

Red Oak Town Council Meeting Minutes
May 11th, 2026, 6:30pm

Attendance – Mayor, Levell Langley

Council Members: Craig New, Scott Briley, Tony Bennett, Sandra Russ

Absent:

Minutes: Averi R. Parker

Media: None

Public Attendance: Zoning Administrator Jackie Johnson, Planning & Engagement Coordinator Carol Cooke, Mary Hadley Rose, Kevin Varnell (Stocks Engineering), Angie Manning via ZOOM (UDO Advisor), Marcia Deans, Charlotte High, Willam R. Deans Jr., David Deans, Mike Lewis, Lynwood Shearin, Mack Shearin, Meta Wells, Eleanor Smith, Marsha Moore, Serenity Walker, Maggie Moore, Todd Murray, Janice Cotton, Cameron Cotton

Call to order: Mayor Levell Langley

Opening Prayer: Commissioner Scott Briley

Pledge of Allegiance: All

Girl Scout Troop Community Award Presentation: Members of the local Girl Scout Troop presented Mayor Levell Langley and the Town Commissioners with an award that the Town had received earlier in the month at a regional banquet. The Town received the Community Partner of Excellence award for the work they do with the troop. The Mayor and Commissioners thanked the Troop for the nomination and presentation of the award.

Adoption of Minutes and Financial Statement(s) –

After a brief discussion of the minutes, a motion to approve the April Regular Session Minutes and the April Work Session Minutes was made by Commissioner Scott Briley and seconded by Commissioner Craig New. **Motion carried (4-0)**

The Board reviewed the Financial Statements presented for the months of February and March. After discussion the motion was made by Commissioner Briley to approve the statements and seconded by Commissioner Tony Bennett. **Motion carried (3-0)**

Finance Officer Sandra Russ stated that the Town needed to move twenty five thousand dollars (\$25,000) to the Law Enforcement line item. After discussion, a motion was made by Commissioner Briley and seconded by Commissioner Bennett to approve the request. **Motion carried (3-0)**

Old Business:

Item(s) 1: Children’s Play Area Fencing Ennis Park

The Town received two bids for the request. After reviewing the submitted bids and discussion, a motion was made by Commissioner New to award the contract to Fence Craft due to them being cheaper and using the same materials; seconded by Commissioner Tony Bennett. **Motion carried (4-0)**

New Business:

Item(s) 1: Public Input

Town Clerk Averi Parker read a submitted public comment from Mr. Todd Murray, requesting that Town look into a CWA 404 Permit in regard to upcoming subdivisions in the Town. Mr. Murray was present at the meeting to receive an answer from the Zoning Administrator Jackie Johnson and Town Zoning Consultant Chad Meadows of CodeWright Planners. New legislation makes it hard to delay the permitting process. She has no problem reaching out about it.

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Item(s) 2: Public Hearing --- Deans Road Subdivision

A motion was made by Commissioner Sandra Russ to enter the public hearing at 6:41pm; seconded by Commissioner Briley. **Motion carried (4-0)** Member of the public signed up to speak at the hearing were allowed to do so in order at this time.

David Deans, no address provided, deferred his time to Kevin Varnell of Stocks Engineering. Kevin Varnell of Stock Engineering presented to the board on the parcel information and the initial request. He also went on to present potential uses of the property if it is not used as a subdivision.

Lynwood Shearin, no address provided, wanted to know if the decision tonight would interfere with any current mobile home or modular home. The Board stated that the hearing was only about the property listed. Shearin also stated that they had concerns about the drainage ditch area that will flood across the way if not maintained.

Mike Lewis, no address provided, stated that he would love to see beside and in front of him to remain agricultural; would rather see stick built homes to match area versus mobile homes

Todd Murray, no address provided, stated that he was here to support Mr. Lewis; has concerns for area farmers.

No other public comments on the matter.

Commissioner Briley stated that he read the Land Use Plan and that it is not law but rather guidelines to follow. Has had communication with the community and believes the land owner is bringing forth prosperity for the Town.

Commissioner Russ stated that she had not spoken to members of the Planning Board and believes that this is a lot to bring to a vote tonight and hopes to table it to the next council meeting.

Todd Murray interjected and stated that there is more land out there and people are going to do the same thing.

David Deans spoke up and stated that the family decided that they will sell the land, people like them receive notices all the time about buying vacant land. He does not see it staying as farmland but believes a development fits. He states that if a large developer gets it they (The Town) will get something different.

Commissioner New expressed that the Town already has stepped outside of the Future Land Use Plan with allowing a previous subdivision. He communicated with community members and staff and does not want to see a mobile home park.

Commissioner Russ stated that mobile home parks are a way to live.

Mayor Langley stated that he does not like telling people what to do with their property.

Commissioner Bennett stated that this is a slippery slope.

A motion was made by Commissioner Russ to exit the public hearing at 6:59pm and seconded by Commissioner Briley.

A motion was made by Commissioner Briley to approve the RM-CZ and seconded by Commissioner Russ. **Motion carried (4-0)**

Item(s) 3: Mayors' Pavillion Future Rental Use

The Board briefly discussed this item, and a motion was made to continue not to rent the pavilion by Commissioner Russ and seconded by Commissioner New. **Motion carried (4-0)**

Item(s) 4: Grass Bidding Contract

The Board reviewed the new municipal services bid form. It would streamline the bidding process and allow for all the bids to look the same when submitting. After review and discussion

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a motion to adopt the form was made by Commissioner New and seconded by Commissioner Bennett. **Motion carried (4-0)**

Item(s) 5: Planning and Engagement --- T-shirts, Pop-up Farmers' Market

Planning and Engagement Coordinator Carol Cooke presented this item. Cooke displayed the potential t-shirts, and she is currently waiting for pricing.

Cooke proposed the idea of a Pop-up Farmers' Market once a month in the Town's vacant lot. At the first market she intends on it only being produce and cottage items and then exploring the idea of artisan items. After a discussion, a motion was made by Commissioner new to approve the first market with no fee for vendors and seconded by Commissioner Briley. **Motion carried (4-0)**

Item(s) 6: Planning Board Vacancy Notice

Zoning Administrator Jackie Johnson stated that she received a resignation from Mrs. Melanie Mager. It will be effective immediately. Applications for the vacancy will be available.

Item(s) 7: Nuisance Report 2025-03

A nuisance complaint was turned in on the property that the Town cleaned up previously and later put a lien on. Commissioner Briley stated that according to our ordinances it is not a domicile area and is now considered a wooded lot. With no further discussion, a motion to leave the property as is and close the complaint was made by Commissioner Briley and seconded by Commissioner New. **Motion carried (4-0)**

Item(s) 8: Nuisance Report 2025-04

Zoning Administrator Johnson presented the complaint to the Board. The current homeowner of the property in violation has not lived there in eight (8) years. Pictures of the property were presented and reviewed. After discussion a motion was made to move forward with the complaint and reach out to the property owner by Commissioner Russ and seconded by Commissioner Briley. **Motion carried (4-0)**

Item(s) 9: Public Hearing --- Land Development Usage Reformatting

A motion was made by Commissioner Briley at 7:14pm to enter a public hearing and seconded by Commissioner New. **Motion carried (4-0)**

Angie Manning via Zoom went over the LDU and stated that no new changes had been made just reformatting. It was made consistent with state law. Town Commissioners were presented it for review, and she wanted clarification on the swimming pool ordinance.

Commissioner Russ then wanted clarification on changes that could be made outside of reformatting.

With no further questions and no members of the public wanting to speak; a motion to exit the public hearing was made by Commissioner Briley at 7:29pm and seconded by Commissioner Bennett. **Motion carried (4-0)**

A motion to approve the reformatting of the LDU was made by Commissioner Russ and seconded by Commissioner New. **Motion carried (4-0)**

Item(s) 10: Public Hearing – FY 26-27 Draft Budget

A motion was made by Commissioner New at 7:33pm and seconded by Commissioner Bennett to enter a public hearing. **Motion carried (4-0)**

No one wished to speak during the hearing.

A motion was made by Commissioner Briley and seconded by Commissioner New to exit the hearing at 7:33pm. **Motion carried (4-0)**

A motion to approve the FY 26-27 budget was made by Commissioner Briley and seconded by

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Commissioner Bennett. **Motion carried (4-0)**

Item(s) 11: LEO Contract Statistics Report

The Board reviewed the report. Commissioner Russ wanted clarification on when the new schedule would start. The new LEO schedule will begin in June.

Other: None

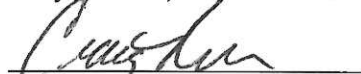
A motion to adjourn the meeting was made by Commissioner Briley and seconded by Commissioner New. **Motion carried (4-0)** The meeting was adjourned at 7:35pm.

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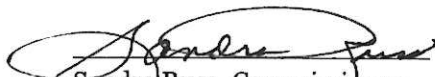

Levell Langley, Mayor


Averi R. Parker, Town Clerk


Tony Bennett, Commissioner


Craig New, Commissioner


Scott Briley, Commissioner


Sandra Russ, Commissioner

"Referenced attachments are incorporated herewith and are hereby made a part of these minutes."