

Mayor
Jeff Holt

Mayor Pro-Tem
Jimmy Garner

Board of Commissioners
Greg Baker
Phil Pittman
Bill Radford

Interim Town Administrator
Sharon Evans



Town Clerk
Ashley Willoughby

Police Chief
Ashley Woodard

Public Works Supt.
Ray Stuckey

Rec. Coordinator
Scottie Hayes

**TOWN OF PINE LEVEL
BOARD OF COMMISSIONERS- REGULAR MEETING
JULY 20, 2026**

WELCOME AND CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, July 20, 2026 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/ TOWN REP.

Police Chief Ashley Woodard, Zoning Admin./ Recreation Director Scottie Hayes, Administrative Assistant Danielle Lanier, and Town Clerk Ashley Willoughby.
Attorney Mike Wilber

INVOCATION: Commissioner Phil Pittman

PLEDGE: Terry Rains

APPROVAL OF AGENDA:

Motion to accept: Commissioner Greg Baker
Second: Commissioner Bill Radford
Vote: Unanimous

APPROVAL OF CONSENT AGENDA

Mayor Jeff Holt provided a brief summary of the items within the consent agenda which included the following:

- a. June 15, 2026 Minutes- Regular Mtg.
- b. June 24, 2026 Minutes- Special Mtg.
- c. June 2026 Check Listing
- d. Amendment to Economic Development Strategic Plan Project Proposal- Resolution and Contract
- ~~e. FY 2025-2026 Budget Amendments 2~~ Removed
- f. FY 2026-2027 Budget Ordinance- Amendments

Motion to approval of the consent agenda with the removal of item E: Commissioner Phil Pittman

Second: Commissioner Bill Radford

Vote: Unanimous

PUBLIC COMMENT

Darla Peedin, resident near Peedin Ext, wanted to thank Scottie Hayes and the Rec Dept for the dog park. She wanted to say how she likes the dog park has water now and the grass was being maintained.

Richard Braswell, resident of Princeton and owner of Hidden Haven RV Park, wanted to let the residents know there will be a new dog wash located over at the RV Park. Mayor Jeff Holt also mentioned how nice the new laundry mat was in that area.

Christine Flowers, resident of Pine Level, wanted to know if the budget was online for the residents to see. Town Clerk Ashley Willoughby mentioned the new fiscal year updates should be online and she will double check with the web-master to make sure it has been uploaded properly.

PUBLIC HEARINGS

a. Rezoning Request- Richard D. Braswell Revocable Trust- Parcel ID#: 12M11197 / NC Pin: 262313-04-7754
Mayor Jeff Holt provided a summary of the property, the application information, and memorandum from the Planning Board recommending the approval of the rezoning of the property to Light- Industrial (LI). He mentioned the property was a part of the County's district with its zoning prior to it being annexed into the Town's city limits. He explained the owner was required to get a Town zoning after annexing; which was the reason for this hearing.

Darla Peedin asked the Board where the Town's current city limits line was at. There was a brief discussion, where Mayor Jeff Holt explained the current outlines of the Town's city limits as shown on the Johnston County GIS map. Mrs. Peedin asked if the Board had already approved the rezoning of the property for LI (Light Industrial) and asked what was considered light industry. Mayor Jeff Holt stated it had not and that a motion was needed to open the public hearing.

A motion was made by Commissioner Jimmy Garner to open the public hearing at 7:09 p.m. to consider a rezoning request filed by Richard D. Braswell Revocable Trust for Parcel ID#: 12M11197. The motion was seconded by Commissioner Greg Baker and the vote was unanimous.

Mayor Jeff Holt mentioned Zoning Administrator Scottie Hayes would be able to give a few examples of what would be in Light Industrial. He discussed the property's location and where the Town's new property for a well site was in relation to it. Darla Peedin voiced concerns about the types of businesses that would be consider light industry based on what she saw in the area currently. Richard Braswell listed the different types of businesses in the area which included offices, refrigeration system, a fire truck repair shop, and even a church. He mentioned he turned away a wrecker company wanting to come in. Mayor Jeff Holt stated the area where the newer businesses are being built had been zoned for that for at least 25 years; however, the State made it harder to sale the lots once it cut access to Highway 70.

Mrs. Peedin asked if owner would be allowed to put the business up to Peedin Ave now. Mayor Jeff Holt stated if the Board approves the Light Industrial, then he could.

Mr. Braswell mentioned having a gymnastic business and other businesses that would not cause a lot of trash or cause a lot of traffic. There was a brief discussion about the road and the ditch along the properties. Mrs. Peedin wanted to confirm Mr. Braswell was not going to put RVs or mobile homes along the road. Mr. Braswell stated he would not. Mayor Jeff Holt asked Zoning Administrator Scottie Hayes to give examples of Light Industrial businesses. Mr. Hayes stated no homes were allowed in Light-Industrial. He mentioned public buildings, amusement, commercial-outdoor, assembly halls, automotive rental/leasing, automotive repair service, building contract general, building materials supply, farmers market, farmers' supply store, flee market, hotel, motel, office businesses, parking deck, repair maintenance shop, restaurant with a drive thru, retail sales establishment, and salvage yards. He mentioned what was allowed for manufacturing was light manufacturing processing, telecommunication tower, utility lines, and warehouses.

Mrs. Peedin asked if the Town would put a stoplight. Mayor Jeff Holt stated the State would have to be involved with that as Peedin Rd was a State maintained road. Mayor Jeff Holt wanted to clarify that if the Board decides to rezone the property that all the uses Mr. Hayes mentioned could be an allowable use in the future; unless the Board does an amendment to the Ordinance to limit what was allowed.

Commissioner Bill Radford asked if there would be a motel. Mr. Braswell mentioned no.

Motion to close the public hearing: Commissioner Phil Pittman

Second by: Commissioner Bill Radford

Vote: Unanimous

Mayor Jeff Holt mentioned the Board has before them a rezoning request and the Planning Board's recommendation. He asked what the pleasure of the Board was moving forward.

Motion to accept the rezoning request: Commissioner Greg Baker

Second by: Commissioner Bill Radford

Vote: Unanimous

COMMITTEE REPORTS

SENIORS

Commissioner Phil Pittman mentioned the last senior's meeting had the largest attendance numbers so far. He reminded those present that the meetings will be held on the second Wednesday of every month and welcomed all seniors or almost seniors to attend.

Mr. Braswell mentioned today was his 70th birthday and everyone wished him a happy birthday.

MOCCASIN CREEK

Mayor Jeff Holt stated there would be a meeting held next week and the Board should have more updates next month.

PLANNING BOARD

NA

TOWN ATTORNEY'S REPORT

NA

DEPARTMENT REPORTS

RECREATION- Commissioner Jimmy Garner mentioned how great it was to have water at the new t-ball fields. Recreation Director Scottie Hayes stated the park was losing some parking due to the new t-ball fields and was looking to removing the old tennis court (near the basketball court) for new parking spaces. He mentioned there was a bid for \$4,200.00 to run a fence from the old wooden fence to the walking trail line for safety purposes to prevent cars driving on the walking trail. He stated the funds used would be from open space fees.

Commissioner Jimmy Garner asked about investigating the possibility of removing the trees near the old tennis courts to allow for more parking spaces. Mrs. Darla Peedin voiced her concerns about the conditions of the park's current courts and asked why the Town has not addressed having a pickle ball court yet. The Board members discussed the cost of the courts and the up keep to maintain them. Mr. Hayes mentioned the idea of having a pickle ball court in the future and the possible location. He voiced his concerns of having one based on the experiences other towns had faced with expensive installations, maintenance, and needed staffing to ensure all locals had an opportunity to use the courts. The Board mentioned one would be constructed in one of the new subdivisions and the Town's Attorney mentioned citizens get to use it as public access.

Commissioner Bill Radford asked Mr. Hayes to get a quote for the tree removal.

Motion to approve the \$4,200.00 expense: Commissioner Bill Radford

Second by: Commissioner Jimmy Garner

Vote: unanimous

Recreation Director Scottie Hayes mentioned the fall sports were starting tonight, so the public should be aware of the traffic in that area for the foreseeable future. Mayor Jeff Holt asked if the new fields would be ready for the Fall T-Ball season. Mr. Hayes stated T-Ball was not being offered for the fall this year, but looking to do 6u soccer on the fields.

PUBLIC WORKS/ STREETS- Commissioner Phil Pittman mentioned getting an update from Public Work Supt. Ray Stuckey stated all equipment was working well and the men were working hard picking up trash. Commissioner Greg Baker mentioned Glenn McLamb spoke with him about concerns of a ditch near Kornegay having large amounts of debris. He mentioned the area had just been sprayed; which showed the debris. He stated how he appreciated Ray Stuckey and the men for getting it cleaned up.

Samuel Heuertz mentioned the Pine Level's trash dump has been in the news. He wanted to know if there was any update and where was it located. Mayor Jeff Holt stated it was located outside of town near Rains Crossroads Road; about three miles from the city limits. He mentioned it has been unused since the early 80's, since the County built its landfill site. He mentioned there was an article by the Environmental Dept. that identified all the sites in NC with the level of attention needed and that Pine Level was 220 or 228. He mentioned it was something that had to be addressed at some point and the cost would be around 1-1.5 million dollars for testing the property. Commissioner Bill Radford asked if the Town still owns it. Mayor Jeff Holt stated it does. Commissioner Phil Pittman recalled a time the Town considered selling the property in the past, but opted not to due to liability reasons.

After a brief discussion, Mayor Jeff Holt mentioned it was being reviewed, the State maybe responsible for supplying funding and/or cleanup, and once the Town receives more information it will proceed with next steps.

POLICE- Mayor Jeff Holt mentioned the Board had received the Police Chief's monthly reports and asked if the Chief had any other items to report to the Board. Police Chief Ashley Woodard stated the department was looking to switch to a newer reporting system due to the laws on redaction on wreck reports; that system is used by the Highway Patrol. He mentioned the only drawback on the system was the Town's Police Department would no longer be able to give out wreck reports as everything would go through the State. Mrs. Peedin asked if the Flock cameras report to the Pine Level Police Department. Commissioner Jimmy Garner voiced his frustration on the public's reaction to the Flock cameras. He gave an example of how the cameras can help find a missing child. Mrs. Peedin mentioned an article she read and was wondering if the Chief gets a report on all notifications. There was a brief discussion where Commissioner Jimmy Garner recalled a message from the Johnston County Sheriff on the County's Flock camera setup, the examples of how the camera system was used to find missing loved ones, runaway children, or criminals, and how he approves of the system. Mrs. Peedin wanted to know how the Town gets the reports and if the Town out any kickbacks for getting them installed or was selling the information. The Board members explained the Town paid for the cameras and was not selling the information. Some Board members expressed how there was little privacy on the road and how having a phone limits individual's privacy even more. Mayor Jeff Holt explained the system was connected to all other Flock cameras to help not just Pine Level, but all other agencies to help find missing people or wanted criminals. Police Chief Ashley Woodard explained the Flock cameras were more secure than the others on the market. He

mentioned the cameras were just a tool for law enforce to solve cases; mentioning it could not be used unless there was a reason. The Board members discussed more on the facts that there were cameras everywhere nowadays, chips in cars that can track and read your speed after an accident, and how phones track where people go.

Mrs. Peedin thanked the Board members for answering her questions and mentioned she wanted to bring back the information she learned from the Board to her sons or others.

Police Chief Ashley Woodard wanted the citizens to know that the Federal Government was not allowed to use the system, the cameras do not automatically run the individual's information, the system only runs the information once law enforcement puts it in, and the law enforcement has to have a reason. He mentioned the only information it focuses on is the pictures of the license plates. He recognizes there have been officer errors from other departments; which involved inputting misread tags that was later discovered. He mentioned having safe guards in place in the Pine Level Department.

FIRE DEPARTMENT- Commissioner Bill Radford commented on wonderful the new fire truck turned out.

STAFF- Mayor Jeff Holt mentioned there was gentlemen present to discuss a proposal for the upgrades to the Town's currently leased copiers.

Alex Posner, representative of GoEco, briefly went over the proposal for new copiers for the Police Dept. and Admin. Dept. He mentioned he was informed the importance of saving the Town money and the proposal would save the Town about \$1,000.00 annually. He mentioned his proposal includes new copiers and unlimited print; which is price locked for 5-years.

Commissioner Greg Baker asked what the monthly cost would be. Mr. Posner stated it would be \$561.44 per month for the lease that includes the equipment, toner, service, free replacement, tech-support, and training for any new staff coming in. Commissioner Greg Baker wanted to clarify that the toner was not a separate charge. Mr. Posner stated it was not a separate charge and was covered in the monthly fee. He mentioned he noticed the current company was charging the Town more for an older unit and wanted to propose a better option. He mentioned the Town would have unlimited printing for the next five years and the only cost outside the lease the Town would need to consider would be the paper.

Motion to accept (proposal)- Commissioner Greg Baker

Second- Commissioner Bill Radford

Vote: Unanimous

UNFINISHED BUSINESS

PL- Outdoor Seating Extension

Motion to table: Commissioner Jimmy Garner

Second by: Commissioner Bill Radford

Vote: Unanimous

NEW BUSINESS

- a) **Discussing Zoning for Town Own Property- Parcel # 12m11197b/ Nc Pin #: 262313-00-1556**
- b) **Calling for A Public Hearing for a Rezoning Request filed by the Town of Pine Level Parcel # 12m11197b/ Nc Pin #: 262313-00-1556**

Mayor Jeff Holt mentioned the Board would need to call for a public hearing to rezone the Town's new property that currently has a County zoning. Town Clerk Ashley Willoughby asked the Board members to determine what zoning they would like this property to be zone.

Motion to call for a Public hearing for September 14th at 7 pm at the Town Hall: Commissioner Jimmy Garner

Second by: Commissioner Bill Radford

Discussion: The Board members asked Zoning Administrator Scottie Hayes to fill out a rezoning request for the Town on this property to be rezoned to LI (Light Industrial).

Vote: Unanimous

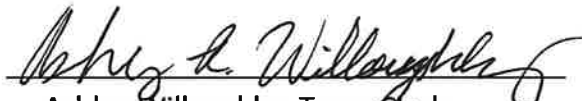
ADJOURNMENT

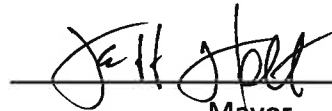
There being no further business to discuss, the meeting adjourned at 7:53 p.m.

Motion by: Commissioner Jimmy Garner

Seconded by: Commissioner Phil Pittman

Vote: Unanimous


Ashley Willoughby, Town Clerk


Mayor

