

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

MEETING INFORMATION

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

Others present for the meeting were Sherwood Reardon and Jimmy Woodard, Clark and Matt Johnson, Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

MINUTES

Chairman Randy Holloman next asked for the approval of the minutes from the meeting held on February 27, 2014. Berry Godwin made a motion to approve the minutes as written and Nester McClain seconded the motion. The motion passed unanimously.

EAST PINE STREET & KORNEGAY AVENUE PROPERTY

Mr. Clark Johnson and son Matt Johnson were present to discuss the property they purchased from Kevin Kornegay on East Pine Street and Kornegay Avenue. Mr. Johnson said that he had obtained a variance application from the town but had filled it out incorrectly and wanted to come before the planning board to ask questions before he filled out another application. He said that their plans were to build a duplex on the corner of Brown Street and Kornegay Avenue. The house that is currently there would be removed. He said that they would like some suggestions for the property. The lot is 33,274 square feet. He said if they decided on a duplex they would not meet the setback requirements, and that was the purpose of applying for a variance. Matt Johnson distributed maps of the property for the board to review. After some discussion, the Johnsons said that maybe they could slide back 10 feet on the Brown Street side and slide back 5 feet on the Kornegay Avenue side. No decisions were made and they said they would study this further.

Mr. Johnson also said that the houses along Kornegay Avenue and adjacent to this property are in the process of having new roofs put on and vinyl siding installed. The board agreed that the house they had completed on the corner of Pine Street and Kornegay Avenue looked nice.

Zoning Administrator Scottie Hayes told the board that he had talked with the Johnsons concerning their request but he wasn't sure on some of the issues they would need for a variance. He said he contacted David Holmes for assistance on the issues with the properties.

Matt Johnson told the board that the two vacant lots on East Pine Street had been combined into one lot so that they would be able to build a triplex. He said that he was told that they would need a variance for the front setback. He said they meet all other setback requirements. The property is zoned RH (Residential Housing). Chairman Randy Holloman told him that in order for them to build a triplex the lot size would have to be 25,000 square feet. Mr. Johnson said that the total lot size for this lot is 11,872 square feet. Randy said that he had two concerns:

- (1) The square footage of the lot size itself; he said the zoning ordinance states that the lot size should be 25,000 square feet for a triplex. He said his concern was that the board had granted variances in the past similar to this one; but that this request is less than half of what is required.
- (2) He said the parking was another concern. He said the railroad had a 100 foot right-of-way. He said that they would need to check with the NC Railroad about the right-of-way. He said they may have to consider placing parking pads on the sides of the triplex and not in the front. Randy suggested building a duplex on the property instead of a triplex.

Matt Johnson said they could put a duplex there instead of a triplex; a triplex was just a proposal. The men took the recommendations from the board and said they would get back with them soon.

PRIMITIVE BAPTIST CHURCH

Mr. Sherwood Reardon and Mr. Jimmy Woodard were present to discuss the Primitive Baptist Church located on Davis Mill Road. Mr. Woodard and Mr. Reardon are on the steering committee of the Presbyterian Church. Mr. Woodard said that their church was in the process of buying the Primitive Baptist Church property and they had some questions concerning the church and property before the final sale. They asked the board if there would be a problem if they placed a 24 X 36 mobile classroom on the property to use for Sunday school classes. The men said it was a modular unit like the one that was placed at Playmates Daycare on East Pine Street. They said it was the same width but shorter in length. Eventually the church may build an addition onto the church. The men said that the modular would be painted to match the church or they may put white vinyl siding on it. They said it would look very nice. Chairman Randy Holloman told the men that the ordinance requires that the distance between the mobile unit and the church would need to be 10 feet. The men said that they didn't think that would be a problem. The men told the board that there was some tree work and stump removal that would need to be done as well.

They also asked the board if there would be a problem with placing a church sign on the property. They said where they would like to place the sign an old well exists. They wanted direction on what to do about filling in the well. The planning board told them they would need to contact Johnston County Environmental Health and speak with Larry Sullivan on that matter. The board advised that the town does have a sign ordinance but it should not be a problem for them.

Berry Godwin suggested installing a fence around the church property. He said being next to the park with all the recreational activities going on it might be something for them to also consider.

Chairman Randy Holloman said he personally would like to see this property continue to be used for a church. He told Mr. Reardon and Mr. Woodard that the planning board will be glad to work with them in any way they could. He said that he would like to take a vote from the planning board on the issue. Since there was no more discussion on the matter, Berry Godwin made a motion to allow a mobile class room to be placed on the church property, based on the improvements being made to the church and property. Bob Harvey seconded the motion. The motion passed on a unanimous vote.

MEETING ADJOURNED

There being no further business to discuss, Nester McClain made a motion to adjourn the meeting. Janet Kleinert seconded the motion. The meeting ended at 7:45 p.m.

Connie N. Capps
Deputy Clerk

Randy Holloman, Chairman