

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MARCH 23, 2017**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, March 23, 2017 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones with a quorum present.

ROLL CALL

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

Others present for the meeting: J.T. & Rose Stallings, Robert & Evelyn Wool, Ms. Berkshire, and Andy Medlin.

Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps

MINUTES

Nester McClain made a motion to approve the minutes from February 23, 2017. Randy Holloman seconded the motion for discussion. Randy Holloman said at the February meeting the planning board recommended for the Town to send a letter to the ATF for Carolina Sporting and Security, concerning their license renewal. Randy said the recommendation that the planning board made for Carolina Sporting and Security was not what was stated in the letter that was sent to the ATF by the Town. He said the letter was not in compliance with the minutes of the meeting. Zoning Administrator, Scottie Hayes said that he was going to send a second letter to Carolina Sporting and Security stating the stipulations that the planning board wanted to include, but was waiting for the planning board to state those stipulations. Chairman Randy Jones said that he would write a letter to the town board informing them that the letter sent from the town was not in compliant with the minutes of the planning board meeting. He said another letter needed to be sent to Carolina Sporting and Security giving them directions concerning the business. He said he would follow up with an email to the town and with Scottie Hayes. The minutes were unanimously approved.

CONTINUED REVIEW OF ZONING ORDINANCE

The board reviewed the list of proposed zoning amendments. The board was also given a Zoning Fee Schedule to review. Chairman Randy Jones asked the board to study the fees and research what other towns charge before recommending to the town board. The board agreed to table this request until the April meeting.

Next discussed was Sidewalk Sales & Displays that had been tabled from a previous meeting. The board agreed that the town should require all businesses to have a privilege/business license to validate their business. Scottie Hayes said it would also help with rental property. Berry Godwin made a motion to propose to the town board to reinstate a privilege license on all businesses to validate their business, to be renewed yearly, and charge a nominal fee. Randy Holloman seconded the motion. Motion passed on a unanimous vote.

After completing the review of the zoning ordinance, Chairman Randy Jones said the subdivision ordinance was next to be reviewed. Randy Holloman said that the State recommends that towns review/update their zoning and subdivision ordinances every 10 years. Chairman Randy Jones said Pine Level will be getting some subdivisions which will add about 167 more homes and maybe some PUDS in the near future. The board felt that with the fast growth upon Pine Level, they would not be finished in the reviewing and updating of the subdivision ordinance. Chairman Randy Jones said we never want to stop people from building in Pine Level, but the ordinance needs to be reviewed and updated as soon as possible. After some discussion, Randy Holloman made a motion to recommend to the town board to impose a moratorium on all new subdivisions for 60 days, in order to give the planning board time to review and update the Subdivision Ordinance. Berry Godwin seconded the motion. Those voting in favor of the moratorium: Randy Jones, Randy Holloman, Berry Godwin, and Nester McClain. Opposed: Terry Rains.

The board agreed that the sketch plan for the subdivision on Gor-An Farm Road was already in place and would not be included in the moratorium. Chairman Randy Jones said there were no other subdivision applications on file at this time. He suggested that all board members read over the subdivision ordinance before the next meeting in order to be prepared to go through the ordinance quickly. He also suggested to get updated information from the State on subdivisions and PUDS so they could begin the review in April.

The Chairman said he would not be able to attend the next meeting on April 27th due to having surgery. After some discussion, the board agreed to reschedule the meeting to Tuesday, April 25th.

ANIMAL PENS

Chairman Randy Jones said that the town has an Animal Control Ordinance in place, but there was nothing in the zoning ordinance to regulate animal pens. He said residents have to obtain a permit to install a fence and suggested some type of guidelines be placed in the ordinance for animal pens. He asked for the board's decision. After some discussion, Randy Holloman made a motion to recommend to the town board to follow the accessory building setbacks for animal pens, which is 5 feet from the property line, and that the height of the pen cannot exceed 6 feet, and an animal pen can never be placed in the front yard of a home. The board suggested a fee of \$10. Terry Rains seconded the motion. The motion passed on a unanimous vote.

BEEHIVES

The board received information on regulating Beehives from the Institute of Government. He said currently there are no regulations in the zoning ordinance on beehives. The board agreed to add the following to the zoning ordinance with a motion by Randy Holloman and second from Nester McClain. The motion passed unanimously.

Beehives: G.S. 106-645, which allows a city to adopt an ordinance regulating hives, but only if the ordinance (1) permits up to 5 hives on a single parcel within the city's land use planning jurisdiction and (2) requires the hives to be placed at ground level or securely attached to anchor stands. The statute also provides that such an ordinance may regulate the placement of hives on a parcel, to include setbacks from property lines and between hives. Additionally, the ordinance may require the removal of the hive if the owner no longer maintains it or if removal is necessary to protect the public's health, safety, and welfare.

The board also recommended:

- To allow beehives in the city limits and the ETJ of Pine Level
- Permitted only in residential areas: RS, RH, RA,
- Setback should be 10 feet from a property line
- Placement of the hive would only be allowed in the backyard
- Can and will be removed to protect the public's health, safety and welfare.
- Permit fee \$10

MEETING ADJOURNED

There being no further business to discuss Berry Godwin made a motion to adjourn the meeting and Nester McClain seconded the motion. The meeting ended at 8:40 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman