

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
JANUARY 26, 2012**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, January 26, 2012 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Holloman with a quorum present.

ROLL CALL

√ Chairman Randy Holloman
√ Berry Godwin
√ Nester McClain
√ Janet Kleinert
√ Terry Rains

X Bob Harvey
√ David Strickland
√ Faye Starling (alt)
√ Sal Navarro (alt)
X Tracy Harned (alt)
√ Cecelia Weaver (alt)

MINUTES

Nester McClain made a motion to approve the minutes from the meeting of December 13, 2011. Terry Rains seconded the motion. The minutes were unanimously approved as presented.

RESIGNATION OF DAVE HOLMES

Chairman Randy Holloman next informed the board of a letter of resignation submitted from zoning administrator Dave Holmes effective December 31, 2011. Chairman Holloman said that he enjoyed working with Dave. He said Dave was an asset to the town and that he assisted in helping rewrite the zoning ordinance and assisting with the Land Use Plan. He said he will be missed a lot. The board agreed that Dave offered a lot of good information to the board and to the town as well.

Chairman Holloman said that Scottie Hayes, an employee with the town had agreed to accept the position at this time.

RECOMMENDATION ON SPECIAL USE PERMIT

Chairman Randy Holloman said that the next agenda item was a special use permit filed by Richard D. Braswell. He said that a recommendation to the town board would need

to be made by the planning board but that the town board would issue the final approval.

The special use permit filed by Richard D Braswell requested that he be allowed to place RV's on the following eleven lots: 3012, 3014, 2029, 2031, 2026, 2028, 6001, 6003, 6005, 6002, and 2024 in Pine Valley Mobile Home Park.

Chairman Randy Holloman said that Mr. Braswell had contacted him because he was out of town and unable to attend the meeting. Chairman Holloman said that he would like to place RV's on the lots listed on a temporary basis. He also said that temporary uses are allowed in all zoning districts with a special use permit. He said that one year from the date of application would be the maximum time. Mr. Braswell said that the RV sizes are 10 feet wide and 24 feet long, and the age of the RV's would be no more than 10 years old. Mr. Braswell said that he personally approves each RV before set up.

Berry Godwin told the board that he had ridden through the trailer park three different times to view the RV's that were currently there. He said his first thought was the people who permanently reside in the park. He said it just didn't seem fair to put campers in a mobile home park. He said people come to visit the people who have made their home in this nice trailer park. He said it just didn't seem fair to the residents who live there. He said it would be doing an injustice to those families. He said the only way to justify this would be a financial reason.

Janet Kleinert said that she agreed with Berry.

Faye Starling said that she didn't think mobile homes and campers should be mixed together in the same mobile home park. She said that there is the KOA campground in Selma and a campground on 701 Highway. She said she thought campers should be placed in a campground.

Nester McClain asked if there had been any problems reported in the park due to the existing RV's. Connie Capps said that none had been reported to the town hall.

Chairman Holloman said that there is not enough RV's out there now to have any problems but with 11 RV's, out there you might have problems.

Janet Kleinert said that when the new highway bridge is constructed, we may have other trailer park owners who would like to allow the same thing. Sal Navarro said that whatever what we allow in one trailer park we will have to allow in other trailer parks.

Chairman Randy Holloman asked if there was any more discussion. Since there was none, Berry Godwin made a motion to recommend denial of the special use permit to not allow RV's in a mobile home park. David Strickland seconded the motion.

Those voting to deny the request were: Chairman Randy Holloman, Berry Godwin, Faye Starling, Sal Navarro, Janet Kleinert, and David Strickland.

Those voting to approve the request: Nester McClain and Terry Rains.

INTERNET CAFES'

Faye Starling told the board that a man had contacted her concerning an internet business he tried to pursue in Pine Valley Commerce Center. He told her he wanted to place an internet café in the Commerce Center even though he knew an internet business already existed there. He told Mrs. Starling that he had already rented the building and purchased equipment. He said he was then told he could not pursue that type of business in Pine Level. He asked her if that had anything to do with the Planning Board and would she check into it for him. He said it didn't seem right to allow one internet business to operate and then tell another man he could not. Mrs. Starling told the man that she would ask the planning board at their next meeting.

The board members were not aware of the problem and asked Connie Capps if she was aware of any problems. She informed the board that no one had come and paid a deposit for water and sewer services for that business and no zoning permits had been issued, but that she remembered that Dave Holmes and Police Chief Keith Sparks had talked with this man but was not aware of the outcome. The board asked her to check on this problem and update them by email.

MEETING ADJOURNED

There being no further business Nester McClain made a motion to adjourn and Terry Rains seconded the motion. The meeting ended at 7.20 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman