

Pike Road Planning Commission Meeting
Monday, May 09, 2022, 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 that were present are Chris Dunn, Ty Glassford, Pat Harris, Doug Fuhrman, Tommy Ratliff, Sandy Cowen, and Dr. Bill Cornwell. Commissioner Tito Peterson was absent. The presence of a quorum was noted.

Commissioner Harris made a motion to approve the minutes from the Planning Commissioning Meeting held on March 14, 2022. Commissioner Cornwell seconded. Unanimous consent was received.

Old Business:

The only item for old business was not a public hearing for a rezoning request for the McClurkin/McLemore property from Agricultural (AG) to Planned Unit Development (PUD). Max Vaughn from GoodwynMillsandCawood.Inc, presented the proposal. Bob Boyed from BSB Design describe the changes of the PUD layout since the last iteration. Mr. Vaughn comments that the density has been reduced to 1.89 units per acre and they have reserved 49% of the land for open space. Darrel Skipper from Skipper Consulting presents the traffic study results. The traffic study covered both traffic impact and planning levels. All existing subdivisions and current projects have been included to calculate the traffic impact. An additional 30% was added to the total amount of traffic to account for future development. Planning Director Jonathan Smith comments that this proposal has gone through many phases and started at over 1,400 units. Commissioner Harris comments if staff and the developers could explore the possibility to implement a round-about at the Wallahatchie and Vaughn Road intersection, to slow down the traffic through that area. Jonathan Smith comments that with the approval of a Planned Unit Development, the Planning Commission can attach conditions to their recommendations to the Town Council. Mr. Vaughn states that they will need to get approval from ALDOT before committing to a round-about for that intersection. Mr. Vaughn adds that Lowder will pledge \$100,000.00 for road improvements of the Wallahatchie and Pike Road intersection. Commissioner Glassford questions if the know unfinished neighborhoods were added to the traffic study. Darrel Skipper confirms that all existing, expected, the future school site, and an additional 30% of traffic were incorporated into the traffic study. Commissioner Glassford also questions how many homes can we expect out of this development per year? Darrel Skipper comments that 50 homes will be built per year in this development. Commissioner Cornwell comments that he appreciates the work and effort that Lowder has put into the layout of the development, but he cannot support it at this time without securing a planning director, economic developer, and impact fees first. Commissioner Glassford makes a motion to approve the rezoning request of the McClurkin and McLemore properties from Agricultural (AG) to Planned Unit Development (PUD). Commissioner Ratliff seconded. The motion carries with four (4) votes yes by Commissioners Glassford, Ratliff, Harris, and Cowen and two (2) votes no by Commissioners Cornwell, and Fuhrman.

New Business:

The first item on the agenda was not a public hearing for a site plan request for the Millie Creek Shopping Center. The property owner Austin Decker presented the proposal. The structure is approximately 6,000 square feet and is divided into three units. The exterior is mixed with a brick level and hardy board. Planning Director Jonathan Smith comments that the proposed building meets the minimum architectural standards in the zoning ordinance. There have been several iterations of this site plan and it has made several improvements. Commissioner Glassford comments that if the landscape plan reaches the minimum standard, can the structure be seen from the interstate right-of-way. Planning Director Smith comments that there is a significant amount of existing vegetation between Hwy 293 and the building. Commissioner Cornwell makes a motion to approve the site plan request for the Millie Creek Shopping Center. Commissioner Harris seconded. Unanimous consent was received.

The second item on the agenda was a public hearing for a rezoning request for the Peacock Property from Agricultural (AG) to R-20 Residential and B-2 Commercial. Ben Lassiter presented the proposal. The lot sizes are intended to range between 1 acre to half acre minimum. The frontage of the property is reserved for B-2 commercial as recommended in the comprehensive plan. Mr. Lassiter states they want to design a gated community with private roads. Planning Director Smith comments as far as the zoning request the applicants have done exactly what staff told them to do. The public hearing opened at 6:19 PM. Rachel Veil of Millie Creek Circle comments her concerns about all the agricultural land being rezoned too residential. Chairman Dunn responds to Rachels comment, stating that the comprehensive plan has this property designated as residential and the plan was worked on by staff, consultants, and members of the public in 2017. Nathan Norris of 12 Boardwalk comments that he agrees that we are not ready to handle the larger projects in the town, for we do not know the full impact of new development. Mr. Norris states without knowing how much of an impact a new house has on our school system, it would be unwise to approve hundreds of new homes. Chairman Dunn responds to Mr. Norris's comment stating that the school demographer calculated that there is 2.8 people per home in Pike Road. The new high school is being designed for a capacity of 1,500 students. The current number of students is 600. Mr. Norris also comments on the concerns of traffic, and believes it would be good for the town to start enforcing developers to reserve right-of-way throughout the major corridors in Pike Road. With no further comments from the public, the public hearing was closed at 6:34 PM. Commissioner Glassford questions what is the depth of the commercial zoning? Mr. Lassiter responds that the commercial zoning is approximately 350 feet. Commissioner Harris makes a motion to approve the rezoning request of the Peacock Property from Agricultural to R-20 Residential and B-2 Commercial. Commissioner Cowen seconded. Unanimous consent was received.

The third item on the agenda was a public hearing for a rezoning request of the McFadden Property from Residential Estate (RE) to B-2 Commercial. Brad Flowers of Flowers and White Engineering presented the proposal. Mr. Flowers states the negotiations with the joint access with the Golden Animal Hospital feel through, and the McFadden property became available to extend the development away from the Vaughn Road and Pike Road intersection for a full access entrance on Pike Road. The proposed round-about into the development was denied by the County, and the best alternative is to extend the shopping center south about 110 feet and put a full access entrance on Pike Road. There is a house that is currently on the property, and there are no intentions of removing the home. There are a few out buildings that will be torn down. There will be a pond on the southwest corner of the property for water retention. Charlie Trotman comments that the McFadden Property backs up to the Providence subdivision and they do not intend to develop the southern portion of the property, nor take the house down. Planning Director Smith comments that this proposal is not against the provisions in the Comprehensive Plan. Staff is in support of this rezoning request due to it mating the intent of the comprehensive plan and its effort to relive the traffic from the intersection. The public

hearing was opened at 6:46 PM. William Guy of Hunter Hill Loop questions what will the dimensions of the detention pond will be and if it will be screened from Providence? Mr. Flowers responds that the Pike Roads ordinance for storm water retention is a 50 foot offset. There will be a 3 foot berm that will buffer the backside of the pond. Mr. Trotman responds that the trees on the property line of Providence will not be disturbed. With no further comments from the public, the public hearing was closed at 6:51 PM. Commissioner Glassford comments that in the preliminary site plan there is only one exit on the full access entrance, and he would like to see both a right turn and left turn exit on the Pike Road. Mr. Flowers adds that the entrance on Vaughn Road will be a right-in, right-out, and left-in only. Commissioner Harris comments if the McFadden Property sells, that the new owner will have to keep the condition that the house remains undisturbed and the tree line that separates Providence from the McFadden property also remains undisturbed. Commissioner Harris also stipulates that divided median will need to be implemented on Pike Road. Mr. Trotman comments that they are working on arranging a median on Pike Road. Commissioner Harris makes a motion to approve the rezoning request of the McFadden Property from Residential Estate (RE) to (B-2) General Business under the condition that the McFadden Historical House and the tree line that separates Providence Subdivision from the McFadden Property remain undisturbed, and that a divided median be constructed on Pike Road. Commissioner Fuhrman seconded. Unanimous consent was received.

The fourth item on the agenda was a public hearing for a rezoning request of Cardinal Crossing from Agricultural (AG) to Residential Estate (RE). Pep Pilgreen of Pilgreen Engineering presented the proposal. Cardinal Crossing preliminary plat was submitted to the Planning Commission in March of 2022. The engineer contends that the lot lines of the 5 acre parcels take away from the natural features of the property and in effort to preserve the specimen trees on site, they are requesting for residential estate zoning to adjust the lot lines and make the lots smaller. The public hearing was opened at 6:59 PM. Edwin Westbrook, an adjacent property owner, comments that his property south of the proposed development holds standing water, and he wants to make sure that this development will not increase the amount of water that pools on his property. Mr. Pilgreen comments that the current elevations push water discharge to the southeast towards a creek. He assures Mr. Westbrook that there will not be an increase of water on his property during the construction of this development. The public hearing was closed at 7:02 PM. Commissioner Harris makes a motion to approve the rezoning request of Cardinal Crossing from Agricultural (AG) to Residential Estate (RE). Commissioner Cowen seconded. Unanimous consent was received.

The fifth item on the agenda was a public hearing for a rezoning request for 2006 Meriwether Court from Residential Estate (RE) to Office Institutional (O-I). Chance Perry presented the proposal. Mr. Perry comments that he wants to convert this site into office for his family's electrical business. Planning Director Smith comments that the proposed request is in keeping with the Comprehensive Plan and staff sees no issue with this request. The public hearing was opened at 7:05 PM. With no comments from the public the public hearing was closed at 7:05 PM. Commissioner Cowen comments that there appears to be a new pad on the property and ask the owner if they intend build on the property. Mr. Perry comments that they have pored gravel on their property for a parking lot. Commissioner Harris made a motion to approve the rezoning request of 2006 Meriwether Court from Residential Estate (RE) to Office Institutional (O-I). Commissioner Cornwell seconded. Unanimous consent was received.

The sixth item on the agenda was a public hearing for Bill Bishop Plat No. 1, Minor Plat request. Tyler Desselle Presented the proposal. Mr. Desselle is seeking for preliminary and final plat approval for a 5 acre lot. The public hearing was opened at 7:08 PM. With no comments from the public the public hearing was closed at 7:08 PM. Commissioner Glassford makes a motion to approve the minor plat request for Bill Bishop Plat No. 1. Commissioner Ratliff seconded. Unanimous consent was received.

The seventh item on the agenda was a public hearing for Meadowbrook Plat No. 1B, Minor Plat request. Brad Flowers from Flowers and White engineering presented the proposal. The applicant is requesting to divide two (2) lots into four (4) lots total. There will be a private street that will provide access to these properties, and they will be up to fire code. The public hearing was opened at 7:05 PM. With no comments from the public the public hearing was closed at 7:05 PM. Chairman Dunn questions if the named road will be a private road. Mr. Flowers comments that the road will be a private gravel drive. Commissioner Glassford makes a motion to approve the minor plat for Meadowbrook Plat No. 1B. Commissioner Cornwell seconded. Unanimous consent was received.

Reports:

Planning Director Smith comments that we are staying consistent with building permits and development in the town is very active.

Adjourn:

With no further business Commissioner Cornwell makes a motion to adjourn. Commissioner Harris seconded. The May 2022 Planning Commissioning meeting was officially adjourned at 7:11 PM.

Respectfully submitted;



Arthur Johnson, Planning and GIS Technician

Attest;



Chris Dunn, Chairman