



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

MEETING INFORMATION

The Pine Level Planning Board met on Thursday July 27, 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: Samuel and Debra Heuertz

Chairman Jones asked if anyone has contacted Terry Rains about when he would be coming back to the Planning Board. Administrative Assistant Ashley Willoughby said she has tried to contact him, but it would not allow her to leave a message and she never received a call back.

MINUTES- JUNE 22, 2023-

Berry Godwin made a motion to approve the June 2023 minutes and was seconded by Vice Chairman Kevin Kornegay. Motion passed by unanimous vote.

DISCUSSION- CURRENT ZONING AND SUBDIVISION APPLICATION FEES

Chairman Jones opened the floor to discuss the Town's current zoning and subdivision application fees. Ms. Willoughby stated that the Town's current fees are substantially less compared to most of the other towns and the County. She said the purpose of this discussion is to see if the Planning Board would like to reconsider the current fees or keep them the same. Chairman Jones said he would like to see what the fee rates are for the Town of Smithfield, Town of Selma, and other towns similar in size. He said the Town currently mirrors the County's in-lieu of fees. He stated the County's other fees are likely to be higher due to the County trying to push most of the new developments towards the municipalities.

Vice Chairman Kornegay said builders know a zoning permit is a necessity and they don't think much about the prices. Chairman Jones said those prices are in place to ensure individuals and developers have thoroughly consider any request they submit. Chairman Jones asked Ms. Willoughby to pull together some information from other towns, so the Town Administrator and Zoning Administrator can make a recommendation as to what the fees could be.

Greg Johnson asked about the Town's current procedures on inspections and permit approval. He wanted to know who is checking to make sure all accessory buildings and single residential buildings are matching the information provided on the approved zoning permits. Vice Chairman Kornegay said checking the setbacks and structures would be the responsibility of a Zoning Administrator. Chairman Jones said the County handles all building inspections for every structure twelve feet by twelve feet or over. Greg Johnson said he wishes the Town had its own building inspector, especially with more than five hundred homes expected to come from the current projects already on the books. Berry Godwin said the Town should be handling most of the enforcement and inspections. Greg Johnson said Zoning Administrator Scottie Hayes has a lot of responsibilities at this moment. Town Administrator Dustin Kornegay said he doesn't want to over stretch the Town's Zoning Administrator/ Recreation Director. After some discussion, Chairman Jones asked Ms. Willoughby to gather information on the sketch/ site plan requirements for zoning permits and the Planning Board will review it at the next scheduled meeting.

DISCUSSION- MORATORIUM ON THE APPROVAL OF MAJOR SUBDIVISION

Town Administrator Kornegay provided information to the Planning Board members to review which shows the Town's current sewer allocations. Mr. Kornegay said when he first started the Town had purchased five hundred thousand dollars worth of sewer allocations which it received from the County. Chairman Jones asked if the money mentioned was from the same grant discussed at a prior Town Board meeting and did the information he provided included the other grant which was roughly three hundred eighty thousand dollars. Mr. Kornegay stated the information in front of the members includes the five hundred thousand but not the other amount. He continued to say the other amount was sent in this week and it will go towards an additional thirty thousand gallons of average daily flow. He stated all the subdivisions listed on the information provided will be covered with the current allocations on hand. Chairman Jones asked if this information included all of the Emily Gardens development. Mr. Kornegay said it covers the first phase of Emily Gardens at this time. He stated the Town has to consider and include individual homes coming to town every so often. He said once the current subdivisions start building then the Town can start collecting the capacity fees which will be used to purchase more allocations. After some discussion, Town Administrator Kornegay advised the Planning Board members to consider making a recommendation to the Town Board to extend the current moratorium. Chairman Jones said the Planning Board does not have access to the information regarding sewer allocation. He continued to thank Town Administrator Kornegay for providing this information to help the Planning Board consider whether or not to recommend an extension of this moratorium based on the Town's current allocation availability. Greg Johnson wanted to clarify that the current moratorium would only affect all major subdivision. He made a motion to recommend the extension of the current moratorium for a period of twelve months to the Town Board and the motion was seconded by Cecelia Joyner. Vice Chairman Kornegay wished to express his concern with extending the moratorium for another year and the effect it would have on individuals or developers with properties in town. He said there are some who have already waited two years to submit their plans with the interest of doing a major subdivision. He continued to say he is worried about the amount of backlogging of the development projects. He asked how would the Town distinguish between those who have been waiting a long time to submit their plans verse those with newer drawn up plans once the moratorium expires. Chairman Jones wanted to clarify there will not be any backlogging involved because the Town is not accepting any plans or applications for any new major subdivisions except for those that were on the books prior to the adoption of the moratorium. Vice Chairman Kornegay asked when can the developers start paying for their allocations and asked if they can prepay before they submit final plans. Berry Godwin wanted to make it clear that the Planning Board is here to serve the citizens not the developers. He said the Planning Board is here to look out for the best interest of the citizens. He continued to say there are already hundred seventy- two homes on the books right now. Greg Johnson said the remaining allocation after those homes will only be enough for about ten homes on single lots around the town. Vice Chairman Kornegay said the Town is obligated to provide sewer for every recorded lot within the city limits. Chairman Jones stated that

is true which is why the Town has to reserve some of the allocation to service those lots, however, if the Town does not have the allocation then the Town cannot give it. Vice Chairman Kornegay said why not let the developers go through the process and then wait in a que. Chairman Jones said it would not be ideal to go through the whole process and have them waiting two plus years due to waiting for more sewer allocation. He continued to say the allocations given to the towns are not concrete and can change if the County decides to send allocations to somewhere else. Berry Godwin said he believes the moratorium has been beneficial for the Town and feels it would benefit it more if the moratorium was extended. He continued to say the moratorium gives the Town an opportunity to factor infrastructure for more roads, sewer, water, trash coverage, police protection, fire department, schools, and other areas that needs to be considered during those next twelve months. Vice Chairman Kornegay said it would be another twelve months of waiting and having projects from those people buying properties just pilling up. Berry Godwin said the Town employees have been working hard during the moratorium. He wanted to make clear to say that development is not bad but the Town has to plan for it. He continued to say the Town cannot keep accepting new developments when the Town does not have the infrastructure to support it. Chairman Jones called for a vote on the motion made for the recommendation to the Town Board to extend the current moratorium for a period of twelve months. The motion passed with three votes for the motion (by Berry Godwin, Cecelia Joyner, and Greg Johnson) and one vote against (by Vice Chairman Kevin Kornegay). Chairman Jones asked that the recommendation be sent to the Town Board.

DISCUSSION- PLANNING BOARD REAPPOINTMENTS/ APPOINTMENTS

Ms. Willoughby said the current members up for re-appointment are Cecelia Joyner, Trenton Broadwell, Tonia Hill, an ETJ, and an ETJ alternate. She wanted to record to show that Trenton Broadwell has officially closed on his house and no longer lives in town. She said the Planning Board must consider that Terry Rains has not yet taken his oath since being approved last year. Chairman Jones asked if those positions are advertised openly for anyone to apply. Ms. Willoughby said those positions are open to the public and will be advertised soon. She continued to say there is one In-Town position, two In-Town Alternate positions, two ETJ positions, and one ETJ Alternate position being advertised. Chairman Jones said he would like to see more representation from the ETJ.

OLD BUSINESS

Chairman Jones said the business district ordinance is the only one to be considered as old business. Ms. Willoughby stated the subcommittee had a meeting and is holding all recommendations until the members are ready to present them to the Planning Board.

Chairman Jones said he has heard the concerns from the citizens about the burning and clearing of trees over at Eastfield. He wanted to clarify that the Town of Pine Level has no authority over that development because it is within Selma's city limits.

NEW BUSINESS

Ms. Willoughby asked if all the Planning Board members could be present at the next meeting to have a group picture taken. She said the Town wants to do something special for its 150th Celebration and would like to have a picture of all the different committees before the celebration on September 16th.

MEETING ADJOURNED

There being no further business to discuss, Vice Chairman Kornegay made a motion to adjourn. Greg Johnson seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:40 p.m.


Ashley Willoughby, Administrative Assistant


Randy Jones, Chairman