TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
SEPTEMBER 21, 2026
AGENDA

1. **Call to Order**

2. **Invocation and the Pledge of Allegiance – FO Cardinal Cheerleaders**

3. **Agenda Approval**

4. **Approval of Consent Agenda**

    - Board of Commissioners regular meeting August 17, 2026, Minutes
    - Resolution directing the clerk to investigate Parcel # 08014015B for voluntary annexation.
    - Call for a public hearing on the following items:
      a) Voluntary Annexation of Parcel # 08014015B located at 308 W. Wellons St.

5. **Proclamation**- Honoring the 25th Anniversary of September 11, 2001

6. **Proclamation**- Recognizing Southern Johnston Baseball Association 10U South All-Stars Tar Heel League State Champions

7. **Public Comments**

8. **Public Hearings**

    a) LEGISLATIVE: Barry Stanley, Petitioner, and the Town of Four Oaks, Owner – Request rezoning of Parcel # 08014015 from RA to B2H. Parcel is located at 306 and is in the Town's ETJ.

    - **Owner would like to request Rezoning from RA to B2H to clean up the Town's maps.**
    - **Public notice was in the FO Benson News in Review on September 2, 2026, and September 9, 2026.**
    - **A sign was placed on the property on September 4, 2026.**
    - **Letters were mailed to 36 property owners within a 500 ft radius on July 31, 2026.**
    - **There were np inquiries from the letters that were mailed.**
    - **The Planning Board heard the case on September 8, 2026, and recommended approval.**

b) LEGISLATIVE: Barry Stanley, Petitioner, and the Town of Four Oaks, Owner – Request rezoning of Parcel # 08014015B from RA to B2H. The parcel is located at 308 W Wellons St. and is in the Town's ETJ.

- **Owner would like to request Rezoning from RA to B2H to clean up the Town's maps.**
- **Public notice was in the FO Benson News in Review on September 2, 2026, and September 9, 2026.**
- **A sign was placed on the property on September 4, 2026.**
- **Letters were mailed to 36 property owners within a 500 ft radius on July 31, 2026.**
- **There were np inquiries from the letters that were mailed.**
- **The Planning Board heard the case September 8, 2026, and recommended approval.**

c) QUASI: Heraclio Flores Aguilar, Petitioner and Owner – Request a special use for a 50 x 100 storage building on Parcel 08I11022B. The parcel is located at 1570 Boyette Rd. and is in the Town's ETJ.

- **Owner would like to request Special Use for an oversized pole barn to be used for storage.**
- **Parcel is currently zoned RA.**
- **Public notice was in the FO Benson News in Review on September 2, 2026, and September 9, 2026.**
- **A sign was placed on the property on September 4, 2026.**
- **Letters were mailed to 13 property owners within a 500 ft radius on September 4, 2026.**
- **There were no inquiries from the letters that were mailed.**
- **The Planning Board heard the case on September 8, 2026, and denied the SUP request.**

NOTE: Per Town of Four Oaks Ordinance Section 308, the Board of Adjustment shall determine the following four findings of facts. If any answer is False, the SUP will not pass.

a) Will not endanger the public health or safety:
b) Will not injure the value of the adjoining property:
c) Will be in harmony with the area in which it is located:
d) Will be in conformity with the future land use plan, thoroughfare plan, or other plans officially adopted by the Board of Commissioners

d) QUASI: Dustin Norris, Petitioner and Owner – Request a special use for a U-Haul rental on Parcel # 08015012. The parcel is located at 311 W Wellons St and is in the Town's City Limits.

- **Owner would like to request a Special Use for a U-Haul business.**
- **Parcel is currently zoned B2H.**

- **Public notice was in the FO Benson News in Review on September 2, 2026, and September 9, 2026.**
- **A sign was placed on the property on September 4, 2026.**
- **Letters were mailed to 36 property owners within a 500 ft radius on September 4, 2026**
- **There were no inquiries from the letters that were mailed.**
- **The Planning Board heard the case on September 8, 2026, and recommended approval.**

NOTE: Per Town of Four Oaks Ordinance Section 308 the Board of Adjustment shall determine the following four findings of facts. If any answer is False, the SUP will not pass.

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9. **New Business**

a) Discuss plans for Parks and Recreation
b) Acceptance of the Certificate of Sufficiency for voluntary annexation of 308 W Wellons St.
c) Approve 2026-2027 Town Fee Schedule
d) Approve Contract between the Town of Four Oaks and Commwell Heath for land acquisition
e) Approve Contract between the Town of Four Oaks and MML & Associates for land acquisition

10. **Mayor's Comments**

11. **Department Reports**

a) Police
b) Parks & Rec./Outreach and Appearance
c) Water and Sewer
d) Streets and Sanitation
e) Planning & Zoning – Inspections
f) Finance
g) Town Projects Update

12. **Adjournment**