

**TOWN OF FOUR OAKS**  
**PLANNING BOARD MEETING MINUTES**  
**May 14, 2024 at 6:30 p.m.**

- 1) Call to Order  
Ashton Wood, called the meeting to order at 6:30 pm. Members present were Loreta Beasley, Diane Holland, Casey Matthews, Steve Kelly, and Jamey Caudill, Delaine Jackson. Absent were Chairman Brewer, Diane Holland and Chad Stewart. Also, present were staff: Mike Cook & Rhonda Lee.
- 2) Pledge of Allegiance – Led by Ashton Wood
- 3) Welcomes and Mission Statement – Ashton Wood
- 4) Approval of Minutes
  - (a) Planning Board Meeting – April 9, 2024  
Motion to approve the April 9th, 2024 Planning Board minutes as presented was made by Casey Matthews seconded by Jamey Caudill, voting unanimous.
- 5) Public Hearings:  
Ashton Wood called the meeting into a public hearing. Mike Cook presented the cases.
  - a) Sam Benton, Petitioner & Owner is requesting a Special Use Permit to allow for an oversized building to be located at 91 Jacob Lane. parcel# 08H10013V, located in the Town's ETJ.

**NOTES ON CASE BY STAFF:**

- **Owner would like place an oversized building on their property located at 91 Jacob Lane.**
- **Parcel# 08H10013V is in the Town's ETJ.**
- **Zone RA – Zoning ordinance requires a special use permit for buildings over 1000 square feet.**
- **Can meet setbacks.**
- **Public notice was in the FO Benson News in Review on May 1 and May 8, 2024.**
- **Sign was placed on property**
- **Letters were mailed to 10 property owners within a 500 ft radius on May 1, 2024.**
- **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)**

Sam Benton, Petitioner & Owner, was present to represent. Mr. Benton stated this would be a garage that would match his house. No other comments or questions from staff or audience.

Motion to recommend a special use for an oversized garage to the Board of Commissioners for approval was made by Tamara Dunn, seconded by Delaine Jackson, motion passed unanimously.

- b) Town of Four Oaks Development Corp., Petitioner & Owner is requesting to rezone their parcel# 08H99032Z from I-1L to R-6 located at 110 Iris Dr., located in the town's city limits.

**NOTES ON CASE BY STAFF:**

- **Owner would like to rezone parcel # 08H99032Z located at 110 Iris Dr from I-1L to R-6 in order to be compatible with their surrounding properties.**
- **Parcel is in the Town's City Limits**
- **Public notice was in the FO Benson News in Review on May 1<sup>st</sup> & May 8, 2024**
- **Sign was placed on property**
- **Letters were mailed to 20 property owners within a 500 ft radius on May 1, 2024.**
- **Staff has determined the findings meet requirements and recommends approval.**

Town of Four Oaks Development Corp., Petitioner & Owner, appointed Mike Cook and Rhonda Lee to represent the hearing to have parcel# 08H99032Z rezoned from I-1L to R-6. The purpose for the rezoning is to clean up the town's map and to match surrounding properties.

Motion to recommend rezoning of parcel 08H99032Z from I-1L to R-6 to the Board of Commissioners for approval was made by Tamara Dunn, seconded by Casey Matthews, motion passed unanimously.

Public comments:

Mr. O'Neil Simmons, of 30 Iris Dr. asked what the intentions were for the parcel that is being rezoned. Mike Cook, responded that they were rezoning to a R-6 which means it would be a single family residential lot. Mr. Simmons also had concerns about where the school bus would turn around, as they use this particular lot now. It was explained that this would be handled and the bus would have a place to turn around.

Board Discussion:

There was no further discussion from the board or the audience.

Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, May 20, 2024 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, July 9<sup>th</sup>, 2024 at 6:30 p.m.

Motion to adjourn at 6:40pm was made by Jamey Caudill, seconded by Delaine Jackson. Motion passed unanimously.

Attest

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Albert Brewer, Chairman

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Rhonda S. Lee  
Town Clerk