

**TOWN OF PINE LEVEL  
MINUTES OF THE  
PINE LEVEL PLANNING BOARD MEETING  
NOVEMBER 23, 2009**

**MEETING INFORMATION**

The Pine Level Planning Board met on Monday, November 23, 2009 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**

√ Chairman Randy Holloman	X Bob Harvey
√ Berry Godwin	√ David Strickland
√ Terry Rains	
√ Nester McClain	
√ Janet Kleinert	
X Faye Starling (alt)	
X Tracy Harned (alt)	
√ Salvatore Navarro (alt)	

Others present for the meeting were Zoning Administrator Dave Holmes, Dennis Blackmon, Jerry Ball, Andrew Hodge, George Schlecht, and Willie Hood.

Connie Capps next administered the oath of office to the following members: Janet Kleinert, Nester McClain, David Strickland, and Salvatore Navarro. Their terms will expire on October 31, 2012.

**MINUTES**

Terry Rains made a motion to approve the minutes from the meeting of June 25, 2009. Nester McClain seconded the motion. The minutes were unanimously approved. There were no meetings held in July, August, September and October.

**RECESS OF PLANNING BOARD MEETING**

At 6:40 p.m. Chairman Holloman asked the board to recess the planning board meeting in order for the Board of Adjustment to hold a public hearing on a variance request submitted by Patricia Schlecht. Nester McClain made a motion to that effect and Berry Godwin seconded the motion. Motion passed unanimously.

The public hearing was duly advertised on November 4, 2009 and November 11, 2009 in the Pine Level Edition of the Kenly News.

Chairman Randy Holloman opened the public hearing with a quorum present and stated that Patricia Schlecht had applied for a variance request in order to create a five (5) acre lot on a 60-foot easement with an access to Peedin Road. The lot is to be subdivided off of the property owned by Patricia A. Schlecht. Chairman Holloman asked Zoning Administrator Dave Holmes to explain the request.

Dave Holmes explained to the board that George and Patricia Schlecht purchased the property in which the Crocker Farm PUD is going to be developed reserving 5 acres for themselves. In the mapping of the subdivision the 5 acres which was to be excluded, was included. Dave also stated that in Section 304.3 in the ordinance under Street Frontage Required reads that every principal building, structure, or use shall abut at least 50 feet on a public street dedicated to and maintained by the Town of Pine Level, or the NCDOT except as provided in the following (C) In the RA District, a recorded easement of at least 30 feet to a publicly maintained street or highway. The easement may serve only one recorded lot or tract. Dave said due to this situation a variance is required. He said a mistake was made on the map and the 5 acres was not taken off of the subdivision map. Dave said he wanted to make it clear that only one home could be built on that lot.

Chairman Holloman showed his map and clarified the easement from Peedin Road, which begins at the corner of the road which is 50 feet. He said that the easement was there before zoning.

Chairman Holloman asked if there were any questions or any discussion concerning these requests. Since there was none, Nester McClain made a motion to approve the variance request as is and to allow one home on the 5 acre lot at this time. Berry Godwin seconded the motion. The motion passed unanimously.

At 7:10 p.m. the Board of Adjustment closed the public hearing and reconvened as the planning board with a motion from Terry Rains and seconded by Nester McClain. Motion passed unanimously.

### **REVIEW MAJOR SUBDIVISION PLAT FOR PATRICIA SCHLECHT**

Dave next informed the board that this discussion brings them to review the major subdivision plat submitted by Patricia Schlecht. He said this same piece of property is 5 acres and has to be treated as a major subdivision. He said the same map that is presented for the variance request is sufficient for the major subdivision. He said that even though it is 5 acres it will be considered as one lot. He said this map could be treated as a final plat and a recommendation would be needed to submit to the town board. They said a revised map would be submitted.

Berry Godwin then made a motion to recommend approval of the major subdivision plat of 5 acres (subdivided off of the larger tract of land) and Terry Rains seconded the motion. The motion passed unanimously.

## **REVIEW SPECIAL USE PERMIT FOR CROCKER FARMS PUD**

Chairman Holloman asked Dave Holmes to review the special use permit with the board. Dave said that this is the town's first PUD (Planned Unit Development) and that it will be wonderful for Pine Level. He said that a PUD basically stands on its own when approved. If Mr. Schlecht wanted to change anything in the PUD he would have to get another application. He said this PUD will take years to complete.

Dave said the plan had not changed since the last time the board reviewed it except that there will be sidewalks on every street except the cul-de-sacs since that was a concern before. He said that there was some question over the 50-foot buffer around the Quads/multi-family. Dave said that Andrew Hodge had confirmed that there was 50 feet around the site.

Next Dennis Blackmon introduced Mr. George Schlecht who is the owner of the PUD, Andrew Hodge, who is a land surveyor, and Willie Hood was the architect.

Berry Godwin spoke next. He said that he had some concern with 271 units in the subdivision and only one entrance. He said with the added population he was just concerned. He asked if they felt comfortable with only one entrance and could the board request two entrances. Dave replied that yes he was comfortable with one entrance. He said he had seen Becky Flowers Subdivisions and one entrance works fine. Berry Godwin also asked Mr. Hood would this size PUD in Wake County be approved with only one entrance. He replied yes. Mr. Hood gave board members pictures of the homes and cottages that are designed to be in the development. He told the board members that the NCDOT will have to approve all streets and driveways as well as the entrance.

There was some discussion on the drainage, and storm water ponds. Dennis Blackmon said that Andrew Hodge had been working on this and everything was working out fine.

Randy Jones, a citizen of Pine Level told the board that he loved this project. He said he just wanted to remind the planning board that in 7 to 8 years there will be limited entrances in and out of Pine Level due to the Super 70 Corridor. He said it was something to consider with the one entrance to the PUD.

David Strickland said that he was looking at Lots 128 and 129 on the map. He asked if an emergency access could be a possibility in the future. Mr. Willie Hood said that it could be possible and that they would definitely look at it when they get that far into the project. David said he would feel better knowing that something could be put into place concerning the entrance.

Mr. George Schlecht said that he had heard a lot of good points and reminded the board that this project was not final. He said some of the concerns like the entrances can be addressed and changed at a later date.

Since there was no more discussion Berry Godwin made a motion to recommend approval of the special use permit as submitted. David Strickland seconded the motion. The motion passed unanimously. Berry Godwin said this project will be an asset to Pine Level.

**MEETING ADJOURNED**

There being no further business, Terry Rains made a motion to adjourn. Nester McClain seconded the motion. The meeting ended at 8:00 p.m.

Connie Capps  
Deputy Clerk

---

Chairman Randy Holloman