



**TOWN OF PINE LEVEL**  
**MINUTES OF REGULAR**  
**BOARD OF COMMISSIONERS MEETING**  
**MARCH 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, March 13, 2017 at the Pine Level Town Hall.

**ROLL CALL**

   X COMMISSIONER KAREN ANDERSON  
   X COMMISSIONER GREG BAKER  
   X COMMISSIONER JIMMY GARNER  
   X COMMISSIONER PHIL PITTMAN  
   X MAYOR JEFF HOLT

**STAFF PRESENT**

Town Attorney Will Barham, Consultant Dan Simmons, Chief Keith Sparks, Public Works Supt. Ray Stuckey, Recreation Coordinator Scottie Hayes, and Town Clerk Sharon Thompson

**INVOCATION AND PLEDGE**

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

**AGENDA**

*MOTION TO APPROVE:* Garner  
*SECOND:* Baker  
*VOTE:* unanimous

**MINUTES: 02-13-17**

*MOTION TO APPROVE:* Pittman  
*SECOND:* Anderson  
*VOTE:* unanimous

## **PUBLIC COMMENT**

The mayor opened the floor for public comments. He first made a comment concerning an anonymous letter he and the other board members received. He said it was his policy to not discuss anything in that format, and that anyone should put their name on a letter if they felt it was important enough to make a complaint. Commissioner Pittman said some of the information in the letter was incorrect. The mayor said he would not address anonymous letters.

Dan Simmons said thank you for the flowers, cards and prayers in the death of his 93-year old father, Amos Simmons. Mayor Holt told Mr. Simmons that he and his family had certainly been in our prayers and had our deepest sympathy.

## **PUBLIC HEARING**

The mayor then opened a required public hearing on a request for rezoning from Genesis Living, Inc., said hearing having been advertised on March 1 and March 8 in *The Kenly News*. Mayor Holt said the proper advertising had been done, the adjoining land owners notified of the hearing, and the property was posted. He explained that the property was on the right side of the street as you go out of town to the north on Peedin Avenue. He said the current zoning was Commercial (C) and that the request was for a change in zoning to Residential Housing (RH). He said the Planning Board had already considered the request and they recommended approval. He asked Randy Jones, Planning Board Chairman, if he wanted to comment. Mr. Jones said the proposal agreed with the town's 2003 Land Use Plan and they felt their recommendation was qualified. Mayor Holt commented that the property owner evidently felt that Commercial was not the best use for the property in question. He then asked if anyone wanted to comment on the proposal.

Mr. Robert Wool, an adjoining property owner, was first to speak. He commented that he was not originally from this area, but they moved here and really enjoyed the area and they had concerns over the intended use of the property. He felt that rezoning opens the property up for many new possibilities for use, and he did not want to see cluster housing in Pine Level. He said he had not heard any specific talk about the intended use of the property and that was what he wanted to know more about. Mayor Holt agreed that rezoning to RH would mean a lot more options for use of the property. Chairman Jones added that it would mean a much broader spectrum of uses and he said that the Planning Board only heard a hypothetical proposal and they did not hear a specific proposal for use of the property.

Mr. Wool felt it would make much more sense for the town to know beforehand about the intended use, before making a final decision on the zoning. He asked if the Planning Board could eliminate the setbacks on the property and increase the number of homes that could be constructed. Chairman Jones said that until the owners present a plan, they did not know what would be constructed there. He added that under Commercial zoning, there could have been allowable uses that might have been objectionable to Mr. Wool as well. Commissioner Pittman added that the board could not elaborate on anything other than what had been requested. Mayor Holt said if the rezoning is approved, the owners can present their plans to the Planning Board and they can decide on the proposed use or any conditions they might feel necessary. The mayor said that they could not let their opinions sway whether or not they approve the rezoning request. He said they had to put their faith in the Planning Board to make the right decisions for Pine Level.

J. T. Stallings, a nearby property owner, was concerned over the use of the property and he could not visualize housing on that particular property because of the drainage issues. He said one-third of the property was under water in Hurricane Matthew. He said he was concerned because he lives downstream from the property.

The property owner, Glenn Weeks, said he did not want to build anything trashy or negative for Pine Level. He said the property was for sale for a couple of years and the owner got sick and needed to pay off some bills. He said he was a businessperson, and would buy and resell, but he did not want any issues and would even agree to sell the property to Mr. Wool if they could reach an agreement on the price. He said as the owner, he was entitled to some rights to do something with the property, but a rezoning would not automatically give him the right to start on a project. He said he could not build in a flood zone, and he could not ask for permission to build residential when the property was not zoned for residential use. He felt that he would present a PUD, for housing for young professionals and he felt it was a good use for Pine Level.

