

Mayor
Jeff Holt

Mayor Pro-Tem
Jimmy Garner

Board of Commissioners
Greg Baker
Phil Pittman
Bill Radford

Interim Town Administrator
Sharon Evans



Town Clerk
Ashley Willoughby

Police Chief
Ashley Woodard

Public Works Supt.
Ray Stuckey

Rec. Coordinator
Scottie Hayes

**TOWN OF PINE LEVEL
REGULAR BOARD OF COMMISSIONERS MEETING
JANUARY 12, 2026**

WELCOME AND CALL TO ORDER

Mayor Jeff Holt called the regular meeting of the Pine Level Board of Commissioners to order on Monday, January 12, 2026 at 7:00 p.m. at the Pine Level Town Hall.

ROLL CALL

- √ Mayor Jeff Holt
- √ Commissioner Greg Baker
- √ Commissioner Jimmy Garner
- √ Commissioner Phil Pittman
- √ Commissioner Bill Radford

STAFF PRESENT/ TOWN REP.

Police Chief Ashley Woodard, Zoning Admin./ Recreation Director Scottie Hayes, and Town Clerk Ashley Willoughby.
Attorney Chip Hewett

OTHERS PRESENT

Fire Chief Joe Radford, Greg Johnson, Kevin Kornegay, Terry Rains, Debra Heuertz, Mike and Carolyn Renfrow, Michael Renfrow, Micheal and Teresa King, Peter Perchak, Dustin Mobley, Joseph Walker, Isaih Walker, Don and Diane Narron

INVOCATION: Commissioner Greg Baker

PLEDGE: Terry Rains

APPROVAL OF AGENDA:

Motion to accept: Commissioner Greg Baker
Second: Commissioner Bill Radford
Vote: Unanimous

APPROVAL OF CONSENT AGENDA

Mayor Jeff Holt provided a brief summary of the items within the consent agenda which included the following:

- a. December 8, 2025 Minutes- Regular Mtg.
- b. December 2025 Check Listing
- c. Cape Fear Regional Study Resolution

Motion to approve the resolution (and accept the consent agenda): Commissioner Jimmy Garner

Second: Commissioner Phil Pittman

Vote: Unanimous

PUBLIC COMMENT

None

PROCLAMATION

ALL IN RED

Mayor Jeff Holt spoke on the importance of heart health awareness and how the Town participates annually in the All In Red initiative during the month of February. He asks everyone to wear red on Friday, February 6th.

Motion to adopt this proclamation: Commissioner Jimmy Garner

Seconded by: Commissioner Phil Pittman

Vote: Unanimously

PUBLIC HEARING

a. Rezoning Request filed by Mike and Caroln Renfrow for Parcel # 12N11011X

A motion was made by Commissioner Phil Pittman to open the public hearing at 7:08 p.m. to consider a rezoning request filed by Carolyn Renfrow for Parcel # 12N11011X. The motion was seconded by Commissioner Greg Baker and the vote was unanimous.

Mayor Jeff Holt mentioned the Board received a rezoning petition from Carolyn Renfrow to rezone 13+ acres of land from RS (Residential Subdivision) to RH (Residential- Single and Multi-Family). The Board had received maps, the recommendation from the Planning Board, and the public hearing advertisement. Town Clerk Ashley Willoughby mentioned if the Board was to approve the rezoning request there was an ordinance for the amendment to the Town's zoning map and a statement of reasonableness would need to be established. Mayor Jeff Holt asked for the Planning Board Chairman, Kevin Kornegay, to speak on the recommendation provided by the Planning Board. Chairman Kevin Kornegay stated the Planning Board members reviewed the Future Land Use Plan and determined the Plan allowed multi- family on that parcel.

Mayor Jeff Holt asked if anyone from the development would like to speak. Merle Hall, Hall Land Surveying 1899 Stevens Chapel Rd. Smithfield, informed the Board that the owners had considered the businesses coming to the West of the property and they wanted to rezone with the intent not to sell it to a developer.

They want to develop it for themselves and wanted the option to build multi-family; sometime in the future. He stated the RH zoning allows the owners to do so as Mr. Kornegay mentioned in the Land Use Plan. He mentioned they are requesting the Board members to consider the rezoning request.

Mayor Jeff Holt mentioned there was a moratorium currently in place for all major subdivisions. Commissioner Bill Radford asked when was the current moratorium set to expire. It was confirmed the moratorium would be in place until December 19, 2027. Mayor Jeff Holt mentioned at the moment the owner would be able to build as long as it did not qualify as a major subdivision. Commissioner Greg Baker mentioned the Moccasin Creek drainage within that area and asked if the property would need to be built up prior to the addition of any kind of development. Commissioner Jimmy Garner stated that would be an engineering question. Commissioner Greg Baker voiced concerns about the ditch along the property.

Mayor Jeff Holt exemplified the type of public hearing being held for those present, then invited anyone who wished to address the Board to discuss this matter to state their name and address for the record. No comments were made.

Motion to close the public hearing: Commissioner Jimmy Garner

Seconded by: Commissioner Bill Radford

Vote: Unanimous

Motion to accept (to approve the rezoning request as presented): Commissioner Phil Pittman

Seconded by: Commissioner Jimmy Garner

Discussion: Mayor Jeff Holt recognized Isaiah Walters, a resident of Pine Level, who wished to address the Board about his concerns on the rezoning request. He voiced his concerns if the property were to be rezoned and about the effects of a possible subdivision or development would have on his business located across the street. Mentioning traffic concerns, new developments inside and outside of the Town's limits; he voiced concerns about the school's capacity and open availability of the local daycares. He wanted to know the Board's plan to accommodate the new residents and the needed updates to the emergency coverage within the police and fire departments. Mayor Jeff Holt thanked Mr. Walters for voicing his concerns. He stated the Town has updated its Ordinances to require TIA studies for all new development as part of its review process. He mentioned the study could determine a different entry way would be required instead of US HWY 70-A or require a turning lane. However, it could be a couple years down the road depending on the type development when the Board gets that information brought before them. Commissioner Phil Pittman mentioned the property was currently zoned for single family homes and could have an option to build something now. He mentioned prior discussions with the school system and the current capacity with the Pine Level Elementary School; which informed this Board that the School Board was responsible for monitoring the number of seats available in the school. Commissioner Jimmy Garner stated the elementary school was at about 55-60% capacity at the moment and half of the Emily Gardens development would be going to the Micro Elementary School. The Board briefly discussed what could be built in either zoning districts as per the current ordinance. Mayor Jeff Holt mentioned there are more steps the development must go through after requesting rezoning and at this time the question of that request was before the Board members. He thanked Mr. Walters again for being at the meeting and for

bringing his concerns before the Board. Commissioner Jimmy Garner mentioned Mr. Walters' great-grandma was one the Town's first Town Clerk. Mayor Jeff Holt recognized Dustin Mobley, a resident of Pine Level, who wished to address the Board about his concerns on the rezoning request. Mr. Mobley mentioned he was not opposed to development, but he was concern about this rezoning given the recent developments in Selma and how it would affect property values. He mentioned concerns regarding traffic and a possibility for a big apartment complex being built.

Vote: Unanimous

Motion to amend the zoning map (adopt ordinance): Commissioner Greg Baker

Seconded by: Commissioner Jimmy Garner

Vote: Unanimous

Commissioner Jimmy Garner stated he believes citizens receive letters whenever the Planning Board would review something and encourages citizens to attend the meetings.

COMMITTEE REPORTS

SENIORS

Commissioner Phil Pittman mentioned Recreation Director Scottie Hayes had worked hard getting the first seniors meeting of the year setup for the coming Wednesday. He would like to invite all the seniors to attend and mentioned all the meetings are on the second Wednesdays of every month at 9:30 a.m.

MOCCASIN CREEK

Moccasin Creek Chairman Rodney Cabe stated the Moccasin Creek Board would be meeting at the Pine Level Town Hall on Tuesday, January 13th at 9 a.m. to meet potential bidders and to view areas of concern where improvements are needed along the creek. Deadline to submit mowing bids will be January 21st at 2:30 p.m. at the Ag Building.

Commissioner Jimmy Garner made a motion to ask the Moccasin Creek Board to look at the ditch along Pine Level Resident Terry Rains' home and report back to this Board their findings. He mentioned Mr. Rains had voiced his concerns about the ditch for years and this Board should be able to, on the behalf of a taxpayer, ask the Moccasin Creek Board to investigate those concerns. The motion was seconded by Commissioner Bill Radford. Chairman Rodney Cabe asked if Mr. Rains would be able to attend the meeting in the morning. Mr. Rains stated he would not be able to. Following the brief discussion, the motion passed by unanimous vote.

PLANNING BOARD

N/A

TOWN ATTORNEY'S REPORT

Attorney Chip Hewett mentioned the need to revisit the lot swap for the new well site and wanted to set a time soon to get that completed.

DEPARTMENT REPORTS

RECREATION- Recreation Director Scottie Hayes stated every Saturday until the end of February; there would be fourteen teams of basketball and three teams of cheer at play. Registration for the spring sports started that week.

PUBLIC WORKS/ STREETS- Commissioner Greg Baker mentioned the men had done an excellent job cleaning up after the holiday season. Mayor Jeff Holt stated the men had fixed a couple leaks as well.

Rodney Cabe mentioned the Eye On Water app; which allows utility customers to set alerts on their phones for water usage or leaks. He mentioned if citizens do not know about it, there was a link on the Town's website to setup account. Town Clerk Ashley Willoughby stated Pine Level utility customers can find their location on the app by entering in the following inform into the search bar: 1) their utility account number with the dashes; minus the last dash and number (example: XXX-XXXXXXX), and 2) the Pine Level mailing/area code (27568).

POLICE- Police Chief Ashley Woodard stated the department was working on some Town Ordinance violations and stray cats concern.

The Board expressed their appreciation to the police and fire departments for their hard work during the Christmas parade.

FIRE DEPARTMENT- Fire Chief Joe Radford informed the Board members of the department's upcoming Bingo event on February 24th at 5:30 p.m. He prepared a presentation for the Fire Department's Board of Directors that he wish to present to the Board members. Information was based on the 2025 data collected. Copy of the information will be included into the minute book as part of record. After the presentation, Fire Chief Joe Radford mentioned he would like to setup a meeting with the Board members to discuss the upcoming budget year. After confirming the requirements needed to hold a special meeting with Town Attorney Chip Hewett, Mayor Jeff Holt mentioned a 48-hour notice of a special meeting would be posted on the Town's website; once there was an agreed upon date and time which was to be determined later.

STAFF- N/A

UNFINISHED BUSINESS/ NEW BUSINESS/ MAYOR'S MINUTES/ ANNOUCEMENTS

N/A

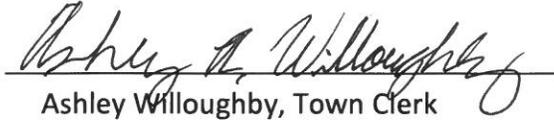
ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:43 p.m.

Motion by: Commissioner Bill Radford

Seconded by: Commissioner Greg Baker

Vote: Unanimous


Ashley Willoughby, Town Clerk


Mayor

(SEAL)

