

**TOWN OF FOUR OAKS  
PLANNING BOARD MEETING MINUTES  
APRIL 14, 2026**

**Call to Order**

Vic Medlin, Chairman, called the meeting to order at 6:30 p.m. Members present were Casey Matthews, DeLaine Jackson, Jamey Caudill, and Tamara Dunn. Albert Brewer and Loreta Beasley were excused. Also present were staff members Barry Stanley, Town Administrator; Mike Cook; and Rhonda Lee, Town Clerk, who recorded the minutes.

**Pledge of Allegiance** – Led by Mike Cook

**Agenda Approval**

DeLaine Jackson made a motion to approve tonight's agenda as presented. Casey Matthews seconded the motion. Motion carried unanimously.

**Approval of Minutes**

Jamey Caudill made a motion to approve the minutes from January 13, 2026, as presented. Seconded by Tamara Dunn. Motion carried unanimously.

**Public Hearings:**

Vic Medlin called the meeting into a public hearing.

Mike Cook presented the case.

- a) Godwin Engineering, PA, petitioner and Moises Uriel Salasar Ortiz, owner – request to Rezone Parcel # 08H10097A from RA to R6, located adjacent to 7023 US Hwy 301 S. Parcel is in the Town's ETJ. The owner would like to request a rezoning to allow for more middle-class housing. The parcel is currently zoned RA. The request is to rezone to R6. Staff recommends rezoning only if SUP passes and agrees that parcel will be annexed into the City Limits. Parcel is in the Town's ETJ. Public notice was in the FO Benson News in Review on April 1, 2026, and April 8, 2026. Sign was placed on the property on April 2, 2026. Letters were mailed to 8 property owners within a 500 ft radius for both properties on April 2, 2026. There were two (2) inquiries from letters that were mailed. Bill Stevens just asked what the sign was for, and Joseph Hughes was in opposition.

Joe Godwin, representing Godwin Engineering, appeared before the board in support of the rezoning request. Mr. Godwin stated that the rezoning is necessary to allow for higher-density development to help meet the demand for affordable housing. He advised that all North Carolina Department of Transportation (DOT) requirements would be met, including the installation of sidewalks, curb, and gutter. The development will include appropriate landscaping buffers and will comply with all required setbacks and Town ordinances. Utilities for the project will be provided by

the Town of Four Oaks water and sewer systems. Parking is proposed in front of each unit. The development plan includes 15 buildings with four units each, totaling 60 units. Mr. Godwin clarified that the units are not intended to be Section 8 housing but rather geared toward young professionals seeking affordable housing options. Jeremy Hall, resident of 7115 US Highway 301 South, spoke in opposition to the request. Mr. Hall expressed significant concerns regarding stormwater management and water retention, stating that flooding is already a persistent issue on his property. He emphasized that substantial improvements would be necessary to prevent additional flooding should the development proceed.

Silva Allen, resident of 7151 US Highway 301 South, also spoke in opposition. Mrs. Allen stated that the area includes protected wetlands and expressed concern about the potential impact on the ecosystem. She further noted that she believes the proposed number of units is too dense for the size of the property and could create significant environmental and community impacts. Mrs. Allen indicated her intent to contact the State regarding the wetlands.

Dedra Shepard, resident of 7169 US Highway 301 South, addressed the board in opposition to the request. Mrs. Shepard expressed concern about the scale of the proposed development, stating that it is overwhelming for the area. She noted that her property is located downhill and already experiences severe flooding issues, which she fears would worsen with additional development. She also shared frustration regarding ongoing drainage concerns, including difficulty in getting ditches properly maintained. Mrs. Shepard further expressed concern about the potential impact on the character of the community and asked the board to carefully consider the effects of increased population and density.

Planning Board members briefly discussed the number of units and the impact on the surrounding properties.

With no further questions or discussion, Vic Medlin closed the public hearing. Motion to deny the rezoning was made by Tamara Dunn. Seconded by DeLaine Jackson. Motion carried unanimously.

Mike Cook presented the case.

- b) Mark Lee, Petitioner, and Maria Rios, Owner, request a Special Use to allow for a mechanic shop. Parcel# 15H09025B. Parcel is located at 3182 Blackcreek Rd and is in the Town's ETJ. The owner would like to request a special use to allow for a home-based mechanic shop with vehicle sales. Parcel is currently zoned RA. Parcel is in the Town's ETJ. Public notice was in the FO Benson News in Review on April 1, 2026, and April 8, 2026. Sign was placed on the property on April 2, 2026. Letters were mailed to 9 property owners within a 500 ft radius for both properties on April 2, 2026. There were two (2) inquiries from letters that were mailed. Roy Moore asked what the current zoning is of the property, and Eric Dunagan, questions answered with no issues. Mike Cook states he will comply with all Town Ordinances and will also subdivide the mechanic shop out so it will have its own parcel. Staff recommends approval of this existing non-conforming use.

Mark Lee, petitioner and resident of 317 Princess Drive, Garner, North Carolina, appeared before the board to address any questions regarding his request. Mr. Lee is seeking a special use permit to operate a mechanic shop in the existing "Butchville" shop. He noted that his purchase of the property is contingent upon approval of this request. Mr. Lee provided a rendering of the proposed improvements to the existing shop and driveway and stated his willingness to comply with all applicable Town ordinances and requirements. He also indicated his intent to reside in the home located adjacent to the shop upon completion of the purchase.

Roy Moore, who owns the property located across the street from the parcel in question, appeared before the board to express his opposition to the request. Mr. Moore stated that his primary concern is the potential for contamination of the nearby creek. He also raised concerns regarding the number of vehicles that may be stored on the property and the possibility that it could become an eyesore. Based on these concerns, Mr. Moore respectfully requested that the board deny the application.

Laura Lee Sherman, representing the property owner, Maria Rios, appeared before the board in support of the Special Use request to allow the prospective buyer to operate a mechanic shop on the property. Mrs. Sherman explained that Mrs. Rios has experienced difficulty maintaining the property since the passing of her husband, Butch, and is seeking a buyer who will both improve and occupy the property. Mrs. Sherman stated that Mr. Mark Lee intends to purchase the property, make necessary improvements, and reside in the home while operating his business on-site. She noted his willingness to comply with all applicable Town requirements and expressed confidence that his plans would enhance the overall condition of the property and benefit the community. Based on these considerations, Mrs. Sherman respectfully requested that the board approve the Special Use request.

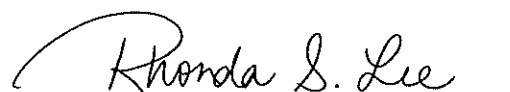
With no further questions or discussion, Vic Medlin closed the public hearing. Motion to approve the special use permit and existing nonconformity as presented was made by Tamara Dunn. Seconded by DeLaine Jackson. Motion carried unanimously.

With no further business brought before the board, a motion to adjourn at 7:00 pm was made by Tamara Dunn and seconded by Casey Matthews; the motion carried unanimously.

Meeting Adjourned.

Attest

  
Vic Medlin, Chairman

  
Rhonda S. Lee  
Town Clerk