



**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
APRIL 25, 2024**

MEETING INFORMATION

The Pine Level Planning Board met on Thursday April 25, 2024 at 6:32 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

ROLL CALL

<input type="checkbox"/> Randy Jones	<input type="checkbox"/> Cecelia Joyner	<input type="checkbox"/> Tonia Hill	<input type="checkbox"/> Shane Strickland (alt 1)
<input checked="" type="checkbox"/> Kevin Kornegay	<input type="checkbox"/> Randy Holloman (alt 1)	<input checked="" type="checkbox"/> Tammy Register	
<input checked="" type="checkbox"/> Berry Godwin	<input type="checkbox"/> Terry Rains (alt 2)	<input type="checkbox"/> Greg Johnson	
<input type="checkbox"/> Faye Starling	<input type="checkbox"/> Chuck Hardison (alt 3)	<input type="checkbox"/> Shannan Parrish	

STAFF PRESENT: Zoning Administrator Scottie Hayes and Interim Town Clerk Ashley Willoughby.

OTHERS PRESENT: Leon Oliver, Merle Hall, Samuel and Debra Heuertz

AGENDA-

Motion to approve the agenda: Terry Rains

Second: Greg Johnson

Vote: Unanimous

MINUTES- MARCH 28, 2024-

Motion to approve the March 2024 minutes: Shannan Parrish

Second: Shane Strickland

Vote: Unanimous

REVIEWAL OF MINOR SUBDIVISION FOR THOMAS AND ALEXIS OLIVER

Chairman Randy Jones stated the Board members had received a request for a minor subdivision. He wanted to confirm with Zoning Administrator Scottie Hayes that the minor subdivision was only dividing one lot off the original parcel owned by Mr. Leon Oliver (Parcel # 12014010A) and that according to the Town's Unified Development Ordinance Mr. Leon Oliver would not be able to subdivide the original parcel for three years. Zoning Administrator Hayes stated that was correct. Mr. Leon Oliver informed the Board members he had no interest in subdividing it again. Chairman Jones stated there was a rule in place with minor subdivisions, so developers don't keep dividing off lots to the point it would be considered a major subdivision and the reason he mentioned it was just for the record. The Board members confirmed the subdivided lot met the minimum twenty-five thousand square foot lot size requirement for the parcel currently zoned RA (Residential- Agricultural).

After some discussion, Greg Johnson made a motion to approve the minor subdivision which was seconded by Shannan Parrish.

Discussion: Samuel Heuertz, resident at 113 Oak Street, asked what was considered a minor subdivision. Zoning Administrator Hayes replied by saying when someone subdivides a lot in any way it becomes a subdivision; which falls into a category of either a major or minor subdivision. He said minor subdivisions have no additional roads or infrastructure; essentially breaking off a parent parcel. Mr. Heuertz asked if the Town's current moratorium was just on major subdivisions and not minor subdivisions. Chairman Jones and Zoning Administrator Hayes confirmed that was correct. Mr. Heuertz asked how many houses could be built on the lot. Chairman Jones said only one could be built. Zoning Administrator Hayes stated with a minor subdivision you cannot create no more than (four) lots. Randy Holloman wanted to clarify for the record, that the rule about when Mr. Oliver would be able to subdivide his lot again was not three years but five years; according to the ordinance which was amended back in September 2016. Chairman Jones thanked Mr. Holloman; he then informed Mr. Oliver that he would have to wait until after the five-year period. Shane Strickland asked if there would be a space where the farm could still access the road. Merle Hall said there was an existing path that would remain.

Chairman Jones stated there was a motion to approve the minor subdivision; which was seconded. He called for a vote and the motion passed.

Recap:

Motion to approve the minor subdivision: Greg Johnson

Seconded by: Shannan Parrish

Vote: Unanimous

OLD BUSINESS

Downtown District

Chairman Jones said the Downtown District would be pushed back another month. He said there are a lot of requirements since the 160D update and the committee members are working hard on the revisions to the ordinance.

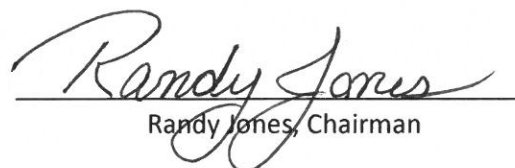
NEW BUSINESS

None

MEETING ADJOURNED

There being no further business to discuss, Greg Johnson made a motion to adjourn. Randy Holloman seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 6:47 p.m.


Ashley Wiloughby, Interim Town Clerk


Randy Jones, Chairman