



**TOWN OF PINE LEVEL MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
NOVEMBER 20th, 2025 @ 6:30**

MEETING INFORMATION

The Pine Level Planning Board met on November 20, 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

<u>✓</u> KEVIN KORNEGAY	<u>✓</u> TONIA HILL
<u>X</u> RANDY HOLLOWMAN	<u>✓</u> TAMMY REGISTER
<u>✓</u> FAYE STARLING	<u>✓</u> GREG JOHNSON
<u>✓</u> CECELIA JOYNER	<u>X</u> JAMES O'MALLEY
<u>✓</u> TERRY RAINS (ALT 1)	<u>✓</u> SHANE STRICKLAND (ALT 1)
<u>✓</u> SAMUEL HEUERTZ (ALT 2)	

STAFF PRESENT –Zoning Administrator Scottie Hayes, Town Clerk Ashley Willoughby, Administrative Assistant Danielle Lanier

OTHERS PRESENT - Debra Heuertz, Merle Hall, Mike, Carolyn and Michael Renfrow

2. APPROVAL/ AMENDMENT TO AGENDA

MOTION-To approve agenda- Greg Johnson

SECOND – Tonia Hill

VOTE – UNANIMOUS

3. APPROVAL OF MINUTES FROM OCTOBER 23RD, 2025

MOTION- To approve minutes- Terry Rains

SECOND- Cecelia Joyner

VOTE – UNANIMOUS

4. STAFF UPDATE

The board was updated on the actions taken by Town Council at the November Town Board meeting. Mr. Greg Johnson took his oath of office, his term is set to expire 10/31/2028

5. OLD BUSINESS

- **TABLED ITEM- UDO MODIFICATIONS**

Staff received feedback on the UDO (Unified Development Ordinance) from Merle Hall and Andrew Hodge and their thoughts on the proposed changes. Merle Hall explained to the Board he and Andrew Hodge looked over the proposed changes together and their collective ideas were presented to the Planning Board tonight. It was stated that the board members just received the feedback tonight and should take time to look over it.

MOTION- To table for 30 days- Greg Johnson

SECOND- Faye Starling

VOTE – UNANIMOUS

6. NEW BUSINESS

- **Rezoning Request- Parcel #12N11011X**

The property owner is requesting the parcel currently zoned as RS (Residential Subdivision District) to RH (single and Multi-Family Residential District). There was discussion about the future land use plan and how it does away with RH. Chairman Kevin Kornegay stated that in the write up it stated that duplexes and multi family should be allowed in that district. Merle Hall spoke on behalf of Mrs. Renfrow, stated that they would like to have the option to do duplexes, townhomes or multi-family. Town Clerk, Ashley Willoughby, explained to the board that if they decided to recommend the rezoning, according to General Statues, there needs to be a statement of reasonableness or consistency statement due to the rezoning request going against the comprehensive land use plan.

MOTION- To recommend approval to the Town Board to change zoning from RS to RH on the property based on the future land use and its ability to be multi-family on that parcel. – Greg Johnson

SECOND- Faye Starling

VOTE – UNANIMOUS

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

Town Clerk, Ms. Ashley Willoughby presented the Board with a Social District Management Plan that can be customizable. Ms. Willoughby summarized the plan members received, and asked the Board members to contribute any ideas or changes that came to mind. There were concerns from members about the expense of this proposed Social District. Concerns about the expense for the trash cans and signs for the district were made. Ms. Willoughby stated that the Town Hall has a beautification fund that is dedicated towards right-of-way beautifications, flowers etc. The funds are for improving those areas. Mrs. Tonia Hill stated that the trash cans and signage is a one-time cost but recurring costs like insurance is the concern. The board agreed to take time to look over what has been presented.

MOTION- to table for 30 days- Tammy Register

SECOND- Tonia Hill

VOTE – UNANIMOUS

7. DISSCUSSION

Chairman Kornegay asked the board members to look at the comprehensive land use plan and see if removing RH to be redone as RS was a good idea.

Mrs. Tonia Hill asked the board members what they all thought of the social district. Merle Hall, Tammy Register and Tonia Hill expressed their concerns about the traffic on Peedin. Mrs. Debra Heuertz posed the question, how this social district will benefit the community? Mrs. Heuertz stated that the district needs to pay for itself and not with tax payer dollars. It was also mentioned that it will add more responsibilities to the town's police department as well.

ADJOURNMENT:

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



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman