



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

MEETING INFORMATION

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

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

Others Present: Danny Creek, Brad and Leah Gordon.

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Motion to approve: Terry Rains
Second: Greg Johnson
Vote: Unanimous

Chairman Randy Jones wanted to take a moment to offer condolence to Leighanna Worley on the passing of her father.

ROBIN DAUGHTRY SIGN REQUEST

This agenda item was not discussed due to Robin Daughtry's absence.

TRIANGLE J INTRODUCTION

Zoning Administrator Scottie Hayes stated that the Town has started a contract with Triangle J Council of Government for consulting work and introduced Joseph Hoffheimer to the Planning Board members. He stated that Mr. Hoffheimer has been working with the Town and will continue to do so for the next few weeks until Curtis Lee, who will be the Town's active consultant after him. Scottie Hayes stated that he was glad to have Mr. Hoffheimer's assistance. Chairman Randy Jones stated that the Town will be sharing Mr. Lee with the Town of Princeton every week. Chairman Jones also stated that the Planning Board members will be receiving the new 160D updated ordinances tonight. He stated that there are going to be more changes coming soon to the North Carolina General Statutes that need to be changed in our ordinance. The members will be notified of those changes and be given an updated ordinance book once it is done.

PUBLIC HEARING FOR VARIANCE REQUEST/ COUNTRY STORE MEADOWS

Greg Johnson made a motion to adjourn as the Planning Board and convene as the Board of Adjustment at 6:36 p.m. to hold a public hearing for a variance request submitted for Country Store Meadows Subdivision. Leighanna Worley seconded the motion and the vote was unanimous. Chairman Randy Jones started the public hearing by stating that this meeting was being opened so that they can go over what they have. At the moment, they do not have a quorum. Chairman Randy Jones stated that in the last 30 days it had to be advertised and that has been accomplished. Assistant Clerk Ashley Willoughby stated that it was advertised in The Johnstonian News.

After some discussion, Chairman Randy Jones asked Joseph Hoffheimer if they would have to advertise it again if it's delayed to our next meeting. Joseph Hoffheimer said, "So you can actually take a vote to continue the public hearing and I would recommend voting to continue the two separate hearings since there are two separate variance applications." Chairman Randy Jones asked, "Do I have a motion that we not close this hearing, but continue this hearing to our next appointed meeting." Terry Rains made the motion and Greg Johnson seconded. Chairman Randy Jones said, "The 26th is going to give us a chance to iron out some things. I have a motion with no other comment. All in favor, say aye, all opposed likewise. This meeting is now being continued to August 26th because of the lack of a quorum and vote." The vote passed unanimously. Chairman Randy Jones continued to say, "We need a motion just to adjourn this particular meeting." Leighanna Worley then made a motion to close the Board of Adjustment and reconvene as the Planning Board. Greg Johnson seconded the motion. The motion passed unanimously. The public hearing was declared closed at 6:42 p.m.

DISCUSSION

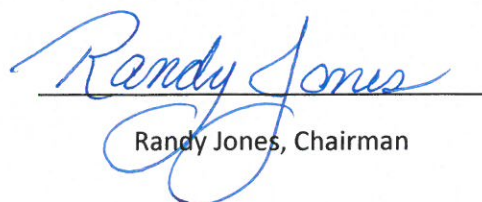
With the Planning Board meeting reconvened, Berry Godwin asked if there was a way to have the public hearing before the next meeting. He then voiced his concern that having a lack of a quorum may happen again. Chairman Randy Jones asked Joseph Hoffheimer what constitutes a quorum. Joseph Hoffheimer said, "So to be able to approve the variance it requires an 80 percent vote of the members on the board, so it would have to be 8 out of 9 and that's how it's calculated." After some discussion, it was clarified that to have a proper quorum needs to have 5 eligible In-Town members, which can be a mixture of both In-Town and In-Town alternates, and at least 3 eligible ETJ members present to vote.

MEETING ADJOURNED

There being no further business to discuss, Berry Godwin made a motion to adjourn. Greg Johnson seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:00 p.m.



Ashley Willoughby, Assistant Clerk



Randy Jones, Chairman