



**TOWN OF PINE LEVEL**  
**MINUTES OF**  
**PINE LEVEL PLANNING BOARD MEETING**  
**MARCH 24, 2022**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday March 24, 2022 at 6:30 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> Kevin Kornegay	<u>✓</u> Randy Holloman (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 and Administrative Assistant Ashley Willoughby

**OTHERS PRESENT:** Curtis Lee from Triangle J School of Government and John Lowdermilk.

**AGENDA AMENDMENTS-**

Chairman Randy Jones stated that item three needed to be removed from the agenda. The report in item three is a part of the variance request and cannot be discussed until the public hearing. Also, to remove the word "review" in item four on the agenda. Berry Godwin made a motion to that affect and Greg Johnson seconded it. The motion passed by unanimous vote.

**MINUTES- JANUARY 27, 2022 -**

Greg Johnson made a motion to approve the January minutes. Faye Starling seconded and the motion passed by unanimous vote.

## VARIANCE REQUEST FOR NIVEK HOMES LLC

Chairman Randy Jones said after reviewing the variance application that the Planning Board should not be able to accept the application. This is due to it being filled out and signed by Nivek Homes instead of the actual property owner. The Chairman said that Planning Board had a similar situation happen just a brief time ago where a developer turned in an application instead of the owner of the property. There was some discussion over the wording of the ordinance in regards to the variance application process and who is allowed to submit the application. The Chairman asked Curtis Lee, the Town's Triangle J Representative, if the Planning Board can take the application as it is. Mr. Lee said that if the property owner was present that could be allowed. The Chairman said that the property owner was currently present. After further discussion, the Chairman said that since it's a variance matter not a rezoning the Planning Board can take the application as it is. The Planning Board would have to call for a thirty-day notice for a public hearing, a sign should be put on the property, and landowners surrounding the property need to be notified. The Chairman stressed to the board that they cannot discuss anything on the application with anyone or among one another before the public hearing. Berry Godwin made a motion to accept the variance request as it is and call for a public hearing. Greg Johnson seconded the motion and the motion passed by unanimous vote.

## OTHER DISCUSSIONS

The board discussed the need for the variance application to be changed. Kevin Kornegay made a motion to modify the variance application to change the wording from "applicant's name" to say "owner's name." Zoning Administrator Scottie Hayes said that the application does need to change and so does the ordinance in regards to the variance application process. The Chairman asked if Mr. Kornegay can table his motion so Mr. Lee can put something together about changing the application, changing the Town's ordinance to match it, and checking to make sure that those changes going along with the North Carolina General Statutes. Tonia Hill mentioned that the ordinance needs to include defined guidelines and administrative roles in regards to any application process. After further discussion, the Chairman tabled that motion until the next meeting.

The Chairman said that the board received a new conflict of interest policy in their packet that the Town Board passed at the February meeting. The Chairman said that he wanted the town attorney to review and to give clarification on item three in the new conflict of interest policy. The Chairman is concerned that the wording for item three is too broad. After further discussion, the Chairman asked Ashley Willoughby, Administrative Assistant with the Town of Pine Level, to email the town attorney about the policy and to include him in the email.

Zoning Administrator Scottie Hayes would like the record to show that Planning Board member Leighanna Worley wanted the board to know that due to obligations with the Town of Wilson Mills, that she will be unable to attend the next few Planning Board meetings.

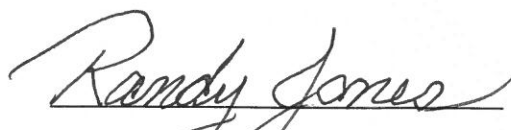
After some discussion about the infrastructure of the Town, the Chairman asked to add to next month's agenda to include a discussion on PUDs.

## MEETING ADJOURNED

There being no further business to discuss, Greg Johnson made a motion to adjourn. Trenton Broadwell seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:30 p.m.



Ashley Willoughby, Administrative Assistant



Randy Jones, Chairman