

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

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Approval of Minutes
 - a. Board of Commissioners Meeting – August 18, 2025
 - b. Board of Commissioners Special Called Meeting – September 4, 2025
4. Public Comments
5. Public Hearings
 - A. **LEGISLATIVE:** Certificate of Sufficiency- Johnnie Johnson, Petitioner and Owner. Parcel # 08I11067 & 08I11067B, located on NC Hwy 96 S., Four Oaks.
 - B. **LEGISLATIVE:** Certificate of Sufficiency – Four Oaks Farms, LLC, Petitioner and Owner. Parcel # 08I11023L, located on NC Hwy 96 S., Four Oaks.
 - C. **QUASI:** 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.
 - D. **Pulled from agenda until plan review is completed.**
LEGISLATIVE: Black Creek Rd – LAN, LLC, Petitioner and Owner – Application for a 47 lot single-family residential subdivision located at 5146 Black Creek Rd. Smithfield, NC. Parcel # 15I09024 is zoned R-A and is in the Town's ETJ.
6. New Business
 - a) Resolution for Annexation Investigation – S&B Real Estate Ventures, LLC, located at 106 Parker Street, Four Oaks, NC. Parcel # 08021001
 - b) Adoption of the project budget ordinance for the Elevated Water Tank Grant Funded Project presented by Skip Green

- c) Correction to budget ordinance amendment 1 that was adopted September 4, 2025. Grant number should be shown as SRP-W-ARP-0094, not SRP-SW-ARP-0094.

7. Mayor's Comments

- a. Letter of appreciation from Joan Pritchett

8. Department Reports

- 1. Police – Surles (Chief Anderson)
- 2. Parks & Rec and Outreach & Appearance – Robertson
- 3. Water and Sewer – Bradley
- 4. Sanitation & Streets – Bradley
- 5. Planning & Zoning, Inspections – Capps (Mike Cook)
- 6. Finance – Hines

- 9. Closed Session under §143-318.11(a)(6) to discuss personnel matters and §143-318.11(a)(4) economic development.

10. Adjournment

**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 Surles, 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 Surles gave the opening Invocation, with Andy Hardy leading the Pledge of Allegiance.

Approval of Minutes

- a) Board of Commissioners Meeting – August 18, 2025
Commissioner Surles 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.



Vic Medlin, Mayor

ATTEST:



Rhonda S. Lee, Town Clerk

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
OCTOBER 20, 2025
AGENDA**

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Approval of Minutes
 - a. Board of Commissioners Meeting – September 15, 2025
4. Proclamation in Memory of Commissioner John Hatch- presented by Mayor Vic Medlin
5. Presentation- Tim Hogan with Flock Group, Inc.
6. Public Comments
7. Public Hearings
 - A. LEGISLATIVE:** Certificate of Sufficiency and Ordinance Adoption- S&B Real Estate Ventures, LLC., Petitioner and Owner. Parcel # 08021001, located on Allendale., Four Oaks.
8. New Business
9. Mayor's Comments
10. Department Reports
 1. Police – Surles (Chief Anderson)
 2. Parks & Rec and Outreach & Appearance – Robertson
 3. Water and Sewer – Bradley
 4. Sanitation & Streets – Bradley
 5. Planning & Zoning, Inspections – Capps (Mike Cook)
 6. Finance – Hines (Rachel Raynor)
11. Closed Session under §143-318.11(4) economic development.
12. Adjournment

September 15, 2025



Persons desiring to speak on a non-agenda matter will be recognized to speak during the Public Comment section of Council Meetings. Persons desiring to speak on an agenda item will be recognized to speak when the item is called.

* Each person wishing to speak will have three (3) minutes. When four (4) or more people wish to address the Council about the same item, one (1) designated person will be allowed to speak for ten (10) minutes.

Name	Address	Phone Number	Subject to Discuss
- Ellen Smith	655 Spring Lake Rd	919-631-6791	NORVO/Annex.
- Thomas Mathew	5754 Springlake Rd	919-631-6052	ANNEXATION
- Barry Mathew	111 DALTON LANE, FOUR OAKS	919-608-6167	ANNEXATION
- MURESH PATEL	97 NC 96 S F.O.	919-464-8665	Territory 25 miles - do not Reth
- Linwood J. Pate			Annexation
- Joan Pritchett	CHAMBER		



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A
PETITION RECEIVED UNDER G.S.160A-31

WHEREAS, a petition requesting annexation of Parcel #08I11067, 4.590 acres located on NC Hwy 96 S., Four Oaks, NC owner Johnnie Lance Johnson was received on July 21, 2025, by the Town of Four Oaks; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town of Four Oaks Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Four Oaks deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of Four Oaks that:

The Town of Four Oaks Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify, as soon as possible, to the Four Oaks Board of Commissioners the results of her investigation.

DULY ADOPTED THIS 18th DAY OF AUGUST , 2025

Mayor Victor Medlin

ATTEST:

Town Clerk Rhonda Lee

P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524

Office 919-963-3112 ♦ Fax 919-963-3113

www.fouroaks-nc.com



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Four Oaks, North Carolina:

I, Rhonda Lee, Town Clerk, do hereby certify that I have investigated the attached petition by Johnnie Lance Johnson, Parcel #08111067, 4.590 acres located on NC Hwy 96 S., Four Oaks, NC 27524, and hereby make the following findings:

- a. The petition adequately describes the property in the area proposed for annexation.
- b. The area described in the petition is noncontiguous to the Town of Four Oaks primary corporate limits, as defined by G.S 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Four Oaks, this 18th day of August, 2025.

Rhonda Lee, Town Clerk

P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524

Office 919-963-3112 ♦ Fax 919-963-3113

www.fouroaks-nc.com



Filed in JOHNSTON, NC
CRAIG OLIVE, Register of Deeds
Filed 09/18/2025 01:42:05 PM
DEED BOOK: 6981 PAGE: 1-4
INSTRUMENT # 2025029209
Real Estate Excise Tax \$0.00
Deputy/Assistant Register of Deeds Ineal

Ordinance #091525B

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF FOUR OAKS, NORTH CAROLINA**

WHEREAS, the Mayor and Board of Commissioners have been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Mayor and Board of Commissioners have by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town of Four Oaks Town Hall at 6:30 p.m. on September 15, 2025, after due notice by posting and publication on the Four Oaks Town Hall Board and in the Four Oaks/Benson News in Review on August 27, 2025 and September 3, 2025; and

WHEREAS, the Mayor and Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Four Oaks, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Four Oaks, as of September 15, 2025:

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11067, denoted as Johnnie Johnson, Second Tract, Plat Book 103, Page 497 of the Johnston County Registry, and being further described on Exhibit A, which is attached hereto and fully incorporated herein by reference.

Section 2. Upon and after September 15, 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Four Oaks and shall be entitled to the same privileges and benefits as other parts of the Town of Four Oaks. Said territory shall be subject to municipal taxes according to G. S. 160A-58-10.

Section 3. The Mayor of the Town of Four Oaks shall cause to be recorded in the office of the Register of Deeds of Johnston County, North Carolina, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1. See Exhibit B;

Adopted this 15th day of September 2025.


Vic Medlin, Mayor

ATTEST:


Rhonda S. Lee
Town Clerk

Town Seal:



NORTH CAROLINA
JOHNSTON COUNTY

I, Carol Allen, Notary Public, do hereby certify that this day personally appeared before me Vic Medlin, first being duly sworn, says that he is the Mayor of the Town of Four Oaks, a municipal corporation, and that Rhonda S. Lee, the Town Clerk thereof; that as such officer he signed the foregoing ordinance, and that the same was attested by said Town Clerk; that he knows the common seal of said corporation, and that the said seal was affixed by the said Town Clerk in his presence, and that the said seal so affixed is the common seal of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Witness my hand and Official Seal, this the 16 day of September, 2025.

My commission expires 10/2/2027

Signed: Carol Allen

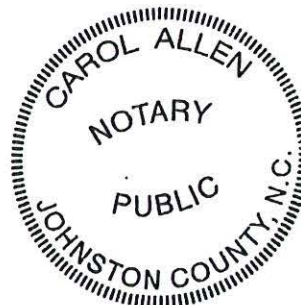
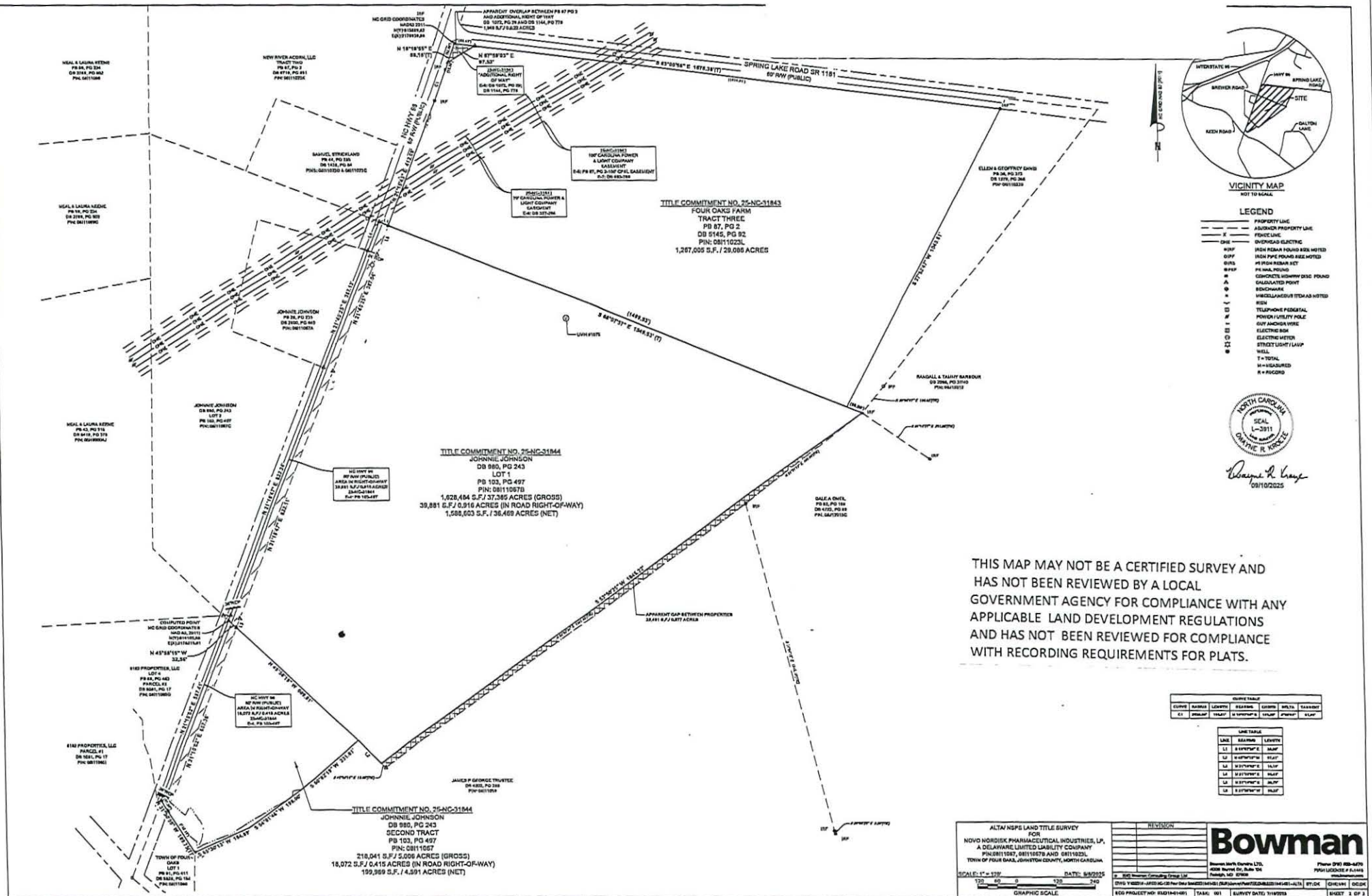


Exhibit A

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11067, denoted as Johnnie Johnson, Second Tract, Plat Book 103, Page 497 and being further described as follows:

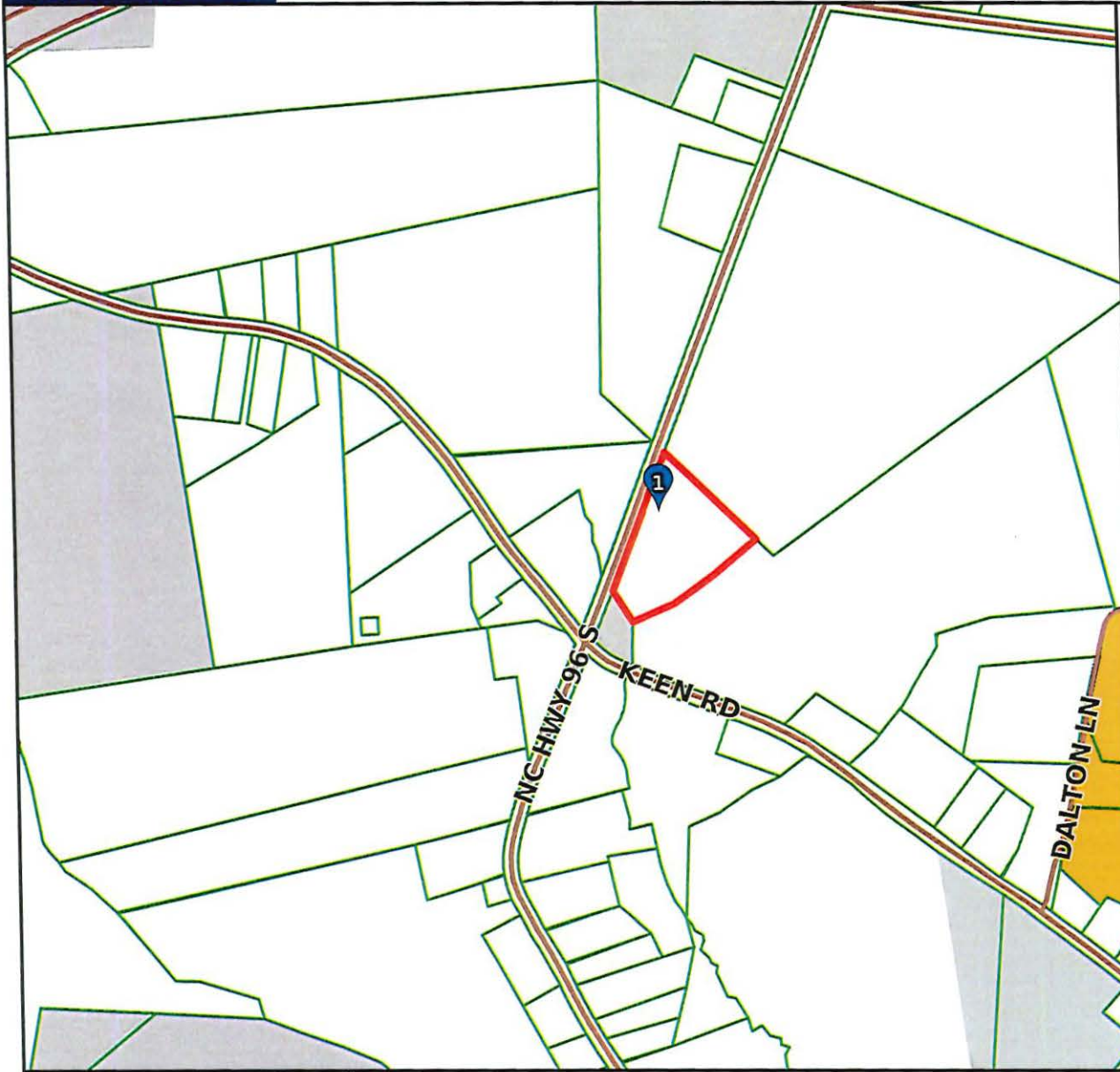
Beginning at the southern corner of Lot 2, Plat Book 103, Page 497, a computed point in the centerline of NC Highway 96, having North Carolina Grid Coordinates, NAD 83, 2011 of N(Y): 614102.98' E(X): 2176215.91'; Thence with the southern line of Lot 2 S45° 58' 14"E 32.56' to an iron rod set in the eastern right of way of NC Highway 96; Thence continuing with Lot 2 S45° 58' 14"E 509.81' to an iron rod set, a corner with George, Deed Book 4202, Page 286; Thence with the line of S50° 02' 19"W 231.01' to an iron rod set; Thence S54° 01' 46"W 198.00' to an iron rod set; Thence S65° 30' 13"W 184.89' an iron pipe found, a corner with the Town Of Four Oaks, Lot 1, Plat Book 91, Page 411; Thence with the Town of Four Oaks N31° 50' 55"W 189.75' to a point in the centerline of NC Highway 96, in the line of 8182 Properties LLC, Lot 4, Plat Book 68, Page 463, passing over an iron rod set in the eastern right of way of NC Highway 96 at 152.19' along said line; Thence with centerline of NC Highway 96 and the eastern line of 8182 Properties LLC N21° 10' 02"E 597.41' to the point of beginning all containing a gross area of 218041 S.F. or 5.006 acres, inclusive of 18,072 S.F. or 0.415 acres in the right of way of NC Highway 96, with a net area (less the right of way of NC Highway 96) of 199,969 S.F. or 4.591 acres.

Exhibit B



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 08I11067
Tag: 08I11067
NCPin: 167100-64-9427
Mapsheet No: 1671
Owner Name 1: JOHNSON, JOHNNIE LANCE
Owner Name 2:
Mail Address 1: 543 STONE CREEK RD
Mail Address 2:
Mail Address 3: FOUR OAKS, NC 27524-8824
Site Address 1: 1352 NC HWY 96 S
Site Address 2: FOUR OAKS, NC 27524-
Book: 00980
Page: 0243
Market Value: 1436870
Assessed Acreage: 4.590
Calc. Acreage: 4.590
Sales Price: 0
Sale Date: 1985-01-01
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: Ingrams Water District
ETJ: Four Oaks
City Limits: Not Applicable
Town Zoning: I-1L
County Zoning: Not Applicable
OverLay Zoning: Not Applicable
EMS District: STA6
Fire District: Wynn
Law District: 3
Census Tract: 412
Electric District: SMITHFIELD-SELMA
MUNICIPAL

Special Tax Not Applicable



Scale: 1:8323 - 1 in. = 693.61 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling)

Voting Districts: Ingrams

US Congressional: 13

NC House District: 28

NC Senate District: 10

Commissioner: 2

Johnston County GIS
September 2, 2025



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A
PETITION RECEIVED UNDER G.S.160A-31

WHEREAS, a petition requesting annexation of Parcel #08I11067B, 36.470 acres located on NC Hwy 96 S., Four Oaks, NC owner Johnnie Lance Johnson was received on July 21, 2025, by the Town of Four Oaks; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town of Four Oaks Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Four Oaks deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of Four Oaks that:

The Town of Four Oaks Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify, as soon as possible, to the Four Oaks Board of Commissioners the results of her investigation.

DULY ADOPTED THIS 18th DAY OF AUGUST , 2025

Mayor Victor Medlin

ATTEST:

Town Clerk Rhonda Lee



CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Four Oaks, North Carolina:

I, Rhonda Lee, Town Clerk, do hereby certify that I have investigated the attached petition by Johnnie Lance Johnson, Parcel #08111067B, 36.470 acres located on NC Hwy 96 S., Four Oaks, NC 27524, and hereby make the following findings:

- a. The petition adequately describes the property in the area proposed for annexation.
- b. The area described in the petition is noncontiguous to the Town of Four Oaks primary corporate limits, as defined by G.S 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Four Oaks, this 18th day of August, 2025.

Rhonda Lee, Town Clerk

P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524

Office 919-963-3112 ♦ Fax 919-963-3113

www.fouroaks-nc.com



Filed in JOHNSTON, NC
CRAIG OLIVE, Register of Deeds
Filed 09/18/2025 01:42:05 PM
DEED BOOK: 6961 PAGE: 5-8
INSTRUMENT # 2025029210
Real Estate Excise Tax \$0.00
Deputy/Assistant Register of Deeds Ineal

Ordinance #091525A

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF FOUR OAKS, NORTH CAROLINA**

WHEREAS, the Mayor and Board of Commissioners have been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Mayor and Board of Commissioners have by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town of Four Oaks Town Hall at 6:30 p.m. on September 15, 2025, after due notice by posting and publication on the Four Oaks Town Hall Board and in the Four Oaks/Benson News in Review on August 27, 2025 and September 3, 2025; and

WHEREAS, the Mayor and Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Four Oaks, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Four Oaks, as of September 15, 2025:

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11067B, denoted as New Lot 1, Plat Book 103, Page 497 in the Johnston County Registry, and being further described in the attached Exhibit A, which is attached hereto and fully incorporated herein by reference.

Section 2. Upon and after September 15, 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Four Oaks and shall be entitled to the same privileges and benefits as other parts of the Town of Four Oaks. Said territory shall be subject to municipal taxes according to G. S. 160A-58-10.

Section 3. The Mayor of the Town of Four Oaks shall cause to be recorded in the office of the Register of Deeds of Johnston County, North Carolina, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1. See Exhibit B;

Adopted this 15th day of September 2025.


Vic Medlin, Mayor

ATTEST:


Rhonda S. Lee
Town Clerk

Town Seal:



NORTH CAROLINA
JOHNSTON COUNTY

I, Carol Allen, Notary Public, do hereby certify that this day personally appeared before me Vic Medlin, first being duly sworn, says that he is the Mayor of the Town of Four Oaks, a municipal corporation, and that Rhonda S. Lee, the Town Clerk thereof; that as such officer he signed the foregoing ordinance, and that the same was attested by said Town Clerk; that he knows the common seal of said corporation, and that the said seal was affixed by the said Town Clerk in his presence, and that the said seal so affixed is the common seal of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Witness my hand and Official Seal, this the 16 day of September, 2025.

My commission expires 10/2/2027

Signed: Carol Allen

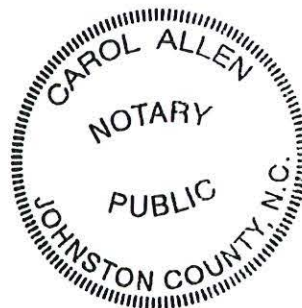
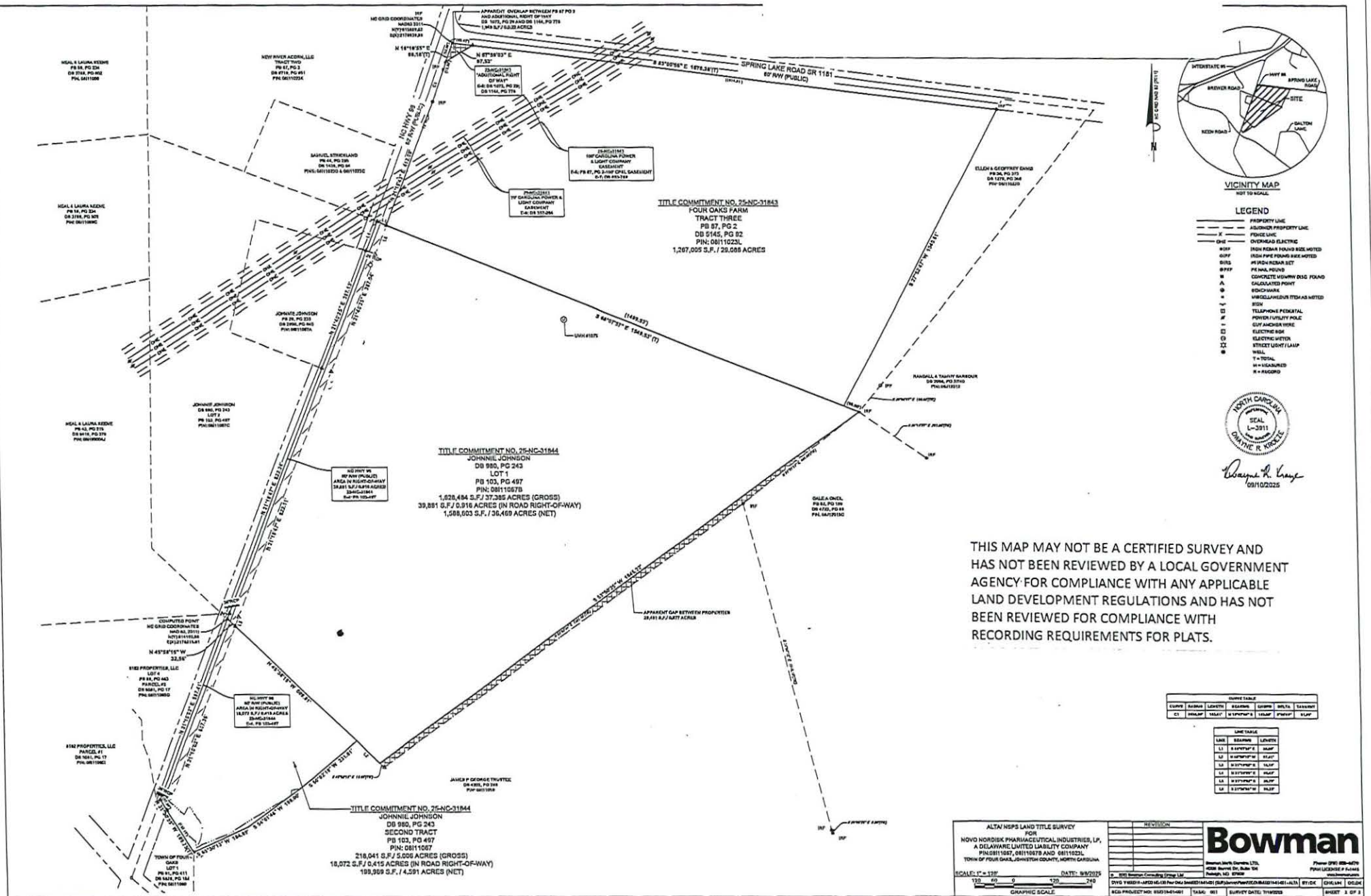


Exhibit A

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11067B, denoted as New Lot 1, Plat Book 103, Page 497 and being further described as follows:

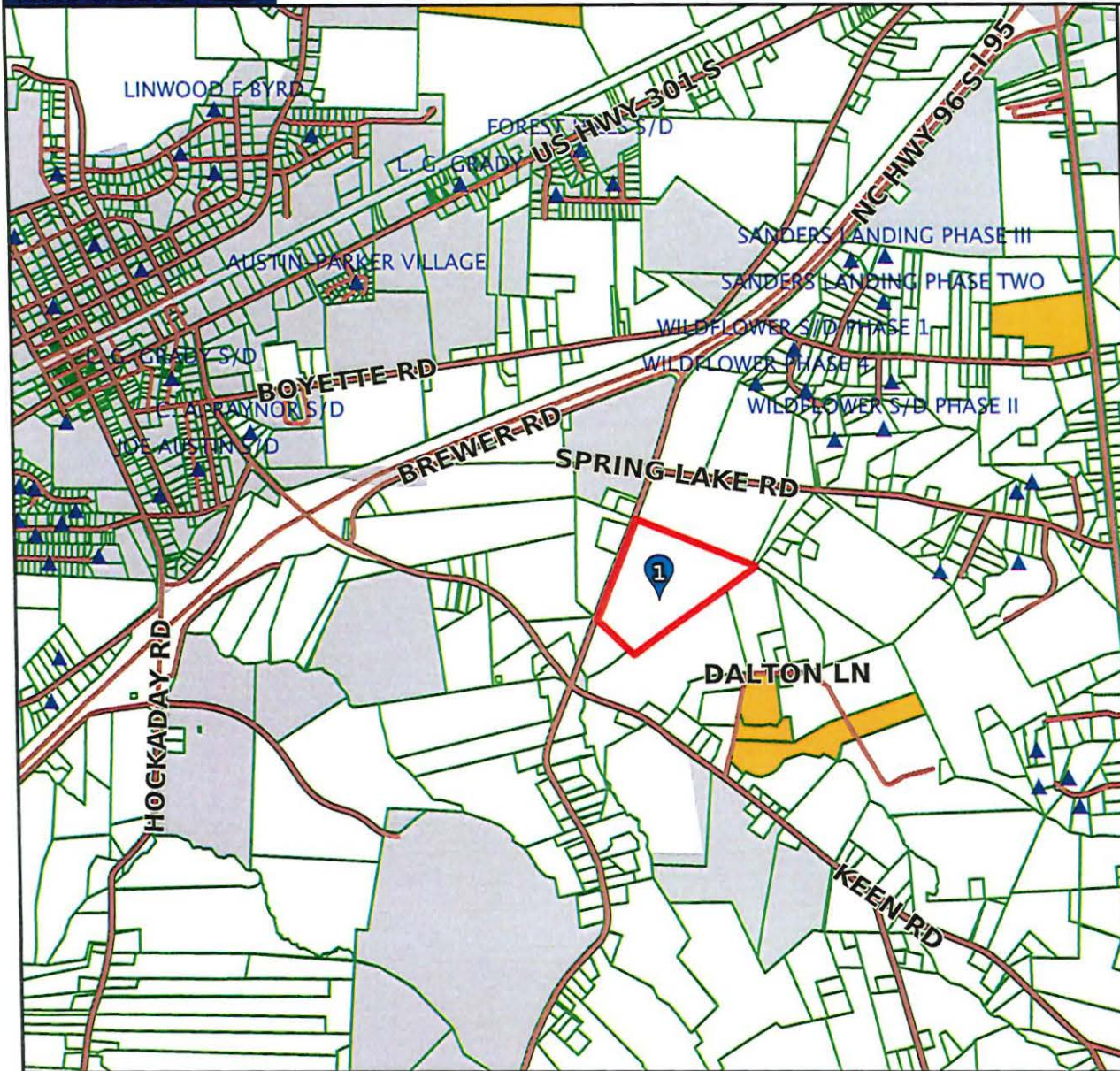
Beginning at the southern corner of Lot 2, Plat Book 103, Page 497, a computed point in the centerline of NC Highway 96, having North Carolina Grid Coordinates, NAD 83, 2011 of N(Y): 614102.98' E(X): 2176215.91'; Thence with the centerline of Highway 96 and the eastern line of Lot 2 N21° 10' 02"E 18.18' to a computed point; Thence continuing with said centerline N21° 18' 47"E 822.24' to a computed point, the south east corner of Johnnie Johnson, Plat Book 26, Page 235; Thence with centerline of said road and with the eastern line of Johnson N21° 40' 25"E 387.13' to a computed point, the north east corner of Johnson; Thence continuing with the centerline of said road N21° 36' 05"E 96.45' to a point, the north east corner of Johnson, Lot 2, Plat Book 103, Page 497; Thence leaving the centerline of said highway S68° 07' 38"E 30.00' to an iron rod set in the eastern right of way of NC Highway 96, the south west corner of Four Oaks Farms, Tract Three, Plat Book 87, Page 2; Thence with southern line of Four Oaks Farms S68° 07' 57"E 1499.53' to an iron rod set, the south east corner of Four Oaks Farms; Thence with the southern line of Ennis, Plat Book 36, Page 373 S68° 07' 57"E 50.00' to an existing iron rod, the western corner of Barbour, Deed Book 2098, Page 37 and the northern corner of Oneil, Plat Book 82 Page 189; Thence along the northern line of an apparent gap S53° 50' 25"W 1845.22' to an iron rod set, a corner in the line of George, Deed Book 4202, Page 286; Thence with the line of George N45° 58' 15"W 97.41' to an iron rod set, the western corner of Johnnie Johnson, Second Tract, Plat Book 103, Page 497; Thence with the line of Johnson N45° 58' 15"W 509.81' to an iron pipe set in the eastern right of way of NC Highway 96; Thence N45° 58' 15"W 32.56' to the point of beginning, all containing an gross area of 1628484 S.F. or 37.385 acres, inclusive of 39,881 S.F. or 0.916 Acres in the right of way of NC Highway 96, with a net area (less the right of way of NC Highway 96) of 1,588,603 S.F. or 36.469 Acres.

Exhibit B



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 08I11067B
Tag: 08I11067B
NCPin: 167100-95-8675
Mapsheet No: 1671
Owner Name 1:
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 0
Assessed Acreage: 0.000
Calc. Acreage: 36.470
Sales Price: 0
Sale Date:
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: Ingrams Water District
ETJ: Four Oaks
City Limits: Not Applicable
Town Zoning: I-1L
County Zoning: Not Applicable
OverLay Zoning: Not Applicable
EMS District: STA6
Fire District: Wynn
Law District: 3
Census Tract: 412
Electric District: SMITHFIELD-SELMA
MUNICIPAL
Special Tax: Not Applicable



Scale: 1:24854 - 1 in. = 2071.19 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page cuts)

Voting Districts: Ingrams

US Congressional: 13

NC House District: 28

NC Senate District: 10

Commissioner: 2

Johnston County GIS
July 31, 2025



Town of Four Oaks, North Carolina

Owner-Initiated Voluntary Annexation Petition

(PLEASE PRINT CLEARLY)

To the Board of Commissioners of the Town of Four Oaks, North Carolina

WE THE UNDERSIGNED OWNERS real property described in Part 2 below respectfully request that the area described in this petition be annexed and made part of the Town of Four Oaks, North Carolina.

If this is an annexation of a parcel that is NOT CONTIGUOUS to the primary city limits ("satellite" annexation), attach a survey showing the annexation area and its relationship to the Four Oaks town limits. Unless this is a satellite annexation petition, the area to be annexed is CONTIGUOUS to the Town of Four Oaks and its boundaries. A survey map MUST be included with all annexation applications for your request to be considered.

★ Part 1- Property Owner Information:

<u>Owner (see Part 7, note to property owners)</u>		<u>Owner's Contact Person (if different than applicant)</u>	
Name: <u>Johnnie Lane Johnson</u>	Name: <u>Adam Johnson</u>		
Firm: _____	Firm: _____		
Address: <u>543 Stone Creek Rd.</u>	Address: <u>843 Wood Lee Rd.</u>		
<u>Four Oaks, N.C. 27524</u>	<u>Four Oaks, NC 27524</u>		
Phone (area code): <u>919-894-8251</u>	Phone (area code): <u>(919) 796-9110</u>		
Email: _____	Email: <u>Mainstreammechanics1@gmail.com</u>		

★ Part 2- Parcel & Owner Information: (see www.johnstonnc.com/gis for parcel numbers)

Property Owners: <u>Johnnie Lane Johnson</u>	Parcel Number: _____	Total Acres: _____
Name: _____	<u>08I11067</u>	<u>42.391</u>
Address: <u>1352 NC Hwy 96 S.</u>		
City: <u>Four Oaks</u>	State: <u>NC</u>	Zip: <u>27524</u>

Part 3: Reason for Request: (please check ALL that apply and be specific as possible)

- ☐ Required for Site or Subdivision Plan
- ☐ Failed Well
- ☐ Failed Septic
- ☒ Other: (Explain)

Voluntary Annexation

Part 4: Location of Property:

What county is the property located in?

- ☒ Johnston
- ☐ Other

What Planning Jurisdiction is the property currently located in?

- ☐ Johnston County
- ☒ Town of Four Oaks ETJ (Extra Territorial Jurisdiction)
- ☐ Other

Note: The ETJ represents the area beyond the Town Limits where the Town has zoning and regulatory authority. Is the property located within an existing subdivision? ☐ YES ☒ NO ☐ N/A

If yes, name of subdivision: _____

Part 5: Zoning and Proposed Use:

Current Zoning

Existing Use: I-1L Proposed Use: _____

Is your REQUIRED Survey Map (by a registered surveyor) Attached? ☒ YES ☐ NO

Do you have your Metes and Bounds description Attached? ☒ YES ☐ NO

Part 6: Associated Cases:

Is there an associated Site or Subdivision Plan? ☐ YES ☒ NO

Is there an associated REZONING? ☐ YES ☒ NO

Please note that applications requesting annexation of property that is located outside the Town of Four Oaks ETJ must also submit a Rezoning Application in order to establish initial Town of Four Oaks Zoning designation upon annexation.

D. Property Owned by a Corporation – The area to be annexed is owned by a corporation properly registered with the State of North Carolina (MUST BE NOTARIZED). The Corporation President and Secretary must complete the following:

The President is _____ Of _____
(Typed or Printed Name) (Typed or Printed Corporate Name)

Signature: _____ Date: _____

And that, The Secretary is _____
(Typed or Printed Name)

Signature: _____ Date: _____

_____ COUNTY OF NORTH CAROLINA

I, _____ a Notary Public for _____ County, North Carolina, do
(Typed or Printed Name of Notary) (County of Commission)

hereby certify that _____ and _____
(Typed or Printed Name of President) (Typed or Printed Name of Secretary)

personally came before me this day and acknowledged that he/she is _____
(Title of Corporate Officer)

that he/she is _____ of _____ and that he/she, as such,
(Secretary of Corporation) (Title of Corporation)

being authorized to do so, executed the foregoing on behalf of the corporation.

witness my hand and official seal, this _____ day of _____, 20 _____

Notary Public

(Official Seal)

My Commission Expires _____, 20 _____



CERTIFICATE OF SUFFICIENCY

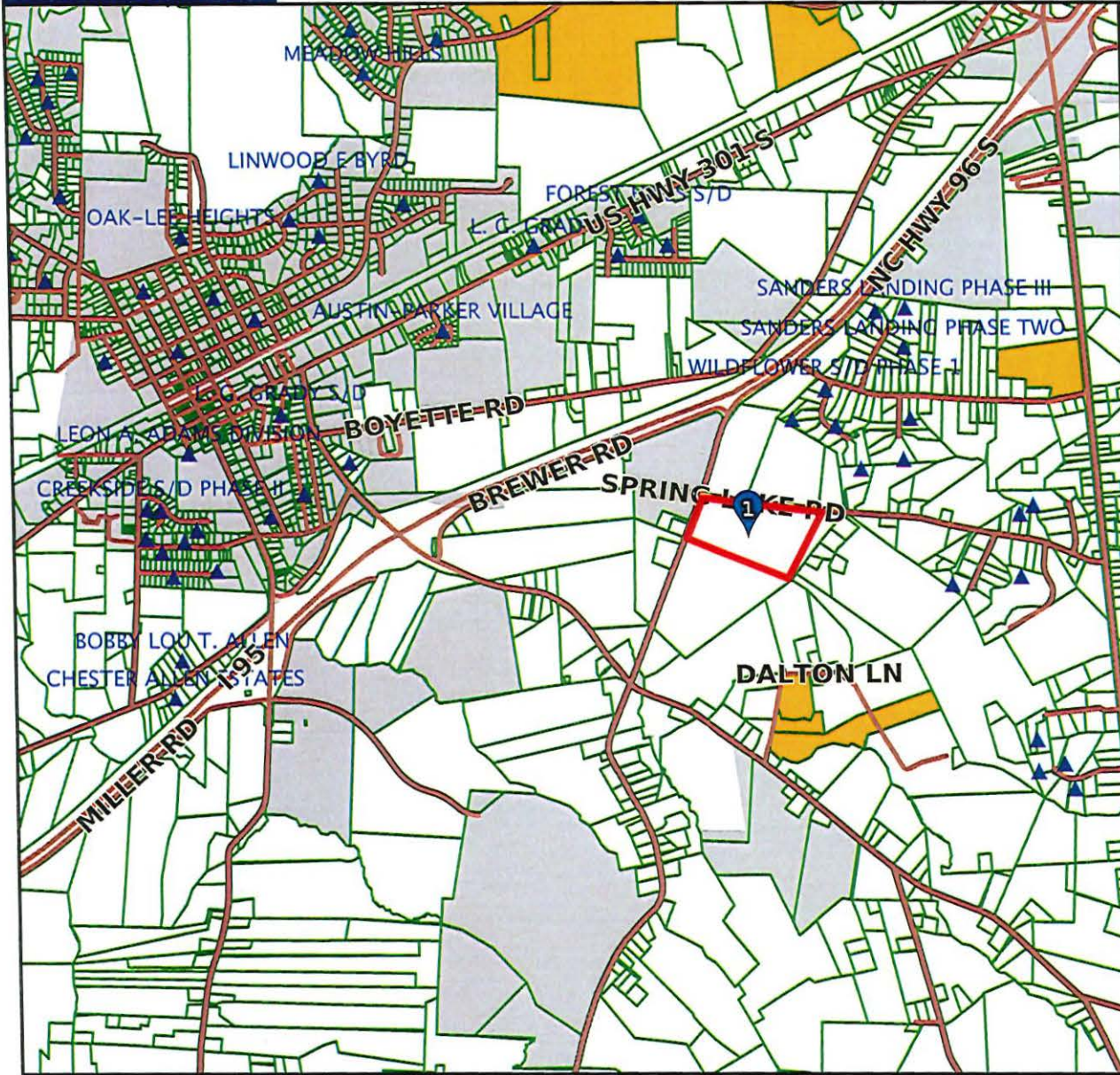
To the Board of Commissioners of the Town of Four Oaks, North Carolina:

I, Rhonda Lee, Town Clerk, do hereby certify that I have investigated the attached petition by Four Oaks Farms, LLC, Parcel #08111023L, 29.070 acres located on NC Hwy 96 S. and Spring Lake Rd., Four Oaks, NC 27524, and hereby make the following findings:

- a. The petition adequately describes the property in the area proposed for annexation.
- b. The area described in the petition is noncontiguous to the Town of Four Oaks primary corporate limits, as defined by G.S 160A-31.
- c. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Four Oaks, this 18th day of August, 2025.


Rhonda Lee, Town Clerk



Result 1

id: 08I11023L
Tag: 08I11023L
NCPin: 167100-75-6460
Mapsheet No: 1671
Owner Name 1: FOUR OAKS FARMS, LLC
Owner Name 2:
Mail Address 1: 252 LAKEVIEW HILLS DR
Mail Address 2:
Mail Address 3: FOUR OAKS, NC 27524-8443
Site Address 1:
Site Address 2:
Book: 05145
Page: 0092
Market Value: 753270
Assessed Acreage: 29.070
Calc. Acreage: 29.070
Sales Price: 576500
Sale Date: 2018-05-04



Scale: 1:28484 - 1 in. = 2373.63 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



Town of Four Oaks, North Carolina

Owner-Initiated Voluntary Annexation Petition

(PLEASE PRINT CLEARLY)

To the Board of Commissioners of the Town of Four Oaks, North Carolina

WE, THE UNDERSIGNED OWNERS real property described in Part 2 below respectfully request that the area described in this petition be annexed and made part of the Town of Four Oaks, North Carolina.

If this is an annexation of a parcel that is NOT CONTIGUOUS to the primary city limits ("satellite" annexation), attach a survey showing the annexation area and its relationship to the Four Oaks town limits. Unless this is a satellite annexation petition, the area to be annexed is CONTIGUOUS to the Town of Four Oaks and its boundaries. A survey map MUST be included with all annexation applications for your request to be considered.

Part 1: Property Owner Information:

<u>Owner (see Part 2, note to property owners)</u>		<u>Owner's Contact Person (if different than applicant)</u>	
Name: <u>FOUR OAKS FARMS, LLC</u>	Name: _____	Name: _____	Name: _____
Firm: <u>HARRIS Realty & LAND, LLC</u>	Firm: _____	Firm: _____	Firm: _____
Address: <u>207-B S. THIRD ST</u>	Address: _____	Address: _____	Address: _____
Phone (area code): <u>919-795-4596</u>	Phone (area code): _____	Phone (area code): _____	Phone (area code): _____
Email: <u>Slperryharris@gmail.com</u>	Email: _____	Email: _____	Email: _____

Part 2: Parcel & Owner Information: (see [www.four-oaks.org](#) for parcel numbers)

Property Owners: <u>FOUR OAKS FARMS, LLC</u>	Parcel Number: <u>08 I 110232</u>	Total Acres: <u>29.070</u>
Name: <u>JOHN S. BRYANT</u>	<u>NC PIN 167100-75-6460</u>	
Address: <u>252 LAKEVIEW HILLS</u>		
City: <u>FOUR OAKS, NC 27527</u>	State: <u>NC</u>	Zip: <u>27524</u>



Filed in JOHNSTON, NC
CRAIG OLIVE, Register of Deeds
Filed 09/18/2025 01:42:05 PM
DEED BOOK: 6960 PAGE: 997-1000
INSTRUMENT # 2025029208
Real Estate Excise Tax \$0.00
Deputy/Assistant Register of Deeds Ineal

Ordinance #091525C

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF FOUR OAKS, NORTH CAROLINA**

WHEREAS, the Mayor and Board of Commissioners have been petitioned under G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Mayor and Board of Commissioners have by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town of Four Oaks Town Hall at 6:30 p.m. on September 15, 2025, after due notice by posting and publication on the Four Oaks Town Hall Board and in the Four Oaks/Benson News in Review on August 27, 2025 and September 3, 2025; and

WHEREAS, the Mayor and Board of Commissioners finds that the petition meets the requirements of G.S. 160A-58.1;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Four Oaks, North Carolina that:

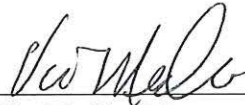
Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Four Oaks, as of September 15, 2025:

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11023L, denoted as Tract Three, Plat Book 87, Page 2 and being further described on Exhibit A, which is attached hereto and fully incorporated herein by reference.

Section 2. Upon and after September 15, 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Four Oaks and shall be entitled to the same privileges and benefits as other parts of the Town of Four Oaks. Said territory shall be subject to municipal taxes according to G. S. 160A-58-10.

Section 3. The Mayor of the Town of Four Oaks shall cause to be recorded in the office of the Register of Deeds of Johnston County, North Carolina, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Johnston County Board of Elections, as required by G.S. 163-288.1. See Exhibit B;

Adopted this 15th day of September 2025.


Vic Medlin, Mayor

ATTEST:


Rhonda S. Lee
Town Clerk

Town Seal:



NORTH CAROLINA
JOHNSTON COUNTY

I, Carol Allen, Notary Public, do hereby certify that this day personally appeared before me Vic Medlin, first being duly sworn, says that he is the Mayor of the Town of Four Oaks, a municipal corporation, and that Rhonda S. Lee, the Town Clerk thereof; that as such officer he signed the foregoing ordinance, and that the same was attested by said Town Clerk; that he knows the common seal of said corporation, and that the said seal was affixed by the said Town Clerk in his presence, and that the said seal so affixed is the common seal of said municipal corporation; and that the said instrument is the act and deed of said municipal corporation.

Witness my hand and Official Seal, this the 16 day of September, 2025.

My commission expires 10/2/2027

Signed: Carol Allen

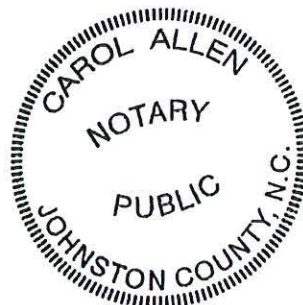
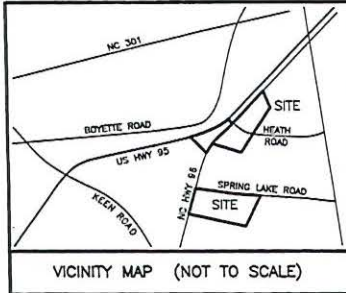


Exhibit A

Being all of that parcel located in Four Oaks, Ingrams Township, Johnston County, North Carolina having a Parcel I.D. of 08I11023L, denoted as Tract Three, Plat Book 87, Page 2 and being further described as follows:

Beginning at an existing rebar in the eastern right of way of NC Highway 96 and the southern right of way of Spring Lake Road, State Road 1181 having North Carolina Grid Coordinates, NAD 83, 2011 of Northing(Y): 615889.62' Easting(X): 2176939.98'; Thence with the southern right of way of Spring Lake Road S83° 00' 56"E 1678.38' to an existing iron rod in the western line Ennis, Plat Book 36, Page 373; Thence leaving said right of way and with the western line of Ennis S27° 52' 47"W 1040.61' to an iron rod set in the northern line New Lot 1, Plat Book 103, Page 497, also being the south west corner of Ennis; Thence with the northern line of New Lot 1 N68° 07' 57"W 1499.53' to an iron pipe set in the eastern right of way of NC Highway 96; Thence with the eastern right of way of said highway N21° 15' 43"E 412.09' to a found iron; Thence along a curve to the right having a radius of 2030.00', an arc length of 103.80', a Delta angle of 2° 55' 48"W and a chord bearing and distance of N19° 47' 49"E 103.80' to a found iron; Thence N18° 19' 55"E 88.18' to the point of beginning containing 1267005 S.F. or 29.086 acres.

Exhibit B

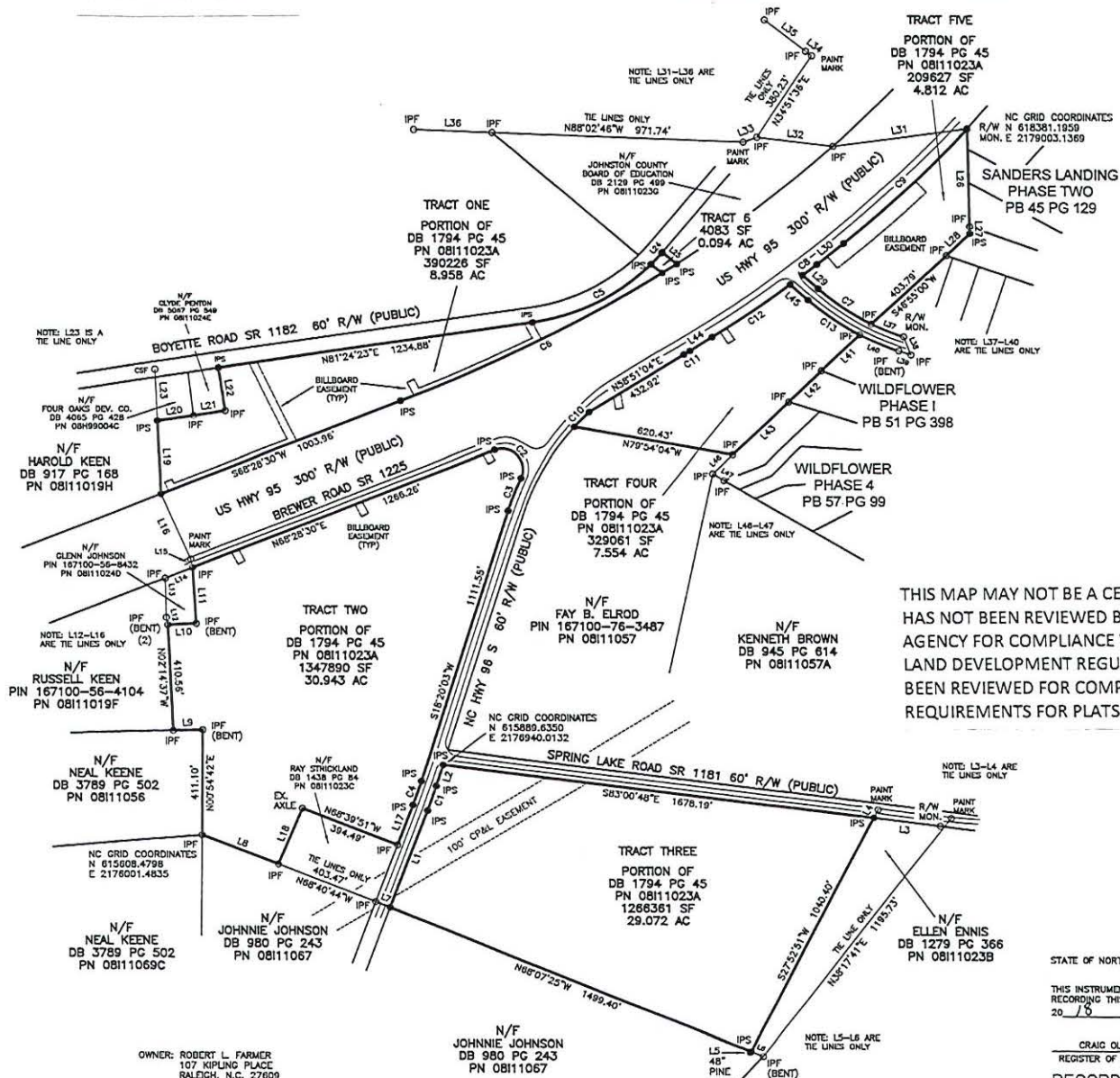


STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURT T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1294, PAGE 45, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1294, PAGE 45, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1-CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 21TH DAY OF APRIL, A.D. 2018



CURT T. LANE
L-3990
LICENSE NUMBER



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

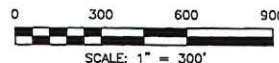
THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 12 DAY OF May 20 18 AT 4:32:35 PM

CRAIG OLIVE BY *Ruth P. Winkler*
REGISTER OF DEEDS ASST. REG. OF DEEDS

RECORDED IN PB 87 PG 3

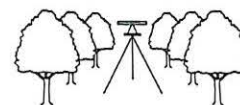
ROBERT L. FARMER

INGRAMS TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 22, 2018
SHEET 2 OF 3



SURVEYED BY: TLS
DRAWN BY: MIKE
CHECKED BY: CURT
DRAWING NAME: BOUNDARY.DWG
SURVEY DATE: 2-15-18
JOB NO. 3168.001

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

Part 3: Reason for Request: (please check ALL that apply and be specific as possible)

- ☒ Required for Site or Subdivision Plan
- ☐ Failed Well
- ☐ Failed Septic
- ☐ Other (Explain)

Part 4: Location of Property:

What county is the property located in?

- ☒ Johnston
- ☐ Other

What Planning Jurisdiction is the property currently located in?

