

TOWN OF PINE LEVEL  
MINUTES OF THE  
PINE LEVEL PLANNING BOARD MEETING  
JULY 28, 2011

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, July 28, 2011 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 Faye Starling (alt)
√ Berry Godwin	X Tracy Harned (alt)
√ Nester McClain	√ Sal Navarro (alt)
√ Janet Kleinert	X Bob Harvey
√ Terry Rains	X David Strickland

Staff present for the meeting: Deputy Clerk Connie Capps and Zoning Administrator Dave Holmes. Others present for the meeting were Mr. Ravi Kohli and Mr. Raymond Jones.

**MINUTES**

A motion was made by Terry Rains to approve the minutes from the May 31, 2011 meeting. Nester McClain seconded the motion. Motion passed unanimously. The minutes were approved as presented. There was no meeting held in June due to lack of business.

**BOARD OF ADJUSTMENT**

**PUBLIC HEARING**

At 6:35 p.m., Chairman Randy Holloman said the planning board needed to convene as the Board of Adjustment in order to hold a public hearing on a conditional use permit filed by Richard D Braswell. The public hearing was duly advertised in the Smithfield Herald on July 13, 2011. Sal Navarro made a motion to close the planning board meeting and convene as the Board of Adjustment. Terry Rains seconded the motion. Motion passed unanimously.

Chairman Randy Holloman opened the public hearing and asked if anyone would like to speak during the public hearing, they should come forward and be sworn in. Connie Capps administered the oath to Mr. Ravi Kohli and Mr. Raymond Jones. Chairman Randy Holloman then turned the hearing over to Zoning Administrator Dave Holmes. Dave said that the conditional use permit was submitted in order to place a Family Assisted Care Home at 27 Pine Valley Parkway off of US Highway 70 East in an HB

District (Highway Business). He said it would be located behind the Daycare that was discussed at the May meeting.

Dave said that an Assisted Living Home is different than nursing homes. He said nursing homes are a higher level of service. He said the people in assisted living care homes can take care of themselves. Dave asked Mr. Jones, who will be the operator of the assisted living home, how many units would be constructed. Mr. Kohli said there would be 40 units in the first phase. Mr. Kohli said each room would be approximately 300 square feet. He said the total acreage of the lot is 1.72 acres. Dave said if they needed room for expansion, they could use the vacant lot which would be Lot 12 behind this lot. Mr. Kohli said it would be a single-story building. He said they would begin construction as soon as the financing was approved. Dave said that they would also be regulated by the State on this facility. Dave told the board that he had no problems with this request.

Dave informed the board that when Mr. Kohli submits a site plan with the zoning permit application, he would like the board to have a meeting to approve the site plan. He said at that time the board could review the landscape plans, parking requirements, etc. to see if they meet the requirements of the zoning ordinance.

Since there was no more questions on the conditional use permit, Nester McClain made a motion to approve the conditional use permit and Terry Rains seconded the motion. Motion passed unanimously.

At 6:45 p.m. Berry Godwin made a motion to close the public hearing and reconvene as the planning board. Nester McClain seconded the motion. Motion passed unanimously.

### **MISCELLANEOUS DISCUSSION**

Dave Holmes told the board that he had talked with John Moreck concerning minor subdivisions. He said John advised that since the town only has a few minor subdivision requests, it would be best to leave as is stated in the zoning ordinance.

Board members agreed that several yards as well as intersections in Pine Level have become unsightly with tall grass and tree limbs and shrubs blocking views from intersections. The board agreed they were safety issues that would affect everyone. Dave agreed to take a look at some of the places mentioned and Connie Capps agreed to inform the Public Works Superintendent and the Chief of Police on the matter.

### **MEETING ADJOURNED**

Since there was no further business, Janet Kleinert made a motion to adjourn. Nester McClain seconded the motion. The meeting ended at 7:00 p.m.

Connie Capps  
Deputy Clerk

---

Randy Holloman, Chairman