



TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JUNE 22, 2023

MEETING INFORMATION

The Pine Level Planning Board met on Thursday June 22, 2023 at 6:30 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>✓</u> Kevin Kornegay	<u>✓</u> Randy Holloman (alt 3)
<u>✗</u> Terry Rains	<u>✓</u> Tonia Hill
<u>✗</u> Berry Godwin	<u>✓</u> Tammy Register
<u>✓</u> Faye Starling	<u>✓</u> Greg Johnson
<u>✗</u> Cecelia Joyner (alt 1)	

STAFF PRESENT: Town Administrator Dustin Kornegay and Administrative Assistant Ashley Willoughby

OTHERS PRESENT: David and Greta Barnes

MINUTES- MAY 25, 2023-

Greg Johnson made a motion to approve the May 2023 minutes and was seconded by Vice Chairman Kevin Kornegay. Motion passed by unanimous vote.

REVIEWING- REZONING REQUEST FILED BY PEEDIN ROAD LLC- DAN HEAVNER

First item to review is a rezoning request filed by Dan Heavner on the behalf of Peedin Road LLC to rezone three properties from Residential- Subdivision (RS) to Light Industrial (LI). (Parcel#: 12N11040A, 12M12016S, and 12N11001.)

Chairman Randy Jones opened the discussion by giving a brief informational summary on the properties involved with this request. He said the three properties total about ninety (90) acres of land with one of the properties currently annexed into the city limits. He said the annexation happened a few years ago with the intention of that property being used for a Planned Unit Development (PUD). He stated the Town has since removed PUDs from the Town's ordinances, so that would not be allowed anymore, which is why the current owner is asking to rezone it to LI.

Chairman Jones stated Chris Johnson, Director of the Johnston County Economic Development Board, addressed the Town Board back in 2022 about the possibility of these properties being allowed to be rezoned to LI. He said the Economic Development Board needed some kind of backing prior to starting the first phase one study due to the cost of the study. Chairman Jones stated the phase one study has already been completed and the property owner is now ready for the next steps which is asking for the rezoning. Chairman Jones informed the members he was told by the attorney that he did not have to recuse himself on this request since he has no financial gain being the Chairman of the Economic Development Board. He continued to say it would be beneficial to have some kind of industry with a higher tax base coming to town. He stated it would not take up additional resources like trash collections, law enforcement, or water and sewer capacity like a housing development could potentially bring on a ninety-acre lot.

After some discussion, Vice Chairman Kornegay made a motion to recommend the approval of the rezoning request to rezone the properties from RS to LI to the Town Board. Tammy Register seconded the motion and Randy Holloman asked if this request aligns with the Future Comprehensive Land Use Plan. After reviewing the Future Land Use Plan, the map shows that area is planned for Residential- Agricultural (RA) and Residential- Subdivision (RS). Chairman Jones reminded the Planning Board members that the Future Comprehensive Land Use Plan is a plan that the Town adopted to strive for, however, the Town Board could make amendments to the plan if they wish to do so. Vice Chairman Kornegay said those properties are right near the other properties that the Town was looking to create a new Light Industrial District located nearby the future interstate. Greg Johnson said there are still a lot of residential houses in that area. Chairman Jones said there are fewer houses in that area compared to other areas in the town. He said this area is the prime location for businesses due to how close the properties are to the interstate, gas lines, etc. He continued to say the Town would benefit from an increase in tax base revenues from those properties and less impact on the Town's infrastructure in the amount of water or sewage capacity used, trash collections, and effects on other emergency departments verses what a subdivision could possible bring. Chairman Jones reminded the members that Vice Chairman Kornegay has made a motion to recommend the approval of rezoning the properties from RS to LI and the motion was seconded by Tammy Register. With no further questions, Chairman Jones called for a vote and the motion passed by unanimous vote.

OLD BUSINESS

Chairman Jones informed the Planning Board members that Town Administrator Dustin Kornegay and Zoning Administrator Scottie Hayes are in the process of creating the business code for the Town's business ordinances. He continued to say that using examples from surrounding towns should not be the main information to research without checking out the state general statutes as well. He said they're being asked to research the general statutes and put together an ordinance that would best benefit the Town. He stated Zoning Administrator Hayes has already researched information from other towns in order to propose something. He said the Town is growing and we really need to consider how the Town wants to manage the business areas to ensure the safety, maintenance of the structures, and the future of the Downtown Districts. No motions were made.

NEW BUSINESS

Administrative Assistant Ashley Willoughby reminded the Planning Board members of the terms expiring in October 2023 which include In-Town ALT member- Cecelia Joyner, In-Town ALT member- Trenton Broadwell and ETJ member-Tonia Hill. Chairman Jones stated that we need people in the community to come in and be a part of what is going on in Town. He said there is a lot of good things going on in the community.

Ms. Willoughby informed the Planning Board that the current moratorium on all major subdivisions is expiring on October 11, 2023. She said this is the time for the Planning Board members to consider whether or not they would like recommend an extension to the Town Board. She said if the Planning Board does wish to do so then the recommendation must be made at either the July or August meeting. Tammy Register asked if an extension would affect the current subdivisions on the books. Ms. Willoughby said the subdivisions on the books will still continue which includes Scottie's Ridge, Pinecrest, Emily Gardens, and Country Store Meadows. Chairman Jones said there is about four hundred (400) to five hundred (500) homes coming to the Town.

Chairman Jones asked if any of the visitors have questions. Owner of Taterbug's Attic, David Barnes, said he was interested in the updates to the Downtown area. He said there is a lot of business owners looking to living inside the businesses. Chairman Jones stated that there is a lot of improvements to the Downtown District the Planning Board is researching at this time.

MEETING ADJOURNED

There being no further business to discuss, Faye Starling made a motion to adjourn. Greg Johnson seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:44 p.m.



Ashley Willoughby, Administrative Assistant



Randy Jones, Chairman