



**TOWN OF PINE LEVEL MINUTES OF
PINE LEVEL PLANNING BOARD MEETING**

DECEMBER 18th, 2025 @ 6:30

MEETING INFORMATION

The Pine Level Planning Board met on December 18th, 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
✗ RANDY HOLLOMAN
✓ FAYE STARLING
✓ CECELIA JOYNER
✓ TERRY RAINS (ALT 1)
✓ SAMUEL HEUERTZ (ALT 2)

✗ TONIA HILL
✗ TAMMY REGISTER
✓ GREG JOHNSON
✗ JAMES O'MALLEY
✗ SHANE STRICKLAND (ALT 1)

STAFF PRESENT –Zoning Administrator Scottie Hayes and Administrative Assistant Danielle Lanier

OTHERS PRESENT- Debra Heuertz, Peter Perchak

2.APPROVAL/ AMENDMENT TO AGENDA

Item 5, election of officers, normally takes place in January it was suggested to strike the item from the agenda until January.

MOTION- To remove item 5 from the agenda (Election of Officers)- Terry Rains

SECOND – Cecelia Joyner

VOTE – UNANIMOUS

3.APPROVAL OF MINUTES FROM NOVEMBER 20th, 2025

MOTION- To approve minutes- Samuel Heuertz

SECOND- Faye Starling

VOTE – UNANIMOUS

4. APPROVAL OF THE 2026 PLANNING BOARD MEETING DATES

MOTION- To approve the meeting dates- Ceceila Joyner

SECOND- Terry Rains

VOTE – UNANIMOUS

5. STAFF UPDATE

Members were updated on the actions of December's Town Board Meeting. The UDO (Unified Development Ordinance) for the parking recommended by the Planning Board was approved. A public hearing was called for January 12, 2026 for property rezoning.

6. OLD BUSINESS

- **Tabled Item- UDO Modification 304.3-304.4**

After many months of tabling this item, with the current feedback and input on this particular change, the Planning Board agreed that now is the time to present the proposed changes to the Town Board. The Board discussed the different changes proposed.

MOTION- Planning Board recommends sending it to the Council for making the appropriate change. -Samuel Heuertz

SECOND- Greg Johnson

Mrs. Faye Starling stated that if Scottie, the Zoning Administrator, is satisfied with the checklist then the planning board should be okay with it as well, considering he is the one primarily using this checklist as the plats come in. Mr. Hayes mentioned that the town engineer will look over the proposed changes.

VOTE – UNANIMOUS

- **2 Social District options to Present to the Board**

Board members spoke of the risks and concerns of the proposed social district such as the costs, police, railroad, traffic, parking etc.

MOTION- The Planning Board does not recommend a social district at this time-Samuel Heuertz

SECOND- Terry Rains

Peter Perchak, resident, questioned if someone would be able to get a special permit if they wanted to hold an event that included alcohol. Zoning Administrator, Scottie Hayes, replied that, yes, they can apply to get a special event permit if they wanted to have, for example, a wine walk. There was further discussion about special permits and different situations that may arise. It was also stated that no business owners, as of yet, have come to bring this to the board or have attended the meetings to discuss the possibility any further.

VOTE – UNANIMOUS

7. NEW BUSINESS

- **Minor Subdivision Final Plat- Cole Headley & Dodie Headley**

Mr. Hayes stated that the initial plats brought before him didn't have the total area to be separated but that was corrected. It was stated that the adjoining properties on the corrected plat didn't have the labeled zoning on them and that needs to be on the plat before it can go before the Town Board.

MOTION- To recommend the approval of the Final Plat with the condition that the zoning for the adjacent property be added- Terry Rains

SECOND- Samuel Heuertz

Mrs. Cecelia Joyner posed the question if there was any additional waiting for the updated map, to which Chairman, Kevin Kornegay, replied that the motion as it is stated, they can bring the corrected map to the Town Board to be approved. Mr. Hayes stated if the map is not corrected it will not go before the Town Board. Mrs. Joyner asked if there was an option to not approve this plat until the planning board receives the updated map. She also asked if they were given enough time to correct the map. Mr. Hayes responded by saying they had corrected what was needed prior, but that the zoning for the adjacent properties was missing on the current corrected map. It was reiterated that if the map is not corrected it will not go before the Town Board.

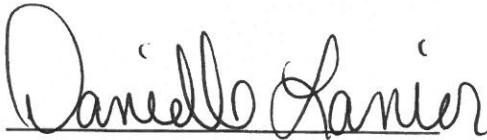
VOTE – Passed with a majority vote- 1 nay

8. DISSCUSSION

At November's Planning Board meeting, Chairman Kornegay asked members to look over the land use plan in reference to the RH (Single and Multifamily District) and RS (Residential Subdivision) zoning. There was discussion among members about how to keep Multifamily and how to go about that change also, how that would affect different areas, according to the Comprehensive Land Use Plan. There was discussion about the density concerning RH.

ADJOURNMENT:

There being no further business to discuss, Mr. Greg Johnson made a motion to adjourn. Mr. Samuel Heuertz seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:30 p.m.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman