

Mayor
Jeff Holt

Mayor Pro-Tem
Greg Baker

Board of Commissioners
Jimmy Garner
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
REGULAR BOARD OF COMMISSIONERS MEETING
JANUARY 13, 2025**

WELCOME AND CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, January 13, 2025 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.

Interim Town Administrator Sharon Evans, Police Chief Ashley Woodard, Public Work Superintendent Ray Stuckey, and Town Clerk Ashley Willoughby.
Town Attorney Chip Hewett

OTHERS PRESENT

Pine Level Fire Chief Joseph Radford, Pine Level Chairman Randy Jones and Vice- Chairman Kevin Kornegay, Greg Johnson, Terry Rains, Rodney Cabe, Samuel and Debra Heuertz, Adam Stuckey, Jonathan Jones, Attorney Stephon Bowens, Nicole Miller, Marcus Braswell, Vann Jones, Peter Perchak, Andrew Hodge, Merle Hall, Trinity Bass, Debbie Cooper, Timothy Peedin, Edward Parrish, Tanner Woodard, Leon Oliver, John Moore, and Jimmy Stewart.

INVOCATION: Commissioner Phil Pittman

PLEDGE: Terry Rains

APPROVAL OF AGENDA:

Motion to approve the agenda as presented: Commissioner Greg Baker
Second: Commissioner Jimmy Garner
Vote: Unanimous

APPROVAL OF CONSENT AGENDA

Includes: Minutes from December 19, 2024 meeting and December 2024 Check Listing.

Motion to approve: Commissioner Phil Pittman

Second: Commissioner Greg Baker

Vote: Unanimous

PUBLIC COMMENT

Attorney Stephon Bowens, address 5500 McNeely Drive, Raleigh, stated he was representing on the behalf of Mrs. Nicole Miller, address 205 N. Church Street in Pine Level. He stated he understood the public portion to discuss the rezoning of the downtown district had ended; however, he wanted to ask the Board members to consider not moving forward with the rezoning and stated he believes N. Church Street should not be included.

PROCLAMATION FOR “ALL IN RED”

Mayor Jeff Holt read the proclamation.

Motion to adopt the Proclamation: Commissioner Jimmy Garner

Second: Commissioner Phil Pittman

Vote: Vote: Unanimous

PUBLIC HEARING- SPECIAL USE REQUEST FILED BY TRUVALUE PROPERTIES, LLC- PARCEL#12N10031D

A motion was made by Commissioner Greg Baker to open the public hearing at 7:09 p.m. to consider a special use permit filed by Truvalue Properties, LLC for parcel # 12N10031D. Motion was seconded by Commissioner Jimmy Garner and the vote was unanimous.

Mayor Jeff Holt explained the process of the quasi-judicial hearing and what is required to be approved for a special use for those present. He stated the location of the property and gave a brief history of the recent zoning changes to the property. Town Attorney Chip Hewett asked if there was anyone presented who wished to be sworn in to given expert testimony. He then sworn in Andrew Hodge. He stated the Board received in their agenda the following items which would be introduced as evidence: the notice of the public hearing, the application, GIS maps, and a memorandum of the Planning Board’s recommendation.

Andrew Hodge, address 314 E Main in Clayton with the Becker Morgan Group, stated the property was rezoned to RH which allows townhomes with a special use. He stated they submitted the findings of fact within the application and he was present to answer any of the Board members questions. Town Attorney Chip Hewett asked Mr. Hodge if there was any other documentation he wished to present into evidence outside of what was already submitted at that time. Mr. Hodge mentioned he would include the sketch plan approved by the Planning Board. It was confirmed that Town staff had on file a paper and digital copy of the mentioned map and it would be included into evidence.

Commissioner Greg Baker asked for clarification that the project would be for purchased townhomes and not as rental properties. Mr. Hodge stated that was his understanding.

Town Attorney Chip Hewett sworn in Jimmy Stewart.

Jimmy Stewart, address 433 Pine St., spoke about how great the Town was and voiced his concerns about the growth coming in and the effects it could have on the community.

Town Attorney Chip Hewett sworn in John Moore.

John Moore, address 404 A W Main St. in Pine Level, voiced his concerns with the streets, fixing the streets and concerns with drainage. Town Attorney Chip Hewett asked if Mr. Hodge would like to response to the comments made.

Mr. Hodge stated the project would abide by the Johnston County Stormwater standards and the infrastructure would be paid for by the developer; not by the Town.

Motion to close the public hearing: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Mayor Jeff Holt stated the applicant had to address six items in the application and the Board members would have to consider each item individually with a motion. He stated he would read each item question and the response given by the applicant aloud. He wanted to mention the Planning Board and staff had thoroughly reviewed this application during the recommendation process.

Mayor Jeff Holt read item 1 and the applicant's response on the application.

Motion to accept item 1: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Mayor Jeff Holt read item 2 and the applicant's response on the application.

Motion to accept item 2: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Mayor Jeff Holt read item 3 and the applicant's response on the application.

Motion to accept item 3: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Mayor Jeff Holt read item 4 and the applicant's response on the application.

Motion to accept item 4: Commissioner Phil Pittman

Seconded by: Commissioner Greg Baker

Vote: Unanimous

Mayor Jeff Holt read item 5 and the applicant's response on the application.

Motion to accept item 5: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Mayor Jeff Holt read item 6 and the applicant's response on the application.

Motion to accept item 6: Commissioner Phil Pittman

Seconded by: Commissioner Greg Baker

Vote: Unanimous

Mayor Jeff Holt stated the Board had satisfied the findings fact individually and a motion would be need to approve the application. Town Attorney Chip Hewett reminded the Board members that under Section 606.2 (of the Unified Development Ordinance), they have the right to place reasonable conditions on the special use if they wish to; otherwise, the Board can make a motion to approve the SUP (special use permit) in its entirety.

Motion to approve the special use permit in its entirety as per the findings of fact:

Commissioner Phil Pittman

Seconded by: Commissioner Greg Baker

Vote: Unanimous

PUBLIC HEARING- REZONING REQUEST- RICHARD D. BRASWELL- TRADER'S POINT, LLC- PARCEL# 15M12024D

A motion was made by Commissioner Greg Baker to open the public hearing at 7:32 p.m. to consider a rezoning request filed by Trader's Point, LLC for parcel # 15M12024D. Motion was seconded by Commissioner Jimmy Garner and the vote was unanimous.

Mayor Jeff Holt stated the location of the property and mentioned the Town had recently annexed the property into the city limits. He stated the property currently had a County zoning of GB (General Business) / AR (Agricultural- Residential) and the owner was requesting to rezone it to the Town's C (Commercial) zoning. He stated the Planning Board met to review the application and provided their recommendation

Motion to close the public hearing: Commissioner Jimmy Garner

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

Motion to approve the rezoning request: Commissioner Greg Baker

Seconded by: Commissioner Jimmy Garner

Vote: Unanimous

PUBLIC HEARING- REZONING REQUEST FILED BY PAUL & WENDY BAILEY FOR BAILEY MEADOWS SUBDIVISION- PARCEL # 12N10006B

Mayor Jeff Holt stated Mr. Bailey had requested to table this until the next meeting.

Motion to table this public hearing until our February 17th meeting: Commissioner Greg Baker

Seconded by: Commissioner Phil Pittman

Vote: Unanimous

PUBLIC HEARING- UDO AMENDMENT/ ZONING AMENDMENT

Mayor Jeff Holt referred to the November 2024 meeting where the Board members held a public hearing to discuss changes to the UDO (Unified Development Ordinance) which included text amendments for a new MS (Main Street) District in the downtown area and a zoning map change. He stated after the close of the public hearing the Board members decided to table the discussion for tonight. He stated the Board members have copies of the information from the public hearing before them.

The Board members discussed the proposed zoning map layout. There was a brief discussion where the Board members considered sending it back to the Planning Board to consider changes to the map and about considering additional text amendments to the UDO regarding the 51% build back rule. Town Attorney Chip Hewett stated the Board could adopt as presented, make changes, or send it back to the Planning Board. Mayor Jeff Holt asked what the pleasure of the Board members.

There was a brief discussion about the zoning map layout. Commissioner Greg Baker briefly mentioned a suggested amendment to the proposed map layout. Commissioner Jimmy Garner made a motion to not accept it (the proposed changes and map rezoning). He withdrew his motion.

Motion to accept the proposal as presented (includes the amended UDO and zoning map):

Commissioner Phil Pittman

Seconded by: Commissioner Greg Baker

Vote: Motion passed with one opposing vote by Commissioner Jimmy Garner

Town Clerk Ashley Willoughby stated there was a zoning ordinance to rezone those properties into the MS District that went along with the proposed zoning map for the Board members. She asked Town Attorney Chip Hewett if another motion would be needed for that.

Commissioner Phil Pittman made a motion to adopt the rezoning ordinance.

Attorney Stephon Bowens voiced his objection to this ordinance on the behalf of Mrs. Nicole Miller as it was not included as part of the previous meeting or notice. Ms. Willoughby stated the item was included in the Board's original packet at the November meeting. Mr. Bowens voiced his concerns about it not being separately identified on the agenda or notice. He mentioned his concerns about him not getting a copy of the agenda until about 5 p.m. Mayor Jeff Holt stated the motion to adopt the UDO and zoning map change has been done. He asked Town Attorney Chip Hewett if a public hearing would be needed for this portion. Town Attorney Chip Hewett stated no, the Board had already taken action and this ordinance updates the map to reflect the new district change. He suggested the Board member withdraw the motion and puts this on the agenda for the next meeting in February, because he believes there was a motion or second made to adopt the ordinance. Commissioner Phil Pittman withdrew his motion. Mayor Jeff Holt stated the Board would instruct the Town Clerk to put this on the agenda for the February meeting for consideration; which is the ordinance to the actual zoning

map. He stated the information will be made available to anyone wishes to see if their property is included in it.

COMMITTEE REPORTS

SENIORS

Commissioner Phil Pittman stated the seniors had a good meeting lead by Mayor Jeff Holt. He mentioned at the meeting the Mayor discussed the recent moratorium, the County's recent re-evaluation, and that the Town would be looking at the current tax rate prior to July 1st.

MOCCASIN CREEK

Rodney Cabe, Chairman of the Moccasin Creek Board, provided a brief update on improvements.

PLANNING BOARD

Planning Board Chairman Randy Jones provided an update on the traffic on Pine Level-Micro Rd. with an estimated 4,500 daily vehicles traveling on that road. He mentioned he had a meeting with NCDOT to be looking at more traffic studies in that area and other areas in town.

TOWN ATTORNEY'S REPORT

None

DEPARTMENT REPORTS

RECREATION- Mayor Jeff Holt state Recreation Director Scottie Hayes was at the gym with the basketball season underway. He mentioned the number of basketball and cheer teams the Town had this season. He mentioned the spring sports will be starting soon.

Mayor Jeff Holt stated there was a proposed rate change for sports and had a proposal to do an online portal for sport sign ups. Commissioner Jimmy Garner mentioned the rate for baseball and softball would be \$80 across board whether in-town or out-of-town and explained the options for the online portal.

Motion to accept the recommendation (includes the proposal for the online portal and the \$80 rate): Commissioner Jimmy Garner

Seconded by: Commissioner Greg Baker

Vote: Unanimous

PUBLIC WORKS- Commissioner Phil Pittman mentioned the men are working hard despite the cold weather conditions.

STREETS- Commissioner Greg Baker stated Supt. Ray Stuckey and his crew did a great job getting the Christmas stuff down. Mayor Jeff Holt mentioned there was a meeting with GFL representatives, Ray Stuckey, and himself for a 6-month evaluation. He mentioned addressing some of the concerns the Town had. He addressed some of the concerns the citizens had with the growth coming to the town.

POLICE- Police Chief Ashley Woodard informed the Board members a new officer had joined the department. He stated the line of sight issue on Peedin Ave had been resolved.

FIRE DEPARTMENT- Fire Dept President Greg Johnson stated his department received a total of about 677 calls in 2024, which was an increase of about 100 calls from the previous year. He stated the average time from the end of a call to respond is now one minute and forty-one seconds with an average arrival time six minutes and fifty-two seconds. He mentioned the County requires hundred -nine minutes and that the department was working to towards that goal.

He stated starting April 1st of this year the ISO rating would improve to a three. He mentioned Johnston County EMS approved them for more EMT support and training.

STAFF- Town Clerk Ashley Willoughby stated the Board members directed her to investigate petitions for annexation and she provided an update to recent her findings. She stated due to the locations an agreement or a request would need to be sent to the Town of Selma. Mayor Jeff Holt stated the properties were within the Pine Level ETJ, fire district, school district, etc. He mentioned since the properties are closer to the city limits of Selma; however, he would have to contact the Mayor of Selma to discuss those properties.

NEW BUSINESS

The Board members discussed about considering amendments to the ordinance regarding the 51% build back rule. Kevin Kornegay, Vice-Chairman of Planning Board, stated the ordinance mentioned the owners could build back if they met the setbacks. Commissioner Jimmy Garner stated he wants the ordinance to be changed to where by act of nature or fire that someone has 180 days to come to the Board to be allowed to build back as is.

Motion to call for a public hearing on that zoning ordinance to make a change to that at the February meeting: Commissioner Jimmy Garner

Seconded by: Commissioner Greg Baker

Discussion:

Mayor Jeff Holt wanted to clarify this ordinance change would address the reconstruction, damaged, demolition or destroyed homes on substandard lots. Commissioner Jimmy Garner stated not demolition; by act of God or fire. He mentioned if the owner tears down the house, then the person would need to meet the setbacks; however, if it was not of their choosing, such as fire, wind, or water; then they could build back in the same foot print. Commissioner Jimmy Garner discussed a situation where a house burnt down and couldn't build back because it could not meet the setback requirements. Town Clerk Ashley Willoughby asked if she could suggest the Board consider allowing staff time to research it and check with General Statutes. Commissioner Jimmy Garner stated it was a Town ordinance and there is no General Statute involved, so what research is involved. Attorney Chip Hewett stated it would be a Town ordinance, but there is a State Law to match and make sure is alright. Ms. Willoughby stated it will help make sure the changes the Board is suggesting go through properly. Town Attorney Chip Hewett stated it would help. Mayor Jeff Holt stated there was a motion.

Vote: Unanimous

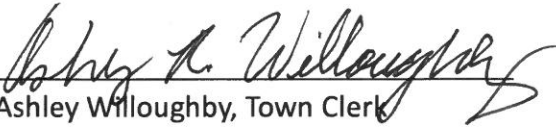
ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:27 p.m.

Motion by: Commissioner Jimmy Garner

Seconded by: Commissioner Greg Baker

Vote: Unanimous


Ashley Willoughby, Town Clerk


Mayer

(SEAL)

