



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

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, July 25, 2024 at 6:30 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 checked="" type="checkbox"/> Cecelia Joyner	<input type="checkbox"/> Tonia Hill	<input type="checkbox"/> Shane Strickland (alt 1)
<input type="checkbox"/> Kevin Kornegay	<input type="checkbox"/> Randy Holloman (alt 1)	<input type="checkbox"/> Tammy Register	
<input type="checkbox"/> Berry Godwin	<input type="checkbox"/> Terry Rains (alt 2)	<input type="checkbox"/> Greg Johnson	
<input type="checkbox"/> Faye Starling	<input checked="" type="checkbox"/> Chuck Hardison (alt 3)	<input checked="" type="checkbox"/> Shannan Parrish	

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

OTHERS PRESENT: Andrew Hodge, Steve Wolf, and Samuel Heuertz

AGENDA-

Motion to approve the agenda: Faye Starling

Second: Terry Rains

Vote: Unanimous

MINUTES- APRIL 25, 2024-

Motion to approve the April 2024 minutes: Terry Rains

Second: Kevin Kornegay

Vote: Unanimous

REVIEWAL OF REZONING REQUEST FOR CAROLINA EVEREST INVESTMENT GROUP, LLC- CREECH'S MILL

Chairman Randy Jones stated the Board members had received a request from Carolina Everest Investment Group, LLC also known as Creech's Mill to consider rezoning a portion of a property from HB (Highway Business) to RS (Residential Subdivision). There was a brief discussion on the property's history which included when the property was annexed and the current zoning. Chairman Randy Jones had questions about the property's zoning history. Andrew Hodge, engineer/ representative for the project, stated the County rezoned about five hundred feet off from 70 Highway to a commercial district years ago and the former owner decided to keep that change. Chairman Randy Jones stated the new owner is now looking to rezoning the HB portion to make the whole property zoned RS. He informed the Board members of the potential future road plans that involved the removal of the existing road access to 70 Highway which would be replaced by a new bridge that crosses over the

highway. He mentioned the development would have to include service roads due to this change. Vice-Chairman Kevin Kornegay mentioned a possible motion to recommend the approval of the rezoning request. Interim Town Clerk Ashley Willoughby mentioned the Board members would need to reference or mention the Comprehensive Land Use Plan when considering changes to the zoning map. She provided the Board members an example which read as follows, " a favorable recommendation to approve the rezoning request to the Town Board, recognizing it does go against the Town's current Comprehensive Land Use Plan." Vice-Chairman Kevin Kornegay asked about the Comprehensive Land Use Plan. Ms. Willoughby mentioned the plan had the property zoned as it currently stands. Chairman Randy Jones and Vice-Chairman Kevin Kornegay provided reasons to rezone the property which included the following: 1. Majority of the property is already zoned RS; 2. The property is landlocked; and 3. Only service roads could be allowed since driveway entries would not be allowed on the highway or the future I-42.

Chairman Randy Jones stated access was a key component in this situation. Vice-Chairman Kevin Kornegay used the example provided by Ms. Willoughby as his motion which was seconded by Greg Johnson. As part of discussion, Shane Strickland asked if the petitioner was present at the meeting. Chairman Randy Jones stated a representative was present. Shane Strickland asked representative Andrew Hodge if the owner understands it may be harder to get the business zoning changed back in the future once this request was approved; and they understand the business zoning is more valuable than the RS zoning. Andrew Hodge stated that was correct. Chairman Randy Jones mentioned the property had been that way for about fifteen years. He asked if there was any further discussion and called for a vote on the motion made. The motion passed with a majority vote for the motion with one opposing vote made by Shane Strickland.

Motion Recap:

Motion to make a favorable recommendation to approve the rezoning request to the Town Board, recognizing it does go against the Town's current Comprehensive Land Use Plan: Vice Chairman Kevin Kornegay

Seconded by: Greg Johnson

Vote: Majority w/ one opposing vote by Shane Strickland

REVIEWAL OF REZONING REQUEST FOR EDGAR HOLT & EDWINA HOLT OLIVER- BRASWELL COUNTRY STORE ROAD

Chairman Randy Jones stated the Board members had received a request from Edgar Holt and Edwina Holt Oliver- Braswell Country Store Road to consider rezoning the property from RA (Residential-Agricultural) to RS (Residential Subdivision). Ms. Willoughby mentioned for the recorded that the rezoning request does go against the Town's Comprehensive Land Use Plan which had the property planned to remain zoned RA. She advised the Board members to reference this information when making any motions for or against the request. Chairman Randy Jones informed the Board members the property will be considered for annexation and rezoning at the next Town Board meeting. Ms. Willoughby said that was correct. Vice-Chairman Kevin Kornegay made a motion to not recommend the approval of the rezoning request from RA to RS, based on the Town's Land Use Plan. There was some discussion about the current zoning of the abutting properties and planned developments on the books near this property. Ms. Willoughby stated changes can be made to the Town's zoning map, however, any changes which goes against the current Comprehensive Land Use Plan requires a consistency statement. Zoning Administrator Scottie Hayes mentioned the current Comprehensive Land Use Plan was done by Curtis Lee, the Town's former Triangle J Representative, he believes Mr. Lee did not consider changing the zoning classifications for those properties within the ETJ (extra-territorial jurisdiction). Vice-Chairman Kevin Kornegay said he is not against development and asked if the Board members are looking to do away with the RA zoning considering Johnston County is

becoming one of the fastest growing counties in the USA. He voiced his concerns if the Board continues to say yes to every rezoning request, then eventually there would be no more RA properties. Samuel Heuertz, a resident of Pine Level, asked if the State would close the intersection off of 70 at some point. Chairman Randy Jones confirmed and mentioned the importance of requiring developers to provide a traffic impact analysis study (TIA). Mr. Heuertz voiced his concern on the potential traffic increase with the new developments coming. After some discussion, the Vice-Chairman's motion died due to a lack of a second.

Terry Rains made a motion to make a favorable recommendation to the Town Board to rezone the property from RA to RS recognizing it goes against the Town's Comprehensive Land Use Plan but as a benefit for the town. The motion was seconded by Shane Strickland and was followed by some discussion. Greg Johnson wanted to discuss the difference between a fifteen thousand and a twenty-five thousand lot minimum. He said the difference is eighty houses to one hundred thirty houses with no streets cutting through the development. Chairman Randy Jones stated the numbers would decrease once the streets and curbs were added. He mentioned the importance of making sure all the new development are including curbing and sidewalks. He called for a vote and the motion passed unanimously.

Motion Recap:

Motion to make a favorable recommendation to the Town Board to rezone the property from RA to RS recognizing it goes against the Town's Comprehensive Land Use Plan but as a benefit for the town:

Terry Rains

Seconded by: Shane Strickland

Vote: unanimous

DISCUSSION ITEMS

A. Moratorium on Major Subdivision expiring on October 11, 2024

Chairman Randy Jones stated the Planning Board has not received any information or data to make a recommendation regarding the moratorium. After some discussion, the Planning Board opted not to give a recommendation. The reasons mentioned by Chairman Randy Jones was due to the Planning Board not knowing the Town's current infrastructure

B. Terms of Office Renewals/ Openings

Chairman Randy Jones read the following names of the board members who terms are expiring in October: Randy Jones, Kevin Kornegay, Faye Starling, and Tammy Register. Ms. Willoughby stated those members who wish to re-apply for the Planning Board would be required to fill out a form.

Chairman Randy Jones mentioned he may not sign up for another term. He spoke of his love for the Town of Pine Level and being a part of Planning Board.

OLD BUSINESS

Downtown District

Chairman Jones said was excited to hear an update on the Downtown District. Vice-Chairman Kevin Kornegay said the goal is to have the Board members review this and give some feedback. Ms. Willoughby stated the changes Mr. Kornegay proposed would remove the existing Commercial District

by renaming it to Main Street (MS). Chairman Randy Jones asked if there was a map to show the new district. Zoning Administrator Scottie Hayes mentioned the new proposed district would expand an additional block radius of the existing commercial district which would include Capps Street, Brown Street, and Church Street. He said there are some houses on Peedin that could be rented out for a floral shop or doctor office. He stated the goal is to make the Downtown an attraction area for residents on a Saturday night. Ms. Willoughby then displayed the map for the Board members to see. Vice- Chairman Kornegay stated the reason for the district is to expand and promote the commercial businesses in the Downtown area.

After some discussion, Chairman Randy Jones recommended to the Board members to visit some of the local towns and think about what they would like to see within the Downtown area. Zoning Administrator Scottie Hayes mentioned a scenario involving the LI (Light Industrial) properties located on Peedin. He asked whether the owners would be allowed to rezone their properties to HB (Highway Business) if the owners decided to build stores or restaurants instead of what is allowed in the LI District should the Board decide to do away with the commercial district. He stated there are certain things that are only allowed in the HB and Commercial districts. He voiced his concerns about removing the Commercial district if properties cannot be rezoned to HB for some reason. Chairman Randy Jones stated HB is used to describe properties on a state highway and commercial can be anywhere.

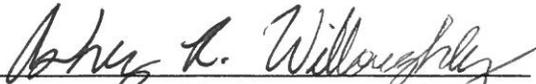
Chairman Randy Jones suggested keeping the commercial district and creating a separate MS district. Randy Holloman suggested looking at the Table of Permitted Uses for the MS district and determining what businesses should be required to apply for a special use permit. After some discussion, Chairman Randy Jones asked the subcommittee to come up with the changes to the ordinance which include a new MS District and present it to the Planning Board next month.

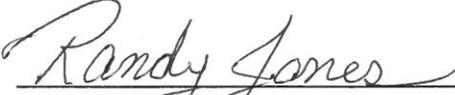
NEW BUSINESS

Chairman Randy Jones suggested to the Board members the importance of having new developments provide a traffic impact analysis (TIA) study. He stated TIAs would cost developers about seven to ten thousand dollars per development and it would be for the benefit of the Town to require it as part the subdivision process. He informed the Board members of the new road plans due to the Eastfield development. He stressed the importance of requiring traffic studies concerning the town is growing and the limited exits out of town.

MEETING ADJOURNED

There being no further business to discuss, Greg Johnson made a motion to adjourn. Shane Strickland seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 8:25 p.m.


Ashley Willoughby, Interim Town Clerk


Randy Jones, Chairman