

**Mayor**  
*Jeff Holt*

**Mayor Pro-Tem**  
*Greg Baker*

**Board of Commissioners**  
*Jimmy Garner*  
*Phil Pittman*  
*Bill Radford*

**Town Administrator**  
*Dustin Kornegay*



**Town Clerk**  
*Connie N. Capps*

**Police Chief**  
*Ashley Woodard*

**Public Works Supt.**  
*Ray Stuckey*

**Rec. Coordinator**  
*Scottie Hayes*

**TOWN OF PINE LEVEL**  
**MINUTES OF REGULAR BOARD OF COMMISSIONERS MEETING**  
**AUGUST 14, 2023**

**WELCOME AND CALL TO ORDER**

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, August 14, 2023 at 7:00 p.m. at the Pine Level Town Hall.

**ROLL CALL**

- ✓ Mayor Jeff Holt
- ✓ Commissioner Greg Baker
- ✓ Commissioner Jimmy Garner
- ✓ Commissioner Phil Pittman
- ✓ Commissioner Bill Radford

**STAFF PRESENT:** Attorney Chip Hewett, Town Administrator Dustin Kornegay, Police Chief Ashley Woodard, Recreation Director/Zoning Administrator Scottie Hayes, Public Works Supt. Ray Stuckey, Administrative Assistant Ashley Willoughby, and Town Clerk Connie Capps

**OTHERS PRESENT**

Planning Board Chairman Randy Jones, Vice Chairman Kevin Kornegay, Planning Board member Randy Holloman, Fire Chief Joseph Radford, Fire Dept. President Greg Johnson, Recreation President Mike Radford, Matt Johnson, Chris Wilkins, Ben Moye, Clark Warwick, Thomas Garner, Adam Stuckey, Mike Holloman, Janet Batten, and Will Holloman

**INVOCATION:** Mayor Jeff Holt

**PLEDGE:** Commissioner Bill Radford

**AGENDA APPROVAL:**

Motion: Commissioner Phil Pittman  
Second: Commissioner Greg Baker  
Vote: Unanimous

### **APPROVAL OF CONSENT AGENDA**

- A. Minutes from July 10, 2023
- B. Financial Report/Check Listing

Motion to approve: Commissioner Bill Radford

Second: Commissioner Greg Baker

Vote: Unanimous

### **PUBLIC COMMENT**

Mrs. Janet Batten who resides at 210 Price Street spoke next and asked if a street light could be placed on an existing pole on Price Street. She said that a street light had never been placed on that pole and it was dark on that side of the street. Mayor Holt asked Street Commissioner Greg Baker to check on this request and report to Public Works Supt. Ray Stuckey, who would contact Duke Energy.

Commissioner Phil Pittman stated that resident Tommy Sullivan had spoken with him concerning cat problems. Mr. Sullivan said he thanked the Police Department for everything they had done in controlling the cats. Police Chief Woodard stated they had addressed the complaints and both parties were satisfied. Commissioner Pittman stated that Mr. Sullivan told him that he would like to see the town develop or improve the leash laws to protect property owners from dogs and wild cats in Pine Level.

### **CONTINUED PUBLIC HEARING ON REZONING REQUEST BY TRU VALUE PROPERTIES LLC**

Mayor Jeff Holt stated last month this board held a public hearing and heard several comments about the rezoning request for Parcel#12N10031D submitted by Tru Value Properties LLC. He said the board tabled the decision to this month. He stated that the Planning Board recommended the approval of the rezoning request and asked what was the pleasure of the board. Commissioner Greg Baker made a motion to approve this rezoning request from LI (Light Industry) to RH (Residential Housing). Commissioner Bill Radford seconded the motion. The motion passed by unanimous vote.

### **PUBLIC HEARING ON REZONING REQUEST SUBMITTED BY PEEDIN ROAD LLC BY DAN HEAVNER**

Mayor Jeff Holt stated that a rezoning request had been submitted by Peedin Road LLC by Dan Heavner. He stated that the board called for this public hearing at our last month meeting to be held tonight. Mayor Holt said the request had been advertised and adjacent property owners were notified and sent information on the property. He said we have a recommendation from the Planning Board to approve this rezoning to LI (Light Industry). Commissioner Bill Radford made a motion to open the public hearing. Commissioner Phil Pittman seconded the motion. The motion passed by unanimous vote.

Mayor Holt then asked Planning Board Chairman Randy Jones to speak. Mr. Jones stated that the Planning Board did recommend approval of this rezoning request based on the decision that was made at a town board meeting held on June 13, 2022. Chairman Jones stated Chris Johnson who was the Director of Johnston County Economic Development Committee at that time, came to the town meeting and asked the town board if they were in favor of making this property on Peedin Avenue, which is zoned RA (residential-agriculture) a certified site at the County's expense. He said the town board agreed with allowing this property to become certified at that meeting, with Commissioner Bill Radford making the motion and Commissioner Greg Baker adding a second. He said the vote passed by unanimous vote. Mr. Jones stated that Johnston County Economic Development would not have spent \$15,000 to \$20,000 on this property if the town board had not voted to approve this request for this property to become a certified site. Chairman Randy Jones stated that the Planning Board reviewed the request and recommended approval of the request. Mr. Dan Heavner stated that he had been working with Johnston County to create jobs here in Pine Level.

Chris Wilkins of 88 Flag Street stated that his property backs up to this property. He asked what type of Industry would Pine Level welcome. He said this property had always been farmland. Chairman Randy Jones stated that Light Industry means it could be a distribution facility, or Light Manufacturing, because of the infrastructure and easy access to the new interstate. Mr. Wilkins also asked would a traffic study be done by NCDOT. Mayor Holt stated he was sure that many studies would be done. He said we all want a property that will look good. He also stated that when the board reviews the preliminary plat, conditions can be placed on the property to be rezoned. Mr. Jones also stated that a Stormwater Study would be done on the property for drainage, and buffers would also be discussed.

Ben Moyer of 88 Flag Street was concerned about the property values of surrounding properties. Mayor Holt stated that Johnston County is now in the process of doing the re-appraisals now.

Clark Warwick of Holloman Lane addressed the board and asked how many businesses will be located on the property. Chairman Randy Jones stated there is 90 acres, and Mayor Holt said it could be divided into 3 tracts. Mayor Holt said these other decisions would come back to the planning board at a later date.

Will Holloman of Holloman Lane stated it would not improve the land value; it will depreciate the value. He said it looks good as a bean field. He said there is property across the railroad tracks zoned Light Industry if they want to develop it. He said he was not in favor of the rezoning. Since there were no more comments, Commissioner Greg Baker entered a motion to close the public hearing and Commissioner Jimmy Garner seconded the motion. The motion passed by unanimous vote and the public hearing was declared closed.

Mayor Jeff Holt stated that the Planning Board's recommendation was to recommend approval of the rezoning. Commissioner Jimmy Garner made a motion to table the public hearing for 30 days until the next meeting which will be held on Monday, September 11, 2023. Commissioner

Bill Radford seconded the motion. The motion passed by unanimous vote. Mayor Holt stated we have heard all public comments and we will decide at the next meeting.

### **COMMITTEE REPORTS**

Chairman Randy Jones reminded everyone of the 150<sup>th</sup> Celebration that will be held on Saturday, September 16, 2023 at the Sam Godwin Park. He said everything was going well and we are looking forward to a great day!

### **TOWN ATTORNEY'S REPORT**

Attorney Chip Hewett submitted a formal Agreement for Voluntary Remediation for adoption. He said the Agreement is made by and between Dream Makers Construction and the Town of Pine Level. He stated this was the signed agreement for the property located at 238 Manor Avenue and the property has been transferred since the last meeting.

Commissioner Bill Radford made a motion to adopt this agreement. Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote.

Attorney Chip Hewett next presented the Amended Minimum Housing Standards Ordinance to the board. He said a change was made to add Section Numbers to the Ordinance.

Commissioner Bill Radford made a motion to adopt the Amended Minimum Housing Standards Ordinance as presented. Commissioner Phil Pittman seconded the motion. The motion passed by unanimous vote.

### **TOWN ADMINISTRATOR'S REPORT**

Town Administrator Dustin Kornegay presented a Resolution by Governing Body of Applicant to the board for adoption. He stated the State now requires all municipalities and counties to inventory their service lines for lead and copper from the water meter to the home. This project is described as Pine Level Lead Service Line Inventory. He said by adopting this resolution it gives the town the ability to apply for grant funding to take care of the inventory.

Motion to adopt Resolution: Commissioner Phil Pittman

Second by: Commissioner Greg Baker

Vote: Unanimous

### **CDL LICENSE**

Mr. Kornegay submitted a CDL Course Comparison to the board. The comparisons were from Johnston Community College and A2Z Trucking Company. He said we have hired some new employees and we are trying to come up with a plan for them to receive their CDL license. He said he was looking for some direction from the board. He said we can send the employees to



the Community College for 16 weeks straight on weekends or to a private trucking class for one day on weekends. He stated that the private truck driving company seems to be best. Mayor Holt stated that the town could do a similar contract as we did with the police for BLET, and when they pass the testing and requirements, they will have to sign a contract stating they will work for the town for a certain amount of time. He said if they fail the class, they would have to reimburse the town. Mayor Holt said we want some assurance from the men to commit to the Town of Pine Level. Commissioner Jimmy Garner stated that the men could go to the NCDMV and take a driver's test and if they pass the test, they could receive a driver's permit for six months. He said during the six months, a CDL licensed driver would be required to ride along with these men. Mayor Holt stated that maybe it would be best to see what is involved with the permit process first, and allow the men to take the NCDOT test and when they pass the test and the DOT physical, they would then have some experience driving with a CDL licensed driver, and if that works out well, then we can enter a contract with them.

Attorney Chip Hewett stated that Dustin had already asked about the contract that could be like the one that was used for the police for BLET. Mayor Holt stated that we can have the contract ready to review at the September meeting.

#### **DEPARTMENT REPORTS**

**Planning Board-** Zoning Administrator Scottie Hayes submitted a Memorandum from the Planning Board recommending the extension of the current Moratorium on all Major Subdivisions in the city limits of Pine Level and the ETJ of Pine Level for an additional period of twelve (12) months. Mayor Holt stated the current Moratorium will expire on October 11, 2023. If we extend the current Moratorium for 12 months, it would expire October 11, 2024. Planning Board Chairman Randy Jones stated there was a lot to consider in recommending this extension, but felt it was in the best interest of the Town of Pine Level to do so.

Commissioner Jimmy Garner made a motion to extend the current Moratorium for (12) twelve months ending on October 11, 2024, and to hold a public hearing at the next meeting on September 11<sup>th</sup>. Commissioner Greg Baker seconded the motion. Attorney Chip Hewett stated that he would like to check on the requirements concerning this extension and the public hearing. Mayor Holt asked if we should let the original moratorium expire first, and/ or adopt a new ordinance. Commissioner Garner then retracted his original motion and stated that his motion would be based on Attorney Hewett's findings, and/ or if a public hearing would need to be held on September 11<sup>th</sup>. Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote.

#### **Recreation**

Recreation Director Scottie Hayes stated that six new applications have been received for the Recreation Committee: Shannon Hamilton, Kristen Eatmon, Patrick Eatmon, Clay Foxworth, Micah Lewis, and Chad Wallace. Commissioner Bill Radford made a motion to accept the six applicants for the Recreation Committee. Commissioner Phil Pittman seconded the motion. The motion passed by unanimous vote.

Recreation Director Scottie Hayes also reported that a company had installed a test camera at the park. He said the camera will solve some of the problems we are having at the park. Scottie stated that he would like for the board to seriously consider this request.

Scottie reminded everyone that the first football game will be held on Friday night August 26<sup>th</sup> at North Johnston High School. He stated we have more football players and cheerleaders signed up this year than we have ever had in recreation. He said Mike Radford was the President of the Recreation Committee and the committee is also planning a big project on February 17<sup>th</sup>.

### **Public Works**

Water Commissioner Phil Pittman reported that we have had a few water leaks to repair in town. Street Commissioner Greg Baker reported that the amount of trash the men are picking up has not decreased at all since the pandemic. Mayor Holt reported that the town will receive money from the State Budget that is allocated to make some repairs in public works department; such as at the water plant, equipment repairs, a backhoe, and a truck with a jetter. Commissioner Baker stated that Ray and the public works guys are doing an excellent job.

### **Police Dept.**

Chief Woodard submitted a monthly report for the calls received. He stated that traffic check stations were going well. He reported that we are having some issues around town with citizens not complying with the Appearance Code Ordinance and junk cars on property. He said we are working on these issues at this time.

### **Fire Dept.**

Fire Department President Greg Johnston introduced the new Fire Chief Joseph Radford. Chief Radford stated that he began his position in July. He reported that the department went on 60 calls in July and stated that currently we now have 24-hour service with some part-time help.

### **MAYOR'S MINUTE**

Mayor Holt stated that September 16<sup>th</sup> is coming up soon with the Town of Pine Level's 150<sup>th</sup> Celebration. He said we are praying for good weather. He stated we have a lot going on now and we thank everyone on the committee who have put these events together for July 4<sup>th</sup> and September 16<sup>th</sup>, and we thank those that have sponsored these events also. He said the town has a lot going on in the months to come: Playmates Childcare will have their Fall Festival in October, the Town will have the Christmas Tree Lighting and the Christmas Parade in December, and there will be fireworks for New Year's Eve. He said everyone is invited to come and celebrate with us.

### **ADJOURNMENT**

There being no further business to discuss, Commissioner Bill Radford made a motion to adjourn the meeting and Commissioner Greg Baker seconded the motion. The motion passed by unanimous vote. The meeting adjourned at 8:05 p.m.



Connie N. Capps, Town Clerk



  
Jeff Holt, Mayor