



TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
MAY 27, 2021

MEETING INFORMATION

The Pine Level Planning Board met on Thursday May 27, 2021 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

<input checked="" type="checkbox"/> Randy Jones	<input checked="" type="checkbox"/> Cecelia Joyner (alt 1)
<input checked="" type="checkbox"/> Randy Holloman	<input checked="" type="checkbox"/> Trenton Broadwell (alt 2)
<input checked="" type="checkbox"/> Terry Rains	<input checked="" type="checkbox"/> Kevin Kornegay (alt 3)
<input checked="" type="checkbox"/> Berry Godwin	<input checked="" type="checkbox"/> Tammy Register
<input checked="" type="checkbox"/> Faye Starling	<input checked="" type="checkbox"/> Greg Johnson
<input checked="" type="checkbox"/> Tonia Hill	<input checked="" type="checkbox"/> Leighanna Worley

Staff Present: Zoning Administrator Scottie Hayes, Assistant Clerk Ashley Willoughby, and Town Clerk Connie Capps.

Others Present: Clifton Holloman, Brad Gordon, Carlos Bagley, Carrey Chandler, and Mike Stocks.

MINUTES- April 22, 2021 -

Faye Starling made a motion to approve the minutes with the correction that "excluding Chairman Randy Jones from the vote" be removed from the minutes.

Second: Terry Rains

Vote: Unanimous

OATH OF OFFICE

The Oath of Office for Cecelia Joyner was administered by Town Clerk Connie Capps.

AMENDMENT TO THE AGENDA

Terry Rains made a motion to amend the agenda to discuss the rezoning request before the special use request for Emily Gardens. Motion seconded by Greg Johnson and motion passed by unanimous vote.

REVIEW REZONING REQUEST FOR EMILY GARDENS SUBDIVISION

After some discussion on the technicality of the application, Chairman Randy Jones gave a brief overview on the current status of Emily Gardens for those Planning Board members absent or those that were not here for the discussions on the subdivision in the months prior. He stated that Emily Gardens had put in an application for a Planned Unit Development (PUD) before the Town's moratorium on PUDs was put into effect in February. Mike Stocks, the engineer for Emily Gardens, was brought up to speak on the request. Mr. Stocks stated that they are requesting that the area be rezoned from RA (Residential- Agricultural) to RH (Residential- Housing). Chairman Randy Jones stated that they are requesting to be rezoned because of the open space requirements for a PUD (Planned Unit Development) are different for RA districts than RH districts. The rezoning would allow the developers to meet the open space requirements in an RH district with their current plans. After some discussion, Leighanna Worley made a motion for a recommendation of denial for the rezoning request. The motion was seconded by Faye Starling and Chairman Randy Jones called for a vote by roll call. The following voted for the denial of the rezoning request: Chairman Randy Jones, Faye Starling, Cecelia Joyner, Trenton Broadwell, Tammy Register, Greg Johnston, and Leighanna Worley. Members who abstained from the vote were Terry Rains and Berry Godwin. With the motion being passed, the recommendation for denial of the rezoning request for Emily Gardens will be sent to the Town Board.

REVIEW SPECIAL USE REQUEST FOR EMILY GARDENS SUBDIVISION

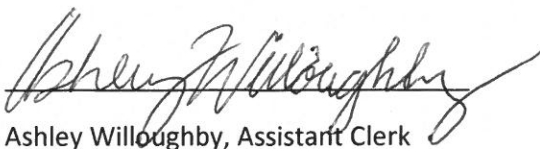
Mike Stocks, who is the engineer for Emily Gardens Subdivision, started the discussion by stating some of the details of the Emily Gardens Subdivision plans. After some discussion over the details, Tammy Register made a motion to recommend approval of the special use permit for a PUD. Terry Rains seconded the motion. Berry Godwin wanted to clarify that the Planning Board was accepting the PUD request with RA zoning. Mike Stocks wanted to make sure that the Planning Board was just recommending the approval of the PUD regardless of the zoning. Chairman Randy Jones stated that a PUD could be allowed in any residential zoning district and that the Planning Board was only voting on the PUD request no matter what the current zoning classification is. After some discussion, Chairman Randy Jones called for the vote and the motion passed unanimously.

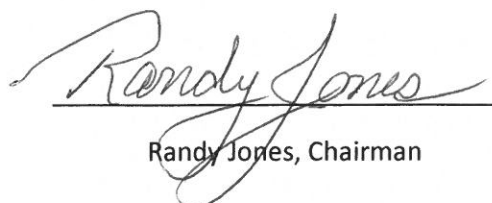
COUNTRY STORE MEADOWS DISCUSSION

At the Planning Board meeting in April, Carlos Bagley had requested that the property for Country Store Meadows Subdivision's zoning remain RS but with the minimum lot size of 10,000 sq. ft. Zoning Administrator Scottie Hayes stated that he along with Chairman Randy Jones had discussed this request with the Town attorney and were told that this wasn't the best plan of action. Carlos Bagley said he was told differently by his attorney and that this process was possible. After some discussion over the conflicting information both parties had received, Scottie Hayes stated that they needed to apply for a variance for the one driveway and for the lot size before June 20th so the Planning Board can have a public hearing for the variance requests at the July 22, 2021 meeting.

MEETING ADJOURNED

There being no further business to discuss, Berry Godwin made a motion to adjourn. Leighanna Worley seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:40 p.m.


Ashley Willoughby, Assistant Clerk


Randy Jones, Chairman