



**TOWN OF PINE LEVEL**  
**MINUTES OF**  
**PINE LEVEL PLANNING BOARD MEETING**  
**MAY 25, 2023**

**MEETING INFORMATION**

The Pine Level Planning Board met on Thursday May 25, 2023 at 6:30 p.m. at the Pine Level Town Hall. The meeting was called to order by Vice Chairman Kevin Kornegay.

**ROLL CALL**

<input checked="" type="checkbox"/> Randy Jones	<input type="checkbox"/> Trenton Broadwell (alt 2)
<input type="checkbox"/> Kevin Kornegay	<input type="checkbox"/> Randy Holloman (alt 3)
<input checked="" type="checkbox"/> Terry Rains	<input checked="" type="checkbox"/> Tonia Hill
<input checked="" type="checkbox"/> Berry Godwin	<input checked="" type="checkbox"/> Tammy Register
<input type="checkbox"/> Faye Starling	<input type="checkbox"/> Greg Johnson
<input type="checkbox"/> Cecelia Joyner (alt 1)	

**STAFF PRESENT:** Town Administrator Dustin Kornegay, Zoning Administrator Scottie Hayes, and Administrative Assistant Ashley Willoughby

**OTHERS PRESENT:** Matt Johnson and Andrew Hodge

**MINUTES- APRIL 27, 2023-**

Greg Johnson made a motion to approve the April 2023 minutes and was seconded by Faye Starling. Motion passed by unanimous vote.

**REVIEWING- REZONING REQUEST FILED BY TRUVALUE PROPERTIES LLC FOR PARCEL# 12N10031D**

Vice Chairman Kevin Kornegay stated TruValue Properties has requested the property located between Custom Assemblies and General Metals be rezoned from Light Industrial (LI) to Residential- Single and Multi-Family (RH). He said the properties surrounding this property are zoned as LI, RH, and Residential- Subdivision (RS). He said after reviewing the Future Land Use Plan, it has recommended the property to be zoned LI. He stated the Future Land Use Map shows the surrounding properties zoned as LI, Residential Main Street Transition (RMST), and RS. He said with the developers wanting to rezone the property to RH would cause more density within that area. He reminded the board members that they are only considering the rezoning request and not the developers' plans for the property. Zoning Administrator Scottie Hayes asked if anyone representing the developers would like to speak about the request. He said the representatives do not have to disclose the full details of the project because the Planning Board is only reviewing the rezoning request before them.

Andrew Hodge of Adams & Hodge Engineering said the developers are interested in building townhomes on that property. Vice Chairman Kornegay said townhomes will provide more residential density in the area which is close to the areas the Future Land Use Plan recommended for more density. He said the plan included expanding our commercial and industrial sites, however, the Planning Board needs to consider where they want those areas to be. After some discussion, Greg Johnson said the properties to the North and the West of this property are still zoned LI. He said he couldn't imagine putting families in between the Jabb building and Custom Assemblies. Vice Chairman Kornegay said there is a future subdivision towards the back of the property. Representing the development team, Matt Johnson said there is only about eight acres on the property, and it has quite a bit of land that will not be buildable. He said if the townhomes become the final plan, they did not want the townhomes abutting another residential neighborhood. He said this property was more appealing to the developer because it wasn't abutting another subdivision and how close to the Downtown area would be ideal. He added that most residential neighborhoods do not like the idea of townhomes being built close to them because of the increased density it causes in that area. He said again this property will be away from other residential neighborhoods. Zoning Administrator Hayes said the Planning Board was shown a video about how controlled density in most areas has shown to be more cost effective for a town's infrastructure and many more benefits. Vice Chairman Kornegay said LI district has many different development options/ opportunities that the land could be used for and some of those options may not be ideal for the Town. Greg Johnson said he is concerned about the increase in traffic within that area. Zoning Administrator Hayes said the Planning Board would have to consider whether they would prefer more residential traffic or more commercial traffic.

After some discussion, Randy Holloman made a motion to recommend the approval of the rezoning the property from Light Industrial (LI) to Residential- Single and Multi- Family (RH) submitted by TruValue Properties LLC, based on the property across the street being zoned RH. Faye Starling seconded the motion. After further discussion, Vice Chairman Kornegay called for a vote with two votes against the motion (Greg Johnson and Cecelia Joyner) and two votes for the motion (Randy Holloman and Faye Starling). Vice Chairman Kevin Kornegay, as the deciding vote, voted for the motion. Vice Chairman Kornegay said the reason for the motion because it is more conducive with the Future Land Use Plan. Vice Chairman Kornegay asked that the Town Board be notified and that a public hearing on the rezoning request be called for at their next meeting.

#### **NEW BUSINESS**

Vice Chairman Kornegay asked if there was any further action taken on the commercial building standards that was discussed at the last meeting. Zoning Administrator Hayes said Chairman Randy Jones asked the Planning Board members to review the information provided at the meeting and discuss it today. He said since we are missing members today, he believes it would be best to push it to the next meeting. Zoning Administrator Hayes asked about creating a subcommittee to focus on researching the items brought up in the last meeting on the updates to the Unified Development Ordinance and the integration of the Future Land Use Plan. Vice Chairman Kornegay asked for an email to be sent out to all the Planning Board members to see who would be interested in participating in the subcommittee. After some discussion on the topics discussed at the previous meeting, Vice Chairman Kornegay asked to add the hundred eighty-day rule as a research item for the subcommittee to investigate.

#### **MEETING ADJOURNED**

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 7:40 p.m.

  
Ashley Willoughby, Administrative Assistant

  
Kevin Kornegay, Vice Chairman