



TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
APRIL 27, 2023

MEETING INFORMATION

The Pine Level Planning Board met on Thursday April 27, 2023 at 6:32 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

<u>✓</u> Randy Jones	<u>✓</u> Trenton Broadwell (alt 2)
<u>X</u> Kevin Kornegay	<u>✓</u> Randy Holloman (alt 3)
<u>X</u> Terry Rains	<u>✓</u> Tonia Hill
<u>✓</u> Berry Godwin	<u>X</u> Tammy Register
<u>✓</u> Faye Starling	<u>✓</u> Greg Johnson
<u>✓</u> Cecelia Joyner (alt 1)	

STAFF PRESENT: Town Administrator Dustin Kornegay, Zoning Administrator Scottie Hayes, and Administrative Assistant Ashley Willoughby

OTHERS PRESENT: Samuel Heuertz, David and Greta Barnes.

MINUTES- MARCH 23, 2023-

Berry Godwin made a motion to approve the February 2023 minutes and was seconded by Secretary Tonia Hill. Motion passed by unanimous vote.

AGENDA AMENDMENT-

Chairman Randy Jones asked to amend the agenda to table the discussions including items 3b: Residential- Multi-Family District (RH) and item 3c: Zoning District Overlay, until the next meeting scheduled. He stated some more research is needed before having those discussions. Greg Johnson made a motion to table items 3b and 3c until the next meeting and it was seconded by Secretary Hill. Motion passed by unanimous vote.

INTRODUCTION-

Chairman Jones introduced the new Town Administrator, Dustin Kornegay, to the Planning Board members. He said he hopes that Mr. Kornegay could come to more meetings in the future and thanked him for coming tonight.

UNIFIED DEVELOPMENT ORDINANCE DISCUSSION ITEMS

-Commercial Building Standards

Chairman Jones said that the Town of Pine Level does not have anything on Commercial Building Standards or has an inspection department. He said the Town must send off and rely on Johnston County for the building inspections. He said the old drug store in the downtown area is going to be torn down because it got to a point where the County has considered it unsafe. Zoning Administrator Scottie Hayes presented ordinance examples on commercial building standards from the Town of Selma and Johnston County. He stated Russel Reeves gave him this information to help guide the Town during this planning process.

Chairman Jones said that Selma is like us because they use the County to process their inspections. He said those towns/cities with their own inspection departments can keep up with things that we cannot on our own. Zoning Administrator Hayes read the following from Section One (the information provided): "All buildings on a property shall be maintained in a condition to visually appear to be in good repair including but not limited to the condition of the foundation; the exterior paint or finish; the windows and doors; the roof, gutters and down spouts; accessory buildings; and architectural appurtenances such as chimneys and steps." He stated with that paragraph alone would have allowed the Town to be able to do something about the old drug store before it got to its current condition. Chairman Jones said the section that mentions the minimum of seventy percent of window transparency must be maintained regarding storefront properties would be a promising idea. Zoning Administrator Hayes stated the important thing for the Town is to prevent losing any more business properties. After some discussion, Chairman Jones said that he would like to have the Planning Board members to look over the information provided and consider what recommendations they could provide to the Town Board.

-Downtown District

Chairman Jones stated he wanted to give a brief overview of what the Downtown District would be about for a future discussion item. He said when he references a Downtown District, it doesn't just mean commercial buildings or structures. He said that Curtis Lee, former Triangle J representative for the Town, presented an innovative idea for a Downtown District. He said the focus of this kind of district is to create a stronger density inside our city limits to increase tax revenues in order to better support the Town's infrastructure. He stated it is something that the Town will need to investigate more.

- Nonconforming Lot/Uses

Chairman Jones said the Town's Rule of Fifty-one Percent (51%) means that if a building is damaged more than fifty-one percent (51%) the building must be torn down. He said the County's rule is now fifty percent (50%) because it was changed back in 2020. Randy Holloman asked if the County's ordinance clarifies whether it is fifty percent (50%) damage or tax value. Chairman Jones said the County does both, however, they also include the repairs/ maintenance cost as well. He said on Section 14-556 referring to repairs and maintenance states the following: "Provided that such cost of repairs or maintenance within a twelve (12) month period does not exceed 30% of the current taxed value of the land, building, structure, or other development only." He said if someone maintains a property and that person spends more than thirty percent (30%) on repairs, then it should not be allowed. He said according to the County that should not be allowed; however, the Town cannot keep up with that kind

of information like the County can. He said the County's ordinance is one percentage less than what the Town has now. Zoning Administrator Hayes said it would probably be easier to mirror the County's rule since the County handles all our inspections and they would be following their ordinance first during inspections. Chairman Jones said that the Town does mirror the County's ordinance in some areas in the Town's ordinances. After some discussion, it was determined that the Town will have to investigate this matter farther.

-Residential Density Impacts on Schools, Roads, Etc.

Chairman Jones said this subject is more of a discussion that the Planning Board members need to consider with the upcoming subdivisions. He said DOT factors traffic numbers increases by six vehicles per new residential home. He asked Zoning Administrator Hayes who informs the Johnston County School Board about the new residential development for Pine Level. He said the Town has close to five hundred new homes in the works and the Town only has one elementary school. He said 1.5 children per home is the factor number for children in the community. Zoning Administrator Hayes stated the Mayor is the one who keeps the School Board informed. He said he is concerned with the elementary school being landlocked. He said this is something to keep in mind and well as the Town's infrastructure. After some discussion, Berry Godwin said it is easier to build houses, however, the boards must worry about the impact these developments are having on the water, sewer, transportations, schools, fire department, police department, etc. He said we have to be careful about how many houses we are approving. Chairman Jones said he hopes the Town Board keeps those factors in mind. He said he wishes the Town Board could give the Planning Board more direction on the Town's infrastructure to help them plan out the developments coming in. After some discussion, it was determined that the Town will have to investigate this matter farther.

NEW BUSINESS


After some discussion, Chairman Jones announced the Town will be having its 150th Celebration events on May 20th, July 4th, and September 16th.

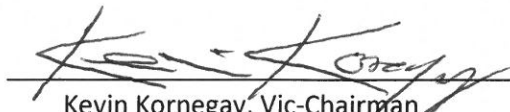
Berry Godwin asked if Town Administrator Dustin Kornegay will have an official role within the Planning Board committee. Chairman Jones said we are still learning what his role is going to be with the Planning Board, but he will have more of an official role eventually. He said Dustin (Town Administrator) has experience in realty estate and some planning that will be useful.

Chairman Jones said Scottie (Zoning Administrator) had been thrown into his role years ago, however, he has been doing a great job. He said Ashley (Administrative Assistant) is an asset with still being new to local government. He said she has shown interest in economic development of the Town and she does great research that the Planning Board could rely on. After some discussion, Chairman Jones said the Planning Board members have a lot to figure out and consider.

MEETING ADJOURNED

There being no further business to discuss, Greg Johnson made a motion to adjourn. Secretary Hill seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:35 p.m.


Ashley Willoughby, Administrative Assistant


Kevin Kornegay, Vic-Chairman