

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

Call to Order

Mayor Mike Hines called the February 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, Finance Officer Rachel Raynor, 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

Emery McMillian, Little Miss Four Oaks gave the opening Invocation, with the Four Oaks Queens leading the Pledge of Allegiance.

Proclamation

Mayor Mike Hines read a proclamation recognizing Black History Month.

Agenda Approval

Commissioner Linwood Parker 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.

2024-2025 Audit Presentation

Brittany Perkins with TSPA presented the audit report. The full report will be attached to the minutes. Commissioner Carles Surles made a motion to approve the audit as presented. Mayor Pro-Tem seconded the motion. Motion carried unanimously.

2025-2026 Budget Amendments

Finance Officer Rachel Raynor presented the General Fund BA 25-26 1st amendments and the Water/Sewer Fund BA 25-26 1st amendments to the Board of Commissioners. These amendments are attached to the minutes. Commissioner Carles Surles made a motion to approve

the budget amendments as presented. Commissioner Linwood Parker seconded the motion. Motion carried unanimously.

Public Comments

Joan Pritchett with the Chamber of Commerce came before the board to give an update on Chamber events. The Chamber is working with high-school students on a workforce development opportunity called "The Real World". Main Street Conference will be held March 10-12. Commissioner Kim Robertson, Joan and Mike Pritchett, Pam Price, and Kelly Blanchard will attend. Joan introduced Paul Papke, Chamber Board member. Paul presented to the Board a PT George Endowment Fund application for review. Paul is working with Johnston County on the 250th American Celebration and is applying for grant funds to plant a White Oak tree at the Advanced Manufacturing Training Facility on Boyette Road. There will be 100 landmark trees, one per county. Paul asks the Board to please consider the PT George application in hopes that Four Oaks can be home to Johnston County's "Liberty Tree".

Public Hearings

Mayor Hines called for a motion to go into a public hearing. Mayor Pro-Tem Tony Capps made a motion to open the public hearing. Commissioner Sawyer Roberts seconded the motion. Motion carried unanimously.

Mike Cook presented the case. Blackcreek Road, LAN, LLC Petitioners and Owners – Request for a 47-lot single-family residential subdivision located at 5146 Blackcreek Road. Parcel #15I09024. Parcel is in the Town's ETJ. Public notice was in the FO Benson News in Review on January 28, and February 4, 2026. Sign was placed on the property on January 30, 2026. There were 14 letters mailed to property owners within a 500 ft radius on January 30, 2026. There were no inquiries from letters that were mailed.

Carlos Bagley was present to represent Blackcreek Road, LAN, LLC. He stated that this subdivision had been heard at a previous meeting, and all information was the same. The petitioner is requesting approval without curb and gutter and sidewalks. There would be DOT roads, septic, and 47 lots, each approximately 20,000 square feet. There are open ditches that feed into a nearby creek, so water will not be an issue.

With no further comments or questions from the board, Commissioner Carlos Surles made a motion to close the public hearing. Seconded by Commissioner Kim Robertson. Motion carried unanimously.

With no further questions or comments from the board or audience, Mayor Hines called for a motion to approve the subdivision. Mayor Pro-Tem Tony Capps made a motion to approve the subdivision as presented, with no sidewalks or curb and gutter. Commissioner Sawyer Roberts seconded the motion. Motion carried unanimously.

New Business

Commissioner Linwood Parker began the moratorium discussion. Commissioner Parker handed out a growth chart he created and an article from the Triangle Business Journal about the town's growth. These documents are attached to the minutes. He expressed his concerns with the growth

rate in town and would like the board to consider a “time-out” for subdivisions. Mayor Hines suggested this be a topic of discussion at the Board of Commissioners workshop in March. There was no further discussion from the board.

Barry Stanley, Town Administrator, presented the new organizational chart for approval. The organizational chart was updated to align with the Town Administrator position that has recently been added. Mayor Pro-Tem Tony Capps made a motion to approve the organizational chart as presented. Commissioner Kim Robertson seconded the motion. Motion carried unanimously.

Mayor’s Comments

Mayor Hines gave a quick update on the Town’s projects that are in progress. The report was provided in the board’s packet. Mayor Hines also stated that the cold has been tough on our water pipes. We have had several leaks with the cold weather. He stated that he appreciates the public works guys and all that they do.

Department Reports

Water and Sewer, Police, Planning & Zoning, Inspections, and financial reports are included for the board to review.

Andy Jackson spoke on behalf of parks and recreation. He encouraged everyone to join the senior games that will be held throughout Johnston County. This includes sports as well as arts and crafts. Registration is open online at www.ncseniorgames.org.

Mayor Hines allowed time for the board to review the department reports and asked if there were any questions. With no further questions from the board, Mayor Hines called for a motion to approve the bills as presented. Mayor Pro-Tem Tony Capps made a motion to approve the bills as presented. Commissioner Carles Surlles seconded the motion. Motion passed unanimously.

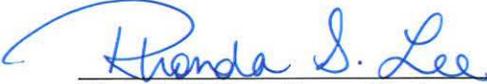
Adjournment

With no further business brought before the Board of Commissioners, a motion to adjourn at 7:55 p.m. was made by Commissioner Kim Robertson, seconded by Commissioner Linwood Parker. The motion carried unanimously.

ATTEST:



Mike Hines, Mayor



Rhonda S. Lee, Town Clerk