

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
NOVEMBER 18, 2024
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
 - a) Board of Commissioners Meeting – October 21, 2024
- 4) Proclamations of Appreciation for Lt. Timothy Lebow and Sgt. Issac Potter for Volunteering to assist in Western NC after Hurricane Helene.
- 5) Public Comments
- 6) Public Hearings
 - a) **QUASI:** Nicholas Byrd, Petitioners & Cory Bowes, Owners – Applications for a Special Use Permit to allow for a 2-unit duplex located S. Main St. Parcel # 08017016. Parcel is in the Town’s city limits.
 - **Owner would like to request a Special Use Permit to allow for a 2-unit duplex home at S. Main St.**
 - **Parcel is in the Town’s city limits.**
 - **Public notice was in the FO Benson News in Review on October 30th & November 6th 2024.**
 - **Sign was placed on property November 1, 2024.**
 - **Letters were mailed to 12 property owners within a 500 ft radius for both properties on October 30, 2024.**
 - **There were no inquiries from letters that were mailed.**

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

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 plans officially adopted by the Board of Commissioners:

b) **QUASI:** Nicholas Byrd, Petitioners & Cory Bowes, Owners – Applications for a Special Use Permit to allow for a 2-unit duplex located S. Main St. Parcel # 08017017. Parcel is in the Town’s city limits.

- **Owner would like to request a Special Use Permit to allow for a 2-unit duplex home at S. Main St.**
- **Parcel is in the Town’s city limits.**
- **Public notice was in the FO Benson News in Review on October 30th & November 6th 2024.**
- **Sign was placed on property November 1, 2024.**
- **Letters were mailed to 13 property owners within a 500 ft radius for both properties on October 30, 2024.**
- **There were no inquiries from letters that were mailed.**

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

1. Will not endanger the public health or safety:
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c) **QUASI:** Stanley & Brande Cupp, Petitioners & Owners – Application for a Special Use Permit to allow for a Boat and RV Storage lot located at; 5977 USD Hwy 301 S. Parcel # 08I111012E. Parcel is in the Town’s city limits.

- **Owner would like to request a Special Use Permit to allow for a Boat and RV Storage lot 5977 US Hwy 301 S.**
- **Parcel is in the Town’s city limits.**
- **Public notice was in the FO Benson News in Review on October 30th & November 6th, 2024.**
- **Sign was placed on property November 1, 2024.**
- **Letters were mailed to 24 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**

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

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 plans officially adopted by the Board of Commissioners:

d) **QUASI:** Tawana Reddick, Petitioner & Owner – Application for a Variance for Setbacks on Parcel # 08J12001D located at 394 Heath Rd., in the Town’s ETJ.

- **Owner would like to request a Variance at 394 Heath Rd. for a manufactured home.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on October 30th & November 6th, 2024.**
- **Sign was placed on property November 1, 2024.**
- **Letters were mailed to 33 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**

NOTE: The BOA shall determine if the strict application of the zoning ordinance would create unnecessary hardship. Four conclusions for a variance determination, set by general statute, are: (applicant must show each)

1. Unnecessary hardship would result from a strict application of the ordinance.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.
3. The hardship did not result from actions taken by the applicant or the property owner.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

- 7) New Business
 - a) Resolution to Authorize Annexation Investigation – Delcid Property Management, located at Parcel# 08J11033W on Hwy 701 S., Four Oaks, NC
 - b) Resolution to Authorize the acceptance of the State Reserve Grant offer of \$150,000 for Water AIA,DWI #AIA-D-0282.
 - c) Adopt Water Asset Inventory and Assessment Grant Project # AIS-D-0282 Budget Ordinance.
 - d) Resolution to Authorize the acceptance of the State Reserve Grant Offer of \$150,000 for Sewer AIA,DWI #AIA-W-0297.
 - e) Adopt Sewer Asset Inventory and Assessment Grant Project # AIA-W-0297 Budget Ordinance.
 - f) Resolution to Authorize the acceptance of the 2023 Appropriations Act Directed Project Grants Offer of \$1,100,000 for Sewer Extension 2 and Upgrade to 5 Pump Stations.
 - g) Resolution to Authorize the acceptance of the 2023 Appropriations Act Directed Projects Grant Offer of \$3,431,000 for the Elevated Water Tank SRP-D-134-0168.
 - h) Authorize the Town Clerk to advertise for an Administrative Assistant position for the Police Department. Job Description from Chief Anderson is attached.

- 8) Mayor's Comments

- 9) Department Reports
 - a) Police – Surles (Chief Anderson)
 - b) Parks & Rec and Outreach & Appearance – Robertson
 - c) Water and Sewer – Bradley
 - d) Sanitation & Streets – Bradley
 - e) Planning & Zoning, Inspections – Capps (Mike Cook)
 - f) Finance – Hines

Adjournment

