

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

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 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)
√ Berry Godwin	√ Janet Kleinert (alt)
√ Nester McClain	
√ Terry Rains	

Others present for the meeting: Edward Crumpler, Kyle Whitley, and Mr. & Mrs. Robert Wool.

Staff present: Deputy Clerk Connie Capps

MINUTES

Terry Rains made a motion to approve the minutes from the meeting on April 25, 2017, which includes all the recommended amendments to the zoning ordinance and subdivision ordinance and the fee schedule. Nester McClain seconded the motion. The minutes were approved as presented by a unanimous vote.

ROBERT WOOL

Mr. Robert Wool who lives in Pine Level was present for the meeting to express his concerns on the current regulations of Planned Unit Developments. He said he had attended town board meetings and planning board meetings and said he would like for the planning board to recommend considering modifying the acreage for PUDS while in the process of revising the ordinances. Chairman Randy Jones said the board would be completing the review on PUDS at this meeting, but told Mr. Wool he was at the wrong forum. He said the planning board only makes recommendations to the town board,

and the town board would hold the public hearing on all the recommendations of both ordinances at their next meeting which will be on June 12th at 7:00 p.m. The Chairman told Mr. Wool that he would need to attend the public hearing to voice his concerns to the town board, who makes the final decisions. Chairman Randy Jones thanked Mr. Wool for his comments and concerns.

MINOR SUBDIVISION FOR EDWARD CRUMPLER

Chairman Randy Jones informed the board that the 60-day moratorium was still in effect with the town, but that this minor subdivision request was brought to him. He said Mr. Crumpler would like divide off one acre of land on his property located on Evans Road in the ETJ of Pine Level, (Pin#262420-91-8272) to be given to his grandson. Chairman Jones said that his property is located on both sides of Evans Road which is all one parcel. He said Mr. Crumpler had already taken one acre off of this same tract to give to another grandchild in June, 2016. The Chairman stated that according to the Town of Pine Level's Subdivision Ordinance, you cannot divide off the same tract of land again until 5 years. He said the town amended the subdivision ordinance last year in order for our ordinance to read as Johnston County's ordinance on a request such as this.

After some discussion, Berry Godwin entered a motion to recommend no recommendation on Mr. Edward Crumpler's minor subdivision request due to this request not meeting the definition of a minor subdivision. Terry Rains seconded the motion. Randy Holloman asked that the town board receive a copy of the wording for minor subdivisions along with this recommendation. The motion passed unanimously. Berry Godwin stated that we all forget that Planning and Zoning is protection for everybody.

CONTINUED REVIEW OF ZONING ORDINANCE

Chairman Randy Jones said there was a couple of items that had been tabled in previous meetings for the board to review, which were PUDS and Sidewalk Sales and displays.

He asked the board to review in the zoning ordinance on page 63 under Section 405.45 Planned Unit Developments. He said the regulations written in the ordinance were not bad, but the concern he saw was allowing only 2 gross acres. He said the owner could not do everything listed with 2 acres. He said as the Chairman, he had talked with other towns that were about the size of Pine Level concerning this, and found out that most towns require a minimum acreage ranging from 15 to 25 acres. He said there was

no maximum acreage. He said the Town of Smithfield, which is larger than Pine Level allows 25 acres. After some discussion and due to the time frame for getting all recommendations in to the town board by their meeting, Randy Holloman thought that allowing a minimum of 15 acres would be in line with other towns the size of Pine Level. Randy Holloman said he would also like to propose that a minimum of 10% be required for Common Areas and Open Space. The board agreed. Chairman Randy Jones said by the next meeting he would have a typed resolution for PUDS with these written changes included. He said the board could address other information concerning PUDS at the meeting on June 22, 2017. Berry Godwin made a motion to recommend approval of this request and Randy Holloman seconded the motion. The motion passed unanimously.

SIDEWALK SALES AND DISPLAYS

The board reviewed and discussed sidewalk sales and displays. Chairman Randy Jones said in researching he found that most towns allow sidewalk sales four times a year or quarterly (seasonal). He said some towns require a permit, but not necessarily charged a fee, in order to keep up with how many times they had the sales. He said retail sales and sidewalk sales were different. After some discussion, the board decided to table this topic until the June 22, 2017 meeting in order to gain more information and to check with the town attorney on the verbiage.

ADJOURNMENT

There being no further business to discuss Nester McClain made a motion to adjourn, and Randy Holloman seconded the motion. The meeting adjourned at 8:05 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman