

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
SEPTEMBER 15, 2025
MINUTES**

Call to Order

Mayor Vic Medlin, called the September 15, 2025, regular scheduled Board of Commissioners meeting to order at 6:30 p.m. Those present included Mayor Pro Tem Mike Hines, Commissioners Michael Bradley, Carles Surlles, Tony Capps and Kim Robertson. Also present were Town Attorney Alan “Chip” Hewett, Town Administrator Barry Stanley, Public Works Director James Bryan, Chief Building Inspector/P&Z Director Mike Cook, 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 Surlles gave the opening Invocation, with Andy Hardy leading the Pledge of Allegiance.

Approval of Minutes

- a) Board of Commissioners Meeting – August 18, 2025
Commissioner Surlles made a motion to approve the August 18, 2025, minutes as presented, seconded by Commissioner Robertson. The motion carried unanimously.

- b) Board of Commissioners Special Called Meeting – September 4, 2025
Commissioner Capps made a motion to approve the September 4, 2025, special-called meeting minutes as presented, seconded by Commissioner Hines. The motion carried unanimously.

Public Comments

Joan Pritchett, President of the Four Oaks Chamber of Commerce, came before the board to speak on several Chamber events. She thanked the residents, businesses, the town, and 1-800-BOARDUP for their participation and donation of school supplies. The back to school drive was a huge success, donating school supplies to over 100 families during the elementary school orientation. There were enough supplies collected to take some to the middle school and high school as well. Joan stated that the Oaks Alive went very well. It was a beautiful day. There were 64 vendors, several food trucks, and a train ride for the kids. The street dance in the evening was not well attended, but the teenagers had a great time and asked for more events like this. Joan reminded everyone that the fall oyster roast will be on November 6th.

Mayor Medlin thanked Joan for her update. There were no other comments brought before the board; therefore, Mayor Medlin called the meeting into a public hearing.

Public Hearings

Mayor Medlin called the meeting into a public hearing.

Attorney Chip Hewett presented voluntary annexations for properties of Mr. Johnnie Johnson. Petition filed and received with maps and descriptions. The clerk has entered into the record of sufficiency. This public hearing is only for the annexation of the property, not for what will be coming to this property.

Mayor Medlin called the public hearing to order.

Mayor Medlin opened the floor for public comments regarding the annexations in question. Ellen Smith, resident at 655 Springlake Rd., Thomas Martin, property owner at 575D and 285G Springlake Rd., and Barry McLean, property owner on Springlake Rd., addressed the board in opposition to the annexations being proposed. Mr. Linwood Parker, resident at 711 Stanley St., addressed the board in favor of the proposed annexations.

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

Commissioner Capps asked for clarification on parcel numbers. Attorney Hewett clarified and answered all questions. Attorney Hewett states all documents are correct as presented.

With no other questions or concerns from the board, Commissioner Hines made a motion to accept the certificate of sufficiency and annexation of the two parcels as presented. Commissioner Capps seconded the motion. Motion carried unanimously.

Motion to accept annexation ordinances as presented made by Commissioner Surles. Commissioner Hines seconded the motion. Motion carried unanimously.

Mayor Medlin called the public hearing back into order.

Attorney Hewett stated that this is a duplicate of the prior annexation. This is a voluntary annexation from Four Oaks Farms, LLC on Hwy 96 S and Springlake Rd.

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

Motion to approve the certificate of sufficiency and annexation as presented was made by Commissioner Capps. Commissioner Bradley seconded the motion. Motion carried unanimously.

Motion to approve the annexation ordinance as presented was made by Commissioner Hines. Commissioner Robertson seconded the motion. Motion carried unanimously.

Mayor Medlin called the meeting into a quasi-hearing.

Attorney Chip Hewett swore in Mike Cook, Planning and Zoning Administrator/Chief Building Inspector, and Mara Mejia, petitioner. Mike Cook presented the case. Mara Mejia, Petitioner and BRL Investments, Property Owner – Application for a Special Use Permit to allow Mystic Grove Games & Gathering to operate at 108 N. Main Street. Parcel # 08012027. Parcel is in the Town's City Limits. Parcel is in the Town's city limits. Public notice was in the FO Benson News in Review on August 27th and September 3rd. Sign was placed on the property on August 1, 2025. Letters were mailed to 60 property owners within a 500 ft radius on July 31, 2025. There were several inquiries from letters that were mailed.

Mara Mejia, resident at 10858 Raleigh Rd. Four Oaks, NC, came before the board to ask permission to open a local card shop. She states that there is nowhere to go to play cards, less than an hour away. She understands these games are not for everyone, but there are a lot of people who are interested in this sort of establishment, and she would like to allow them to support Four Oaks. Commissioner Hines asked what her hours of operation would be. She does not plan on being open after 9:00 pm. Commissioner Capps wanted clarification that this would not be a poker/gambling establishment. Mara confirmed that no gambling would be taking place.

Mayor Medlin closed the public hearing.

Attorney Hewett presented the four findings of fact for the board to determine if all conditions are met.

Finding of fact (a) Will not endanger the public health or safety:
Commissioner Capps made a motion to approve finding of fact (a).
Seconded by Commissioner Hines. Motion passed unanimously.

Finding of fact (b) Will not injure the value of the adjoining property:
Commissioner Hines made a motion to approve finding of fact (b).
Seconded by Commissioner Capps. Motion carried 4/1. Commissioner Bradley voted nay.

Finding of fact (c) Will be in harmony with the area in which it is located:
Commissioner Hines made a motion to approve finding of fact (c).
Seconded by Commissioner Surles. Motion carried 4/1. Commissioner
Bradley voted nay.

Finding of fact (d) Will be in conformity with the future land use plan,
thoroughfare plan, or other plans officially adopted by the Board of
Commissioners:
Commissioner Hines made a motion to approve finding of fact (c).
Seconded by Commissioner Capps. Motion carried 4/1. Commissioner
Bradley voted nay.

Motion to approve the Special Use Permit in its entirety as presented, with
conditions of no gambling, was made by Commissioner Capps. Seconded by
Commissioner Hines. Motion carried 4/1. Commissioner Bradley voted nay.

New Business

Mayor Medlin brought the first item of new business before the board. S&B Real Estate Ventures, LLC, is requesting voluntary annexation of parcel# 08021001 located on Allendale Road. Commissioner Surles made a motion directing the Clerk to investigate annexation of this parcel and to set a public hearing date for the next meeting on October 20, 2025. Commissioner Bradley excused himself from voting as he is a current employee of S&B Real Estate. Motion seconded by Commissioner Capps. Motion carried unanimously.

Town Administrator Barry Stanley presented the project budget ordinance for the Elevated Water Tank. Barry states this is grant money from the DEQ that will fund part of the elevated water tank project. He stated the budget ordinance needs to be adopted to send to the State. Commissioner Robertson made a motion to adopt the budget ordinance for the elevated water tank as presented. Commissioner Bradley seconded the motion. Motion carried unanimously.

Town Clerk Rhonda Lee spoke on behalf of Skip Green, stating that there was an error in a budget ordinance amendment 1 letter that was sent to the State. This has already been corrected; however, the State requires board action to correct. The grant number sent to the State was SRP-SW-ARP-0094. This needs to be corrected to say SRP-W-ARP-0094. Commissioner Capps made a motion to make the necessary corrections to budget amendment 1 as documented. Commissioner Robertson seconded the motion. Motion carried unanimously.

Mayor's Comments

Mayor Medlin read a letter of appreciation from Joan Pritchett with the Four Oaks Chamber of Commerce. The letter is attached to the minutes.

Department Reports

Police – Sgt. Isaac Potter presented the Police report (see attached). Mayor Medlin gave a big thank you to the police department for their work with the Sheriff's Department on the big bust on Parkertown Rd.

Parks & Rec and Outreach & Appearance – Commissioner Robertson reported all teams won on September 6th at Corinth Holders. On September 13th, teams played at Smithfield. The varsity team won and is still undefeated. September 20th will be the first home game, and it will be at Four Oaks Middle School. South Johnston has a band competition on the same day.

Water and Sewer – Commissioner Bradley gave the water/sewer report (see attached).

Sanitation & Streets – Commissioner Bradley thanked the public works guys for getting the storm drains cleaned out. The residents noticed and are very appreciative.

Planning & Zoning, Inspections – Mike Cook presented his report (attached).

Finance – Commissioner Hines presented the bills in the absence of Finance Officer, Rachel Raynor (report attached). Commissioner Hines made a motion to approve the bills as presented. Commissioner Bradley seconded. Motion passed unanimously.

Closed Session

NC General Statute §143-318.11a (4) To discuss economic development and §143-318.11a (6) to discuss personnel matters.

Commissioner Hines made a motion to go into closed session to discuss economic development and personnel matters. Commissioner Bradley seconded the motion. Motion carried unanimously. There was no action taken during the closed session.

Mayor Medlin called the meeting back into a public hearing.

Adjournment

With no further business brought before the Board of Commissioners, a motion to adjourn at 8:20 p.m. was made by Commissioner Bradley, seconded by Commissioner Surles. The motion carried unanimously.

ATTEST:

Vic Medlin, Mayor

Rhonda S. Lee, Town Clerk