

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
MAY 28, 2015**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 28, 2015 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 Faye Starling (alt)
√ Berry Godwin	X Cecelia Weaver (alt)
√ Janet Kleinert	√ Randy Jones (alt)
X Nester McClain	
√ Terry Rains	
X Bob Harvey	

Others present for the meeting were: Linda Strickland, Richard Arthur, Elliott Arthur, and Jonathan Arthur, Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

OATH OF OFFICE

Deputy Clerk Connie Capps administered the oath of office to Randy Jones who was appointed by the town board on February 12, 2015 as an alternate to fill the remainder of Sal Navarro's term which will expire on October 31, 2015.

MINUTES

Terry Rains made a motion to approve minutes from the meeting held on January 29, 2015. Berry Godwin seconded the motion. The minutes were unanimously approved as written. There were no meetings held in February, March, and April.

REQUEST FROM LINDA STRICKLAND

Chairman Randy Holloman informed the board that Linda Strickland had some questions concerning her property located at 226 Gor-An Farm Road. He asked that she come forward to address the board.

Linda Strickland said that she has 2 separate lots located at 226 Gor-An Farm Road. The front lot has a double-wide mobile home on it and the lot behind it consists of three (3) acres which she has a single-wide mobile home on it with a pool where she lives. She said she would like to pull off the single-wide mobile home and place a new single or double wide on the lot. She said she is unsure of what size at this time. She said that she was told by Scottie Hayes if she placed a single wide mobile home on the lot she would need a conditional use permit. She questioned the board why she would need a conditional use permit for replacement. Chairman Holloman said that the zoning ordinance states that a conditional use permit is required to place a single-wide mobile on an individual lot in an RA (residential-agricultural) district. He said if she just replaces the mobile home, she would need to put a single-wide mobile home back that is the same size as the mobile home being pulled off. He said if she put a double-wide mobile home there, she would need a zoning permit and to follow the guidelines as specified for Class A (double-wide) Manufactured Homes on page 56 of the zoning ordinance. He asked Linda if there was an easement to this property. Linda Strickland said there was a 20 foot easement to the property. Chairman Holloman said that he thought she would need a 30 foot easement. He said back in 1985 the zoning ordinance may have stated that a 20 foot easement was required, but now under the new revised ordinance you must have a 30 foot easement. Chairman Randy Holloman told Linda that the board would need to do some research on the easement and get back with her.

REQUEST FROM RICHARD ARTHUR

Next Chairman Randy Holloman asked that Richard Arthur come forward to present his request. Richard asked the board if duplexes would be allowed on the property which is located at the corner of East Pine Street and 70-A Highway. The board said that all of the property is zoned RA (residential-agricultural). The board agreed he would need to have the total parcel surveyed and subdivide the property due to a house being on the parcel. They said after he subdivides the property, he would need to ask for the vacant parcel to be rezoned to RH (residential-housing) which allows for duplexes. The board advised him that after having done that he would need to submit a preliminary drawing for review and request for rezoning of the property. Randy Jones suggested that when subdividing the parcel on which the house is located, if he would keep the minimum setback requirements for that lot, then that would give him more land to work with for the duplexes.

Chairman Randy Holloman said the time table for rezoning the property is approximately 60 days, due to the town board having to call for a public hearing and also receiving a recommendation from the planning board. Richard thanked the planning board for their assistance and steering them in the right direction on their request.

MISCELLANEOUS

Berry Godwin said he just wanted to emphasize the importance of being pro-active with enforcing of the zoning ordinance. He said we need to make sure that ALL people are getting the necessary permits for everything that requires a permit. He said we need to make sure people are doing what they are supposed to be doing. Chairman Randy Holloman also stated that he had been driving along 70-A Highway through town and noticed chickens in someone's yard. The board agreed that stricter enforcement was needed.

Terry Rains next asked who was responsible for maintaining Moccasin Creek. He said that trees were growing in it and should be cleaned out. After some discussion, Berry Godwin said that Moccasin Creek is very important to Selma and Pine Level and he agreed it does need to be cleaned out.

MEETING ADJOURNED

There being no further business, Randy Jones made a motion to adjourn and Berry Godwin seconded the motion. The meeting adjourned at 7:25 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman