

**TOWN OF FOUR OAKS  
BOARD OF COMMISSIONERS MEETING  
AUGUST 19, 2024  
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
  - a) Board of Commissioners Meeting – July 15, 2024
  - b) Special Called Meeting – August 12, 2024
- 4) Public Comments

Public Hearings

**TABLED FROM MAY 20<sup>th</sup> MEETING PER REQUEST FROM PETITIONERS  
& OWNERS**

- a) QUASI: Dianne and Dewey Butler, Petitioners & Owners- Request a Variance for setbacks on Parcel# 08H10074D, located at 8220 US Hwy 301 S., in the Town's ETJ.

**NOTES ON CASE BY STAFF:**

- **Owner is requesting a variance for the front and rear setbacks on this parcel at 8220 US Hwy 301 S.**
- **Parcel is in the Town's ETJ**
- **Zone R-A (Residential District)**
- **Does NOT meet required setbacks:**
  - Front – 30 ft; Meets Requirements**
  - Rear -20 ft: **Proposed 10 ft****
  - Side – 10 ft; Meets requirements**
- **Public notice was in the FO Benson News in Review on May 8<sup>th</sup> and May 15<sup>th</sup>.**
- **Sign was placed on the property May 10<sup>th</sup>**
- **Letters were mailed to 10 property owners within a 500 ft radius on May 8<sup>th</sup>.**
- **There were no inquiries.**
- **No further advertising was necessary as the hearing was tabled at the May meeting by the Board of Commissioners.**

**NOTE: The BOA shall determine if the strict application of the zoning ordinance would create unnecessary hardship. Four conclusions for a variance determination, set by general statute, are: (applicant must show each)**

- a) **Unnecessary hardship would result from a strict application of the ordinance.**
  - b) **The hardship results from conditions that are peculiar to the property, such as location, size, or topography.**
  - c) **The hardship did not result from actions taken by the applicant or the property owner.**
  - d) **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**
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- 5) New Business
    - a) Town's Fee Schedule
    - b) Close-out CDBG Grant for water and sewer extension to Ashley Furniture.
    - c) Resolution Authorizing United Community & KS Bank Account Signers
    - d) Central Pines Regional Council- PowerPoint presentation on water and sewer conservation.
  - 6) Mayor's Comments
  - 7) Department Reports
    - a) Police – Surles
    - b) Parks & Rec and Outreach & Appearance – Robertson
    - c) Water and Sewer – Bradley
    - d) Sanitation & Streets – Bradley
    - e) Planning & Zoning, Inspections – Capps
    - f) Finance – Hines
  - 8) Closed Session
    - a) Personnel Matters

Adjournment

