TOWN OF PINE LEVEL
MINUTES OF
PINE LEVEL PLANNING BOARD MEETING
THURSDAY, SEPTEMBER 24TH, 2026 @ 6:30

MEETING INFORMATION

The Pine Level Planning Board met on Thursday, September 24th, 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
√ FAYE STARLING
X CECELIA JOYNER
√ TERRY RAINS
√ SAMUEL HEUERTZ (ALT 1)
√ CHRISTINE FLOWERS (ALT 2)
√ NEWTON BARHAM (ALT 3)
X TONIA HILL
√ TAMMY REGISTER
√ GREG JOHNSON
√ 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 AUGUST 27TH 2026

MOTION- To approve the minutes- Samuel Heuertz
SECOND- Terry Rains
VOTE – UNANIMOUS

4. OLD BUSINESS

a) New Bills- Ordinance Compliance

The Board directed staff to present verbiage for the ordinance's so they meet the compliancy of House Bills 372 (Home- Based Business Fairness Act) and House Bill 162 (Parking Lot Reform and Stormwater Control Act).

5. NEW BUSINESS

a) EXPIRATION OF TERMS

Board members were informed of the upcoming term expirations on October 31st, 2026. They include 2 in-town members Mrs. Cecelia Joyner and Mr. Terry Rains. (1) In-Town Alternate Samuel Heuertz. (2) ETJ (Extraterritorial Jurisdiction) members Mrs. Tonia Hill and Mr. James O'Malley and (1) ETJ Alternate Shane Strickland.

Mr. Scottie Hayes stated that doing a better job of keeping attendance at the meetings is a requirement. Making at least 1 out of 3 meetings will be acceptable. Mr. Hayes encouraged members, "if you have time to serve we want you here, but we also need you here."

b) BROOKSTONE SUBDIVISION-SKETCH PLAN

A sketch plan was submitted for a major subdivision in the ETJ. Mr. Hayes explained that they asked for an exemption to the moratorium since they will not be requiring any services from the town. He further explained that the moratorium was in place due to the fact the town didn't have adequate water, sewer, or police protection to provide. The exemption was asked for because they will not require any of those things. Mr. Scott Brown with 40 Site Solutions was representing the project. There was discussion of sidewalks and the length of the cul-de-sac and these two matters meeting the requirements of the Town's UDO (Unified Development Ordnance) and D.O.T regulations.

MOTION- To approve the sketch plan subject to providing information needed moving forward for the cul-de-sacs and sidewalks- James O'Malley
SECOND- Tammy Register
VOTE – UNANIMOUS

8. DISCUSSION

Mr. Randy Holloman asked Mr. Hayes what was going on at the flea market and why all the stuff was outside. Mr. Hayes explained that the renter of the building was going out of business and a letter to clean up what was outside had already been sent giving 10 days before any action could be taken. Mr. Terry Rains stated his brother, who owns the building, wanted to make sure the town would ensure she cleans up the mess. Mr. Hayes explained because Al Rains was the owner, the fine would be sent to him.
Mr. Holloman asked about the trailer parked on that same property. Mr. Hayes stated a 10-day letter has been sent to her to remove the trailer and the mess outside.

Chairman Kornegay mentioned that someone asked him about opening a vape shop and there is nothing within the ordnance to prohibit one in town. There was discussion among members about placing a change to the current ordinance.

9. ADJOURNMENT

There being no further business to discuss, Mrs. Tammy Register made a motion to adjourn. Mr. Greg Johnson seconded the motion. Motion passed by unanimous vote.
The meeting adjourned at 7:32 p.m.



Danielle Lanier, Administrative Assistant



Kevin Kornegay, Chairman