

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
APRIL 23, 2009**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, April 23, 2009 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	√ Bob Harvey
___Berry Godwin	√ David Strickland
√ Terry Rains	
√ Nester McClain	
√ Janet Kleinert	
___Faye Starling (alt)	
√ Tracy Harned (alt)	

Others present for the meeting were Zoning Administrator Dave Holmes, Mr. Claude Harris, Randy Pope, and Brian Murray. (Connie Capps was absent. Secretary Janet Kleinert took the minutes at this meeting)

MINUTES

Nester McClain made a motion to approve the minutes from the March 5, 2009 meeting. David Strickland seconded the motion. The minutes were unanimously approved as written.

PUBLIC HEARING ON CONDITIONAL USE PERMIT

Chairman Randy Holloman informed the board to close the regular meeting in order to hold a public hearing on a conditional use permit filed by Mr. Claude Thomas Harris and Patricia Broughton Harris.

Terry Rains made a motion to close the regular meeting and open the public hearing as the Board of Adjustment. Nester McClain seconded the motion. Motion passed unanimously.

Secretary Janet Kleinert administered the oath to Mr. Claude Harris, Randy Pope and Brian Murray.

Chairman Randy Holloman said that Mr. & Mrs. Harris would like to place a single-wide mobile home (Class B) on a lot located at 75 Broughton Lane, which is in the ETJ of Pine Level. This property is located in a RA district. (Residential- Agricultural)
(This public hearing was duly advertised in the Smithfield Herald on Wednesday, April 8, 2009 and Wednesday, April 15, 2009).

Chairman Randy Holloman read the six items that needed to be met from the application. After reading the items he opened the floor for any discussion on the request.

Mr. Harris told the board that he would clear all debris from the lot.

Terry Rains asked Mr. Harris if the home was supposed to be cleaned up before now.

Bob Harvey said he doesn't want to see junk at the location. He also said he would like for the board to place a condition on the permit to have it landscaped.

Tracy Harned asked the board was the reason this application was coming before this board was due to it being a single-wide Class B mobile home. Dave Holmes replied yes.

Bob Harvey said he would like to see the board amend the ordinance to read that everything from now on would need to be landscaped. Dave Holmes and Chairman Randy Holloman said that the board could not do that.

Chairman Randy Holloman said that the board could place a condition on the permit that the lot needed to be cleaned up before approval.

Terry Rains then made a motion to grant the conditional use permit with the condition that all junk and debris must be removed from the lot and that the plot plan show some landscaping. Nester McClain seconded the motion. The motion passed unanimously, with Bob Harvey abstaining from voting.

Bob Harvey then entered a motion to close the public hearing for the Board of Adjustment. Nester McClain seconded the motion. The public hearing was declared closed and the planning board meeting reconvened.

PUBLIC COMMENT

Bob Harned spoke next to the board. He said that he purchased his property and that it was zoned RA (residential agricultural). He told the board that other properties in town which were smaller than his having livestock on the property. He said he would like livestock described in the RA district. He said he was burdened to have to mow and keep up his property. He was asking the board if he could have livestock on his property and also to lease out some land for livestock. He says that it would increase the value of his property and also bring more money into the town. He said he would like to discuss his options. He said he would like the board to consider amending the code to state livestock should be allowed in a RA district on 5 or more acres, instead of no livestock in city limits.

Chairman Randy Holloman asked Dave if the board could allow this request as a special use and specify what kind of animals. Dave suggested only allowing horses. Dave said that Mr. Harned's property is located one block from town.

Nester McClain asked Mr. Harned what animals he would like to have. Mr. Harned said he would like to have all livestock.

Dave said that possibly the board could put in the ordinance that horses be allowed at no less than 5 acres (1 per acre)

Dave informed the board that both the planning board and town board would make the decision.

Bob Harvey asked if letters could be sent out to adjacent property owners because some people do not receive newspapers.

Bob Harned asked if he should fill out an application for an amendment change. He said the board needed to create another section in the ordinance or instead change the wording of the ordinance.

Dave Holmes stated that Bob Harned should get an acknowledgement from adjoining property owners concerning this matter.

MEETING ADJOURNED

Since there was no further business, Terry Rains made a motion to adjourn. David Strickland seconded the motion. The meeting ended at 8:00 p.m.

Connie Capps
Deputy Clerk