

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
MARCH 12, 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 Loretta Beasley, DeLaine Jackson, Diane Holland, Casey Matthews, Chad Stewart, Tamara Dunn and Ashton Wood. Absent were Jamey Caudill and Steve Kelly. Also, present were staff: Mike Cook & Rhonda Lee.
- 2) Pledge of Allegiance – Led by Chairman Brewer
- 3) Welcomes and Mission Statement – Chairman Brewer
- 4) Approval of Minutes
 - (a) Planning Board Meeting – December 12, 2023
Motion to approve the December 12, 2023 Planning Board minutes as presented was made by Chad Stewart, seconded by DeLaine Jackson, voting unanimous.
- 5) Moment of Silence: Chad Stewart ask for a moment of silence to remember the late Will Crocker, Johnston County clerk of Superior Court and Tony Braswell, Johnston County Commissioner.
- 6) Public Hearings:
Chairman Brewer called the meeting into a public hearing. Mike Cook presented the cases.
 - (a) Lynda Carroll of 8182 Properties, LLC, Petitioner & Owner — Request for Rezoning from B1C to R6 on their Property located at 313 N Main St. in the Town's City Limits; Parcel # 08008015.

NOTES ON CASE BY STAFF:

- **Owner would like to rezone parcel # 08008015 located at 313 N. Main Street from B1-C to R-6**
- **Parcel is in the Town's City Limits**
- **Currently zoned B1-C and is remodeling into a Residential Duplex.**
- **Public notice was in the FO Benson News in Review on Feb. 28th & March 26th, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 45 property owners within a 500 ft radius on February 23, 2024.**
- **Staff has determined the findings meet requirements and recommends approval.**

Mike Cook shared an anonymous letter about concerns with rezoning this property back to R-6. No other calls or concerns were made.

Lynda Carroll of 8182 Properties, LLC, Petitioner & Owner, was present to represent. Mrs. Carroll explained that the property was zoned as R-6 before being changed to B1-C for a daycare. She would like to change this back to R-6 to remodel and make this a very nice duplex.

Motion to recommend that this parcel be rezoned from B1-C to R-6 to the Board of Commissioners for approval was made by Chad Stewart, seconded by DeLaine Jackson, motion passed unanimously.

- (b) Johnny and Jennifer Parker, Petitioners & Owners – Request for a Special Use Permit to allow for an oversized building on their property located at 1779 US Hwy 701 S, in the Town's ETJ; Parcel # 08J12033.

NOTES ON CASE BY STAFF:

- **Owner would like to build a 40 ft x 52 ft oversized farm use building with a 15x22 attached shelter on their property at 1779 US Hwy 701 S.**
- **Parcel is in the Town's ETJ.**
- **Zone RA – Zoning ordinance requires a special use for buildings over 1,000 sq ft.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on Feb. 28 and March 6, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 17 property owners within a 500 ft radius on February 28, 2024.**
- **Staff has determined the findings meet requirements and recommends approval.**
- **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)**

Mr. Parker, applicant, was present to represent. Mr. Parker commented this would be an oversized building for farm use with a shelter for farm equipment. There were no questions or concerns about this request.

Motion to recommend the special use permit to allow for an oversized building on their property located at 1779 US Hwy 701 S. to the Board of Commissioners for approval was made by Ashton Wood, seconded by Loretta Beasley, motion passed unanimously.

- (c) Johnny and Jennifer Parker, Petitioners & Owners – Request rezoning from I-1 to RA on their property located at 1769 US Hwy 701 S. located in the town's ETJ. Parcel # 08J12033B.

NOTES ON CASE BY STAFF:

- **Owner would like to rezone parcel # 08J12033B located at 1769 US Hwy 701 S. from I-1 to RA in order to be compatible with their surrounding properties. There is no record as to when or why this parcel was rezoned to I-1**
- **Parcel is in the Town's ETJ**
- **Public notice was in the FO Benson News in Review on Feb. 28th & March 26th, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 17 property owners within a 500 ft radius on February 23, 2024.**
- **Staff has determined the findings meet requirements and recommends approval.**

Mr. Parker, applicant, was present to represent. Mr. Parker explained that the parcel was rezoned from RA to I-1 many years ago for unknown reasons and he would like to change this zoning back to RA so all his properties are zoned the same. There were no questions or concerns about this request.

Motion to recommend that this parcel be rezoned from I-1 to RA to the Board of Commissioners for approval was made by Chad Stewart, seconded by Diane Holland, motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, March 18, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, April 9, 2024 at 6:30 p.m.

Motion to adjourn at 7:00pm was made by Ashton Wood, seconded by Chad Stewart. Motion passed unanimously.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Deputy Clerk