

**Mayor**  
*Jeff Holt*

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

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

**Interim Town Administrator**  
*Sharon Evans*



**Deputy Town Clerk**  
*Billie K. Twigg*

**Police Chief**  
*Ashley Woodard*

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

**Rec. Coordinator**  
*Scottie Hayes*

**TOWN OF PINE LEVEL**  
**REGULAR BOARD OF COMMISSIONERS MEETING**  
**March 11, 2024**

**WELCOME AND CALL TO ORDER**

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, March 11, 2024 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, Police Chief Ashley Woodard, Recreation Director/Zoning Adm. Scottie Hayes, Public Works Supt. Ray Stuckey, Administrative Asst. Ashley Willoughby, and Deputy Clerk Billie Kay Twigg.

**OTHERS PRESENT**

Rodney Cabe, Merle Hall, Terry Rains, Debra and Sam Heuertz, Kevin Kornegay, Randy Holloman, Janet Batten and Timmy, Kaye Beasley, Dennis Peacock, Richard and Sharon Cox, Curtis Matthews, Renee Price, Cindy Wadford, Jennifer and Richard Best, Joy Valle, Lee King, Pastor Brian Davis, Patrick Eatmon, Matt Johnson, Greg Johnson, and Cary Chandler

**INVOCATION:** Commissioner Phil Pittman

**PLEDGE:** Terry Rains

**APPROVAL OF AGENDA:**

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

## **APPROVAL OF CONSENT AGENDA**

Minutes from February 12, 2024, Check Listing for February, 2024 and Special Meeting February 29, 2024.

Motion to approve: Commissioner Phil Pittman

Second by: Commissioner Jimmy Garner

Vote: Unanimous

## **PUBLIC COMMENT**

Terry Rains at 108 Wilma Drive said the men picking up the garbage only get the bags out and they are not emptying the whole cart which leaves loose trash in the bottom of the garbage cart. Mayor Jeff Holt stated they would talk with the men.

## **PUBLIC HEARING FOR SPECIAL USE REQUEST FOR RICKY AND RENEE PRICE- QUASI-JUDICIAL HEARING**

Mayor Jeff Holt stated the public hearing for the special use request was duly advertised and the neighboring property owners have been notified.

A motion was made by Commissioner Jimmy Garner to open up the Public Hearing at 7:06 p.m. Seconded by Commissioner Bill Radford and vote was unanimous.

Mayor Jeff Holt informed those in attendance the procedures for the quasi-judicial hearing. He stated the information presented tonight will be recorded and entered as evidence. He informed those in attendance that anyone who wished to speak must be sworn, however, only expert witnesses/testimonies will be submitted into evidence. He clarified that comments and opinions are not considered as evidence. He asked if anyone in the audience would like to be sworn in by Town Attorney Chip Hewett. He stated Zoning Administrator Scottie Hayes could be sworn in to speak on the behalf of the Planning Board.

Attorney Chip Hewett sworn in Zoning Administrator Scottie Hayes, Renee Price, Richard Best, Janet Batten, and Joy Valle.

Zoning Administrator Hayes testified the Planning Board made a recommendation to approve the special use permit. He stated that daycares are allowed in any districts with a special use permit which allows the Town Board the ability to place certain conditions on this request if they wish to do so.

Mayor Jeff Holt stated the Board has received a recommendation from the Planning Board to approve the request with the condition the two properties be recombined. He asked Zoning Administrator Hayes about the recombination. Zoning Administrator Hayes testified he received a letter from Emery Ashley who are responsible for the recombination process.

Mayor Jeff Holt asked if the property owner would like to speak. Renee Price, the property owner, stated she wanted to relocate her business back to her original location where she operated for ten years. After working in Pine Level for thirty years, she had considered other options, however, she would like the Board's approval to come back to this location.

Mayor Jeff Holt asked if there was anyone else associated with the daycare that wished to speak.

Joy Valle, 720 Country Store Road- Pine Level resident, read a letter to the Board members expressing the importance of having Renee's Childcare service in Pine Level. She informed them of her personnel experience and interaction with the daycare. She expressed concerns if the Board denies Mrs. Price's request.

Janet Batten, 210 Price Street- Pine Level resident, stated she loves Mrs. Price, but she voiced concerns about the traffic on that street. After speaking to some neighbors, she stated she brought three letters to the Town Hall. She expressed concerns of the effects the traffic and big trucks coming through there would have on the elderly in that area.

Attorney Chip Hewett stated that for the record the three letters were received.

Renee Price, the property owner, addressed the concerns of Mrs. Batten by presenting her plan to minimize the traffic. The plan requires the parents to enter on W. Pine St. along the railroad track and come down to turn onto Holt St. then turn right onto Price Street where they will turn into the driveway/parking lot. The parents will be required to take the same route when leaving the daycare. She said this route will avoid going in front of Mrs. Batten's home as well as not effecting both the school and pool traffic. The day care will open at 6 a.m. with a cut-off time at 9 a.m. with most of the children in by 8:45 a.m. She addressed the pool traffic and how her daycare would not affect it. Mentioning the pools main traffic is around 11 a.m. to 12 p.m. and after 6 p.m. during the summers which the daycare would be closed at 6 p.m. She stated she really considered the feelings of the residents in that area especially considering she lived on the property and understands the traffic issues.

Renee Price demonstrated for the audience on a map the route and showed the area where the parking lot will be on the property.

Janet Batten voiced her concerns that the parents would not follow the route and the safety of the residents in that area.

Attorney Chip Hewett sworn in Cindy Wadford.

Cindy Wadford, 111 N Herring- Pine Level resident, voiced her concerns similar to Mrs. Batten but wanted to ask Mrs. Price how many children she will have on the property and how many cars.

Mrs. Price testified she is waiting for confirmation from the State on the number of children she can have, however, she thinks about thirty children and the number of cars would be about fifteen. She stated the parents are great people who respect her and are willing to work with her. She stated if the residents had any issues in the future to contact her and she would address it.

After no further discussion, Commissioner Garner made a motion to close the Public Hearing at 7:29 p.m. and reconvene to regular meeting. It was seconded by Commissioner Pittman and the vote was unanimous.

Attorney Chip Hewett recited for the record in case there is an appeal, the applicant has entered into the evidence the application, the comments from the Planning Board, and there is a recorded plat Book 100 Page 283 is the recombination plat. There is a letter in staff possession

by Emery Ashley received into evidence. The applicant testified, one individual testified in favor, one testified against, another had a question, and then there was a reference to the three letters that were submitted. He stated the letters are not submitted as evidence; under hearsay but those letters are received to cooperate the testimony of Janet Batten.

Commissioner Garner made a motion to approve the Special Use Permit as per the Planning Board's recommendation. It was seconded by Commissioner Pittman and the vote was unanimous.

#### **PUBLIC HEARING TO ANNEX REQUEST BY RANDY HOLLOMAN PARCEL #12N11041C**

A motion was made by Commissioner Garner to open Public Hearing and seconded by Commissioner Greg Baker. The vote was unanimous. Mayor Holt stated the request was submitted, it was advertised, the Public Hearing sign was put up and the neighbors were notified of the annexation. The Planning Board gave a favorable recommendation to approve annexation request. Commissioner Garner made a motion to close public hearing, seconded by Commissioner Radford and Commissioner Pittman and Commissioner Baker voted against closing public hearing. Mayor Holt broke the tie by voting to close public hearing. Commissioner Garner made a motion to approve annexation, seconded by Commissioner Pittman and the vote was unanimous. A motion to approve the ordinance for annexation was made by Commissioner Garner, seconded by Commissioner Radford and the vote was unanimous.

#### **ANNEXATION REQUEST FOR EMILY GARDENS-PARCEL #12O08024**

#### **RESOLUTION DIRECTING THE CLERK TO INVESTIGATE THE SUFFICIENCY OF ANNEXATION PETITION FOR EMILY GARDENS**

Motion by: Commissioner Baker  
Second by: Commissioner Radford  
Vote: Unanimous

#### **RESOLUTION FIXING DATE FOR PUBLIC HEARING OF EMILY GARDENS**

A motion was made by Commissioner Baker to hold a Public Hearing on April 8<sup>th</sup> at next Town Board meeting and seconded by Commissioner Radford and the vote was unanimous.

#### **ANNEXATION REQUEST FOR EMILY GARDENS-PARCEL #12N10016**

#### **RESOLUTION DIRECTING THE CLERK TO INVESTIGATE THE SUFFICIENCY OF ANNEXATION PETITION FOR EMILY GARDENS**

Commissioner Radford stated is there not an agreement that they can only build 50 houses a year. Mayor Holt stated they can only build 50 houses a year.

Motion by: Commissioner Baker  
Seconded by: Commissioner Pittman  
Vote: Unanimous

#### **RESOLUTION FIXING DATE FOR PUBLIC HEARING OF EMILY GARDENS**

A motion was made by Commissioner Baker to hold a Public Hearing on April 8<sup>th</sup> at next Town Board meeting and seconded by Commissioner Pittman and the vote was unanimous.

#### **COMMITTEE REPORTS**

Commissioner Pittman said the Seniors will have a meeting Wednesday, March 12<sup>th</sup> at the American Legion starting at 9:30am. We will have approximately 75-100 people. The Pine Level

Free Will Baptist Church will provide the meal. He said Scottie Hayes is doing a great job on getting it organized.

