



**TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
APRIL 23RD, 2026 @ 6:30**

MEETING INFORMATION

The Pine Level Planning Board met on April 23RD, 2026 at 6:31 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
✓ SAMUEL HEUERTZ (ALT 1)

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

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

2. APPROVAL/ AMENDMENT TO AGENDA

It was stated to add a Special Use Permit request and minor subdivision procedures between the minor subdivision and food trucks under New Business.

MOTION- To approve agenda with changes- Terry Rains

SECOND – Greg Johnson

VOTE – UNANIMOUS

3. APPROVAL OF MINUTES FROM FEBRUARY 26TH, 2026

MOTION- To Approve- Samuel Heuertz

SECOND- Faye Starling

VOTE – UNANIMOUS

4.& 5. OATH OF OFFICE FOR CHRISTINE FLOWERS IN-TOWN ALT 2/ NEWTON BARHAM IN-TOWN ALT 3

Town Clerk, Ashley Willoughby swore in Mrs. Christine Flowers and Mr. Newton Barham with a term of 3 years term ending 04/31/2029.

6. NEW BUSINESS

- **MINOR SUBDIVISION- RICHARD CROCKER HEIRS-PARCEL # 12M11047**

Chairman, Kevin Kornegay, explained that the parcel is partly in Selma's ETJ (Extraterritorial Jurisdiction) and partly in Pine Level's ETJ. Zoning Administrator, Scottie Hayes explained to the Board that the initial maps didn't have total acreage of the project or the adjoining property zoning's but it has since been corrected and the missing information is on the current updated maps.

MOTION- To approve – Samuel Heuertz

SECOND- Greg Johnson

VOTE – UNANIMOUS

- **SPECIAL USE REQUEST-109 EAST PINE STREET**

Chairman Kornegay explained why the special use permit (SUP) was needed within the MS (Main Street) district. Mr. Brandon Godwin, submitted the application and explained to the board the kind of medical services that will be available, medical office. Chairman Kornegay read the application aloud. Mr. Godwin was asked to clarify what extended hours meant, specifically. He explained that it would be open for any emergency situations that may occur. Mr. Godwin explained that if the emergency situations can't be addressed virtually, in office, after hour visits may occur 3-5 times a month, at most.

MOTION- To recommend approval with conditions of regular business hours of 7 A.M-11 P.M Monday – Sunday and extended hours for emergency- Randy Holloman

SECOND- Samuel Heuertz

VOTE – UNANIMOUS

- **MINOR SUBDIVISION PROCEDURES**

The board discussed how it has been considered to not bring minor subdivisions to the planning and just have the Zoning Administrator sign off for the approvals. Mr. Samuel Heuertz stated that there have been cases where the definitions were bent and minor subdivisions that came in should have been classified as major. It was mentioned to bring this up again after the moratorium ends.

No changes to procedures at this time.

- **NO ACTION TAKEN**

- REGULATIONS/PERMITTING OF FOOD TRUCKS IN TOWN

Chairman Kornegay stated there are no current rules or regulations for food trucks in Pine Level. Chairman Kornegay read off of a print out from the town of Clayton as an example to share with the planning board. It was asked if the information could be sent to all board members. The question was posed as to whether or not food truck set up was something that was wanted in town. Mr. Hayes, stated that the brick and mortar stores pay taxes in Pine Level and none of the food trucks pay taxes in Pine Level unless they commissary in Pine Level.

- NO ACTION TAKEN

7. DISCUSSION

- CLARIFICATION OF TERMS FOR ELECTIONS OF OFFICER'S PROCEDURES

- NO ACTION TAKEN

8. ADJOURNMENT

There being no further business to discuss, Greg Johnson made a motion to adjourn. Randy Holloman seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:29 p.m.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman