

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
MAY 19, 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 Tony Capps, Michael Bradley, Commissioner Mike Hines, and Commissioner Kim Robertson. Excused was Commissioner Carles Surlis. Also present were Town Attorney Alan “Chip” Hewett, Public Works Director Barry Stanley, Planning & Zoning Administrator/ Building Inspector Mike Cook, Carol Allen, Finance Officer, Rachel Raynor, 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 Tony Capps gave the opening Invocation, with Rachel Raynor leading the Pledge of Allegiance.

Approval of Minutes

- a) Board of Commissioners Meeting – April 21, 2025
- b) Board of Commissioners Meeting – Closed Session April 21, 2025
- c) Special Called Meeting- April 28, 2025

Commissioner Capps made a motion to approve all three sets of minutes as presentd, seconded by Commissioner Hines. The vote was unanimous, and the motion passed.

Memorial Day Proclamation

Mayor Medlin read the 2025 Memorial Day proclamation.

Presentation

Shameeka McKoy with JASCO presented the Emergency Watershed Protection Program to the board. All details are in the PowerPoint presentation slides that are attached.

Public Comments

There were no public comments.

Public Hearings

Mayor Medlin called the meeting into a public hearing.

- a) **LEGISLATIVE:** Ronnie & Barbara Hockaday, Petitioners and Owners – Application for rezoning of Parcel # 08J12027B, located at 2356 Keen Rd. Parcel is in the Town’s ETJ.

Mike Cook presented the case stating that Ronnie & Barbara Hockaday have requested to rezone Parcel # 08J12027B, located at 2356 Keen Rd. from R-A to B2H, allowing this to become a children’s birthday venue. Public notices were in the FO Benson News and Review, April 30, 2025, and May 7, 2025. A sign was placed on the property on May 2, 2025. Letters were mailed to ten (10) property owners within a 500 ft radius on April 30, 2025. There were no inquiries from letters that were mailed.

Mr. Ronnie Hockaday approached the board to express his gratitude for the opportunity to speak. He stated that this property was zoned for business by the county many years ago. He believes that the children’s birthday venue meets a need in our area and will benefit the town’s residents.

With no further questions from the board or audience, Mayor Medlin closed the public hearing. Commissioner Hines made a motion to rezone Parcel # 08J12027B as presented to B2H. Seconded by Commissioner Bradley. Voting was unanimous, motion passed.

Mayor Medlin called the meeting back into a public hearing.

- b) **LEGISLATIVE:** Tri-County Community Health Council, Petitioners & Owners – Application for a Commercial Subdivision of Parcel 08I11013K, located at 725 Boyette Rd. Parcel is in the Town’s City Limits.

Mike Cook presented the case, stating that Tri-County Community Health Council has requested a commercial subdivision on Parcel # 08I11013K. Public notices were in the FO Benson News and Review, April 30, 2025, and May 7, 2025. A sign was placed on the property on May 2, 2025. Letters were mailed to forty-six (46) property owners within a 500 ft radius on April 30, 2025. There were a couple of inquiries from letters that were mailed.

Greyson Barefoot was in attendance to represent Tri-County Community Health Council and to answer questions that the board or audience may have.

Karen Wood, property owner at 629 Boyette Rd. Four Oaks addressed the board and Mr. Barefoot. She asked how this commercial subdivision would affect her property and how they were planning on addressing the drainage issue that is already present. Mrs. Wood also requested that the builder install a privacy fence for her property. She also voiced concerns about the type of businesses that would be in the subdivision and how they would be maintained. Mayor Medlin stated this would be a very nice commercial subdivision with upstanding businesses. He reassured Mrs. Wood that all town ordinances would be met. Mayor Medlin also stated that he did not feel a privacy fence would be a problem for her to get.

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

Motion to approve the Commercial Subdivision as presented was made by Commissioner Hines, seconded by Commissioner Robertson, voting was unanimous. Motion passed.

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

- a) **QUASI:** Becker Morgan Group – Petitioners, CLD Land, LLC- Owners – Application for a Special Use Permit of Parcel 08I11053 located, Old Brewer Rd. Parcel is in the Town’s ETJ.

Attorney Chip Hewett swore in Mike Cook, representing the Town of Four Oaks, Donnie Adams, and Parker White, representing Becker Morgan Group, 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 Becker Morgan Group, petitioners and CLD Land, LLC, owners, have requested a special use permit for a contractor’s office with a warehouse and laydown yard on Parcel # 08I11053. Parcel is currently zoned as I-1L. Public notices were in the FO Benson News and Review, April 30, 2025, and May 7, 2025. A sign was placed on the property on May 2, 2025. Letters were mailed to seven (7) property owners within a 500 ft radius on April 30, 2025. There were three (3) inquiries from letters that were mailed. Surrounding property owners are requesting a 10ft. fence instead of 7ft.

Donnie Adams, with Becker Morgan Group addressed the board. He states that the office would have 6-10 employees, and the warehouse is approximately 13,000 square feet. The laydown yard will be a central location for the business to house equipment and vehicles. He feels that for the most part traffic will be limited. There was some discussion from board members regarding the 7ft. fence and the privacy slats that were going to be placed in the fence. A concern from nearby residents is the fence and buffer. Mayor Medlin stated he could suggest a 10 ft. fence but the town’s regulations will not let him enforce that. Parker White with Becker Morgan Group stated he would see about getting a 10 foot fence with slats for privacy. There will be a landscape buffer as well. Commissioner Capps recommends a fence with slats all the way around instead of on two sides.

With no further questions from the board or audience, Mayor Medlin closed the quasi-public 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 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 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 Bradley, seconded by Commissioner Robertson, 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 Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.

Motion to approve the Special Use Permit with the following conditions: 1. Fencing and privacy slats on three sides of the property, and 2. Voluntary Annexation into the town's city limits was made by Commissioner Hines, seconded by Commissioner Bradley, voting was unanimous. Motion passed.

New Business

Attorney Chip Hewett addressed the board to introduce a new zoning district for the town. The I-3P district would be added to the town's zoning ordinances to protect the industrial park. Reid Williams, President of the I-95 I-40 Crossroads Alliance, presented more detailed information on the I-3P zoning to the board. This information is attached to the minutes.

Mayor's Comments

Mayor Medlin congratulated all high school and college graduates. He also encouraged everyone who could attend to support South Johnston's girls' softball team in the state playoffs on Thursday night.

Department Reports

Police – Surles

Chief Anderson presented the police report that is attached in the packet. Commissioner Capps asked how Chief Anderson was looking as far as staffing was concerned. Chief Anderson stated that he was one (1) short on staff and that they had come a long way. He said the SRO position has been filled and he will start next week even though school was out and that he would be at the elementary school when school starts. Chief Anderson states that he still has one (1) patrol position that he is still trying to hire for so things are looking pretty good.

Parks & Rec and Outreach & Appearance – Robertson

Commissioner Robertson reported that Andy Jackson was working part time in a contract position for parks and recreation.

Water and Sewer – Bradley

Commissioner Bradley stated he did not have anything to report. Water/Sewer report is attached to minutes.

Sanitation & Streets - Bradley

Commissioner Bradley had nothing to report.

Planning & Zoning, Inspections – Capps

Mike Cook read his Department Report (attached).

Finance – Commissioner Hines

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

Adjournment

With no further business brought before the Board of Commissioners, motion to adjourn at 7:40 p.m. was made by Commissioner Hines, seconded by Commissioner Capps, voting was unanimous, motion passed.

ATTEST:

Vic Medlin, Mayor

Rhonda S. Lee, Town Clerk