



**PINE LEVEL PLANNING BOARD MEETING  
THURSDAY, JANUARY 23<sup>RD</sup>, 2025 @ 6:30 P.M.  
PINE LEVEL TOWN HALL**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, January 23<sup>rd</sup> 2025 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Randy Jones.

**CALL TO ORDER/ROLL CALL**

<input checked="" type="checkbox"/> RANDY JONES	<input checked="" type="checkbox"/> TONIA HILL
<input checked="" type="checkbox"/> KEVIN KORNEGAY	<input checked="" type="checkbox"/> TAMMY REGISTER
<input checked="" type="checkbox"/> BERRY GODWIN	<input checked="" type="checkbox"/> GREG JOHNSON
<input checked="" type="checkbox"/> FAYE STARLING	<input checked="" type="checkbox"/> SHANNAN PARRISH
<input checked="" type="checkbox"/> CECELIA JOYNER	<input checked="" type="checkbox"/> SHANE STRICKLAND (ALT 1)
<input checked="" type="checkbox"/> RANDY HOLLOMAN (ALT 1)	
<input checked="" type="checkbox"/> TERRY RAINS (ALT 2)	
<input checked="" type="checkbox"/> CHUCK HARDISON (ALT 3)	

**STAFF PRESENT** - Town Clerk Ashley Willoughby, Administrative Assistant Danielle Lanier, Planning and Zoning Administrator Scottie Hayes

**OTHERS PRESENT**- Samuel and Debra Heuertz, Danny Avery, Will Barnes, Bill Clark, Mark Jones, Vann Jones, and Merle Hall

**APPROVAL/ AMENDMENT TO AGENDA**

Town Clerk Ashley Willoughby mentioned a correction to the agenda that needed to be made. Item 5-b on the agenda needed to be removed, Scotties Ridge phase 2 preliminary plat review. Ms. Willoughby stated that the developer is not ready to present the Preliminary plat at this time.

**MOTION:** to remove item 5-b, Reviewal of Scottie's Ridge phase 2, from the agenda. - Greg Johnson

**SECOND:** Kevin Kornegay

**VOTE:** Unanimous

**APPROVAL OF MINUTES**

**MOTION:** to approve the minutes from December 17<sup>th</sup> 2024- Greg Johnson

**SECOND:** Shannan Parrish

**VOTE:** Unanimous

**TABLED ITEM: REVIEW OF BALIEY MEADOWS PRELIMINARY PLAT**

Chairman Randy Jones reminded the Planning Board that the Bailey Meadows Preliminary Plat had been under review for 30 days since the last Planning Board meeting. Mr. Jones addressed Merle Hall and stated that the development does not need curb and gutter, and that ditches are acceptable outside of the city limits. Mr. Jones stated that sidewalks will be optional, and acceptable if they were put in on one side. Mr. Jones stated that in December 17<sup>th</sup> 2024 Planning Board meeting, the minutes reflected that the Board should not be approving the Preliminary Plat until the Zoning approval has taken place first. Mr. Jones asked Mr. Hall if a contingency was asked for on the zoning since it was tabled, Mr. Hall stated no, and that the developer is fine with rezoning the property from RMH (Residential Mobile Home) to all RA (Residential Agriculture) so that is all consistent. Mr. Hall stated that they would like to have the Preliminary Plat approved first, and then get the rezoning. Chairman Randy Jones stated that he spoke to the Town's lawyer and the approval will be on a contingency because rezoning must be approved before the recommendation for approval of the Preliminary Plat. Mr. Jones stated that the Board asked the developer to have the rezoning before bring the Preliminary Plat back for recommended approval before the Plat was brought back and they agreed to those terms.

Mr. Jones stated that an Engineering Plat is needed to justify the 257 foot of access of road in the cul-de-sac. Mr. Jones said that the Board can recommend approval on the contingency that an engineering plan be submitted. Mr. Jones stated the Board can recommend approval, but it is contingent on getting the engineering plan and a DOT report showing whether there needs to be a turning lane or not. Mr. Jones reiterated that fore mentioned information was needed before they go to the Town Board with those contingencies.

**MOTION:** to recommend that the Preliminary Plat be sent to the Town Council, contingent on the NCDOT approval for access, and the topography to be reviewed by a surveyor engineer. - Shannan Parrish

**SECOND:** Tammy Register

Town Clerk Ashley Willoughby, asked Mrs. Parrish if she wanted to amend her motion due to the rezoning. Mrs. Parrish said if needed, she can amend her motion if the rezoning must come prior to the recommended approval. Mr. Jones informed Mrs. Parrish that they are taking this Plat to the Town Board to get it rezoned. Ms. Willoughby also stated that the official Preliminary Plat shows that the entirety of the development is zoned RA when it is recorded for Town records. Mr. Scottie Hayes mentioned that they need to approve the Preliminary Plat contingent that they go through with the rezoning. Mr. Hayes also explained that if they do away with RMH and the Preliminary Plat doesn't get

approved, they will never get RMH there again. Mr. Jones stated that is not the primary concern, the concern of the Board is what the developer is showing on the plat and what they are trying to build. Merle Hall stated that if the Town Board gives the decision to approve the Plat, and if the Town Board will immediately open the hearing for the rezoning request. Mr. Jones stated that the Plat is going before the Board to be rezoned, the Preliminary Plat has already been recommended for approval with the contingencies aforementioned. Ms. Willoughby stated that the Preliminary Plat will show the two different District Zonings as presented currently until after it is rezoned. Mr. Hall mentioned that on the Preliminary Plat it states that it is to be rezoned to RA and they will rezone it just as soon as they get Plat approved.

**RESTATED MOTION:** to recommend that the Preliminary Plat be sent to the Town Council, contingent on the NCDOT approval for access, and the topography to be reviewed by a surveyor or engineer. - Shannan Parrish

**SECOND:** Tammy Register

**VOTE:** Unanimous

**PRELIMINARY PLAT REVIEW:**

**THE MEADOWS AT LABELLE ACRES**

The question was raised by Mr. Terry Rains as to why the Plat is showing less than what was presented to the Planning Board before. Mr. Jones informed him that they can have less but not more on the plat and the difference most likely is from all the Planning Board has asked the developer to do. Mr. Hall stated it was a combination of what Mr. Jones stated and the cost of materials and construction that they decided to scale back on this phase of the project. Mr. Hall stated that there is no curb and gutter in this sub-division. There was discussion about where, in and out of the ETJ there was curb and gutter. There was discussion about the roads connecting through the development. There was discussion of curb and gutter and sidewalks with in the development. Mr. Hall stated that once the construction starts it will be better assumed where the sidewalks will be and their size.

**MOTION-** to recommend approval to the Town Board- Kevin Kornegay

**SECOND:** Tammy Register

There was discussion about how the new development would affect the existing properties. The question was asked if the storm water analysis will come later, the Board answered, yes. A question was posed if there was enough space for a cut through for the proposed easement that was on the Plat, Mr. Jones informed him that it is part of the existing subdivision. Mr. Hall explained that they would tie on to the existing pavement and center it as much as possible. Mr. Barnes stated that he wasn't sure if the setback on his driveway side would conform with guidelines and stated his concern for how close his property is to the road. He mentioned that his driveway was on the line. Mr. Jones assured Mr. Barnes that he wouldn't be affected for he is grandfathered in. The question of what a side yard setback is for a corner lot and Mr. Hayes answered 20 feet. It was determined that continuing the road on Kingston will create a substandard setback for the lot and the lot will now be considered a corner lot. There was discussion about the wetlands and where it meets a ditch. The question was asked how the water was going to be rerouted in the ditch. Mr. Hall explained that they are going down the property lines and to

the street and re route it that way. It was stated that the storm water study will be done during construction.

Mr. Jones asked Mr. Hall about the area for possible storm water on the Plat, and who is responsible for installing a culvert. Because of the concern of the access of water that will get drained there. Mr. Hall explained that the developer would work with the Town and it all depends on what the engineer decides what needs to be done.

Mr. Jones mentioned for the developer to look at how many mail kiosks should be in the development to accommodate all residents and stated that the USPS requires package delivery boxes so residents can receive packages.

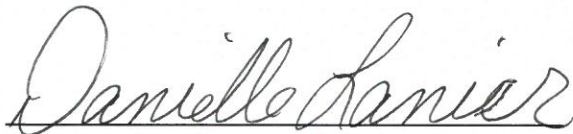
**VOTE-** Unanimous

**DISCUSSION-** It was mentioned that changes need to be made to the Ordinance. With the Three-year moratorium in place there is time to make those changes. Mr. Hayes mentioned there are still three more developments that have yet to submit a Preliminary Plat they will be held to the same standard as current development without those changes.

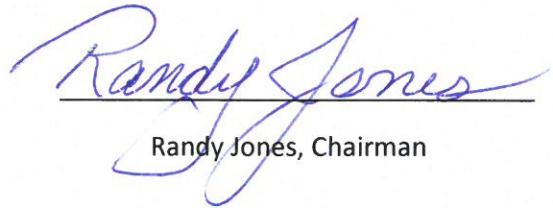
**NEW BUSINESS-** Mr. Jones mentioned that he is inquiring to the Town Board about a traffic study being done where the traffic is heavy in the LI District (Light Industrial) by Peedin Rd.

**ADJOURNMENT**

There being no further business to discuss, Greg Johnson made a motion to adjourn the meeting, Tammy Register seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:43



Danielle Lanier, Administrative Assistant



Randy Jones, Chairman