

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
NOVEMBER 10, 2025**

1) Call to Order

Albert Brewer, Chairman, called the meeting to order at 6:30 p.m. Members present were Vice Chair Tamara Dunn, Loreta Beasley, Casey Matthews, DeLaine Jackson, and Jamey Caudill. Also present were staff: Barry Stanley, Town Administrator, and Rhonda Lee, Town Clerk, who recorded minutes.

2) Pledge of Allegiance – Led by Albert Brewer

3) Approval of Minutes

(a) Planning Board Meeting – September 9, 2025

Casey Matthews made a motion to approve the minutes from September 9, 2025, as presented. Seconded by DeLaine Jackson. Motion carried unanimously.

4) Public Hearings:

Albert Brewer called the meeting into a public hearing.

Barry Stanley presented the cases.

John Price, petitioner, and Thomas and Janice Price, owners, have turned in an application for rezoning parcel# 08H11002, located at 1558 Parkertown Road. They would like to rezone from R-A to B2-H to allow for a beauty salon. Public notice was in the FO Benson News in Review on October 29, 2025, and November 5, 2025. Sign was placed on the property on October 31, 2025. Letters were mailed to 4 property owners within a 500 ft radius on October 29, 2025. There were no inquiries from letters mailed.

John Price came before the board to represent his daughter Emily. They would like to upfit an older single-family dwelling and turn it into a hair salon. This is on a 90-acre farm, and they are looking at surveying out a ½-acre tract where the older house is located, and just have that part rezoned B2-H. The drive will be off of Parkertown Rd so it will be easily accessible.

There were no further questions from the board or audience. Tamara Dunn made a motion to approve the rezoning of Parcel# 08H11002 from R-A to B2-H. DeLaine Jackson seconded the motion. The motion passed unanimously.

Black Creek Road, LAN, LLC, petitioner and owner, have turned in an application for a 47-lot single-family residential subdivision. Parcel# 15I109024, located at 5146 Black Creek Rd. Parcel is in the ETJ. Public notice was in the FO Benson News in Review

August 27, 2025 and September 3, 2025. Sign was placed on the property August 27, 2025. Letters were mailed to 14 property owners within a 500 ft radius. There was one inquiry from the letters. That concern was addressed, and decided that the developer would put up a berm unless the property owner wanted to buy that portion of the land. Property owner was good with that decision.

Carlos Bagley, engineer representing Black Creek, LAN, LLC, came before the board to answer questions if necessary. He stated that the roads in this subdivision would be turned over to DOT once completed. It is in the Town of Four Oaks ETJ, but will have water service through Johnston County. Mike Cook has reviewed and approved plans up to this point. The developer will be asking to mirror the county's ordinance, which does not require sidewalks or curb and gutter in the ETJ.

There were no questions from the board or audience. Motion to approve the 47-lot subdivision at 5146 Black Creek Rd. was made by DeLaine Jackson. Motion was seconded by Jamey Caudill. Motion passed unanimously.

With no further business brought before the board, a motion to adjourn at 6:40 pm was made by Jamey Caudill and seconded by Tamara Dunn; the motion carried unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, November 17, 2025 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Meeting Adjourned.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk