

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
JUNE 11, 2009**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, June 11, 2009 at 6:30 p.m. at the Pine Level Town Hall. The meeting was recessed from May 28, 2009. The meeting was called to order by Chairman Randy Holloman with a quorum present.

ROLL CALL

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

CROCKER FARMS SUBDIVISION PLANNED UNIT DEVELOPMENT

Chairman Randy Holloman turned the meeting over to Dave Holmes in order for him to inform the board of the findings of the sketch plan for Crocker Farms Subdivision. Listed is a summary of comments and suggestions discussed at the meeting.

1. All members were quite adamant about requiring sidewalks on one side of all streets, except for the two cul-de-sacs. This was a big topic of discussion when we revised the Zoning Ordinance and they compromised from requiring sidewalks on both sides of the streets to one side.
2. In order to make the lot sizes compatible with the Zoning Ordinance it will be necessary to request a rezoning from RS to RH (Single and Multi-Family District). The RS District requires the minimum lot size of 15,000 square feet. The RH District requires a minimum of 10,000 square feet. This would cover all the single-family lots shown on this plan with the exception of the 32 cottage home lots (discussed below).
3. 32 Cottage Home Lots – (7,200 square feet) quoting from the State Planner John Morck, "PUD'S are a "Use" in various zones and not a district itself. This means that single family that does not use the clustering provision has to meet the lot size requirements of the underlying zone (RS). Multi-family is allowed using the multi-family dimensional standards". It may be possible to ask for a variance in the size of these 32 lots to allow 7,200 square foot lots for the development of cottage homes. If this is not allowed by law then the only recourse is to either

propose "clustered homes" or increases the size of the lots to 83.3 feet by 120 feet to meet the minimum required in the RH District (assuming rezoning). When Dave can reach the State Planner for his interpretation concerning a variance for these 32 lots he will share this with the board.

4. A variance will be necessary to eliminate a required 50 foot buffer around the entire perimeter of the multi-family site (Quads) as shown on the site plan. Section 405.27(B) Buffer Yard Required. The quads proposed will not meet this requirement as shown. The Planning Board members have no problem with this kind of variance as there is a precedent for this action and they all liked this proposed arrangement.
5. Several members are concerned with the potential number of households in this PUD with only one entrance and exit onto Peedin Avenue. Their concern is in the event of some emergency a second exit would be necessary. There is one way to achieve this without developing a new street and losing several proposed lots. There is an existing 50 foot easement that runs along the rear of lots 130-135 and continues out to Peedin Avenue. This is an undeveloped street and presently serves several existing homes and also gives access to the 5 acres shown on this PUD which is designated "Reserved By Owner to Convey to Others." It would mean however that a portion of Lot 129 would be lost for a 50 easement. This easement would not be open to traffic but only in the event of an emergency. A locked gate could be erected and opened only if necessary. Something to think about as there is considerable concern about only one entrance/exit into this development.
6. A special use permit would need to be filed as required by our zoning ordinance. This could be done in conjunction with the request for rezoning and would not have to be a separate public hearing. The variance requests would be submitted to the Board of Adjustment which is the planning board members.

In summary, all of the Planning Board members present like this proposed development and don't want to do anything which makes the developer fold up and go somewhere else. Everyone present feels that Pine Level needs this development and will take the necessary actions to make it a reality.

MEETING ADJOURNED

Since there was no further business the meeting adjourned at 7:25 p.m.

Connie Capps
Deputy Clerk

Randy Holloman, Chairman