- ☐ Johnston County
- ☒ Town of Four Oaks ETJ (Extra Territorial Jurisdiction)
- ☐ Other

Note: The ETJ represents the area beyond the Town Limits where the Town has zoning and regulatory authority. Is the property located within an existing subdivision? YES ☒ NO ☐ N/A

If YES, name of subdivision

Part 5: Zoning and Proposed Use:

Current Zoning

Existing Use: I-4 L

Proposed Use: INDUSTRIAL

Is your REQUIRED Survey Map (by a registered surveyor) Attached? YES NO

Do you have your Metes and Bounds description Attached? YES NO

Part 6: Associated Cases:

Is there an associated Site or Subdivision Plan? YES ☒ NO

Is there an associated REZONING? YES ☒ NO

Please note that applications requesting annexation of property that is located outside the Town of Fano Oaks LEU must also submit a Rezoning Application in order to establish initial Town of Fano Oaks Zoning designation upon annexation.

Part 7: Vested Right Acknowledgement

Has a vested right with respect to the properties subject to this annexation petition been established under NC General Statute 160A-385.1 or 153A-344.1? YES ☐ NO ☒

If yes, please provide proof of such vested right. If no, or if you fail to sign this statement declaring whether or not a vested right has been established, any such right shall be terminated.

Part 8: REQUIRED Signature- Please complete all that apply (A-D)

A. Property owned by individuals ALL owners MUST sign from Part 2, including husband and wife, and all joint tenants (Notary NOT Required)

Property Owner(s) Name _____ PLEASE PRINT
 _____ PLEASE PRINT

Property Owner Signature _____ DATE _____

Property Owner Signature _____ DATE _____

B. Property Owned by a Limited Liability Company The area to be annexed is owned by a limited liability company properly registered with the State of North Carolina. If "member managed" ALL members must sign. If "manager managed" manager MUST sign (Notary NOT required) Continue on a separate sheet and attached if necessary.

Manager John S. Bryant _____ PLEASE PRINT
 Signature of Manager John S. Bryant _____ DATE 07/21/25
 Signature of Members _____ DATE _____
 (if necessary) _____ DATE _____

C. Property Owned by General or Limited Partnership The area to be annexed is owned by a general partnership. All partners MUST sign. If owned by a limited partnership, general partner(s) MUST sign (Notary NOT required) Continue on a separate sheet and attached if necessary.

General Partners _____ PLEASE PRINT
 _____ PLEASE PRINT
 Signature of General Partner _____ Date _____

RECEIVED
JUL 07 2025



TOWN OF FOUR OAKS

304 N. MAIN ST. PO BOX 610 FOUR OAKS NC 27524

PHONE 919-963-3112 FAX 919-963-3113

www.buildinginspector@fouroaks-nc.com

APPLICATION FOR SPECIAL USE

DATE: 6-25-25

FEE: 500.00

RECEIPT#: 302103 PZ - 7/1/25

PLANNING BOARD MEETING: August 12th

BOARD OF COMMISSIONERS MEETING: August 18th

*** APPLICATION NEEDS TO BE SUBMITTED BY THE 1ST DAY OF THE MONTH IN ORDER FOR IT TO GO BEFORE THE PLANNING BOARD THE FOLLOWING MONTH. IF AN APPLICATION IS CANCELLED BY THE APPLICANT, RE-APPLICATION FEES MAY APPLY ***

PETITIONER- NAME: Mara Mejia
ADDRESS: 10858 Raleigh Rd
Four Oaks, NC 27524
PHONE NUMBER: 919-480-5367

PROPERTY OWNER- NAME: Brian Leonard
ADDRESS: _____
PHONE NUMBER: 919-631-6934

ADDRESS OF PROPERTY FOR CONSIDERATION: 108 N. Main St
Four Oaks, NC 27524

ACREAGE: _____ PARCEL#: D8012037 ASSESSED ACREAGE: _____

REASON FOR REQUEST: PLEASE SEE ATTACHED ITEMS. THANK YOU.

PETITIONER PRINTED NAME: Mara Mejia
SIGNATURE: Mara Mejia DATE: 6-25-25

OWNER PRINTED NAME: BRIAN R. LEONARD
SIGNATURE: Brian Leonard DATE: 7/1/25

*** PLEASE ATTACH ANY INFORMATION NEEDED FOR YOUR REQUEST WITH SITE PLANS AND A PRELIMINARY CONSTRUCTION DRAWING. ***

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.

Result 1

id: 08012027
Tag: 08012027
NCPin: 167109-07-0141
Mapsheet No: 167109
Owner Name 1: BRL INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 112 E JOHNSTON ST
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-4514
Site Address 1: 104 N MAIN ST
Site Address 2: FOUR OAKS, NC 27524-
Book: 03240
Page: 0599
Market Value: 228830
Assessed Acreage: 0.170
Calc. Acreage: 0.170
Sales Price: 128000
Sale Date: 2006-11-22
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: Not Applicable
ETJ: Four Oaks
City Limits: Four Oaks
Town Zoning: B-2H
County Zoning: Not Applicable
OverLay Zoning: Not Applicable
EMS District: STA6
Fire District: Wynn
Law District: FOPD
Census Tract: 412
Electric District: SMITHFIELD-SBLMA
MUNICIPAL

Special Tax Not Applicable

Voting District: Ingrams

US Congressional 13

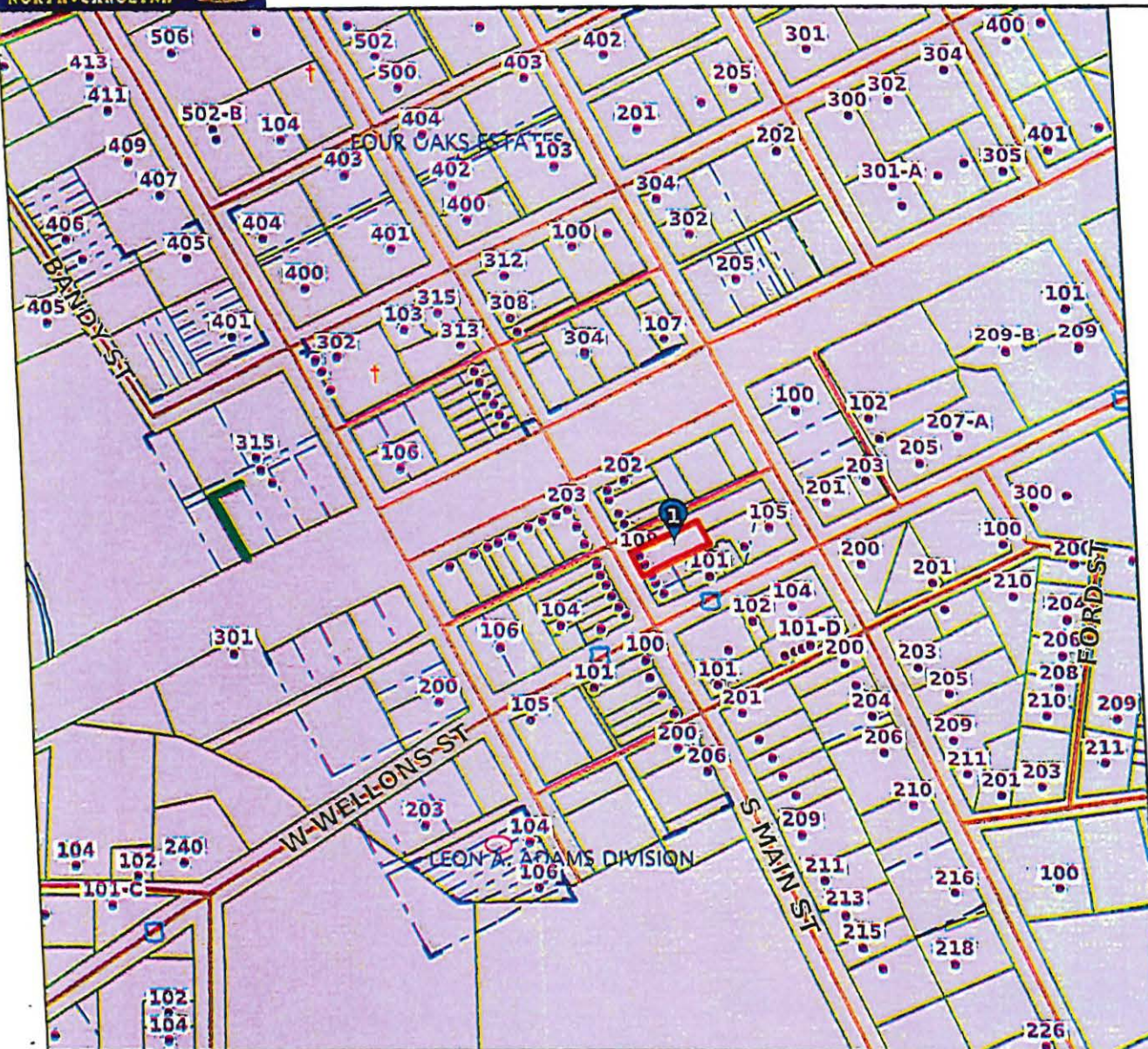
NC House District: 28

NC Senate District: 10

Johnston County GIS
July 28, 2025

Scale: 1:3963 - 1 in. = 330.27 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page margin)



To the Four Oaks Planning Board and Zoning Authorities,

I respectfully submit this request for a special use permit to operate *Mystic Grove Games & Gathering*, a hybrid retail and community gathering space centered on tabletop gaming, trading card competitions, pop culture and hobby-focused events.

The proposed business will serve as both a curated local card shop as well as a gathering space for scheduled activities such as:

- Trading card tournaments (e.g., Magic: The Gathering, Pokémon)
- Tabletop role-playing game nights (e.g., Dungeons & Dragons)
- Collectible sales, hobbyist meetups, and theme-based events

While the retail portion aligns with current zoning allowances, I understand the event-based and social nature of the space may fall under special use designation as the shop's primary audience will be adults ages 18–50, including hobbyists, collectors, and competitive players. Our business model includes flexible evening and weekend hours to accommodate adult work schedules and tournament attendance. However, the environment will be alcohol-free, inclusive, and designed to promote community connection and creativity.

I am committed to operating in full compliance with all applicable safety, zoning, and licensing regulations. As well as open to any reasonable conditions the Planning Board may require to ensure that the space complements the town's goals for downtown development.

I hope that *Mystic Grove Games & Gathering* can serve as a third space in our community, a welcoming space for hobbyists of all ages. Thank you for your time and thoughtful consideration. I welcome the opportunity to speak with the Board.

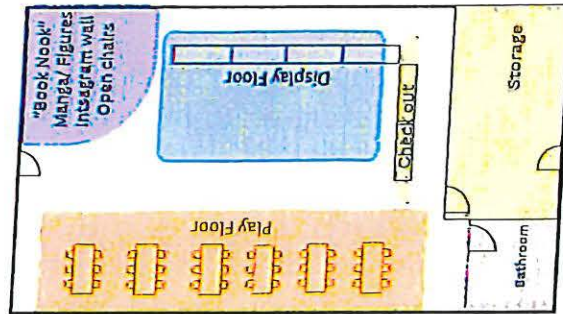
Sincerely,
Mara Mejia
Owner, *Mystic Grove Games & Gathering*

919-480-5367

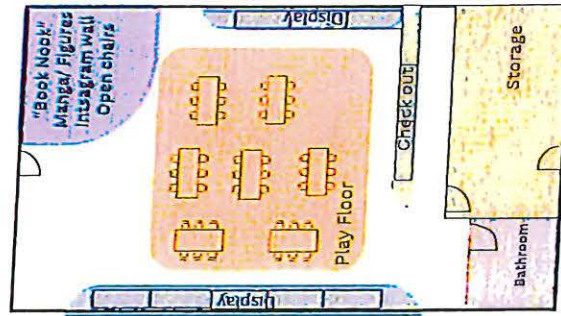
mara@mysticgroveconsult.com

Store Layout Options

A



B



Mystic Grove Games & Gathering

Monthly Event Calendar

Example:

Day	Event	Time	Notes
Monday	Closed / Admin & Restock Day	–	Prep and restock for the week
Tuesday	<i>Manga & Chill Night</i>	5–9 PM	Casual reading, manga swaps, new arrivals
Wednesday	<i>Open Play / Board Game Night</i>	5–9 PM	Casual; learn-and-play sessions encouraged
Thursday	<i>Dungeons & Dragons Campaign Night</i>	6–9 PM	\$10 table entry; booking available
Friday	<i>Magic: The Gathering Draft or Commander</i>	6–9 PM	Alternates weekly; \$10 entry
Saturday	<i>Learn-to-play</i>	11 -1 PM	Free for all ages
	<i>Pokémon TCG Tournament</i>	1–5 PM	\$10 entry; all ages welcome
	<i>Anime Movie Night (biweekly)</i>	6–9 PM	Free w/ RSVP; themed snacks available
Sunday	<i>All day table Rental</i>	11-9PM	Booking available

Special Events

- 1st Friday: *Monthly Magic Championship* – Prizes + promos
- 2nd Saturday: *Lorcana Learn-to-Play* – Beginners welcome!
- 3rd Saturday: *Monthly Pokemon Tournament - TCG or VG*
- 3rd Sunday: *Manga Mini Market* – Buy/sell/trade manga & collectibles
- Last Saturday: *Cosplay Social & Photo Day* – No fee, come in costume

2025

MYSTIC GROVE GAMES & GATHERING EVENTS SCHEDULE

THURS

**DUNGEONS &
DRAGONS
CAMPAIGN NIGHT**

**MAGIC: THE
GATHERING DRAFT**

FRI

SAT

**POKEMON TCG
TOURNAMENT**

**OPEN TABLE
RENTAL ALL DAY**

SUN



**TOWN OF FOUR OAKS
SPECIAL USE PERMIT
GAME ROOM
GRANTED**

On the date listed below, the Board of Commissioners for the Town of Four Oaks met and held an evidentiary hearing to consider the following application:

Applicant: Mara Mejia
Property Owner: BRL Investments, LLC
Property Location: 108 N. Main Street
Brief Property Description: 0.170 acres zoned B-2H in the downtown business district
Tax Parcel Number: 08012027
Proposed Use: Game Room (Cards)
Hearing Date: September 15, 2025

Having heard all the evidence and argument presented at the hearing, the Town Board of Commissioners makes the following findings:

1. The proposed use will not endanger public health or safety.
Vote 5/5 Motion Passed
2. The proposed use will not injure the value of adjoining or abutting property
Vote 4/5 Motion Passed
3. The proposed use will be in harmony with the area in which it is located.
Vote 4/5 Motion Passed
4. The proposed use will be in conformity with the town's land use plan, thoroughfare plan, or other plans officially adopted by the Town Board of Commissioners.
Vote 4/5 Motion Passed

Stipulation: No gambling

Accordingly, the application for Special Use Permit is **GRANTED**

TOWN OF FOUR OAKS:



Mayor Vic Medlin

ATTEST:

Town Seal:





Rhonda S. Lee, Town Clerk



Town of Four Oaks, North Carolina

Owner-Initiated Voluntary Annexation Petition

(PLEASE PRINT CLEARLY)

To the Board of Commissioners of the Town of Four Oaks, North Carolina

WE THE UNDERSIGNED OWNERS real property described in Part 2 below respectfully request that the area described in this petition be annexed and made part of the Town of Four Oaks, North Carolina.

If this is an annexation of a parcel that is NOT CONTIGUOUS to the primary city limits ("satellite" annexation), attach a survey showing the annexation area and its relationship to the Four Oaks town limits. Unless this is a satellite annexation petition, the area to be annexed is CONTIGUOUS to the Town of Four Oaks and its boundaries. A survey map MUST be included with all annexation applications for your request to be considered.

Part 1- Property Owner Information:

<u>Owner (see Part 7, note to property owners)</u>	<u>Owner's Contact Person (if different than applicant)</u>
Name: <u>Nicholas Byrd</u>	Name: _____
Firm: <u>S+B Real Estate Ventures</u>	Firm: _____
Address: <u>106 Parker St</u> <u>Four Oaks, NC 27524</u>	Address: _____
Phone (area code): <u>910 551 9533</u>	Phone (area code): _____
Email: <u>nicholas@harbingerhomes</u> <u>nc.com</u>	Email: _____

Part 2- Parcel & Owner Information: (see www.johnstonnc.com/gis for parcel numbers)

<u>Property Owners:</u>	<u>Parcel Number:</u>	<u>Total Acres:</u>
Name: <u>S+B Real Estate Ventures</u>	<u>08021001</u>	<u>2.020</u>
Address: <u>106 Parker St</u>		
City: <u>Four Oaks</u>	State: <u>NC</u>	Zip: <u>27524</u>

Part 3: Reason for Request: (please check ALL that apply and be specific as possible)

- ☐ Required for Site or Subdivision Plan
- ☐ Failed Well
- ☐ Failed Septic
- ☒ Other: (Explain)

78% of property is currently in the
City Limits - Owner request to annex the remainder
of parcel

Part 4: Location of Property:

What county is the property located in?

- ☒ Johnston
- ☐ Other

What Planning Jurisdiction is the property currently located in?

- ☐ Johnston County
- ☒ Town of Four Oaks ETJ (Extra Territorial Jurisdiction)
- ☐ Other

Note: The ETJ represents the area beyond the Town Limits where the Town has zoning and regulatory authority. Is the property located within an existing subdivision? ☐ YES ☒ NO ☐ N/A

If yes, name of subdivision: _____

Part 5: Zoning and Proposed Use:

Current Zoning

Existing Use: I1-L Proposed Use: _____

Is your REQUIRED Survey Map (by a registered surveyor) Attached? ☒ YES ☐ NO

Do you have your Metes and Bounds description Attached? ☒ YES ☐ NO

Part 6: Associated Cases:

Is there an associated Site or Subdivision Plan? ☐ YES ☒ NO

Is there an associated REZONING? ☐ YES ☒ NO

Please note that applications requesting annexation of property that is located outside the Town of Four Oaks ETJ must also submit a Rezoning Application in order to establish initial Town of Four Oaks Zoning designation upon annexation.

Part 7: Vested Right Acknowledgement

Has a vested right with respect to the properties subject to this annexation petition been established under NC General Statute 160A-385.1 or 153A-344.1? ☐ YES ☒ NO

If yes, please provide proof of such vested right. If no, or if you fail to sign this statement declaring whether or not a vested right has been established, any such right shall be terminated.

Part 8: REQUIRED Signature- Please complete all that apply (A-D)

A. Property owned by individuals – ALL owners MUST sign from Part 2, including husband and wife, and all joint tenants. (Notary NOT Required)

Property Owner(s) is/are _____ PLEASE PRINT

PLEASE PRINT

Property Owner Signature: _____ DATE

Property Owner Signature: _____ DATE

B. Property Owned by a Limited Liability Company- The area to be annexed is owned by a limited liability company properly registered with the State of North Carolina. If "member managed" ALL members must sign. If "manager managed" manager MUST sign. (Notary NOT required) Continue on a separate sheet and attached if necessary.

Manager: Nicholas Byrd PLEASE PRINT

Signature of Manager: [Signature] DATE: 8/22/25

Signature of Members: _____ DATE: _____
(if necessary) _____ DATE: _____

_____ DATE: _____

C. Property Owned by General or Limited Partnership- The area to be annexed is owned by a general partnership. All partners MUST sign; if owned by a limited partnership; general partners(s) MUST sign. (Notary NOT required) Continue on a separate sheet and attached if necessary.

General Partners: _____ PLEASE PRINT

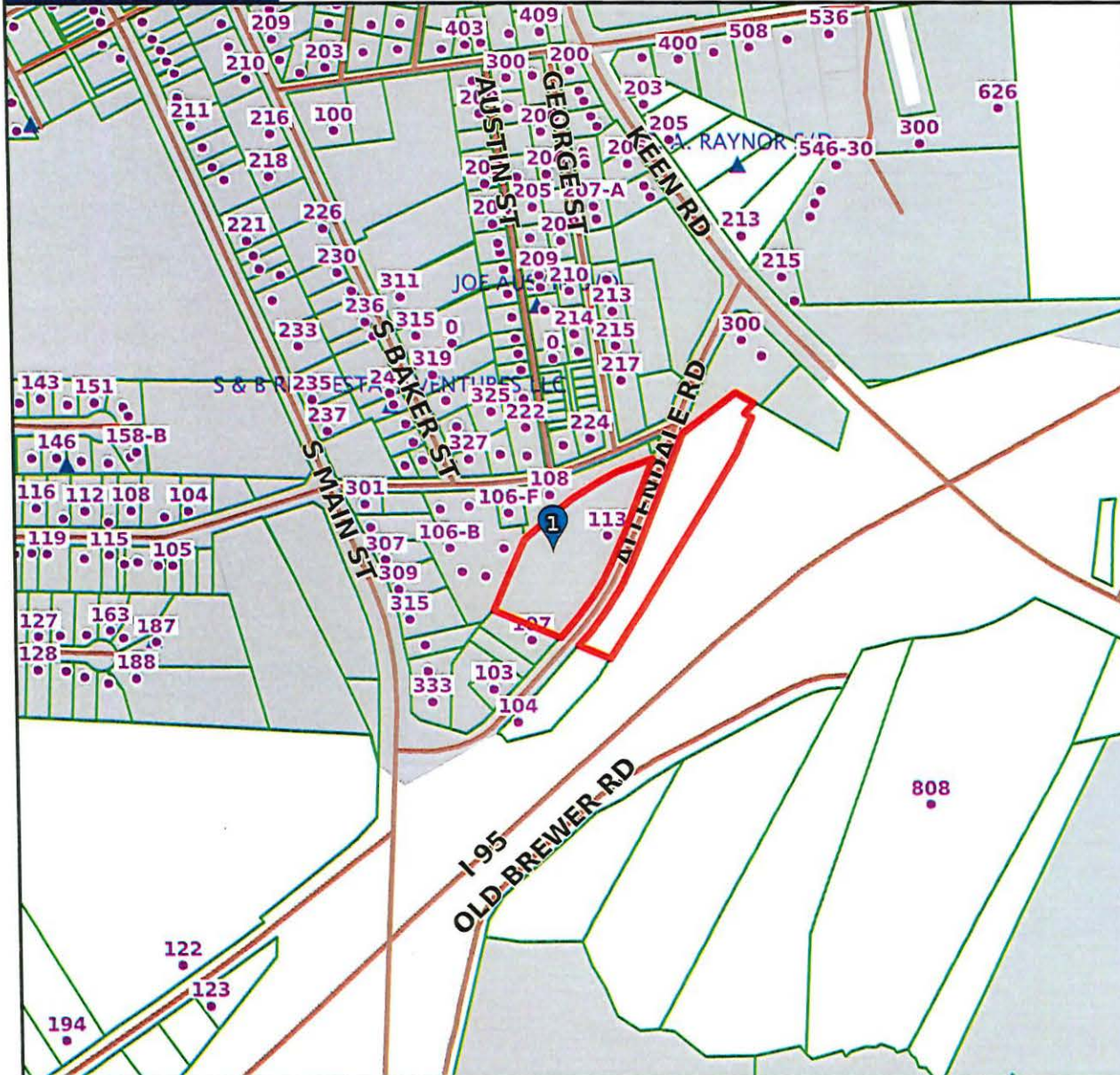
PLEASE PRINT

Signature of General Partner _____ Date: _____

Date: _____

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information represented here.



Result 1

id: 08021001
Tag: 08021001
NCPin: 167109-15-5136
Mapsheet No: 167109
Owner Name 1: S&B REAL ESTATE VENTURES, LLC
Owner Name 2:
Mail Address 1: 106 PARKER ST
Mail Address 2:
Mail Address 3: FOUR OAKS, NC 27524-7664
Site Address 1:
Site Address 2:
Book: 06633
Page: 0713
Market Value: 316110
Assessed Acreage: 6.630
Calc. Acreage: 6.630
Sales Price: 400000
Sale Date: 2024-03-18
Township: Ingrams
Flood Panel: 3720166000 K | 2014-04-30
Water District: Elevation Water District
ETJ: Four Oaks
City Limits: Four Oaks
Town Zoning: R-6
County Zoning: Not Applicable
OverLay Zoning: Not Applicable
EMS District: STA6
Fire District: Wynn
Law District: FOPD
Census Tract: 412
Electric District: SMITHFIELD-SELMA



Scale: 1:6529 - 1 in. = 544.04 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Special Tax Not Applicable

Voting Districts: Ingrams

US Congressional 13

NC House District: 28

NC Senate District: 10

Johnston County GIS
September 9, 2025



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A
PETITION RECEIVED UNDER G.S.160A-31

WHEREAS, a petition requesting annexation of Parcel #08021001 NC Pin # 167109-15-5136, 6.630 acres located on Allendale Rd., Four Oaks, NC, owned by S&B Real Estate Ventures, LLC, was received on September 3, 2025, by the Town of Four Oaks; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town of Four Oaks Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Mayor and Board of Commissioners of the Town of Four Oaks deem it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of Four Oaks that:

The Town of Four Oaks Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify, as soon as possible, to the Four Oaks Board of Commissioners the results of her investigation.

DULY ADOPTED THIS 15th DAY OF SEPTEMBER, 2025



Victor Medlin, Mayor

ATTEST:



Rhonda Lee, Town Clerk

RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31

WHEREAS a petition requesting annexation for the area described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Four Oaks, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Town of Four Oaks Town Hall Chambers at 6:30 pm on October 20, 2025.

Section 2. The area proposed for annexation is described as follows:

Being all of that 6.630-acre tract located in Four Oaks Township, Johnston County, North Carolina, with a Parcel I.D.# 08021001 as shown in Plat Book 3212, Page 490, and being further described as in Exhibit A.

Section 3. Notice of the public hearing shall be published in the Four Oaks Benson News and Review, a newspaper having general circulation in the Town of Four Oaks, at least 10 days prior to the date of the public hearing.



Vic Medlin, Mayor ATTEST:



Rhonda Lee, Town Clerk

**GRANT PROGRAM BUDGET
TOWN OF FOUR OAKS
ELEVATED WATER TANK
PROJECT BUDGET ORDINANCE**

Be it ordained by the Town of Four Oaks Town Council, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Grant Project Budget is hereby adopted:

Section 1. The Project authorized is the Elevated Water Tank Project.

Section 2. The officers of this unit are hereby directed to proceed with the grant program budget within the terms of the grant documents, the rules and regulations of the North Carolina Department of Environmental Quality (DEQ), North Carolina Legislature – 2013 – 134 legislation, and the budget contained herein.

Section 3. The following revenues are anticipated to be available to complete this Project:

DEQ SL 2013 - 134	\$3,431,000
Total	<u>\$3,431,000</u>

Section 4. The following amounts are appropriated for the Project:

Legal/Property Acquisition	\$ 76,000
Administration	\$ 20,000
A/E (Includes Phase 1 construction contract)	\$ 815,222
A/E (Phase 2 bidding, construction management)	\$ 254,778
Construction (Phase 1)	\$1,253,000
Construction Contingency (Phase 1)	\$ 125,300
<u>Construction (Phase 2)</u>	<u>\$ 886,700</u>
Total	<u>\$3,431,000</u>

Section 5. The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement and federal and state regulations.

Section 6. The Finance Officer is directed to report annually on the financial status of each project element in Section 4 and on the total grant revenues received or claimed.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

Section 8. Copies of this grant project ordinance shall be made available to the budget officer and the Finance Officer for direction in carrying out this Project.

Adopted this the 15 th day of Sept, 2025.



Vic Medlin, Mayor

ATTEST



Rhonda S. Lee
Town Clerk





August 21, 2025

Dear Mayor, Commissioners, and Staff of the Town of Four Oaks,

On behalf of the Four Oaks Chamber of Commerce, I would like to extend our heartfelt thanks for your generous donation to the Back-to-School Supply Drive. Your support, combined with the generosity of our community, made a true difference for local students and families.

Because of this collaboration, we had a very successful distribution of supplies during the Four Oaks Elementary School Orientation on Tuesday, August 19th. Additional supplies were also delivered to Four Oaks Middle School and SJHS, ensuring even more students began the year prepared.

We deeply value our partnership with the Town of Four Oaks and look forward to continuing to work together for the good of our community.

With gratitude,

A handwritten signature in cursive script that reads "Joan Pritchett".

Joan Pritchett

Executive Director

RECEIVED

AUG 25 2025

Town of Four Oaks



FOUR OAKS POLICE DEPARTMENT

Crime Report 08/18/2025- 09/14/2025

Red reflects prior month's statistics.

Total Calls- 188/**282**

Self-Initiated Calls- 110/**152**

Calls For Service- 78/**130**

Traffic Stops- 50/**74**

Drug Charges- 13/**0**

Citations- 19/**38**

Misdemeanor Arrest- 7/**1**

Felony Arrest- 4/**0**

License Checkpoint- 0/**1**

Search Warrants- ~~9~~/**0**

Code Enforcement- 11/**12**

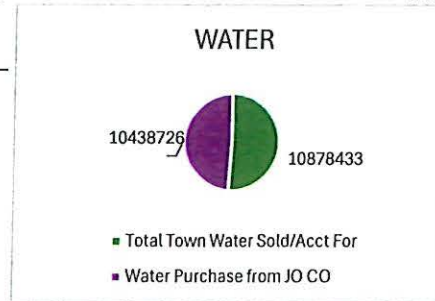
Warrants Obtained- 4/**2**

Town of Four Oaks
Monthly Water / Sewer / Garbage Report
Aug-25

Water

	# of Customers	Gallons	Rev / (Cost)	Daily Averages
Town Water Sold/Acct For	1,702	6,466,833	\$ 75,929.71	208,608
Other Water to Acct For:				
Fire Department		250,000		
Flushing		500,000		
Misc. - VM, Leaks, etc.		500,000		
Total OTHER to Acct For		1,250,000		
Total Town Water Sold/Acct For		7,716,833		248,930
Water Purchase from JO CO		9,930,675	\$ (36,200.43)	275,852
Loss: Purchased but Not Sold/Acct For		(2,213,842)		(26,922)
Net Revenue Gain / (Loss)			\$ 39,729.28	
% Gain / (Loss)		-22%		-10%

	# Billed	Revenue
Water System Replacement Fees	1,598	\$ 5,104.76



Sewer

	Customers	Gallons	Revenue / (Costs)	Daily Average Per Gal
Town Sewer Sold	1,257	4,999,863	\$ 73,865.33	161,286
Adjustments (thru county meter):				
Town Sewer Sold - TOTAL		4,999,863		
Sewer Treatment Purchased from JoCo		13,623,653	\$ (70,570.52)	378,435
Monthly Gain / (Loss)		(8,623,790)		(217,149)
Net Revenue Gain / (Loss)			\$ 3,294.81	
% Gain / (Loss)		-63%		-57%

	# Billed	Revenue
Sewer System Replacement Fees	1,254	\$ 5,035.24



Garbage

	Customers	Revenue
Garbage Totals	1,141	\$ 35,032.40

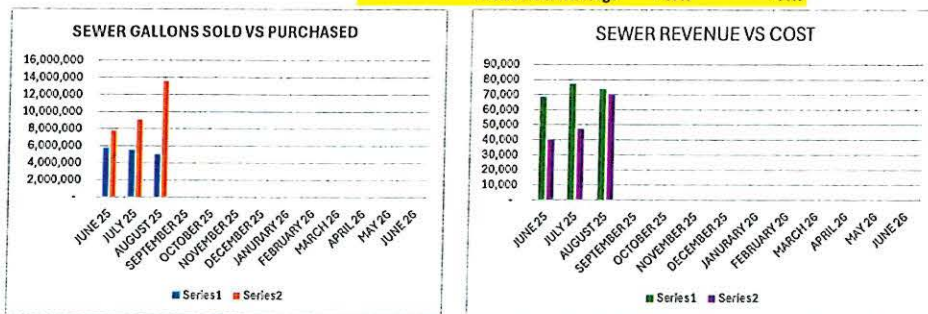
WATER

MONTH	H2O GALLONS TOWN SOLD / ACCT'D	WATER AMT CHARGED TO CUSTOMERS (REVENUE)	H2O GALLONS PURCHASED FROM JO CO	WATER AMT PD TO JO CO (COST)	% Gain / (Loss)	Daily Average Per Gal % Gain/(Loss)	Daily Averages Gallons
JUNE 25	8,088,870	77,454	8,252,965	30,161	-2%	-14%	245,117.27
JULY 25	8,632,332	\$ 79,936.84	8,568,141	\$ 31,295.30	1%	4%	287,744.40
AUGUST 25	7,716,833	\$ 75,929.71	9,930,675	\$ 36,200.43	-22%	-10%	248,930.10
SEPTEMBER 25					#DIV/0!		
OCTOBER 25					#DIV/0!		
NOVEMBER 25					#DIV/0!		
DECEMBER 25					#DIV/0!		
JANUARY 26					#DIV/0!		
FEBRUARY 26					#DIV/0!		
MARCH 26					#DIV/0!		
APRIL 26					#DIV/0!		
MAY 26					#DIV/0!		
JUNE 26					#DIV/0!		
Twelve Month Average					-8%	-3%	260,597.26 12 mth daily avg



SEWER

MONTH	TOWN SEWER GALLONS SOLD	SEWER AMT CHARGED TO CUSTOMERS (REVENUE)	SEWER TREATMENT GALLONS PURCHASED FROM JOCO	SEWER AMT PD TO JO CO (COST)	% Gain / (Loss)	Daily Average Per Gal % Gain/(Loss)	Rainfall Total	Daily Averages Gallons
JUNE 25	5,698,309	68,752	7,774,047	40,270	-27%	-36%	1.25 inches	268,070.59
JULY 25	5,502,691	\$ 77,343.89	9,132,735	\$ 47,307.56	-40%	-38%	11.65 inches	294,604.35
AUGUST 25	4,999,863	\$ 73,865.33	13,623,653	\$ 70,570.52	-63%	-57%	7.25 inches	378,434.81
SEPTEMBER 25					#DIV/0!			
OCTOBER 25					#DIV/0!			
NOVEMBER 25					#DIV/0!			
DECEMBER 25					#DIV/0!			
JANUARY 26					#DIV/0!			
FEBRUARY 26					#DIV/0!			
MARCH 26					#DIV/0!			
APRIL 26					#DIV/0!			
MAY 26					#DIV/0!			
JUNE 26					#DIV/0!			
Twelve Month Average					-43%	-44%		313,703.25 12 mth daily avg



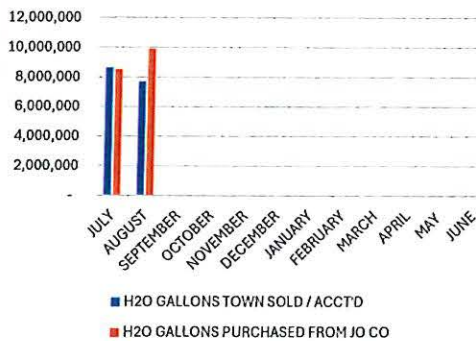
WATER / SEWER

FY 2025-2026 Year-to-date

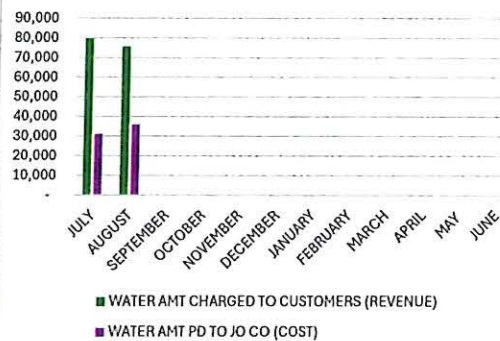
WATER

MONTH	WATER AMT		H2O GALLONS PURCHASED FROM JO CO	WATER AMT PD TO JO CO (COST)	% Gain / (Loss)
	H2O GALLONS TOWN SOLD / ACCT'D	CHARGED TO CUSTOMERS (REVENUE)			
JULY	8,632,332	79,937	8,568,141	31,295	1%
AUGUST	7,716,833	\$ 75,929.71	9,930,675	\$ 36,200.43	-22%
SEPTEMBER					#DIV/0!
OCTOBER					#DIV/0!
NOVEMBER					#DIV/0!
DECEMBER					#DIV/0!
JANUARY					#DIV/0!
FEBRUARY					#DIV/0!
MARCH					#DIV/0!
APRIL					#DIV/0!
MAY					#DIV/0!
JUNE					#DIV/0!

WATER GALLONS PURCHASED VS SOLD



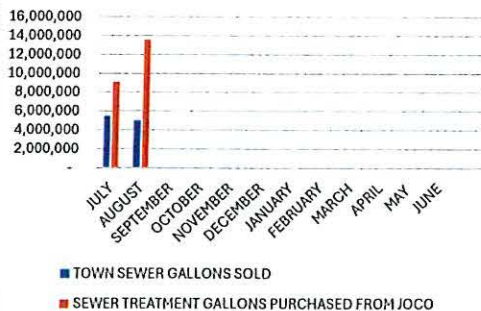
WATER REVENUE VS COST



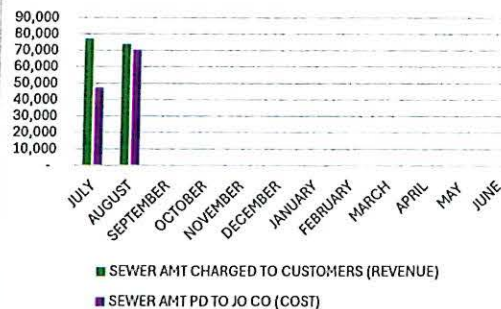
SEWER

MONTH	SEWER AMT		SEWER TREATMENT GALLONS PURCHASED FROM JOCO	SEWER AMT PD TO JO CO (COST)	% Gain / (Loss)
	TOWN SEWER GALLONS SOLD	CHARGED TO CUSTOMERS (REVENUE)			
JULY	5,502,691	77,344	9,132,735	47,308	-40%
AUGUST	4,999,863	\$ 73,865.33	13,623,653	\$ 70,570.52	-63%
SEPTEMBER					#DIV/0!
OCTOBER					#DIV/0!
NOVEMBER					#DIV/0!
DECEMBER					#DIV/0!
JANUARY					#DIV/0!
FEBRUARY					#DIV/0!
MARCH					#DIV/0!
APRIL					#DIV/0!
MAY					#DIV/0!
JUNE					#DIV/0!

SEWER GALLONS SOLD VS PURCHASED



SEWER REVENUE VS COST



**TOWN OF FOUR OAKS
PLANNING & ZONING
INSPECTIONS DEPARTMENT**

AUGUST 2025

Total Inspection for August- 398

Toal Estimated Project Value August - \$ 170,455.00

Building Permits	\$ 3,080.00
Water/Sewer Permits	\$ 0.00
Recreation Fees	\$ 0.00
Planning Fees	\$ 4,982.25

TOTAL FEES COLLECTED in August- \$ 8,062.25

YEAR TO DATE: 2025 -2026

Total Estimated Project Values- \$ 2,387,765.70

Building Permits-	\$ 20,908.80
Water/Sewer Permits	\$ 11,606.40
Recreation Fees	\$ 1000.00
Planning Fees	\$ 28,600.35

TOTAL FEE COLLECTED YTD \$ 62,115.55

PAYABLES - August 2025

Sum of Debit

Department	Trans Description	Total
1 - GENERAL GOVERNMENT	AT&T MOBILITY	\$30.70
	BLUE CROSS AND BLUE SHIELD OF NC	\$2,818.32
	CAVANAUGH MACDONALD	\$347.85
	CENTRAL AIR, INC.	\$8,500.00
	COMMUNITY EYE CARE	\$27.35
	DONNA R OXENDINE	\$150.00
	ELAN FINANCIAL SERVICES	\$356.10
	ELAN FINANCIAL SERVICES - RL	\$398.76
	ELAN FINANCIAL SERVICES - SA	\$11.49
	ELAN FINANCIAL SERVICES- OFFICE	\$931.10
	FOUR OAKS CHAMBER OF COMMERCE	\$6,250.00
	FRED SMITH COMPANY	\$763,753.21
	HALIFAX LINEN SERVICE INC	\$522.71
	HEWETT LAW GROUP, PA	\$2,975.00
	HINSON'S PRINTING	\$63.00
	HomeMasters Pest Control	\$75.00
	INTERLOCAL RISK FINANCING FUND	\$1,436.95
	JAMES M STEINER	\$98.58
	JENNIFER L HALL	\$150.00
	JOHNSTON CO. REGISTER OF DEEDS	\$26.00
	KATIE MAID CLEANING	\$630.00
	MATTHEW CREECH CONSTRUCTIONLLC	\$1,236.00
	MCKIM&CREED	\$15,202.00
	OFFICE VALUE, INC.	\$404.17
	RED LIZARD TECHNOLOGIES	\$282.53
	REID WILLIAMS	\$1,500.00
	RONNIE'S COUNTRY STORE	\$67.40
	SOUTHERN STATES POLICE	\$157.50
	STANDARD LIFE INSURANCE COMPANY	\$4.40
	WILLIAM WELLS	\$149.92
1 - GENERAL GOVERNMENT Total		<u>\$808,556.04</u>
10 - P&Z&I	AT&T MOBILITY	\$46.06
	BLUE CROSS AND BLUE SHIELD OF NC	\$1,792.63
	COMMUNITY EYE CARE	\$27.35
	ELAN FINANCIAL SERVICES	\$3,044.75
	ELAN FINANCIAL SERVICES - GAS	\$203.67
	MIKE COOK	\$722.22
	RED LIZARD TECHNOLOGIES	\$282.53
	Spectrum Enterprise	\$262.43
	STANDARD LIFE INSURANCE COMPANY	\$4.40
10 - P&Z&I Total		<u>\$6,386.04</u>
2 - FIRE DEPARTMENT	BLUE CROSS AND BLUE SHIELD OF NC	\$4,580.84
	COMMUNITY EYE CARE	\$79.53

2 - FIRE DEPARTMENT	STANDARD LIFE INSURANCE COMPANY	\$30.80
2 - FIRE DEPARTMENT Total		\$4,691.17
3 - POLICE DEPARTMENT	ACCREDITED SECURITY	\$1,428.00
	AT&T MOBILITY	\$560.78
	BATTERIES OF NC & S.W.S. LLC	\$8,155.58
	BLACK'S TIRE & AUTO SERVICE	\$653.80
	BLUE CROSS AND BLUE SHIELD OF NC	\$6,314.43
	COMMUNITY EYE CARE	\$156.08
	ELAN FINANCIAL SERVICES - GAS	\$2,878.17
	ELAN FINANCIAL SERVICES - SA	\$695.55
	GREAT AMERICAN FINANCIAL SVC	\$200.69
	HomeMasters Pest Control	\$35.00
	KATIE MAID CLEANING	\$400.00
	LAWMEN'S	\$1,338.82
	NATIONAL NETWORK	\$9.95
	QUAILTY CARE ANIMAL HOSPITAL, PLLC	\$167.00
	RED LIZARD TECHNOLOGIES	\$282.53
	Spectrum Enterprise	\$690.15
	STANDARD LIFE INSURANCE COMPANY	\$26.40
	ZONAR SYSTEMS	\$93.95
3 - POLICE DEPARTMENT Total		\$24,086.88
4 - SANITATION DEPARTMENT	AT&T MOBILITY	\$125.87
	BLUE CROSS AND BLUE SHIELD OF NC	\$1,042.93
	COMMUNITY EYE CARE	\$16.48
	ELAN FINANCIAL SERVICES - GAS	\$838.98
	GFL ENVIRONMENTAL	\$14,628.79
	JOHNSTON CO SANITARY LANDFILL	\$1,426.68
	RED LIZARD TECHNOLOGIES	\$282.53
	STANDARD LIFE INSURANCE COMPANY	\$8.80
	TEC UTILITIES SUPPLY, INC.	\$231.97
	VAUSE EQUIPMENT	\$957.00
4 - SANITATION DEPARTMENT Total		\$19,560.03
5 - PARKS & RECREATION	AT&T MOBILITY	\$29.36
	BSN SPORTS	\$1,251.41
	CRAIG'S HANDYMAN SERVICE LLC	\$1,096.00
	CREATIVE CAPS INC	\$710.00
	DANNY GIBSON TYNDALL, JR.	\$500.00
	ELAN FINANCIAL SERVICES - RL	\$165.40
	MATTHEW CREECH CONSTRUCTIONLLC	\$3,355.00
	RED LIZARD TECHNOLOGIES	\$282.53
	SOUTH JOHNSTON HIGH SCHOOL	\$600.00
	STAY CLEAN INC	\$255.00
	SUPERIOR LANDSCAPING & LAWN SE	\$2,915.00
	TEC UTILITIES SUPPLY, INC.	\$231.97
	US POSTMASTER-H2O	\$610.00
5 - PARKS & RECREATION Total		\$12,001.67
6 - STREET DEPARTMENT	ALLEN'S CONCRETE	\$2,350.00

6 - STREET DEPARTMENT	AMERICAN DISCOUNT BUILDING	\$123.85
	BLUE CROSS AND BLUE SHIELD OF NC	\$447.28
	COMMUNITY EYE CARE	\$8.24
	DUNN'S GAS & GROCERY	\$90.00
	ELAN FINANCIAL SERVICES - GAS	\$1,360.27
	MARTIN MARIETTA MATERIALS	\$54.72
	O'REILLY AUTO PARTS	\$385.15
	RED LIZARD TECHNOLOGIES	\$282.53
	RONNIE'S COUNTRY STORE	\$190.99
	S.T. WOOTEN CORPORATION	\$743.00
	STANDARD LIFE INSURANCE COMPANY	\$4.40
	TEC UTILITIES SUPPLY, INC.	\$231.97
6 - STREET DEPARTMENT Total		\$6,272.40
7 - WATER DEPARTMENT	AMERICAN DISCOUNT BUILDING	\$86.72
	BLUE CROSS AND BLUE SHIELD OF NC	\$574.65
	COMMUNITY EYE CARE	\$27.35
	Core & Main	\$676.20
	ELAN FINANCIAL SERVICES - GAS	\$406.73
	ELAN FINANCIAL SERVICES - JB	\$24.77
	ELAN FINANCIAL SERVICES - RL	\$47.20
	HINSON'S PRINTING	\$662.50
	JOHNSTON COUNTY UTILITY DEPT	\$62,590.60
	RED LIZARD TECHNOLOGIES	\$565.06
	RICHMOND TRUCK AUTHORITY	\$39,394.00
	STANCIL CONTRACTING, INC.	\$2,153.58
	STANDARD LIFE INSURANCE COMPANY	\$4.40
	TEC UTILITIES SUPPLY, INC.	\$1,519.57
	US POSTMASTER-H2O	\$608.78
	WAYPOINT ANALYTICAL	\$90.00
7 - WATER DEPARTMENT Total		\$109,432.11
8 - SEWER DEPARTMENT	AMERICAN DISCOUNT BUILDING	\$238.03
	AT&T MOBILITY	\$121.22
	BLUE CROSS AND BLUE SHIELD OF NC	\$1,765.95
	CED SMITHFIELD	\$52.40
	COMMUNITY EYE CARE	\$46.57
	C's Septic Tank Pumping LLC	\$350.00
	DUNN'S GAS & GROCERY	\$64.02
	ELAN FINANCIAL SERVICES - GAS	\$463.10
	ELAN FINANCIAL SERVICES - JB	\$23.78
	ELAN FINANCIAL SERVICES - RL	\$47.20
	HINSON'S PRINTING	\$662.50
	HOLT LAKE GAS & GRILL	\$135.63
	JOHNSTON COUNTY UTILITY DEPT	\$94,615.12
	NUTRIEN AG SOLUTIONS	\$145.00
	RED LIZARD TECHNOLOGIES	\$565.08
	SHARE CORPORATION	\$175.86
	STANCIL CONTRACTING, INC.	\$2,153.57

8 - SEWER DEPARTMENT	STANDARD LIFE INSURANCE COMPANY	\$8.80
	TEC UTILITIES SUPPLY, INC.	\$231.98
	THE WOOTEN COMPANY	\$5,224.00
8 - SEWER DEPARTMENT Total		<u>\$107,089.81</u>
9 - SALES TAXES - GF	AMERICAN DISCOUNT BUILDING	\$8.35
	BSN SPORTS	\$84.47
	CREATIVE CAPS INC	\$47.93
	HINSON'S PRINTING	\$4.25
	LAWMEN'S	\$90.37
	MATTHEW CREECH CONSTRUCTIONLLC	\$264.26
	O'REILLY AUTO PARTS	\$9.46
	RED LIZARD TECHNOLOGIES	\$114.42
	RONNIE'S COUNTRY STORE	\$12.89
	S.T. WOOTEN CORPORATION	\$50.15
	STAY CLEAN INC	\$17.21
	TEC UTILITIES SUPPLY, INC.	\$39.14
	VAUSE EQUIPMENT	\$66.99
9 - SALES TAXES - GF Total		<u>\$809.89</u>
9 - SALES TAXES - W/S	AMERICAN DISCOUNT BUILDING	\$21.93
	CED SMITHFIELD	\$3.54
	Core & Main	\$45.64
	HINSON'S PRINTING	\$89.44
	RED LIZARD TECHNOLOGIES	\$76.29
	SHARE CORPORATION	\$11.87
	TEC UTILITIES SUPPLY, INC.	\$126.07
9 - SALES TAXES - W/S Total		<u>\$374.78</u>
Grand Total		<u>\$1,099,260.82</u>

Cash Balance Report

Period Ending 8/31/2025

TOWN OF FOUR OAKS

Balance as of August 31, 2025

		8/31/2025 Balance		7/31/2025 Balance		Variance
Checking Accounts						
General Fund & Water/Sewer	\$	862,842.18	\$	1,133,980.04	\$	(271,137.86)
Four Oaks Appearance Commission					\$	-
Checking Accounts Total	\$	862,842.18	\$	1,133,980.04	\$	(271,137.86)
Investment Accounts						
UCB						
		Balance		Balance		
100 yr. CD	\$	8,667.03	\$	8,574.85	\$	92.18
Streetscape Fund	\$	1,500,000.00	\$	1,500,000.00	\$	-
General Fund CD	\$	885.94	\$	885.94	\$	-
KS Bank						
General Fund Money Mrkt	\$	102,046.43	\$	101,664.42	\$	382.01
Water/Sewer Money Mrkt	\$	29,408.32	\$	29,370.90	\$	37.42
GF Open Space Fees MM	\$	323,810.74	\$	323,649.95	\$	160.79
USDA Capital St. Reserve - 4.64% Renewed 1 Year	\$	90,612.89	\$	90,329.60	\$	283.29
Water/Sewer CD - 6% Renewed 1 Year	\$	193,112.01	\$	192,468.55	\$	643.46
GF CD - 4.69% Maturity 11/16/24	\$	117,237.77	\$	116,862.01	\$	375.76
WS CD - 4.69% Maturity 11/16/24	\$	351,713.41	\$	350,586.14	\$	1,127.27
Capital Outlay Reserve CD - 4.69% Maturity 11/16/24	\$	33,723.17	\$	33,615.09	\$	108.08
Water Bond Acct CD - 4.69% Maturity 11/16/24	\$	176,891.77	\$	176,324.82	\$	566.95
Investment Accounts Total	\$	2,928,109.48	\$	2,924,332.27	\$	3,777.21
Grand Total	\$	3,790,951.66	\$	4,058,312.31	\$	(267,360.65)



Notice of Public Hearings for the Town of Four Oaks

The Town of Four Oaks Planning Board will hold its monthly meeting on September 9, 2025, at 6:30 pm in the Four Oaks Town Hall Chamber located at 304 N. Main St., Four Oaks, NC.

The Town of Four Oaks Mayor & Board of Commissioners will hold its regular scheduled monthly meeting on September 15, at 6:30 pm in the Four Oaks Town Hall Chamber located at 304 N. Main St., Four Oaks, NC.

Both Boards will hold a public hearing for the following items:

- Mara Mejia, Petitioner and Brian Leonard, Property Owner – Application for a Special Use Permit to allow Mystic Grove Games & Gathering to operate at 108 N Mian Street. Parcel # 08012027. Parcel is in the Town's City Limits.
- Black Creek Road, LAN, LLC, Petitioner and Owner – Application for a 47 lot single-family residential subdivision, Parcel # 15I09024, located at 5146 Black Creek Rd. Parcel is in the Town's ETJ.

Dated and posted this 27th day of August 2025

Town of Four Oaks

Rhonda S. Lee

Town Clerk

P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524

Office 919-963-3112 ♦ Fax 919-963-3113

www.fouroaks-nc.com



Notice of Public Hearings for the Town of Four Oaks

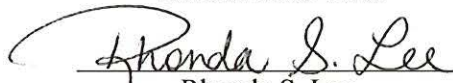
The Town of Four Oaks Mayor & Board of Commissioners will hold its regular scheduled monthly meeting on September 15, at 6:30 pm in the Four Oaks Town Hall Chamber located at 304 N. Main St., Four Oaks, NC.

The Board of Commissioners will hear the following item:

- Johnnie Johnson, Petitioner and Owner – Application for Voluntary Annexation for Parcel #'s 08I11067 and 08I11067B, located on NC Hwy 96 S. Parcel is currently in the Town's ETJ.
- Four Oaks Farms, LLC, Petitioner and Owner – Application for Voluntary Annexation for Parcel # 08I11023L, located on NC Hwy 96 S. Parcel is currently in the Town's ETJ.

Dated and posted this 3rd day of September 2025

Town of Four Oaks


Rhonda S. Lee
Town Clerk

P.O. Box 610 ♦ 304 N. Main Street ♦ Four Oaks, NC 27524

Office 919-963-3112 ♦ Fax 919-963-3113

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