



**TOWN OF PINE LEVEL
MINUTES OF THE
PINE LEVEL PLANNING BOARD MEETING
THURSDAY, MAY 28TH, 2026 @ 6:30**

MEETING INFORMATION

The Pine Level Planning Board met on May 28th, 2026 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>X</u> TONIA HILL
<u>✓</u> RANDY HOLLOMAN	<u>✓</u> TAMMY REGISTER
<u>✓</u> FAYE STARLING	<u>✓</u> GREG JOHNSON
<u>X</u> CECELIA JOYNER	<u>✓</u> JAMES O'MALLEY
<u>✓</u> TERRY RAINS	<u>X</u> SHANE STRICKLAND (ALT 1)
<u>✓</u> SAMUEL HEUERTZ (ALT 1)	
<u>✓</u> CHRISTINE FLOWERS (ALT 2)	
<u>✓</u> NEWTON BARHAM (ALT 3)	

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

OTHERS PRESENT- Dennis Peacock and Ethan Averette

2. APPROVAL/ AMENDMENT TO AGENDA

MOTION- To approve-Terry Rains

SECOND – James O'Malley

VOTE – UNANIMOUS

3. APPROVAL OF MINUTES FROM APRIL 23RD, 2026

MOTION- To approve- Samuel Heuertz

SECOND- Faye Starling

VOTE – UNANIMOUS

4. OLD BUSINESS

a) Regulations/ Permitting Food Trucks in Town

The planning board discussed the idea of having food trucks within the city limits. Zoning Administrator, Scottie Hayes, explained that food trucks are allowed for temporary events. This discussion is more focused on if it is something desired and how to insert the idea in the UDO. The main concern is how it effects the brick and mortar food establishments in town. It was mentioned that Hinnant Winery should fill out the vendor permits for their events. Mr. Hayes stated it was something he would look into.

- **NO ACTION TAKEN**

b) Term Correction for Mrs. Flowers and Mr. Barham

The planning board was notified that the terms for Mrs. Christine Flowers and Mr. Newton Barham would be corrected to October 31st, 2029.

- **NO ACTION NEEDED**

c) Establishments of Terms for Seats

The Planning Board was proposed a clarifying procedure for terms of seats and election of officers. It was explained that the seats themselves would carry the terms not the individuals. The proposal also explained the staggered schedule of the 3-year terms each seat holds.

MOTION- To recommend approval to Town Board for the election of officers and seat terms- Samuel Heuertz

SECOND- Randy Holloman

VOTE – UNANIMOUS

5. NEW BUSINESS

a) Rezoning Request Parcel #12M11197

The parcel presented, was determined to be in city limits and is currently zoned as AR (Agricultural-Residential) to LI (Light Industrial).

MOTION- To recommend rezoning to LI- Samuel Heuertz

SECOND- James O' Malley

VOTE – UNANIMOUS

b) Final Plat- Emily Gardens (Phase 2A)

The planning board went through the checklist for the final plat and found it to be satisfied by the Zoning Administrator, Scottie Hayes.

MOTION- To recommend approval to Town Board- James O'Malley

SECOND- Samuel Heuertz

DISCUSSION- Mr. Randy Holloman asked if everything has been put in, i.e. street signs, sidewalks and kiosks. Mr. Dennis Peacock stated they have been put in. The question of bonds came up to which Mr. Peacock explained in between the Planning Board meeting and the Town Board meeting they will bond the sidewalk, street lights and the second layer of asphalt. Chairman Kornegay asked when the HOA is created. Mr. Peacock explained that the covenants for this phase will be duplicated from Phase 1, and will be in place by the time the first home is sold.

VOTE – UNANIMOUS

8. DISCUSSION

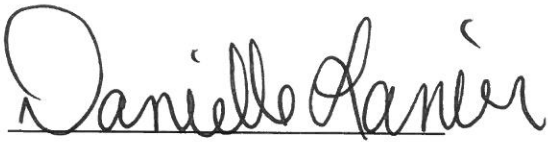
a) Bar -Table of Permitted Uses

The planning board discussed the possibility of putting a bar in the table of permitted uses.

- **NO ACTION TAKEN**

9. ADJOURNMENT

There being no further business to discuss, Mrs. Tammy Register made a motion to adjourn. Mr. James O'Malley seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:26 p.m.

A handwritten signature in cursive script, reading "Danielle Lanier", written over a horizontal line.

Danielle Lanier, Administrative Assistant

A handwritten signature in cursive script, reading "Kevin Kornegay", written over a horizontal line.

Kevin Kornegay, Chairman