

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
OCTOBER 8, 2024 at 6:30 p.m.**

- 1) Call to Order
Albert Brewer, Chairman called the meeting to order at 6:30 pm. Members present were Loreta Beasley, Diane Holland, Casey Matthews, Tamara Dunn, DeLaine Jackson, and Chad Stewart. Absent was Jamey Caudill. Also, present were staff: Mike Cook, Rhonda Lee, Carol Allen & Barry Stanley.
- 2) Pledge of Allegiance – Led by Rhonda Lee
- 3) Welcomes and Mission Statement – Albert Brewer
- 4) Approval of Minutes
 - (a) Planning Board Meeting – September 10, 2024
Unanimous Vote to approve minutes from September 10, 2024.
- 5) Public Hearings:
Albert Brewer called the meeting into a public hearing. Barry Stanley presented the cases.
 - a) Golden Leaf LLC, Petitioner & Owner – Application for rezoning Parcel # 08I11083E located at 271 Parker Rd. Parcel is in the Town’s ETJ.
 - **Owner would like to rezone parcel #08I11083E located at 271 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
 - **Parcel is in the Town’s ETJ.**
 - **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
 - **Sign was placed on property September 27, 2024.**
 - **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
 - **There were no inquiries from letters that were mailed.**
 - **Staff has determined the findings meet requirements and recommends approval.**

No discussion from the Planning Board or the audience. Chad Stewart made a motion to approve all three of the rezoning requests from Golden Leaf, LLC into one motion. Seconded by Tamara Dunn, voting was unanimous. Motion passed.

b) Golden Leaf LLC, Petitioner & Owner – Application for rezoning of Parcel # 08I11083F located at 225 Parker Rd. Parcel is in the Town’s ETJ.

- **Owner would like to rezone parcel #'s 08I11083F located at 225 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

Approved in motion made in public hearing “a”.

c) Golden Leaf LLC, Petitioner & Owner – Application for rezoning of Parcel # 08I11083J located at 279 Parker Rd. Parcel is in the Town’s ETJ.

- **Owner would like to rezone parcel # 08I11083J located at 279 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

Approved in motion made in public hearing “a”.

d) Peggy & Rodney Martin of PJ’s Rentals LLC, Petitioners & Owners – Applications for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 7654 US Hwy 301 S. Parcel # 08H10086. Parcel is in the Town’s ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home at 7654 US Hwy 301 S.**
- **Parcel is in the Town’s ETJ.**

- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

Barry Stanley presented the case. Peggy and Rodney Martin addressed the board. This parcel is on 8.5 acres. This will be a brand new double wide manufactured home and is consistent with other homes in the area.

Motion to approve the special use permit was made by Tamara Dunn, seconded by Chad Stewart. Voting was unanimous. Motion passed.

- e) Peggy & Rodney Martin of PJ's Rentals LLC, Petitioners & Owners – Applications for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 7747 US Hwy 301 S., Parcel # 08J11065A. Parcel is in the Town's ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home at 7747 US Hwy 301 S.**
- **Parcel is in the Town's ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

Barry Stanley presented the case. Peggy and Rodney Martin addressed the board. This parcel is on 1 acre. This will be a brand new double wide manufactured home and is consistent with other homes in the area.

Motion to approve the special use permit was made by DeLaine Jackson, seconded by Chad Stewart. Voting was unanimous. Motion passed.

- f) Erik & Lori McCray, Petitioners & Owners – Application for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 1984 Hockaday Rd. Parcel # 08I12004G. Parcel is in the Town's ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home located at 1984 Hockaday Rd.**

- **Parcel is in the Town's ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

Barry Stanley presented the case. Erik and Lori McCray were present to speak to the Planning Board. Mr. McCray states this will be a brand new manufactured home that will have brick underpinning.

DeLaine Jackson read a letter of concern from a resident. This concern was about maintaining the path that this home will be out on. After some discussion, the letter was given to Mr. McCray so that this concern could be handled before the Board of Commissioners meeting on October 21, 2024.

Motion to approve the special use permit was made by DeLaine Jackson, seconded by Chad Stewart. Voting was unanimous. Motion passed.

- g) Delcid Property Management, Petitioner & Owner – Application for a Special Use Permit to allow for a Motor Vehicle Dealership located at; 311 US Hwy 701 S. Parcel # 08J11033W. Half of this Parcel is in the Town's ETJ.

- **Owner would like to request a special use permit to allow for a car dealership at 311 US Hwy 701 S.**
- **Parcel is in the Town's ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 11 property owners within a 500 ft radius on May 29, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff recommends annexation of the entire parcel into the City Limits. This will be conducive to the future land use map that is zoned Highway Commercial.**

Barry Stanley presented the case. He stated that part of this parcel is inside the City Limit's and part is in the ETJ. Staff recommends the entire parcel be annexed in the City Limit's in order to clean up the GIS mapping.

Rob and Alex with Delcid Properties came to address the board. They are wanting to do what the neighbors are doing, just trying to bring more commerce into Four Oaks.

Mrs. Lynda Carroll came to speak in opposition to the car lot. She is opposed to a car lot beside her home because it will devalue her residential property. She states that Delcid Properties have already put up multiple additions and she does not know when this will stop. She has spoken to DOT about the project that is coming in the near future and cannot understand Delcid's reasoning for continuing to add pieces to this property. She is concerned mainly about the devaluation of her home.

Motion to approve the special use permit was made by Chad Stewart, seconded by Casey Matthews. Vote 2- Approve 4 -Against. Motion did not carry.

Motion to adjourn at 7:10 pm was made by Chad Stewart, seconded by Casey Matthews. Motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, October 21, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, November 12, 2024 at 6:30 p.m.

Meeting Adjourned.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk