

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

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
  - a) Board of Commissioners Meeting – August 19, 2024
- 4) Public Comments

Public Hearings

- a) **LEGISLATIVE:** Anthony Minshew, Petitioner & Owner – Requesting to rezone their property, located at 400 N. Church St. Parcel # 08008010

- **Owner would like to rezone parcel # 08008010 located at 400 N Church St from R8-5S to B1-C to be aligned with adjacent properties.**
- **Parcel is in the Town’s City Limits**
- **Public notice was in the FO Benson News in Review on August 28<sup>th</sup> & September 4<sup>th</sup>, 2024**
- **Sign was placed on property**
- **Letters were mailed to 44 property owners within a 500 ft radius on May 29, 2024.**
- **There were four inquiries from letters that were mailed. Questions were answered about the current zoning and what the requested zoning changes were.**
- **Staff has determined the findings meet requirements and recommends approval.**

b) **LEGISLATIVE:** Russell Barefoot, Petitioner & Owner – Request for a Subdivision to complete Meadow Hills Subdivision, Phase II, on their property located at E. Sanders and Meadow Hills Dr. in the Town’s ETJ; Parcel # 08I10049B & 08I10050V.

- **Owner would like to complete Phase II of the Meadow Hill’s Subdivision, Parcel # 08I10049B & 08I10050V located on E. Sanders and Meadow Hills Dr.**
- **Parcel is in the Town’s ETJ.**
- **Public notice was in the FO Benson News in Review on August 28<sup>th</sup> & September 4<sup>th</sup>, 2024**
- **Sign was placed on property**
- **Letters were mailed to 72 property owners within a 500 ft radius on August 28, 2024.**
- **There were two inquiries from letters that were mailed.**
- **Staff has determined the findings meet requirements and recommends approval.**

c) **QUASI:** Golden Leaf, LLC, Petitioners & Owners- Request a Variance on Parcel# 08H10076B, located at Parker and Parkertown Rd., in the Town’s City Limits.

**NOTES ON CASE BY STAFF:**

- **Owner is requesting a variance in order to subdivide parcel# 08H10076B. Parcel was annexed in the City Limits but the Town does provide sewer at this location. Per Town Ordinance a variance will be needed in order to subdivide this parcel.**
- **Parcel is in the Town’s City Limits**
- **Zone R-12 (Residential District)**
- **Public notice was in the FO Benson News in Review on August 28<sup>th</sup> and September 4<sup>th</sup>.**
- **Sign was placed on the property August 28<sup>th</sup>**
- **Letters were mailed to 19 property owners within a 500 ft radius on August 28<sup>th</sup>.**
- **There were no inquiries.**

**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.**
- 5) New Business
- a) Acceptance of the Memorandum of Understanding (“MOU”) for the Alliance, between Four Oaks, Benson, and Dunn.
- 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

Adjournment

