



**TOWN OF PINE LEVEL  
PLANNING BOARD MEETING  
THURSDAY AUGUST 27<sup>TH</sup> 2026 @ 6:30**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday, August 27<sup>th</sup>, 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**

✓ KEVIN KORNEGAY

✓ RANDY HOLLOMAN

X FAYE STARLING

✓ CECELIA JOYNER

✓ TERRY RAINS

✓ SAMUEL HEUERTZ (ALT 1)

✓ CHRISTINE FLOWERS (ALT 2)

✓ NEWTON BARHAM (ALT 3)

X TONIA HILL

✓ TAMMY REGISTER

✓ GREG JOHNSON

X JAMES O'MALLEY

X SHANE STRICKLAND (ALT 1)

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

**2. APPROVAL/ AMENDMENT TO AGENDA**

**MOTION-** To approve-Terry Rains

**SECOND** – Tammy Register

**VOTE – UNANIMOUS**

**3. APPROVAL OF MINUTES FROM JULY 23<sup>RD</sup>, 2026**

**MOTION-** To approve minutes- Greg Johnson

**SECOND-** Randy Holloman

**VOTE – UNANIMOUS**

#### **4. OLD BUSINESS**

##### **a) FOOD TRUCKS**

Chairman Kevin Kornegay informed the Board members that a small subcommittee met and decided it was best to leave it as is. The planning board was given updated forms for any vendors including food trucks. The forms now include the information as to whether it is public or private property and requires a signature from the property owner if it is private.

#### **5. NEW BUSINESS**

##### **a) EMILY GARDENS 2B FINAL PLAT**

The planning board discussed the final plat with Mr. Ethan Averette. Mr. Averette stated the same three bonds were acquired for sidewalks, asphalt and street lights as previous phases. Mr. Greg Johnson stated that the driveway is not complete. To which Mr. Averette stated the DOT has a bond for widening of the state road for the driveway to tie in. Mr. Johnson stated it is not complete, it is not final. Mr. Averette stated that is the reason the bonds have been put in place to ensure their finality.

**MOTION-** To Recommend approval to the Town Board- Samuel Heuertz

**SECOND-** Tammy Register

**VOTE –MOTION CARRIED WITH ONE OPPOSING VOTE**

##### **b) MEADOWS AT LABELLE ACRES- PRELIMINARY PLAT UPDATE**

The update to the plat was given to the board, there was an updated map given just before the meeting started that staff didn't have time to look over. The map indicated that the plat went from 47 lots to 50. It was mentioned that the only way in or out of the subdivision is on Davis Mill Road. Mr. Newton Barham mentioned that Davis Mill was already in bad shape with all the dump trucks and traffic, his concern was adding more traffic to Davis Mill will worsen its condition. Mr. Merle Hall stated that the revised plat will be provided to D.O.T. and they will decide how to proceed with that moving forward.

**MOTION-** To recommend approval to the Town Board upon Zoning Administrator, Scottie Hayes' reviewal of the updated map- Tammy Register

**SECOND-** Samuel Heuertz

**VOTE – UNANIMOUS**

##### **c) SUP- ADOLESCENT TREATMENT FACILITY**

Planning board members received the application for the Special Use Permit (S.U.P). Mrs. Pia Fulton and Mr. Antwan McDougald explained what the facility would encompass. This is a facility that will assist teenage/ adolescent kids that have behavioral issues. This is a day center with anticipated operation from 7:30 A.M to 5:00 P.M. It was explained that children with autism or other behavioral issues that can't function the entire day at school will come to the facility with an individualized plan in the program and learn behavioral skills. The

Board members read through the S.U.P application. Mr. Samuel Heuertz expressed his concerns with question number 4 on the application concerning how services such as utilities, fire and police for this facility will be adequate to handle the proposed use.

**MOTION-** To recommend approval with two conditions. Condition one is the operating hours that went in from 7 a.m. to 11 p.m. Condition number two (Police Chief) A. Woodard concurs that item number four on this list is not an issue. -Samuel Heuertz

**SECOND-** Greg Johnson

**VOTE – UNANIMOUS**

#### **d) HIL-SHER DEVELOPMENT**

Mr. Matt Johnson with the Hil-Sher development came to speak to the Board about the minor changes made to stay within the parameters of what is allowed in the submitted and approved special use permit (S.U.P.) according to the ordinances. Keeping in line with the town home concept that was originally anticipated. Instead of two story the homes they will be one story and the units will be connected to meet the requirements. The number of homes went from 42 to 40 homes. Mr. Johnson stated that the decision was made to stick with a similar design and avoiding any major changes that would not satisfy the special use permit that was already approved. Chairman Kornegay explained to the Board that as long as the changes that were made are considered minor it can be approved administratively according to General Statute 160D-403(d). It was stated that no action was necessary at this time. The Board asked that a memo be sent to the Town Board stating that the Planning Board concurs with the minor changes brought forth for the Hil-Sher development. They may proceed as planned. Based on the General Statutes 160D-403(d).

**-NO ACTION**

### **6. DISCUSSION**

#### **a) NEW BILLS-ORDINANCE COMPLIANCE**

As discussed at the previous planning board meeting, staff put together further information on the new House Bills that would change the current ordinances. The Board was given a breakdown of the new bills how it affects the current ordinances and suggestions to what they could be changed to reflect compliance. The board was encouraged to look over the information and at next meeting compile ideas and suggestions for the changes needed to comply.

The Board was informed that a Christmas lunch at Parkside December 8<sup>th</sup> 2026 would be provided.

### **7. ADJOURNMENT**

There being no further business to discuss, Mrs. Tammy Register made a motion to adjourn. Mr. Randy Holloman seconded the motion. Motion passed by unanimous vote. The meeting adjourned at 7:49 P.M.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman