

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
FEBRUARY 27, 2014**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, February 27, 2014 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 Faye Starling (alt)
√ Nester McClain	√ Sal Navarro (alt)
√ Janet Kleinert	√ Cecelia Weaver (alt)
√ Terry Rains	

Others present for the meeting were Mayor Jeff Holt, Commissioner Greg Baker, Mr. Leslie Liles and Mr. Kenneth Liles from General Metals, Police Chief Keith Sparks, and Deputy Clerk Connie Capps.

OATHS OF OFFICE

Deputy Clerk Connie Capps administered the oaths of office to Randy Holloman and Berry Godwin. Their terms will expire on October 31, 2016.

MINUTES

Chairman Randy Holloman next asked for approval of the minutes from the meeting held on January 23, 2014. Nester McClain said he questioned the written recommendation that was made by Faye Starling on the rezoning of the properties on West Main Street. He said he thought in the recommendation she also included to recommend that "No Parking" be allowed on the Peedin Avenue side of the All Seasons business due to vehicles being parked there and blocking the vision at the intersection. The board members agreed. Deputy Clerk Connie Capps said that the Police Chief had already taken steps to solve the problem and that the Chief was present to discuss the issue. The minutes will be corrected to include that additional statement in the recommendation. Then Nester McClain made a motion to approve the minutes upon that correction and Terry Rains seconded the motion. Motion passed unanimously.

Police Chief Keith Sparks was present to speak on the issue concerning the intersection at Peedin Avenue and Main Street. He said he was not sure the town could legally place a “No Parking” sign on private property and enforce it. He said it was private property and unsure if the police department has justification to make that section a “No Parking” zone. The Chief said he would speak with the town’s attorney and the property owner on the matter. The Chief said that the town had purchased a large traffic dome mirror to be placed on one of the poles at the intersection to help with visibility at the intersection. He said it was the best he could do right now until it was further studied. He said he would put up the mirror and have motorists to report back to him to see if it makes a difference in the visibility. The Chief said he has done what he can do at his level on the issue. The Chief also addressed the past experiences on this property, but said he would contact the owner again. Terry Rains said the side of the building is the only place for him to load and unload. Chairman Randy Holloman asked the Chief if the right-of-way goes up to the building. The Chief replied that the right-of-way goes past the edge of the building. Mayor Jeff Holt asked the Chief if the Highway Patrol could help with this situation. The Chief replied that Highway Patrol doesn’t want to help within the city limits of the town. The Chief said that he would talk with the town attorney to see if the town can act on a state right-of-way, but he said the traffic mirror seemed to be the solution for now. Sal Navarro said the issue could be brought up again at the Town Board meeting on March 6th. The Chief said he would talk with the property owner and town attorney and have Connie to send out an email to members on his findings.

DISCUSSION WITH GENERAL METALS

Mayor Jeff Holt next introduced Mr. Leslie Liles and Mr. Kenneth Liles of General Metals. Their business of 16 years in Pine Level is located at 328 East Main Street. The mayor said the owners wish to expand their business, and they would like to know before they buy any property what they can or cannot do with the property. They said they were looking into purchasing some property located behind their business from Mr. James Overbee. They said the Overbees want to sell all 21 acres or none of the property. He submitted a map of the property to the board. Mr. Liles said if we buy all of the property and expand our business, we want to know what can be allowed on the rest of the property. Mr. Liles questioned that he knew the property was already zoned LI (Light Industry) but asked if the part not used for their expansion could be rezoned to a mixed use to allow duplexes such as the ones built on Pilkington Street in town. Mr. Kenneth Liles said the property is not deep enough or large enough for Commercial Business but is prime for real estate such as duplexes and residential housing. He said he that he had checked with Johnston County on the property being in the 100- year flood plan and they said it was not. Mr. Liles said that they just wanted to come before the board to see what their options were and what they could do with the property beforehand. The Mayor said he wanted both boards to come together to see what could be done to help them. He said their business is a good established business and they need room to grow. He said there had not been a buyer for the remainder of the property in 20 years and currently there are only 3 buildings on the property. He said Mr. Overbee’s dream was for everything to be Industry on that property.

Berry Godwin said he had no problem with the expansion, but he had doubts of placing residential housing in an Industrial Park. He said there would be trucks and a lot of traffic in and out all the time. He said it was not a good mix. He said that he was on the planning board when they zoned this property LI (Light Industry). He said you can't put residential/ multi-family in an Industrial Park. He said he was not comfortable mixing LI (Light Industry) with Residential. Janet Kleinert agreed with Berry. Mr. Liles agreed with Berry but said they were just trying to find a use for the land. Mr. Liles said we want to expand the business to provide more employment and help the Town of Pine Level also. Mr. Kenneth Liles asked the board members if they were the property owners, what they would like to see developed on the property. Mr. Liles said they are limited as to what can be placed there. He says there is a lot of cost involved.

Board members agreed with the Mayor and Mr. Liles. They said an option would be to go back to Mr. James Overbee (owner) and discuss rezoning of the property. Mayor Holt said special meetings could be held if needed. Chairman Randy Holloman told Mr. Liles that the planning board makes recommendations to the town board on rezoning, and the town board makes the final decision.

MEETING ADJOURNED

Chairman Randy Holloman asked if there was any other information to come before the planning board. Since there was none, Terry Rains made a motion to adjourn the meeting and Nester McClain seconded the motion. The meeting adjourned at 7:35p.m.

Connie Capps
Deputy Clerk

Randy Holloman, Chairman