

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
OCTOBER 26, 2017**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, October 26, 2017 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	X Faye Starling (alt)
√ Randy Holloman	√ Cecelia Weaver (alt)
√ Berry Godwin	√ Janet Kleinert (alt)
√ Nester McClain	
√ Terry Rains	
√ Andy Medlin	

STAFF PRESENT

Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

AGENDA

Chairman Randy Jones said he would like to change the order of the agenda by changing Item #2 to the last item of business due to the Zoning Administrator needing to leave early.

OATHS OF OFFICE

Chairman Randy Jones next welcomed Andy Medlin to the Planning Board as an ETJ member. Connie Capps next administered the oath of office to Andy Medlin, who was appointed as an ETJ member and Cecelia Weaver who was re-appointed as an in-town alternate. Their terms will expire on October 31, 2020.

REPORT FROM ZONING ADMINISTRATOR

Scottie Hayes reviewed his report (which is made a part of these minutes) with the board and said a few issues had come up since the last meeting. He said some issues had been resolved and some are in the process of being resolved as listed on the report.

Item#1-Chickens- has been resolved.

Item#2-Accessory building on Capps Street- a letter has been sent and they have 10 days to respond.

Item#3-Room addition on Mr. Bee Street without a permit- In the process of being resolved.

The board was concerned over the project on Mr. Bee Street that had been started without a permit. Berry Godwin stated that some of these issues were minor, but asked what if there had been a larger project, how would the town handle the situation. Berry also asked Scottie what he recommended that needed to be done in order to prevent these issues from happening again. Scottie said he would try to ride around town once a week, he said new construction is easy to see, but sometimes other projects are not. Berry said he did not understand why we could not be pro-active and not re-active. He said that it was not the planning board's job to ride around town to see if any construction was going on. Randy Holloman said we need to enforce what was in the zoning ordinance.

Chairman Randy Jones informed Scottie that Genesis Living has obtained permits for their project called Peedin Ridge, to be located on Peedin Avenue. He asked that Scottie keep a check and follow up on the project due to the location which is highly traveled.

MINUTES

Nester McClain made a motion to approve the minutes from August 17, 2017. (No meeting was held in September). Randy Holloman seconded the motion. Motion passed unanimously.

Chairman Randy Jones said at the August meeting the board had made a recommendation concerning the Rules and Procedures of the Planning Board. The recommendation was: Due to the current number of members on the board, to amend the Rules and Procedures from the number of eight (8) members to (5) members. He asked for the results from the town board on that recommendation. Connie Capps said that she had emailed the UNC School of Government asking for clarification on whether the rules needed to be amended when the number of members change or if there are vacancies. She said she had received an email back from Attorney David W. Owens and he stated that: No, unless you are changing how appointments are made, a simple change in the identity of members does not require an amendment.

The Chairman asked that this be tabled until the November meeting in order to research.

MEETING DATE CHANGE

Due to the upcoming holidays, the board agreed to change the November meeting date to November 30, 2017 and the December meeting to December 28, 2017. Motion made by Randy Holloman and seconded by Berry Godwin. The motion passed unanimously.

MEETING ADJOURNED

There being no further business to discuss, Terry Rains made a motion to adjourn. Nester McClain seconded the motion. Motion passed unanimously. The meeting ended at 7:35 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman