



**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
AUGUST 28TH, 2025 @ 6:30**

MEETING INFORMATION

The Pine Level Planning Board met on August 28th, 2025, at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Chairman Kevin Kornegay.

1. CALL TO ORDER/ROLL CALL

✓ KEVIN KORNEGAY

X BERRY GODWIN

X FAYE STARLING

✓ CECELIA JOYNER

✓ RANDY HOLLOMAN (ALT 1)

X TERRY RAINS (ALT 2)

✓ SAMUEL HEUERTZ (ALT 3)

✓ TONIA HILL

X TAMMY REGISTER

✓ GREG JOHNSON

✓ SHANE STRICKLAND (ALT 1)

STAFF PRESENT - Administrative Assistant Danielle Lanier

OTHERS PRESENT- Debra Heuertz, Peter Perchak, Paul Flaherty, Andrew Hodge, Merle Hall, James O' Malley

2. APPROVAL/ AMENDMENT TO AGENDA

Chairman Kevin Kornegay suggested the amendments to items 6 and 7 concerning the parcel numbers that were wrong and to amend them to reflect the correct parcel numbers. Mr. Kornegay also mentioned that item 12 under discussion needs to read parking requirements for **all** districts, not just the MS (Main Street) district.

MOTION- To amend items 6 & 7 to reflect the correct parcel numbers and to amend item 12 to include all districts. – Samuel Heuertz

SECOND – Greg Johnson

VOTE - UNANIMOUS

3. APPROVAL OF MINUTES FROM JULY 25, 2025

MOTION- To approve minutes- Greg Johnson

SECOND- Randy Holloman

VOTE – UNANIMOUS

4. STAFF UPDATE

Chairman Kevin Kornegay explained to the Board that Administrative Assistant, Danielle Lanier, has implemented a report for the Planning Board updating them on what actions took place at the Town Board meetings. Mr. Kornegay then read out the updates listed.

-Town Board calling for public hearings on the October meeting for the 3 Trader Point parcels-15M12024, 15M12024C and 15M12025.

-The annexation request for all 3 Trader's Point parcels mentioned above were approved.

-Long Leaf Village-final plat was approved

-Creech's Mill Road-preliminary plat was approved

-James O' Malley-Planning Board application for ETJ was recommended for approval by the Town Board to the County.

5. FINAL PLAT REVIEWAL FOR CONNEMARA, INC. PAUL FLAHERTY

The Planning Board looked over the Final Plat. Chairman Kornegay stated that Zoning Administrator, Scottie Hayes, looked over the plat and everything looked good.

MOTION- To recommend approval to the Town Board -Samuel Heuertz (Later Rescinded)

SECOND- Shane Strickland (Later Rescinded)

It was mentioned that the Planning Board was able to approve minor subdivisions without it having to go to the Town Board. It was agreed by members to rescind/restate the motion to approve rather than to recommend. Shane Strickland rescinded his second to the motion made and Samuel Heuertz rescinded his motion.

MOTION- To approve the final plat- Samuel Heuertz

SECOND- Shane Strickland

VOTE – UNANIMOUS

6. REZONING REQUEST- PARCEL # 15M12024C (Tract 2)

Chairman Kornegay explained that the current zoning for this property and the other two that follow are under County zoning. Chairman Kornegay went on to explain that the owner is looking for the parcel to be zoned as Commercial. Mr. Randy Holloman stated that what was done in the past is the Planning Board recommends what they deem appropriate zoning for the area in question not necessarily what zoning is being asked for. Chairman Kornegay stated he doesn't agree with the Commercial (C) zoning for this parcel and believes this parcel would meet Highway Business (HB) zoning more efficiently. Chairman Kornegay explained that Commercial is intended for a central business district and older commercial areas of Pine Level. Mr. Samuel Heuertz asked what the differences were in what could be built between Commercial and Highway Business, and it was stated there were plenty of differences listed on the Table of Permitted Uses in the UDO (Unified Development Ordinance). Mr. Holloman explained where the parcel is, and the areas zoned around the parcel are zoned Highway Business and most of the Commercial district is downtown. The Planning Board looked through the UDO looking through the Table of Permitted Uses and the differences between HB and C. Mr. Andrew Hodge was present for representation of these parcels. It was suspected that the request for commercial zoning was for the lot coverage/setbacks. Mr. Kornegay explained to the Board when making a motion it is best to also state a reason why, for the record. Mr. Shane Strickland voiced his concern about it being zoned HB (Highway Business) and how there are no restrictions for HB, and it is a main corridor into Pine Level. He also stated that general business for the county is open like that as well. It was mentioned that in Commercial zoning, it can go all the way up to the lot line, has no setbacks, as opposed to Highway Business which has setbacks. Setbacks between HB and C were discussed as well as landscaping. Mr. Strickland explained that he would like to see track 2 zoned HB is due to the fact it is next to the highway, it is another entrance into Pine Level it is also where we would want to see "protection for the citizens" and have some sort of beautification for the entrance for the Town.

MOTION- to recommend that Track 2 be zoned Highway Business due to it being adjacent to general business and the general business also being across the highway. - Shane Strickland

SECOND- Randy Holloman

Andrew Hodge asked if this is where he would say he opposed the motion.

VOTE – UNANIMOUS

7. REZONING REQUEST- PARCEL # 15M12025 (Tract 5)

MOTION- to recommend tract 5 be rezoned to Commercial. Due to that side of the road, there is contiguous zoning of Commercial-- Shane Strickland

SECOND- Tonia Hill

VOTE – UNANIMOUS

8. REZONING REQUEST- PARCEL # 15M12024 (Tract 6)

MOTION- to recommend rezoned to the commercial for track 6. Due to being adjacent to zoning of commercial across Woods Road. - Shane Strickland

SECOND- Greg Johnson

VOTE – UNANIMOUS

9. TABLED ITEM: UDO MODIFICATIONS 304.3-304.4

There was discussion of how some members and alternates of the Board who had input on the modifications meeting earlier that month. Including Zoning Administrator, Scottie Hayes, Town Clerk, Ashley Willoughby, Chairman, Kevin Kornegay, Shane Strickland and Samuel Heuertz. Mr. Strickland stated that a lot of the times at the preliminary plat phase the Board is asking for things that the developers aren't ready to invest yet at that point on the preliminary plat. The members recognize that there needs to be a break between an upfront investment by the builder/client/citizen to get to where they want to be in increments so the Town has a better idea of what they are going to ask without asking them to invest a lot of money at the preliminary stage. Mr. Kornegay stated things that have been asked for on a sketch plan, for example, that isn't quite necessary at that point. Chairman Kornegay stated they weren't trying to make it easy, but want what the Board is asking for to make sense accordingly to certain plats at submittal. Mr. Strickland stated that the Board had been asking for sewer plans at the preliminary stage when the developer isn't ready for that yet, they are more likely to be ready with that information at the construction plat stage. Samuel Heuertz stated that the members that looked through the checklist line by line and that shouldn't be done again this evening.

Andrew Hodge and Merle Hall added to the conversation, adding their input on some of the modifications and asking for some clarity. Chairman Kornegay stated he would like to table this for 30 days, due to the fact he doesn't want to keep going to the Town Council with changes and wants to get it right the first time. Mr. Shane Strickland mentioned it was a good idea for members to look this over and do the research for their input as well. Mr. Kornegay also stated it would be nice to consult with some professionals with this matter.

MOTION- To table for 30 days until the next meeting- Samuel Heuertz

SECOND- Randy Holloman

VOTE – UNANIMOUS

10. OLD BUSINESS

- Chairman Kornegay mentioned the codifications on the UDO that Ms. Willoughby is still working on plus the research for feasibility of a social district. Administrative Assistant Danielle Lanier, informed Board members that research is still being conducted and once all necessary information is made available it will be presented to the Planning Board. Chairman Kornegay asked if anyone had anything to add about the social district. Mr. Strickland stated that some of the citizens he has spoken with are against having a social district. They are excited to see the coffee shop and a restaurant but do not want to see people walking around with alcohol. There was discussion of liabilities for the Town or the businesses having a social district and where the liabilities may lie.

11. NEW BUSINESS

- Mr. Samuel Heuertz mentioned to the Planning Board that tonight the Planning Board discussed the rezoning of 3 parcels, but the annexation of said parcels were never brought to the Planning Board before approval from Town Board. Mr. Heuertz stated this was out of order of things, he has attended every meeting for the past four years and this had never happened.

12. DISCUSSION

- Parking requirements for all districts

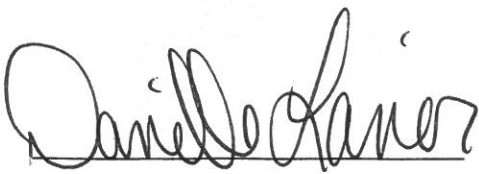
Chairman Kornegay had mentioned that this was just a discussion so members can do some research, and no action was necessary at this time. Mr. Kornegay stated that the Town has some extreme parking requirements. In the UDO Table 401.1 Off Street Parking Requirements, states for restaurants "Minimum of 15 spaces, plus 1 additional for each 50 square feet of gross floor area or fraction thereof." Mr. Kornegay wanted Board members to start thinking about the parking and come up with some ideas.

- By-law for seat appointments

It was brought to the Board's attention that, as it stands now, an alternate can only become a member, if a member resigns/term has ended, if that alternate puts in an application for that members seat for the Town Board to approve. Mrs. Lanier explained to the Board she was working on the research for possible by laws to present to the Board.

ADJOURNMENT:

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 8:10 p.m.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman