

**TOWN OF FOUR OAKS  
BOARD OF COMMISSIONERS MEETING  
JULY 15<sup>TH</sup>, 2024  
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
  - a) Board of Commissioners Meeting – June 17, 2024
- 4) Oath of Office- Hollie Blackwell, Finance Officer
- 5) Public Comments

Public Hearings

- a) LEGISLATIVE: **Tabled in June until July** 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.
  - b) QUASI: **Tabled in June until July** 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.
  - c) QUASI: Yusepelin Acosta-Doblado, Petitioner & Betsy Byrd, Owner – Request for a Special Use Permit to allow for a car lot located at 5900 US Hwy 301 S. in the Town's City Limits; Parcel # 08I11011H.
  - d) QUASI: 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.
  - e) QUASI: Dan Lee, Petitioner & Owner- Request for a Variance to divide Parcel# 08005028 into two lots, located at 506 Tucker St. in the Town's City Limits.  
**REQUEST WITHDRAWN WILL NOT BE HEARD AT THE JULY MEETING**
- 6) Public Hearing

- a) Skip Green's proposal for Grant Administration Services that was approved in the June 17, 2024 meeting. Motion to rescind.
  
- 7) New Business
  - a) Town's Fee Schedule
  - b) Review Recruitment and Retention Proposals
  - c) Proposals for Grant Administration Services
  
- 8) Mayor's Comments
  
- 9) Department Reports
  - a) Police – Surles
  - b) Parks & Rec and Outreach & Appearance – Robertson
  - c) Water and Sewer – Bradley
  - d) Sanitation & Streets – Capps
  - e) Planning & Zoning, Inspections – Mike Cook
  - f) Finance – Hines
  
- 10) Closed Session
  - a) Discussion of Pending Litigation

Adjournment

## **Finding of facts for Agenda Item B:**

- **Owner would like to request for a special use on parcel # 08J110234 located at 4040 US Hwy 301 S.**
- **Parcel is in the Town's City Limits.**
- **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**

## **Finding of facts for Agenda Item C:**

- **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 3rd, 2024**
- **Sign was placed on property**
- **Letters were mailed to 39 property owners within a 500 ft radius on June 26th, 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**

## **Finding of facts for Agenda Item D:**

- **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 3rd, 2024**
- **Sign was placed on property**
- **Letters were mailed to 34 property owners within a 500 ft radius on June 26th, 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**