

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
OCTOBER 21, 2024
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
 - a) Board of Commissioners Meeting – September 16, 2024
 - b) Special Called Meeting - September 24, 2024
- 4) Proclamation
 - a) Southern Johnston Baseball Association 10U All-Stars State Champions
- 5) Public Comments
- 6) Public Hearings
 - a) **LEGISLATIVE:** Golden Leaf LLC, Petitioner & Owner – Application for rezoning Parcel # 08I11083E located at 271 Parker Rd. Parcel is in the Town’s ETJ.
 - **Owner would like to rezone parcel #08I11083E located at 271 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
 - **Parcel is in the Town’s ETJ.**
 - **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
 - **Sign was placed on property September 27, 2024.**
 - **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
 - **There were no inquiries from letters that were mailed.**
 - **Staff has determined the findings meet requirements and recommends approval.**

b) **LEGISLATIVE:** Golden Leaf LLC, Petitioner & Owner – Application for rezoning of Parcel # 08I11083F located at 225 Parker Rd. Parcel is in the Town’s ETJ.

- **Owner would like to rezone parcel #'s 08I11083F located at 225 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

c) **LEGISLATIVE:** Golden Leaf LLC, Petitioner & Owner – Application for rezoning of Parcel # 08I11083J located at 279 Parker Rd. Parcel is in the Town’s ETJ.

- **Owner would like to rezone parcel # 08I11083J located at 279 Parker Rd, from I-1L to R-A in order to be in alignment with adjacent properties and to conform with its current and intended use.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 15 property owners within a 500 ft radius on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

d) **QUASI:** Peggy & Rodney Martin of PJ's Rentals LLC, Petitioners & Owners – Applications for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 7654 US Hwy 301 S. Parcel # 08H10086. Parcel is in the Town's ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home at 7654 US Hwy 301 S.**
- **Parcel is in the Town's ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

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:

e) **QUASI:** Peggy & Rodney Martin of PJ's Rentals LLC, Petitioners & Owners – Applications for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 7747 US Hwy 301 S., Parcel # 08J11065A. Parcel is in the Town's ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home at 7747 US Hwy 301 S.**
- **Parcel is in the Town's ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

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f) **QUASI:** Erik & Lori McCray, Petitioners & Owners – Application for a Special Use Permit to allow for a New Double Wide Manufactured Home located at; 1984 Hockaday Rd. Parcel # 08I12004G. Parcel is in the Town’s ETJ.

- **Owner would like to request a Special Use Permit to allow for a double wide manufactured home located at 1984 Hockaday Rd.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 18 property owners within a 500 ft radius for both properties on September 25, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

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g) **QUASI:** Delcid Property Management, Petitioner & Owner – Application for a Special Use Permit to allow for a Motor Vehicle Dealership located at; 311 US Hwy 701 S. Parcel # 08J11033W. Parcel is split between the Town’s ETJ and City Limit’s.

- **Owner would like to request a special use permit to allow for a car dealership at 311 US Hwy 701 S.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on September 25th & October 2nd, 2024**
- **Sign was placed on property September 27, 2024.**
- **Letters were mailed to 11 property owners within a 500 ft radius on May 29, 2024.**
- **There were no inquiries from letters that were mailed.**
- **Staff recommends annexation of the entire parcel into the City Limits. This will be conducive to the future land use map that is zoned Highway Commercial.**

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7) New Business

- a) Resolution Authorizing Bank Account Signers and Removing signers no longer employed with the Town. This will be for United Community Bank and KS Bank.
- b) Resolution to award McKim & Creed Professional A/E Services for the SL2023-134 Elevated Water Tank Project.
- c) Resolution to adopt Project Budget Ordinances for the following projects that the Town has received American Rescue Program Act (ARPA) and State Legislature 2023-134 (SL) grant funds. These ordinances reflect committed funds and current estimated expenditures.
 - Police Station Conversion
 - Upgrade Pump Stations
 - Business Park Sewer Line Extension
 - Stormwater Drainage
 - Business Park Water Line Extension
- d) Resolution to adopt Downtown Streetscape budget ordinance. Fred Smith Co. was awarded the contract; this budget ordinance will reflect that award.
 - CDBG-COVID Project 20-V-3502 and HUD UDI B-22-CP-NC-0545

- 8) Mayor's Comments

- 9) Department Reports
 - a) Police – Surlles (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

