

**TOWN OF PINE LEVEL**

**MINUTES OF**

**PINE LEVEL PLANNING BOARD MEETING**

**FEBRUARY 25, 2021**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday February 25, 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 X Cecelia Joyner (alt 1)

X Randy Holloman √ Trenton Broadwell (alt 2)

√ Terry Rains √ Kevin Kornegay (alt 3)

√ Berry Godwin √ Tammy Register

√ Faye Starling √ Greg Johnson

√ Tonia Hill

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

**Others Present**: Andrew Hodge from Adam & Hodge Engineering, David Deyoung, Cliff Holloman, Van Jones, Kevin Varnell, Hailey Hogg, and Adam Stuckey.

**OATH OF OFFICE**

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

**MINUTES- January 28, 2021**

Motion to approve: Berry Godwin

Second: Greg Johnson

Vote: Unanimous

**VARIANCE REQUEST SUBMITTED BY RICHARD D. BRASWELL**

Terry Rains made a motion to adjourn the planning board meeting and convene as the Board of Adjustment in order to hold a public hearing on a variance request that was submitted by Richard D. Braswell for Pinecrest Subdivision. The variance is about the entrance, dimensions, depth, and sidewalks. Scottie Hayes stated that the planning board had asked about not having the sidewalks because of the drainage. Berry Godwin asked for clarification that this hearing was only discussing the two items on the variance request. Chairman Randy Jones stated they were going to add one more to the request. Godwin asked if they were allowed to do that considering it hadn’t been advertised and wanted to make sure that it was legal. Chairman Jones stated that he called to make sure that it was acceptable to do so.

Chairman Randy Jones stated that the Board is accepting the plan as drawn, the depth of the lot, and the driveway. Town Clerk, Connie Capps, administered the oath to Andrew Hodge from Adam and Hodge Engineering. Mr. Hodge stated that the variance is for one driveway and to reduce the lot depth. Chairman Jones stated that Mr. Hodge had made the corrections to the frontage of the lots and now on the first part of the variance they are focusing on the depth. He stated that the board was allowing them one driveway considering the NC DOT will not allow more than one driveway due to it being so close to Evans Road. Due to that, they have made the corrections to the driveway to make it 30-feet width by 50-feet deep that then tapers to 20-feet from that point. Kevin Kornegay wants the record to show that the reason for not having sidewalks was due to impervious surface because it would be too close to the creek. Berry Godwin made a motion to accept the variance request and Tonia Hill seconded the motion. Motion passed by unanimous vote. Greg Johnson made a motion to close the public hearing and reconvene as the Planning Board. Motion was seconded by Trenton Broadwell and motion passed unanimously.

**REVIEW PRELIMINARY PLAT FOR PINECREST SUBDIVISION**

Chairman Randy Jones started the discussion on Pinecrest Subdivision by talking about the open space requirements. He stated that open space cannot be in wetlands and mentioned about going to talk to the attorney about it. He stated that open spaces have to have the capabilities of ball fields/tennis courts or in lieu of a fee which is $800 per lot that is paid to the Town’s Recreation Department. He stated that the Planning Board needed to make sure the spacing is correct during the construction phase. After some discussion, they agreed that the open space needs to be determined during the preliminary plat. Chairman Jones stated that Mr. Hodge has yet to determine the wetlands as of this moment, and Mr. Hodge confirmed that they are currently working on that. Chairman Jones recommended that they approve this plat with the condition that the open spaces are given to the Planning Board by the next meeting to complete the plat. After some discussions, Tonia Hill asked if during the construction phase, if the plan is to pave all the streets in the beginning and Mr. Hodge stated that they were. Chairman Jones inquired if this subdivision will be done in phases or all at once, and he said it was going to be done all at once. Chairman Jones recommended a motion to accept the preliminary plat with the conditions that the requirements for open space would be met by the next Planning Board meeting. Terry Rains made a motion to that effect and Tonia Hill seconded the motion. Motion passed by unanimous vote.

**REVIEW FINAL PLAT FOR STARFIELD ACRES**

Zoning Administrator Scottie Hayes stated that he has the maps from the old development for Starfield Acres and that the maps for this preliminary plat was the section that was going to be recorded. This plat should complete Phase II according to Faye Starling. Chairman Jones stated that Faye Starling will not be voting on this due to her family involvement. Scottie Hayes wanted the record to show that the numbers will not be the same due to the town now owning two of those lots. Trenton Broadwell made a motion to accept this plat and it be sent to the Town Board for approval. Motion seconded by Terry Rains and motion passed by unanimous vote excluding Faye Starling. After some discussion, Trenton Broadwell made a motion to amend his previous motion to include that it be approved with the condition that the correction of the minimum lot size in the site notes are changed to read 10,000 square feet instead of 6,000 square feet. Motion seconded by Kevin Kornegay and motion passed by unanimous vote.

**Review the Sketch Plan for Emily Gardens**-The review of the subdivision plan has been pushed back until the next meeting in March.

**REVIEW THE SKETCH PLAN FOR COUNTRY STORE RD SUBDIVISION/ SPECIAL USE RECOMMENDATION**

BD&T Properties submitted a special use overlay of the property in order to allow a Planned Unit Development (PUD). Chairman Randy Jones stated the Planning Board is allowed sixty (60) days to review and verify this request due to the special use protocol. With that, he recommends that the Planning Board accept the plat to start the overview process. Chairman Jones stated that the following needs to be looked at for the variance request: open space, NC DOT, and storm water, all of which needs to be signed off by Johnston County.

**MEETING ADJOURNED**

There being no further business to discuss Greg Johnson made a motion to adjourn and Tammy Register seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:20 p.m.

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Ashley Willoughby, Assistant Clerk \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Randy Jones, Chairman