

**TOWN OF FOUR OAKS
BOARD OF COMMISSIONERS MEETING
JANUARY 20, 2026
MINUTES**

Call to Order

Mayor Mike Hines called the January 20, 2026, regular scheduled Board of Commissioners meeting to order at 6:30 p.m. Those present included Commissioners Kim Robertson, Carles Surles, Sawyer Roberts, and Linwood Parker. Mayor Pro-Tem, Tony Capps, was absent and excused. Also present were Attorney Chip Hewett, Town Administrator Barry Stanley, Chief Building Inspector/P&Z Director Mike Cook, 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

Willow Harrell gave the opening Invocation, with Brayden Baker and the Beulah Hill Christian Church youth group leading the Pledge of Allegiance.

Agenda Approval

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

Consent Agenda Approval

Commissioner Carles Surles made a motion to approve all items on the consent agenda as presented, seconded by Commissioner Robertson. The motion carried unanimously.

Public Comments

Kimetha Fulwood with Johnston County Health Department Services came before the board to give them an update on some of the services that are currently being offered. She also invited the board and the public to join a free Narcan training that is to be held at United Methodist Church on February 23rd from 5:30-7:30pm.

Joan Pritchett with the Chamber of Commerce came before the board to give a quick Chamber update. The Chamber is just kicking off the new year and has had its first committee meeting. Joan invited everyone to join them for a “Cup of Community” at the Coffee Being Coffee, coffee bar on Main Street. This meeting is held on the third Wednesday of every month from 9:00-10:00am

Public Hearings

Mayor Hines called for a motion to go into a public hearing. Commissioner Parker made a motion to open the public hearing. Commissioner Roberts seconded the motion. Motion carried unanimously.

Mike Cook presented the case. Hockaday Thompson Road, LAN, LLC Petitioners and Owners – Request for a 41-lot single-family residential subdivision located at 2469 Hockaday Road. Parcel #08I12015 and Parcel #08I12013. Parcels are in the Town’s ETJ. Public notice was in the FO Benson News in Review on December 31, 2025, and January 7, 2026. Sign was placed on the property on January 2, 2026. There were 9 letters mailed to property owners within a 500 ft radius on January 2, 2026. There were no inquiries from letters that were mailed.

Bradley Stancil was present, representing the development group. He approached the board to answer questions they may have. Commissioner Roberts asked if soil samples were taken and if there would be a septic system on these lots. Mr. Stancil stated that soil samples came back satisfactory and that there would be septic. Mayor Hines asked what the lot sizes were. Mr. Stancil replied that the smallest lot was 23,000 and that 41 was the maximum number they could have. Commissioner Parker asked about the clearing of the land. He stated that he noticed a lot of work already being done. Mr. Stancil stated that they had allowed the family that owned the land to clear some things off before work began.

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

With no further questions or comments from the board or audience, Mayor Hines called for a motion to approve the subdivision. Commissioner Roberts made a motion to approve the subdivision as presented. Commissioner Surles seconded the motion. Motion carried unanimously.

Mayor Hines moved to open a quasi-hearing. Commissioner Roberts made a motion to go into a quasi-hearing. Seconded by Commissioner Robertson. Motion carried unanimously.

Attorney Hewett swore in Mike Cook, Planning and Zoning Administrator, and Brent Haumont, petitioner and owner, to present the facts of the special use permit application.

Mike Cook presented the case. Brent Haumont, petitioner and owner, has requested a special use permit to allow for a 30x50 storage building, located at 419 Blackmon Street. Parcel# 08003028C is located in the Town’s City Limits. Parcel is zoned R8-5S. Notice was in the FO Benson News in Review on December 31, 2025, and January 7, 2026. Letters were mailed to 30 property owners within a 500 ft radius on January 7, 2026. There was one inquiry from letters that were mailed. Those questions were answered, and no other questions or concerns were brought to the staff’s attention.

Brent Haumont, owner of 419 Blackmon St. came before the board to answer any questions they may have about the special use permit application. Commissioner Parker asked what the purpose of the building is. Mr. Haumont states this will be for personal storage, such as vehicles and

personal items. Commissioner Parker also asked where the building would be located on the property. Mr. Haumont stated the building will be placed where the gravel is on the side of the property. With no further questions from the audience or the board, Commissioner Parker made a motion to close the Quasi-hearing. Seconded by Commissioner Robertson. Motion carried unanimously. Attorney Hewett reminded the board that the following four findings of fact have to be true in order for the SUP to pass. Finding of Fact a) Will not endanger the public health or safety. Motion to approve finding of fact “a” was made by Commissioner Roberts, seconded by Commissioner Surles. Motion carried unanimously. Finding of fact b) Will not injure the value of the adjoining property. Motion to approve finding of fact “b” was made by Commissioner Surles, seconded by Commissioner Roberts. Motion carried unanimously. Finding of Fact c) Will be in harmony with the area in which it is located. Motion to approve finding of fact “c” was made by Commissioner Surles, seconded by Commissioner Parker. Motion carried unanimously. Finding of Fact 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 finding of fact “d” was made by Commissioner Surles, seconded by Commissioner Robertson. Motion carried unanimously. Attorney Hewett stated that being all four findings of fact were approved, it would be in order for the board to make a motion to approve the special use permit in its entirety. Commissioner Surles made a motion to approve the special use permit in its entirety. Seconded by Commissioner Roberts. Motion carried unanimously.

New Business

Attorney Hewett presented a brief summary of an economic development incentive agreement for KS Bank. Under 158-7 county and towns have the authority to offer grants and incentives. In this case, KS Bank requested a grant from the town with the intent to acquire property in the business park by Commwell Health. When you look at the economic improvements for the town we are looking at north of four (4) million dollars. This will be an operations center that will be relocated to Four Oaks. There will be an additional 32 employees with an average salary in excess of 70K per year. Their plan is to acquire the property in 2026 and start building in 2027. From there the grant is 50% of the ad valorem taxes that are paid for two years. Grant is projected for 2028 and 2029. This has been properly noticed in the paper and a public hearing was called. Motion to open a public hearing was made by Commissioner Parker, seconded by Commissioner Robertson. Motion carried unanimously. There were no further comments from the audience or the board. Motion to close the public hearing was made by Commissioner Surles, seconded by Commissioner Robertson. Motion carried unanimously. Motion to approve the economic development incentive package for KS Bank as presented, was made by Commissioner Parker, seconded by Commissioner Robertson. Motion carried unanimously.

Mayor's Comments

Mayor Hines is calling for a board workshop to be held on March 14, 2026, from 9:00 am to 2:00 pm at Town Hall. This will be to discuss future plans for the town and to discuss 2, 5, 10 year plans for the town. He asked that all board members put this on their calendar.

Mayor Hines announced the departments that each Commissioner would oversee, along with the Town Administrator. Commissioner Surles – Police, Commissioner Robertson – Parks & Recreation, Commissioner Roberts – Water & Sewer, Commissioner Parker – Streets &

Sanitation, and will help with Planning and Zoning, Commissioner Capps – Finance and Planning & Zoning

Mayor Hines gave a quick update on the Town’s projects that are in progress and some are finishing up. This report was provided in the board’s packet.

Department Reports

Water and Sewer, Planning & Zoning, Inspections, and financial reports are included for the board to review. No Police report was turned in.

Mayor Hines allowed time for the board to review the department reports and asked if there were any questions. Commissioner Robertson questioned the cleaning service and asked that we look into the monthly payments that are being made. Commissioner Parker stated he noticed we are losing a lot in sewer on the monthly report and asked Barry, Town Administrator, what was being done about the situation. Barry explained that the town is working with Johnston County on getting a new meter in place, and hopefully, that will be the answer when we are able to get an accurate reading. With no further questions from the board, Mayor Hines called for a motion to approve the bills as presented. Commissioner Parker made a motion to approve the bills as presented. Commissioner Surles seconded. Motion passed unanimously.

Commissioner Parker stated that he had something that he wanted to discuss with the board. He thanked the mayor for setting up the workshop in March. Commissioner Parker states he is not opposed to growth, but he feels that the Town needs a six-month “time-out”. He wants to keep the “small town charm,” and he wants positive growth. Commissioner Parker made a motion to amend tonight’s agenda in order to call for a six (6) month moratorium and a public hearing. The motion did not get a second; therefore, the motion failed.

Adjournment

With no further business brought before the Board of Commissioners, a motion to adjourn at 9:00 p.m. was made by Commissioner Parker, seconded by Commissioner Surles. The motion carried unanimously.

ATTEST:

Mike Hines, Mayor

Rhonda S. Lee, Town Clerk