

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MARCH 22, 2012**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, March 22, 2012 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	X David Strickland
√ Nester McClain	√ Faye Starling (alt)
X Janet Kleinert	X Sal Navarro (alt)
√ Terry Rains	X Tracey Harned (alt)
	√ Cecelia Weaver (alt)

Others present for the meeting were: Mr. James Ronald Peedin, Rocky Johnson, Zoning Administrator Scottie Hayes, and Deputy Clerk Connie Capps.

MINUTES

Nester McClain made a motion to approve the minutes from the February 23, 2012 meeting. Terry Rains seconded the motion. The minutes were unanimously approved as presented.

BOARD OF ADJUSTMENT

Chairman Randy Holloman said the planning board needed to convene as the Board of Adjustment in order to hold a public hearing for a variance request submitted by James Ronald Peedin. (The public hearing was duly advertised in the Pine Level Edition of the Kenly News on March 14, 2012 and March 21, 2012).

Terry Rains made a motion to close the planning board meeting at 6:35 p.m. and convene as the Board of Adjustment. Berry Godwin seconded the motion. The motion passed unanimously.

Chairman Holloman opened the public hearing asking that if anyone would like to speak during the public hearing they should be sworn in by Deputy Clerk Connie Capps. Since there was no one, he reminded the board that in February Mr. Peedin had come before this board requesting to rezone his property located at 794 US 70-A Highway from RMH (residential mobile home) to HB (Highway Business). Chairman Holloman said the Town Board at their March meeting voted to approve the rezoning of his property to HB (Highway Business). However, Mr. Peedin did not meet the minimum rear lot

requirements according to the zoning ordinance and that is why he had to request this variance. Chairman Holloman said according to the zoning ordinance property in an HB District should have 25,000 square feet and Mr. Peedin has 19,000 square feet.

Berry Godwin said that Mr. Peedin was only trying to do what he has been doing there for years and now that the property is rezoned to HB, he said he had no problem with granting the variance.

After some discussion, Berry Godwin made a motion to grant the variance request. Berry Godwin said that since his business had been there for 62 years and he has enough room to do what he would like to do, then he has no problem with it. Faye Starling seconded the motion. The board voted unanimously to grant the variance.

At 6:50 p.m., the board closed the public hearing, reconvened as the planning board with a motion from Terry Rains, and seconded by Nester McClain. The motion passed unanimously.

MISCELLANEOUS

Terry Rains mentioned to the planning board about the condition of the property on East Main Street known as the oil mill. He said that it was a shame to lose the history in that property but it sure was an eyesore. Zoning Administrator Scottie Hayes told the board that he knew Dave Holmes had checked into that issue at one time but he didn't know how far Dave had gotten. He said he would give Dave a call and get some information together on it and report back to the board. Board members said they remembered the county would not condemn the property and that the owner appealed. Board members asked if the town was willing to spend the money on the clean up. Scottie said that he didn't know. Berry Godwin said that with old walls falling down, it is a hazard for children to be around. Berry Godwin said that this property had been an eyesore for way too long and that it was not fair to the other people in town. He said the planning board needed to handle this situation first then the board could look at other houses and properties around town. He said the town might be able to work out a plan with the owner if only to charge the owner what it would cost the town to clean up. Scottie said he would discuss this situation with the Mayor and town attorney and report back to the board.

MEETING ADJOURNED

There being no further business to discuss, Terry Rains made a motion to adjourn the meeting. Nester McClain seconded the motion. Motion passed unanimously. The meeting ended at 7:00 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman