



TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
APRIL 22, 2021

MEETING INFORMATION

The Pine Level Planning Board met on Thursday April 22, 2021 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

<input type="checkbox"/> Randy Jones	<input checked="" type="checkbox"/> Cecelia Joyner (alt 1)
<input checked="" type="checkbox"/> Randy Holloman	<input type="checkbox"/> Trenton Broadwell (alt 2)
<input type="checkbox"/> Terry Rains	<input type="checkbox"/> Kevin Kornegay (alt 3)
<input type="checkbox"/> Berry Godwin	<input type="checkbox"/> Tammy Register
<input type="checkbox"/> Faye Starling	<input type="checkbox"/> Greg Johnson
<input checked="" type="checkbox"/> Tonia Hill	<input type="checkbox"/> Leighanna Worley

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

Others Present: Cliff Holloman, Brad Gordon, and Carlos Bagley

OATH OF OFFICE

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

MINUTES- MARCH 25, 2021 -

Berry Godwin made a motion to approve the minutes with the correction of Knollwood Drive be changed to read Flag Street.

Second: Trenton Broadwell

Vote: Unanimous

Review Sketch Plan and Rezoning Request for Country Store Meadows

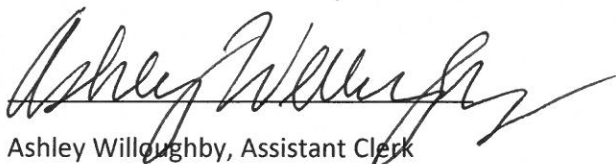
Chairman Randy Jones reported that there was a preview meeting for Country Store Meadows Subdivision on April 15, 2021, at 7 p.m. to examine and make any recommendations for changes to the map. Those that attended this meeting were Planning Board Chairman Randy Jones, Vice- Chairman Kevin Kornegay, Zoning Administrator Scottie Hayes, Mayor Jeff Holt, and Randy Holloman. Scottie Hayes stated that the new map provided by Carlos Bagley had the changes that were discussed at the preview meeting. These changes included cul-de-sac length, lot sizes, and one driveway.

Scottie Hayes stated that the NC DOT did not want more than one driveway because the distance was required to be 600 feet from Highway 70 A and it was also not required to have a turning lane for this subdivision. Carlos Bagley, an engineer at 1624 Drive, was brought up to speak on the development. Mr. Bagley stated that the current traffic count is 1,200 AADT. NCDOT usually requires a traffic count of 4,000 AADT to warrant a turning lane. Also, the development will have sidewalks on one side, lots sizes would be 80x125 which is 10,000 square foot lots, 27-foot back-to-back curb and gutter. There is a 30-foot buffer around the perimeter for vegetation for it to be considered to be in the Homeowners Association.

Mr. Bagley stated that he had submitted a request for rezoning from RS to RH. Chairman Randy Jones stated his concern that if the location is rezoned to RH it would allow developers the ability to develop multi-family homes in an area surrounded by RS zoning. Mr. Bagley stated that the developers proposed to apply for a special use if they couldn't get it rezoned to RH and that the Planning Board could put stipulations on it. Scottie Hayes stated that we have had a special use district before in regards to Laura-Mark. After some discussions, Chairman Randy Jones stated that the lot sizes need to be added to the map, that the property needs to be annexed into the city limits, because only a section of it is considered to be within the city limits, and another issue is the one driveway. Scottie Hayes stated that Mr. Bagley will need an official letter from the NC DOT on the one driveway and can apply for a variance. Chairman Randy Jones recommended that Mr. Bagley follow the preliminary plat appendix to make sure that the requirements are on the next plat submission. After some discussion, Trenton Broadwell made a motion to recommend that the zoning remain as RS with a reduction of lot size to 10,000 square feet; with 80 x 100 minimum as it states in RH. Tammy Register seconded the motion. Chairman Randy Jones called for a vote by roll call. Excluding Berry Godwin from the vote due to conflict of interest. Trenton Broadwell, Tammy Register, Greg Johnson, and Leighanna Worley voted for the motion. Terry Rains, Faye Starling, and Kevin Kornegay voted against the motion. The motion passed with majority votes for and the recommendation will be brought to the Town Board at their next meeting.

MEETING ADJOURNED

With there being no further business to discuss, Greg Johnson made a motion to adjourn. Leighanna Worley seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:55 p.m.



Ashley Willoughby, Assistant Clerk



Randy Jones, Chairman