

TOWN OF FOUR OAKS

PLANNING BOARD MEETING MINUTES

JUNE 9, 2026

Call to Order

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

Invocation and Pledge of Allegiance – Vic Medlin opened with the invocation, and Jessica Williams led the Pledge of Allegiance.

Agenda Approval

Albert Brewer made a motion to approve tonight's agenda as presented. Jamey Caudill seconded the motion. Motion carried unanimously.

Approval of Minutes

Delaine Jackson moved to approve the minutes from May 12, 2026, as presented. Albert Brewer seconded the motion. Motion carried unanimously.

Public Hearings:

Vic Medlin called the meeting into a public hearing.

Mike Cook presented the case.

Jonathan Huff, Petitioner and Colonel Jones, Owner – Application for a Special Use to allow for a short-term rental on Parcel # 08001002. Parcel is located at 215 W Lewis St and is within the Town's City Limits. The owner would like to request a special use permit to allow for short-term rental. Parcel is currently zoned RA-6. Parcel is in the Town's City Limits. Public notice was in the FO Benson News in Review on May 27, 2026, and June 3, 2026. A sign was placed on the property on May 29, 2026. Letters were mailed to 43 property owners within a 500 ft radius on May 29, 2026. There were no inquiries from letters that were mailed.

Jonathan and Wendy Huff, current owners of the property, came before the Planning Board to request a special use at 215 W Lewis Street. This is a "tiny house" they would like to use as a short-term rental. Mrs. Huff states this will be a relaxing, quiet, community-filled atmosphere. They have named the house the "Tiny Oak". This will be a small, peaceful place for travelers to stay short-term. Remodeling, painting, and yard work are well underway, and the house has been redecorated to give it a larger feel.

Delaine Jackson asked how many people could stay at a time. Mrs. Huff stated that the house is so small, with only two beds, so they would market mainly to couples or small families.

Vic Medlin stated his only concern is this turning into a party house. If that were to happen, it would be eliminated immediately. Mrs. Huff explained that she would have strict rules and guidelines to be followed, or the tenant would be asked to leave immediately. This house is so small that it isn't going to attract a big crowd, and it would not be marketed to attract that type of renter.

Jessica Williams, a resident who lives on Lewis Street, approached the board to address only one concern. She asked if the Huffs were going to allow animals in the rental. If so, she would like to make sure they are up to date on vaccinations, and flea and tick prevention would be sprayed outside periodically. Mrs. Huff explained that one pet would be allowed and that they would treat outside for fleas quarterly.

Albert Brewer made a motion to approve the SUP with conditions that if the Huffs ever sold the property, the next owners would have to come back before the board if they wanted to continue the short-term rental. Delaine Jackson seconded the motion. Motion carried unanimously.

With no further business brought before the board, a motion to adjourn at 6:45 pm was made by Jamey Caudill and seconded by Casey Matthews; the motion carried unanimously.

Meeting Adjourned.

Attest

Vic Medlin, Chairman

Rhonda S. Lee
Town Clerk