

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
AUGUST 25, 2016**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, August 25, 2016 at 6:30 p.m. at the Pine Level Town Hall. The following members were present:

√ Randy Holloman	√ Faye Starling (alt)
√ Berry Godwin	X Cecelia Weaver (alt)
X Janet Kleinert	X Randy Jones (alt)
X Nester McClain	
√ Terry Rains	
√ Bob Harvey	

Others present for the meeting were: Alan Thornton, Colton Moore, and Wyatt Moore.

Chairman Randy Holloman called the meeting to order at 6:30 p.m. with a quorum present.

MINUTES

Faye Starling made a motion to approve the minutes from the meeting held on July 28, 2016. Terry Rains seconded the motion. The minutes were approved as written.

REMINDER OF PUBLIC HEARING

Chairman Randy Holloman reminded the planning board members of the Town Board meeting on September 8, 2016. A public hearing will be held on the annexation of property on Gor-An Farm Road. A second public hearing will be held on an amendment to the Subdivision Ordinance. He asked that Connie Capps remind members of this meeting.

MAJOR SUBDIVISION/ALAN THORNTON

Alan Thornton addressed the board and explained his plans for the new subdivision. Chairman Holloman asked Mr. Thornton if he had a map of the subdivision. He said he had left a copy at the town hall several weeks ago. Chairman Holloman said he or the

board members had not seen a map. Chairman Holloman pointed out that the subdivision ordinance states that the map would be reviewed within 10 days by the zoning enforcement officer. Chairman Holloman said the board would contact Scottie Hayes and find out about the map, and the planning board would follow the procedures to get approval as soon as possible. Mr. Thornton told the board that he was scheduled to close on the land at the end of September, and would like approval as soon as possible within the process. He said he had hoped for conditional approval at this meeting, but with no map, and no recommendation from the zoning enforcement officer, the board could not act. Chairman Randy Holloman advised Mr. Thornton to get a copy of the ordinance for reference.

Mr. Thornton told the board there would be around 93 lots. Twenty-six road frontage and the balance on interior. He mentioned home sizes would be around 1550 square feet to 1850 square feet. If economic conditions warranted, he might go as low as 1350 square feet. There was much discussion about the minimum size of houses. The board felt like the minimum should be 1500 to 1550 square feet. There is an abundance of homes in Pine Level in the 1300 square feet range. These smaller homes are many times considered starter homes, and over time tend to turn into rental property. The Board appeared to be in agreement that part of the subdivision approval should include the requirement of minimum house size. The board will address this again at the next meeting after the map is submitted.

Mr. Thornton said there will be one entrance to the property. There were questions about possibly having two entrances. After some discussion, the one entrance seemed to be reasonable. Twenty-six of the homes will have driveways going directly to the highway, with the balance using the entrance. Mr. Thornton said the NCDOT traffic counts show low volume of traffic in the area. Mr. Thornton showed the board a photo of a similar entrance sign that will be erected at this subdivision. The entrance will be off East Gordon Road. The lot prices will be in the \$30,000.00 range. It appears that many of the houses will be vinyl siding with some stone. All homes will have crawl space, with no homes on concrete slabs. Mr. Thornton said Jerry Dalton and Dan Simmons have helped with engineering of the property and sewer. Mr. Thornton will be tying into existing sewer system, with some pump and pipe modifications by Mr. Thornton. This will be done before lots are sold. He said lots will be a minimum of 15,000 square feet with some lots larger. Rectangle lots will be around 100 X 150.

Chairman Holloman again expressed concern that the board did not have a copy of the map. He said if the map was submitted over 10 days ago, we should have already had a meeting to address it. He assured Mr. Thornton the board would proceed as quickly as process would allow. Mr. Thornton thanked the board.

REVIEW OF ZONING ORDINANCE

Due to time restraints, the board did not continue its review of the ordinance. Chairman Holloman said the board would begin on page 76 at the next regular meeting.

Chairman Holloman said Randy Jones was getting additional information together on PUDS that will be discussed. He said the board will also discuss sidewalk sales at the next regular meeting.

MEETING ADJOURNED

Mrs. Faye Starling advised the board that Chairman Randy Holloman had just been elected as a Deacon in his church.

Chairman Holloman told the board it would be good for as many planning board members as possible to be at the Town Board meeting on September 8th. He said the next regular meeting is scheduled for September 22, 2016.

Since there was no further business to discuss, Bob Harvey made a motion to adjourn. Faye Starling seconded the motion. The meeting adjourned at 7:50 p.m.

Submitted by Berry Godwin

Randy Holloman, Chairman