

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MAY 24, 2018**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 24, 2018 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

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

Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps
Others present: Theresa Dale, Jimmy Barbour, and Merle Hall.

MINUTES

Nester McClain made a motion to approve the minutes from the meeting held on April 26, 2018. Randy Holloman seconded the motion. The minutes were unanimously approved as written.

MEMO ON REZONING REQUEST

Chairman Randy Jones reminded the board of a scheduled public hearing by the town board on the rezoning request for New Day Development for Richard D. Braswell, property located at 636 South Peedin Avenue. The public hearing will be held on Monday, June 11, 2018 at 7:00 p.m.

MINOR SUBDIVISION REQUEST- BRIAN EVANS

A minor subdivision request was submitted by Brian Wesley Evans for his property located on Highway 70-A in the ETJ of Pine Level, Parcel ID#12009064C. The parcel consists of 18.092 acres and Brian Evans would like to divide off 1.492 acres in order to build a home. Mr. Jimmy Barbour surveyed the property and was present to answer any

questions for Brian Evans. Chairman Randy Jones noted that the zoning classification of RA needed to be added onto the map. He also questioned ownership of the property. Mr. Barbour stated that Elton Young Evans who is the Life Tenant was the grandfather of Brian and he deeded this land to him but that Elton had lifetime rights to the property. Chairman Jones questioned if the plat needed to show all property owners on the plat. After some discussion, Randy Holloman made a motion to recommend approval of the minor subdivision request with the condition that the zoning classification of RA (Residential- Agricultural) be added to the map and Nester McClain seconded the motion. The motion passed by unanimous vote. Chairman Jones stated that he wanted to go on record reminding Mr. Barbour and Mr. Evans that once this property is subdivided, it could not be divided off again until five (5) years.

MINOR SUBDIVISION REQUEST - Theresa Dale

A minor subdivision request was submitted by Ms. Theresa Dale for her property located on Pine Level-Selma Road/NCSR#2543, Parcel #12N10070. The zoning classification is RA (Residential-Agriculture). The property consists of 5.86 acres and she would like to divide off and sell Lot 1 which consists of 2 acres, and Lot 2 which consists of 1.86 acres which would be a total of 3.86 acres. Ms. Dale said well and septic tank permits would need to be applied for since there are no water lines on that road or in that area. After some discussion, Berry Godwin made a motion to recommend approval of the minor subdivision request and Terry Rains seconded the motion. The motion passed on a unanimous vote.

TABLE OF PERMITTED USES

Chairman Jones stated that the board had been reviewing the Table of Permitted Uses and agreed that some of the uses in the Commercial (C), Highway Business (HB), and Light Industry (LI) Districts should be reviewed by both the Planning Board and Town Board. He said conditional uses are approved by the Planning Board and with special uses the planning board offers a recommendation to the town board and the town board makes the final decision. After some discussion Berry Godwin made a motion to recommend these changes to the town board. Terry Rains seconded the motion. Motion passed by unanimous vote. The Table of proposed changes are attached and made a part of these minutes.

POLITICAL SIGNS

The board reviewed Section 402.5 (B) Special Sign Requirements #9 Political Signs in the zoning ordinance which currently reads:

Political Signs

All political signs may be set out no sooner than ninety (90) days prior to the election date (primary or general election) and must be removed within seven (7) days after the election to which they pertain. Political signs must be removed after primary elections that are generally conducted a number of months before the general election. (Amended 9-13-10)

After some discussion, the board agreed to recommend changing the "timing" on the number of days from 90 days to **60 days** in order to follow the regulations of the Johnston County Board of Elections. A motion was made by Andy Medlin and seconded by Randy Holloman. The motion passed unanimously.

RESIDENT REQUEST

Chairman Randy Jones said a resident had called him and questioned if they could sell some land off of property that had already been subdivided once as a minor subdivision and again as a major subdivision and recorded. Chairman Jones said the ordinance states that the property cannot be subdivided again until 5 years has passed. The board agreed by allowing this would be setting a precedent. He directed Scottie Hayes to send this request to Town Attorney Will Barham for study, and let the town board send a letter to this resident stating what they can or cannot do.

MEETING ADJOURNED

There being no further business to discuss Terry Rains made a motion to adjourn and Berry Godwin seconded the motion. Motion passed by unanimous vote. The meeting ended at 8:10 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman

