

TOWN OF FOUR OAKS
TOWN COUNCIL MEETING
May 20, 2024
MINUTES

Call to Order

Mayor Vic Medlin called the May 20, 2024 regular scheduled Town Council meeting to order at 6:30 p.m. Those present included Commissioners Carles Surlles, Michael Bradley, Tony Capps, and Kim Robertson. Also, present were Police Chief Stephen Anderson; Public Works Director Barry Stanley, Planning & Zoning Administrator/ Building Inspector Mike Cook, Town Clerk Rhonda Lee recording minutes, and Mike Dart from FO Benson New in Review. Not present and excused Commissioners, Mike Hines.

Invocation and Pledge of Allegiance

Commissioner Carles Surlles gave the opening Invocation with Andy Hardy leading the Pledge of Allegiance.

Approval of Minutes

Town Council Meeting – April 15, 2024

Commissioner Capps made a motion to approve the minutes for the April 15, 2024 regularly scheduled meeting as presented, seconded by Commissioner Bradley, voting unanimous, motion passed.

Proclamations

- a) Mayor Medlin read a proclamation honoring Martha Garris for her service as Town Clerk and Finance Officer for the Town of Four Oaks.
- b) Mr. Tom Britt and Mr. Reggie Parker, with the American Legion Post 346, presented Martha Garris a plaque to thank her for her dedication and hard work during her tenure with the Town of Four Oaks.
- c) Mayor Medlin read a Memorial Day proclamation in memory of all the veterans that sacrificed their lives for us and our country.

Oath of Office

Honorable Mayor Victor Medlin read the Oath swearing in Rhonda Lee as Town Clerk. The Oath was signed accordingly.

Public Comments

Joan Pritchett came before the board to say the Chamber is now in their new location on Railroad Street. Mrs. Pritchett also introduced Fieldview Village as new Chamber members. She extended an invitation to the ribbon cutting and open house on Tuesday, May 21st beginning at 11:30am. A catered lunch will be provided.

Mrs. Patricia Chisolm Jones addressed the board to show her appreciation for the time that Mayor Medlin and the board members spent with her on the Historical Cemetery for our people of color. She is excited about the improvements that will be made and will share more information at a later date.

Mr. Sam Austin came before the board to extend his appreciation for the new school traffic pattern and to thank all the people that worked to make it happen.

Public Hearings

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

- a) QUASI: Dianne & Dewey Butler., Petitioners & Owners are requesting a Variance for setbacks Parcel# 08H10074D at 8220 US Hwy 301 S., in the Town's ETJ.**

Mr. Butler, petitioner and owner, requested his hearing be tabled until the August 19th 2024 council meeting.

There were no further comments. Mayor closed the quasi-public hearing.

Motion to table variance hearing until the August 19th council meeting for Mr. Butler at 8220 US Hwy 301 S. Parcel# 08H10074D, was made by Commissioner Bradley, seconded by Commissioner Surles, voting unanimous, motion passed.

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

- b) QUASI: Golden Leaf, LLC., Petitioner & Owner is requesting a Variance for setbacks at Parcel# 08H10076A on Parker Rd., in the Town's City Limits.**

Attorney 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.

Mike Cook relayed to the Board that the owner is requesting a variance in order to subdivide their parcel into three estate lots located at 8220 US Hwy 301 S. Parcel is on 12.05 acres but does not meet Ordinance 152.49 requirements that each lot abut at least 20' on a public street nor does it meet the Ordinance 152.50 requirements to have town utilities provided. County water is available and each lot has suitable soil for septic systems. The parcel is in the town's city limits. Public notices were in the newspaper on May 8th, 2024 & May 15th, 2024; sign was placed on the property; letters were mailed out to 20 property owners within a 500 feet radius and there were no inquiries. Planning Board was recommending for approval.

Don Byrd, was present to represent. He stated there would be a maintenance agreement in place for the road access on existing easements and that these three lots would not be allowed to be further subdivided.

There were no further comments or questions from the board or staff. The board will consider the application and any supporting documents that have been submitted to the town as well as the testimony of the staff as evidence for the finding of facts.

Motion to close the quasi-public hearing was made by Commissioner Bradley, seconded by Commissioner Hines, voting unanimous, motion passed.

Attorney Hewett presented the Board of Adjustment 4 finding of facts for the Board to vote upon:

- a) Unnecessary hardship would result from a strict application of the ordinance: Motion to approve finding of fact (a) was made by Commissioner Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.
- b) The hardship results from conditions that are peculiar to the property, such as location, size, or topography: Motion to approve finding of fact (b) was made by Commissioner Surles, seconded by Commissioner Capps, voting unanimous, motion passed.
- c) The hardship did not result from actions taken by the applicant or the property owner: Motion to approve finding of fact (c) was made by Commissioner Capps, seconded by Commissioner Surles, voting unanimous, motion passed.
- 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: Motion to approve finding of fact (d) was made by Commissioner Bradley, seconded by Commissioner Capps, voting unanimous, motion passed.

Attorney Hewett commented that all 4 finding of facts were approved, therefore a motion to approve the variance for setbacks would be in order.

Motion to approve the variance request of parcel # 08H10076A, located on Parker Rd. was made by Commissioner Capps, seconded by Commissioner Surles, voting unanimous, motion passed.

Mayor Medlin called the meeting into Legislative hearing.

- c) **Certificate of Sufficiency & Annexation Ordinance- Mike & Lynda Carroll, Petitioners & Owners are requesting a voluntary annexation for their property at 357 US Hwy 701 S. Parcel # 08J11033D.**

Mike Cook relayed to the Board that the owner is requesting a voluntary annexation. The parcel is in the Town's ETJ. Public notices were in the newspaper on May 8th, 2024 & May 15th, 2024;

sign was placed on the property; letters were mailed out to 11 property owners within a 500 feet radius and there were no inquiries. Planning Board was recommending for approval.

Mayor Medlin confirmed with Rhonda Lee, Town Clerk, that the order to investigate and Certificate of Sufficiency was done and in good order, Rhonda Lee, Town Clerk agreed it was.

Motion to approve the voluntary annexation was made by Commissioner Robertson, seconded by Commissioner Bradley, voting unanimous, motion passed.

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

QUASI: Sam Benton, Petitioner & Owner is requesting a Special Use Permit to allow for an oversized building to be located at 91 Jacob Lane. parcel# 08H10013V, located in the Town's ETJ.

Attorney Hewett swore in Mike Cook, and Sam Benton to testify for or against the hearing which will be evidentiary in nature for the finding of facts.

Mike Cook relayed to the Board that the owner is requesting a special use to allow for an oversized building. The parcel is in the town's ETJ. Public notices were in the newspaper on May 8th, 2024 & May 15th, 2024; sign was placed on the property; letters were mailed out to 10 property owners within a 500 feet radius and there were no inquiries. Planning Board was recommending for approval.

Sam Benton was present to represent. He stated this would be a very nice garage/pool house that would match his house.

There were no further comments or questions from the board or staff. The board will consider the application and any supporting documents that have been submitted to the town as well as the testimony of the staff as evidence for the finding of facts.

Motion to close the quasi-public hearing was made by Commissioner Capps, seconded by Commissioner Robertson, voting unanimous, motion passed.

Attorney Hewett presented the Board of Adjustment 4 finding of facts for the Board to vote upon:

- a) Will not endanger the public health or safety (yes): 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 (yes): Motion to approve finding of fact (b) was made by Commissioner Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.
- c) Will be in harmony with the area in which it is located (yes): Motion to approve finding of fact (c) was made by Commissioner Robertson, seconded by Commissioner Bradley, voting unanimous, motion passed.
- d) Will be in conformity with the future land use plan, thoroughfare plan, or other plan officially adopted by the Board of Commissioners (yes – rural agriculture): Motion to

approve finding of fact (d) was made by Commissioner Bradley, seconded by Commissioner Capps, voting unanimous, motion passed.

Attorney Hewett commented that all 4 finding of facts were approved, therefore a motion to approve the special use permit would be in order.

Motion to approve the special use request of parcel # 08H10013V, located at 91 Jacob Lane. was made by Commissioner Robertson, seconded by Commissioner Bradley, voting unanimous, motion passed.

Mayor Medlin called the meeting into Legislative hearing.

LEGISLATIVE: Town of Four Oaks Development Corp., Petitioner & Owner is requesting to rezone their parcel# 08H99032Z from I-1L to R-6 located at 110 Iris Dr., located in the town's city limits.

Mike Cook relayed to the Board that the owner is requesting to rezone their property at 110 Iris Dr. The parcel is in the Town's City Limits. Public notices were in the newspaper on May 8th, 2024 & May 15th, 2024; sign was placed on the property; letters were mailed out to 26 property owners within a 500 feet radius and there were no inquiries. Planning Board was recommending for approval.

Mayor Medlin commented that this property is owned by the Development Corp. and it needs to be rezoned from I-1L to R-6 in order to sell the property and it conform with the surrounding properties.

Motion to approve the rezoning for parcel# 08H99032Z, located at 110 Iris Dr. from I-1L to R-6 was made by Commissioner Capps, seconded by Commissioner Bradley, voting unanimous, motion passed.

New Business- None

Mayor's Comments

Mayor Medlin called a Special Budget Meeting for Wednesday May 29th, 2024 at 7:00pm in the Town Hall Chambers. Mayor Medlin also called a Public Hearing to review and approve the 2024-2025 budget on June 10th 2024 at 6:00pm in Town Hall Chambers.

Department Reports

Police – Surles

Chief read the monthly police report (attached). Chief commented that everything was going good. Chief Anderson stated he is still interested in a new vehicle and wanted to make sure it was in the budget for the FY 2024-2025.

Parks & Rec and Outreach & Appearance – Robertson

Commissioner Robertson reported she is still looking for grant funding for a farmers market and is working with Skip Greene on this.

Water and Sewer – Bradley

Commissioner Bradley highlighted the water and sewer report (attached). We are still working on sewer numbers and will continue to run cameras to hopefully locate some of our issues.

Sanitation & Streets - Capps

Commissioner Capps reported he is still working with Mike Cook on the UDO.

Finance – Hines

Mayor Medlin highlighted the financial report, (attached) . He commented that our new financial officer, Hollie Blackwell, has been hired and that she will start work June 3rd. Motion to approve the March payables listed in the attached report was made by Commissioner Surles, seconded by Commissioner Robertson, voting unanimous, motion passed.

Adjournment

With no further business brought before the Town Council, motion to adjourn at 8:10 p.m. was made by Commissioner Surles, seconded by Commissioner Bradley, voting unanimous, motion passed.

ATTEST:

Vic Medlin, Mayor

Rhonda S. Lee
Town Clerk