

**TOWN OF FOUR OAKS  
PLANNING BOARD MEETING MINUTES  
MAY 13, 2025 at 6:30 p.m.**

1) Call to Order

Tamara Dunn, Vice Chairman, called the meeting to order at 6:30 p.m. Members present were Loreta Beasley, Casey Matthews, DeLaine Jackson, and Ian Trammell. Albert Brewer was excused. Also present were staff: Mike Cook, Barry Stanley, and Carol Allen, who recorded minutes in the Clerk's absence.

2) Pledge of Allegiance – Led by Tamara Dunn

3) Approval of Minutes

(a) Planning Board Meeting – April 8, 2025

DeLaine Jackson moved to approve the April 8, 2025 minutes, seconded by Casey Matthews. Voting was unanimous, and the motion passed.

4) Public Hearings:

Tamara Dunn called the meeting into a public hearing. Mike Cook presented the case.

a) Ronnie & Barbara Hockaday, Petitioners and Owners – Application for rezoning of Parcel # 08J12027B, located at 2356 Keen Rd. Parcel is in the Town's ETJ.

- **Owner would like to request a rezoning to allow for a children's birthday venue with bounce house inflatables.**
- **Parcel is in the Town's ETJ.**
- **Currently zoned as R-A**
- **Public notice was in the FO Benson News in Review on April 30, 2025 and May 7, 2025.**
- **Sign was placed on the property May 2, 2025.**
- **Letters were mailed to 10 property owners within a 500 ft radius for both properties on April 30, 2025.**
- **There were no inquiries from letters that were mailed.**

Mike Cook presented the case. Ronnie and Barbara Hockaday, landowners, were in attendance. Mr. Hockaday stated that this was going to be a nice venue and that there was a great need for something like this in our area. Business owners, Allison Creek and Alice Brisco presented pictures of the outside of the building as well as inflatables. They indicated that reservations would be required.

Tamara Dunn asked what the zoning options are. Mike Cook responded that B2H or B1C were options but thought B2H was the better option.

There were no further questions from the board or the audience.

A motion to approve rezoning for Parcel # 08J12027B was made by DeLaine Jackson and seconded by Casey Matthews. The vote was unanimous, and the motion passed.

- b) Becker Morgan Group – Petitioners, CLD Land, LLC-Owners – Application for a Special Use Permit of Parcel 08I11053 located, Old Brewer Rd. Parcel is in the Town’s ETJ.

- **Owner would like to request a Special Use Permit to allow for contractor’s office with a warehouse and laydown yard.**
- **Parcel is in the Town’s ETJ.**
- **Currently zoned as I-1L**
- **Public notice was in the FO Benson News in Review on April 30, 2025 and May 7, 2025.**
- **Sign was placed on the property May 2, 2025.**
- **Letters were mailed to 7 property owners within a 500 ft radius for both properties on April 30, 2025.**
- **There were no inquiries from letters that were mailed.**

Mike Cook presented the case. Donnie Allen was in attendance to represent Becker Morgan Group. Mr. Allen stated that his would be a lay down yard for the company and it would include an office space for a few employees. Plans meet all of the Town’s requirements. There will also be a 7 ft. black chain link fence with privacy slats. Mike Cook presented plans to the board. There was some discussion on the type of building that would be built and the size of the warehouse. Mr. Allen stated that the building would be brick and that the warehouse would be approximately 13,000 sq. ft. All questions and concerns from the audience were addressed and answered.

With there being no further questions from the board or the audience, a motion to approve the Special Use Permit for Parcel # 08I11053 was made by Casey Matthews and seconded by Jamey Caudill. The vote was unanimous, and the motion passed.

- c) Tri-County Community Health Council, Petitioners & Owners – Application for a Commercial Subdivision of Parcel 08I11013K, located at 725 Boyette Rd. Parcel is in the Town’s City Limits.

- **Owner would like to request a Special Use Permit to allow for commercial subdivision.**
- **Parcel is in the Town’s City Limits.**
- **Current Zoning is B2-H**

- **Public notice was in the FO Benson News in Review on April 30, 2025 and May 7, 2025.**
- **Sign was placed on the property May 2, 2025.**
- **Letters were mailed to 46**
- **property owners within a 500 ft radius for both properties on April 30, 2025.**
- **There were no inquiries from letters that were mailed.**

Tamara Dunn recused herself and asked DeLaine Jackson to lead the meeting for this hearing. Mike Cook presented the case. Grayson Barefoot was in attendance representing Commwell Health. Mr. Barefoot stated that there would be 13 lots on 1.3 acres, and all Town regulations would be met. There was some discussion on having a building covenant drawn up by the attorney and making sure that any potential buyer for each lot turns in plans to the town. The board also wanted the contractors to raise the berm.

Town resident, Karen Wood came before the board and asked how this would affect her family and her land. She lives beside this particular property and is concerned about runoff and erosion. She also wanted to request a privacy fence be put up by the builder. Her questions were answered and concerns addressed.

With there being no further questions from the board or the audience, a motion to approve the Special Use Permit for a Commercial Subdivision on Parcel # 08I11013K was made by Casey Matthews and seconded by Loreta Beasley. The vote was unanimous, and the motion passed.

A motion to adjourn at 7:30 pm was made by Jamey Caudill and seconded by DeLaine Jackson; the motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, May 19, 2025 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, June 10, 2025 at 6:30 p.m.

Meeting Adjourned.

Attest

---

Albert Brewer, Chairman

---

Rhonda S. Lee  
Town Clerk