

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
OCTOBER 25, 2018**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, October 25, 2018 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

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

Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.
Others present: Curk Lane with True Line Surveying and Trent Broadwell.

MINUTES

Nester McClain made a motion to approve the minutes from the meeting held on June 28, 2018. There were no meetings held in July, August, or September. Terry Rains seconded the motion. The minutes were unanimously approved as written.

RESIGNATION

Chairman Randy Jones read a letter of resignation submitted by Janet Kleinert. The board agreed that Janet has served and represented Pine Level well on the planning board for 13 years. Berry Godwin made a motion to accept her resignation and Faye Starling seconded the motion. Motion passed unanimously. The resignation letter is included and made a part of these minutes.

CERTIFICATE OF ACHIEVEMENT

Chairman Randy Jones informed the board that Mr. Nester McClain's term on the planning board will expire on October 31 and he has chosen not to re-apply for another term. He said Mr. Nester McClain has served and represented Pine Level well on the Planning Board for 15 years. Chairman Jones presented Mr. McClain with a Certificate of Achievement in recognition of 15 years of Outstanding Service and Commitment to the Pine Level Planning Board from March 2003 to October 2018. Chairman Jones said he was honored to serve on this board with him. Randy Holloman also stated that he has been to a lot of town meetings and remembers only one time that Mr. McClain was not present due to being out of town with his family. He said that says a lot.

SKETCH PLAN REVIEW FOR CLEARVIEW ESTATES SUBDIVISION PHASE II

Mr. Curk Lane was present representing True Line Surveying for Ray Moore on behalf of a sketch plan submitted of Clearview Estates Subdivision – Phase II. Mr. Lane stated that Phase II does not connect to Phase I. He said Phase II would consist of four lots- Lot 27-28-29-30 that would be located on Davis Mill Road adjacent to the sewer pumping station. He said the information concerning the sewer capacity was the reason the project has been delayed. Mr. Lane said Mr. Ray Moore had spoken with the engineer about the capacity and he assured him that the pumping station would handle the four homes. Chairman Jones said he had also talked with Dan Simmons concerning the sewer capacity, and he stated that the pump station would handle the four lots, but if other homes are added, the pumping station would need to be upgraded or a new pump station built because it is reaching capacity.

Chairman Jones also wanted to clarify that Duke Energy has an easement on the property and informed Mr. Lane that nothing could be built on that easement that crosses the last lot on the corner. Chairman Jones also stated that there is a 50' front setback instead of a 30' setback on the property because of Davis Mill Road being a state road according to NCDOT. Mr. Lane said that he was aware of that and that he had talked with the NCDOT about that and the driveways. Mr. Lane also said there would be no mail kiosk for these 4 homes due to not being a new subdivision and not adding new streets. Chairman Jones said he would also like clarification on a motion that was made by Commissioner Phil Pittman at a recent meeting concerning residents having mailboxes at the street in Pine Level.

A motion was made by Terry Rains to approve the sketch plan for Clearview Estates Subdivision Phase II and Nester McClain seconded the motion. Motion passed by unanimous vote.

The board commended Mr. Lane by "going by the book" on the sketch plan, and said he submitted a great presentation and told him his next step would be to submit a preliminary plat.

DISCUSSION ON SUBDIVISIONS

The board discussed some issues concerning major and minor subdivisions and the recombination of property. A handout from the Institute of Government was also discussed concerning these topics.

MISCELLANEOUS

Chairman Randy Jones read a letter that Mayor Holt sent to him and RD Braswell stating that a proposed development of a recreational vehicle park is being considered for the property located adjacent to US Highway 70 in Pine Level. The property is zoned LI (Light Industry) and is a permitted use in this zoning district. The Chairman said he wanted the board to be aware of this because the only rule for this use is that it cannot be used as a permanent residence.

The planning board had concerns that no action had been taken by the town board on the recommendations regarding the Table of Permitted Uses Section 308 in the zoning ordinance that were previously submitted by the Planning Board. Randy Holloman said the main concern was that the town board has not acted on these "Uses" for the future. He suggested that a letter be sent to the town board stating their disappointment and concerns on not acting upon

the recommendations. Berry Godwin made a motion to that effect and Randy Holloman seconded the motion. Berry Godwin asked if anyone had asked the planning board to clarify any of the recommendations that were submitted. The answer was no. After some discussion, Berry Godwin asked that his motion be withdrawn. The board agreed it would be best for both boards to meet together and discuss the recommendations. Chairman Jones said he would contact the town attorney concerning this meeting.

MEETING ADJOURNED

There being no further business to discuss Terry Rains made a motion to adjourn the meeting and Faye Starling seconded the motion. The meeting adjourned.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman

RV PARK

Planning Board sent recommendations to town board on June 11, 2018 on Section 308-Table of Permitted Uses

Our main concern is not right now, but in the future....

The town board has not responded to the requests/recommendations nor denied them.

This development was just one of the examples/ reasons why the planning board asked for amending these uses so that the planning board and town board could place conditions on such uses.

An RV Park is being considered on RD Braswell's property which is adjacent to Highway 70 zoned LI (Light Industry) in which an RV park is permitted. The Planning Board has no say in this development, except that the ordinance states an RV park cannot be used as a permanent residence.

In talking with Mr. Braswell, the RV Park will be modeled after Raleigh Oaks RV Park on Highway 701. It is huge. A gas company is coming through and they need somewhere for the workers to stay temporarily. Mayor Holt has written a letter stating that this use is allowed in the LI zoning district.

Chairman Jones received a copy and wanted the planning board to be aware that Phase 1 of this RV park will consist of 27 units.

Current driveways on 70 Highway will be cut off. Another road will need to be made which will come off of Peedin Avenue.

No traffic cannot come through the mobile home park

Both gates should be locked in the mobile home park, but people still use them.

Pine Level has 37 residents who live in Mr. Braswell's mobile home park they may not like this.

Not just Dickie Braswell now using the park, but if Dickie were to sell the property anyone else that buys his property could develop something that would not benefit the town.

It will be set up as campers, the lot size, etc is up to the park manager.

The town's sewer system capacity is questionable

LI (Light Industry) Only industries should be placed in this zoning district- need to address each one individually.