

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
APRIL 9, 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, Diane Holland, Casey Matthews, Chad Stewart, and Ashton Wood. Absent were Jamey Caudill, Tamara Dunn and DeLaine Jackson. Also, present were staff: Mike Cook, Rhonda Lee & Barry Stanley.
- 2) Pledge of Allegiance – Led by Chairman Brewer
- 3) Welcomes and Mission Statement – Chairman Brewer
- 4) Approval of Minutes
 - (a) Planning Board Meeting – March 12, 2024
Motion to approve the March 12, 2024 Planning Board minutes as presented was made by Chad Stewart, seconded by Ashton Wood, voting unanimous.
- 5) Public Hearings:
Chairman Brewer called the meeting into a public hearing. Mike Cook presented the cases.
 - (a) Maricruz Serrano and Gerardo Duran, Petitioners & Owners are requesting a Special Use Permit to allow for a new doublewide manufactured home to be located at 154 Adam Rd. in the Town’s ETJ.

NOTES ON CASE BY STAFF:

- **Owner would like place a new doublewide manufactured home on their property located at 154 Adam Rd.**
- **Parcel# 08H11034A is in the Town’s ETJ.**
- **Zone RA – Zoning ordinance requires a special use permit for manufactured homes.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on March 27th and April 3, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 15 property owners within a 500 ft radius on March 27, 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)**

Maricruz Serrano and Gerardo Duran, Petitioners & Owners, were present to represent. Mrs. Serrano explained that they had torn down an old house that was on the property and that a new DWMH would be the best for their family. It will be new with brick underpinning. Mrs. Serrano presented pictures for the board to review.

Motion to recommend a special use for a new DWMH to the Board of Commissioners for approval was made by Chad Stewart, seconded by Ashton Wood, motion passed unanimously.

Combined Presentation

(b) Delcid Property Management, Petitioners & Owners are requesting to rezone their parcel # 08J11033X from RA to B2H located at 311 US Hwy 701 S. located in the town's ETJ.

Delcid Property Management, Petitioners & Owners are requesting to rezone their parcel # 08J11033W from RA to B2H located on US Hwy 701 S. located in the town's ETJ.

NOTES ON CASE BY STAFF:

- **Owner would like to rezone parcel # 08J11033X located at 311 US Hwy 701 S. from RA to B2H in order to be compatible with their surrounding properties. They would also like to rezone their parcel # 08J11033W that adjoins parcel # 08J11033X from RA to B2H.**
- **Parcels are in the Town's ETJ**
- **Public notice was in the FO Benson News in Review on March 27th & April 3, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 11 property owners within a 500 ft radius on March 27, 2024.**
- **Staff has determined the findings meet requirements and recommends approval**

Delcid Property Management, Petitioners & Owners, were present to represent. Request to rezone these two properties in order to comply with the surrounding properties and get zoning cleaned up.

Motion to recommend rezoning the two parcels 08J11033X and 08J11033W from RA to B2-H to the Board of Commissioners for approval was made by Chad Stewart, seconded by Ashton Wood, motion passed unanimously.

Combined Presentation

- (c) Delcid Property Management, Petitioners & Owners are requesting to rezone their parcel # 08J11033C from RA to B2-H located at 309 US Hwy 701 S. located in the town's ETJ.
- (d) Delcid Property Management, Petitioners & Owners are requesting a Special Use Permit for an oversized building located at 309 US Hwy 701 S. parcel # 08J11033C located in the town's ETJ.

NOTES ON CASE BY STAFF:

- **Owner would like place an oversized building on their property at 309 US Hwy 701 S. They are also requesting to rezone this property from RA to B-2H in order to conform with his other surrounding properties.**
- **Parcel# 08J11033C is in the Town's ETJ.**
- **Zone RA – Zoning ordinance requires a special use permit for buildings over 1,000 square feet.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on March 27th and April 3, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 16 property owners within a 500 ft radius on March 27, 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:**
 - 5. **Will not endanger the public health or safety (yes)**
 - 6. **Will not injure the value of the adjoining property (yes)**
 - 7. **Will be in harmony with the area in which it is located (yes)**
 - 8. **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)**

Delcid Property Management, Petitioners & Owners, were present to represent. Request to rezone parcel 08J11033C in order to comply with the surrounding properties and get zoning cleaned up. They are also requesting a special use permit for an oversized building to be placed on the ½ acre parcel that will be split off of parcel# 08J11033C.

Chairman Brewer recommends that all parcels be annexed into the town in order to clean up the map and have all parcels the same. Delcid Property Management representatives agree and will consider voluntary annexation.

Motion to recommend that this parcel be rezoned from RA to B2-H and a special use permit for an oversized building to the Board of Commissioners for approval was made by Chad Stewart, seconded by Ashton Wood, motion passed unanimously.

Public comments:

Jeannette Massengill received a letter regarding the Delcid properties and expressed her appreciation for getting the letter and allowing her to come to the meeting. She was not in opposition to the rezoning nor the oversized building.

Board Discussion:

Diane Holland requests that the Planning Board have its Mission Statement printed on the agenda each month so it can be read at the monthly meetings. Rhonda Lee will implement this and have it available for the May meeting.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, April 15, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, May 14, 2024 at 6:30 p.m.

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

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk