

**TOWN OF PINE LEVEL  
PINE LEVEL PLANNING BOARD MEETING  
JANUARY 22, 2009**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, January 22, 2009 at 6:30 p.m. at the Pine Level Town Hall. Chairman Randy Holloman called the meeting to order with a quorum present.

**ROLL CALL**

- |                       |                                     |
|-----------------------|-------------------------------------|
| √ Randy Holloman      | √ Bob Harvey                        |
| ___Berry Godwin       | √ David Strickland                  |
| √ Terry Rains         | √ Dave Holmes, Zoning Administrator |
| √ Nester McClain      |                                     |
| √ Janet Kleinert      |                                     |
| √ Faye Starling (alt) |                                     |
| √ Tracy Harned (alt)  |                                     |

Others present for the meeting were Mina Grey Rains, Amberly and Trent Broadwell, Kirk from True Line Surveying, Wade Braswell with Braswell Homes and Deputy Clerk Connie Capps.

**MINUTES**

Terry Rains made a motion to approve the minutes from the meeting of December 18, 2008. Nester McClain seconded the motion. The minutes were unanimously approved as written.

**PINE SOUTH SUBDIVISION PHASE TWO-B**

Chairman Randy Holloman turned the meeting over to Dave Holmes in order for the board to review and discuss the final plat of Pine South Subdivision Phase Two-B.

Dave presented to the board the final plat of Pine South Phase Two-B. He said there were some minor things that needed to be fixed and he said that they have been corrected. He said the final plat was submitted by Mr. Wade Braswell. The preliminary plat was approved by the Board of Commissioners on August 13, 2007. He said that this time frame meets the 2-year requirement in which to submit a final plat. He said that there have been no substantial changes from the preliminary plat. He said that Lot 45 was deeded to the Town of Pine Level. There are a total of 30 lots for this subdivision. He said that Mr. Braswell had followed the preliminary plat and everything conforms. Dave said that Mr. Braswell is posting a bond for Lots 34, 35, 40, and 41 which are located around the culdesac. Dalton Engineering has sent a copy of the cost of the remaining improvements, and they have paved up to the culdesac. He says that they

will pave as soon as it dries out. Dave said that he talked with Dalton Engineering and they will estimate the total remaining cost times 1.25, which is according to the ordinance. They will post a bond or letter of credit in the amount of \$6007.00 which would insure that the work gets done. Dave said that after the Board of Commissioners approve the 1 year guarantee; they have to warrant all improvements, water, sewer, streets and ditches. That total cost is \$342,000. Dave said that the town would require 50% to be secured. Dave said that a letter of credit or bond would need to be submitted in the amount of \$171,008.75 before the Board of Commissioners meeting on February 9, 2009.

Dave said that he would recommend approval of the final plat subject to the following: receipt of the letter of credit or security bond with the improvements on the remaining 4 lots, the bond for the 1 year warranty, receipt of water/sewer certifications, the core samples of the streets, and also to have Dan Simmons, who is the town's engineering consultant to review the final plat. Bob Harvey made a motion to that effect and Nester McClain seconded the motion. Motion was passed unanimously.

### **DISCUSSION ON REZONING REQUEST**

Chairman Randy Holloman then asked Zoning Administrator Dave Holmes to address the request of Mrs. Mina Grey Rains. Dave said that the board could not take any action on this request but that Mrs. Rains would like to discuss the possibility of rezoning a portion of her property located on South Peedin Avenue presently zoned HB-Highway Business. These are two existing lots owned by Mrs. Rains totaling approximately 3 acres. Mrs. Rains would like to rezone 2 1/2 acres to RS- Residential Subdivision. This would leave 1/2 acre fronting on South Peedin Avenue zoned HB-Highway Business. Dave said that his first reaction was very negative; however after looking at the property he felt that the James Drive residents would rather have their property abut Residential Property than Highway Business property. The rear of the property abuts Mr. Robert Watson's property which is zoned RA-Residential Agricultural.

Dave informed the board that they could not take any official action on this request because the Board of Commissioners must first call for a public hearing and then send the request back to the Planning Board for their review and recommendation. He informed Mrs. Rains that she would need to fill out a rezoning request application at the town hall. He said the town board would call for a public hearing on February 9, 2009 and the planning board would review the request on February 26, 2009 and that the public hearing would be held at the Board of Commissioners meeting in March.

### **OTHER DISCUSSION**

Dave said that he had a concern over the fact that the town had filed an application for a new town hall and that the planning board was not involved in the selection of the site. He suggested that the planning board request to the Mayor and Board of Commissioners to allow the planning board to be involved on such planning issues.

Chairman Randy Holloman agreed. He said that he thought the town should have hired an independent consulting firm to do a traffic and pedestrian study in order to establish a location for the new town hall. Tracy Harned agreed that the town board should have received professional advice in selecting a location for the new town hall.

The board felt that Chairman Randy Holloman and Dave Holmes should present a statement to the Mayor and Board of Commissioners stating the concerns that the planning board has on the future involvement between the town board and planning board on planning and zoning issues, drainage studies, etc. Chairman Randy Holloman said maybe the planning board could receive the minutes from the town board meetings each month so they would be more informed.

Planning Board members agreed for Dave Holmes to write a statement or letter to the Mayor and Board of Commissioners stating these concerns and to have all planning board members sign it to be given to the Town Board at their meeting on Monday, February 9, 2009.

**MEETING ADJOURNED**

There being no further business, at 7:36 p.m. the meeting was adjourned with a motion made by Nester McClain and seconded by David Strickland.

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Deputy Clerk

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Planning Board Chairman

\_\_\_\_\_  
Date