

**TOWN OF FOUR OAKS
PLANNING BOARD MEETING MINUTES
MARCH 10, 2026**

Call to Order

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

Pledge of Allegiance – Led by Mayor Mike Hines

Agenda Approval

DeLaine Jackson made a motion to approve tonight's agenda as presented. Tamara Dunn seconded the motion. Motion carried unanimously.

Approval of Minutes

Jamey Caudill made a motion to approve the minutes from January 13, 2026, as presented. Seconded by DeLaine Jackson. Motion carried unanimously.

Oaths of Office

Mayor Mike Hines administered the Oath of Office to the following individuals appointed to serve on the Town of Four Oaks Planning Board:

- Vic Medlin, Planning Board Member Chair – Term Expiring [Month, Year]
- Tamara Dunn, Planning Board Member Co-Chair– Term Expiring [Month, Year]
- Jamey Caudill, Planning Board Member – Term Expiring [Month, Year]
- Casey Matthews, Planning Board Member – Term Expiring [Month, Year]
- Delaine Jackson, Planning Board Member – Term Expiring [Month, Year]
- Loreta Beasley, Planning Board Member – Term Expiring [Month, Year]

Each member took the oath and affirmed their commitment to faithfully execute the duties of the office in accordance with the laws of the State of North Carolina and the ordinances of the Town of Four Oaks.

Mayor Hines welcomed the members and thanked them for their willingness to serve the community.

Public Hearings:

Vic Medlin called the meeting into a public hearing.

Mike Cook presented the case.

- Ortiz Heritage Properties, LLC, Petitioner and Owner – Rezoning Application for Parcel # 07H10068C, located off Parkertown Road. Parcel is in the Town’s ETJ. The owner would like to request a rezoning of this parcel from CB to RA to allow for a residential home to be built on the property. 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 for both properties on February 27, 2026. There were three (3) inquiries from letters that were mailed.

Javier Ortiz was present and came before the board to request rezoning for his property. He explained that he bought the property, sight unseen. He did not know when he purchased the land that it was zoned commercial. His original plan was to build a metal building for his construction company. After going to the county and being told he had to come to the Town of Four Oaks, he found out this was an old zoning that is no longer used. He has decided it would be better to build a residential home on this property, and this is already in a residential district, so this seems to be his best route. He does have an easement to the property. There were no questions for Mr. Ortiz from the board.

Vic Medlin, Chairman, asked if there were any comments from the public. Mr. James Munden approached the board. Mr. Munden stated he was not for or against the rezoning. He stated that he has some concerns about drainage, the conservation greenway, and Duke Energy on this particular parcel. He would like the board to consider leaving the zoning as is. Mr. Davey Marek, owner of the properties surrounding this parcel, came before the board in opposition to the rezoning. He says the ditch and flooding are a huge problem. Has concerns as to when and how this property was zoned CB in the first place. Mr. Marek asked the board to please consider leaving this property zoned as it is so another house cannot be built on this property.

With no further questions or discussion, Vic Medlin closed the public hearing. Motion to approve the rezoning as presented was made by Tamara Dunn. Seconded by Casey Matthews. Motion carried unanimously.

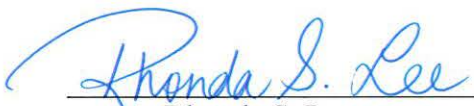
With no further business brought before the board, a motion to adjourn at 6:55 pm was made by DeLaine Jackson and seconded by Tamara Dunn; the motion carried unanimously.

Meeting Adjourned.

Attest



Vic Medlin, Chairman



Rhonda S. Lee
Town Clerk