

**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
OCTOBER 24, 2019**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, October 24, 2019 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	√ Cecelia Weaver Joyner (1 st alt)
X Berry Godwin	X Trenton Broadwell (2 ND alt)
X Randy Holloman	X Kimani Skeritte (3 rd alt)
√ Faye Starling	
√ Terry Rains	
X Andy Medlin	
√ Tammy Register	
√ Greg Johnson	

Others present for the meeting: Dan Simmons

Staff present: Attorney Will Barham, Zoning Admin. Scottie Hayes, and Deputy Clerk Connie Capps

OATH OF OFFICE

Connie Capps administered the oath of office to Greg Johnson as an ETJ member, term to expire on October 31, 2022.

APPROVAL OF MINUTES

Terry Rains made a motion to approve the minutes from the meeting held on May 30, 2019. Tammy Register seconded the motion. The motion passed by unanimous vote.

(No meetings were held in June, July, August and September.)

STARFIELD ACRES SUBDIVISION

Chairman Jones stated that Dan Simmons was present to represent Starfield Acres Subdivision. He told the board that Jimmy and Faye Starling had submitted a final plat for 7 lots: Lots 42, 49-54 which is part of Phase II. He informed the board that the plat showing the 7 lots was attached to the approved preliminary plat of the subdivision. Chairman Jones stated he had reviewed the maps and noticed that some of the lot numbers were not in line with the preliminary plat. After discussing this with Dan Simmons, he clarified that it was due to some lots that were given to the town for the well, and the lots had to be redrawn as well as the corner section of Lot 50. He also stated that plot plans are a requirement and would be attached to the zoning permit applications to show any locations of easements, setbacks, etc. He said it would help the zoning administrator with the review of the plat.

Chairman Jones asked if there were any questions concerning this plat. Since there were no other questions, Terry Rains made a motion to recommend approval to the town board the final plat for 7 lots in Starfield Acres Subdivision- Lots 42, 49-54 as presented. Tammy Register seconded the motion. Motion passed by unanimous vote. Faye Starling did not vote due to conflict of interest.

SIGN ORDINANCE – ATTORNEY WILL BARHAM

Town Attorney Will Barham spoke to the board concerning updates from a Supreme Court Case ruling on (1) political signs (2) ideological signs and (3) temporary event signs. He explained to the board that towns have the ability to regulate the size, shape, location and materials used for a sign, but could not regulate the sign based on the content of the sign, which is stated as content neutral. He stated it would be a violation of the peoples 1st Amendment Rights. He reviewed the Sign Regulations in the zoning ordinance with the board, and stated that the town's ordinance is good, but encouraged the board that everyone should be treated equally. He stated that content on the sign was the whole issue, and that towns cannot have different standards for content on the sign. He said the town should follow the same guidelines as the Board of Elections on political signs. Will also encouraged the board to read the blogs on the UNC School of Government website which is called Coates' Canons. The website address is <https://canons.sog.unc.edu>. Chairman Jones thanked Will for coming and bringing this information to the board's attention, and encouraged everyone to go on the UNC School of Government website to read good information on planning and zoning issues and other updates. Chairman Jones suggested that Sign Regulations be put on the agenda for the November meeting, and he suggested that with the growth that is coming to Pine Level, the board should review and study the zoning and subdivision ordinances in order to be better equipped. Chairman Jones thanked Zoning Administrator Scottie Hayes and Police Chief Ashely Woodard for their enforcement in Pine Level.

MEETING ADJOURNED

There being no further business to discuss Tammy Register made a motion to adjourn and Faye Starling seconded the motion. Motion passed unanimously. The meeting ended at 7:40 p.m.

Connie N. Capps
Deputy Clerk

Randy Jones, Chairman