



TOWN OF PINE LEVEL
MINUTES OF REGULAR
BOARD OF COMMISSIONERS MEETING
FEBRUARY 13, 2017
7:00 P.M.

CALL TO ORDER

Mayor Jeff Holt called a regular meeting of the Pine Level Board of Commissioners to order at 7:00 p.m. on Monday, February 13, 2017 at the Pine Level Town Hall.

ROLL CALL

 X COMMISSIONER KAREN ANDERSON (in at 7:12 p.m.)
 X COMMISSIONER GREG BAKER
 X COMMISSIONER JIMMY GARNER
 X COMMISSIONER PHIL PITTMAN
 X MAYOR JEFF HOLT

Mayor Holt explained that Commissioner Anderson contacted him and said that she was in route to the meeting, but she was held up in traffic from Raleigh.

STAFF PRESENT

Town Attorney Will Barham, Consultant Dan Simmons, Police Lt. Ashley Woodard, Recreation Coordinator Scottie Hayes, and Town Clerk Sharon Thompson

INVOCATION AND PLEDGE

Mayor Holt gave the invocation and Commissioner Baker led the Pledge of Allegiance. Next, the mayor welcomed everyone to the meeting.

AGENDA

ADDITIONS: CLOSED SESSION ON PROPERTY ACQUISITION (JH)

MOTION TO APPROVE: Garner
SECOND: Pittman
VOTE: unanimous

MINUTES: 01-12-17

MOTION TO APPROVE: Pittman
SECOND: Baker
VOTE: unanimous

PUBLIC COMMENT

The mayor opened the floor for public comments. He said that Charles Hester was on the agenda later in the meeting, but Mr. Hester could go ahead and address the board if he wanted to. Charles Hester, developer and former mayor of Selma, thanked the board for the opportunity to talk with them. He spoke on behalf of James and Hilda Overbee, and how Mr. Overbee has done so much for the Town of Pine Level and for Selma, as well. He said that Mr. Overbee worked tirelessly in Pine Level, and for his church, and he never looked for anything in return. He suggested that Pine Level consider calling US Highway 70-A the "James Overbee Highway" in memory of Mr. Overbee. Mr. Hester said two people stand out in his memory that worked so hard for Pine Level, and they were Mr. Overbee and Sam Godwin, former mayor. He said it would be easy if they decide to do so, to get the county DOT office to put up the appropriate signage. Mayor Holt said that was a wonderful suggestion and they would certainly take it under advisement. He thanked Mr. Hester for coming to the meeting and making that suggestion and they would look into it and see what would be involved.

Dick Braswell then addressed the board. He said that he has purchased the property on US Highway 70-A that was previously known as the Pine Tree Retreat and he wants to develop it and turn it into a residential subdivision. (Commissioner Anderson in at this point.) He said there are 25 acres in the tract and he would need to request rezoning of the property to get the density limits that he needs to develop the property. He will also be requesting annexation of the property into the city limits of Pine Level. He indicated that he has been talking with the Town of Princeton about the project as well, and there are long range plans that would have the wastewater from his development coming to Pine Level and then being pumped to Princeton for treatment. He said water is already available to the property, and that he will be constructing the necessary lines at his expense. He felt that an upsize in the line would be necessary, to utilize the Princeton connection, as a cost of \$10,000. Mayor Holt directed Mr. Braswell to get his plans and information to Scottie Hayes and let the Planning Board review his plans. He said it was too early at this point for the board to be asking questions of Mr. Braswell and for him to go ahead and talk with the Planning Board. He agreed that a petition for annexation would be required in order to get town services. He said that it certainly looked like a worthy project to him.

Wade Faulkner had a complaint about young men raising cane in town and speeding, and riding on your bumper when you drive up and down US Highway 70-A, and they had extremely loud mufflers. He said it was dangerous to even drive on the highway and they were very annoying. Commissioner Garner said he would have a talk with the police department and there should be a change coming for those drivers.

Donald Weeks and Andrew Hodge also addressed the board. Mr. Weeks said he has purchased property on N. Peedin Avenue and he wants to develop it into homes for young, single professionals. He said he has been working with Andrew Hodge on the project, which is the same as the "Genesis Living" project. Mayor Holt also advised Mr. Weeks to get with Scottie Hayes and the Planning Board on his project and it would be directed to the town board for review or approval at the proper time.

PUBLIC HEARING ON REZONING REQUEST FROM GREG THOMAS

The mayor then opened a required public hearing on a request from John Gregory Thomas, to rezone property on West Blanche Street from RS to RA. The mayor said the request had been duly advertised and the clerk certified that adjoining property owners were notified that the hearing would be held at tonight's meeting. He also said the Planning Board recommended approval of the rezoning. He asked if the board or anyone had questions on the proposal. Hearing no further comment, the hearing was closed and Commissioner Garner moved to accept the recommendation of the Planning Board and to rezone the property for Mr. Thomas. The board voted unanimously to approve the motion. Mr. Thomas thanked the board for their consideration of his request.

MOTION: Garner
SECOND: Baker
VOTE: unanimous

REPORTS FROM COMMITTEES

The Seniors Group met last Wednesday. Scottie Hayes reported they had a good program and a good crowd on hand.

REPORTS FROM DEPARTMENTS

WATER/SEWER: Commissioner Pittman. Repaired a few water leaks lately. Men are doing a good job.

POLICE: Commissioner Garner. People need to slow down on US 70-A. Made note of police calls to 9-1-1 for the month.

STREETS: Commissioner Baker. Street resurfacing completed. Lady drove into town dump truck on US 70-A. Need to consider a new garbage truck with budget talks. Questioned area behind New Innovative Products; Scottie Hayes said he had not been able to reach the owners yet. Commissioner Pittman said the trucks are running over the town's water meters and causing damage. Mayor Holt said it might be a good time to tell the Overbees that trucks are not allowed in that alley anymore, if New Innovative Products is going out of business.

RECREATION: Commissioner Anderson. Finishing up basketball season. Raffle for recreation dept. coming up at PL Elementary School. Spring sports registration coming up.

REPORTS FROM STAFF

Town Attorney Will Barham said there was no on-going litigation involving the town, but he has been working on various projects with the town, such as the right-of-way to the eastside sewer station and reviewing proposed ordinances.

RE-APPOINTMENTS TO PL PLANNING BOARD

The board then considered switching seats for two Planning Board members: Janet Kleinert will move from a regular in-town seat to an in-town alternate seat to be vacated by Randy Jones, and Randy Jones will move from an in-town alternate seat to an in-town regular seat vacated by Janet Kleinert. The terms of both seats will run until October 31, 2018. The board voted unanimously to approve the changes in seats on the Planning Board.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

REQUEST FOR REZONING FROM GENESIS LIVING INC.

The board then agreed to call for a public hearing at their next regular meeting on March 13, 2017 to consider a request for rezoning filed by Glenn Weeks. Mr. Weeks would like to rezone approximately 3 acres on North Peedin Avenue from C to RH, for future development. The mayor encouraged Mr. Weeks and Andrew Hodge to meet with the Planning Board at their next meeting on Thursday, February 23rd, to discuss his plans.

RECOMMENDATION ON APPOINTMENT TO JC ECONOMIC DEVELOPMENT ADVISORY BOARD

Next the board considered an appointment to the Johnston County Economic Development Advisory Board. Randy Jones has been serving as the town's representative and Mr. Jones has applied with the county for re-appointment on that board. The board voted unanimously to recommend Mr. Jones's re-appointment on the Advisory Board as Pine Level's representative.

MOTION: Garner

SECOND: Baker

VOTE: unanimous

MINOR SUBDIVISION APPROVAL

The next item to consider was a minor subdivision request for Jamie Shane Strickland. Mr. Strickland owns a 25 acre tract at 1777 Pine Level-Selma Road and would like to sub-divide a two-acre tract to build a house. Mayor Holt said the Pine Level Planning Board voted unanimously to recommend approval of the request. The board voted unanimously to accept the Planning Board recommendation and to approve the minor subdivision for Mr. Strickland. A copy of the application and map is included with and hereby made a part of these minutes by reference.

MOTION: Pittman

SECOND: Garner

VOTE: unanimous

ANNOUNCEMENTS

Mayor Holt announced that Town Hall Day will be coming up on Wednesday, March 29, 2017 and that Clayton will be hosting the JC Town Hall Day dinner that evening at 6:30 p.m. He advised the board members to let the clerk know by March 22nd if they would like to attend that function.

Then he read a note of thanks from Cindy and Curtis Brookshire for the town paving Addie Drive. They were very pleased with the paving and felt that it really added to their neighborhood.

CLOSED SESSION

At 7:40 p.m., the board voted unanimously to enter closed session to discuss the possible acquisition of property, pursuant to NCGS143.318.11(a)(5).

MOTION: Pittman
SECOND: Anderson
VOTE: unanimous

After a brief period of discussion, with all board members, the town attorney and the town clerk in attendance, at 7:50 p.m. the board voted to leave closed session and resume the regular business meeting. The board announced no business was taken in or as a result of the closed session.

NEW ABC LAW

The mayor and town attorney updated the board concerning the changes in ABC laws in the county that became effective January 1, 2017. The referendum last fall, which passed in both Johnston County and in the city limits of Pine Level, now means that beer and wine sales are allowed in the entire county, for on-premise and off-premise consumption. The mayor said that businesses in town could apply with the state for a license, but the town would have to sign off on the application for it to be approved.

MEETING ADJOURNED

There being no further business to address, the meeting came to an end at 7:55 p.m.

TOWN CLERK

MAYOR