

TOWN OF FOUR OAKS
PLANNING BOARD MEETING AGENDA / MINUTES
April 4, 2023 at 6:30 p.m.

- A. Call to Order – Ashton Wood, Vice Chairman called to order at 6:30 pm. Members present were Ashton Wood, Loretta Beasley, Jamey Caudill, Diane Holland, Steve Kelly, and Casey Matthews. Absent were Albert Brewer, Delaine Jackson, John Martin.
- B. Pledge of Allegiance – Lead by Ashton Wood
- C. Welcomes and Mission Statement – Ashton Wood made comments – Planning Board is a general compliance board, they hear and review each case, make sure ordinances are met and give recommendations to the Board of Commissioners.
- D. See below for the requesting cases to be heard: Barry Stanley, Public Works Director presented the cases.

Staff Analysis:

In review of the requests, the staff has the following “finding of facts” and suggests that the Planning Board, likewise, include these among any specific “findings of facts” that they make regarding these cases. Any such “findings of facts” should be made by separate motion(s) and vote(s) prior to any motion and vote to grant or deny the special use.

- 1.) Dustin & Amber Stanley, Petitioner/Owner of Parcel # 08H11196 is requesting a special use to relocate their 2001 Horton DWMH from 1790 NC Hwy 96 S to their property at 701 Miller Rd. The vacant parcel is zoned R-A and requires a special use for a manufactured home.
 - Owners would like to move their doublewide from 1800 NC Hwy 96 S to their property at 701 Miller Rd. on 23.74 acres
 - Parcel is in the Town’s ETJ
 - Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for DWMH. Meets the R-A minimum requirement of 20,000 sq ft.
 - Meets required setbacks:
 - Front – 40 ft at 65 ft
 - Sides - 15 ft at 120 ft & 35 ft
 - Rear - 30 ft at 500 ft
 - Public notice - in the FO Benson News in Review on March 22 & 29, 2023
 - Letters were mailed to 23 property owners within a 500 ft radius on March 24, 2023. There has been NO inquiries or concerns.
 - Staff has determined the findings meets requirements and recommends approval.

NOTES ON CASE:

Dustin Stanley was present. Mr. Stanley commented the home would be set up like it currently is with a brick foundation, 2 porches less the fiberglass column but probably putting up wood columns.

Motion to recommend the special use to the Board of Commissioner for Dustin & Amber Stanley to relocate their 2001 Horton DWMH from 1790 NC Hwy 96 S to their property at 701 Miller Rd., noting it meets all the current code & zoning standards, was made by Dianne Holland, seconded by Casey Matthews, voting unanimous.

- 2.) Anthony & April Beasley, Petitioner / Owner of parcel #08H10013C is requesting a special use to build a 1,500 sq. ft. detached oversize garage on his property at 1319 Black Creek Rd.

- Owners would like to build a detached 30' x 50', 1500 sq ft storage building on their property at 1319 Black Creek Rd.
- Building will sit behind the backline of the house.
- Parcel is in the Town's ETJ
- Zone R-A (Residential Agriculture)
- Accessory Buildings over 1,000 sq ft require a special use permit
- Public notice - in the FO Benson News in Review on March 22 & 29, 2023
- Letters were mailed to 16 property owners within a 500 ft radius on March 24, 2023.
- One inquiry was received from Judy B. Stephenson. Barry Stanley spoke with Mrs. Stephenson and she has no further concerns.
- Staff has determined the findings meets requirements and recommends approval.

NOTES ON CASE:

Mr. Stanley added it does meet setbacks and requirements. Anthony & April Beasley were present. Mr. Beasley added it would be a metal building and mainly used for storage. Building will be purchased & installed by Superior Metal Structures and Lee Massengill will pour the concrete slab. Mrs. Holland inquired if it would have electricity. Mr. Beasley responded yes but the final details hadn't been determined yet.

Motion to recommend the special use to the Board of Commissioner for Anthony & April Beasley to build a build a 1,500 sq. ft. detached oversize garage on their property at 1319 Black Creek Rd., noting it meets all requirements, was made by Casey Matthews, seconded by Loretta Beasley, voting unanimous.

3.) Planning Board may review some town and zoning ordinance for amendment recommendations to the Board of Commissioners

- NONE

Planning Board wish list:

- 1) They would like to get a complete updated zoning ordinance booklet and Land Use Plan. Martha Garris, Town Clerk will get to them.
- 2) Asked if they could start getting the full board packet ahead of time for them to have time to think things over. Mrs. Garris will try to start getting to them in advance.
- 3) Would like to review their recommendation in writing prior to it being presented to the Board of Commissioners to make sure the communication is clear and accurate. Mrs. Garris will try to be sure to start providing.
- 4) Board would like to be informed what the Board of Commissioners' final decision is on each case.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Tuesday, April 11, 2023 at 7 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting May 2, 2023 at 6:30 p.m.

Meeting Adjourned – Motion to adjourn at 7:26 pm was made by Casey Matthews, seconded by Jamey Caudill, voting unanimous.