

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
DECEMBER 16, 2024
AGENDA**

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
 - a) Board of Commissioners Meeting – November 18, 2024
- 4) Public Comments
- 5) Public Hearings
 - a) **QUASI:** Chad Stewart, Petitioner & Owner – Application for a Variance for minimum lot size square footage and width of property on Parcel # 08J11023Y located at 4040 US Hwy 301 S., in the Town’s City Limits.
 - **Owner would like to request a Variance at 4040 US Hwy 301 S. for lot size.**
 - **Parcel is in the Town’s City Limit’s.**
 - **Parcel is zoned B-2H**
 - **Public notice was in the FO Benson News in Review on November 27th & December 4th, 2024.**
 - **Sign was placed on property December 4, 2024.**
 - **Letters were mailed to 37 property owners within a 500 ft radius on November 27, 2024.**
 - **There were several inquiries from letters that were mailed. Questions were answered and no further concerns were voiced.**

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)

- 1) Unnecessary hardship would result from a strict application of the ordinance.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

- 3) The hardship did not result from actions taken by the applicant or the property owner.
 - 4) 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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- b) **LEGISLATIVE:** Certificate of Sufficiency & Annexation Ordinance – Delcid Property Management, located on US Hwy 701 S., Four Oaks, NC, Parcel # 08J11033W.
 - c) **LEGISLATIVE:** Amendments to Zoning Ordinances for Article 1 Section 307.2, District Dimensional Requirements
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- 6) New Business
 - a) Adopt 2025 Board of Commissioners Regular Meeting Schedule
 - b) 401K Match Recruitment and Retention Schedule
 - c) Resolution to Authorize the acceptance of American Rescue Plan (ARP) funding in the amount of &1,500,000 for water/wastewater infrastructure needs
 - 7) Mayor’s Comments
 - 8) Department Reports
 - a) Police – Surles (Chief Anderson)
Discuss Storage Building (Quote in Packet)
 - b) Parks & Rec and Outreach & Appearance – Robertson
 - c) Water and Sewer – Bradley
 - d) Sanitation & Streets – Bradley
 - e) Planning & Zoning, Inspections – Capps (Mike Cook)
 - f) Finance – Hines
 - 9) Adjournment

