

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MARCH 24, 2016**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, March 24, 2016 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Holloman.

ROLL CALL

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

Also present for the meeting were Mr. James Sasser, Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

MINUTES

Nester McClain made a motion to approve the minutes from the meeting held on February 25, 2016. Berry Godwin seconded the motion. The minutes were unanimously approved as written.

SASSER SUBDIVISION

Chairman Randy Holloman next addressed the Sasser Subdivision. He said that letters had been received from NCDOT and Johnston County Environmental Health concerning their findings on the subdivision. (The letters are included and made a part of these minutes.) Scottie Hayes spoke next and informed the board that Mr. Sasser did have one problem with an easement. He said an easement could only serve one lot but that Mr. Sasser needed an easement to serve two lots. There are 50' easements for two of the lots and 43' for one lot. He said there was only a 7' difference. Mr. Sasser said he would like some help on the 7' difference. Mr. Sasser said back in 2009 Johnston County recommended 30 feet. After the board discussed the issue, Chairman Holloman asked if any board members had any problem with allowing the difference. Berry Godwin said he had no problem with allowing 43.39 feet to serve as the easement

instead of 50 feet, which is what is recommended by the State. The board agreed, and Berry said he would enter that statement as a motion. Nester McClain seconded the motion and the motion passed unanimously.

Chairman Randy Holloman informed Mr. Sasser that this preliminary plat could be treated as the final plat by making sure all requirements from the subdivision ordinance appendix were included on the plat. The board reviewed the list of requirements and the items that needed to be added to the final plat were:

- 1) Name and addresses of owners
- 2) Type of plat (Final)
- 3) Setback dimensions on Final Plat
- 4) All required certificates listed on page A-2-1 in the Subdivision Ordinance must be on the plat. It was stated that Mr. Sasser would not receive approval for any permits until the Final Plat was approved by the Town Board.
- 5) Mayor's approval on map.

After reviewing all the information, Nester McClain made a motion to recommend approval to the town board that the Sasser Subdivision preliminary plat be approved as a Final Plat with the condition that the five items be added to the plat. Faye Starling seconded the motion. The motion passed on a unanimously.

REVIEWING THE ZONING ORDINANCE

The Planning Board continued their review on page 56 of the zoning ordinance. Scottie Hayes said that while the board was in the review process of the ordinance, he would like to see added to the ordinance a review process for a "simple subdivision", for example, like the Sasser Subdivision, having only 3 lots. He said that this would be something the board would more than likely be faced with again in the future.

The board next discussed Solar Farms. Chairman Randy Holloman said that currently there is nothing in the ordinance that allows for solar farms. The board reviewed the County's ordinance concerning solar farms. After the review, the board proposed to go by Johnston County guidelines on solar farms and to add those to the other proposed amendments. The board also proposed that solar farms be allowed only in the ETJ of Pine Level in an LI (Light Industry) District. The board agreed that a Special Use Permit should be required for this use.

The next item of discussion was land-locked properties. Chairman Holloman asked Deputy Clerk Connie Capps to check on the General Statutes concerning land locked property and report back at the next meeting.

The board next reviewed the section in the ordinance on Signs. Chairman Holloman said that at the last town board meeting the Commissioners wanted the Planning Board to review political signs. The board reviewed this section and agreed that no changes needed to be made, and that the town had a "good sign ordinance".

Mobile homes and mobile home parks were next addressed in the ordinance on page 56. There was some questions on whether mobile home parks were allowed in the county anymore. Deputy Clerk Connie Capps was asked to check with Johnston County on their requirements and report back at the next meeting.

The board said they would continue the review on page 63 at their next meeting which will be on Thursday, April 28, 2016.

MEETING ADJOURNED

There being no further business to discuss Bob Harvey made a motion to adjourn the meeting. Janet Kleinert seconded the motion. The meeting ended at 8:00 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman