

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
MAY 30, 2019**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, May 30, 2019 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	√ Cecelia Weaver (1 st alt)
√ Berry Godwin	X Trenton Broadwell (2 nd alt)
√ Faye Starling	√ Kimani Skeritte (3 rd alt)
X Randy Holloman	
√ Terry Rains	
√ Andy Medlin	
√ Tammy Register	

Others present for the meeting: Tonia Hill and Angela Rollins from Playmates Daycare, Curk Lane from True Line Surveying, and Alan Thornton with Dalton Engineering.
Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

Chairman Jones stated he would like for everyone to keep Terry Rains mother, Mina Grey Rains, in your prayers who is very sick.

APPROVAL OF MINUTES

Berry Godwin made a motion to approve the minutes from May 2, 2019. Terry Rains seconded the motion. The motion passed unanimously.

REZONING REQUEST -TONIA HILL

Tonia Hill filed a rezoning request to rezone .386 acres on East Pine Street from RH(Residential-Housing) to C (Commercial). She would like to help a friend start a florist business by letting them use her modular unit. Chairman Jones stated that she previously used the modular unit on this lot for her daycare which is currently zoned RH. He stated that according to the zoning ordinance if this property is rezoned to

Commercial, the modular unit would not be allowed to remain. He said according to the minutes from May 30, 2013 the planning board granted a conditional use permit in order for the modular unit to be placed on the property to be used as a daycare facility, which is allowed in an RH District. Tonia Hill stated that the modular unit would be removed from the site when the new daycare was built on Highway 70-A. The Chairman stated it was never removed. He also stated that a variance request was filed and granted for the front lot width requirement on the same location, based on the condition that when she purchased the daycare from Mr. Kensak in June, she would then meet the requirement. He stated that she never purchased the property from Mr. Kensak.

Chairman Jones said that he had studied her request for the last two days to see if there was any way the board could make this situation work. He stated that in the Commercial District modular units are not allowed. Tonia Hill stated that she wanted to help another business get started in Pine Level, which would only be temporary. Tonia stated that the vacant buildings in the downtown area are dilapidated and need major repairs.

After some discussion, Tonia Hill stated that she would withdraw the rezoning request. Chairman Jones stated that there was no recommendation by the planning board.

FINAL PLAT FOR CLEARVIEW ESTATES PHASE II SUBDIVISION

Curk Lane was representing True Line Surveying for the Final Plat of Clearview Estates Phase II Subdivision. Chairman Jones stated that five of the checklist items were not previously included on the map. He asked Scottie Hayes, the zoning administrator, had those items been added. Scottie replied they had been added. The Chairman suggested that a condition be placed upon final approval concerning the shared dual driveways. Curk Lane stated that there would be a restriction on the deed for each of these four lots stating that each homeowner would share the cost of the dual driveways. The Chairman asked that a copy be shown to the Zoning Administrator.

After some discussion Berry Godwin made a motion to recommend approval of the Final Plat for Clearview Estates Subdivision Phase II with the condition of providing a statement on the deed showing ownership of the dual driveways as well as the maintenance cost of the dual driveways. They also asked them to show proof of this documentation to Zoning Administrator, Scottie Hayes. Terry Rains seconded the motion. The motion passed by unanimous vote. The Chairman stated that he would like the Clearview Estates Subdivision Phase I maps pulled to be placed with these maps for future reference.

DISCUSSION ON DUAL DRIVEWAYS

Chairman Jones stated that he had talked with the attorneys at the Institute of Government concerning dual driveways. He said he hoped to have the suggested verbiage back from them soon so this could be discussed at the next meeting. The board's suggestion was to not allow dual driveways in the zoning jurisdiction of Pine Level.

FEE IN LIEU OF FOR MAJOR SUBDIVISIONS

The board discussed the "Fee in lieu of" for major subdivisions. Kamani Skeritte made a motion to recommend approval of amending the subdivision ordinance to mirror Johnston County on this fee which is \$400 per lot. Andy Medlin seconded the motion. Motion passed on a unanimous vote. The zoning administrator was asked to keep the planning board and town board informed of any fee changes from the County.

SUBDIVISION ORDINANCE CHECKLIST

The board reviewed the subdivision ordinance checklist and voted unanimously to recommend approval of amending the subdivision ordinance **to add to Page A1-2 under Information:**

All easements should be shown on any existing lot or any new construction platted lot being built on for Preliminary Plats and Final Plats. (see attached sheet)

And to Add to Page A1-3 under additional documents, plans and certificates

A Stormwater Drainage Plan (valid for 5 years) for Preliminary Plats and Final Plats (see attached sheet)

ZONING ORDINANCE AMENDMENT

The Chairman also stated that when site plans are submitted for any new construction lot or existing lots, they should be platted and show all easements and include a Stormwater Drainage Plan. Scottie Hayes stated that it should be a requirement. The board agreed to amend the zoning ordinance to read: **(amend Section 602.2 (C) Site Requirements #9 to read: Storm water structures and conveyances and a Stormwater Drainage Plan.**

Motion: Berry Godwin

2nd: Kimani Skeritte

Vote: unanimous

INFORMATION ON SPOT ZONING

Chairman Jones discussed the information sheet on spot zoning that was sent by Attorney Will Barham.

QUASI-JUDICIAL DECISIONS WORKSHOP

Chairman Randy Jones stated that Deputy Clerk Connie Capps attended the Quasi-Judicial workshop on May 9th and brought back important information for the board to review and follow. The Chairman informed the planning board the importance of following due process of a quasi-judicial hearing.

ALAN THORNTON- GOR-AN FARM SUBDIVISION

Alan Thornton was present to discuss the information on Gor-An Farm Subdivision he submitted at last month's meeting. Due to not being on the agenda, the board said if he wished to be placed on the agenda for June 27th he could be added now. Scottie Hayes informed Mr. Thornton if any of the information he previously submitted had been changed, he would need to resubmit.

MEETING ADJOURNED

There being no further business to discuss Faye Starling made a motion to adjourn and Cecelia Weaver seconded the motion. The meeting ended at 7:50 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman