

*The  
Village  
of Walnut Creek*

P.O. Box 10211 • Goldsboro, NC 27532 • (919) 778-9587



The Village of Walnut Creek Council met in Regular Session, February 19, 2020 7:30pm, at 103 Village Drive.

**PRESENT:**

Mayor – Danny Jackson  
Councilman – Phillip Moye  
Councilman – John Seegars  
Councilwoman - Cyndi Dupuy  
Councilman – Stoney Sloan

Admin/Chief – Robert Parchman  
Clerk –Peggy Page  
Attorney - Phillip Baddour

Also, in attendance:  
See attached Sign in Sheet

Mayor Danny Jackson called the meeting to order and Councilman Seegars led the Pledge of Allegiance. Mayor Jackson provided the opening prayer.

**Board of Adjustments-Public Hearing**

Attorney Baddour explained the procedure for the Public Hearing and the Board of Adjustment.

Application request for a Condition Use Permit. Requestee, Mr. Keith Hinnant landowner of property located at 106-108 Point Shore Drive. Mr. Jamie Oakley the General Contractor for Mr. Hinnant was sworn in and presented the board with proposed plans for the property and the construction of a residence at that location. Due to a violation with the State, 174 trees, long leaf pines and dogwoods will be planted, and the lakeshore area will be reseeded. Mr. Oakley advised, eleven thousand cubic yards of dirt will be required onsite and a 5,000 cubic yard retention pond will be excavated, and the dirt removed for the pond will be used on the property.

Bobby Billingsly with Thomas Engineering was sworn in. Mr. Billingsly is the engineer on the project. He explained the engineering, change to easements, retention pond and other engineering issues with the property. Councilwoman Dupuy asked about the retaining wall of the neighbors and what effect the retention pond would have on it. Mr. Billingsly stated it should not affect the retaining wall because of the sloping of the retention pond sides. Councilwoman Dupuy also asked the depth of the pond would be, Mr. Billingsly stated it would be about 8 foot. Councilwoman Dupuy asked if there would be enough fill taken out of the retention to accomplish their objective? Mr. Billingsly stated the foundation of the residence would require approximately 200 loads of fill material that would need to be transported to the job site. Mr. Jamie Oakley stated 150-160 yards of concrete will be required for the foundation and driveway. Mr. Oakley also stated well points and generators will be required to excavate the retention pond. The generators would only run during the day per Jamie Oakley. Councilman Seegars asked how many loads of fill material per day would be transported? Mr. Oakley replied "25-30 truckloads per day."

Attorney Baddour stated a separate action for easement is required. Councilman Sloan stated two drainage easements will be better. A question was asked concerning the septic tank location and the easement, if there would be any implications with the easement near the system. Mr. Oakley stated that it would not be a problem, there was enough space between the two.

Mr. Hinnant was asked if he has considered any type of aeration in the pond to control insects. Mr. Hinnant stated that has been discussed and if needed he would have aeration installed. Mr. Oakley stated "temporary power for electric pumps" is under consideration so the pumps can operate twenty-four hours with minimal noise.

Mr. Alan Johnson questioned where the swales would be located on the property. Mr. Oakley replied, "along the outside area of the retention pond near the water's edge."

Mr. Charles Blackshear resides next to the Hinnant property, asked if the builder would repair his retaining wall right if damaged during the construction? Mr. Hinnant and the builder assured Mr. Blackshear it would be repaired if damaged.

Councilman Sloan stated the gravel path off Lake Wackena Rd. is the preferred entrance to be used by delivery vehicles.

Councilman Seegars stated Mr. Hinnant's residence will be an asset to the Village.

Mayor Jackson stated Mr. Oakley, Mr. Billingsly and Mr. Hinnant's presentation answered the public's and the Board's questions sufficiently. Mayor Jackson stated he prefers electric pumps to diesel generators.

Mayor Jackson stated if there is any damage to the gravel road and the neighbor's property during construction, he expects the builder to correct them as soon as possible.

Councilman Sloan made a motion to approve the conditional use permit as requested. Councilman Seegars seconded the motion. The Board of Adjustments approved the Conditional Use Permit as requested with Attorney Baddour's recommendations.

**Consent Agenda:**

The minutes and financials for January 2020 were presented. Mayor Jackson asked if anyone wanted to entertain any discussion on the January minutes or financials. There were no questions or comments. Mayor Jackson asked for a motion to approve the agenda which was made by Councilwoman Dupuy. Motion passed unanimously.

**Public Comment Period:**

None.

**Council Comments:**

None

**Administrator/Police Chief Reports**

Administrator/Chief Parchman advised no movement had occurred with the FEMA request since last meeting. Also, no movement or response from Golden Leaf Foundation concerning funding. Administrator/Chief Parchman indicated he is still optimistic FEMA will fund the sewer line and lift station repairs and feels Golden Leaf is waiting to see what FEMA will do.

The loan application prepared by Municipal Engineering for the sewer rehabilitation was approved and the Village will receive official notification within 30 days. The length of the loan is typically for the 20-years. \$350,000 loan for water meters was approved with the same conditions. These loans would not come due till the projects were completed. The challenge would be the start of the projects beginning in 2023-2024 possibly, especially with the sewer project. Mayor Jackson indicated it would probably be at least a year before bids could be secured.

Administrator/Chief Parchman advised he was checking with companies that performed relining of sewer pipe to obtain an estimated cost.

Administrator/Chief Parchman presented the monthly police report. The report is available at the Village Office. See Attached.

Mayor Jackson charged Administrator/Chief Parchman and Councilman Sloan to investigate options on how to fund loan payments for the next 20 years.

Administrator/Chief Parchman advised he had received the renewal contract from Foster Lake, and is considerably lower than last year's contract price. Fish restocking is now included in the price under the new contract.

Administrator/Chief Parchman mentioned the following information: Sewer and Water taps are being relocated in Muirfield. An air valve will need to be replaced on the force main line. The Budget meeting has been scheduled for March 9, 2020 at 5 pm.

**Clerk's Report:**

Clerk Page reported there were five disconnections, and two outstanding water bills this quarter. Clerk Page presented a copy of Request for Lowering the Lake form for the Councils review.

Clerk Page stated the 2020-2021 Budget is being prepared and the first budget meeting will tentatively schedule in March 2020.

**Committee Reports:**

Councilwoman Dupuy- Planning Board and Police:

Craig Bowen Chairman presented his report. A good meeting was held, and duties were described. Minutes were approved. Currently the Lake Structures are on hold. The zoning R-35 CT and revised Chapter 50 are on hold. The 2030 report is in the final stages with the proposed survey.

**Councilman Seegars-Lake Committee, Cable and Audit Committee:**

Councilman Seegars had nothing to report except the lake Committee was pleased with the Foster Lake Contract.

**Councilman Phillip Moye – Village Owned Properties, Village Relations and Trash & Recycling:**

Councilman Moye stated, small roadway patching was needed in the "Fairways".

**Councilman Sloan – Water & Sewer, Insurance, Audit:**

Councilman Sloan reported he was going to attend a class by DEQ, March 2nd and 3rd on How to Expand Water and Sewer.

**Old Business:**

**1. Revised Chapter 50 Ordinance** – Being Kept for the next meeting. Mayor Jackson requested Councilman Sloan meet with Attorney Baddour to sort out several issues and concern regarding the Chapter 50 Ordinance revisions.

**2. Lake Structure Ordinance** - Mayor Jackson stated there is nothing that can be done about prior issues. It was agreed moving forward the Zoning Officer would make sure proper permits were issued. Also, it was determined there was no authority to determine electrical codes for the lake. Current ordinances need to be enforced.

**3. Consideration of proposal to approve a new subdivision to combine lots 113, 114, 115, 166 and 117 of Muirfield Village with lots owned by Nagypal.** (Attorney Henry Smith stated he was not ready to present in February Meeting) - Keep for the next meeting. Attorney Baddour talked with Attorney Smith about the easement on this property.

**New Business:**

1. Vote to appoint Village representatives for TCC. Councilman John Seegars was appointed as the first person and Councilwoman Dupuy was appointed as the backup person. The appointments were approved by the entire council.

2. Ordinance amending the zoning ordinance of the Village of Walnut Creek – Per Attorney Baddour requested the document not be signed because of punctuation errors, Attorney Baddour stated he will prepare a corrected version.

**Announcements & Correspondence:**

None

**Closed Session:**

Motion was made to go into closed session by Mayor Jackson. At end of closed session Motion was made to go back into regular session.

**Adjournment:**

Motion was made by Councilman Moye to adjourn, motion passed unanimously.

\_\_\_\_\_  
Clerk, Peggy C. Page

\_\_\_\_\_  
Mayor Danny Jackson

Approved - 2/19/20  
by Board of Adjustments

**VILLAGE OF WALNUT CREEK, NORTH CAROLINA**  
**APPLICATION FOR**  
**CONDITIONAL USE PERMIT**

**COPY**

Date Submitted: 01/23/2020

Application is hereby made to the Board of Adjustment of the Village of Walnut Creek for a Conditional Use Permit under section \_\_\_\_\_ of the Zoning Ordinance to request approval to haul in sand, excavate, and re-grade site to achieve grades as provided in the submitted site grading plan. This is to include approximately 2,500 cubic yard of haul in sand to support the house foundation pad, with approximately 6,000 cubic yards of dirt being generated onsite through the excavation of the pond to support the proposed grading plan periphery fill requirements.

**Property Identification:**

The address is 106 & 108 Pointe Shore Drive

Frontage 271' +/- Depth 314' +/- Area 128,569 SF

**NOTE:** Two (2) copies of a site plan must be submitted when a Conditional Use Permit has been requested. Information on the site plan shall meet or exceed Section 94.82 (B) Requirements.

Applicant: Dr. Keith Hinnant Phone: 919.921.2527

Address: 116 Twin Oaks Place, Goldsboro, NC 27530

Property Owner (if different): \_\_\_\_\_

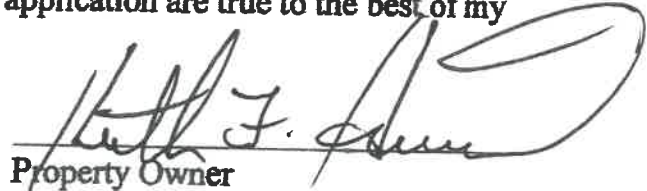
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent or Contact Person: Jamie Oakley, Oakley Builders

Address: 206 N. Spence Ave., Goldsboro Phone: 919.921.1652 †

I certify that all statements furnished in this application are true to the best of my knowledge.

\_\_\_\_\_  
Applicant or Agent

  
Property Owner