

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
APRIL 25, 2017**

MEETING INFORMATION

The Pine Level Planning Board met on Tuesday, April 25, 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	√ Faye Starling (alt)
√ Randy Holloman	√ Cecelia Weaver (alt)
X Berry Godwin	√ Janet Kleinert (alt)
√ Nester McClain	
√ Terry Rains	

Others present for the meeting: JT & Rose Stallings and Robert & Evelyn Wool.
Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

Chairman Jones said Bob Harvey had submitted his resignation. He also asked that the board say a prayer for Berry Godwin who had back surgery, he is home and doing well.

MINUTES

Terry Rains made a motion to approve the minutes from March 23, 2017. Nester McClain seconded the motion. The minutes were unanimously approved.

Chairman Randy Jones informed the board that the town board had passed a 60-day moratorium on all subdivisions at their meeting on April 10th. He said the moratorium began from the date of approval. He said they excluded the subdivision on Gor-An Farm Road. He said the board needed to cover the submission procedures of subdivisions.

GENERAL INFORMATION

Chairman Jones said that he appreciated all the residents who attend the planning board meetings. He said he was informed by the town attorney that anyone that would like to speak at the meetings would need to request to be placed on the agenda. He said the planning board does not have a public comment section.

PROPOSED ZONING AMENDMENTS

Chairman Jones said the board needed to go back and review the proposed additions of Animal Pens and Beehives that were discussed at the March meeting.

Animal Pens

Chairman Jones said he would propose to change the wording from Animal Pens to Domestic Animal Pens. The board agreed that Domestic Animal Pens should be allowed in the Table of Permitted Uses under the following zoning districts: RA, RS, RH, RMH. He said the recommendation that was stated at the last meeting would remain which was: to follow the same guidelines as accessory building setbacks, which states that they shall be placed 5 feet from the property line, even if they have a full fence around their house, in order to be able to clean up around the pen, and that the height of the pen cannot exceed 6 feet, and the pen can never be placed in the front yard of a home. A fee of \$10 was recommended. Randy Holloman made a motion to that effect and Nester McClain seconded the motion. Motion passed unanimously.

Beehives

The board agreed to keep the wording that was recommended at the March meeting which was:

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.

- To allow beehives in the city limits and the ETJ of Pine Level
- Permitted only in the following residential areas: RA, RS, RH, RMH
- Setbacks 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.
- Requires a Conditional Use Permit
- Permit fee \$10

The board agreed to add that Beehives be listed on the Table of Permitted Uses and allowed in the following residential zoning districts: RA, RS, RH, and RMH and would require a Conditional Use. Randy Holloman made a motion to add this information and Terry Rains seconded the motion. Motion passed unanimously.

Zoning Fees

The board next reviewed a list of zoning fees that the town currently charges and compared them to a list of fees from other towns in Johnston County. The board felt that Pine Level should be in line with what other towns charge. The board agreed to recommend the following changes in the fees, with a motion from Cecelia Weaver and a second from Faye Starling. Motion passed unanimously.

Special Use permit – from \$150.00 to \$200.00

Temporary Event Permit- from \$25.00 to \$50.00

Accessory Building Permit- from \$25.00 to \$50.00

Major Subdivision- (5 to 40 lots) \$250.00 plus \$5.00 per lot

(41 or more lots) \$350.00 plus \$5.00 per lot

REVIEW OF SUBDIVISION ORDINANCE

The Board next started the review of the Subdivision Ordinance. After reviewing, the following changes were recommended:

Page 14 Section 304.2

#2 currently reads: Sketch Plans shall be a requirement for any subdivision of twenty-five (25) lots or more.

Recommended the following change:

#2 - Sketch Plans shall be required for any minor or major subdivision.

Page 15 Section 304.2

#6 currently reads: Sketch plan review shall in no way be construed as constituting an official action of subdivision approval. No review fee shall be required for pre-application conferences or sketch plans.

Recommended the following change:

Sketch plan review shall in no way be construed as constituting an official action of subdivision approval. A pre-application form for a sketch plan with a fee shall be submitted and paid for by the subdivider in accordance with the town's fee schedule.

The board agreed that the pre-application fees for a minor subdivision should be \$50 and the pre-application fee for major subdivisions (5 to 40 lots) be \$50, and (41 lots or more) be \$100. The board agreed that this fee should be added to the town's Zoning Fee Schedule.

Page 15 – Section 304.2

Add :

9. Sketch Plan approval shall be valid for a period of 12 months from the date of approval by the Planning Board. The Planning Board at its discretion may grant an extension for a period not to exceed an additional 12 months beyond date of its original approval.

The board next reviewed Section 406.2 on page 30 on Street Planning. Randy Holloman informed the board that all information concerning streets in a subdivision should be included on the preliminary plat. The Appendix in the back of the ordinance lists everything that is required on the Sketch Plans, Preliminary Plats and Final Plats. He reminded the board to be careful when reviewing all plats, especially the design standards of streets and the length of cul-de-sacs.

Chairman Jones said he would like to have the town attorney review the minor subdivision definitions that were amended on September, 2016. The board agreed.

Chairman Jones said they had completed the review of the Zoning Ordinance and Subdivision Ordinance except for two items which are Sidewalk Sales & Displays and PUDS. The board agreed to table these two items until the May 25th meeting. He then asked for any more discussion on the recommended amendments. Since there wasn't any, Nester McClain made a motion to send all recommendations to the town board for their review and for them to call for a public hearing at their next meeting on May 8, 2017. Randy Holloman seconded the motion. Motion passed unanimously.

MEETING ADJOURNED

There being no further business to discuss Janet Kleinert made a motion to adjourn and Terry Rains seconded the motion. Motion passed unanimously. The meeting ended at 7:50 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman