

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
OCTOBER 22, 2015**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, October 22, 2015 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Holloman with a quorum present.

ROLL CALL

√ Randy Holloman	√ Faye Starling (alt)
√ Berry Godwin	X Cecelia Weaver (alt)
√ Janet Kleinert	√ Randy Jones (alt)
√ Nester McClain	
√ Terry Rains	X Scottie Hayes, Zoning Administrator
X Bob Harvey	

Chairman Randy Holloman asked that board members pray for Bob Harvey who was in the hospital.

Others present for the meeting were: Richard Arthur and sons Elliott and Jonathan Arthur, Merle Hall, Robin Daughtry, and Carrie Linder.

APPROVAL OF MINUTES

Nester McClain made a motion to approve minutes from the meeting held on July 23, 2015. Terry Rains seconded the motion. The minutes were unanimously approved as written. There were no meetings held in August or September.

OATHS OF OFFICE

Deputy Clerk Connie Capps administered the oaths of office to members Janet Kleinert, Nester McClain, and Randy Jones. Their terms will expire October 31, 2018.

SPECIAL USE PERMIT- TERRY ARTHUR

Chairman Randy Holloman said that all board members should have reviewed the special use permit filed by Terry Arthur. Merle Hall spoke with board members and answered questions the board had concerning the duplex apartment complex on North Pine Street. Merle Hall said their only concern was the 50 feet setback from the railroad right-of-way. He said that the Arthurs own all the property on both sides of the railroad and the railroad right-of-way runs down the center of the property. He asked if there was a possibility that the board would consider to reduce the setback from 50 feet to 10 feet. He said by granting this, it would give them more room between the units and the appearance would look better. Randy Jones said that the rule with right-of-ways was if the board were dealing with a subdivision, it would need to have fifty feet, due to requiring a buffer, but this is a railroad right-of-way. Chairman Holloman said the appearance would be better, and not as crowded. Merle Hall said that the middle duplex would be built first. The board reviewed the floor plans of the units. After the discussion, the board reviewed the items listed on page 77 in the zoning ordinance concerning special use permits. Since there were no more questions, Berry Godwin made a motion to recommend approval to the town board of the special use permit, with the condition to allow them a side setback of 10 feet from the railroad right-of-way instead of the 50 feet right-of-way requirement; due to this request not being a subdivision which would require a 50 feet buffer, and because the owner owns the property on the other side of the railroad as well. Terry Rains seconded the motion. The motion passed on a unanimous vote.

GENERAL DISCUSSION

Chairman Randy Holloman called upon Robin Daughtry to address the board. Ms. Daughtry lives in Four Oaks and has recently purchased two homes, one on 70-A Highway and one home on Davis Mill Road. She also purchased the old Claude Pittman store on the corner of 70-A Highway and Davis Mill Road. She asked the board what she would need to do in order to open that store as a business. She said she has rented the house on 70-A Highway next to the store to Carrie Linder, and Ms. Linder would like to open the store as a hair salon and call it "Hair on the Corner". The property is currently zoned RS (Residential Subdivision). Randy Jones said that the property would not meet the criteria for Highway Business due to the depth of the property. He also questioned parking for the business. Ms. Linder said that she would be the only stylist there, and that she would probably have only one or two customers at a time there. If anyone else came they could use the driveway at her house which is located beside the store. It was noted that there was an empty lot behind the store that Robin Daughtry has purchased also. Ms. Daughtry informed the board that the two homes and the store, and vacant lot were all listed on one deed.

After some discussion and reviewing the ordinance, the board looked at the classification of Home Occupations (Section 405.35). The board agreed that due to all the property being on one deed, she could be classified as a Home Occupation, and that she would need to obtain a conditional use permit. The board advised her that as long as she lives at this address she could

use the store as a hair salon under Home Occupations, but if she moved out and someone else moved in they would need to come before the planning board in order to use the store, because of the change of use. The board also discussed other concerns such as parking issues and business hours and signage. Chairman Holloman told her that she would need to meet all requirements of Home Occupations on page 54 of the zoning ordinance. Ms. Linder said her hours would be Monday thru Friday 9 a.m. to 5 p.m. The board also informed her that she would need to obtain permits from the town and Johnston County and meet requirements from Johnston County Building Inspections.

The board advised Ms. Linder to obtain a conditional use permit for \$200 and that the planning board/Board of Adjustment could hold the public hearing at their November meeting. The board agreed to move their meeting up one week due to the meeting falling on the Thanksgiving holiday. The meeting would be changed to Thursday, November 19, 2015.

GENERAL DISCUSSION ON ZONING ISSUES

Chairman Holloman told the board he had some zoning concerns he wanted to discuss with them. He said one concern he had was on 70-A Highway where the old Green Hornet Grill was once located. He said it is being used as a flea market. The board agreed that the people there were not in compliance with the zoning ordinance. Other zoning concerns the board addressed were enforcement, receiving a certificate of occupancy when work is completed, building going on without permits, etc. The planning board agreed to bring all their concerns to the town board at the next town board meeting which will be held on Thursday, November 12, 2015 at 7 p.m.

MEETING ADJOURNED

There being no further business, Terry Rains made a motion to adjourn the meeting. Nester McClain seconded the motion. The meeting adjourned at 8:05 p.m.

Randy Holloman, Chairman

Connie N. Capps
Deputy Clerk

