

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
MARCH 5, 2009**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, March 5, 2009 at 6:30 p.m. at the Pine Level Town Hall. The meeting was rescheduled from February 26, 2009 due to not having a quorum present. Chairman Randy Holloman called the meeting to order with a quorum present.

ROLL CALL

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

Others present for the meeting were Zoning Administrator Dave Holmes and Deputy Clerk Connie Capps.

MINUTES

Terry Rains made a motion to approve the minutes from January 22, 2009. Nester McClain seconded the motion. The minutes were unanimously approved as written.

REZONING REQUEST- MINA RAINS

Chairman Randy Holloman said that Mrs. Mina Rains had applied for a rezoning request of her property on South Peedin Avenue. She would like to rezone the property from HB (Highway Business) to RS (Residential Subdivision). Chairman Holloman said the planning board needed to make a recommendation to the town board at their next meeting which would be on March 9, 2009 at which time a public hearing would be held on the rezoning request. He then turned the meeting over to Dave Holmes. Dave had submitted his recommendation to the board explaining that this rezoning would be a good change from the perspective of the homeowners and their properties on James Drive. Currently the property is zoned HB (Highway Business). He said that Mrs. Rains would like to sell the entire three acres to her granddaughter. According to the map submitted they would like to rezone the whole parcel and one half of the second parcel RS (Residential Subdivision) and the other half HB (Highway Business) in order that the owner may want to have a business located on the site fronting South Peedin Avenue. The board agreed that the existing building would need to be removed. Dave said that they would like for the building to remain while building the house in order to have extra storage for materials. After the house is built it could be moved to the back of the house as a storage building.

Dave said that once he stated that there would be no need for a subdivision plat but he said that once the property is rezoned, the owner could build one residence on the RS portion. However, when and if the owner decides to develop the HB portion of the property there would have to be a subdivision map because you can't have two principal buildings on the same lot. Dave said that he thought it would be best to have Mrs. Rains submit a subdivision map showing the RS lot and the HB lot so there will not be any confusion in the future. He said there will need to be a plat drawn for the transfer of land anyway and they should just go ahead now and have the subdivision plat prepared for the planning board's review at the next meeting which will be on March 26th. He said it would be considered as a minor subdivision and with that it would not need to go before the Board of Commissioners.

Chairman Randy Holloman asked if there were any questions concerning the rezoning request.

Terry Rains told the board that the people may eventually want to come back and rezone the portion of HB to RS also.

Since there was no more discussion Nester McClain made a motion to accept Dave's recommendation on the rezoning request according to what Mrs. Rains was asking on the rezoning application. David Strickland seconded the motion. The motion passed unanimously. Those voting in favor of the recommendation were: Chairman Randy Holloman, Terry Rains, Nester McClain, Bob Harvey, Janet Kleinert, Tracy Harned, and David Strickland.

Chairman Randy Holloman said the board would submit this recommendation to the town board on March 9, 2009 at which time the public hearing would be held.

GENERAL INFORMATION

Connie Capps next informed the board that the town's website was underway and that everyone would be able to view the town board minutes and planning board minutes as well as view the zoning ordinance and subdivision ordinance online.

Next mentioned was the letter that the planning board had submitted to the town board over concerns dealing with the planning board not being involved with planning issues in town. Since there has been no response to the letter, Dave informed the board that the Mayor had said that he would comment on the letter at the meeting on March 9, 2009.

MEETING ADJOURNED

There being no further business, at 7:00 p.m. the meeting was adjourned by a motion made by Nester McClain and seconded by Bob Harvey.

Connie Capps, Deputy Clerk

Randy Holloman, Chairman