

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
JULY 8, 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 and Jamey Caudill were excused. Also present were staff: Mike Cook, Carol Allen, and Rhonda Lee, Town Clerk, who recorded minutes.

2) Pledge of Allegiance – Led by Mike Cook

3) Approval of Minutes

(a) Planning Board Meeting – May 13, 2025

DeLaine Jackson moved to approve the minutes from May 13, 2025, seconded by Casey Matthews. The vote was unanimous, and the motion passed.

4) Public Hearings:

Tamara Dunn called the meeting into a public hearing.

Mike Cook, Planning and Zoning Director/Chief Building Inspector, turned the meeting over to Reid Williams, President of the I-95 Alliance to present the I-3O Industrial Overlay District. Reid asked that it be noted in the minutes that this is an I-3O zoning district and not I-30 (zero). Reid states that the purpose of this new zoning district will give the Town more authority over the types, sizes, and materials of buildings that will go into the business park. He states that Attorneys Chip Hewett and Mike Wilber worked on the wording of this ordinance so we can be confident that it covers the Town's needs.

DeLaine Jackson asked if this overlay district would cover Old Brewer Road. Reid stated that the intentions for this zoning district will be mainly applied to the new business park, but could potentially be used elsewhere if needed.

With no other questions or concerns brought before the board, Tamara Dunn called the question to approve or deny the I-3O Industrial Overlay District. Delaine Jackson made a motion to approve the new Industrial Overlay District as presented. Loreta Beasley seconded the motion. Motion carried unanimously.

With no further business brought before the board, a motion to adjourn at 6:48 pm was made by Tamara Dunn and seconded by Casey Matthews; the motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, July 21, 2025 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, August 12, 2025 at 6:30 p.m.

Meeting Adjourned.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk