



**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
DECEMBER 17, 2024**

MEETING INFORMATION

The Pine Level Planning Board met on December 17, 2024 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

1. CALL TO ORDER/ROLL CALL

RANDY JONES

KEVIN KORNEGAY

BERRY GODWIN

FAYE STARLING

CECELIA JOYNER

RANDY HOLLOMAN (ALT 1)

TERRY RAINS (ALT 2)

CHUCK HARDISON (ALT 3)

TONIA HILL

TAMMY REGISTER

GREG JOHNSON

SHANNAN PARRISH

SHANE STRICKLAND (ALT 1)

STAFF PRESENT

Town Clerk Ashley Willoughby, Administrative Assistant Danielle Lanier

OTHERS PRESENT

Samuel and Debra Heuertz, Vann Jones, Merle Hall

2. APPROVAL/ AMENDMENT TO AGENDA

Chairman Randy Jones proposed an amendment to the agenda, to add the review of the rezoning request for Bailey Meadows before item 7 on the agenda.

Motion to approve the agenda with those corrections: Berry Godwin

SECOND: Greg Johnson

VOTE: UNANIMOUS

3. APPROVAL OF MINUTES - OCTOBER 24, 2024 & NOVEMBER 21, 2024

Motion to approve the minutes from OCTOBER 24, 2024 & NOVEMBER 21, 2024: Greg Johnson

SECOND: CECELIA JOYNER

VOTE: UNANIMOUS

4. APPROVAL OF 2025 MEETING SCHEDULE

MOTION TO APPROVE: Kevin Kornegay

SECOND: Greg Johnson

VOTE: UNANIMOUS

5. ELECTION OF OFFICERS FOR 2025

Motion to keep elected officials the same: Berry Godwin

SECOND: Greg Johnson

DISCUSSION-

Town Clerk Ashley Willoughby stated the current elected officials were:

Randy Jones- Chairman

Kevin Kornegay- Vice Chairman

Tonia Hill- Secretary

VOTE: UNANIMOUS

6. TABLED ITEMS

a. ESTABLISH CONSTRUCTION PLAN SUB COMMITTEE

Chairman Randy Jones informed the Board members that he spoke with the attorney and it is best not to create the committee without a certified engineer on said committee. After some discussion, there was no motion made relating to the establishment of the construction plan subcommittee and the idea was dropped by the Board members.

7. REZONING OF BAILEY MEADOWS-

Chairman Randy Jones informed the Board members where the development was located, and that they are recommending the approval, to the Town Board, of the rezoning application to the property zoned RMH (Residential- Manufactured Homes) to RA (Residential – Agricultural), so that the entirety of the development will be RA.

Motion to recommend the approval of the rezoning application to RA to the Town Board: Kevin Kornegay

SECOND: Greg Johnson

VOTE: Unanimous

8. PRELIMINARY PLAT REVIEW

1. BAILEY MEADOWS- Discussion took place about the preliminary plat given to the Board, Merle Hall stated that he made the revisions to the preliminary plat to include a certificate and the Mayor's signature, but it had not been sent in. Merle Hall stated he had some copies in his truck if needed by the Board. Discussions took place about what the UDO (Unified Development Ordinance) states about sidewalks within the subdivision. Merle Hall mentioned that the streets within the subdivision would not be maintained by the Town of Pine Level. Chairman Randy Jones asked Mr. Hall if the plat showed curb and gutter, because that is what was required. Merle Hall read from the UDO - section 409.2, "All subdivisions within the Pine Level town limits shall provide sidewalks on one side of the street, but sidewalks shall not be required on cul-de-sacs where provided. The Planning Board may require subdivisions within the ETJ (Extra-territorial jurisdiction) to provide sidewalks on one side of the street in areas likely to be subject to heavy pedestrian traffic, such as near schools and shopping areas." Chairman Randy Jones mentioned he spoke with the State and anything within Pine Level's ETJ, the "higher standard" was according to the Town, not the State. Chairman Randy Jones asked if the subdivision was expecting trash pick-up and other services from the Town. Mr. Hall stated that this was the best kind of subdivision to have for the Town, because the trash pick-up was not the Town's responsibility, the streets would be maintained by DOT and the water supplied by Johnston County. No services other than the local Fire department are the Town's responsibility. Mr. Hall went on to say that the 28-29 lots within the subdivision represent people who will be coming into town to buy groceries and furniture etc. Chairman Randy Jones quoted the UDO section 409.1 stating, "Curb and gutter shall be provided where deemed necessary by the Board of Commissioners with advice from the Planning Board."

Berry Godwin stated, in summary, his concerns for the sidewalks, curb and gutters. Mr. Godwin went on to say that he would like to keep Pine Level a walkable town. He mentioned the obvious growth of the town and its inevitability. He went on to say that one way to keep the small-town feel is to have curb, gutter and sidewalks, that is what makes it a neighborhood. Mr. Godwin suggested that curb, gutter, and sidewalks is the minimum the Town should require for any developments in the ETJ or in the Town of Pine Level. In hopes that 20- 30 years from now, people of the town, will be thankful for the sidewalks and have access to get around without having to drive. Merle Hall mentioned if the subdivision was within the city limits, the need for curb, gutter and sidewalks would be understandable, but requiring curb and gutter to be put into the subdivision in the ETJ could put the developments in a position where they are unable to build the subdivisions due to the cost of that requirement. Mr. Hall stated this particular parcel of land would have no sewer and water from the town and only County water. Mr. Hall explained if curb and gutters are a requirement, there will be a tremendous amount of impervious surface that rain/water will run off the street in a hurry versus letting it lay in a ditch and slowly soak in and go out in a more natural manner. Discussions took place about the curb and gutter requirements for subdivisions whether in the city limits or ETJ.

Mr. Hall suggested that no one would be walking into town from that far out. Discussions took place about how parts of the ETJ would, possibly, become in the city limits. Vice Chairman Kevin Kornegay asked if the Town can still have sidewalks and ditches and stated that it was still walkable with a ditch on one side. Berry Godwin stated that is not what you hope for in the future.

Chairman Randy Jones stated that the cul-de-sac on the preliminary plat is 257 feet longer than it should be. Mr. Hall stated that they did another layout to see if it could be shortened up. In doing so, they had moved the intersection out to the DOT up to the North of the property line, which is closer to the intersection of Wiggs Rd and Hinnant Rd. Mr. Hall mentioned they did another layout to see if it could be shortened up;

however, in doing so, it would move the intersection towards the Northern property, which would make it closer towards the intersection of Wiggs Rd. and Hinnant Rd. Mr. Hall stated the DOT would prefer the plans as is considering the safety concerns with the visibility and the curve in the road.

Berry Godwin stressed the importance of curb, gutter and sidewalks, Kevin Kornegay stated that sidewalks and curb and gutter are two separate things. To which Berry Godwin replied you could have a country with a sidewalk or a town with curb, gutter and sidewalk. Kornegay stated he was not so much concerned with the aesthetics of curb, gutter and sidewalks, but was more concerned about the engineering side of the matter. Mr. Godwin made mention of Mr. Terry Rains and if he had sidewalks, to which Mr. Rains replied he doesn't have sidewalks and he is thrilled with an open ditch.

Chairman Randy Jones suggested that the Board members take 30 days and more time to review the Bailey Meadow Preliminary Plat, and for it to be tabled until the January 23rd meeting. He stated the preliminary plat could not be considered for approval until after the developer request rezoning for the property and has it approved by the Town Board. Mr. Hall asked if the preliminary plat could be approved contingent on the rezoning. Chairman Randy Jones stated the Planning Board could not recommend approval of the preliminary until after the Town Board approved the rezoning. Ms. Willoughby stated the Town Board could call for the public hearing for the rezoning to be held at their January 13th meeting. Chairman Randy Jones stated the Town Board could approve the rezoning at their January and it would still give this Board thirty days to review the preliminary plat. He reiterated the preliminary plat would not be approved until after the rezoning. He asked Mr. Hall to submit the updated preliminary plats.

Mrs. Cecilia Joyner asked to clarify what the issue was with the current plat. To which Chairman Randy Jones answered, that the cul-de-sac was currently 257 ft further than it should be, and the curb, gutter and sidewalks issue of not agreeing one version or another. In Summary, just being able to go over the plat and see what the Town's capabilities are. Chairman Randy Jones stated it would be best to have an engineer look at the plat and to ensure nothing would be overlooked by the Board. Ms. Willoughby told Mr. Hall by next Planning Board meeting the Town Board could approve the rezoning, so the line on the map showing the different zoning could be removed and updated.

MOTION TO TABLE – Berry Godwin

SECOND: Chuck Hardison

DISCUSSION- Berry Godwin mentioned that the Board might need to put in an ordinance in to automatically take 30 days for the Board to look over a preliminary plat. Chairman Randy Jones didn't disagree with Mr. Godwin's suggestion. Chairman Randy Jones stated that the Board is looking into having an engineer look at the preliminary plats to ensure nothing would be overlooked by the Board. There was conversation about whether TRC was the Town's engineer, but it was not confirmed. Chairman Randy Jones reiterated the importance of having a certified engineer look at the preliminary plats to avoid oversights by the Board members. Merle Hall suggested to get the sketch plan to an engineer, so that it can be a starting point for the engineer to observe. Chairman Randy Jones answered that sketch plans do not have everything on them. Shane Strickland mentioned that is why certain things are asked for on the sketch plans and for the developer to consider these things.

VOTE: UNANIMOUS

DISCUSSION

Town Clerk Ashley Willoughby, informed the Board members that the Town Board tabled the downtown district discussion (Main Street district) to the January 13th meeting. She mentioned Scottie Hayes (Planning and Zoning Administrator) had suggested hosting a Q & A with the residents of Pine Level to answer any questions the citizens may have about the MS District (Main Street district). After some discussion, Chairman Randy Jones suggested it would be best to have the public ask their questions at the Town Board meeting on January 13th before the Town Board members and Town Attorney. He stated it was a better opportunity for the Town Board to make the final decision.

OLD BUSINESS

None

NEW BUSINESS

Mr. Shane Strickland asked if there was anything in the pipeline for new sketch plans. Ms. Willoughby informed him that there are no more new applications for subdivisions and that there will be a public hearing for discussion to consider another moratorium on December 19th at the Town Board meeting. Ms. Willoughby also stated that any subdivision applications that have already been accepted would not be impacted if the Town Board made the decision to implement a moratorium.

Chairman Randy Jones informed the Board members that meetings with DOT have been set up concerning traffic concerns like speeding he asked for traffic counts be put out. He also mentioned the subdivision Creech's Mill and how the 130 lots being built would translate into the people whom reside there would be crossing the highway to shop here and the traffic concerns like the schools and other things relating to that nature. Chairman Randy Jones also mentioned how dangerous traffic at Peedin and Main are, the parked cars making it difficult for people to see oncoming traffic. Ms. Willoughby informed the Board members that the Town Board will be discussing putting an ordinance in place on December 19ths meeting to make that side area, potentially, a no parking zone.

ADJOURNMENT:

There being no further business to discuss, Greg Johnson made a motion to adjourn. Berry Godwin seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:39 p.m.



Danielle Lanier, Administrative Assistant



Randy Jones, Chairman

