

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JULY 27, 2017**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, July 27, 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: Elliot Arthur, Tonia Hill, Dan Simmons, Andrew Hodge, Tim Broome, and Merle Hall.

Staff present: Town Attorney Will Barham, Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

MINUTES

Randy Holloman made a motion to approve the minutes from the meeting held on June 22, 2017. Nester McClain seconded the motion. The minutes were unanimously approved as written. Chairman Randy Jones thanked Town Attorney Will Barham for attending the meeting. He said the town board approved for Mr. Barham to attend the Board of Adjustment hearings.

CHANGE IN AGENDA

Chairman Randy Jones said that he would like to propose a change in the agenda of moving Item Number 5 to Number 3 and Item Number 3 to Number 5 and to Delete Item Number 6 and replace it as New Business to discuss times of meeting in August. Terry Rains made a motion to accept the change in the agenda and Randy Holloman seconded the motion. Motion passed unanimously.

MINOR SUBDIVISION FOR ELLIOT ARTHUR

Chairman Randy Jones said that Elliot Arthur has submitted a sketch plan/preliminary plat for a minor subdivision for the property located on Pinecrest Road in the ETJ of Pine Level, which is zoned RA (residential-agricultural) and PIN#12N10034. This property is a family-owned tract of land and consists of 38.27 acres. Mr. Arthur would like to divide off 5.68 acres to build a house.

Chairman Jones said that Mr. Arthur meets the requirements of the second half of the minor subdivision ordinance on page 9, and he has paid all fees. Chairman Jones also reminded Mr. Arthur that according to the subdivision ordinance Article III Section 301.4 that to subdivide as a minor subdivision the owner will not be able to divide off the property again in five (5) years. He said Mr. Arthur could come back for a major subdivision, but not a minor subdivision. Randy Holloman said he would like to make one correction on the Certificate of Approval: He said the plat should read that the Subdivision Administrator and Mayor should sign the plat instead of the Planning Board Chairman. Randy Holloman referred him to the Certificates in the back of the ordinance.

Chairman Jones said everything looks in order as it should be and with that Berry Godwin made a motion to recommend approval of the preliminary plat as the Final Plat. Nester McClain seconded the motion. Motion passed unanimously.

Merle Hall also asked if a letter could be sent to Johnston County Environmental Health from the town stating that the property is in Pine Level's zoning jurisdiction, as well as the zoning classification of the property, PIN Number, and setbacks. The Chairman suggested that he send Scottie Hayes an email with what he needed the letter to say and to copy Connie Capps and himself in the email. Chairman Randy Jones wished Elliot Arthur Good Luck and Congratulations on his new home.

PRELIMINARY PLAT FOR PEEDIN RIDGE SUBDIVISION (GENESIS LIVING)

Chairman Jones said Andrew Hodge, who is the engineer for Genesis Living, was present to submit new maps for Peedin Ridge Subdivision. He said on the previous plat submitted there were some corrections that needed to be made, and he has made those corrections. The Chairman said letters had been sent to Johnston County Environmental Health Department and NC Department of Transportation asking them to review the subdivision and offer any comments. He said both departments responded and did not find any issues with the subdivision.

Chairman Jones questioned if a storm water study needed to be done on the subdivision. Mr. Hodge said due to the acreage it does not require a storm water study. Mr. Hodge also said no road improvements will be needed nor any extension of utilities, and the street light requests would need to be submitted to the town board.

Chairman Jones said all fees have been paid. He requested that the board review each line item in the Subdivision Appendix Checklist on page A1-1-A1-3 and compare the requirements for Preliminary and Final Plats to see if all information had been included on the plat.

Randy Holloman wanted to mention the section on the Subdivision Application which refers to Recreation. He said Genesis Living has checked on the application that a Fee in-lieu (#of acres X fair market value) of a certain amount of acreage for Recreation of \$1,635.98 will be paid. Zoning Administrator Scottie Hayes said the money goes to Johnston County for the Open Space Grant.

Randy Holloman said he knew restrictive covenants were not required but were good to have included, and asked Mr. Hodge would there be restrictive covenants for this subdivision. Chairman Jones said he would like to see a list of restricted covenants presented for this subdivision. Mr. Hodge said there will be a list of restrictive covenants after the Final approval.

After some discussion Berry Godwin made a motion to accept the preliminary plat as the Final Plat contingent upon Mr. Hodge adding the following items to the Final Plat. Nester McClain seconded the motion. Motion passed unanimously. The Chairman said the Town Board will be meeting on Monday, August 14, 2017 at 7:00 p.m.

- 1) The seal of the Registered Land Surveyor
- 2) The zoning classifications of the adjoining properties
- 3) Submit a copy of the Restricted Covenants, at a later date before construction begins. Restrictive covenants are not required, but the board felt they would be good to include.

REZONING REQUEST FOR JOHNSTON COUNTY PUBLIC UTILITIES

The next item on the agenda was a rezoning request submitted by Johnston County Public Utilities for a County Wastewater Pump Station Site Addition. Chairman Randy Jones ask that Tim Broome, who is the Project Engineer for Johnston County Department of Public Utilities to inform the board on this request.

Mr. Broome said the Johnston County pump station that is located on North Peedin Avenue has been there since 1980-81. This land is currently zoned RA (Residential-Agricultural). He said Johnston County has purchased 0.33 acres Parcel#4678625 (Northeast corner only) from Genesis Living, which is adjacent to the County's wastewater pump station on North Peedin Avenue that has recently been rezoned to RH (Residential-Housing). He said the pump station has served the town well but is reaching capacity. The purchase of this parcel will facilitate improvements the County is planning for the pump station. He said the County would like to install a Flow Tank that will help when the high flows come in, for example like when Hurricane Matthew came. He said the average flow is 150,000 gallons. He said once the tank is installed and high flows come, if the level rises above 300,000 gallons in volume, the tank will not overflow. He said the tank will be 60 feet in height and 60 feet in diameter and made of reinforced concrete/a steel tank with a coating of a green or sandy earth color. He said there would be a landscape berm around the tank 6 feet in height with wax myrtle trees on top and would be fenced. He said the pump station's capacity is near, and if the County doesn't do something now the State will start denying sewer taps. Mr. Broome said the land surrounding the pump station is currently zoned RA (Residential-Agricultural) except for the parcel of land owned by Genesis Living, which has been recently rezoned to RH (Residential-Housing). Mr. Broome said that the County would like this additional parcel to revert back to the original zoning classification that is was before, which was RA.

Chairman Randy Jones wanted to clarify that the planning board was here for the rezoning request, but thought it was a good idea for the board to be aware of the improvements needed for the pump station. Nester McClain made a motion to recommend that the property be reverted back to RA. Terry Rains seconded the motion. Motion passed unanimously. Chairman Randy Jones said this recommendation will go before the Town Board on Monday, August 14, 2017.

NEW BUSINESS

MEETING TIMES IN AUGUST

Chairman Randy Jones said he would like to thank Tonia Hill for deciding to expand her daycare business, which will be located in front of the Pine Level Town Hall, and making Pine Level her home. He said Tonia Hill has applied for a conditional use permit, which is required for building a daycare facility. This will require advertising for 10 days and the Board of Adjustment will need to hold a public hearing on this request. He said the next regular scheduled meeting for the Planning Board is August 24th and the town board has requested if at all possible to reschedule the planning board meeting so it would expedite the process for Mrs. Hill. The Chairman said he wanted to ask the planning board members if the meeting were rescheduled to Thursday, August 17,

2017 how many could commit to attending the meeting before the public hearing is advertised. All board members were in agreement with the date change. Berry Godwin made a motion to move the regular scheduled meeting from August 24, 2017 to Thursday, August 17, 2017 at 6:30 p.m. Nester McClain seconded the motion. The change in the meeting date and advertising for the public hearing will be advertised in the Pine Level Edition of the Kenly News.

Chairman Jones reminded everyone of NCGS 143 Article 33C that board members cannot discuss anything about Playmates Daycare until the public hearing on August 17th. He reminded the board to study and review the plans submitted.

NEW ZONING MAP

Randy Holloman said he was thankful for the new updated zoning map the board received. The board agreed.

REPORT FROM ZONING ADMINISTRATOR

Scottie Hayes told the board that he would begin listing everything that comes in to him for reference. He said he wanted to mention a few items that are pending:

- 1) Mr. Arnold Turner has submitted plans for a standard metal building for review.
- 2) Zoning permit pending for Kyle Whitley (waiting on site plan)
- 3) Zoning permit pending for RD Braswell Const. Co. (waiting on site plan)

MEETING ADJOURNED

Berry Godwin mentioned that it took a lot of effort to accomplish what was done at the Planning Board meeting tonight. He said zoning and planning is complicated, but after the work is completed we have a nice plan. He says it is a learning process for everyone every time. He thanked the staff and planning board members for all the work that went into this meeting.

Commissioner Phil Pittman said on behalf of the town board, we appreciate all the work the Planning Board does.

Randy Holloman wanted to mention that there are vacancies on the planning board for ETJ members. So if anyone knows of someone that would be interested in serving go by the town hall to pick up an application.

There being no further business to discuss, Faye Starling made a motion to adjourn and Janet Kleinert seconded the motion. The meeting adjourned at 8:00 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman