

TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
SEPTEMBER 9, 2025 at 6:30 p.m.

1) Call to Order

Albert Brewer, Chairman, called the meeting to order at 6:30 p.m. Members present were Vice Chair Tamara Dunn, Loreta Beasley, Casey Matthews, DeLaine Jackson, and Jamey Caudill. Ian Trammell was excused. Also present were staff: Mike Cook, Barry Stanley, and Rhonda Lee, Town Clerk, who recorded minutes.

2) Pledge of Allegiance – Led by Albert Brewer

3) Approval of Minutes

(a) Planning Board Meeting – August 12, 2025

Albert Brewer moved to approve the minutes from August 12, 2025, seconded by Tamara Dunn. Motion carried unanimously.

4) Public Hearings:

Albert Brewer called the meeting into a public hearing.

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.

Mike apologized for missing the last meeting and for the confusion on how this business had been labeled. Mike stated that he had this listed under "game room and device" on the town's table of uses. This is permitted in a B2-H zoning district, but it does require a special use permit. The only other classification it could have been assigned is indoor entertainment, which is also permitted but still requires a special use permit. He explained that either classification would have required the applicant to get a special use permit and pay the fee for such.

Casey Matthews, board member, asked Mara to explain again what her business is all about since there were some people in the audience who were not at the last meeting. Mara stated this is a trading card shop with card games and tournaments. She is in a community of card players who have to drive an hour or more to be involved in this hobby. She would like to have a place closer by for them to meet and hold tournaments. She states she will have some time open for free play for children to learn more about the games.

Pam Price, local business owner, approached the board with some feedback and concerns. Pam states she has a vested interest in the businesses in town and that she is looking at what the majority of the constituents want to see as a business in our downtown area. Pam was concerned about parking on Main Street as well as the maximum capacity and how many tables will be in the building. Pam was also concerned with the children's free time and if the parents would be dropping kids off and leaving them. Mara stated this was not a daycare, and children would not be left unattended. Pam suggested she may want to look for a larger space to accommodate the number of people she may have, as well as the parking she will need.

Albert Brewer, chair, asked Tony Capps if he had anything he wanted to say. Tony stated that since Mike had already reviewed everything and that it was in compliance, then he didn't have an issue with anything she was trying to do. He stated he was not worried about the parking because all the downtown business owners were going to have the same issue. He asked if her income was predominantly coming from card sales or would it be more when she holds tournaments. Mara stated that the card sales would be a very small percentage of her income.

With no further questions from the board or audience, Tamara Dunn made a motion to approve the special use permit. Seconded by Delaine Jackson. Motion carried unanimously.

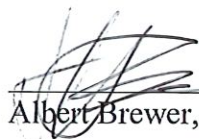
With no further business brought before the board, a motion to adjourn at 6:57 pm was made by Casey Matthews and seconded by Tamara Dunn; the motion carried unanimously.

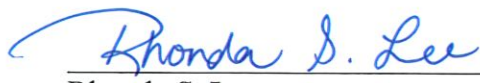
Mayor and Board of Commissioners will hear the recommendations of the Planning Board at their monthly meeting on Monday, September 15, 2025 at 6:30 p.m. at the Four Oaks Town Hall Chamber.

Mark your calendar for the next Planning Board Meeting, Tuesday, October 7, 2025 at 6:30 p.m.

Meeting Adjourned.

Attest


Albert Brewer, Chairman


Rhonda S. Lee
Town Clerk