

TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
APRIL 21, 2025
MINUTES

Call to Order

Mayor Vic Medlin called the April 21, 2025, regular scheduled Board of Commissioners meeting to order at 6:30 p.m. Those present included Commissioners Carles Surles, Tony Capps, Michael Bradley, Commissioner Mike Hines, and Commissioner Kim Robertson. Also present were Town Attorney Alan “Chip” Hewett, Public Works Director Barry Stanley, Planning & Zoning Administrator/ Building Inspector Mike Cook, Carol Allen, and Mike Dart with the Four Oaks Benson News and Review. Rhonda Lee, town clerk, was also present to record minutes.

Invocation and Pledge of Allegiance

Commissioner Carles Surles gave the opening Invocation, with Carol Allen leading the Pledge of Allegiance.

Approval of Minutes

- a) Board of Commissioners Meeting – March 17, 2025
Commissioner Bradley made a motion to approve the March 17, 2025, minutes as presented, seconded by Commissioner Capps. The vote was unanimous, and the motion passed.

- b) Special Called Meeting- April 9, 2025
Commissioner Robertson made a motion to approve the April 9, 2025, special-called meeting minutes as presented, seconded by Commissioner Bradley. The vote was unanimous, and the motion passed.

Public Comments

Eric Fogleman, a town resident and business owner, came before the board for a couple of reasons. He states he saw an ad in the paper regarding a special called meeting that was not very clear as to the subject matter. Mayor Medlin stated we may be getting additional funds for streetscape and that is the intention of the special-called meeting. Mr. Fogleman also addressed the need for a town manager. He feels this will benefit the board as well as help citizens get answers to questions they may have.

Dan Lee came before the board to discuss streetscape and the possibility of getting sidewalks over the railroad tracks. He states this is a danger to public safety and would like the

town to address this issue with CSX. Mayor Medlin thanked Mr. Lee for bringing this concern to the board's attention, but sometimes CSX was difficult to work with, and this would not be an easy task. Mayor Medlin stated that he can have more discussions with the team that is working on the project and see what they can do.

Public Hearings

Mayor Medlin called the meeting into a quasi-public hearing.

- a) **QUASI:** Golden Leaf, LLC, Petitioner & Owner – Application for a Special Use Permit for a five-unit townhome. Parcel # 08H99032V and 08H99033A located on Austin Street. Parcel is in the Town's City Limits.

Attorney Chip Hewett swore in Mike Cook, and Don Byrd to testify for or against the hearing which will be evidentiary in nature for the finding of facts under G.S. 160D Section 305. Attorney Hewett stated that Mr. Cook and Mr. Byrd would remain sworn for both cases that are being heard.

Mike Cook presented the case stating that Golden Leaf, LLC has requested a special use permit for a five (5) unit town home. Parcels # 08H99032V and 08H99033A will be combined to make one parcel for the 5-unit townhome. Public notices were in the FO Benson News and Review, March 26, 2025, and April 2, 2025. A sign was placed on the property on March 28, 2025. Letters were mailed to fifty (50) property owners within a 500 ft radius on March 28, 2025. There were a couple of inquiries from letters that were mailed.

Mr. Don Byrd, representing Golden Leaf, LLC, came before the board and stated that he had come before the board back in 2022 and got approved for 2 triplexes. At that time, variances were also approved. Due to the economy, the company decided it would be more beneficial to build townhomes that could be sold instead of building triplexes to rent. With the combination of the two properties, all setbacks will be met for the townhomes.

Commissioner Capps asked to confirm that the townhomes would be back-to-back and five (5) on each street. Mr. Byrd commented that is correct.

Commissioner Bradley inquired about parking. He asked if there would be just a driveway or would each unit have a garage. Mr. Byrd stated that each unit would have its own garage and driveway.

With no further questions from the board or audience, Mayor Medlin closed the quasi-hearing.

Attorney Hewett presented the Chapter 160D four (4) findings of facts for the Board to vote upon:

- a) Will not endanger the public health or safety. Motion to approve finding of fact (a) was made by Commissioner Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.

- b) Will not injure the value of the adjoining property. Motion to approve finding of fact (b) was made by Commissioner Hines, seconded by Commissioner Robertson, voting unanimous, motion passed.
- c) Will be in harmony with the area in which it is located. Motion to approve finding of fact (c) was made by Commissioner Bradley, seconded by Commissioner Hines, voting unanimous, motion passed.
- d) Will be in conformity with the future land use plan, thoroughfare plan, or other plans officially adopted by the Board of Commissioners:
Motion to approve finding of fact (d) was made by Commissioner Surles, seconded by Commissioner Bradley, voting unanimous, motion passed.

Motion to approve the Special Use Permit in its entirety was made by Commissioner Bradley, seconded by Commissioner Capps, voting was unanimous. Motion passed.

Mayor Medlin called the meeting into a quasi-public hearing.

- b) **QUASI:** Golden Leaf, LLC, Petitioner & Owner – Application for a Special Use Permit for a five-unit townhome. Parcel # 08H99033 and 08H99033B are located on George Street. Parcel is in the Town's City Limits.

Attorney Chip Hewett had previously sworn in Mike Cook, and Don Byrd to testify for or against the hearing which will be evidentiary in nature for the finding of facts under G.S. 160D Section 305. Attorney Hewett confirmed that all evidence is the same other than street name and parcel numbers.

Mike Cook presented the case stating that Golden Leaf, LLC has requested a special use permit for a five (5) unit town home. Parcels # 08H99033 and 08H99033B will be combined to make one parcel for the 5-unit townhome. Public notices were in the FO Benson News and Review, March 26, 2025, and April 2, 2025. A sign was placed on the property on March 28, 2025. Letters were mailed to fifty (50) property owners within a 500 ft radius on March 28, 2025. There were a couple of inquiries from letters that were mailed.

Mr. Don Byrd, representing Golden Leaf, LLC, stated that all information is the same as what was presented for Austin Street.

With no further questions from the board or audience, Mayor Medlin closed the quasi-hearing.

Attorney Hewett presented the Chapter 160D four (4) finding of facts for the Board to vote upon:

- a) Will not endanger the public health or safety. Motion to approve finding of fact (a) was made by Commissioner Bradley, seconded by Commissioner Capps, voting unanimous, motion passed.

- b) Will not injure the value of the adjoining property. Motion to approve finding of fact (b) was made by Commissioner Robertson, seconded by Commissioner Surlles, voting unanimous, motion passed.
- c) Will be in harmony with the area in which it is located. Motion to approve finding of fact (c) was made by Commissioner Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.
- d) Will be in conformity with the future land use plan, thoroughfare plan, or other plans officially adopted by the Board of Commissioners:
Motion to approve finding of fact (d) was made by Commissioner Bradley, seconded by Commissioner Robertson, voting unanimous, motion passed.

Motion to approve the Special Use Permit in its entirety was made by Commissioner Capps, seconded by Commissioner Surlles, voting was unanimous. Motion passed.

Budget Amendments

2024-2025get Amendments

- a) General Fund – BA 24-25 2nd
- b) Water & Sewer – BA 24-25 2nd

Rachel Raynor, finance officer, presented the 2024-2025 budget amendments. There were no questions from the board.

Motion to approve the 2024-2025 budget amendments for the general fund as presented was made by Commissioner Hines, seconded by Commissioner Surlles. Voting was unanimous, motion passed.

Motion to approve the 2024-2025 budget amendments for the water and sewer fund as presented was made by Commissioner Hines, seconded by Commissioner Capps. Voting was unanimous, motion passed.

Mayor's Comments

Mayor Medlin commented on the Market on Main event that was held on April 12th. We had a good turnout and a successful event.

Department Reports

Police – Surlles

Chief Anderson presented the police report that is attached in the packet. He commented on the new Police station and that the landscaping is looking really good. He has hired a new SRO officer, Mike Smith, who will start on June 2, 2025, at the elementary school.

Parks & Rec and Outreach & Appearance – Robertson

Commissioner Robertson had nothing new to comment on.

Water and Sewer – Bradley

Commissioner Bradley stated the sewer numbers are still not looking good, but we are making progress toward improvements.

Sanitation & Streets - Bradley

Commissioner Bradley thanked the town’s public works employees for their hard work.

Planning & Zoning, Inspections – Capps

Mike Cook read his Department Report (attached). Commissioner Capps commented that Mike is doing a great job.

Finance – Commissioner Hines

Rachel Raynor, finance officer, highlighted the financial report, (attached). Motion to approve the March payables listed in the attached report was made by Commissioner Hines, seconded by Commissioner Robertson, voting unanimous, motion passed.

Closed Session

Motion to go into closed session under G.S. 143-318.11 (a) (4) for economic development was made by Commissioner Capps, seconded by Commissioner Bradley. Voting was unanimous, motion passed.

A brief discussion on economic development was held. There was no action taken.

Motion to close the closed session was made by Commissioner Robertson, seconded by Commissioner Capps, Voting was unanimous, motion passed.

Adjournment

With no further business brought before the Board of Commissioners, motion to adjourn at 7:44 p.m. was made by Commissioner Robertson, seconded by Commissioner Capps, voting was unanimous, motion passed.

ATTEST:

Vic Medlin, Mayor

Rhonda S. Lee, Town Clerk