

**TOWN OF PINEBLUFF
REGULAR MEETING
August 15, 2024**

The Mayor and the Board of Commissioners of the Town of Pinebluff held their regularly scheduled meeting on Thursday, August 15, 2024 at 6:30 p.m. at the Town Hall.

Present were Mayor Ronald McDonald, Commissioners, Mike Thomas, Jerry Williams, Robbie Conley, Frank Wanko, and Guy McGraw. A Full Board was present.

Also, present were Town Administrator, Melissa Adams, Finance Officer, Rachel Dysart, Town Clerk, Betty McDuffie, Police Chief, Pike Nordgren, Assistant Fire Chief, Alan Holmes, and Public Works Manager, Andy Dick. Fire Chief, Jonathan Richardson was absent.

Citizens present were Jeffrey Wright and Associate, Keith Hinard, Mark McDuffie, Bonnie Thomas, Mr. and Mrs. Jimmie Garriss, Mr. and Mrs. Tom Richards, Mike and Sherry Lucas, and Richard and Mary Wentland.

CALL TO ORDER:

Mayor Ronald McDonald called the meeting to order at 6:30 p.m.
Everyone stood for the Pledge of Allegiance.

DISCUSSION/ADJUSTMENT TO THE AGENDA:

Commissioner Jerry Williams presented the adjustments to the agenda:
Zoning/Planning: Add #3 – Discussion – Kathleen White – Issue – Variance or Conditional Use Permit. Police Department: Add “d” – Closed Session for Personnel per G.S.143-318.11. Water-Sewer: Add #4 – Water Leak Adjustment for Iris Rodriguez; Add #5 – Water Leak Adjustment for Linnie Saunders; Add#6 – Water Leak for Tamara Dixon. Administration: Add #3 – Tax Release – 2023 & 2024 Personal – Taxes - Hupko

Commissioner Jerry Williams made a motion to accept the adjustments to the Consent Agenda. Commissioner Guy McGraw seconded. All ayes. Motion carried.

CONSENT AGENDA:

Approval of items A through G.

Commissioner Jerry Williams made a motion to accept the Consent Agenda.
Commissioner Guy McGraw seconded. All ayes. Motion carried.

PUBLIC ADDRESS TO THE BOARD:

Citizens' Time:

Mr. Keith Hinard presented the Board a plan that he had for small heavy equipment shop at 105 South Walnut Street.

Town Clerk, Betty McDuffie informed the Board that it was not zoned for this. This area is CB – Central Business – which is for small businesses and not items outside, GB – General Business is from Chicago Avenue down, and the zoning is broader range, but it still did not allow large items outside.

After discussion the Board decided to have Mr. Hinard send the Town Clerk pictures of his equipment and the Town Clerk to ask the attorney what could be done to change the UDO.

Mr. Tom Richards informed the Board that the DOT stated that if the Board would write up a plan for why the speed on Currant Street and East New England should

be changed to 30 mph, they would do a study and they would look at through fare of the semi-trucks on these two streets as short cut to and from US Hwy #1. My calling and writing hold np baring, as it would from the Town Council.

After discussion, the Board informed Mr. Richards to get his information together and the Board would look it over and then they would make their decision.

DEPARTMENTAL REPORTS

Zoning/Planning:

Mayor Ronald McDonald stated next on the agenda was the Public Hearing Petition for Zoning Amendment for Jeffrey Wright.

Mr. Wright informed the Board and the citizens that he would like to rezone his property 3.3 acres from R-30 to R-20. He would like to subdivide it to make smaller lots to build homes on. With R-20 it would go from approximately five (5) parcels to eight (8) parcels.

Mayor McDonald asked the citizens if they had any questions before the decision was made.

Ms. Bonnie Thomas informed the Board that she did not want it she wanted to keep it the way it was as R-30.

Mr. Jimmie Garris said he agreed with Thomas.

After discussion that the uses permitted R-30 will be the same as permitted in R-20, Commissioner Frank Wanko made a motion to change the zoning from R-30 to R-20. Commissioner Guy McGraw seconded. 4 ayes. 1 abstain. (Mike Thomas abstain because he is part owner of the property next to the property in question). Motion carried.

Commissioner McGraw made a motion to accept the Ordinance amending the Town of Pinebluff Zoning Map. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Town Clerk, Betty McDuffie informed the Board that Ms. Kathleen White got her property rezoned to R-20 and she asked to have the lot widths to be changed from 100' to 80' and when I asked the attorney to change the Town Ordinance - UDO he stated this could not be done without a Variance or Conditional Use Permit.

After discussion, Commissioner Guy McGraw asked Town Administrator, Melissa Adams to contact Ms. White to inform her that she will need to get a Variance or a Conditional Use Permit but the Town will pay half the cost.

Police Department:

Police Chief, Pike Nordgren presented the Police Department's monthly report for July.

Commissioner Jerry Williams made a motion to accept the Police Department's report. Commissioner Robbie Conley seconded. All ayes. Motion carried.

Commissioner Williams made a motion to go into Closed Session for Personnel per G.S.143-318.11. at 7:23 p.m. Commissioner Frank Wanko seconded. All ayes. Motion carried.

Commissioner Guy McGraw made a motion to come back into the Regular Board Meeting at 7:37 p.m. Commissioner Mike Thomas seconded. All ayes. Motion carried.

Commissioner Williams stated that no decisions were made in Closed Session.

Commissioner McGraw made a motion to accept the Resolution to sell the K-9 Dog for \$1.00. Commissioner Conley seconded. All ayes. Motion carried.

Commissioner McGraw made a motion to accept the resignation of Officer Branden Mastrostefano effective tonight. Commissioner Frank Wanko seconded. All ayes. Motion carried.

Fire Department:

In the absence of Fire Chief, Jonathan Richardson, Assistant Fire Chief, Alan Holmes presented the Fire Department's monthly report for July.

Commissioner Robbie Conley made a motion to accept the Fire Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Streets:

Commissioner Frank Wanko presented the Street Department's monthly report for July.

Commissioner Wanko made a motion to accept the Street Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Water-Sewer:

Commissioner Frank Wanko presented the Water-Sewer Department's monthly report for July.

Commissioner Wanko made a motion to accept the Water-Sewer Department's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Commissioner Guy McGraw made a motion to give a water leak adjustment to Faye Ross in the amount of \$80.18 for a leak in the pipe by the street; a water leak adjustment for Iris Rodriguez in the amount of \$24.13 for a leak in the crawlspace; water leak adjustment for Linnie Saunders in the amount of \$902.39 for a leak in the main water line; a water leak adjustment for Tamara Dixon in the amount of \$133.63 for a leak near the meter. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Town Administrator, Melissa Adams informed the Board that we must have the easement surveyed to the sewer lift station at the Bluff Golf Course. We will be sharing the cost with Mr. O'Malley, although we will be paying more than half since a small portion of the surveying will be taking place on some else's property and we have to approve Resolution No. 2024-06 approving the surveying and the cost.

Commissioner McGraw made a motion accept Resolution No. 2024-06. Commissioner Robbie Conley seconded. All ayes. Motion carried.

Parks, Recreation, and Cemetery:

Commissioner Mike Thomas informed the Board the Parks and the Cemetery were in great shape; the guys have the Ballfield and Concession Stand ready for Public Safety Day doe Saturday; Disc golf we are still waiting on the signage; I have spoken to Bruce McFadden about getting started on the bathrooms at the Lake and asked if there was anything we could do to get started to help; the pickleball net was stolen, it cost approximately \$550.00, so we can either buy another one or buy a permanent standing

one but it would take up part of the basketball court; there will be another wrestling match at the Community Center Saturday, September 29th.

Commissioner Thomas made a motion accept the Parks, Recreation, and Cemetery Report. Commissioner Jerry Williams seconded. All ayes. Motion carried

Building Inspection:

Mayor Ronald McDonald presented the Building Inspection's monthly report for July.

Commissioner Guy McGraw made a motion to accept the Building Inspection Report. Commissioner Frank Wanko seconded. All ayes. Motion carried.

Administration:

Commissioner Guy McGraw presented the monthly tax reports for July.

Commissioner McGraw made a motion to accept the monthly tax reports. Commissioner Mike Thomas seconded. All ayes. Motion carried.

Town Administrator, Melissa Adams presented the monthly Administrator's report for July.

Commissioner McGraw made a motion to accept the Administrator's report. Commissioner Jerry Williams seconded. All ayes. Motion carried.

Commissioner McGraw made a motion to accept the 2023 and 2024 Tax release for personal taxes. Commissioner Williams seconded. All ayes. Motion carried.

UNFINISHED BUSINESS:

None

New Business:

Town Administrator, Melissa Adams informed the Board that former Commissioner Rachel Byrd called and said that she spoke to someone on the ABC Board and they would like to put a ABC store in Pinebluff if we were interested and if so we would need put it on the voting ballot.

After discussion, Commissioner Jerry Williams made a motion to put the ABC Store on the Ballot to have a store in Pinebluff. Four ayes. One nay. (Commissioner Guy McGraw voted no). Motion carried.

Other Business:

None


Announcements:

None

Adjournment:

Commissioner Jerry Williams made a motion to adjourn. Commissioner Frank Wanko seconded. All ayes. Motion carried.

Meeting adjourned at 8:10 p.m.

Sincerely,

Betty O. Duffie, CMC
Town Clerk