

**TOWN OF PINE LEVEL  
MINUTES OF THE  
PINE LEVEL PLANNING BOARD MEETING  
APRIL 24, 2014**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, April 24, 2014 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	√ Bob Harvey
√ Berry Godwin	√ Faye Starling (alt)
√ Nester McClain	√ Sal Navarro (alt)
√ Janet Kleinert	√ Cecelia Weaver (alt)
√ Terry Rains	

Others present for the meeting were: Matt and Clarke Johnson, Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

**MINUTES**

Terry Rains made a motion to approve the minutes from the March 27, 2014 meeting as written and Nester McClain seconded the motion. The motion passed unanimously.

**BOARD OF ADJUSTMENT**

Chairman Randy Holloman informed the board of two public hearings that would need to come before the Board of Adjustment. Upon a motion by Berry Godwin and second by Faye Starling, at 6:35 p.m. the Planning Board convened as the Board of Adjustment in order to hold two public hearings that were duly advertised on Wednesday, April 9, 2014 and Wednesday, April 16, 2014 in the Pine Level Edition of the Kenly News. Motion passed unanimously.

The first public hearing was on a variance request for the lot requirements and the front setback requirements of the zoning ordinance for the property located at 315 East Pine Street in Pine Level.

The second public hearing was for the front and rear setback requirements of the zoning ordinance located at 326 East Brown Street in Pine Level.

Chairman Randy Holloman asked Matt and Clark Johnson if they wished to speak during the public hearings. Clark Johnson was sworn in by Connie Capps.

Mr. Johnson told the board that he just wanted to readdress and have clarification that they were going to build the duplex beside the town hall and that it would face Kornegay Avenue. He said they would have more room. He also said that they would probably place a fence behind the duplex.

Chairman Randy Holloman said that Matt and Clark Johnson had previously come before the planning board to seek direction on their properties. He said they were all well-informed of their requests. He asked the board if anyone had any questions or concerns for Mr. Johnson. Since there were none, Chairman Randy Holloman asked for a vote on both variance requests. All board members voted unanimously to grant both variance requests. Chairman Randy Holloman told Mr. Johnson they needed to obtain zoning permits from the town before they begin construction.

At 6:40 p.m. Berry Godwin made a motion to close the public hearings and reconvene as the Planning Board. Nester McClain seconded the motion. Motion passed unanimously.

### **MISCELLANEOUS**

Terry Rains next questioned the expansion of General Metals and also a cell phone tower for Pine Level. Chairman Randy Holloman said that according to the ordinance a cell phone tower is not allowed.

Janet Kleinert also addressed the business beside the Post Office. She asked if other board members had seen how unsightly it was. Scottie Hayes said there had been other complaints concerning this property and that he had contacted the owner about it on two occasions. He said the owner did put up brown paper on the front glass windows, but it keeps falling down. He said he had been back and the owner was going to paint the glass, but he has not done that. Nothing else has been done. Chairman Randy Holloman said that according to the appearance ordinance it is considered blighted property. There are other blighted properties in town as well. Randy said it was going to take concerned citizens and the planning board members, to go before the town board with these complaints. The board members asked that Scottie contact the owner once more about this, and if he does not respond, then further action should be taken. Zoning Administrator Scottie Hayes said that the zoning ordinance does address violations such as this but that without the support from the planning board and town board, the ordinance is hard to enforce. The board agreed that there were other unsightly places in town that needed addressing as well.

### **MEETING ADJOURNED**

There being no further business to discuss, Berry Godwin made a motion to adjourn the meeting. Janet Kleinert seconded the motion. Motion passed unanimously. The meeting ended at 6:50 p.m.

Connie N. Capps  
Deputy Clerk

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Randy Holloman, Chairman