

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MARCH 22, 2018**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, March 22, 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	X Faye Starling (alt)
√ Berry Godwin	√ Cecelia Weaver (alt)
X Nester McClain	√ Janet Kleinert (alt)
√ Randy Holloman	
√ Terry Rains	
X Andy Medlin	

Staff present: Zoning Administrator Scottie Hayes

Others present: Richard D. Braswell, Scottie Braswell, and Phil and Erin Wise.

MINUTES

Terry Rains made a motion to approve the minutes from the meeting held on February 22, 2018. Cecelia Weaver seconded the motion. The minutes were unanimously approved as written.

SKETCH PLAN FOR SCOTTIE'S RIDGE SUBDIVISION

Chairman Jones stated that at the February meeting the board forwarded items to Zoning Administrator Scottie Hayes to be researched concerning Scottie's Ridge Subdivision. He asked that Scottie report on those findings.

Scottie reported that the sketch plan submitted shows several lots with a width of 75 feet and the ordinance requires 80 feet. He also stated that Mr. Braswell would also need 90 feet for the corner lots in the subdivision and would also need two entrances for a subdivision of 51 lots. Chairman Jones said with 51 lots two entrances are required but with 50 lots only one entrance is required. Scottie said Mr. Braswell stated that he would need a total of 51 lots in order to develop the subdivision.

Chairman Randy Jones stated he was all for progress but had a major concern with the lot widths. Berry Godwin was concerned why the sketch plan had been drawn for a subdivision with so many items not meeting the requirements of the zoning ordinance.

After some discussion, Chairman Randy Jones stated that the plan may meet the requirements of a Planned Unit Development (PUD) according to pages 63-65 of the zoning ordinance. Mr. Braswell said he would review the sketch plan with Andrew Hodge to see what needs to be done for this project and report back to the board.

REVIEW OF TOWN ORDINANCES

Chairman Randy Jones requested that Scottie review the town ordinances to see which ordinances would relate to planning and zoning.

PHILLIP AND ERIN WISE- THE ICE HOUSE

Scottie Hayes stated that Phillip and Erin Wise have come to the board concerning the relocation of their business, "The Ice House" from Selma to Pine Level. The location of the business would be on West Pine Street formerly the upholstery shop building which is located in a Commercial District. Scottie said Mr. & Mrs. Wise wanted to attend the meeting to see what they needed to do in order to open the business. Scottie said he had looked at the Table of Permitted Uses to see what use their business would be classified. He said Assembly Halls and Arenas are permitted in a Commercial District, but the definitions are not defined in the ordinance. He said according to the ordinance, in instances where the definition is not provided in the zoning ordinances, (Article II Section 201 on page 5) states "Except as defined herein or in other Sections of this ordinance, all words used in this ordinance shall have their customary dictionary definition." The following definitions were defined in the dictionary:

Assembly Hall-(1) A very large room used to hold public meetings, to stage shows, etc. (2) a very large room in a school that is used for regular meetings of students and staff.

Arena- an enclosed area used for entertainment.

The board agreed that the definition from the ordinance of an Amusement, Commercial Indoor or the definition of a Private Club would not fit the classification of this business. Scottie said that he had classified their business as Assembly Hall / Arena which is permitted in a Commercial District. Chairman Randy Jones asked what classification the business was defined with the Town of Selma. Scottie said the Town of Selma has an Entertainment Category, which allows more control over the business.

Berry Godwin asked about the business and why they were leaving Selma. Phillip said the building in Selma is unsafe. Erin said they had been in business about 4 years and that it was a family-oriented business. She said they provided G-rated performances of traditional country music for families to come and bring the kids as well as offering a service for older people to have a date night to enjoy music. She said no alcoholic beverages are allowed. Erin said they usually have about 30 to 80 people in attendance and their hours of operation were from 7 p.m. and closed by 11 p.m. She said they were only open on Friday nights. Chairman Randy Jones questioned if they would have parking requirements. Scottie said the requirements were one parking space for every 3 seats.

The Chairman said he was not in agreement with the terminology because conditions could not be placed on this use. He said he wanted to go on record that he was against this, it was not personal just business, and his love for the town of Pine Level. He said personally, I like what you want to do. He said he felt that this issue was being shoe-horned in due to not having anything in the ordinance against it. He said he didn't see anything the board needed to do to stop them from having this business. Chairman Jones recommended that the board look at considering assembly halls and arenas as a Conditional Use in the future.

Erin Wise spoke next and said they would like to come to Pine Level, but would not sign a lease agreement until everything was done right and they were welcomed. Phillip and Erin told the board that if their business would not fit, they wanted to be told now. The Chairman informed them that they would need to provide a signed lease agreement to the town in order to receive a letter for a Change of Tenant Use for Commercial Property. He told them they would need to take this letter to Johnston County Inspections with their plan.

Berry Godwin stated that he wanted what was best for Pine Level and he felt the board needed to find a way to make this request happen and still comply with the ordinance, even if the board had to place conditions on this request. He said he recommended the Type of Use as Assembly Halls/Arenas.

Mr. Wise told the board they were good citizens and wanted to be helpful and positive for the Town of Pine Level. We have our name and reputation on the business. He said while they were in Selma they helped with Railroad Days and other community events and they wanted to do the same in Pine Level. He said he had already asked about helping with Pine Level Fireman's Day. He said they look forward to bringing business to Pine Level.

OTHER BUSINESS

Berry Godwin said L.C. Smith from the Town of Micro had contacted him and said that Micro would have zoning in place within two months. Mr. Smith thought it would be a good idea to have a meeting with other planning boards to discuss each town's issues. The board agreed this was a good idea. The Chairman suggested that Berry call and set up a meeting.

Berry informed the board that a letter had been sent from the Town concerning the house and the abandoned vehicle located at the corner of Herring Street and US 70-A Highway. Also discussed was the mobile home on Herring Street. The board agreed that Scottie should remain on top of these issues.

MEETING ADJOURNED

There being no further business to discuss Berry Godwin made a motion to adjourn the meeting and Terry Rains seconded the motion. Meeting was adjourned.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman