

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
JULY 9, 2024 at 6:30 p.m.**

- 1) Call to Order
Ashton Wood, Co-Chairman called the meeting to order at 6:30 pm. Members present were Loretta Beasley, Diane Holland, Casey Matthews, Tamara Dunn, and DeLaine Jackson. Absent were Albert Brewer, Chad Stewart, Jamey Caudill, and Steve Kelly. Also, present were staff: Mike Cook, Rhonda Lee & Barry Stanley.
- 2) Pledge of Allegiance – Led by Ashton Wood
- 3) Welcomes and Mission Statement – Ashton Wood
- 4) Approval of Minutes
 - (a) Planning Board Meeting – June 11, 2024
Motion to approve the June 11, 2024 Planning Board minutes as presented was made by DeLaine Jackson, seconded by Casey Matthews, voting unanimous.
- 5) Public Hearings:
Ashton Wood called the meeting into a public hearing. Mike Cook presented the cases.
 - a) Timothy Stalnaker, Petitioner & Owner – Request for a Special Use Permit to allow for an Oversized Building on their Property located at 479 Elevation Rd. in the Town’s ETJ; Parcel # 07H09023E.

NOTES ON CASE BY STAFF:

- **Owner would like to request a special use for an oversized 40x80 shop building on parcel # 07H09023E located at 479 Elevation Rd.**
- **Zone RA – Zoning ordinance requires a special use permit for buildings over 1000 square feet**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on June 26th & July 3, 2024**
- **Sign was placed on property**
- **Letters were mailed to 34 property owners within a 500 ft radius on June 26, 2024.**
- **There were no 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 conform with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners**

Mike Cook presented the facts to the board. Timothy Stalnaker, Petitioner & Owner, was present to represent. Mr. Stalnaker stated this would be a nice, oversized building that will conform to his house and be used for storage. There were no further questions or discussion.

Motion to recommend a special use for a 40x80 building to the Board of Commissioners for approval was made by Tamara Dunn, seconded by Casey Matthews, motion passed unanimously.

- b) Yusepelin Acosta-Doblado, Petitioner & Betsy Byrd, Owner – Request for a Special Use Permit to allow for a car lot on their property located at 5900 US Hwy 301 S. in the Town's City Limits; Parcel # 08I11011H.

- **Owner would like to request a special use for a car lot on parcel #08I11011H located at 5900 US Hwy 301 S.**
- **Zone B2-H – Zoning ordinance requires a special use permit for a car lot.**
- **Parcel is in the Town's City Limits.**
- **Public notice was in the FO Benson News in Review on June 26th & July 3, 2024**
- **Sign was placed on property**
- **Letters were mailed to 39 property owners within a 500 ft radius on June 26, 2024.**
- **There were no 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**

Mike Cook presented the facts to the board. He stated this parcel was a car lot in the past but no evidence that a special use permit was ever done. Mrs. Acosta, petitioner's wife, was present to represent as petitioner was in surgery. She presented a simple drawing of the layout for the office building as well as where the cars would be. She also stated that there would not be more than 10 cars on the lot at one time. There were no other questions or discussion.

Motion to recommend a special use for car lot at 5900 US Hwy 301 S. to the Board of Commissioners for approval was made by Tamara Dunn, seconded by DeLaine Jackson, motion passed unanimously.

Public comments:

None

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

Mark your calendar for the next Planning Board Meeting, Tuesday, August 13, 2024 at 6:30 p.m.

Motion to adjourn at 6:45 pm was made by Ashton Wood, seconded by Daine Holland. Motion passed unanimously.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk