

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
DECEMBER 12, 2023 at 6:30 p.m.**

- 1) Call to Order
Albert Brewer, Chairman called to order at 6:30 pm. Members present were Loretta Beasley, Jamey Caudill, DeLaine Jackson, Diane Holland, Steve Kelly, Casey Matthews, Chad Stewart, and Ashton Wood. Absent was Tamara Dunn. Also, present were staff: Mike Cook & Rhonda Lee.
- 2) Pledge of Allegiance – Led by Chairman Brewer
- 3) Welcomes and Mission Statement – Chairman Brewer
- 4) Approval of Minutes
 - (a) Planning Board Meeting – November 14, 2023
Motion to approve the November 14, 2023 Planning Board minutes as presented was made by Chad Stewart, seconded by Ashton Wood, voting unanimous.
- 5) Public Hearings:
Chairman Brewer called the meeting into a public hearing. Mike Cook presented the cases.
 - (a) Mickey & Anita Lamm, Petitioners & Owners – Request for a special use permit to allow for a 31 ft x 51 ft metal carport on their property located at 1270 Keen Road in the Town's ETJ; Parcel # 08I11065J.

NOTES ON CASE BY STAFF:

- **Owner would like to build a 31 ft x 51 ft oversized metal carport on their property at 1270 Keen Rd.**
- **Parcels are in the Town's ETJ**
- **Zone R-A (Residential Agriculture) – Zoning ordinance requires a special use for buildings over 1,000 sq ft.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on Nov. 29 & Dec. 6, 2023**
- **Sign was placed on property**
- **Letters were mailed to 6 property owners within a 500 ft radius on November 29, 2023. There were no inquiries.**
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- **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 (yes)**
 2. **Will not injure the value of the adjoining property (yes)**
 3. **Will be in harmony with the area in which it is located (yes)**
 4. **Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture)**

Mickey & Anita Lamm, Petitioners & Owners, were present to represent. Mr. Lamm commented this would be an open carport to park vehicles and a mower. It will match well with his house.

Motion to recommend the special use permit to allow for a 31 ft x 51 ft metal carport on their property located at 1270 Keen Road in the Town's ETJ; Parcel # 08I11065J to the Board of Commissioners for approval was made by Chad Stewart, seconded by DeLaine Jackson, motion passed unanimously.

- (b) John Keene, Petitioner & Owner – Request for a special use permit to allow for a 50 ft x 50 ft oversized storage building on his property located at 5922 US Hwy 301 in the Town's city limits; Parcel # 08I11011N.

NOTES ON CASE BY STAFF:

- **Owner would like to build a 50 ft x 50 ft oversized storage building on their property at 5922 US Hwy 301.**
- **Parcels are in the Town's city limits**
- **Zone B2-H (Highway Business District) – Zoning ordinance requires a special use for buildings over 1,000 sq ft.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on Nov. 29 & Dec. 6, 2023**
- **Sign was placed on property**
- **Letters were mailed to 27 property owners within a 500 ft radius on November 29, 2023. There were no inquiries.**
- **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:**
 5. **Will not endanger the public health or safety (yes)**
 6. **Will not injure the value of the adjoining property (yes)**
 7. **Will be in harmony with the area in which it is located (yes)**
 8. **Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture)**

John Keen, Petitioner & Owner, was present to represent. Mr. Keen commented this would be a storage building for his business to store equipment and tractors. It will match the business.

Motion to recommend the special use permit to allow for a 50 ft x 50 ft oversized storage building on his property located at 5922 US Hwy 301 in the Town's city limits; Parcel # 08I11011N to the Board of Commissioners for approval was made by Ashton Wood, seconded by Diane Holland, motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, December 18th, 2023 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

There are no hearings for January 2024!

Mark your calendar for the next Planning Board Meeting, Tuesday, February 13th, 2024 at 6:30 p.m.

Meeting Adjourned

Motion to adjourn at 6:46 pm was made by Chad Stewart, seconded by Ashton Wood, voting unanimous.

Attest

Albert Brewer, Chairman

Martha L. Garris, NCCMC
Town Clerk