

**Town of Pine Level  
Minutes of the  
Pine Level Planning Board Meeting  
January 28, 2010**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, January 28, 2010 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	X Bob Harvey
X Berry Godwin	√ David Strickland
√ Terry Rains	
√ Nester McClain	
√ Janet Kleinert	
√ Faye Starling (alt)	
√ Tracy Harned (alt)	
√ Salvatore Navarro (alt)	

Others present for the meeting were Zoning Administrator Dave Holmes, Mayor Jeff Holt, Commissioner Phil Pittman, and Commissioner Jimmy Garner.

Connie Capps next administered the oath of office to Tracy Harned for an in-town alternate position, term to expire on October 31, 2012.

**MINUTES**

Nester McClain made a motion to approve the minutes from the meeting of December 15, 2009. David Strickland seconded the motion. The minutes were unanimously approved.

**REVIEW AMENDMENT TO ZONING ORDINANCE – BOB & TRACY HARNED**

Chairman Randy Holloman informed the board that the town board would be holding a public hearing on Monday, February 8, 2010 at 7 p.m. on an amendment to the zoning ordinance submitted by Bob and Tracy Harned. Their request is: Modification to existing zoning code to RA: to allow equestrian only on subject property and/or 10 acre minimum parcels North of Main Street/East of Peedin Avenue. He said the planning board was only an advisory board to the town board and the town board would need a recommendation from the planning board on this request.

Chairman Holloman next asked Dave Holmes to inform the board of the request. Dave said that Tracy as a planning board alternate and the applicant submitting the request, would not be able to discuss the issue because it would be a conflict of interest. He said that she could answer questions if the board should have any because Bob Harned was unable to attend the meeting.

Dave said that he had emailed Bob and Tracy requesting that they use a clearer language in their request but that he never heard back from them. He said he had no problem with horses on the Harned property and that he would suggest to the board to amend Section 405.1 of the Zoning Ordinance on Agriculture Uses to read: that no livestock be kept in the city limits of Pine Level except that horses be allowed on 10-acre sites or greater in the city limits of Pine Level. He said the board had also talked about limiting one horse per acre of land. He said that there were only a couple of places in town with 10-acre tracts. Dave said that the Harned property is unique, because property surrounding it is Industrial and Commercial.

Chairman Randy Holloman said that equestrian can mean different things to people, and asked Tracy Harned to define equestrian. Chairman Holloman says equestrian is horse riders which would require a conditional use. He asked what their intent was; was the intent horse riders or only horses. Tracy said that the intent was not for commercial use. She said the wording may need to be changed. Dave said that with the Harned's permission the wording on the application could be changed.

After some discussion, Chairman Randy Holloman informed the board that planning board member Berry Godwin could not be present for the meeting; however, he had emailed a letter to members stating his concerns. Connie Capps read the letter in the meeting. In his letter, Berry states that he feels it would not be in the best interest of the town or its citizens to grant the request. (His letter is made a part of these minutes.) Dave Holmes informed the board that this request was not a rezoning request but a text amendment.

After much discussion, Salvatore Navarro made a motion to recommend approval of the request by changing the wording on the application from equestrian to horses and also omitting on the application the wording North of Main Street / East of Peedin Avenue and to include the wording of one horse per acre. After some discussion, Salvatore Navarro withdrew his motion.

Dave next recommended amending Section 405.1 – Agricultural Uses – to read as.... Buildings or structures used for the keeping of livestock, fowl, or other agricultural permitted uses shall be located in the rear yard and shall not be located closer than fifty-(50) feet from any property line, except that no livestock shall be kept within the town limits of Pine Level. **Horses, however, are permitted to be kept within the town limits of Pine Level only on ten (10) acre recorded lots or greater**

**located within the RA Zoning District. The number of horses permitted on each lot shall not exceed one horse for each one (1) acre of land.**

Salvatore Navarro made a motion to recommend what Dave had stated and Nester McClain seconded the motion. There was no more discussion on the matter. The board voted unanimously to recommend this amendment to the town board at their next meeting which would be on Monday, February 8, 2010 at 7 p.m., at which time a public hearing would be held on the request.

### **INFORMATION FROM MAYOR JEFF HOLT**

Mayor Jeff Holt spoke next. He informed the board that News Channel 17 had contacted him concerning the Crocker Farms Subdivision. He said she came to town to interview him and to take pictures of the site where the subdivision would be located. He said that a 270-acre site subdivision can generate a lot of press. Mayor Holt said that maybe this spring or fall they would start turning dirt. He said it would be a welcome site for Pine Level. He stated that the entrance to the subdivision would be built first.

Terry Rains mentioned what the effect of the Super 70 Corridor would have on Pine Level. Mayor Jeff Holt said that by closing those entrances into Pine Level it may generate more development for Pine Level. He said it may cause Pine Level to expand its city limits. He said those four corners at 70 Highway maybe more valuable to Pine Level. Mayor Holt said that the Planning Board and Town Board could very well be busy the next couple of years with subdivisions and interchanges coming.

### **MEETING ADJOURNED**

There being no further business to discuss, Terry Rains made a motion to adjourn. David Strickland seconded the motion. The motion passed unanimously. The meeting ended at 7:30 p.m.

Connie Capps  
Deputy Clerk