### **PLANNING BOARD**

Zoning Adm. Scottie Hayes stated the Planning Board approved to have a text amendment for cell towers to be allowed in an RA District with a Special Use Permit.

A motion was made to hold a Public Hearing on April 8<sup>th</sup> at the next Town Board meeting by Commissioner Garner, seconded by Commissioner Pittman and the vote was unanimous.

Zoning Adm. Hayes stated that the Planning Board had two Special Use Permits for Tru-Value Properties for a duplex on corner of E. Brown Street and N. Kornegay Ave. The Planning Board voted to recommend to approve the Special Use Permits for Tru-Value Properties. A motion was made to hold a Public Hearing at the next Town Board meeting on April 8, 2024 by Commissioner Pittman, seconded by Commissioner Baker and the vote was unanimous. Commissioner Baker asked was this the same group that has the property in the Industrial Park at railroad. Zoning Adm. Hayes stated they are the same owners.

Zoning Adm. Hayes stated the Planning Board wants the Town Board to have a traffic impact study done for the all roads coming into the town due to the increase infrastructure. Commissioner Garner made a motion to have the State do a traffic impact study on state roads coming into town and seconded by Commissioner Radford. The vote was unanimous.

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

Town Attorney Chip Hewett stated there was nothing to report.

### **DEPARTMENT REPORTS**

**Recreation-** Recreation Director Scottie Hayes stated we are starting baseball, softball, flag football, t-ball. It will start March 12<sup>th</sup> and run through the end of June.

#### February 17<sup>th</sup> Fundraiser

The fundraiser that was held at Hinnant Winery made about \$22,000.00 and everyone had a great time and for everyone to come out to the one next year.

At the Recreation meeting, they discussed about temporary closing Crescent Street to Legion Lane when they have ballgames or special events because of the kids going back and forth across the street. Parks and Rec Director Hayes stated we could use an arm gate that can be opened and closed during those times. Commissioner Garner stated the Town could get a mobile unit that would have a stop sign with an arm. He stated it would benefit the other departments also. Parks and Rec Director Hayes stated if we had the gates and possibly a speed bump, then I could swing them open when not in use and close them. A motion to close a portion of Crescent Street at Legion Lane when there are ballgames and special events was made by Commissioner Radford and seconded by Commissioner Baker and the vote was unanimous.

**Public Works-** Commissioner Pittman said the men are fixing water leaks as fast as they can. Public Works Supt. Ray Stuckey stated we will have training on the software and finish changing the meters out tomorrow. He stated we have enough meters to finish out Scottie's Ridge and the other one but after that we will have to buy some more. Rodney Cabe stated everyone should check the height of their lawnmowers because there is something sticking up from the

lid now. Mayor Holt stated the customers should be aware of the different meter lids. Commissioner Radford asked if there is some kind of app available for these new meters. Public Works Supt. Stuckey stated the way it works, it will notify us of a leak in the office. Mayor Holt stated you may see our men with a shovel digging beside your meter and if you do they are checking to see if you have a lead pipe leading from the meter to your house. He said we are required by the State to check and if the home owner has a lead pipe, we will notify them and it is their decision to change it or leave it.

**POLICE**-Commissioner Garner stated everything is good right now. They are working on the dog kennels.

**FIRE DEPARTMENT**-President Greg Johnson stated Bingo night was a big success and they are planning on having another one in the future. He stated on March 23<sup>rd</sup> they are having Breakfast with the Easter Bunny from 7:30 a.m. to 10:00 a.m. Firemen's Day will be held on May 18<sup>th</sup> and they will have a Firemen's Day Parade.

**STAFF**-Scottie Hayes stated that there is a front panel off from a storm we had in January 2024 and we have received two estimates. One estimate addressed what you can see but it would not fix the problem. Curtis Matthews with Red Letter Roofing stated his estimate would address all the problems. Mayor Holt stated we have been in the building for 13 years and we haven't spent a lot of money on the building. He stated we have some money in the budget for this and we have funding available to fix the roof. A motion was made to repair the roof as per the quote and not to exceed \$41632.00 with a 15-year warranty by Commissioner Baker, seconded by Commissioner Pittman and the vote was unanimous.

**UNFINISHED BUSINESS**-None

**NEW BUSINESS**-None

**MAYOR'S MINUTE**-Mayor Holt stated on March 31, 2024 there would be a Sunrise Service at the park at 7:00 a.m.

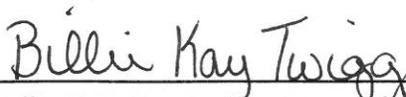
**ADJOURMENT**

There being no further business to discuss, the meeting adjourned at 8:15 p.m.

Motion by: Commissioner Radford

Seconded by: Commissioner Pittman

Vote: Unanimous



Billie K. Twigg, Deputy Town Clerk

  
Greg Baker, Mayor Pro-Tem

(SEAL)

