

TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
APRIL 20, 2026
MINUTES

Call to Order

Mayor Mike Hines called the April 20, 2026, regular scheduled Board of Commissioners meeting to order at 6:30 p.m. Those present included Mayor Pro-Tem Tony Capps, Commissioners Kim Robertson, Carles Surles, Sawyer Roberts, and Linwood Parker. Also present were Attorney Mike Wilber, Town Administrator Barry Stanley, Finance Officer Rachel Raynor, Chief Building Inspector/P&Z Director Mike Cook, Police Chief Stephen Anderson, and Mike Dart with the Four Oaks Benson News in Review. Rhonda Lee, Town Clerk, was also present to record minutes.

Invocation and Pledge of Allegiance

Coach TJ Brown gave the opening Invocation, with the Tee Ball "Team TJ" leading the Pledge of Allegiance.

Agenda Approval

Commissioner Carles Surles made a motion to approve the meeting agenda as presented, seconded by Commissioner Sawyer Roberts. The motion carried unanimously.

Consent Agenda Approval

Mayor Pro-Tem Tony Capps made a motion to approve all items on the consent agenda as presented, seconded by Commissioner Carles Surles. The motion carried unanimously.

Budget Amendments

Finance Officer Rachel Raynor presented the 2025-2026 budget amendments for the General Fund and Water and Sewer Accounts. With no questions from the board, Mayor Pro-Tem Tony Capps made a motion to approve the 2025-2026 budget amendments as presented. Commissioner Linwood Parker seconded the motion. Motion carried unanimously.

Public Comments

Patricia Chilsom Jones came before the board to present 311 "Colorful Acorns" in promoting people working together. There will be an event at the FO Kiddie Park/Holt Park on Saturday, June 13, 2026, from 10 am -12 pm. Mrs. Pat states that she comes tonight with several requests. She would like a new sign for the park that says "Robert Lee Holt Museum Park 1943-1968". Her vision is to see this as a historical playground and educational experience for kids and adults alike. She would like to get four fence panels with the "Colorful Acorns" on them. Mrs. Pat provided packets for all Commissioners to review. She has gotten quotes on the fence panels and

has turned them into Commissioner Robertson. Mrs. Pat thanked the board for their time and asked that they please consider these requests.

Commissioner Robertson stated that she has met with Mrs. Pat, and she would like the board to consider moving forward with her request for the fence panels. Commissioner Robertson made a motion to move forward with the fence panels that Mrs. Pat presented. Commissioner Parker seconded the motion. Motion carried unanimously.

Kamethia Fulwood with the Johnston County Public Health Department came before the board to present the May events that the Health Department will be hosting. A few of these included OTC Medicine giveaways, medicine take back event, vaccines available for 7th – 12th graders, NC Quit Line for smoking and vaping, free mental health event, and a free car seat check. Mrs. Fulwood also gave the Town 10 boxes of Narcan to keep on hand.

Shannon Hill came before the board. She is a part-owner of Cleo's Closet and just wanted to introduce herself.

Public Hearings

Mayor Hines called for a motion to enter into a public hearing. Commissioner Robertson made a motion to enter into a public hearing, and Mayor Pro-Tem Tony Capps seconded the motion. Motion carried unanimously.

- a) Mike Cook presented the case. Godwin Engineering, PA, petitioner and Moises Uriel Salasar Ortiz, owner – request to Rezone Parcel # 08H10097A from RA to R6, located adjacent to 7023 US Hwy 301 S. Parcel is in the Town's ETJ. The owner would like to request a rezoning to allow for more middle-class housing. The parcel is currently zoned RA. The request is to rezone to R6. Staff recommends rezoning only if the SUP passes and agrees that the parcel will be annexed into the City Limits. The Planning Board heard the case on April 14, 2026, and denied the rezoning request. Parcel is in the Town's ETJ. Public notice was in the FO Benson News in Review on April 1, 2026, and April 8, 2026. Sign was placed on the property on April 2, 2026. Letters were mailed to 8 property owners within a 500 ft radius for both properties on April 2, 2026. There were two (2) inquiries from letters that were mailed. Bill Stevens just asked what the sign was for, and Joseph Hughes was in opposition.

Justin Lee, representing Godwin Engineering, came before the board to answer any questions they may have about the rezoning request. Mr. Lee states that there would be a wide entryway with curb and gutter. 2-3 bedroom apartments that will be affordable housing for young professionals such as police officers and teachers. The developer will maintain and operate once completed.

Mayor Pro-Tem Tony Capps states he would like to table the request to allow time to meet with the property owner and understand what his long-term goals are. Commissioner Robertson asked if this apartment complex goes along with our land use plan that we have in place. Mike Cook responded that it is a mixed-use on the land use plan.

Sam Austin, resident on Tucker St., stated that the town already has a water usage issue with a limited amount we can get, so adding this many units doesn't make sense.

Trina Baker, resident in Four Oaks ETJ, stated that there will be too much water needed for this project and that the town needs a moratorium to stop all building for a while.

Silva Allen, resident on Hwy 301, states that this area is protected wetlands and that the town's infrastructure is not capable of handling all this growth. She stated that flooding would be hazardous and not good for the residents who are already experiencing flooding when it rains.

Rhonda Norris, a Four Oaks resident, stated she was concerned about infrastructure and schools. She feels the board should take these things into consideration.

Dedra Shepard, Hwy 301 resident, stated she lives downhill from this parcel, and flooding is already terrible, along with heavy traffic issues that are already a problem.

There were no questions or comments from the board or from the audience.

Mayor Hines called for a motion to close the Public Hearing. Mayor Pro Tem Tony Capps made a motion to close the Public Hearing. Seconded by Commissioner Robertson. Motion carried unanimously.

With no further questions or comments from the board, Mayor Hines called for a motion. Commissioner Parker made a motion to deny the rezoning of Parcel 08H10097A from RA to R6 as presented. Commissioner Robertson seconded the motion. Mayor Pro Tem Tony Capps opposed the motion. Motion failed to carry.

Mayor Hines called for a motion to enter into a quasi-hearing. Commissioner Roberts made a motion to enter into a quasi-hearing, and Commissioner Parker seconded the motion. Motion carried unanimously.

Attorney Mike Wilber swore in Mike Cook, Roy Moore, Laura Lee Sherman, and Mark Lee to testify for or against the special use request.

- b) Mike Cook presented the case. Mark Lee, Petitioner, and Maria Rios, Owner, request a Special Use to allow for a mechanic shop. Parcel# 15H09025B. Parcel is located at 3182 Blackcreek Rd and is in the Town's ETJ. The owner would like to request a special use to allow for a home-based mechanic shop with vehicle sales. Parcel is currently zoned RA. Parcel is in the Town's ETJ. This parcel will be subdivided into its own parcel. The SUP only includes the mechanic shop, previously known as "Butchville". Public notice was in the FO Benson News in Review on April 1, 2026, and April 8, 2026. Sign was placed on the property on April 2, 2026. Letters were mailed to 9 property owners within a 500 ft radius for both properties on April 2, 2026. There were two inquiries from letters that were mailed.

Mark Lee approached the board requesting a special use for a mechanic shop adjacent to the home that is on the property. He states that his plans are for new paint and concrete, a new sign

at the road, and new fencing that meets the town's requirements. Mr. Lee addressed environmental concerns and stated that Safety Clean would be handling all of the oil, tires, and anything that could be a concern as far as that goes. The purchase of the property depends on this special-use permit. He plans to eventually move the mobile homes off the property, but these people have been there a long time, and he wants to respect them and not push them out. He plans to operate the mechanic shop between the hours of 9:00 am and 6:00 pm.

Roy Moore did not state an address; he owns the property across the road from this property. He states that he appreciates all the cleanup that has been done; however, he does have concerns about the property staying clean. He also has environmental concerns and thinks the town's codes should be a minimum standard for maintaining the property.

Laura Lee Sherman, listing agent for Mrs. Maria Rios. Mrs. Sherman comes before the board in support of the special use permit. She states that Mr. Lee has made a personal commitment to the town and to this property. He intends to purchase the entire property, live on the property, and run a business in the well-established mechanic shop that has been previously known as "Butchville". Mrs. Sherman states that the eyesores and all environmental issues have been addressed. She states that Mr. Lee is more than willing to comply with all town ordinances and regulations. Mrs. Sherman thanked the board for their time and asked that they respectfully consider passing the special use.

Mayor Hines called for a motion to close the quasi-hearing. Commissioner Robertson made a motion to close the quasi-hearing. Seconded by Commissioner Parker. Motion carried unanimously.

Commissioner Parker would like to state in the SUP that the owner will have to live on the property as long as he operates the mechanic shop. Commissioner Roberts and Mayor Pro Tem Tony Capps discussed requiring an easement for the mobile homes that are on the property, especially if the mechanic shop gets subdivided out. Mayor Pre Tem would like there to be a motion to subdivide the mechanic shop into its own parcel and require an easement.

Attorney Mike Wilber followed up with the four findings of fact. He reminded the Commissioners that if any questions are answered false, the SUP will not pass.

- a) Will not endanger the public health or safety: Motion to approve findings of fact "a" was made by Mayor Pro Tem Tony Capps, seconded by Commissioner Roberts. Motion carried unanimously.
- b) Will not injure the value of the adjoining property: Motion to approve findings of fact "b" was made by Commissioner Roberts, seconded by Commissioner Robertson. Motion carried unanimously.
- c) Will be in harmony with the area in which it is located: Motion to approve findings of fact "c" was made by Commissioner Roberts, seconded by Mayor Pro Tem Tony Capps. Motion carried unanimously.

- d) Will be in conformity with the future land use plan, thoroughfare plan, or other plans officially adopted by the Board of Commissioners: Motion to approve findings of fact "d" was made by Mayor Pro Tem Tony Capps, seconded by Commissioner Roberts. Motion carried unanimously.

Mayor Pro Tem Tony Capps made a motion to approve the special use permit with conditions previously outlined, subdivide the mechanic shop into its own parcel, and have an easement to the adjoining parcel. Commissioner Roberts seconded the motion. Motion carried unanimously.

Mayor's Comments

Mayor Hines addressed concerns regarding the Streetscape project, explaining that Phase 3 will begin after the completion of South Main Street. He assured those present that the Town will hold a community meeting before any decisions are finalized. Mr. Eric Fogleman requested that Rhonda Lee, Town Clerk, utilize his existing email chain to notify business owners of upcoming meetings and project updates. In addition, a sign-up sheet was made available for anyone wishing to receive notifications. Commissioner Robertson emphasized the importance of keeping everyone informed about potential issues that may arise during the Streetscape project. Concerns expressed by audience members included the need for better communication and the gravel located in front of Ron Sloan's building.

Department Reports

Water and Sewer, Police, Planning & Zoning, Inspections, financial reports, and the Clerk's report were provided to the Board for review.

Andy Jackson spoke on behalf of Parks and Recreation, reporting that litter pick-up day is this Saturday from 9:30 am to 11:30 am.

Mayor Hines allowed time for the Board to review the departmental reports and invited any questions. The Mayor Pro-Tem then presented the financial report. With no further questions, Mayor Pro-Tem Tony Capps made a motion to approve the bills as presented. Commissioner Parker seconded the motion, and it passed unanimously.

Closed Session

Mayor Mike Hines called for a motion to go into closed session under G.S. 143-318.11 (a) (6) Personnel Matters. Commissioner Robertson made a motion to go into closed session, Mayor Pro Tem Tony Capps seconded the motion. Motion carried unanimously.

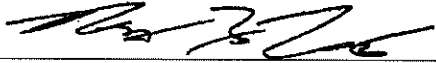
The Commissioners held a brief discussion on personnel matters. There was no action taken in closed session.

Mayor Pro Tem Tony Capps made a motion to come out of closed session. Commissioner Surles seconded the motion. Motion carried unanimously.

Adjournment

With no further business brought before the Board of Commissioners, a motion to adjourn at 9:00 p.m. was made by Mayor Pro Tem Tony Capps, seconded by Commissioner Surlis. The motion carried unanimously.

ATTEST:



Mike Hines, Mayor



Rhonda S. Lee, Town Clerk