



**TOWN OF PINE LEVEL**  
**MINUTES OF**  
**PINE LEVEL PLANNING BOARD MEETING**  
**SEPTEMBER 23, 2021**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday September 23, 2021 at 6:36 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

**ROLL CALL**

<u>√</u> Randy Jones	<u>×</u> Trenton Broadwell (alt 2)
<u>√</u> Randy Holloman	<u>√</u> Kevin Kornegay (alt 3)
<u>×</u> Terry Rains	<u>√</u> Tonia Hill
<u>√</u> Berry Godwin	<u>×</u> Tammy Register
<u>√</u> Faye Starling	<u>√</u> Greg Johnson
<u>√</u> Cecelia Joyner (alt 1)	<u>×</u> Leighanna Worley

**Staff Present:** Zoning Administrator Scottie Hayes, Assistant Clerk Ashley Willoughby, and Curtis Lee from Triangle J Council of Government.

**Others Present:** Danny Creek, Brad Gordon, Clif Holloman, and Carlos Bagley

**MINUTES- August 26, 2021 -**

Motion to approve: Berry Godwin

Second: Greg Johnson

Vote: Unanimous

**REVIEWING REZONING REQUEST FOR COUNTRY STORE MEADOWS SUBDIVISION**

Chairman Randy Jones stated that the Planning Board has a rezoning request for Country Store Meadows Subdivision. The developers are requesting a zoning change from RS (Residential Subdivision) to RH (Residential Housing). Chairman Randy Jones stated that the Planning Board wanted a covenant to be added to in order to prevent multifamily development. After some discussion about the RS zoning classification, Randy Holloman asked about the staff report given to the board by Curtis Lee from Triangle J Council of Government. Randy Holloman asked if it would be more practical to ask for RH Special Use District like what the Town has done for Laura Mark Subdivision. Doing so, he said should create the same effect that the planning board wants for this subdivision. Chairman Randy Jones stated

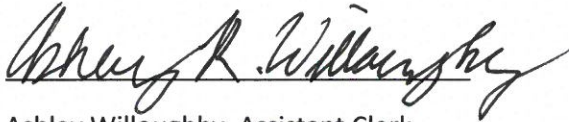
that it could be possible because we already have one in place with Laura Mark. There was some discussion on the details from what was done for Laura Mark Subdivision and whether or not this similar action was a legal possibility for the Planning Board to do so at this time. After the discussion, Randy Holloman made a motion to rezone the property from RS to RH Special Use that only allows single-family residential housing. The motion was seconded by Greg Johnson and the motion passed unanimously.

**OTHER DISCUSSION**

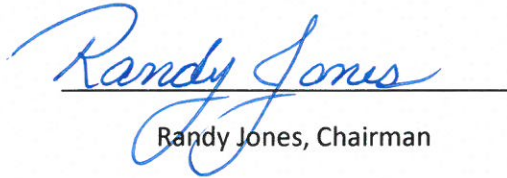
Chairman Randy Jones notified the Planning Board members that the Town Board called for a public hearing to consider a moratorium on all major subdivisions and rezoning requests at the Town Board's last meeting. The public hearing will be at the next Town Board meeting which will be on October 11, 2021. The main reason is that the Town does not have the water and sewer capacity at this time to accommodate the developers' needs. Chairman Randy Jones also stated that even the County is struggling to get water at the moment.

**MEETING ADJOURNED**

There being no further business to discuss, Randy Holloman made a motion to adjourn. Greg Johnson seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:15 p.m.



Ashley Willoughby, Assistant Clerk

  
Randy Jones, Chairman