

**Pike Road Planning Commission Meeting
Monday, March 2, 2026, 5:30 P.M.
Pike Road Town Hall**

Chairman Chris Dunn called the meeting to order at 5:30 P.M.

Commissioner Ratliff opened the meeting with prayer. Chairman Dunn led those present in the Pledge of Allegiance. Commission members present included: Chris Dunn, Doug Fuhrman, Pat Harris, Ty Glassford, Bill Cornwell, Tito Peterson, Tommy Ratliff, and Sandy Cowen. The presence of a quorum was noted.

Staff Present included: Keith Covington, Darrell Rigsby, Lisa Burke, and Sherri Eason.

Commissioner Glassford made a motion to approve the minutes from the Planning Commission held on February 2, 2026. Commissioner Peterson seconded. Unanimous consent was received.

Chairman Transition:

Chairman Dunn announced the conclusion of his term as Chairman of the Planning Commission. Commissioners expressed appreciation for his leadership and service to the Commission and the community.

Commissioner Dunn nominated Commissioner Fuhrman for the Planning Commission Chairman position. Commissioner Glassford seconded the nomination. A motion was made to close nominations. Doug Fuhrman was elected Chairman by a unanimous vote.

Chris Dunn formally transferred the role of Chairman to Doug Fuhrman by transferring the gavel. New Chairman Fuhrman assumed the chair and presided over the remainder of the meeting. Chairman Fuhrman opened nominations for Vice Chairman. Chairman Fuhrman nominated Commissioner Pat Harris. Commissioner Glassford seconded the nomination. Pat Harris was elected Vice Chairman by unanimous vote.

New Business:

PUBLIC HEARING

1. Case No.: CU 26.02- 415 Sellars Road- Manufactured Home

Description: Conditional Use request to place a Manufactured Home on a 24.25+/- acre parcel in the Town of Pike Road PJ, zoned AG at 415 Sellars Road

Location: West side of Sellars Road, approximately 2,000 ft west of Woodley Road

Applicant: William Missildine

The first item on the agenda was a public hearing for a Conditional Use request to place a Manufactured Home on a 24.25+/- acre parcel in the Town of Pike Road PJ, zoned AG at 415 Sellars Road. The subject property is located at the West side of Sellars Road, approximately 2,000 ft west of Woodley Road. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present and spoke. William Missildine at 415 Sellars Road stated the manufactured home will be a starter home for members of his family. The public hearing opened at 5:38 P.M. There were no speakers. The public hearing closed at 5:38 P.M.

Commissioner Harris made a motion to approve. Commissioner Cornwell seconded. The Conditional Use request to place a Manufactured Home on a 24.25+/- acre parcel in the Town of Pike Road PJ, zoned AG at 415 Sellars Road was approved to make a recommendation to place this item on the next available Town Council agenda for their consideration.

PUBLIC HEARING

2. Case No.: CU 26.03- 9971 Troy Highway- Manufactured Home

Description: Conditional Use request to place a Manufactured Home on an 8.2+/- acre parcel in the Town of Pike Road PJ, zoned AG at 9971 Troy Highway

Location: East side of Troy Hwy (US 231), approximately 2 miles north of US 82

Applicant: Cirilo Guerrero Perez

The second item on the agenda was a public hearing for a Conditional Use request to place a Manufactured Home on an 8.2+/- acre parcel in the Town of Pike Road PJ, zoned AG at 9971 Troy Highway. The subject property is located on the east side of Troy Hwy (US 231), approximately 2 miles north of US 82. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present. The public hearing opened at 5:40 P.M. There were no speakers. The public hearing closed at 5:40 P.M.

Commissioner Peterson made a motion to approve. Commissioner Cowen seconded. Unanimous consent was given. The Conditional Use request to place a Manufactured Home on an 8.2+/- acre parcel in the Town of Pike Road PJ, zoned AG at 9971 Troy Highway was approved to make a recommendation to place this item on the next available Town Council agenda for their consideration.

PUBLIC HEARING

3. Case No.: SDP 26.05- Kinsley at McDade Plat No. 4A- Preliminary Plat

Description: Preliminary Plat request to subdivide 5.34+/- acre into 19 lots for residential use

Location: South side of Vaughn Road, connecting to Chattan Way in the Kinsley at McDade neighborhood

Applicant: Goodwyn, Mills & Cawood, Inc. on behalf of Lowder New Homes, Inc.

The third item on the agenda was a public hearing for a Preliminary Plat request to subdivide 5.34+/- acre into 19 lots for residential use. The subject property is located on the south side of Vaughn Road, connecting to Chattan Way in the Kinsley at McDade neighborhood. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present. The public hearing opened at 5:43 P.M. There were no speakers. The public hearing closed at 5:43 P.M.

Commissioner Cornwell made a motion to approve. Commissioner Glassford seconded. Unanimous consent was given. The Preliminary Plat request to subdivide 5.34+/- acre into 19 lots for residential use was approved.

PUBLIC HEARING

4. Case No.: ZC 25.07- Boykin Lakes Phase 5 Rezoning AG to R10

Description: Zoning Map Amendment request to rezone 122.64+/- acres from Agricultural (AG) to Residential (R10) in the Town of Pike Road PJ

Location: South of Boykin Lakes neighborhood (Setter Trail & Pointer Place) connecting to the southern terminus of Sage Brook and Brittany Lane, east of Vaughn Crossing neighborhood (Vaughn Crossing Spur)

Applicant: Blake Rice, BSI, Inc.

The fourth item on the agenda was a public hearing for a Zoning Map Amendment request to rezone 122.64+/- acres from Agricultural (AG) to Residential (R10) in the Town of Pike Road PJ. The subject property is located on south of the existing Boykin Lakes neighborhood (south of Boykin Lakes Phase 3 & 4) connecting to the southern terminus of Sage Brook and Brittany Lane, east of Vaughn Crossing neighborhood. Planning Director Keith Covington gave an overview of the request. The applicant was present. There was discussion amongst the commissioners. Commissioner Cornwell inquired about a previous rezoning request from the applicant. Commissioner Fuhrman inquired about the ratio of green space on the 122.64 acres' property. The applicant Blake Rice with BSI, Inc. responded that 65 acres would be open space. Commissioner Glassford requested information about connectivity from the property to Vaughn Road on the south side. Glassford also inquired about the use of buffers on the west side of the property. Commissioner Cowen inquired about fire access and connectivity to Vaughn Road. The public hearing opened at 5:58 P.M. There were two speakers. Nick Stewart of 8 North Vaughn Crossing Spur inquired if the property in question runs through Vaughn Crossing neighborhood. Planner Director Keith Covington told him no and provided clarity about property lines and connectivity. Gerald Long of 513 Sage Brook questioned if there were plans to alleviate traffic congestion. The public hearing closed at 6:00 P.M.

Commissioner Harris made a motion to approve. Commissioner Cornwell seconded. Unanimous consent was given. The Zoning Map Amendment request to rezone 122.64+/- acres from Agricultural (AG) to Residential (R10) in the Town of Pike Road PJ was approved to make a recommendation to place this item on the next available Town Council agenda for their consideration.

Old Business:

Commissioner Glassford asked if there is an update on the lighting project at Cottonwood Golf course. Planner Director Keith Covington stated there were no updates. Commissioner Cornwell inquired if there were requirements for buffers for future development. Covington stated that the staff is conversing with partners to revisit the landscaping ordinance.

Other Business:

There was no old business.

Reports:

Mayor Stone shared many recent community engagement events that exemplified the hard work and dedication from staff, community members, and Commissioners. Mayor Stone gave a “huge thanks” to former chairman Chris Dunn’s for more than 20 years of dedication and service to the Planning Commission and community. Stone presented Dunn with a children’s book purchased from Pike Road Elementary School’s Library titled, “Someone Builds the Dream” to represent Dunn’s contribution to building the “dream” of Pike Road.

Stone announced that Bryan Shelton will fill the Mayor’s Appointed Commissioner position and Jon Briggs will fill the Mayor’s Staff Appointee position.

Planning Director Keith Covington shared that earlier in the day, the Town of Pike Road Planning Department facilitated a workshop for 208 first grade students from Pike Road Elementary School to learn about how to build a town. The workshop was a huge hit with the kids. Covington also thanked Chris Dunn for his service to the Planning Commission.

Adjourn:

With no further business, Commissioner Harris made a motion to adjourn. Commissioner Cowen seconded. March 2026 Planning Commission meeting was officially adjourned at 6:16 P.M.

Respectfully submitted,



Planning Commission Secretary



Planning Commission Chair