

**TOWN OF PINE LEVEL  
MINUTES OF  
PINE LEVEL PLANNING BOARD MEETING  
JUNE 23, 2016**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, June 23, 2016 at 6:30 p.m. at the Pine Level Town Hall. The following members were present:

√ Randy Holloman	√ Faye Starling (alt)
X Berry Godwin	√ Cecelia Weaver (alt)
√ Nester McClain	X Randy Jones (alt)
√ Janet Kleinert	
√ Terry Rains	
√ Bob Harvey	

Others present for the meeting were: Jonathan Lee, Matthew Lee, and Tommy Upchurch.

Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

Chairman Randy Holloman called the meeting to order at 6:30 p.m. with a quorum present and the following business was transacted.

**MINUTES**

Nester McClain made a motion to approve the minutes from the meetings held on April 28, 2016 and June 9, 2016. Faye Starling seconded the motion. The minutes were approved as written. There was no meeting held in May due to lack of business.

**DISCUSSION WITH JONATHAN LEE AND MATTHEW LEE**

The board next heard from Jonathan Lee and Matthew Lee concerning the 4.5 acres of property that is for sale located on Highway 70-A East zoned (HB) Highway Business, owned by James Overbee. Jonathan told the board that they are interested in purchasing the property but wanted some preliminary feedback from the planning board on what could be allowed on this property. Jonathan said they have thought about a couple of ideas such as building duplex apartments, townhouses, retirement homes or assisted living homes. He showed the board pictures of some proposed ideas. He told the board this project would not be rental property, but each apartment

or townhouse would be for sale individually. He said no matter what they built on the property, the project would be built in three phases. Jonathan said they anticipated about 15 lots.

Chairman Randy Holloman informed Jonathan and Matthew that any residential use that was decided upon, the property would need to be rezoned by the property owner. He said in order to build duplexes or townhouses, the property would need to be rezoned to RH which would require 15,000 square feet. The Chairman said that could reduce the number of units that could be built. Jonathan and Matthew also inquired on the water and sewer connections to the property. They were advised to contact the Public Works Superintendent, Ray Stuckey for that information. Chairman Holloman informed them that the application fee for rezoning is \$200.

### **DISCUSSION WITH TOMMY UPCHURCH**

Tommy Upchurch next spoke with the board concerning a two-acre parcel of land on West Blanche Street zoned RA (residential agriculture). He said he was in the process of purchasing the two-acre property at the end of June and he would like to build a Family Care Home and call it "Tommy Cares", to house approximately 10-15 people. He said he wanted to come to the board for help on what he needed to do to pursue this project.

Chairman Holloman told Mr. Upchurch that a Group Home already exists in close proximity of this property. He also said that according to the zoning ordinance the definition of a Family Care Home states: An adult care home with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for not more than six (6) resident handicapped persons as regulated by NC General Statute 168-1. He also said that a Family Care Home is allowed in the following zoning districts: RA, RS, RH, and RMH with Development Standards (D) which means they are "use-specific". Under Section 405.31 in the zoning ordinance it states that: A Family Care Home as defined in GS168-21 for handicapped persons and also defined in GS168, Article 3, Family Care Homes may not be located within a one-half mile radius of an existing family care home.

After some discussion, the board agreed to research the General Statutes to define the difference between Group Homes and Family Care Homes and report back on the findings at the July meeting.

## **ZONING ORDINANCE REVIEW**

Chairman Holloman said that in the last couple of months, the board had reviewed a few major subdivision maps where family members wanted to cut a lot or two out of a large parcel of land for family reasons. He said the County had just amended their subdivision ordinance to allow for the same reasons. The board reviewed the County's amendment and asked that a similar statement be written for the planning board to review at the July meeting.

Next discussed was sidewalk sales and displays. The board reviewed and discussed the ordinances submitted from other towns on this issue. The board agreed to come back and review this section again when they review all other amendments that need to be addressed.

The board next began their review on page 66 of the zoning ordinance and continued through page 68. Chairman Holloman said at the next meeting the board would begin on page 69, which is the section consisting of Rules and Procedures. He asked Connie Capps to send out a copy of the current Rules and Procedures for their review before the July meeting so they could discuss any changes that need to be made.

## **MEETING ADJOURNED**

There being no further business, Terry Rains made a motion to adjourn and Faye Starling seconded the motion. The meeting ended at 8:15 p.m.

Connie N. Capps  
Deputy Clerk

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Randy Holloman, Chairman