

**TOWN OF PINE LEVEL
MINUTES OF PINE LEVEL PLANNING BOARD MEETING
SEPTEMBER 27, 2012**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, September 27, 2012 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

√ Chairman Randy Holloman	√ Bob Harvey
√ Berry Godwin	X David Strickland
√ Nester McClain	√ Faye Starling (alt)
√ Janet Kleinert	√ Sal Navarro (alt)
√ Terry Rains	X Tracy Harned (alt)
	√ Cecelia Weaver (alt)

Others present for the meeting were: Deputy Clerk Connie Capps and Zoning Administrator Scottie Hayes.

MINUTES

Faye Starling made a motion to approve the minutes from the April 26, 2012 meeting. There were no meetings held in May, June, July and August. Berry Godwin seconded the motion. Motion passed unanimously.

VARIANCE REQUEST – DODIE MOORE HEADLEY

Chairman Randy Holloman informed the board that the public hearing for the variance request submitted by Dodie Moore Headley (Ray Moore) for the lot located at 107 Crocker Street needed to be cancelled due to information that had been discovered for that property.

He read from the minutes dated February 27, 1997. He said that in February, 1997 Mr. Bill Oliver, former owner of the property, applied for a variance for the lot width on a lot located at 107 Crocker Street in an RS District. He said that Mr. Oliver wanted to sell the lot and also for the new owners to be allowed to build a house on the property because the lot was an existing substandard lot. When

applying for the variance Mr. Oliver also applied for a vested right, pursuant to G.S.160A-385.1. Chairman Randy Holloman said the vested right always transfers with the property. He said the planning board approved the variance request for Mr. Oliver at that time.

Mrs. Dodie Moore Headley (Ray Moore) purchased the property in May, 1997. Chairman Holloman told the board that she did not need to request a variance because the issue was taken care of in 1997 by Mr. Oliver. Mrs. Moore was refunded her fee and told that she only needed to obtain a zoning permit to build the home.

RECOMMENDATION ON REZONING REQUEST- RANDY JONES & RUSTY JONES

Chairman Randy Holloman said that Randy and Rusty Jones own approximately 7 acres of property on Davis Mill Road—Parcel # 262300-46-4154. He said the front 300 feet of the Jones' property, approximately 3.26 acres of the property is zoned RS (residential subdivision) and the back remainder of the property is zoned RA (residential agricultural). This property was originally zoned this way on the original zoning map dated March, 1988. Residents along both sides of Davis Mill Road starting with the Jones' property, all have the front 300 feet of their property zoned RS. The Jones' are requesting to rezone all of their property to RA.

Board members discussed the issue on why their property was partly zoned RS and RA. The board members viewed the original zoning map and discussed the situation. After reviewing the map, the board discussed that other properties surrounding the Jones' property was also RS and RA.

After some discussion, Faye Starling made a motion to recommend approval of rezoning the Jones' property all to RA (Residential Agricultural). Nester McClain seconded the motion.

Those voting in favor of the rezoning request were: Randy Holloman, Berry Godwin, Nester McClain, Janet Kleinert, Terry Rains, Bob Harvey, Cecelia Weaver and Faye Starling.

Those voting against the request: Sal Navarro

Chairman Randy Holloman informed the board that the Town Board will be holding a public hearing on the rezoning request on Thursday, October 11, 2012 and that they would make the final decision on the rezoning request.

MEETING ADJOURNED

There being no further business to discuss Bob Harvey made a motion to adjourn and Berry Godwin seconded the motion. The meeting adjourned at 7:15 p.m.

Connie N. Capps
Deputy Clerk