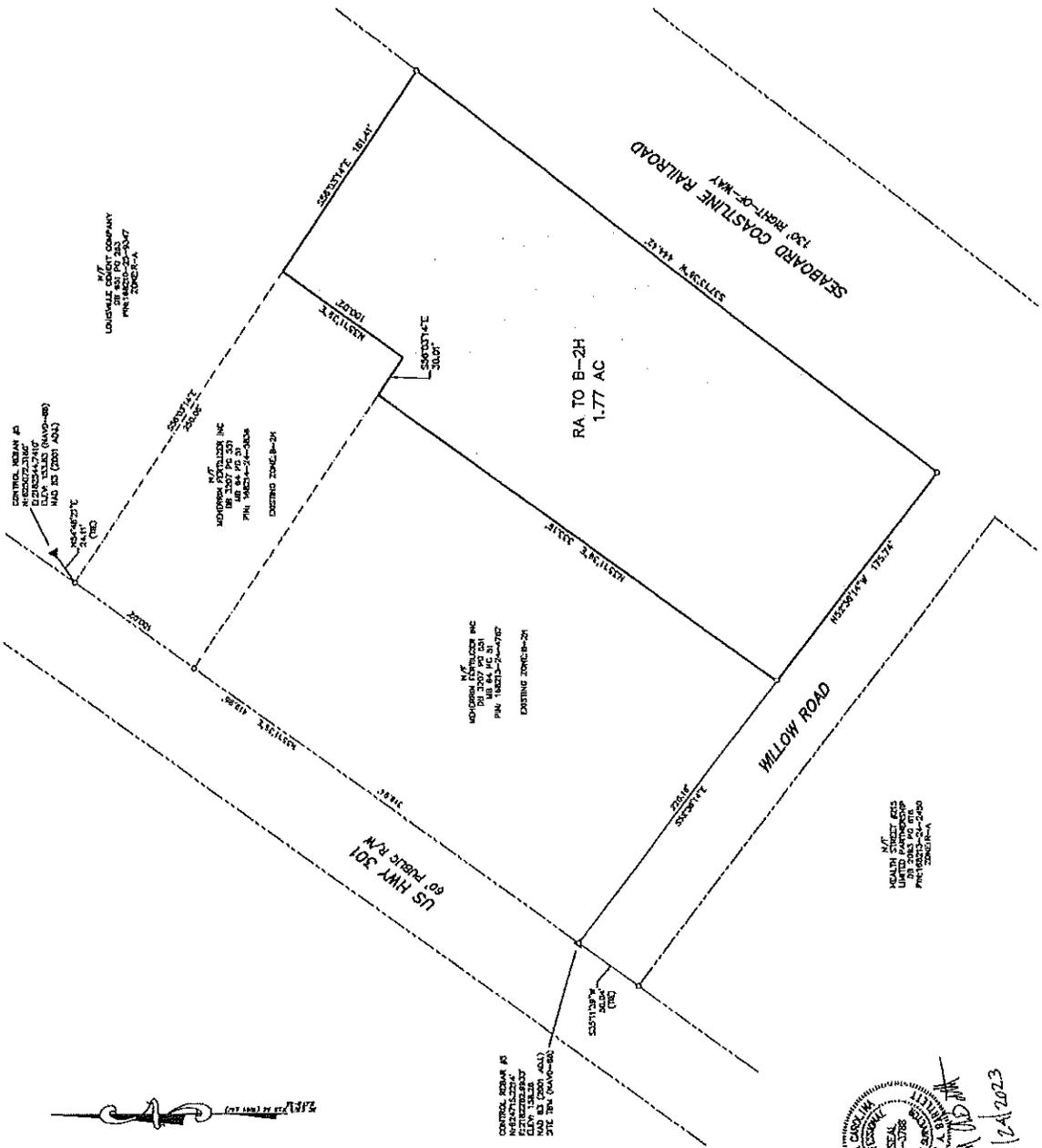
TOTAL AREA 1.77 AC± (77,503 SF±)
 AREA TO BE REZONED 1.77 AC± (77,503 SF±)
 PROPERTY ADDRESS 4003 US HWY 301
 OWNER: 8182 PROPERTIES LLC
 MERRIN FERTILIZER, INC.
 833 COUNTRY CLUB RD
 SMITHFIELD, NC 27577
 REFERENCE: DEED BOOK 6368 PAGE 776
 DEED BOOK 5081 PAGE 158
 DEED BOOK 3207 PAGE 551
 DEED BOOK 2095 PAGE 618
 DEED BOOK 951 PAGE 283
 MAP BOOK 64 PAGE 51
 PIN: 168214-24-5691

RA TO B-2H
 REZONING REQUEST PLAT

PROPERTY OF
8182 PROPERTIES, LLC

TOWN OF FOUR OAKS JOHNSTON COUNTY
 NORTH CAROLINA ZONE

BARTLETT
 ENGINEERING & SURVEYING, PC
 1906 WASH STREET NORTH WILSON, N.C. 27785-1726
 License No. C-1851
 TELE: (252) 399-0704 FAX: (252) 399-0804
 www.bartletts.com
 DATE: JULY 2023 SURVEY BY: BMF/RED PROJECT: 22-062
 SCALE: 1" = 50' DRAWN BY: LE CODE: FERNEN DWG FILE: 22050923



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

- LEGEND:**
- EXISTING IRON PIPE
 - △ EXISTING POINT
 - EXISTING IRON PIPE DISTURBED

Professional Engineer Seal for William D. Bartlett, License No. 15709, State of North Carolina. Handwritten signature and date: *W.D. Bartlett*, 7/24/2023.



TOWN OF FOUR OAKS

304 N. MAIN ST. PO BOX 610 FOUR OAKS NC 27524

PHONE 919-963-3112 FAX 919-963-3113

www.buildinginspector@fouroaks-nc.com

APPLICATION FOR SPECIAL USE

DATE: 8/10/23 FEE: 200.⁰⁰ RECEIPT#: 088375
PLANNING BOARD MEETING: 10-10-23 BOARD OF COMMISSIONERS MEETING: 10-10-23 6:30 pm

*** APPLICATION NEEDS TO BE SUBMITTED BY THE 1ST DAY OF THE MONTH IN ORDER FOR IT TO GO BEFORE THE PLANNING BOARD THE FOLLOWING MONTH. IF AN APPLICATION IS CANCELLED BY THE APPLICANT, RE-APPLICATION FEES MAY APPLY ***

PETITIONER- NAME: Joey + Donna Godwin
ADDRESS: 1117 Denning Rd
Benson NC 27504
PHONE NUMBER: 919-894-5564 (Home) 910-808-5571 (cell)

PROPERTY OWNER- NAME: Same as above
ADDRESS: _____
PHONE NUMBER: _____

ADDRESS OF PROPERTY FOR CONSIDERATION: 1748 OLD SCHOOL Rd.

ACREAGE: 1.198 PARCEL#: DBH10007E ASSESSED ACREAGE: 1.198

REASON FOR REQUEST:
ADD NEW SF mobile Home to property
14x76 Clayton Homes

PETITIONER PRINTED NAME: Donna + Joey Godwin
SIGNATURE: Joey B. Godwin DATE: 8-10-23
Donna Godwin

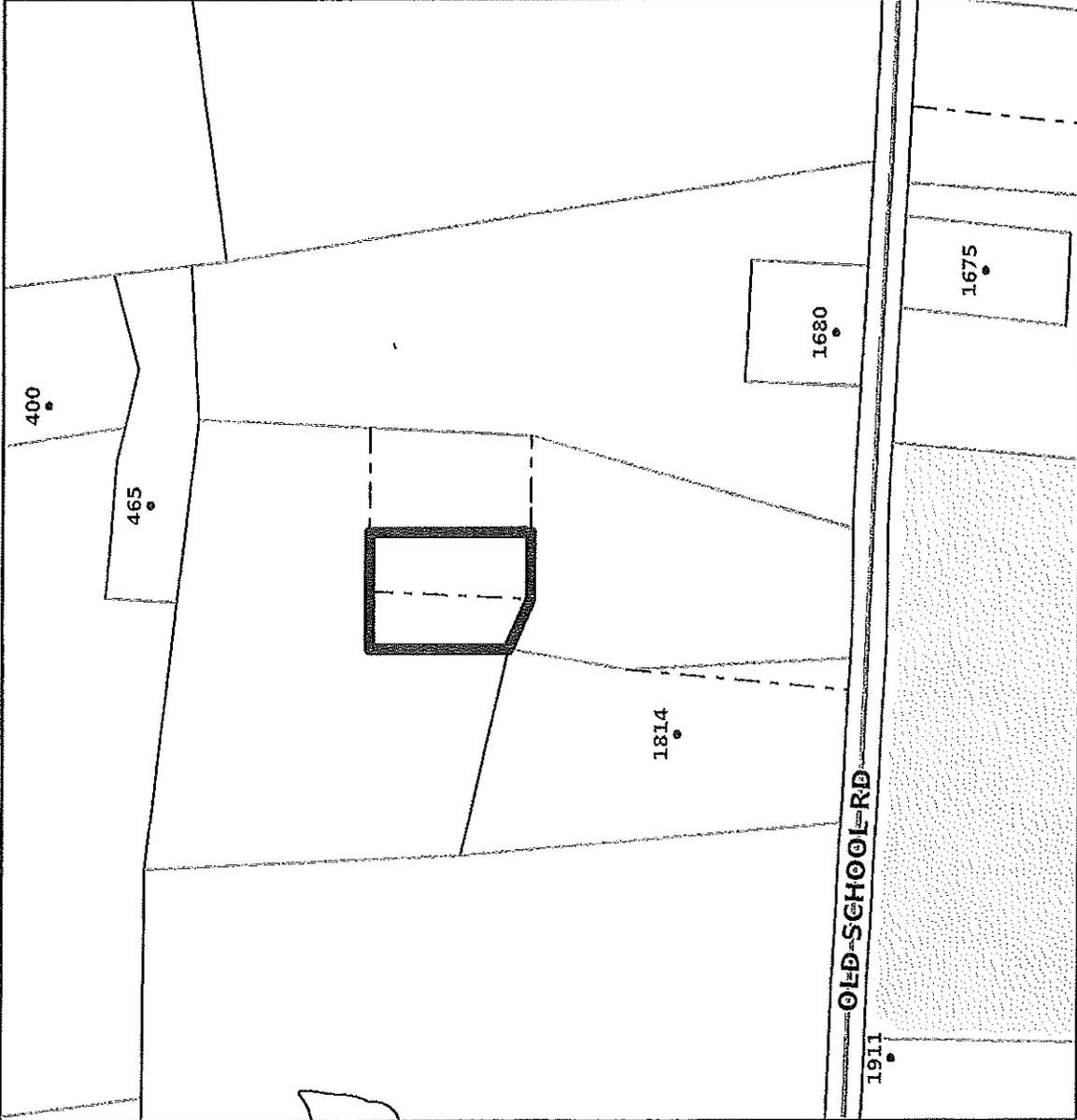
OWNER PRINTED NAME: Joey + Donna Godwin
SIGNATURE: Joey B. Godwin DATE: 8-10-23
Donna Godwin

*** PLEASE ATTACH ANY INFORMATION NEEDED FOR YOUR REQUEST WITH SITE PLANS AND A PRELIMINARY CONSTRUCTION DRAWING.***



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Result 1

id: 08HI0007E
 Tag: 08HI0007E
 NCPin: 166100-28-9941
 Mapsheet No: 1661
 Owner Name 1: GODWIN, JOEY BRYAN
 Owner Name 2: GODWIN, DONNA S.
 Mail Address 1: 1117 DENNING RD
 Mail Address 2:
 Mail Address 3: BENSON, NC 27504-6555
 Site Address 1: 1748 OLD SCHOOL RD
 Site Address 2: FOUR OAKS, NC 27524-
 Book: 06538
 Page: 0317
 Market Value: 34000
 Assessed Acreage: 1.200
 Calc. Acreage: 1.200
 Sales Price: 0
 Sale Date: 2023-08-31
 Township: Ingrams
 Flood Panel: 3720166000 K | 2014-04-30
 Water District: Elevation Water District
 ETJ: Four Oaks
 City Limits: N/A
 Town Zoning: R-A
 County Zoning: N/A
 OverLay Zoning: N/A
 EMS District: STA6
 Fire District: Wynn
 Law District: 4
 Census Tract: 412
 Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax N/A
 Voting Districts: Ingrams
 NC Congressional 4
 NC House District: 28
 NC Senate District: 10
 Commissioner 3

Johnston County GIS
 September 25, 2023

Scale: 1:3488 - 1 in. = 290.69 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no margins)



Four Oaks Planning Board Committee Members:

<u>Member</u>	<u>ETJ / CL</u>	<u>Term Period</u>
Albert Brewer, Chairperson	ETJ	<u>3</u> Dec. 2026
Jamey Caudill	ETJ	<u>2</u> Dec. 2025
Diane Holland	ETJ	<u>2</u> Dec. 2025
Casey Matthews	ETJ	<u>1</u> Dec. 2024
Chad Stewart	ETJ	<u>3</u> Dec. 2026
Loretta Beasley	City Limits	<u>2</u> Dec. 2025
Tamara Dunn	City Limits	<u>3</u> Dec. 2026
Delaine Jackson	City Limits	<u>2</u> Dec. 2025
Steve Kelly	City Limits	<u>1</u> Dec. 2024
Ashton Wood	City Limits	<u>3</u> Dec 2026

CHAPTER 32: TOWN ORGANIZATIONS

Section

Planning Board

- 32.01 Members; terms; vacancies
- 32.02 Officers; rules; records
- 32.02 Meetings; quorum
- 32.04 Powers and duties

Board of Adjustment

- 32.15 Establishment; duties

PLANNING BOARD

§ 32.01 MEMBERS; TERMS; VACANCIES.

