

**TOWN OF PINE LEVEL**

**MINUTES OF**

**PINE LEVEL PLANNING BOARD MEETING**

**JANUARY 28, 2021**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, January 28, 2021 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 √ Tonia Hill

√ Berry Godwin √ Tammy Register

√ Randy Holloman √ Greg Johnson

√ Terry Rains

√ Faye Starling

X Cecelia Joyner (alt 1)

X Trenton Broadwell (alt 2)

√ Kevin Kornegay (alt 3)

Staff Present: Zoning Administrator Scottie Hayes, Assistant Clerk Ashley Willoughby and Town Clerk Connie Capps.

Others present: Andrew Hodge from Adam & Hodge Engineering, and Adam Stuckey.

**CHANGE IN AGENDA**

Chairman Randy Jones stated that Item numbers 7 and 8 on the Agenda would not be discussed tonight due to changes being made in the sketch plans. He said he would also like to add to the agenda a discussion on Planned Unit Developments (PUDS).

**OATH OF OFFICE**

The Oath of Office for Cecelia Joyner was not administered due to her absence.

**ELECTION OF OFFICERS FOR THE YEAR 2021**

Chairman Randy Jones opened the floor for nominations for Chairman, Vice-Chairman and Secretary for the year 2021. Berry Godwin made a motion to keep the same officers as last year, which were Chairman Randy Jones, Vice-Chairman Terry Rains and Secretary Cecelia Joyner. Greg Johnson seconded the motion. Tonia Hill stated that she would nominate Kevin Kornegay for Chairman if Randy Jones did not accept the nomination due to what he had previously indicated of his plate was full and was possibly coming close to ending his duties. Randy Jones stated that he would accept the nomination because he would like to see everything fulfilled that is currently coming before the planning board. Kevin Kornegay asked Terry Rains if he was interested in continuing to serve as the Vice-Chairman again. Terry Rains stated that he would decline his nomination and asked Kevin would he be interested in that position. Kevin said he would volunteer. Tonia Hill then stated that she would nominate Kevin Kornegay as Vice-Chairman. Berry Godwin amended his motion to state that the following be nominated to serve as officers: Chairman- Randy Jones, Vice-Chairman – Kevin Kornegay and the Secretary position be filled at the next meeting when Cecelia Joyner can state if she would continue to serve as Secretary. Greg Johnson seconded the motion. Motion passed by unanimous vote.

**ADOPTION OF MEETING SCHEDULE**

A motion was made by Greg Johnson and seconded by Berry Godwin to adopt the following meeting schedule for the year 2021. Chairman Jones stated he would not be at the meeting on April 22nd.

The motion passed by unanimous vote. All meetings are held on the fourth Thursday of each month at 6:30 p.m. at the Pine Level Town Hall.

JANUARY 28 MAY 27 SEPTEMBER 23

FEBRUARY 25 JUNE 24 OCTOBER 28

MARCH 25 JULY 22 NOVEMBER 18

APRIL 22 AUGUST 26 DECEMBER 16

**MINUTES**- December 17, 2020

Motion to approve: Terry Rains

Second: Randy Holloman

Vote: Unanimous

**SKETCH PLAN REVIEW FOR PINECREST SUBDIVISION**

The board reviewed the sketch plan for Pinecrest Subdivision which is located on Pinecrest Road and owned by Richard D. Braswell. Chairman Jones asked if there were any questions concerning the sketch plans. Randy Holloman questioned the number of lots in the subdivision and the number of driveway entrances of the subdivision. Chairman Jones said that the subdivision ordinance states that a subdivision with 50 or more lots should have two entrances into the subdivision. He said a letter from the NCDOT stated that they could not put two entrances into the subdivision due to being too close to Evans Road. The board suggested that Mr. Hodge apply for a variance because it would be documented in the minutes if anyone should ask why there is only one entrance into the subdivision. Chairman Jones also stated that the Pinecrest Subdivision meets the NC Fire Code that was previously adopted by the town. There was some discussion concerning curb/gutter/sidewalks and it was stated that these were not a mandate for subdivisions. Scottie Hayes said that it should be stated in the minutes that Mr. Braswell would not need a variance for curb/gutter/sidewalks. Berry Godwin made a motion to approve the sketch plan and Terry Rains seconded the motion. Motion passed by unanimous vote.

Chairman Jones stated Mr. Braswell also filed for rezoning and annexation for this property. He said the current zoning on this property is RA (residential-agricultural) and they have requested RH (residential-housing). Randy Holloman suggested to consider RS instead of RH due to other property that surrounds this property, and also by following the Land Use Map, and due to the size of the lots presented on his map. Randy Jones also stated that the town should follow Johnston County in decreasing density. He also stated that the lot sizes are fine, and most lots are big lots as per his map. He said the variance would be based on according to what is already drawn on his map. A motion was made by Faye Starling and seconded by Tonia Hill to recommend rezoning the property to RS instead of RH to the town board at their meeting on February 8, 2021. Motion passed by a unanimous vote. Randy Jones also reminded Mr. Hodge that the preliminary plat should be delivered 25 days before a meeting.

**DISCUSSION ON PLANNED USE DEVELOPMENTS (PUDS)**

Chairman Randy Jones suggested that a recommendation be sent to the town board to put a Moratorium on all future PUDS until further notice.He said Johnston County is wanting to reduce density and other towns are doing away with PUDS. He said this recommendation would exclude the two PUDS that have already made application. After some discussion, Terry Rains made a motion to send this recommendation to the town board at their February 8th meeting. Faye Starling seconded the motion. The motion passed by unanimous vote.

Chairman Jones stated that PUDS require a special use permit. He stated that the planning board would get 60 days to review the special use permit before making a recommendation to the town board. He suggested a review of both the zoning ordinance and subdivision ordinance should be done due to some laws may have changed. Zoning Administrator Scottie Hayes stated that the new changes are being made due to the 160D requirements. Berry Godwin stated that with all the growth coming to Pine Level and the new changes to the zoning and subdivision ordinances, the town should be seeking professional help such as a Planner. Zoning Administrator Scottie Hayes stated that the 160D requirements will change a lot of the ordinance. He said the town board was in the process of getting assistance through the Triangle J Council of Government to assist him with these changes.

**APPLICATION FOR ETJ**

Town Clerk Connie Capps informed the board of an application received by Leighanna Worley, who resides in the ETJ of Pine Level, requesting to be appointed to the planning board. The application will be sent to the town board at their meeting on February 8th, and forwarded to the Johnston County Board of Commissioners.

**MEETING ADJOURNED**

There being no further business to discuss Greg Johnston made a motion to adjourn and Tammy Register seconded the motion. Motion passed by unanimous vote. The meeting ended at 7:40 p.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Connie N. Capps

Town Clerk \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Randy Jones, Chairman