

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
MAY 22, 2014**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 22, 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	X Sal Navarro (alt)
√ Janet Kleinert	√ Cecelia Weaver (alt)
X Terry Rains	

Others present for the meeting were Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

MINUTES

Berry Godwin made a motion to approve the minutes from the April 24, 2014 meeting as written and Nester McClain seconded the motion. The motion passed unanimously.

PRELIMINARY PLAT REVIEW FOR EVANS FAMILY

Chairman Randy Holloman next addressed a preliminary plat submitted by Jerry Evans, Doyle Evans, and Phillip Evans. This property is located on Evans Road in the ETJ of Pine Level. The property consists of approximately eight acres. He said on the map it states it is a minor subdivision but according to the acreage it should be a major subdivision.

Chairman Randy Holloman stated, according to the Subdivision Ordinance, a Minor Subdivision is defined as one involving no new public or private streets or roads, or right-of-way dedication, no easements, no utility extension, where the entire tract to be subdivided is five (5) acres or less in size, and where four (4) or fewer lots result after the subdivision is completed.

He also said all subdivisions not classified as a minor subdivision including but not limited to subdivisions of five (5) or more lots or five (5) or more acres, or any size subdivision requiring any new street or extension of local government facilities, or the creation of any public improvements is considered a major subdivision.

Zoning Administrator Scottie Hayes informed the board that this property is a family farm with the home place located on it. He said the Evans brothers inherited the property from their father, Nathaniel Evans, and they wanted to cut off where the house

is located and sell the rest of the property. Chairman Randy Holloman said if they cut out the lot the home place is located, there is approximately 6.85 acres remaining.

The board discussed the plat and decided that it should be treated as a major subdivision. They agreed that after the property is sold, the new owners will develop the property and they will have to come before the board with this property as a major subdivision.

Zoning Administrator Scottie Hayes said he did not think it was a timely matter.

Berry Godwin made a motion to recommend to the town board to consider this property as a major subdivision due to the guidelines specified by the Subdivision Ordinance. Bob Harvey seconded the motion. The board voted unanimously to treat this property as a major subdivision.

Chairman Randy Holloman said he would like to make a recommendation for the owners:

- 1) To change on the map from minor subdivision to major subdivision, and for the surveyor to show the entire tract of eight (8) acres on the map and show where the one acre is cut off of the eight (8) acres.

Randy said if the maps are completed by the June town board meeting, the town board will review them at that time. Scottie Hayes said he would contact the Evans brothers and let them know what they need to do and when the next town board meeting would be held.

MISCELLANEOUS

Berry Godwin next asked the board about the requirements for a fence. The board agreed that a fence can be put on the property line, but Chairman Randy Holloman suggested that he would recommend placing the fence 6 inches off the line, due to property lines.

Janet Kleinert mentioned again the property beside the Post Office owned by Carroll Kornegay. She asked had anything been done concerning this matter. Zoning Administrator Scottie Hayes said that he had been and talked with him again on the matter and Mr. Kornegay told Scottie that he was going to fix it by the end of the week.

MEETING ADJOURNED

There being no further business to discuss, Bob Harvey made a motion to adjourn and Nester McClain seconded the motion. The meeting ended at 6:50 p.m.

Connie N Capps
Deputy Clerk

Chairman Randy Holloman