Mr. Wool thanked Mr. Weeks for his comments, and said that they all have the same best interests. He said he would welcome the dialogue to talk with Mr. Weeks, but he now better understood the board's perspective as well. There being no further comments, the mayor closed the public hearing at 7:35 p.m. He then asked the board how they felt about the rezoning request. The board unanimously approved the Planning Board recommendation to support the rezoning from C to RH. He said now the issue can follow the process for residential property, but there are still a lot of t's to cross and i's to dot beforehand.

*MOTION TO APPROVE:* Pittman

*SECOND:* Anderson

*VOTE:* unanimous

## **REPORTS FROM COMMITTEES**

SENIORS: Scottie Hayes reported that the Seniors met last week and Tim Crocker put on a floral demonstration for them.

## **REPORTS FROM DEPARTMENTS**

WATER/SEWER: Commissioner Pittman. Everything going well. Still working on water/sewer project and submitting application to USDA.

POLICE: Commissioner Garner. Everything okay. Call 9-1-1 for anything suspicious.

RECREATION: Commissioner Anderson. Held Reverse Raffle in February. Sign up going on now for spring sports. Scottie Hayes said he was still taking registrations for tee ball and 13-15 boys' baseball. He said they have a park workday coming up, for anyone who wants to come help out. Mayor Holt said the Lions Club has talked about a new park entrance sign, with all of the civic groups' insignias; Danny Avery got a budget together. Commissioner Anderson asked about the mulch at the new part of the park, which was washed away in the hurricane. Scottie Hayes said they just added about 4" of mulch in the fall, but he did not include that in the insurance losses in the hurricane. Commissioner Anderson said the play area needs some more mulch. She also said the repairs to the memorials at the front side of the park need to be taken care of. Mayor Holt said the Lions Club would want the town to participate in the new sign project. Randy Jones added that it would cost \$4000-5000, but they weren't sure about the insurance on the sign. Ray Stuckey said the clubs were going to be sure that the sign gets built. Commissioner Anderson congratulated Jackson Holt on his Eagle award and commended him and the scouts on the new sign at the stoplight. Ray Stuckey added that the Lions Club and the Woman's Club are planning to donate flagpoles on the corner lot, behind the new sign. Commissioner Pittman asked about the water meters and the sunken areas behind New Innovative Products. Ray Stuckey said he would repair the meters if the truck traffic in that area has come to an end.

STREETS: Commissioner Baker. Things are going smoothly. Asked Scottie Hayes if the area behind New Innovative Products has been cleaned up. Mr. Hayes said that it was cleaned up and they got the town truck and cleaned up two truckloads. He said they are in bad financial shape and may be going out of business.

## **REPORTS FROM STAFF**

Town Attorney Will Barham said he had been talking with Dan Simmons and working on the USDA project.

## **MAYOR'S MINUTE**

Mayor Holt read a note of thanks from the town's former attorney, Frank Wood, who is now one of Johnston County's new judges. He also commented on a letter from Brenda Liles, suggesting that Pine Level recognize Mr. Carlee Pittman in some way. She thought he might be Pine Level's oldest man, at 92 years old, and he unfortunately has cancer in his last remaining kidney. He explained that the DOT will soon pour curbing at the corner of US 70-A and Peedin Avenue and the wooden fencing can then be removed. He said the Lions and Woman's Club are donating flag poles for that corner. He said there is now a sign-up sheet for people to apply to put a message on the corner sign for up to a week, and he said they would have a thank you ceremony later on to thank everyone who worked on the sign project. Commissioner Pittman said they need to keep an eye on the traffic at the park and the no-parking areas. Commissioner Anderson said they still have trouble with people driving out on that field; Mayor Holt said the take up the driveway tile and fix it where people cannot drive a vehicle through there. Commissioner Anderson said they need to get it under control, and she suggested that the police start giving tickets for people who disobey the signs. She also told Scottie to remind the parents about the parking situation. Ray Stuckey commented on one of the field lights at the park, that is about to fall down. He said they have it tied up at the moment, but a couple of Selma's employees had offered to repair the light. Mayor Holt also asked about Town Hall Day, and if any of the commissioners are planning to attend the dinner on March 29th in Clayton. The mayor and Commissioners Anderson, Baker and Pittman all agreed to attend the Town Hall Day Dinner.

**MEETING ADJOURNED**

There being no further business to address, the board voted unanimously to adjourn at 7:58 p.m.

*MOTION:* Garner

*SECOND:* Pittman

*VOTE:* unanimous

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**TOWN CLERK**

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**MAYOR**