

**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
JUNE 28, 2018**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, June 28, 2018 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

√ Randy Jones	√ Faye Starling (alt)
√ Berry Godwin	√ Cecelia Weaver (alt)
√ Nester McClain	√ Janet Kleinert (alt)
√ Randy Holloman	
√ Terry Rains	
√ Andy Medlin	

Staff present: Zoning Administrator Scottie Hayes and Deputy Clerk Connie Capps.

Others present: Jerry Dalton, Jonathan Barnes, and Alan Thornton with Dalton Engineering of Clayton.

CHANGE IN AGENDA

Chairman Randy Jones requested to change the order of the agenda by switching items 3 and 4. Randy Holloman made a motion to do so and Berry Godwin seconded the motion. Motion passed by unanimous vote.

MINUTES

Nester McClain made a motion to approve the minutes from the meeting held on May 24, 2018. Faye Starling seconded the motion. The minutes were unanimously approved as written.

GOR AN FARM SUBDIVISION

Chairman Randy Jones said Jerry Dalton, Jonathan Barnes and Alan Thornton with Dalton Engineering were present to discuss the Gor-An Farm Subdivision. Chairman Jones said that at the last town board meeting Dan Simmons made a request to the town to change the protocol that developers submit to the zoning administrator for review a construction plan with road construction, sewer, and a storm water plan for future subdivisions. Chairman Randy Jones said after reviewing the subdivision ordinance, we already have that in place in our ordinance which states that it should be submitted before the Final Plat is approved. The Chairman said he contacted Dan Simmons concerning this and Dan Simmons made a statement that until the expansion tank is completed and in place which should be by the end of the year, and possibly by the end of summer, there should be no more houses connected to the sewer system. Dan said the county would frown if the town added a lot of houses onto the sewer system.

Chairman Jones said this decision should not affect Scottie's Ridge Subdivision or Gor-An Farm Subdivision but it would affect Starfield Acres. Mrs. Faye Starling said according to Dan Simmons they could add 2 or 3 homes in Starfield Acres. Jerry Dalton asked if this was going to keep them from getting permits to build in Gor-An Farm Subdivision. The Chairman said no it would not, they would just not be able to sell a house or connect to the sewer until the tank is completed. Jerry Dalton said he had talked with the town and Dan Simmons and they were aware of this.

Berry Godwin suggested to add a Printed Name line beside the Signature line on the Subdivision Applications. The board agreed.

Chairman Jones said Gor-An Farm subdivision was presented to the planning board years ago with 90-91 lots and they had some difficulty with the land and now they have come back and totally redone the subdivision consisting of 49 lots.

Randy Holloman said after reviewing the preliminary map and according to the the subdivision appendix, discovered some items that were not shown on the map. The board approved the preliminary map conditional upon adding to the map and submitting the following:

- (1) The acreage of the smallest lot on the map, which is Lot 21
- (2) Linear feet of the streets, street lights, and site conditions
- (3) Submit a copy of deed restrictions or restrictive covenants to the Zoning Administrator
- (4) Name and address of land surveyor, registration number and seal
- (5) Location of mail kiosk which is now required for all subdivisions by USPS
- (6) A storm water management plan be submitted with the Final Plat after having been approved by the town engineer and Dan Simmons.

Zoning Administrator, Scottie Hayes said letters were sent to and received by NCDOT and Johnston County Environmental Health on the findings of the subdivision. He said NCDOT approved it with one driveway access, and a driveway permit would be required. Johnston County Environmental Health stated that since the subdivision would be on municipal water and sewer they had no issues.

Chairman Randy Jones stated that Gor-An Farm Subdivision will be located in the city limits of Pine Level and he wanted everyone to be aware that at the town board meeting Commissioner Phil Pittman had made a motion that in the future everyone would be required to get a post office box if they lived in the city limits. He said no more mail receptacles to receive mail at your home. He said the town board asked that the town attorney review this. The Chairman said he had not heard the outcome of this request. It was noted that a mail kiosk was a federal requirement for all subdivisions.

Chairman Jones asked Jerry Dalton if this submission was a sketch plan and preliminary plat. He said it was. Jerry Dalton gave the board a brief description on the background of the property and on the storm water plan for the subdivision.

After some discussion Chairman Randy Jones said he would like to add to the conditions on this subdivision: that the engineer for Pine Level and Dan Simmons study and approve the storm water plan and how it operates for this subdivision. He said he was very aware of some

subdivisions built in Pine Level that dump water on other people, and he did not want to see another subdivision built that dumps water on other landowners. Jerry Dalton said he would highly recommend using an HOA and have concrete flumes.

Chairman Randy Jones thanked Jerry Dalton for choosing Pine Level for this subdivision. He said it was a great plan using the town standards. Berry Godwin said he was excited about the lot sizes in the subdivision, the smallest size lot being 15,046 feet. Berry Godwin made a motion to recommend approval of the subdivision request with the conditions listed. Nester McClain seconded the motion. The motion passed on a unanimous vote.

Randy Holloman then asked the gentlemen with Dalton Engineering if they were satisfied with the way the planning board helped them in presenting and handling their request. Jerry Dalton said yes, they were satisfied and felt that nothing was left to question. Chairman Randy Jones thanked them for bringing this project to Pine Level. He also commented that he had heard that Johnston County wanted to stop all towns across Johnston County from future satellite annexations due to sewer. He told Jerry Dalton this would not affect them on this project.

ZONING ADMINISTRATORS REPORT

Scottie Hayes reported that the new Johnston County Flood Plain map and ordinance has been released and was effective June 18, 2018. He said two homes in Peedin Ridge Subdivision falls into the flood plain area. He said he had talked with the owner who is aware of this.

Janet Kleinert questioned the update on the mobile homes on Herring Street. Chairman Jones said his understanding was that the Fire Department was going to prepare them for a smoke/burn. Scottie was asked to contact Fire Chief Brannan Barbee to get a time frame on this.

BOARD COMMENT

Randy Holloman had written a letter and read it to the board commenting on Commitment, Criticism, and Compliment. The letter is included and made a part of these minutes by reference.

MEETING ADJOURNED

There being no further business to discuss the meeting adjourned at 8:20 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman