

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JANUARY 28, 2016**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, January 28, 2016 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Holloman.

ROLL CALL

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

Staff present for the meeting was Deputy Clerk Connie Capps.

APPROVAL OF MINUTES

Nester McClain made a motion to approve the minutes from the meeting held on December 17, 2016. Terry Rains seconded the motion. The minutes were unanimously approved as written.

PUBLIC HEARING ON YARD/GARAGE SALES AND FLEA MARKETS

Chairman Randy Holloman reminded the board of the public hearing on amending the zoning ordinance on Yard/Garage Sales and Flea Markets to be held by the Pine Level Board of Commissioners on Thursday, February 11, 2016 at 7:00 p.m.

Chairman Holloman said that he attended the January town board meeting and the police chief told the town board that he felt it would be beneficial to the town to reinstate privilege/business licenses, although they would not apply to any profession or trade that is licensed to practice by the state. The chief said the licenses would assist in regulating businesses and bringing them into compliance with town regulations. He said the attorney said that it would mainly be used to track what businesses are operating in town. Chairman Holloman said the mayor advised the chief to put together a plan and report back at the February meeting.

REVIEWING THE ZONING ORDINANCE

Chairman Holloman said that the state recommends that towns review their zoning ordinances every ten years to see if any changes need to be made. He said going through the ordinance would be a good review for all board members. The board started at the beginning of the ordinance and reviewed each section.

The board first discussed the Certificate of Occupancy. After some discussion, Chairman Holloman asked Connie Capps to check with the county to see if they would send the town a copy of the Certificate of Occupancy letting the town know that all building was completed and in compliance.

The board next discussed the Section on Signs. The board agreed the sign ordinance should be followed. They said signs were a problem in all towns. Berry Godwin made a suggestion that the town could collect email addresses of all residents and/or send out mailings to residents making them aware of issues ahead of time for such issues as enforcement of signs or any other town related issues that residents should be aware of.

The Table of Permitted Uses and Definitions were next reviewed. Chairman Holloman told the board that Yard Sales/Garage Sales and Flea Markets would be added to the list of definitions after they are approved by the town board. Chairman Holloman said that if a "Use" is not listed in the zoning ordinance, it is not allowed, and the ordinance states this on page 1 Section 105.1, that "Uses not designated in the district regulations as Permitted (P), Conditional (C), or Special (S) uses shall be prohibited."

The board reviewed the Table of Permitted Uses and agreed to amend some of the districts that the uses were allowed. (A list of proposed zoning amendments are attached and made a part of these minutes.)

The board stopped on page 23 of the Zoning Ordinance. Chairman Holloman said for the board to review the remainder of the ordinance by the next meeting which will be held on Thursday, February 25, 2016 and they would continue on page 24.

MEETING ADJOURNED

There being no further business to discuss Nester McClain made a motion to adjourn and Terry Rains seconded the motion. The meeting ended at 8:10 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman

PROPOSED ZONING AMENDMENTS
JANUARY 28, 2016

- 1) Page 7 – A definition for Flea Market will be added to the list of definitions after the public hearing in February.
- 2) Page 12 – A definition for Yard Sales/Garage Sales will be added to the list of definitions after the public hearing in February.
- 3) Page 22 – Table of Permitted Uses – Flea Market- Change P (Permitted) to an S (Special Use) for HB and LI districts.
- 4) Page 22 – Table of Permitted Uses – Salvage Yard – Change D (Development Standard) to S (Special Use) in LI District.
- 5) Page 23 – Table of Permitted Uses – Freight Terminal – Change P (Permitted) to an S (Special Use) in LI District.
- 6) Page 63 – Section 405.43 Storage and Salvage Yards
(A) Where Required: Remove HB. (Only required in LI District)