

TOWN OF FOUR OAKS
TOWN COUNCIL MEETING
APRIL 11TH, 2023
AGENDA

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
 - (a) Town Council Meeting – March 13th, 2023
- 4) Public Comments
- 5) Public Hearings
 - (a) Bernardo Carrillo Galindo, Petitioner & Owner – Applications for Rezone & Special Use for Used Car Lot at 350 US Hwy 701, Parcel # 08J11033Q – **Tabled at the March 13 meeting until April 11**
 - (b) Dustin & Amber Stanley, Petitioner & Owner – Application for Special Use to relocate their 2001 Horton DWMH from 1800 NC Hwy 96 S to their property at 701 Miller Rd., Parcel 08H11196
 - (c) Anthony & April Beasley, Petitioner & Owner Application Special Use to build a 1,500 sq. ft. detached oversize garage on his property at 1319 Black Creek Rd., Parcel #08H10013
- 6) New Business - None
- 7) Budget Amendments
 - (a) General Fund - #BA 2022-23 2nd
 - (b) Water & Sewer Fund - #BA 2022-23 2nd
- 8) Mayor's Comments
- 9) Department Reports
 - (a) Police – Chief Anderson
 - (b) Parks & Rec & Outreach – Robertson
 - (c) Water and Sewer – Hines
 - (d) Sanitation & Streets – Surles
 - (e) Finance – Hardy

Adjournment

TOWN OF FOUR OAKS
TOWN COUNCIL MEETING
APRIL 11TH, 2023
MINUTES

Call to Order

Mayor Vic Medlin called the April 11th, 2023 regular scheduled Town Council meeting to order at 7:02 p.m. Those present included Commissioners Michael Bradley, Andy Hardy, Mike Hines, Kim Robertson, and Carles Surles. Also, present were Police Chief Stephen Anderson; Public Works Director Barry Stanley; and Town Clerk Martha Garris recording minutes.

Invocation and Pledge of Allegiance

Commissioner Surles gave the opening Invocation with Dustin Stanley leading the Pledge of Allegiance.

Approval of Minutes

Town Council Meeting – March 13th, 2023

Commissioner Hardy made a motion to approve the Town Council regular meeting minutes as presented, seconded by Commissioner Surles, voting unanimous.

Public Comments

Chris Stanley, S&B Real Estate Ventures, LLC (“S&B”), presented an issue with the new home being built at 103 E. Allen St., Four Oaks. The build is outside of the town setback requirements and S&B was asking for forgiveness and what can be done to resolve the issue. Mr. Stanley commented S&B was in process of getting a survey completed to determine the exact setbacks. Commissioner Hines commented he had spoken with the County to determine the County’s process which is the owners have to present a hardship case asking for a variance from the Board, then the Board has the discretion to approve or deny. He added the County usually looks at the location when making a decision. Mayor Medlin inquired as to what the town was initially presented & signed off on. Mr. Stanley responded that what was presented to the town met town setbacks but it has been determined since built that it doesn’t meet requirements because the setbacks were correctly located by the survey. Mr. Stanley added that for future builds, S&B will be requiring a foundation survey to confirm appropriate setbacks are being signed off on. Mayor Medlin advised S&B to apply for a variance to be brought before the Board in May.

Patricia Chisholm-Jones, reported she had met with Commissioner Hines on-site of the African American Cemetery located near the town’s old landfill to discuss the history of and plans for the cemetery. Mrs. Chisholm-Jones was asking for Jim Best, Benny Rowland, the men’s community organization, and the town public works employees to be allowed to clear geometrical acreage for a right of way to the cemetery on the weekends in April and the town pay employees overtime. She added the town’s property is adjacent to the cemetery. Commissioner Hines explained the long-term desire was for the town to maintain the cemetery and have an easier access but the question is about the accessibility to the cemetery only being through other property owner’s property. The land plot only references Cemetery therefore he wasn’t sure who

owns the cemetery. Commissioner Hines added he would be meeting with Johnston County GIS to discuss and will have more information at the May meeting.

Mayor Medlin thanked Mrs. Chisholm-Jones and stated the board would get back with her.

Joan Pritchett, Chamber of Commerce, reported: (1) due to the threat of rain, the Car Show was postponed and will be combined with the Acorn Festival for 2023; (2) quarterly Coffee & Conversations are back; & (3) quarterly Sip & Shop are back. In June or July, the Chamber wants to incorporate Sip & Shop as a community event with the school kids.

Mayor Medlin reported there had been a meeting out at BD with Congressman Willie Nickel. BD is interested in participating in town events, specifically the Acorn Festival.

Martha Garris, Clerk, reported the South Johnston High School Band concert will be held in Barbour Grove Park on May 19, 2023. Band Director Ryan Spell said they would handle everything need and the town didn't need to do anything.

Public Hearings

Mayor Medlin called the meeting into a public hearing.

Barry Stanley, Public Works Director, relayed the Planning Board met on Tuesday, April 4, 2023 for the following cases.

Bernardo Carrillo Galindo, Petitioner & Owner – Applications for Rezone & Special Use for Used Car Lot at 350 US Hwy 701, Parcel # 08J11033Q

Mr. Stanley relayed this case was tabled at the March meeting until next board meeting on April 11 because the petitioner & owner was not present to represent. He relayed there was no one present to represent the case again. The board wanted to go ahead and hear the case.

Mr. Stanley relayed at the March 7, 2023 Planning Board meeting, Bernardo Carrillo Galindo, Petitioner & Owner of Parcel # 08J11033Q located at 350 US Hwy 701 submitted applications to: (1) rezone the property from RA to B-2H & (2) special use for used car lot. The property is adjacent to other properties that are zoned B-2H.

Mayor Medlin closed the public hearing.

Motion to approve the rezoning request by Bernardo Carrillo Galindo, Petitioner & Owner of Parcel # 08J11033Q located at 350 US Hwy 701 from R-A to B-2H was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

Motion to deny the special use request by Bernardo Carrillo Galindo, Petitioner & Owner of Parcel # 08J11033Q located at 350 US Hwy 701 for a used car lot was made by Commissioner Hardy, seconded by Commissioner Surles, voting unanimous. The owners will have to reapply and start the process over if they want the special use in the future.

Mayor Medlin called the meeting back into a public hearing

Dustin & Amber Stanley, Petitioner & Owner – Application for Special Use to relocate their 2001 Horton DWMH from 1800 NC Hwy 96 S to their property at 701 Miller Rd., Parcel 08H11196

Mr. Stanley relayed at the April 4, 2023 Planning Board meeting, Dustin & Amber Stanley, Petitioner & Owner submitted an application for a special use to relocate their 2001 Horton DWMH from 1800 NC Hwy 96 S to their property at 701 Miller Rd. on Parcel 08H11196. Dustin Stanley was present to represent and commented the home would be set up like it currently is with a brick foundation and 2 porches with columns. The parcel is in the town's ETJ, is zoned RA which requires a special use, and it meets all setbacks. Notice requirements were met with the newspaper advertisements being published on March 22 & 29, sign was placed on the property, and letters were mailed out to property owners within a 500 ft. radius. There were no inquiries or concerns. The planning board recommended for the Board's approval.

There were no public comments. Mayor Medlin closed the public hearing.

Motion to approve the special use request by Dustin & Amber Stanley, Petitioner & Owner for a special use to relocate their 2001 Horton DWMH from 1800 NC Hwy 96 S to their property at 701 Miller Rd. on Parcel 08H11196 was made by Commissioner Hines, seconded by Commissioner Bradley, voting unanimous.

Anthony & April Beasley, Petitioner & Owner Application Special Use to build a 1,500 sq. ft. detached oversize garage on their property at 1319 Black Creek Rd., Parcel #08H10013

Mr. Stanley relayed at the April 4, 2023 Planning Board meeting, Anthony & April Beasley, Petitioner & Owner submitted an application for a special use to build a 1,500 sq. ft. detached oversize garage on their property at 1319 Black Creek Rd. on parcel #08H10013. Anthony & April Beasley were present to represent and commented when asked, the building will be used for personal storage, not for business purposes. The parcel is in the town's ETJ, is zoned RA, the building will sit behind the backline of the house, and it meets all requirements. Notice requirements were met with the newspaper advertisements being published on March 22 & 29, sign was placed on the property, and letters were mailed out to property owners within a 500 ft. radius. Two inquiries were received and once the concerns were addressed, there were no further concerns. The planning board recommended for the Board's approval.

There were no public comments. Mayor Medlin closed the public hearing.

Motion to approve the special use request by Anthony & April Beasley, Petitioner & Owner for a special use to build a 1,500 sq. ft. detached oversize garage on their property at 1319 Black Creek Rd. on parcel #08H10013 was made by Commissioner Hardy, seconded by Commissioner Robertson, voting unanimous.

New Business – None

Budget Amendments

General Fund and Water & Sewer Fund - #BA 2022-23 02

Commissioner Hardy presented the 3rd quarter budget amendments for the general fund and the water & sewer fund as of March 31, 2023 to align the budget to expenses. Commissioner Hardy commented there will be a couple 4th quarter budget amendments in June.

Motion to approve the budget amendments as presented was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

Mayor's Comments

Mayor Medlin commented: (1) BD is in the process of moving forward with their building in the Business Park and he took the opportunity to suggest for BD to develop the whole Business Park and we could rename it the BD Business Park; and (2) Tri-Tronics Pro Electronics LLC has submitted a quote for \$28,908.75 to install new audio-visual equipment in the Town Hall Chamber. This would include monitors in the front and back on the room, wiring, upgrade the sound equipment, and be able to livestream in the future. There was \$30,000 included in the 2022-2023 budget for building upgrades which will begin with this project.

Department Reports

Police – Bradley

Commissioner Bradley commented new speed limit signs had been put up back up on Civitan Rd. and added to Black Creek Rd. so the warning signs are there and the department will be enforcing. Chief Anderson read the monthly police report (attached) and reported that BD had donated sharp containers and 3 AED units to the department. Chief Anderson thanked the Chamber of Commerce for honoring Officer Jose Moreno for the “First Responders Rock” award.

Parks & Rec and Outreach – Robertson

Commissioner Robertson reported: (1) we had started the P&R master planning bi-weekly meetings; (2) she was working to put together a steering committee; and (3) there will soon be a survey available for residents to participate in.

Water and Sewer – Hines

Commissioner Hines highlighted the water and sewer report (attached). Water had revenue of \$24,310 and the sewer had revenue of \$23,720. The 12-month daily average per gallon was a 2% loss for water and 16% loss for sewer. Some repairs identified in the sewer testing report had been done which will hopefully help tighten up the system.

Sanitation & Streets

Commissioner Surles reported streets & sanitation were good. He told everyone to be patient with the leaf picking up because the transmission had gone out on the leaf truck and it was in the shop.

Finance – Hardy

Commissioner Hardy highlighted the financial report (attached) with total funds of \$3,705,275. Commissioner Hardy made a motion to approve the March payables listed in the attached report, seconded by Commissioner Surles, voting unanimous.

Wendy Duran, resident at 500 N. Main St., commented she was disturbed with the town water quality, her home drinking water was not drinkable, and she was concerned it wasn't safe because of the multiple letters the town had sent out. She was concerned that what the letters say is in the water could be very deadly. She asked what the source of the issue is, who was responsible for the bad water, what's being done about it, when it will be resolved, and if the town was going to provide water for them? What can citizens do to make sure the water is safe?

Mayor Medlin explained the town buys water from the county. Barry Stanley explained the letters didn't state the water was unsafe to drink. The letters were about the TTHM levels exceeding the 0.80 chlorine in the water when tested quarterly. If the 4-quarter average exceeds 0.80, letters must be mailed out. Samples are taken at dead end points which isn't close to Main Street. The town has been flushing more and the last test results were much lower. The county will soon be switching the town to a new system which should eliminate these issues. Ms. Duran asked what was the contaminate, is it a petroleum product. Mr. Stanley responded it is not a petroleum product, TTHM is a form of chlorination.

Executive Session

Motion was made by Commissioner Hardy, seconded by Commissioner Hines to move out of regular session and into executive session to discuss economic development matters, voting unanimous.

No actions taken or motions made.


Motion was made by Commissioner Hines, seconded by Commissioner Hardy to move out of executive session and into regular session, voting unanimous

Open Session

Motion to increase the police department salaries, excluding the Chief, by \$2,500 immediately to align with other departments in the county was made by Commissioner Bradley, seconded by Commissioner Hines, voting unanimous.

Adjournment

With no further business brought before the Town Council, motion to adjourn at 8:51 p.m. was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.



Vic Medlin, Mayor

ATTEST:



Martha Garriss, NCCMC
Town Clerk