

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
JULY 23, 2015**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, July 23, 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	✓ Cecelia Weaver (alt)
✓ Janet Kleinert	✓ Randy Jones (alt)
✓ Nester McClain	
✓ Terry Rains	
✓ Bob Harvey	✓ Scottie Hayes, Zoning Administrator

Others present for the meeting were: Merle Hall, and Jonathan and Elliott Arthur.

APPROVAL OF MINUTES

Terry Rains made a motion to approve minutes from the meeting held on May 28, 2015. Nester McClain seconded the motion. The minutes were unanimously approved as written. There was no meeting held in June.

REZONING REQUEST FOR TERESA ARTHUR

Chairman Randy Holloman next addressed the rezoning request for Terry Arthur. He said she is requesting to rezone the property on North Pine Street (Tax Parcel #4224233) from RA (residential-agricultural) to RH (residential-housing). Chairman Holloman said the town board will be holding a public hearing on this request on Thursday, August 6, 2015 at 7 p.m. He said they will be making the final decision on this request. He said the Planning Board only needs to make a recommendation.

Chairman Holloman asked Scottie Hayes if rezoning signs had been posted

on the property. Scottie said that no they have not, but he would post them. Chairman Holloman said it might be good to post two signs, one along 70-A Highway and one on North Pine Street. He said the ordinance states that signs need to be posted on the property ten (10) days before the public hearing.

Chairman Holloman asked if anyone had any questions or concerns about the rezoning request because Jonathan and Elliott Arthur were present to answer them.

Terry Rains questioned if all the property (6.5 acres) was inside the Pine Level city limits? Chairman Holloman answered saying that only part of the property is in the city limits. He said that the first 3 units will be in the city limits (approximately 500 feet). Terry asked if the property could be annexed into city limits. Chairman Holloman stated annexing property into the city limits would be a town board decision.

Randy Jones next questioned where the city limits boundary along North Pine Street was located and if what the Arthurs wanted to build was in the city limits. Chairman Holloman answered yes.

Merle Hall told the board that water and sewer was available in this area. He said there would not need to be any extensions of water and sewer lines, only a tap.

Chairman Holloman said this project would be considered as a complex. Merle Hall said that he had taken the town rules and regulations and applied them to this project. He said no variance would be needed. He said the only issue that had come up was the 50' buffer along the railroad right-of-way. He said he was 2-3 feet shy of being off of the railroad right-of-way, but he said that would not be a problem to slide the project over. He said the Arthurs thought this project would be a nice asset to the town along North Pine Street and 70-A Highway. Chairman Holloman said the rezoning would be compatible to the surrounding property.

Berry Godwin said that once the property is rezoned to RH, anything allowed under that zoning classification would be permitted.

Randy Jones asked if the planning board would be reviewing the sketch plans when presented. Chairman Holloman said the planning board would review them, and whatever is submitted with the zoning permit would have to be exact.

Scottie Hayes questioned the board about the existing house on the property. He asked if the house should be subdivided off. He said he wasn't sure if two dwellings could be placed on one lot of record. After some discussion, Chairman Holloman advised Scottie Hayes to research the matter.

Chairman Holloman informed the Arthurs that if the rezoning was approved by the town board, they could apply for a special use permit, which is a requirement for a complex.

Nester McClain made a motion to recommend approval of the rezoning request. Terry Rains seconded the motion and the motion passed on a unanimous vote.

SPECIAL USE PERMIT/ HINNANT FARMS VINEYARDS

Chairman Holloman said the next item of business was a special use permit filed by Bob Hinnant of Hinnant Farms Vineyards, located at 826 Pine Level Micro Road. He is requesting to modify the existing special use permit to allow for onsite production of fortified wines.

Randy Jones asked permission to abstain from voting due to this request being submitted by his wife's family. Chairman Holloman agreed and told him that he could continue to be in on the discussion.

The board closed the planning board meeting upon a motion from Nester McClain and second from Berry Godwin in order to convene as the Board of Adjustment.

Chairman Holloman explained that a special use permit was granted by the town board on April 9, 2002 to allow for non- fortified wines. He said Mr. Hinnant is now requesting that the existing special use permit be modified to allow for on- site production of fortified wines. Mr. Hinnant's application request stated that he would like to modify the special use permit to allow manufactured spirited liquors on site by distilling wine into brandy, which will be used to fortify wines including, Ports, Sherry, and Madeiras.

After some discussion Berry Godwin made a motion to recommend approval to modify the special use permit to allow for on-site production of fortified wines, and Bob Harvey seconded the motion. The motion passed on a unanimous vote.

Chairman Holloman said that the Town Board will be holding a public hearing on this request on Thursday, August 6, 2015 at 7 p.m.

The Board of Adjustment reconvened as the planning board with a motion from Berry Godwin and second from Bob Harvey. Motion passed unanimously.

GENERAL DISCUSSION

Janet Kleinert asked Scottie Hayes about the cleaning of Moccasin Creek. She said that she had a complaint and they asked who the contact person was. The board said Dickie Braswell was the contact person.

Janet Kleinert also asked Scottie Hayes about the house and overgrown lot on JC Drive in Strickland Plantation. Scottie Hayes said he would find out what bank to contact. Berry Godwin said that in the future to contact the bank who owns the home, and send the bank a bill for houses with overgrown lots. That way when the house is sold, the bill would be paid. Scottie said he and Chief Sparks usually ride down each street in town and check to see if there are any overgrown lots, but he said they have not done that in a few weeks. Berry Godwin stated that the town needs to officially send out letters to all property owners in violation. The board agreed that fines can be implemented for every day a citizen is in violation.

MEETING ADJOURNED

There being no further business the meeting adjourned.

Janet Kleinert
Secretary

Randy Holloman, Chairman

