



TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JUNE 23, 2022

MEETING INFORMATION

The Pine Level Planning Board met on Thursday June 23, 2022 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"/> Trenton Broadwell (alt 2)
<input type="checkbox"/> Kevin Kornegay	<input type="checkbox"/> Randy Holloman (alt 3)
<input checked="" type="checkbox"/> Terry Rains	<input type="checkbox"/> Tonia Hill
<input checked="" type="checkbox"/> Berry Godwin	<input type="checkbox"/> Tammy Register
<input type="checkbox"/> Faye Starling	<input type="checkbox"/> Greg Johnson
<input type="checkbox"/> Cecelia Joyner (alt 1)	<input checked="" type="checkbox"/> Leighanna Worley

STAFF PRESENT: Zoning Administrator Scottie Hayes, Curtis Lee from Triangle J School of Government, and Administrative Assistant Ashley Willoughby

OTHERS PRESENT: Debra Heuertz

MINUTES- APRIL 28, 2022 -

Greg Johnson made a motion to approve the April minutes and was seconded by Tonia Hill. Motion passed by unanimous vote.

Chairman Randy Jones asked everyone to keep fellow Planning Board member Terry Rains in their prayers. He said that he was in the hospital with a broken leg and would be there for some time.

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF PINE LEVEL

Chairman Randy Jones asked the board members if they have reviewed the Comprehensive Land Use Plan. He said that it has already been advertised and it must be completed before July 1, 2022. Also, the Town Board has already called for a public hearing to be held on June 30, 2022. He said that the plan prepared by Curtis Lee and Triangle J is full of useful information and that if changes are needed then those changes can be made later down the road. Chairman Jones said that the Town Board is needing a recommendation from the Planning Board so that they can go ahead with the public hearing. Randy Holloman asked if a section entitled Future Land Use Map and Districts in the Comprehensive Land Use Plan would be changing the current zoning. Curtis Lee said that was not the case because it is needed to redefine the new zoning districts first in our ordinances before it can. He said that if someone wants to rezone then it will have to be rezoned according to the Land Use Plan. Chairman Jones said the plan is like the current Land Use Plan and that some of the zonings don't currently match the recommendation. Kevin Kornegay asked what the July 1st deadline is and what must happen by July 1st. Chairman Jones said that this plan must be in place by July 1st. Zoning Administrator Scottie Hayes said that the Comprehensive Land Use Plan must be passed by July 1st, or the Town could not enforce its zoning ordinance without the Comprehensive Land Use Plan in place. He said that by State law, the deadline is July 1st, and if we did not have this approved by then the town would not have the authority to enforce any zoning regulations. Chairman Jones said that the meeting will be held on June 30th for the Town Board to approve it. Tonia Hill asked how often this plan needs to be updated. Curtis Lee said that it was every three to five years. Scottie Hayes said that in the future if the board didn't want to change anything, they could change the date and have a meeting on it. Chairman Jones said that the Planning Board needs to make a recommendation tonight and it will be accepted on June 30th by the Town Board. Tonia Hill made a motion to accept the Comprehensive Land Use Plan. The motion was seconded by Tammy Register and the motion passed by unanimous vote.

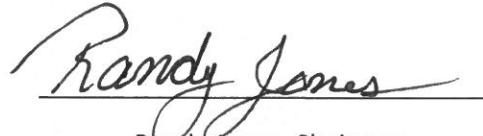
TEXT AMENDMENT REQUEST

Chairman Jones started by addressing his concern of the way that this request is trying to go about changing the ordinance. He stated the developer wants to put apartments on a lot that doesn't meet the current requirements needed by our ordinance. So, the developer is asking for a text amendment request to make the setbacks twenty feet instead of the fifty feet requirement according to our ordinance. Chairman Jones continued to say that the developer has not supplied any plans or any details about the lot in question. He said that this is a broad stroke request that will change and affect every zone in our ordinance. Scottie Hayes said it would change everything in the RH zoning and from his understanding the developer is wanting to put townhouses on the lot. There was some discussion about the details of the ordinance requirements for the type of development that the developers are wanting to put on it. It was brought to the board that the Town Clerk did some research on other towns and found out that many of the towns in the County do not allow text amendment requests from citizens, property owners, or developers. That the text amendment requests only came from the Planning Board and the Board of Commissioners of those towns, for example, such as Archer Lodge. Tonia Hill said that if the request was a viable request, then the developers should submit a variance request, and if it was in the best interest of the town, then it could be approved. After some discussion, Greg Johnson made a motion to recommend the denial of the text amendment request. The motion was seconded by Kevin Kornegay and passed by unanimous vote. Chairman Jones asked that in following the guidance of our Town Clerk should the board put it in our ordinance that we do not accept text amendments from citizens, property owners, and developers. As well as asking the Town Board to schedule a public notice to that effect. After some discussions, Tonia Hill made a motion to recommend to the Town Board that the Town does not accept text amendments to the ordinance from citizens, property owners, and developers. Greg Johnson seconded the motion. After further discussion, the motion was called for a vote and the motion passed by unanimous vote.

MEETING ADJOURNED

There being no further business to discuss, Kevin Kornegay made a motion to adjourn. Faye Starling seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:00 p.m.


Ashley Willoughby, Administrative Assistant


Randy Jones, Chairman