

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
DECEMBER 9, 2025**

1) Call to Order

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

2) Pledge of Allegiance – Led by Albert Brewer

3) Approval of Minutes

(a) Planning Board Meeting – November 10, 2025

Casey Matthews made a motion to approve the minutes from November 10, 2025, as presented. Seconded by Jamey Caudill. Motion carried unanimously.

4) Public Hearings:

Albert Brewer called the meeting into a public hearing.

Mike Cook presented the cases.

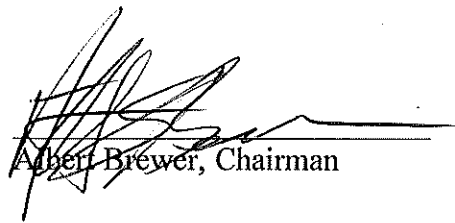
Hockaday Thompson Road, LAN, LLC, petitioner and owner, has applied for a 41-lot single-family residential subdivision. Parcel# 08I12015 & 08I12013, located at 2469 Hockaday Rd. Parcel is in the ETJ. Public notice was in the FO Benson News in Review November 26 and December 3, 2025. Sign was placed on the property December 3, 2025. Letters were mailed to 9 property owners within a 500 ft radius. There was one inquiry from the letters mailed. All questions were answered and there were no other concerns. Mike Cook stated that there would be an application for a variance on this subdivision for sidewalks and curb and gutters. This will be submitted at a later date.

Carlos Bagley, engineer representing Hockaday Thompson Road 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. DeLaine Jackson asked about the road coming into the subdivision. She asked if there would be another way out or if it was just one way in and one way out. Mr. Bagley stated that is correct. One road to enter and leave. Mr. Bagley stated this subdivision was pretty much the same as the one he brought before the board at their last meeting.

There were no further questions from the board or audience. Motion to approve the 41-lot subdivision at 2469 Hockaday Rd. was made by DeLaine Jackson. Motion was seconded by Loreta Beasley. Motion passed unanimously.

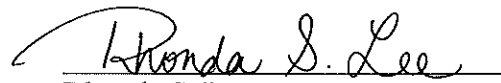
With no further business brought before the board, a motion to adjourn at 6:45 pm was made by Jamey Caudill and seconded by Casey Matthews; the motion carried unanimously.

Meeting Adjourned.



Albert Brewer, Chairman

Attest



Rhonda S. Lee
Town Clerk