



**TOWN OF PINE LEVEL**  
**MINUTES OF REGULAR**  
**BOARD OF COMMISSIONERS MEETING**  
**AUGUST 11, 2016**  
**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 Thursday, August 11, 2016 at the Pine Level Town Hall.

**ROLL CALL**

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

**STAFF PRESENT**

Town Attorney Frank Wood, Consultant Dan Simmons, Public Works Supt. Ray Stuckey, Police Chief Keith Sparks, Town Clerk Sharon Thompson

**INVOCATION AND PLEDGE**

Commissioner Baker gave the invocation and Commissioner Garner led the Pledge of Allegiance. The mayor then welcomed everyone to the meeting.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES: 07-14-16**

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

## **PUBLIC COMMENT**

The mayor then asked if anyone wished to comment on a non-agenda item. Kester Kornegay commented that he appreciated what the town workers did in cleaning up after the last storm, and he said they did a great job. Terry Rains complained about the ditch beside his house, which he said was part of Moccasin Creek Drainage District. He said it was overgrown and filling in, and that it had snakes and huge turtles in it. Mayor Holt, who represents Pine Level on the Drainage Board, explained that they received three proposals at their last meeting for cleaning the main line and some tributaries, and they need to make a decision to award that contract. He said they could also get someone to trap the beavers and nutria that inhabit the district. He agreed to check on the district map and see if that ditch is a part of the drainage district, and he said he would include that item on next month's agenda and have someone here at the September meeting to answer questions about the drainage district. He went on to say that obtaining easements is the biggest problem to maintaining the drainage district.

## **REPORTS FROM COMMITTEES**

Mayor Holt reported that the Seniors Group met Wednesday and the town provided lunch for the group.

Commissioner Pittman commented that the fire department needs to notify the town ahead of time when they are going to flush hydrants in town. Ken Wall stated that he was on hand when they flushed hydrants the last time, so there was no further notice given.

## **REPORTS FROM DEPARTMENTS**

**WATER/SEWER:** Commissioner Pittman. Said he was awaiting the bill from Johnston County to see how bad the last rainy spell and infiltration affected the sewer bill. No more water line breaks recently; men doing a good job working in the hot weather. Dan Simmons said he would meet next Wednesday with RDA concerning the water/sewer project and there was nothing could be done until that meeting is settled. Mayor Holt said they need to talk with the county about ownership of the waterlines around town. Commissioner Pittman said he talked with Scottie and the memorials at the park do need some repairs, but the guy that usually takes care of them is extremely busy, and will get to them as soon as he can.

**POLICE:** Commissioner Garner. Had retirement lunch earlier today for Police Lieutenant Gale Burlison. Said he has been an asset to the department. Advised citizens to keep their eyes open and to report any type of trouble. Chief Sparks said school enrollment is down by several hundred kids but they have allowed students to stay at the Pine Level school, if they want to finish elementary school there. Commissioner Pittman said the academic planners are in and he would deliver them to the school Monday. He also said there are some trees around town that need trimming before the buses start rolling later this month.

**STREETS:** Commissioner Baker. Everything going well. Men handling the hot weather conditions well. Got a complaint about the street next to the greenhouses and vehicles speeding on the street. Said maybe they could put up some signs along the street to help with that issue.

Mayor Holt said he met with the railroad representative and they will clean out the ditch along West Pine Street from the Post Office on down to the western end. They will also repair the washed out areas. He said the water does drain away eventually, but it cannot get out of that area fast enough to avoid flooding. He said he has not talked with the DOT yet about the conditions they left on West Main Street.

## **PROPOSED SUBDIVISION ORDINANCE AMENDMENT**

Mayor Holt said the Planning Board has proposed an amendment to the Pine Level Subdivision Ordinance to address simple land subdivisions, such as when a lot is to be given to a child or grandchild, so they would not have to go through all of the demands of complying with a minor subdivision. Since amending the ordinance requires a hearing, Mayor Holt called for a public hearing on the proposed amendment for the September meeting.

**REQUEST FOR ANNEXATION OF PROPERTY ON GOR AN FARM ROAD**

Mayor Holt commented on a request for annexation of 41 acres on Gor An Farm Road, from Wayne Davis and his sister, Cathy Davis Cox. He said the board would ordinarily start by directing the town clerk to investigate the sufficiency of the petition, but the clerk had already done that and was prepared to attest to the sufficiency of the petition tonight. Upon receipt of that, the board then proceeded to accept that report and to adopt a resolution to call for a public hearing on the request at the September meeting.

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

Commissioner Pittman stated that the purpose of annexation would be to provide town utilities to the property, but if the land remained agricultural and the sale fell through, he questioned could the annexation be rescinded. Mayor Holt said at the next meeting, they could annex the property contingent upon the sale being completed, or with whatever conditions they desired. He also said they could allow the developers to tie onto town utilities even if they did not annex the property, but he felt the tract should be annexed into town. Town Attorney Frank Wood said they could also decide to take no action at all on the request, or to delay action for six months. Dan Simmons said the developer would just need assurance that he would have services so he could go ahead and make plans for development. He said that until the land is recorded, it would not be taxed as lots anyway. Mayor Holt said they would depend on the town engineer's advice that the town's existing system would accept the increased demand for water and sewer. Dan Simmons said the other issue would be the streets in the development; Commissioner Pittman said he was in favor of annexation as well. Commissioner Garner asked how soon the property would be developed. Mr. Alan Thornton said they were ready to go with the development, it would have curb and gutter and 93 lots. He anticipated that houses would run \$175,000 to \$225,000 and they would be 1500 to 1900 square feet. He indicated that they would build the houses themselves and put them up for sale, although they may sell a few lots to other builders to get the subdivision underway. He said the land is under contract already.

**MAYOR'S MINUTE**

Mayor Holt mentioned the possibility of changing the board's meeting night, which came up last month. Commissioner Baker said Tuesday nights would be great with him; Commissioner Garner asked why they needed to change it. Mayor Holt suggested that they leave it as it is for now, and they could go ahead with scheduling the public hearings for September, and when Commissioner Anderson is back in town, she could discuss it again with them.

**MEETING ADJOURNED**

There being no further business, at 7:37 p.m. the meeting came to an end.

*MOTION TO ADJOURN:* Garner  
*SECOND:* Pittman  
*VOTE:* unanimous

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**TOWN CLERK**

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**MAYOR**