

TOWN OF FOUR OAKS

PLANNING BOARD MEETING MINUTES

JULY 14, 2026

Call to Order

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

Invocation and Pledge of Allegiance – Vic Medlin opened with the invocation, and Rhonda Lee led the Pledge of Allegiance.

Agenda Approval

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

Approval of Minutes

Casey Matthews moved to approve the minutes from June 9, 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.

Old School Rd- LAN, LLC, Petitioner and Thomas Clint Lee, Owner – Application for a rezoning and a single-family residential subdivision on Parcel # 08H10042A. Parcel is located on Hollingsworth Rd. and is within the Town's ETJ. Parcel is currently zoned RA. Parcel is in the Town's ETJ. Public notice was in the FO Benson News in Review on July 1, 2026, and July 8, 2026. A sign was placed on the property on July 2, 2026. Letters were mailed to 15 property owners within a 500 ft radius on July 2, 2026. There were no inquiries from letters that were mailed.

Brian Leonard, professional engineer with BRL Engineering and Surveying, addressed the board as a representative for the developer. Brian states that any engineering plans will be reviewed by another engineering firm since he works as a contractor for the Town on other projects. Brian states there are 31 acres in the proposed subdivision. There will be 46 lots with single-family homes. The petitioner is requesting to rezone to R-12 and for subdivision approval. There will be a single main road for entry and exit. There will be 3-4 cul-de-sacs within the subdivision. There are wetlands in the back of the property. This subdivision will run adjacent to another major subdivision that has already been board-approved. Streets will have curb and gutter. Vic asked if the two subdivisions

could be tied together so there is another road in and out. Brian states it is possible but will cause a lot of problems with plans and permits. Mrs. DeLaine asked where all the water runoff would go. Brian states there is a culvert that runs under the CSX railroad that would handle the water. DeLaine also asked if there would be an HOA for the subdivision. Brian stated yes that there will be.

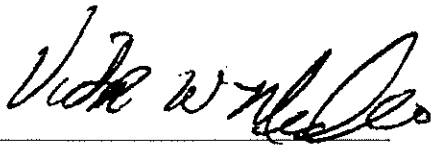
There was no discussion from the audience; Board members briefly discussed conditions they would like to have placed on the subdivision with approval.

Albert Brewer made a motion to approve the rezoning from RA to R-12. Tamara Dunn seconded the motion. Motion carried unanimously.

Albert Brewer made a motion to approve the subdivision with conditions that it have a professionally managed HOA and that it is annexed into the Town's City Limits. Tamara Dunn seconded the motion. Motion carried unanimously.

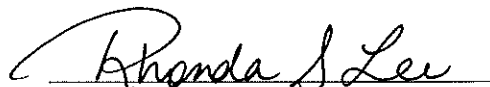
With no further business brought before the board, a motion to adjourn at 6:47 pm was made by Tamara Dunn and seconded by DeLaine Jackson; the motion carried unanimously.

Meeting Adjourned.



Vic Medlin, Chairman

Attest:



Rhonda S. Lee, CMC
Town Clerk