

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JANUARY 26, 2017**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, January 26, 2017 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

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

Others present for the meeting were: Greg Thomas, Garrett Pope for (Nathan Evans), Shane Strickland. Staff present for the meeting: Deputy Clerk Connie Capps.

OATHS OF OFFICE

Deputy Clerk Connie Capps administered the oath of office to Randy Holloman, Berry Godwin, and Terry Rains. Their terms will expire on October 31, 2019.

ELECTION OF OFFICERS

Chairman Randy Holloman said every January meeting the planning board elects officers for the coming year. He said he had been the Chairman for many years and he felt it was time for him to step down and let someone else hold that position. He said he would remain on the board, but not serve as the Chairman. Berry Godwin said that Randy Holloman had done an outstanding job as Chairman, with his knowledge and expertise in planning and zoning, and that he had tried to convince him to serve another year. Chairman Holloman asked other board members if they were willing to accept the position of Chairman. There was some discussion, but the board agreed to move the election of officers as the last agenda item, in order to move along to other agenda items. Berry Godwin suggested that Randy act as the interim Chairman until the board elects officers. The board agreed.

MINUTES

Terry Rains made a motion to approve the minutes from the meeting held on December 15, 2016. Nester McClain seconded the motion. The minutes were unanimously approved as written.

REZONING REQUEST RECOMMENDATION FOR GREG THOMAS

Chairman Randy Holloman said a rezoning request had been submitted by Greg Thomas. Mr. Thomas is requesting to rezone 8.6 acres of land that joins the property next to his home located on West Blanche Street, parcel #12005036C from RS (residential subdivision) to RA (residential agricultural). He would like to build a farm structure on the property. Chairman Holloman told the board that under the current zoning classification of RS, Mr. Thomas would not be able to build a farm structure/building on the property, but if he wanted to build a home he could do so.

After some discussion, Terry Rains made a motion to recommend approval of the rezoning request, from RS to RA, and Nester McClain seconded the motion. The motion passed on a unanimous vote. The Town Board will hold a public hearing on this request on February 13, 2017 at 7:00 p.m.

REVIEW MINOR SUBDIVISION – JAMIE SHANE STRICKLAND

The board reviewed a minor subdivision plat for Shane Strickland located at 1777 Pine Level-Selma Road-parcel#262400-17-5272. Mr. Strickland's parcel of land consists of 25.38 acres, and he would like to cut out 2 acres in order to build a house.

Chairman Randy Holloman reminded the board that this request follows under a Minor Subdivision due to the amendment that was approved on September 8, 2016 by the town board. He read the amendment stating:

"A minor subdivision is a subdivision of a parent parcel, creating three lots or less in the five years prior to submittal for review in which (1) does not involve any new dedication of public right-of-way to give access to interior lots or parcels; (2) does not involve the extension of public water or sanitary sewage lines; (3) will not adversely affect the development of the remainder of the parcel or of adjoining property; and (4) will not create any new or residual parcels which do not satisfy the requirements of this article or other applicable local and state controls."

After some discussion, Terry Rains made a motion to recommend approval of the minor subdivision. Nester McClain seconded the motion. The motion was passed on a unanimous vote. The Town Board will make the final decision on this request at their meeting on February 13, 2017.

GENERAL DISCUSSION- GARRETT POPE/NATHAN EVANS

Garrett Pope attended the meeting for owner, Nathan Evans, who was unable to attend. Garrett said that he came to ask the board what were the requirements concerning subdividing the two acres of land, parcel#12009080B on Evans Road. This property is zoned RA (residential-agricultural) and is in the ETJ of Pine Level. Garrett said that Nathan would like to subdivide the lot into two (2) one-acre lots, in order to place a mobile home on each lot. He told the board that the septic tank permits have already been approved. The board advised him that first he needed to have a surveyed map of the property. The board also discussed easements, road frontage, and driveways with him. The board said he needed to have the map in by February 9th.

ZONING ORDINANCE REVIEW

The board next reviewed the handout on the **Rules and Procedures** of the Planning Board. After reviewing, Berry Godwin made a motion to recommend approval of the following changes. Janet Kleinert seconded the motion. The motion passed on a unanimous vote.

Page 2:

#1- to change the meeting time to 6:30 p.m.

#2- to change the meeting time for Board of Adjustment to 7:00 p.m.

Page 3:

Section D

#2- to remove the word "preferably"

The board continued their review beginning on page 80 of the zoning ordinance. Randy Jones said he would have some information to present on Planned Unit Developments (PUDS) at the next meeting for the board to review.

Chairman Randy Holloman said after the board completes the reviewing of the zoning ordinance, a review of the Comprehensive Land Use Plan Map should also be reviewed. He asked that all board members receive a copy of the map to review.

The board agreed for Scottie Hayes to check on the following:

- 1) Status on condemnation of house on 70-A Highway
- 2) Yard sales at corner of Davis Mill Road and 70-A Highway
- 3 Pony Lots on 70-A Highway- operating a towing business out of residence
- 4) Flea Market on 70-A Highway

ELECTION OF OFFICERS

Chairman Randy Holloman said the board needed to elect officers for the year 2017. Berry Godwin said that he had talked with other members on the board and all agreed that Randy Jones who serves as an in-town alternate has knowledge in real estate and planning/zoning due to his job, and they felt that he would serve well in that position. However, according to the Institute of Government, an alternate member cannot serve as Chairman, but an alternate member could resign their seat and be reappointed by the town board as a member to fill that position's term, as well as a member could resign their seat to be reappointed to an alternate seat, filling that position's term. Board members agreed that this should be considered and the appointments could be made at the next town board meeting which will be held on Monday, February 13, 2017.

MEETING ADJOURNED

Greg Thomas who attended the meeting said he just wanted to thank the Planning Board for volunteering their services. He said that the town had good planning board members, and he knew it was a thankless job, but he wanted to thank all the board members for everything they do for the Town of Pine Level.

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

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman