

**TOWN OF FOUR OAKS  
BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING  
JUNE 3, 2025  
MINUTES**

**Call to Order**

Mayor Vic Medlin called the June 3, 2025, Special Called Board of Commissioners meeting to order at 5:30 p.m. Those present included Commissioners Tony Capps, Michael Bradley, Commissioner Carles Surles, and Commissioner Kim Robertson. Excused were Commissioner Kim Robertson and Mayor Pro-Tem Mike Hines. Also present were Planning & Zoning Administrator/ Building Inspector Mike Cook, Carol Allen, and Rhonda Lee, town clerk, who was also present to record minutes.

**Invocation and Pledge of Allegiance**

Commissioner Carles Surles gave the opening Invocation, with Mayor Vic Medlin leading the Pledge of Allegiance.

**Public Comments**

There were no public comments.

**Public Hearings**

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

- a) **QUASI:** Allison Creek – Petitioners, and Ronnie & Barbara Hockaday, Owners  
Application for a Special Use Permit Parcel # 08J12027B. Located at 2356 Keen Rd.  
Parcel is in the Town's ETJ.

Mayor Vic Medlin swore in Mike Cook, representing the Town of Four Oaks, to testify for or against the hearing, which will be evidentiary in nature for the finding of facts under G.S. 160D Section 305.

Mike Cook presented the case, stating that Allison Creek, petitioners and Ronnie and Barbara Hockaday, owners, have requested a special use permit for an indoor children's birthday venue with inflatables on Parcel # 08J12027B. Parcel is currently zoned as B2-H. Public notices were in the FO Benson News and Review, May 21, 2025, and May 28, 2025. A sign was placed on the property on May 21, 2025. Letters were mailed to seven (10) property owners within a 500 ft radius. There have been no inquiries.

Commissioner Bradley asked about safety. A picture of the building was entered into evidence. Mike Cook explained that the petitioners would be compliant with the Fire Marshall and all safety rules and regulations would be followed.

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

Mayor Medlin 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 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 Surles, seconded by Commissioner Capps, 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 Surles, 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 Surles, seconded by Commissioner Capps, voting unanimous, motion passed.

Motion to approve the Special Use Permit as presented was made by Commissioner Bradley, seconded by Commissioner Capps, voting was unanimous. Motion passed.

### **Budget Session**

Mayor Medlin stated the Board of Commissioners would not hold a budget session at this meeting as advertised due to § G.S.159-13 states the budget has to be made available for the public to review for at least 10 days. A public hearing for the approval of the 2025-2026 FY budget will be held on Monday June 16, 2025 at 5:00 pm.

### **Adjournment**

With no further business brought before the Board of Commissioners, motion to adjourn at 5:40 p.m. was made by Commissioner Bradley, seconded by Commissioner Capps, voting was unanimous, motion passed.

ATTEST:

  
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Vic Medlin, Mayor

  
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Rhonda S. Lee, Town Clerk