

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
MAY 28, 2009**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 28, 2009 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

√ Randy Holloman	X Bob Harvey
√ Berry Godwin	√ David Strickland
√ Terry Rains	
X Nester McClain	
√ Janet Kleinert	
√ Faye Starling (alt)	
√ Tracy Harned (alt)	

Others present for the meeting were Zoning Administrator Dave Holmes, Mayor Jeff Holt, Dan Simmons, Dennis Blackmon, Andrew Hodge, George Schlecht, Willie Holder, and Bob Harned.

MINUTES

David Strickland made a motion to approve the minutes from the April 23, 2009 meeting. Terry Rains seconded the motion. The minutes were unanimously approved as written.

AGENDA CHANGES

Chairman Randy Holloman said that Bob Harned was first on the agenda concerning the modification to the zoning ordinance. Dave said that the board didn't need to discuss the issue again until the proper application had been filed. Dave advised Mr. Harned to apply for a rezoning application for \$200 and to state the text amendment on the application.

CROCKER FARMS SUBDIVISION

Chairman Randy Holloman said that a sketch plan had been submitted for Crocker Farms Subdivision. Chairman Randy Holloman asked for Mr. Dennis Blackmon, RLS to

inform the board on the sketch plan submitted. Mr. Blackmon introduced Mr. George Schlecht who is the developer of the property; Mr. Willie Holder, the architect, and Mr. Andrew Hodge who is also a surveyor. Mr. Blackmon said that he knew that this Planned Unit Development (PUD) would be a first for Pine Level. He said that it consists of 90 acres located on Peedin Road SR#2309. Forty-five acres are in the city limits of Pine Level and he said they would request annexation for the other 45 acres. He said there is a total of 271 units consisting of 32 lots for cottage homes, 131 lots for traditional single family homes, 48 units of quad plex cottages and 60 units of independent living. Mr. Willie Hood spoke next to the board. He said this development would be a mixture of housing for the whole community with different lifestyles. He said all maintenance would be maintained by a homeowners association. There will be sidewalks, curb and gutter and one mile or more of paved streets in the development.

Berry Godwin said he thought the development was well planned. Dan Simmons agreed. Dave Holmes said that the planning board would hold a meeting to go over the sketch plan closer and to see if the plan meets all PUD requirements according to our ordinance. The board then thanked Mr. George Schlecht and Mr. Blackmon and everyone with them for choosing Pine Level for this development.

Dave Holmes said that he would review the plan and get back to the board before the meeting. The board agreed to recess this meeting and meet again on June 11, 2009 at 6:30 p.m. to go over the PUD.

MEETING ADJOURNED

There being no further business Terry Rains made a motion to recess the meeting until June 11, 2009 at 6:30 p.m. Berry Godwin seconded the motion. Motion passed unanimously. The meeting ended at 8:00 p.m.

Connie Capps
Deputy Clerk

Randy Holloman, Chairman