

**TOWN OF FOUR OAKS**  
**BOARD OF COMMISSIONERS MEETING**  
**MARCH 16, 2026**  
**MINUTES**

**Call to Order**

Mayor Mike Hines called the March 16, 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 Chip Hewett, Town Administrator Barry Stanley, 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**

Roger Capps gave the opening Invocation, with the Trail Life Troop NC 5017 leading the Pledge of Allegiance.

**Agenda Approval**

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

**Public Comments**

Elton Pridgen, a resident of 1977 Blackcreek Road, Four Oaks, and owner of Old Time Grill, appeared before the Board to address concerns regarding Phase III of the Streetscape Project. Mr. Pridgen expressed significant concern about the proposed removal of curbing in front of his business, stating that the absence of curbing could lead to flooding by failing to properly direct water away from the property.

He also raised concerns about the availability of downtown parking, noting that there may be additional options the Town should explore to increase parking capacity. Additionally, Mr. Pridgen inquired about previously discussed incentives and grant opportunities, expressing concern that business owners have not seen progress in those areas and warning of potential legal action if such support is not provided.

Mr. Pridgen requested that a map of Phase III be made available once completed and asked that a meeting be scheduled between the Board of Commissioners and downtown business owners to further discuss the project.

Eric Fogleman, a local business owner, appeared before the Board to read into the record an email he had previously submitted to the Mayor and Board of Commissioners. He requested that the email be formally included in the meeting minutes.

Mr. Fogleman also requested that a meeting be scheduled with all downtown business owners regarding Phase III of the Streetscape Project, and asked that sufficient Town officials and representatives be present to address questions and concerns.

Mayor Hines thanked Mr. Fogleman for expressing his concerns and reassured him that there would be a meeting scheduled as soon as the Town has a plan in place.

Joan Pritchett addressed the board to provide several updates. She and Commissioner Robertson recently attended the Main Street Conference, where they gathered valuable ideas aimed at enhancing the community and revitalizing Main Street. They look forward to sharing these concepts in the coming months.

Joan also provided an update on “The Real World” program, originally scheduled for April at the Advanced Training Facility. Due to transportation issues at the high school, the program has been postponed until the fall.

Additionally, she announced the establishment of the Four Oaks Chamber Foundation, a 501(c)(3) nonprofit organization. This designation will enable the Chamber to pursue additional funding opportunities and grants that were previously unavailable.

She concluded by reminding everyone of the upcoming Harbinger Homes ribbon cutting and the Cup of Community meeting scheduled for Wednesday from 9:00–10:00 a.m.

## **Public Hearings**

Mayor Hines called the meeting into a public hearing.

Mike Cook presented the case. Ortiz Heritage Properties, LLC – Rezoning Application for Parcel # 07H10068C, located off Parkertown Road. Parcel is in the Town’s ETJ.

The owner would like to request a rezoning to allow for a residential home to be built on the property. Parcel is currently zoned CB. The request is to rezone to RA. Parcel is in the Town’s ETJ. Public notice was in the FO Benson News in Review on February 25, 2026, and March 4, 2026. Sign was placed on the property on February 27, 2026. Letters were mailed to 8 property owners within a 500 ft radius on February 27, 2026. There were three inquiries from letters that were mailed.

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

Mayor Hines closed the Public Hearing.

With no further questions or comments from the board or audience, Mayor Hines called for a motion to approve the rezoning request. Commissioner Roberts made a motion to approve the rezoning of Parcel 07H10068C from CB to RA as presented. Commissioner Robertson seconded the motion. Motion carried unanimously.

### **Mayor's Comments**

Mayor Hines addressed the concerns regarding Streetscape, stating that we will schedule a meeting for business owners to come and ask questions and see what the plans are for Phase III. Commissioner Roberts stated he works for DOT and that they are planning on resurfacing Hwy 301 in 2028.

Mayor Hines stated that the Board of Commissioners held a planning workshop this past Saturday that went very well. He was pleased with the way everyone worked together and had some great ideas and goals for the town.

### **Department Reports**

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

Andy Jackson spoke on behalf of Parks and Recreation, reporting that football workouts for youth ages 5–12 began this past week, with 46 participants already registered.

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**

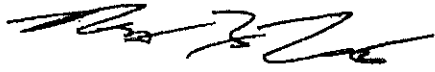
Mayor Mike Hines made a motion to go into closed session under G.S. 143-318.11 (a) (6) Personnel Matters. Commissioner Roberts seconded the motion. Motion carried unanimously.

The Commissioners held a brief discussion on personnel matters and differences between the Board of Commissioners and the Board of Adjustments. There was no action taken in closed session.

Commissioner Robertson 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 7:30 p.m. was made by Commissioner Roberts, seconded by Mayor Pro-Tem Tony Capps. The motion carried unanimously.



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Mike Hines, Mayor

ATTEST:



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Rhonda S. Lee, Town Clerk