

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
APRIL 8, 2025 at 6:30 p.m.**

1) Call to Order

Albert Brewer, Chairman, called the meeting to order at 6:30 p.m. Members present were Loreta Beasley, Casey Matthews, Tamara Dunn, DeLaine Jackson, and Ian Trammell. Jamey Caudill was excused. Also present were staff: Mike Cook, Carol Allen, Barry Stanley, and Town Clerk Rhonda Lee, who recorded minutes.

2) Pledge of Allegiance – Led by Don Byrd

3) Welcomes and Mission Statement – Albert Brewer

4) Approval of Minutes

(a) Planning Board Meeting – March 11, 2025

Casey Matthews moved to approve the March 11, 2025 minutes, seconded by DeLaine Jackson. Voting was unanimous, and the motion passed.

5) Public Hearings:

Albert Brewer called the meeting into a public hearing. Mike Cook presented the case.

a) Golden Leaf, LLC, Petitioner & Owner – Application for a Special Use Permit for a five-unit townhome. Parcel # 08H99032V and 08H99033A located on Austin Street. Parcel is in the Town's City Limits.

- **Owner would like to request a Special Use Permit to allow for a five-unit townhome located on Austin Street**
- **Parcel is in the Town's City Limits.**
- **Public notice was in the FO Benson News in Review on March 26, 2025 and April 2, 2025.**
- **Sign was placed on the property on March 28, 2025.**
- **Letters were mailed to 50 property owners within a 500 ft radius for both properties on March 28, 2025.**
- **There were a couple of inquiries from letters that were mailed.**

Mike Cook presented the case. Don Byrd was in attendance representing Golden Leaf, LLC. Mr. Byrd stated that he does not have plans drawn up at this time but the townhomes will be 2-story units with 3 bedrooms and 2 baths and a single-car garage

for each unit. He states that the town's setbacks are met and will not need any variances. Ian Trammell asked Mr. Byrd what the square footage of each unit would be and how much they would sell for. Mr. Byrd stated that they would be in the range of 1450-1600 sq feet and sell for somewhere between 250 and 275,000. Ian also asked about other property owner disputes and encroachments on the property in question. Mr. Byrd stated that there has been a "gentlemen's agreement" with the other property owner and there were no disputes.

There were no further questions from the board or from the audience.

A motion to approve the Special Use Permit for Parcel # 08H99032V and 08H99033A was made by DeLaine Jackson and seconded by Casey Matthews. The vote was unanimous, and the motion passed.

- b) Golden Leaf, LLC, Petitioner & Owner – Application for a Special Use Permit for a five-unit townhome. Parcel # 08H99033 and 08H99033B located on George Street. Parcel is in the Town's City Limits.

- **Owner would like to request a Special Use Permit to allow for a five-unit townhome located on George Street**
- **Parcel is in the Town's City Limits.**
- **Public notice was in the FO Benson News in Review on March 26, 2025 and April 2, 2025.**
- **Sign was placed on the property March 28, 2025.**
- **Letters were mailed to 50 property owners within a 500 ft radius for both properties on March 28, 2025.**
- **There were a couple of inquiries from letters that were mailed.**

Mike Cook presented the case. Don Byrd attended on behalf of Golden Leaf, LLC. Mr. Byrd stated that this application was identical to the previous one. There were no further questions from the board or the audience.

A motion to approve the Special Use Permit for Parcel # 08H99033 and 08H99033B was made by Loreta Beasley and seconded by Tamara Dunn. The vote was unanimous, and the motion passed.

A motion to adjourn at 6:45 pm was made by Albert Brewer and seconded by DeLaine Jackson; the motion passed unanimously.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, April 21, 2025 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, May 13, 2025 at 6:30 p.m.

Meeting Adjourned.

Attest

Albert Brewer, Chairman

Rhonda S. Lee
Town Clerk