



**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
OCTOBER 24, 2024**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, October 24, 2024 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> Cecelia Joyner	<u>✓</u> Tonia Hill	<u>✓</u> Shane Strickland (alt 1)
<u>✓</u> Kevin Kornegay	<u>✓</u> Randy Holloman (alt 1)	<u>✓</u> Tammy Register	
<u>✓</u> Berry Godwin	<u>✓</u> Terry Rains (alt 2)	<u>✓</u> Greg Johnson	
<u>✓</u> Faye Starling	<u>✓</u> Chuck Hardison (alt 3)	<u>✓</u> Shannan Parrish	

STAFF PRESENT: Zoning Administrator Scottie Hayes and Interim Town Clerk Ashley Willoughby.

OTHERS PRESENT: Dennis Peacock, Ethan Averette, Danny Creech, Samuel and Debra Heuertz

AGENDA-

Motion to approve the agenda: Greg Johnson

Second: Shane Strickland

Vote: Unanimous

MINUTES- SEPTEMBER 26, 2024-

Motion to approve the September 2024 minutes: Vice-Chairman Kevin Kornegay

Second: Shannan Parrish

Vote: Unanimous

OATHS OF OFFICE

Interim Town Clerk Ashley Willoughby informed the Board members of the Town Board's decision to reinstate the current members who had reapplied for their seats on the Planning Board. She stated the Johnston County Board of Commissioners had also approved Tammy Register for the ETJ position. She administered the oath of office to In-Town members Randy Jones, Kevin Kornegay, Faye Starling, and ETJ member Tammy Register. These positions are 3-year terms set to expire on October 31, 2027.

REVIEW EMILY GARDENS FINAL PLAT PHASE 1 SECTION 1 SUBMISSION

Chairman Randy Jones informed the Board members there was a final plat before them for review for Phase 1 Section 1 of Emily Gardens subdivision. Ethan Averett, engineer representative of Emily Gardens from Stocks Engineering, presented the Board members with an amended map prepared by Mike Stocks with red line corrections for the development. He mentioned the corrections to the map included the following: an 's' added to Garden for the street name of E and W Emily Garden Drive; the linear feet of streets added under setbacks; in the Road Maintenance Statement of Understanding to mark out North Carolina Department of Transportation and replaced it with The Town of Pine Level (since the Town would be maintaining the streets); beside water provided by, striking out Johnston County and replacing it with the Town of Pine Level. Chairman Randy Jones asked if the Town's engineer received the 5-year Stormwater Drainage plan. Zoning Administrator Scottie Hayes stated the engineer had and signed off on it. Ethan Averett stated the Town was given three bonds for street light, sidewalks, and last layer of asphalt for after the construction of the homes in the development phase. Ms. Willoughby confirmed the office had received those three bonds.

The Board members looked over the plans and had concerns about some information missing from the map. Chairman Randy Jones stated the location of the mail kiosk and playground should be included on the map. He wanted the recorded to show that the playgrounds would be maintained by the HOA of the subdivision and not the Town of Pine Level. He also mentioned the development could only build fifty houses per year and asked if the developers would try to get their building permits soon. Ethan Averett stated that was the plan. Shane Strickland asked what the developer's plans were for the installation of the sidewalks. Dennis Peacock, representative of RRT Development, stated the builder be required to pour the driveway up to the road, do the sidewalks, and landscape as they finish building each individual lot before going onto the next one.

Greg Johnson asked about the location of the subdivision sign on the map and had concerns about the triangle of sight at the entrance of the subdivision. He stated there was currently a huge mound of dirt which would prevent anyone seeing any oncoming traffic leaving the subdivision. The Board members agreed the subdivision sign needed to be included on the map and any obstructions within the triangle of sight be removed prior to construction. Ethan Averett stated the sight triangle was notated on the map; however, he would investigate the on-site issues. He mentioned NC DOT had approved the driveway permit.

Chairman Randy Jones reminded the developer that he was required to submit a copy of the HOA and covenants to the Town for review and approval before the first building permit could be issued. Zoning Administrator Scottie Hayes stated that was one of the things he highlighted as missing from the final plat submission.

Shane Strickland mentioned the open space acreage number should be corrected to include the playground and any other area. Ethan Everett agreed the correction needed to be made. Shane Strickland asked about an overall plat showing the whole development with each phase, the lots, and all open space. He stated usually with one sheet plats, the developer would show all open space dedications. After a brief discussion, Chairman Randy Jones stated he would like for the developers to present a map showing the whole development as it relates to each phase submitted and the final plat for that phase for approval in the future.

Shane Strickland stated the map was missing locations of the railroad, the railroad's right-of-way, and five grid monuments. He stated adjoining properties on the North and on the West side along with the rest of the existing property lines and boundaries should be included. He stated the map should meet all G.S 147-30 requirements. He voiced his concerns about the boundaries of the railroad not being included could affect the lots and explained how it could affect the future residents. He mentioned the location of the Moccasin Creek easement was not shown on the map as well as the corporate limits of Pine Level. Ethan Averett stated his goal would be to get all red line corrections done and all corrections the Planning Board requested done before Town Board approval. Chairman Randy Jones stated it would be best if the corrections were done and brought back before the Planning Board for review next month.

After a brief discussion, Greg Johnson made a motion to table the review of Emily Gardens Phase 1 Section 1 final plat until the November 21, 2024 meeting. The motion was seconded by Faye Starling and followed by discussion. Vice-Chairman Kevin Kornegay mentioned the HOA was not part our checklist for the final plat. Chairman Randy Jones stated it was not on the checklist, but was a requirement mentioned in the subdivision

ordinance of the UDO (Unified Development Ordinance). No further discussion, the motion passed with by unanimous vote.

COUNTRY STORE MEADOWS PRELIMINARY PLAT EXTENSION REQUEST

Chairman Randy Jones stated the Planning Board received a letter from the new owners of Country Store Meadows development asking for an extension on their approved preliminary plat and the extension would expire on April 11, 2025. After a brief discussion, a motion was made by Berry Godwin to recommend the approval of the extension to the Town Board. The motion was seconded by Tammy Register and passed by unanimous vote.

Chairman Randy Jones mentioned if the developer needs any further extensions it would have to come before the Boards for approval prior to the expiration of this extension.

TABLED ITEMS

Review Rezoning Request- Scottie's Ridge Phase 2

Chairman Randy Jones stated the Scottie's Ridge Phase 2 rezoning applications was tabled at last meeting was before the Board members again for review and recommendation. Interim Town Clerk Ashley Willoughby informed the Board members the Town Board had annexed the properties within the proposed development at their last meeting and postpone the public hearing to consider the rezoning applications until their November meeting. She stated she spoke with Town Attorney Chip Hewett who stated the Town's current rezoning process was sufficient. She provided the Board members an article from Coates' Canons NC Local Government Law titled, "What Happens When Property Changes Jurisdiction." Chairman Randy Jones stated he was against the term of rezoning considering it had County zoning and now needs a Town zoning. There was a brief discussion about the Board members' concerns regarding the terms partial rezoning on the applications and the map presented.

Ms. Willoughby stated the owner of the property was in the process of selling the land to the developer. She mentioned Town Attorney Chip Hewett reassured her at the closing of the sale of the development that no portion of the development or the divide off properties would have a split Town and County jurisdiction. She stated she confirmed with the owner and developer that the rezoning request for RS (Residential- Subdivision) only applied to the currently annexed boundaries of those parcels mentioned within the applications. Vice-Chairman Kevin Kornegay made a recommendation to the Town Board to assign the RS zoning to the parcels as requested. The motion was seconded by Chuck Hardison and followed by brief discussion. Greg Johnson asked for clarification about the term partial RS on the applications and wanted to know what portion of the parcels would be zoned RS. Vice-Chairman Kevin Kornegay said the parcel ID# is larger than what was annexed or being consider for rezoning. Chairman Randy Jones stated there were parcels being split and once it was finalized it would be one big parcel with one zoning within the city limits. He stated it was partial rezoning now but once the property gets recorded it will not be partial. Ms. Willoughby stated there was a motion and a second to recommend assigning RS zonings to the four requests as presented. With no further discussion the motion passed by unanimous vote.

DISCUSSION

Brief Update on Upcoming Developments

Zoning Administrator Scottie Hayes stated there was five subdivision sketch plan applications submitted to the Town on October 14th. He mentioned he had reviewed the plans and asked to have some of the Board members to meet with the developers or engineers for a pre-application review committee.

There was a brief discussion by the Board members about the importance of requiring the new developments to have TIAs (traffic analysis study), stormwater, and drainage study plans. The Board members set November 6th at 3 p.m. to review the sketch plans here at the Town Hall with the engineers of the subdivisions.

Zoning Administrator Scottie Hayes stated the following development names submitted were The Meadows at Labelle Acres, Scottie's Ridge Phase 2, Braswell Country Store Road, Creech's Mill, and Hil Sher Dr. Townhouses.

Chairman Randy Jones informed the other Board members the Town's contiguous city limit now stretches to the Peedin Road Ext. or all the way to the proposed Creech's Mill Subdivision. He stated there was a project in the works out there looking for sewer from the nearest town and Pine Level was the now the closest contiguous city limit to the property. Ms. Willoughby stated the owner of the mentioned property had already submitted a request for annexation to the Town. There was a brief discussion about the annexation rules for satellite annexations as it relates to the towns in the area.

OLD BUSINESS

Randy Holloman asked for an update to the Downtown District amendments. Ms. Willoughby informed the Board members the Town Board scheduled the public hearing to consider the amendments to the Unified Development Ordinance and the zoning map with the additional block added for their November 18th meeting. Chairman Randy Jones wanted to thank those individuals who helped with those amendments and mentioned how great it would be for the Town.

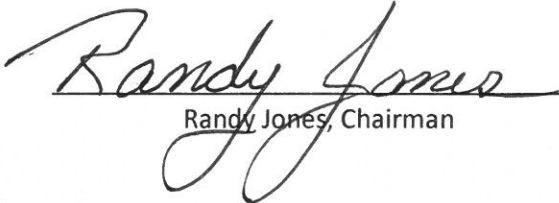
NEW BUSINESS

There was a brief discussion about the need for turning lanes for some of the new subdivisions and current developments.

MEETING ADJOURNED

There being no further business to discuss, Berry Godwin made a motion to adjourn. Tammy Register seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 8:07 p.m.


Ashley Willoughby, Interim Town Clerk


Randy Jones, Chairman