(A) The Planning Board shall consist of ten members, five of whom shall be citizens of the town and five of whom shall be residents of the county residing in the town's area of extraterritorial jurisdiction. The Town Council shall appoint five members from the town and recommend five members from the area of extraterritorial jurisdiction to be appointed by the County Board. In the event the County Board fails to make the appointments requested within 90 days of receipt of the request, the Town Council shall make the appointments.

(B) Two members from the town and two members from the extraterritorial area shall be appointed for three-year terms, two members from the town and two members from the extraterritorial area shall be appointed for two-year terms and one member from both areas shall be appointed for one-year terms. As these terms expire, new appointments shall be made for three-year terms. Vacancies occurring for reasons other than expiration of terms, shall be filled for the unexpired term only, by the legislative body responsible for original appointment.

(C) Faithful attendance by the members is mandatory for retaining membership on the Planning Board. Failure to attend three consecutive meetings shall be deemed adequate reason for termination of membership on the Planning Board by the Town Council. If a member has a legitimate excuse for not attending a regular or special meeting of the Planning Board, he or she shall notify the secretary of the Planning Board at least 24 hours before the scheduled meeting time.

(D) All members of the Planning Board shall have equal voting power on all matters of business. However, any member who is a party at interest to matters under consideration by the Planning Board shall declare this interest prior to a vote of the Planning Board on the question, and shall abstain from voting on the question. The members may participate in the discussions prior to the vote.
(1992 Code, § 32.01)

§ 32.02 OFFICERS; RULES; RECORDS.

(A) Within 30 days after appointment, the Planning Board shall meet and elect a Chairperson and create and fill those offices as it may determine. The term of the Chairperson and other officers shall be one year, with eligibility for reelection.

(B) The Planning Board shall adopt rules for transaction of business and shall keep a record of its members' attendance, and its resolutions, discussions, findings and recommendations, which record shall be a public record.
(1992 Code, § 32.02)

§ 32.03 MEETINGS; QUORUM.

(A) The Planning Board shall hold at least one meeting monthly and all of its meetings shall be open to the public.

(B) A quorum shall consist of a simple majority of the total membership of the Planning Board.
(1992 Code, § 32.03)

§ 32.04 POWERS AND DUTIES.

(A) The Planning Board shall make careful studies of present conditions and the probable future development of the town and its environs. These studies may include, but shall not be limited to, land use surveys; population studies; economic studies; school, park and recreation studies; traffic and parking studies; urban renewal studies, housing and market analysis and annexation studies.

(B) The Planning Board shall formulate and maintain a comprehensive plan of the town and its environs for the purpose of achieving a coordinated, adjusted and harmonious development of the town which would promote, in accordance with present and future needs, the safety, morals, order, convenience, prosperity and general welfare of its citizens; efficiency and economy in the process of development; convenience of traffic; safety from fire and other dangers; adequate light and air; healthful and convenient distribution of population; provision of adequate open spaces; good civic design and arrangement; wise and efficient expenditures of public funds; and adequate provision for public utilities and other matters pertaining to the public requirements. The comprehensive plan shall consist of a

number of parts which may include, but shall not be limited to, the following: a land use plan, a major thoroughfare plan, a utilities plan, a plan for economic development, a recreation plan, a school plan, a community facilities plan, a zoning plan and plans for housing improvement.

(C) The Planning Board shall review and make recommendations to the Town Council upon the extent, location, and design of all public structures and facilities; the acquisition and disposal of public properties; the opening, abandonment, widening, extension, narrowing or other change to streets and other public ways; the construction, extension, expansion or abandonment of utilities, whether publicly or privately owned; and on matters pertaining to zoning and subdivision of land. However, in the absence of a recommendation from the Planning Board after the expiration of 30 days from the date on which the question has been submitted in writing to the Planning Board, the Town Council may, if it deems wise, take final action.

(D) The Planning Board may conduct those public hearings as may be required to gather information necessary for the drafting, establishment and maintenance of the comprehensive plan.
(1992 Code, § 32.04)

BOARD OF ADJUSTMENT

§ 32.15 ESTABLISHMENT; DUTIES.

(A) All appeals which may be taken from decisions or orders of the Inspector shall be heard and determined by the Board of Adjustment. As the appeals body, the Board of Adjustment shall have the power to fix the times and places of its meetings, to adopt necessary rules of procedure and any other rules and regulations which may be necessary for the proper discharge of its duties. The Board of Adjustment shall keep an accurate journal of all its proceedings.

(B) If the Board of Adjustment consists of more than five members, the Chairperson shall designate five members to hear appeals under this chapter.
(1992 Code, § 32.15)