

**TOWN OF PINE LEVEL  
MINUTES OF  
PINE LEVEL PLANNING BOARD MEETING  
JANUARY 25, 2018**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, January 25, 2018 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

**ROLL CALL**

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

Staff present: Zoning Administrator Scottie Hayes, Town Attorney Will Barham, and Deputy Clerk Connie Capps.

Others present: Richard D. Braswell, Scottie Braswell and Warren Stancil.

**OATH OF OFFICE**

Deputy Clerk Connie Capps administered the oath of office to Faye Starling. Her term will expire October 31, 2020.

**MINUTES**

Terry Rains made a motion to approve the minutes from the meeting held on November 30, 2017. Nester McClain seconded the motion. The minutes were unanimously approved as written. There was no meeting held in December.

**RECOMMENDATION ON INITIAL ZONING FOR RICHARD D. BRASWELL**

Chairman Randy Jones next stated that Richard D. Braswell has requested non-contiguous annexation of a 25.59 acre tract located on East 70-A Highway from the Town of Pine Level. Chairman Jones said the town board has requested a recommendation from the planning board on the initial zoning of this property. He said in making this recommendation consider the zoning of the surrounding properties and

that Mr. Braswell is proposing the development of a subdivision for this property. The board reviewed the attached Johnston County GIS map and discussed zoning classifications, and lot sizes. Nester McClain asked Mr. Braswell what size lots he was considering in his proposed plan. Mr. Braswell told the board they range from 10,000 square feet to 25,000 square feet. After some discussion, Terry Rains made a motion to recommend zoning the property to RS (Residential- Subdivision). The motion died due to a lack of a second. Berry Godwin then entered a motion to recommend to the town board that the property be zoned to RH (Residential-Housing). Randy Holloman seconded the motion. The motion passed on the following vote:

Those voting in favor: Chairman Randy Jones, Randy Holloman, Berry Godwin, Nester McClain, and Andy Medlin.

Opposed: Terry Rains

Chairman Jones informed the board there was still alot to be considered at a later date, 60-90 days away. He reminded everyone that the town board will be holding a public hearing on the annexation request and the initial zoning of this property on Monday, February 12, 2018 at 7:00 p.m.

### **SIGN PERMIT & SPECIAL USE PERMIT/INTERSTATE OUTDOORS**

Chairman Jones said Warren Stancil owner of Interstate Outdoors has applied for a sign permit and a special use permit to place a billboard at 3377 US Highway 70 East in the city limits of Pine Level, in an HB (Highway-Business) district. Chairman Jones stated that for the record he would like to abstain from voting on this request due to his friendship and having done business with Mr. Stancil.

Chairman Jones stated that Mr. Stancil has placed billboards in and outside of Johnston County. The board reviewed the engineered drawing of the sign and the map to see the exact location where the billboard would be placed. Mr. Stancil stated it would be a steel monopole, two-sided, angle-V billboard and it would be located near the storage units. Mr. Stancil stated that he would own the billboard but would lease the property from owner, Richard D. Braswell.

Berry Godwin questioned who should apply for the permit, the property owner or the sign owner. Due to this being a first time billboard permit for the Town of Pine Level, the board asked Mr. Stancil what process did he follow from other towns when placing a billboard on property? Mr. Stancil stated that the owner of the sign should sign a lease agreement with the landowner and that the owner of the sign should apply for the permit. He said after approval from the town, he submits his request to NCDOT for approval.

Due to limited information in the town's ordinance concerning billboards, Johnston County's regulations were sent out to the board for review.

Chairman Jones stated that according to page 32 in the town's zoning ordinance, a billboard is permitted in a Highway-Business district, and Mr. Stancil meets all requirements of Section 402.33 for Off-Site Advertising Signs. Randy Holloman made a motion to recommend approval of the special use permit to allow the monopole sign to be erected on the corner of 3377 US 70 Highway in the city limits of Pine Level. Berry Godwin seconded the motion. The motion passed on a unanimous vote.

Those voting in favor of the request: Randy Holloman, Berry Godwin, Nester McClain, Terry Rains, Andy Medlin and Faye Starling.

### **RULES AND PROCEDURES**

Chairman Jones said that the board had been discussing Section C. Number 7 in the Rules and Procedures for a couple of months. After some discussion, Chairman Randy Holloman reminded the board members of the minutes that were approved back on August 17, 2017 to change Section C. #7 in the Rules and Procedures from eight (8) members to five (5) members. Chairman Randy Jones asked that the correction be made and a revised copy be sent out with the minutes.

### **MEETING ADJOURNED**

Chairman Randy Jones said that on behalf of the planning board he would like to say "thank you" to the Town for the delicious Christmas Dinner that was served by The Serving Spoon tonight.

There being no further business to discuss Terry Rains made a motion to adjourn and Nester McClain seconded the motion. The meeting ended at 8:00 p.m.

Connie N. Capps  
Deputy Clerk

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Randy Jones, Chairman