

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
NOVEMBER 12, 2024 at 6:30 p.m.**

- 1) Call to Order
Albert Brewer, Chairman called the meeting to order at 6:30 pm. Members present were Loreta Beasley, Diane Holland, Casey Matthews, Tamara Dunn, DeLaine Jackson, Chad Stewart, and Jamey Caudill. Also, present were staff: Rhonda Lee, Carol Allen & Barry Stanley.
- 2) Pledge of Allegiance – Led by Tamara Dunn
- 3) Welcomes and Mission Statement – Albert Brewer
- 4) Approval of Minutes
 - (a) Planning Board Meeting – October 8, 2024
Motion to approve October 8, 2024 minutes was made by Chad Stewart, seconded by Delaine Jackson. Voting was unanimous. Motion passed.
- 5) Public Hearings:
Albert Brewer called the meeting into a public hearing. Barry Stanley presented the cases.
 - a) 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.**

Barry Stanley presented the case. Barry explained to the board that “a” and “b” were both the exact same request on two parcels side by side. The board agreed to hear both together and make one motion. Nicholas Byrd, with Harbinger Homes addressed the board. These duplexes will be built the same and they will be 1590 heated square feet. Each will have its own carport.

Chad Stewart asked if there were any questions or concerns from the audience. Mrs. Joan Pritchett came forward to express her concerns over parking and to just get more information. All of her questions were answered, and she had no opposition.

Chad Stewart made a motion to approve both Special Use Permits, “a” and “b”, for Harbinger Homes. Seconded by Jamey Caudill, voting was unanimous. Motion passed.

- b) 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.**

Chad Stewart made a motion to approve both Special Use Permits, “a” and “b”, for Harbinger Homes. Seconded by Jamey Caudill, voting was unanimous. Motion passed.

- c) 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.**

Barry Stanley presented the case. Stan Cupp addressed the board. He stated that he wants to have a boat and RV storage behind his auto shop. He will have a fence all the way around, security cameras and all vehicles will have insurance and tags.

There was no further discussion from the board or audience.

Motion to approve the special use permit was made by Tamara Dunn, seconded by Chad Stewart. Voting was unanimous. Motion passed.

Motion to adjourn at 6:40 pm was made by Chad Stewart, seconded by Casey Matthews. Motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, November 18, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, December 10, 2024 at 6:30 p.m.

Meeting Adjourned.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk