



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

OCTOBER 23, 2025 @ 6:30

MEETING INFORMATION

The Pine Level Planning Board met on October 23, 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

✓ FAYE STARLING

✓ CECELIA JOYNER

✓ RANDY HOLLoman (ALT 1)

X TERRY RAINS (ALT 2)

✓ SAMUEL HEUERTZ (ALT 3)

X TONIA HILL

✓ TAMMY REGISTER

✓ GREG JOHNSON

✓ JAMES O'MALLEY

X SHANE STRICKLAND (ALT 1)

STAFF PRESENT – Town Clerk Ashley Willoughby, Zoning Administrator Scottie Hayes

OTHERS PRESENT- Debra Heuertz, Peter Perchak

2. APPROVAL/ AMENDMENT TO AGENDA

MOTION- Greg Johnson

SECOND – Randy Holloman

VOTE – UNANIMOUS

3.APPROVAL OF MINUTES FROM SEPTEMBER 25, 2025

A correction to the date of July corrected to August. Also, a correction of Mrs. Faye Starling's name. Chairman Kornegay stated that the item titled Parking for all districts should read Parking for all uses. [In August's Planning Board meeting, the Planning Board amended item number 12 that read *Parking requirements for MS District* and amended it to read *Parking for all Districts* as suggested by Chairman Kornegay] It will now read Parking for All Uses.

MOTION- To approve with corrections- Samuel Heuertz

SECOND- Tammy Register

VOTE – UNANIMOUS

4. STAFF UPDATE

Mrs. Tonia Hill wishes to step down as Vice Chairman but remain in her appointed seat as an ETJ member. Replacements for Vice Chairman and Secretary were discussed and should be appointed for the remainder of the year.

MOTION- To accept Tonia Hill's resignation as Vice Chairman- Greg Johnson

SECOND- Faye Starling

VOTE – UNANIMOUS

MOTION- To appoint Mr. Randy Holloman as Vice Chairman and Mr. Samuel Heuertz as Secretary until the end of the year, December 31st 2025.-Greg Johnson

SECOND- Tammy Register

VOTE – UNANIMOUS

Other staff updates Emily Gardens Phase one section 2 was approved. All three parcels of Traders point rezoning were approved for Commercial. Bylaws for the Planning Board were accepted by the Town Board. Randy Holloman's application was approved for the In-Town member seat to fill Randy Jones seat expiring [October 31, 2027]. Mr. Greg Johnson's application for ETJ was approved to be sent to the county for final approval.

Mr. Randy Holloman took the oath to fill the In-Town seat expiring on October 31, 2027.

Chairman Kornegay asked for continued prayers for Mr. Terry Rains' recovery.

5.OLD BUSINESS

- **TABLED ITEM- UDO MODIFICATIONS**

Town Clerk, Ms. Ashley Willoughby, informed the board that, today, she spoke with someone with the NC Department of Commerce and scheduled a meeting for them to come down and speak with staff. She also suggested reaching out to Triangle J and UNC School of Government as well. Chairman Kornegay suggested that speaking with the surveyors and engineers would give more insight than someone at Triangle J or the UNC School of Government. It was suggested that Mr. Scottie Hayes set up a meeting with Merle Hall and Andrew Hodge to receive more input on the modifications.

MOTION- To table for 30 days- Samuel Heuertz

SECOND- Tammy Register

VOTE – UNANIMOUS

- **TABLED ITEM- SOCIAL DISTRICT**

Mr. Hayes stated that he believes the sole purpose for this social district is to essentially just sit outside to have a drink. To achieve that, a Social District legally must be established first, due to it being in the public right of way. Discussion took place about how the planning board wanted to bring this matter to the attention of the Town Board.

MOTION- To present to the Town Board a social district and the Town Board direct staff to come up with a proposal for the planning board on what they need in order to consider it. -Tammy Register

SECOND- James O'Malley

Mr. Johnson posed the question about the investigations of the right a way and the railroad. Ms. Willoughby stated staff is still waiting on updates from DOT and waiting to hear back from the railroad. There is information staff is waiting on from the traffic studies being done currently.

VOTE – MOTION PASSED WITH 1NAY, 1 ABSTAIN

- **TABLED ITEM-PARKING FOR ALL DISTRICTS (USES)**

Chairman Kornegay stated handouts were given out about 4 different towns parking requirements at the previous meeting, giving members time to investigate them further. Discussion took place about the quantity of parking spots and uses, such as flea markets, restaurants and banks. There was further discussion about parking requirements for restaurants.

MOTION- To recommend to Town Board to amend the restaurant parking requirements 1 per 4 seats consistent with Selma's ordinance. - Samuel Heuertz

SECOND- Randy Holloman

VOTE – UNANIMOUS

6. NEW BUSINESS

Mr. Peter Perchak asked if there was any thought into making the parking downtown diagonal as opposed to parallel. Mr. Hayes responded by saying they were looking into to doing that but, space was limited.

Mrs. Register asked if parking was allowed on both sides of the road on Peedin, in front of the furniture store and the old town hall. It was stated that in the ordinance it allows parking on only one side of the road. It is believed to have the markings for no parking on the wrong side of the road. Having employee parking for the downtown business was mentioned.

Chairman Kornegay mentioned the discussion about HOA developments maintaining lights instead of the Town assuming responsibility. Ms. Willoughby stated she is not sure the town can force the HOA to take it over but if they wanted to install upgraded fixtures they should assume responsibility.

Chairman Kornegay stated his excitement about the positive "buzz" going on about Pine Level, from word of mouth and social media.

ADJOURNMENT:

There being no further business to discuss, Mrs. Tammy Register made a motion to adjourn. Mr. Greg Johnson seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:34 p.m.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman