

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
SEPTEMBER 12, 2023 at 6:30 p.m.**

- 1) Call to Order
Ashton Wood, Vice Chairman called to order at 6:30 pm. Members present were Loretta Beasley, Jamey Caudill, Diane Holland, DeLaine Jackson, Steve Kelly, and Casey Matthews. Absent were Albert Brewer and Jamey Caudill. Also present were staff: Mike Cook & Martha Garris.
 - 2) Pledge of Allegiance – Led by Ashton Wood
 - 3) Welcomes and Mission Statement – Ashton Wood
 - 4) Approval of Minutes
 - (a) Planning Board Meeting – August 15th, 2023
Motion to approve the August 15th, 2023 Planning Board minutes as presented was made by Steve Kelly, seconded by DeLaine Jackson, voting unanimous.
 - 5) Public Hearings:
Ashton Wood called the meeting into a public hearing.
- (a&b) COMBINED FOR PRESENTATION:
The Town of Four Oaks Development Corporation, Petitioner & Owner – Request to Rezone Parcel # 08I11027 from R6-MH to I-1L located at 546 Boyette Rd and Parcels # 08H10191E;08I11028; & 08I11027A from R-6 to I-1L located at 508, 514, & 536 Boyette Rd in the Town's City Limits.

NOTES ON CASE BY STAFF:

- Owner would like to rezone parcel # 08I11027 at 546 Boyette Rd from R6-MH to I-1L and parcels # 08H10191E;08I11028; & 08I11027A from R-6 to I-1L located at 508, 514, & 536 Boyette Rd for future development needs. This is the site where the Alliance Corporation & JCC is building the Advanced Manufacturing Training Facility.
- Parcels are in the Town's city limits
- Public notice was in the FO Benson News in Review on August 30 & September 6, 2023
- Signs were placed on property
- Letters were mailed to 27 property owners within a 500 ft radius on August 30, 2023.
- No inquiries.
- Staff has determined the findings meet requirements and recommends approval.

James Farmer, resident at 500 Boyette Rd, and Karen Wood, resident at 629 Boyette Rd., express is opposition to the rezoning with concerns about the traffic and what it will mean for the other homes and properties in the area.

Diane Holland commented she does understand the traffic concerns and asked if there are any plans to help with the traffic. Mike Cook & Martha Garris responded we were not sure but feel like there will be a traffic study done and NCDOT will dictate what to do for the traffic. There may be turn lanes added but not sure. Mrs. Holland explained she realizes this facility and CommWell Health will be assets to the community but feels there will have to be something done about the traffic.

Vice-Chairman Wood explained the application at hand is to determine if the parcels meet the qualifications to change the zoning from current classifications to another. This presentation does not involve the businesses that will go there but it will continue to escalate once they get closer to building the facility. These traffic conversations will be addressed then. The rezoning approval comes first.

Steve Kelly asked what the zoning was in the surrounding area and if this would be spot zoning. Mike Cook responded he believes it is a mixture based on what is in the area but unsure without looking it up. He believes there is some B-2H, I-1L, residential & commercial which would be R-6, RA, B-2H, I-2L.

Mrs. Holland inquired if there was some type of disaster to the current homes in the surrounding area, could the owners replace their homes. Mr. Cook responded absolutely, the zoning for the surrounding properties will not change unless the owners requested.

Motion to recommend the rezoning for parcels # 08I11027, 8H10191E, 08I11028, & 08I11027A from R6-MH & R-6 to I-1L to the Board of Commissioners for approval with the desire that they look at the traffic situations was made by Diane Holland, seconded by DeLaine Jackson, motion passed 4 to 1.

For - Loretta Beasley, Diane Holland, DeLaine Jackson, and Casey Matthews
Opposed - Steve Kelly

Karen Wood inquired how they will know what the final decisions are. She was encouraged to be at the Board of Commissioners meeting on Monday night, September 18th at 6:30 pm.

(c) Joseph & Patty Underwood, Petitioners & Owners – Request to Rezone Parcel #08H99009L from R8-5S to R-6 located on S. Baker St.in the Town's City Limits.

NOTES ON CASE BY STAFF:

- Owners would like to rezone parcel #08H99009L from R8-5S to R-6 located on S. Baker St.

- Parcel is in the Town's city limits
- Public notice was in the FO Benson News in Review on August 30 & September 6, 2023
- Sign was placed on property
- Letters were mailed to 60 property owners within a 500 ft radius on August 30, 2023.
- No inquiries.
- Staff has determined the findings meet requirements and recommends approval.

Joseph & Patty Underwood were present and had no additional comments.

Motion to recommend the rezoning for parcel # 08H99009L from R8-5S to R-6 located on S. Baker St. to the Board of Commissioners for approval was made by Casey Matthews, seconded by Diane Holland, motion passed unanimously.

- (d) Tarheel Services & Construction, LLC; Scott Dunn & Stewert Adams, Petitioners & Owners – Request for a Special Use Permit to allow for a Used Singlewide Manufactured Home located at 453 Devils Racetrack Rd in the Town's ETJ; Parcel # 08L15199.

NOTES ON CASE BY STAFF:

- Owners would like to demo the old existing home and place a used manufactured singlewide home on their parcel to upgrade the property at 453 Devils Racetrack Rd on 1.013 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 August 30 & September 6, 2023.
- Sign was placed on property.
- Letters were mailed to 10 property owners within a 500 ft radius on August 30, 2023.
- No 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.

Scott Dunn & Stewert Adams were present and had no additional comments.

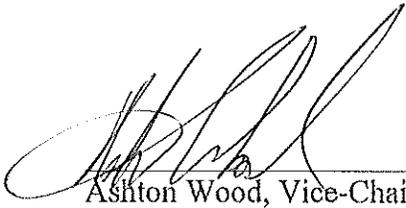
Motion to recommend the special use for a SWMH at 453 Devils Racetrack Rd. to the Board of Commissioners for approval was made by Loretta Beasley, seconded by DeLaine Jackson, motion passed unanimously.

Vice-Chairman Wood reminded everyone of the following meeting dates:
Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, September 18, 2023 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, October 10, 2023 at 6:30 p.m.

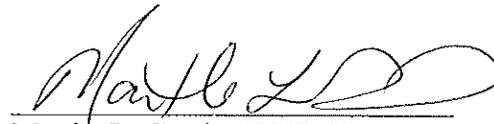
Meeting Adjourned

Motion to adjourn at 6:56 pm was made by Casey Matthews, seconded by DeLaine Jackson, voting unanimous.



Ashton Wood, Vice-Chairman

Attest



Martha L. Garris, NCCMC
Town Clerk



APPLICATION FOR REZONING

Today's Date: _____ Fee: _____
Date Paid: _____ PB Date: 9/12/23
Receipt#: _____ BOC Date: 9/18/23

Petitioner: Name: Town of Four Oaks Development Corporation
Address: PO Box 610
Four Oaks, NC 27524
Telephone #: 919-963-3112

Owner of Property: (if different from above) Same
Address: _____
Telephone #: _____

Acreage: 13.03 Parcel # 08I11027

Address of Property: For Consideration: 546 Boyette Rd, Four Oaks, NC 27524

Current Zone: R-6-MH Request Zoning District: I-1L

Please state the reason for request: Requesting to be rezoned
for development needs

Print & Signature : Petitioner: (ALL) Linwood Parker Date: _____

[Signature]

Print & Signature : Owner: (ALL) Linwood Parker Date: _____

[Signature] Date: _____

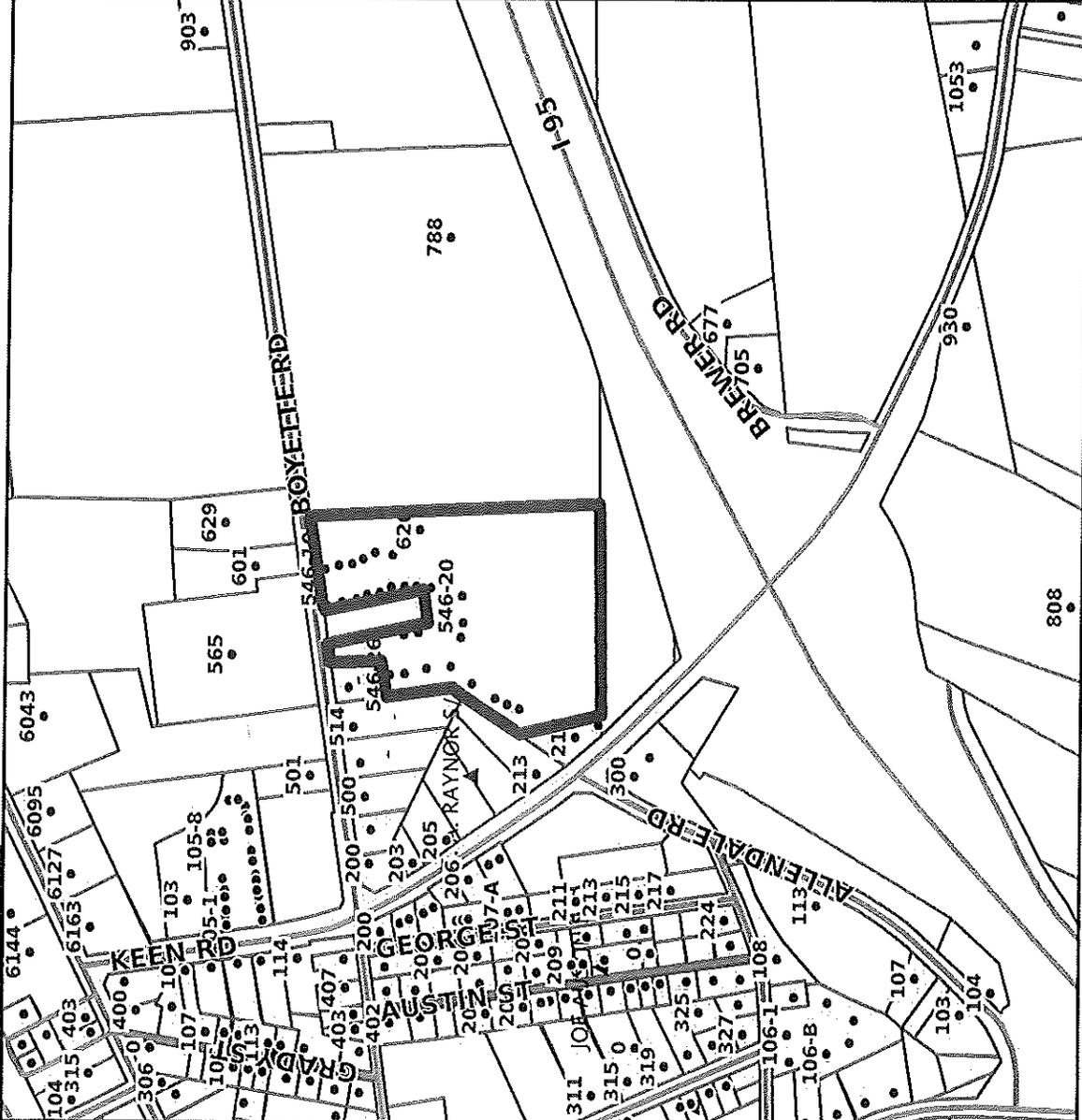
Attached any information needed for the request:
Site Plan along with Preliminary Drawing of construction
P.O. Box 610 • 304 N. Main Street • Four Oaks, NC 27524
Office 919-963-3112 • Fax 919-963-3113
www.fouroaks-nc.com

I-11



*** DISCLAIMER ***

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



Result 1

id: 08II1027
 Tag: 08II1027
 NCPin: 167110-26-6215
 Mapsheet No: 167110
 Owner Name 1: TOWN OF FOUR OAKS DEVELOPMENT CORPORATION
 Owner Name 2:
 Mail Address 1: PO BOX 610
 Mail Address 2: FOUR OAKS, NC 27524-0000
 Site Address 1: 546 BOYETTE RD
 Site Address 2: FOUR OAKS, NC 27524

Book: 05264
 Page: 0685
 Market Value: 548670
 Assessed Acreage: 12.860
 Calc. Acreage: 13.030
 Sales Price: 350000
 Sale Date: 2018-12-13
 Township: Ingrams
 Flood Panel: 3720166000 K | 2014-04-30
 Water District: N/A

ETJ: Four Oaks
 City Limits: Four Oaks
 Town Zoning: R-6-MH
 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

Scale: 1:6976 - 1 in. = 581.37 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)
 Special Tax N/A
 Johnston County GIS August 28, 2023

Voting Districts: Ingrams

US Congressional District: 4

NC House District: 28





APPLICATION FOR REZONING

Today's Date: _____ Fee: _____
Date Paid: _____ PB Date: 9/12/23
Receipt#: _____ BOC Date: 9/18/23

Petitioner: Name: Town of Four Oaks Development Corporation
Address: PO Box 610
Four Oaks, NC 27524
Telephone #: 919-963-3112

Owner of Property: (if different from above) Same
Address: _____
Telephone #: _____

Acreage: ^{0.96} 1.194; 0.524 Parcel # 08H10191E; 08I11028; 08I11027A

Address of Property: For Consideration: 508, 514, + 536 Boyette Rd Four Oaks, NC 27524

Current Zone: R-6 Request Zoning District: I-1L

Please state the reason for request: Requesting to be rezoned
for future development needs

Print & Signature : Petitioner: (ALL) [Signature] Date: _____

LINWOOD PARK

Print & Signature : Owner: (ALL) [Signature] Date: _____

LINWOOD PARK

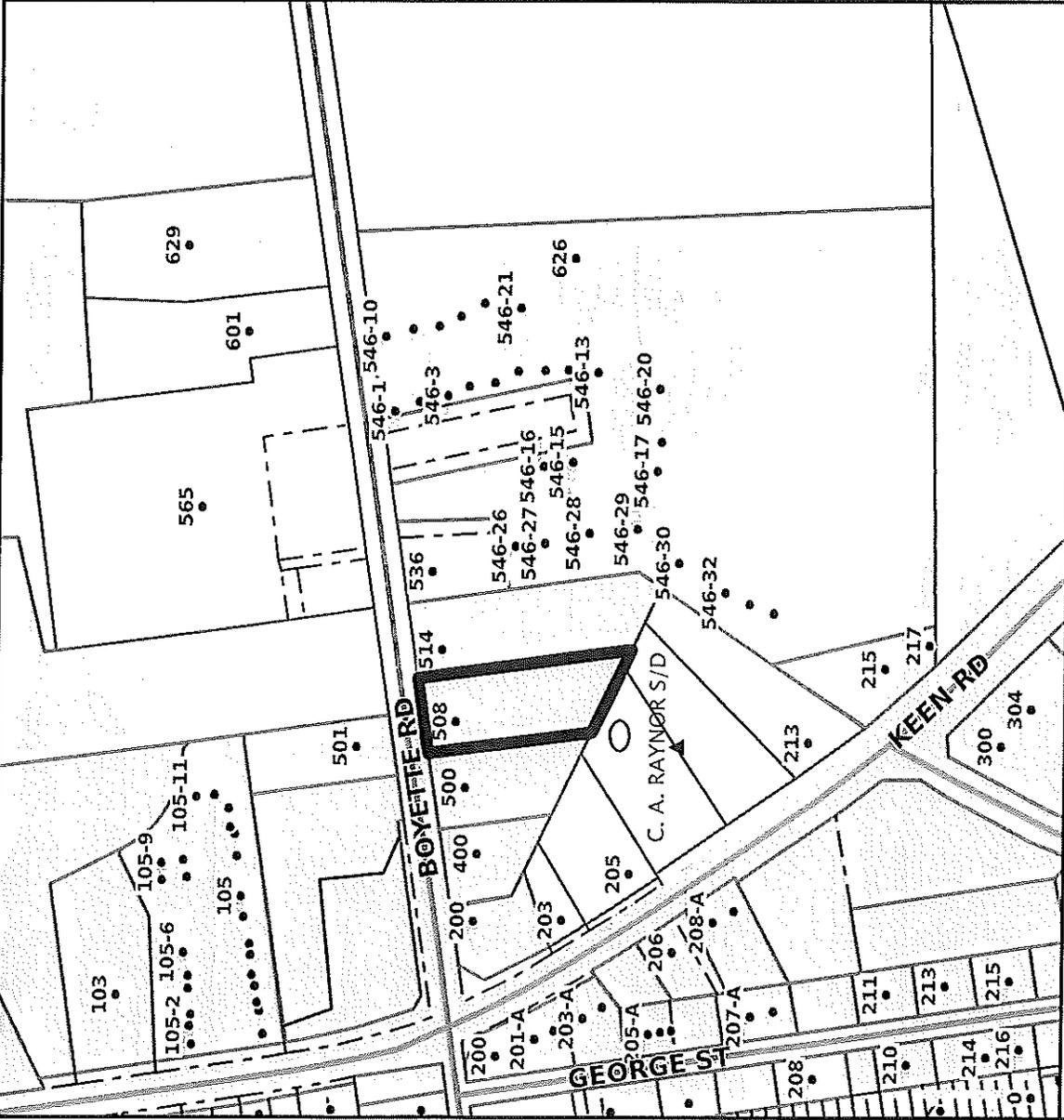
Attached any information needed for the request:

Site Plan along with Preliminary Drawing of construction
P.O. Box 610 • 304 N. Main Street • Four Oaks, NC 27524
Office 919-963-3112 • Fax 919-963-3113
www.fouroaks-nc.com



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Result 1

id: 08H10191E
Tag: 08H10191E
NCPin: 167109-26-0680
Mapsheet No: 167109
Owner Name 1: TOWN OF FOUR OAKS DEVELOPMENT CORPORATION

Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 610
Mail Address 3: FOUR OAKS, NC 27524-0000
Site Address 1: 508 BOYETTE RD
Site Address 2: FOUR OAKS, NC 27524-

Book: 05994
Page: 0773
Market Value: 108530
Assessed Acreage: 0.970
Calc. Acreage: 0.963
Sales Price: 411000
Sale Date: 2021-07-20
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: N/A

ETJ: Four Oaks
City Limits: Four Oaks
Town Zoning: R-6
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

Johnston County GIS
August 28, 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 page scaling)

Special Tax N/A
Voting District: Ingrams

US Congressional 4

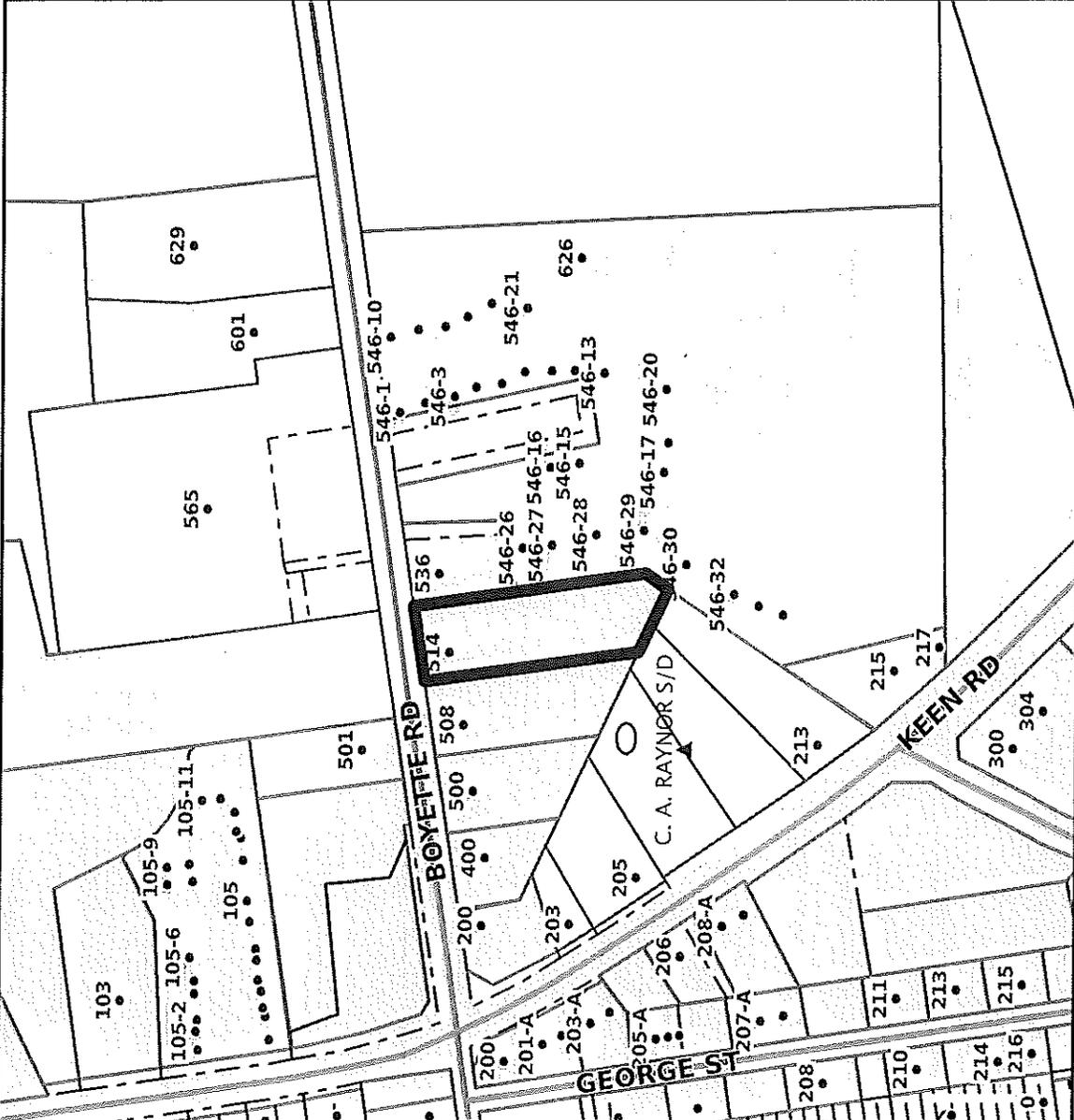
NC House District: 28





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Result 1

id: 08111028
Tag: 08111028
NCPin: 167109-26-2519
Mapsheet No: 167109
Owner Name 1: TOWN OF FOUR OAKS DEVELOPMENT CORPORATION

Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 610
Mail Address 3: FOUR OAKS, NC 27524-0000
Site Address 1: 514 BOYETTE RD
Site Address 2: FOUR OAKS, NC 27524-05994
Page: 0773

Market Value: 111460
Assessed Acreage: 1.160
Calc. Acreage: 1.194
Sales Price: 411000
Sale Date: 2021-07-20
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: N/A

ETJ: Four Oaks
City Limits: Four Oaks
Town Zoning: R-6
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
Johnston County GIS
August 28, 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 page scaling)

Voting Districts: Ingrams

US Congressional 4

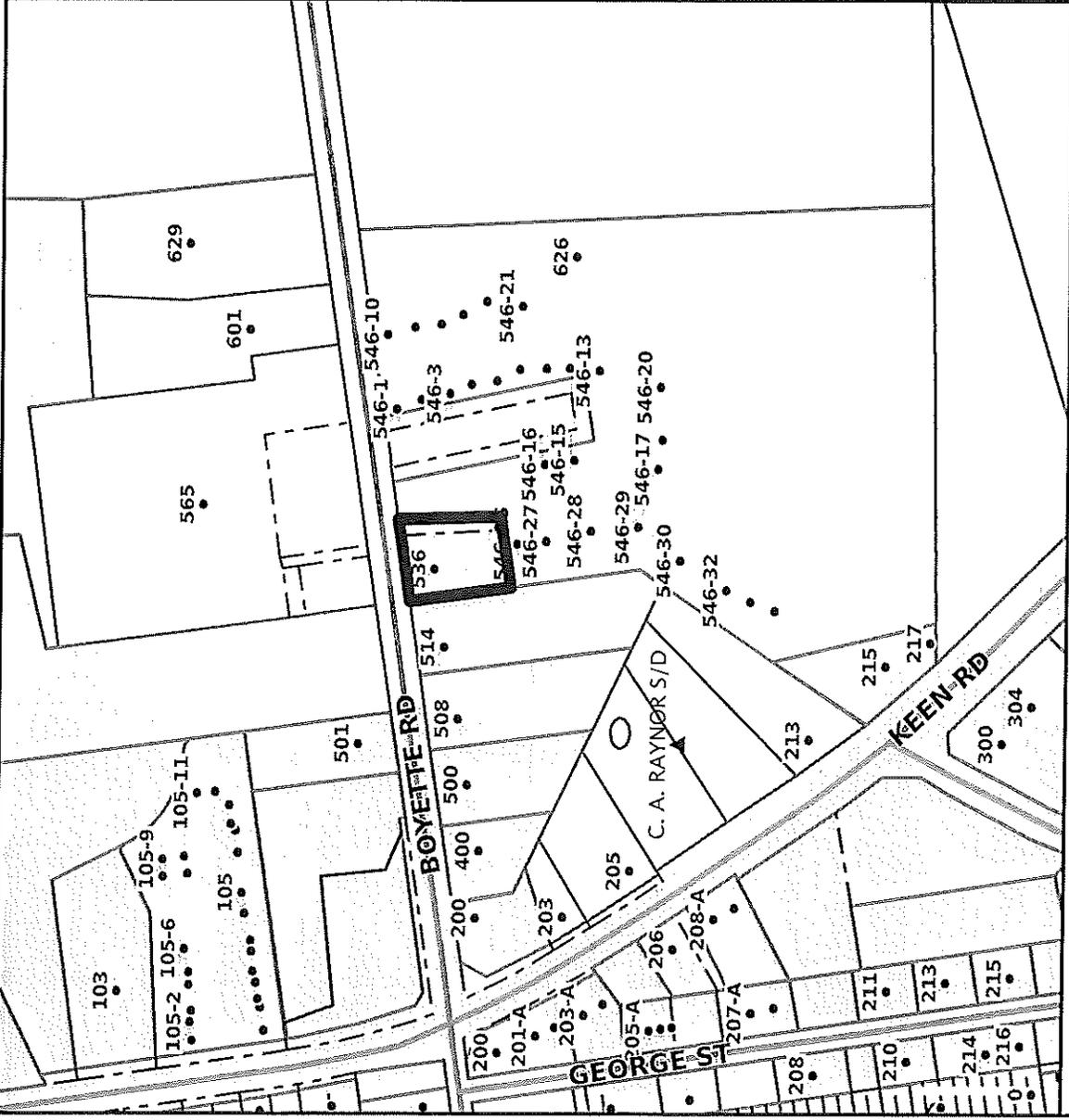
NC House District: 28





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Result 1

id: 08II1027A
Tag: 08II1027A
NCPin: 167109-26-3720
Mapsheets No: 167109
Owner Name 1: TOWN OF FOUR OAKS DEVELOPMENT CORPORATION
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 610
Mail Address 3: FOUR OAKS, NC 27524-0000
Site Address 1: 536 BOYETTE RD
Site Address 2: FOUR OAKS, NC 27524-
Book: 05994
Page: 0773
Market Value: 129140
Assessed Acreage: 0.520
Calc. Acreage: 0.524
Sales Price: 411000
Sale Date: 2021-07-20
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: N/A
ETJ: Four Oaks
City Limits: Four Oaks
Town Zoning: R-6
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

Johnston County GIS August 28, 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 page scaling)

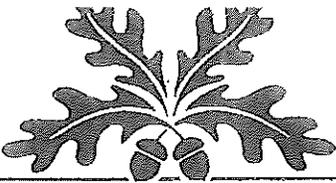
Special Tax N/A

Voting Districts: Ingrams

US Congressional 4

NC House District: 28





FOUR OAKS
North Carolina

APPLICATION FOR REZONING

pd
CK 103
6-27-23

Today's Date: 6/23/23
Date Paid: _____
Receipt#: _____

Fee: 150.⁰⁰
PB Date: 8/15/23
BOC Date: 8/21/23

Petitioner: Name: Joseph Earl Underwood / Patty Allen Underwood
Address: 1928 NC Hwy 965 Four Oaks N.C. 27524
Telephone #: 919-427-0017

Owner of Property: (if different from above) SAME
Address: _____
Telephone #: _____

Acreage: 0.138 Parcel # 08499009L

Address of Property: For Consideration: Baker St. Four Oaks N.C. 27524

Current Zone: R8-SS Request Zoning District: R-6

Please state the reason for request: To match zoning ordinance
for town comprehensive plan

Print & Signature : Petitioner: (ALL) _____ Date: _____

Print & Signature : Owner: (ALL) Patty Allen Underwood Date: 6/26/23

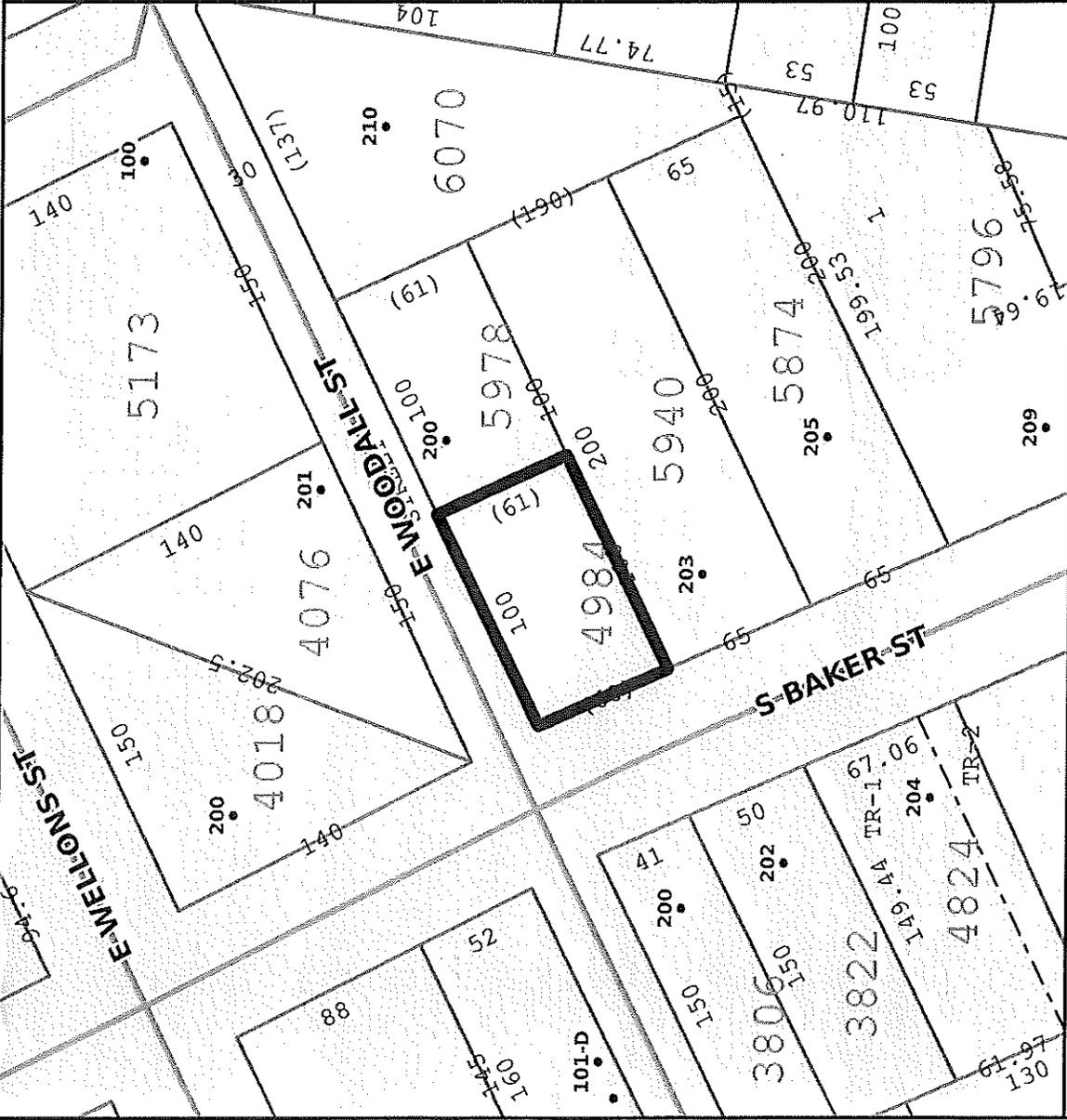
Joseph Earl Underwood Date: 6/26/23

Attached any information needed for the request:
Site Plan along with Preliminary Drawing of construction
P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524
Office 919-963-3112 ♦ Fax 919-963-3113
www.fouroaks-nc.com



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Result 1

id: 08H99009L
 Tag: 08H99009L
 NCPin: 167109-06-4984
 Mapsheet No: 167109
 Owner Name 1: UNDERWOOD, PATTY ALLEN
 Owner Name 2: UNDERWOOD, JOSEPH EARL
 Mail Address 1: 1928 NC HIGHWAY 96 S
 Mail Address 2:
 Mail Address 3: FOUR OAKS, NC 27524-8264
 Site Address 1:
 Site Address 2:
 Book: 05423
 Page: 0898
 Market Value: 11700
 Assessed Acreage: 1.000
 Calc. Acreage: 0.138
 Sales Price: 0
 Sale Date: 2019-09-11
 Township: Ingrams
 Flood Panel: 3720166000 K | 2014-04-30
 Water District: N/A
 ETJ: Four Oaks
 City Limits: Four Oaks
 Town Zoning: R8-5S
 County Zoning: N/A
 Overlay Zoning: N/A
 EMS District: STA6
 Fire District: Wynn
 Law District: FOPD
 Census Tract: 412
 Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax: N/A

Voting Districts: Ingrams
 Congressional: 4
 NC House District: 28
 NC Senate District: 10
 Commissioner: 3

Scale: 1:872 - 1 in. = 72.67 feet

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





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: 7-31-23 FEE: 200.00 RECEIPT#: 088360
PLANNING BOARD MEETING: 9-12-23 6:30pm BOARD OF COMMISSIONERS MEETING: 9-18-23 6:30pm

*** 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: Scott Dunn and/or Stewart Adams
ADDRESS: 748 Devils Race Track Rd
Four Oaks NC 27524
PHONE NUMBER: 919-291-6969

PROPERTY OWNER- NAME: Michael Saunders + Construction
ADDRESS: 748 Devils Race Track Rd
Four Oaks NC 27524
PHONE NUMBER: 919-291-6969

ADDRESS OF PROPERTY FOR CONSIDERATION: 453 Devils Race Track Rd
Four Oaks NC 27524

ACREAGE: 1.013 PARCEL#: 08-L-15-199- ASSESSED ACREAGE: 1.00

REASON FOR REQUEST: We want to demo old home + put
single wide or double wide mobile home on property
to upgrade the property

PETITIONER PRINTED NAME: Jonathan Scott Dunn
SIGNATURE: [Signature] DATE: 7-31-2023

OWNER PRINTED NAME: Jonathan Scott Dunn
SIGNATURE: [Signature] DATE: 7-31-2023

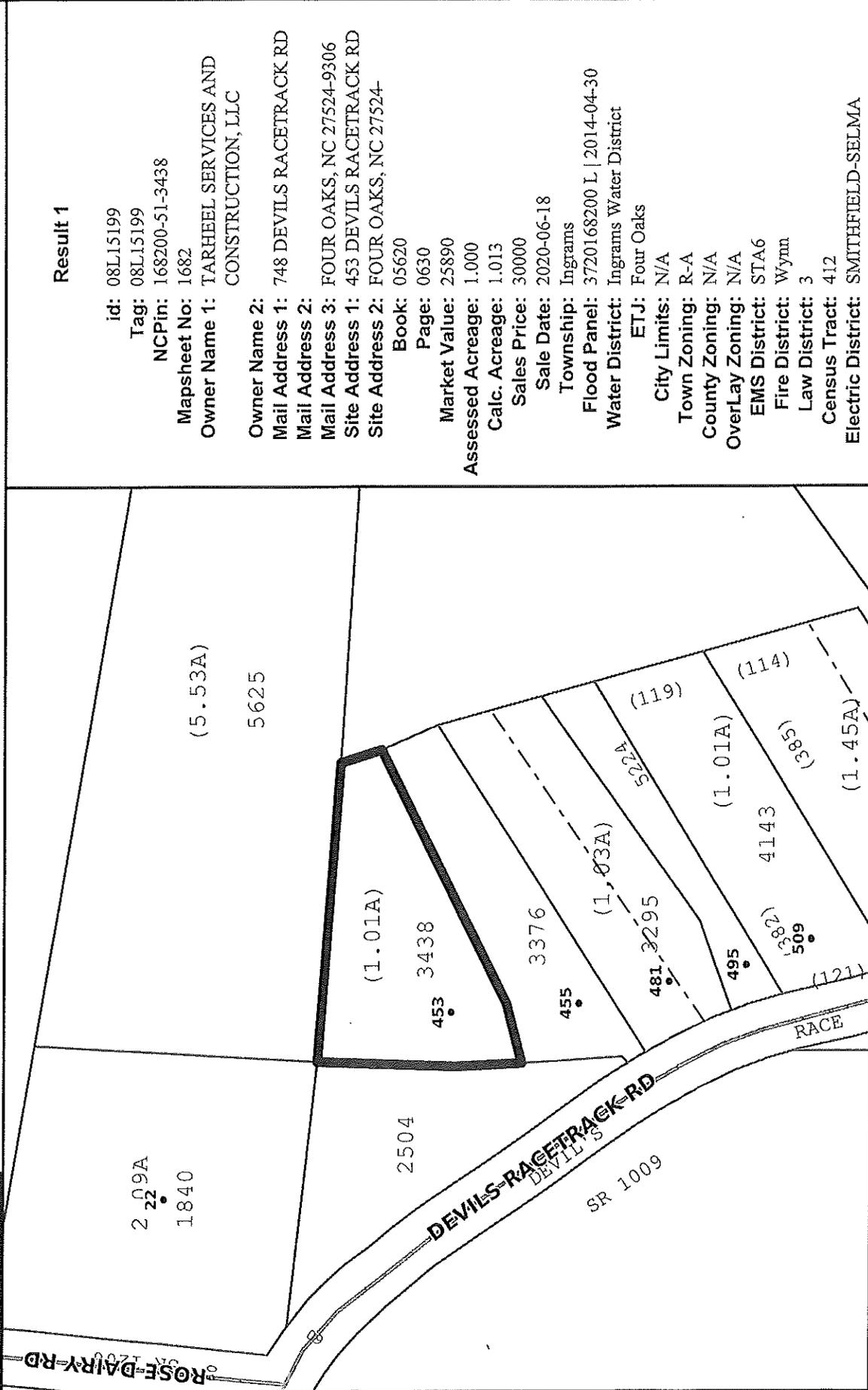
*** PLEASE ATTACH ANY INFORMATION NEEDED FOR YOUR REQUEST WITH SITE PLANS AND A PRELIMINARY CONSTRUCTION DRAWING.***

sdunn@ncsmc.com



*** DISCLAIMER ***

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Result 1

id: 08L15199
Tag: 08L15199
NCPin: 168200-51-3438
Mapsheet No: 1682
Owner Name 1: TARHEEL SERVICES AND CONSTRUCTION, LLC
Owner Name 2:
Mail Address 1: 748 DEVILS RACETRACK RD
Mail Address 2:
Mail Address 3: FOUR OAKS, NC 27524-9306
Site Address 1: 453 DEVILS RACETRACK RD
Site Address 2: FOUR OAKS, NC 27524-
Book: 05620
Page: 0630
Market Value: 25890
Assessed Acreage: 1.000
Calc. Acreage: 1.013
Sales Price: 30000
Sale Date: 2020-06-18
Township: Ingrams
Flood Panel: 3720168200 L | 2014-04-30
Water District: Ingrams 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: 3
Census Tract: 412
Electric District: SMITHFIELD-SELMA MUNICIPAL

Special Tax N/A
Johnston County GIS August 28, 2023
Voting Precincts: Ingrams
US Congressional 4

Scale: 1:1744 - 1 in. = 145.34 feet

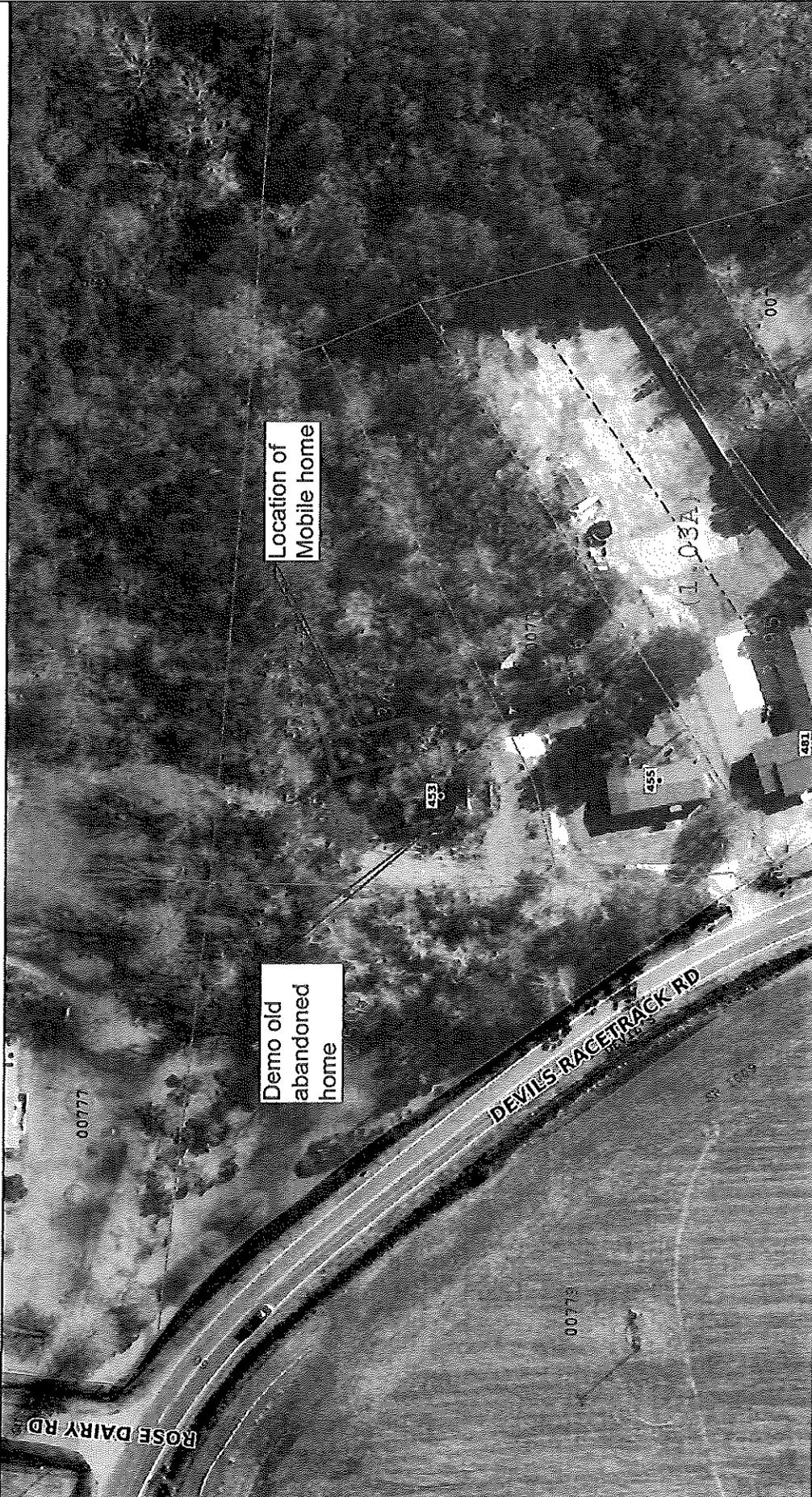
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NC House District: 28
NC Senate District: 10

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Scale: 1:863 = 1 in. = 56.92 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)