

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING
JUNE 11, 2024
MINUTES**

1) Call to Order- Rhonda Lee, Town Clerk called the meeting to order at 6:30pm. Members present were Diane Holland, Loreta Beasley, DeLaine Jackson, Casey Matthews and Steve Kelly. Absent were Albert Brewer, Ashton Wood, Jamey Caudill and Chad Stewart. Also present were staff: Mike Cook and Barry Stanley.

2) Pledge of Allegiance- Led by Mike Cook

3) Welcome and Mission Statement- Rhonda Lee, Town Clerk

4) Approval of Minutes

(a) Planning Board Meeting- May 14, 2024

Motion to approve the May 14, 2024 Planning Board minutes as presented was made by Casey Matthews, seconded by Diane Holland, voting unanimous.

5) Public Hearings:

a) Paul & Emily Jordan., Petitioners & Owners are requesting a Special Use Permit to allow for an oversized 1500 square foot building to be located at 769 Juniper Church Rd., parcel# 08H11022, located in the Town's ETJ.

NOTES ON CASE BY STAFF PRESENTED BY MIKE COOK:

- **Owner would like place an oversized building on their property located at 769 Juniper Church Rd.**
- **Parcel# 08H11022 is in the Town's ETJ.**
- **Zone RA – Zoning ordinance requires a special use permit for buildings over 1000 square feet.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on May 29 and June 5, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 10 property owners within a 500 ft radius on May 29, 2024.**

- **There were no inquiries.**
- **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**
 2. **Will not injure the value of the adjoining property**
 3. **Will be in harmony with the area in which it is located**
 4. **Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners**

Paul Jordan, Petitioner and Owner was present to represent. Mr. Jordan stated that he wants to build a 30x50 metal building on his 6 acres of land to store his boat, lawnmower and hay for 4H animals. This building will be aesthetic with the style of his new house. There were plans of the building presented to the board for review. No questions or concerns from the board or audience.

Motion to recommend the Special Use Permit to the Board of Commissioners was made by DeLaine Jackson, seconded by Tamara Dunn, motion passed unanimously.

b) Chad Stewart, Petitioner & Owner is requesting to rezone their parcel # 08J110234 from R8-5S to B2-H located at 4040 US Hwy 301 S. located in the Town's City Limits.

NOTES ON CASE BY STAFF PRESENTED BY MIKE COOK:

- **Owner would like to rezone parcel # 08J110234 located at 4040 US Hwy 301 S. from R8-5S to B2-H in order to be compatible with their surrounding properties.**
- **Parcel is in the Town's City Limits**
- **Public notice was in the FO Benson News in Review on May 29th & June 5, 2024**
- **Sign was placed on property**
- **Letters were mailed to 37 property owners within a 500 ft radius on May 29, 2024.**
- **There were two inquiries from letters that were mailed. Questions were answered about the current zoning and what the requested zoning would be.**
- **Staff has determined the findings meet requirements and recommends approval.**

No one was present to represent Petitioner/Owner. Mike Cook addressed the board with the request from Chad Stewart to rezone this parcel in order to get the store in compliance with zoning as well as to be compatible with surrounding properties that are zoned B2-H. This parcel has been zoned incorrectly for a long time. Changing the zoning to B2-H will also help clean up GIS mapping.

Public Comments:

Dave Neville, president of Holt Lake South, voiced his concerns about the rezoning of this property. He, along with other Holt Lake South residents, would like this zoning to remain R8-5S. His concern is that if the zoning gets changed to B2-H then there would never be a chance to have a residential development on this property. Mr. Neville, speaking on behalf of Holt Lake South residents, had rather have residential housing on this property than a business, therefore would like the zoning to remain R8-5S

The board discussed that this was a rezoning case only and that they felt like in order for the store to be in compliance and to conform with surrounding parcels they were ready to vote.

Motion to recommend Parcel# 08J110234 be rezoned from R8-5S to B2-H was made by DeLaine Jackson, seconded by Loreta Beasley, voting unanimous.

c) Mickey Lamm of Caliber Development Inc., Petitioner & Chad Stewart Owner are requesting a Special Use Permit for manufactured and modular home sales located at 4040 US Hwy 301 S. parcel # 08J110234 located in the Town's City Limits.

NOTES ON CASE BY STAFF PRESENTED BY MIKE COOK:

- **Owner is requesting a special use for parcel # 08J110234 located at 4040 US Hwy 301 S. His intentions are to use the existing building as an office space only. He will not have modular homes on display for sale on the property**
- **Parcel is in the Town's City Limits**
- **Public notice was in the FO Benson News in Review on May 29th & June 5, 2024**
- **Sign was placed on property**
- **Letters were mailed to 37 property owners within a 500 ft radius on May 29, 2024.**
- **There were two inquiries from letters that were mailed.**
- **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**
- 2. Will not injure the value of the adjoining property**
- 3. Will be in harmony with the area in which it is located**
- 4. Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners**

Mickey & Anita Lamm, Petitioners, were present to represent. Mickey Lamm addressed the board with his intentions for the Special Use Permit. He only needs an office space to hang his DMV license and a phone in order to comply with State regulations. He has no intentions of putting mobile/modular homes on the property for display. He works out of his truck but is required to have an office space.

There were no further comments from the board or audience.

Motion to recommend Special Use Permit to allow an office space for mobile/modular home sells made by Diane Holland, seconded by Loreta Beasley, voting unanimous.

- d) S&B Real Estate Ventures, LLC, Petitioner & Owner is requesting a Subdivision to allow six (6) townhomes located at W Allen St. and Temple St., parcel # 08016009B, located in the Town's City Limits.

NOTES ON CASE BY STAFF PRESENTED BY MIKE COOK:

- **Owner would like to subdivide parcel # 08016009B located at the corner of Allen St. and Temple St. in order to build 6 townhomes.**
- **Parcel is in the Town's City Limits**
- **Public notice was in the FO Benson News in Review on May 29th & June 5, 2024**
- **Sign was placed on property**
- **Letters were mailed to 47 property owners within a 500 ft radius on May 29, 2024.**
- **There was one inquiry from letters that were mailed.**
- **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**
 - 2. Will not injure the value of the adjoining property**
 - 3. Will be in harmony with the area in which it is located**
 - 4. Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners**

Chris Stanley was present to represent S&B Real Estate Ventures, LLC. Chris addressed the board and presented a proposed site plan for review. He explained this was a small lot but could meet all setbacks and requirements. Each townhome would have its own garage facing the front, on the Allen St. side, and would have additional parking in the back.

Public Comments:

Diane Blue, a Four Oaks resident that has property on Temple St. asked to address the board. She asked if these townhomes would be for rent or for sale and what was the expected traffic flow. Chris Stanley, representing S&B Real Estate Ventures, answered that the townhomes would be sold, not rented and with the additional parking in the back as well as having an entrance on both Temple and Allen, traffic should not be a problem. He also stated the driveways did meet DOT standards.

There were no further questions from the board or audience.

Motion to recommend a six (6) Townhome subdivision was made by DeLaine Jackson, seconded by Tamara Dunn, voting unanimous.

- e) Adams & Hodge Engineering, PC Petitioner & S&B Real Estate Ventures, LLC, Owner is requesting a Subdivision to allow twenty-four (24) townhomes located at 113 Allendale Rd., parcel # 08021001, located in the Town's City Limits.

NOTES ON CASE BY STAFF PRESENTED BY MIKE COOK:

- **Petitioner & Owner would like to subdivide parcel # 08021001 located at 113 Allendale Rd. in order to build 24 townhomes.**
- **Parcel is in the Town's City Limits**
- **Public notice was in the FO Benson News in Review on May 29th & June 5, 2024**
- **Sign was placed on property**
- **Letters were mailed to 47 property owners within a 500 ft radius on May 29, 2024.**
- **There was one inquiry from letters that were mailed.**
- **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**
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Donnie Adams was present to represent Adams & Hodge Engineering and Chris Stanley was present to represent S&B Real Estate Ventures, LLC. Mr. Adams presented a proposed site plan to the board for review. This will be twenty-four (24) townhomes on Allendale Rd. There will be two entrances on all homes will be on the same side of the street.

Public Comments:

Sophia Johnson of 107 Allendale Rd. addressed the board with her concerns. She has safety concerns with all the traffic that is on Allendale because of the business park and then adding 24 townhomes she feels will be a huge safety issue. She also had questions about what type of barrier will be placed to divide her property. Mrs. Johnson also had concerns about if these units would be rented or sold. Chris Stanley with S&B answered these questions. S&B will be willing to talk to Mrs. Johnson about some type of fence or barrier in order to divide her property. He also stated these would be sold and not rented. The traffic issue was addressed by Mike Cook and Barry Stanley. The town is working on a project for a new entrance to the business park that will alleviate a lot of the thru traffic on Allendale Rd.

No further questions from the board or audience.

Motion to recommend a twenty-four (24) townhome subdivision was made by Tamara Dunn, seconded by DeLaine Jackson, voting unanimous.

Motion to adjourn at 7:25pm was made by DeLaine Jackson, seconded by Tamara Dunn. Motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, June 17, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

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

Albert Brewer, Chairman

Rhonda Lee, Town Clerk