

**Pike Road Planning Commission Meeting
Monday, March 14, 2022, 5:30 p.m.
Pike Road Town Hall**

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

Commissioner Glassford opened the meeting with prayer. Chairman Dunn led those present in the Pledge of Allegiance.

All Commission members were present (Chris Dunn, Ty Glassford, Pat Harris, Tito Peterson, Doug Furhman, Tommy Ratliff, Sandy Cowen, and Dr. Bill Cornwell. The presence of a quorum was noted.

Commissioner Harris made a motion to approve the minutes from the Planning Commissioning Meeting held on December 13, 2021. Commissioner Cowen seconded. Unanimous consent was received.

Chairman Dunn announces that the rezoning request for the peacock property has been pulled by the developers. Also, item number nine (9) on the agenda (Woodland Creek, Plat No. 14) will be pushed to Item number three (3).

New Business:

First item on the agenda was 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. Mr. Vaughn informs the Commission that the applicants will be requesting the item be tabled, and that they would like to use this opportunity to gather comments from the Commission and public. Bob Boyd of BSB Design.Inc presents the layout of the PUD and how it has accommodated for green space and connectivity. Darrell Skipper from Skipper Consulting.Inc informs the Commission that they are currently working on a traffic study. The traffic study will focus on Vaughn Road between the Wallahatchie interchange and the Outer Loop. Road improvements will need to be made at the Wallahatchie intersection, to accommodate for the future school and further development. Mr. Vaughn provides further information on the PUD, stating that it covers a total of 575 acres; 276 acres will be single family residential, 47 acres of townhomes, and 251 acres of open space. Overall, there will be a total density of 2.2 units per acre, with a minimum of 40% open space. There are three types of street segments incorporated the PUD: being local streets, main streets, and a divided median avenue. For the local streets on each pod the applicant is requesting single side sidewalks without street trees. Planning Director Jonathan Smith reports that this concept has gone through several different iterations and the layout is not a concern. The issues that staff does have with these plans would fall under the density proposed, townhomes, traffic study, and capacity of our schools. Chairman Dunn ask how the density of this proposed PUD will compare with the Density in Woodland Creek. Mr. Vaughn states that the density in Woodland Creek is higher density than this proposed PUD at 3 units per acre. Commissioner Harris ask if the traffic study will incorporate all the new development and would prefer to see the traffic study area extended beyond the Outer Loop and Wallahatchie intersection. Mr. Skipper confirms that they will be including all newly approved development within their traffic study, and that they will increase the study area on Vaughn Road. Commissioner Glassford ask who will be maintaining the landscaping in between the berm and the shoulder off Vaughn Road. Mr. Vaughn stated that the state will maintain that section of the right-of-way. Commissioner Glassford asks what provisions will be put in place for

the homes located on the Main Street of the PUD. Mr. Boyd states that the intentions are to have a 40 foot buffer in between the right-of-way and homes, and that a berm will be put in place within that buffer. Commissioner Glassford also questions what improvements will be made on Vaughn Road including the addition of the future trail plan. Mr. Vaughn comments that they will not be adding the trail on Vaughn Road but will plan to accommodate for it during the development. Commissioner Cowen adds that the town maintenance the trails along roadways and questions if it will be the towns responsibility to maintain the trails within the PUD. Mr. Vaughn states that the trails within the development will be maintained by the developers and that the main trail systems that are grant funded will remain to be maintained by the town. Commissioner Cornwell questions what the plan is to bring water and sewer to this PUD and can it be incorporated into the future school site. Mr. Vaughn states that the waterlines are located adjacent to this property on the other side of the outer Loop, and if this PUD were to be approved it would bring in water and sewer to the future town center and school site.

Chairman Dunn opened public comments at 6:17 p.m. Irish Shaw from Vaughn Crossing voiced his concerns with the traffic towards the Wallahatchie intersection and believes that the density proposed in this PUD will have greater affects on the current traffic and anticipates more accidents to occur. Mark Waits from Glider Court voices his concerns with the rapid growth of the town and believes that the smaller units and townhomes will create a non-logical growth. Mr. Waits believes that the density that comes with this development will affect the traffic for every development on Vaughn Road. Nathan Norris voices his concerns on how the proposed PUD will affect our school systems and tax base. Mr. Norris sees a missed opportunity for this entire development being proposed as residential without any commercial incorporated into it. Patrick Quinn, the pastor of Century Church voiced his concerns with how this proposed PUD could greatly affect the Pike Road school system and that we should take into consideration the number of families this development will bring in and how it will overfill the classrooms. John Sullivan speaks against this development for it would change the aesthetics of his neighborhood in a negative way. Commissioner Glassford comments to the public that the commission is very aware of the challenges each development impacts on the town and encourages the public to voice their concerns with the school board. Al Barnett from Oak Ridge questions if the townhomes will be rental homes or apartments. Commissioner Harris Comments that there will not be any apartments. Jennifer Gibbs voices her concerns with the school system reaching max capacity and that bringing this development in will worsen the situation. Peggy Hurts from Millie Branch voices her concerns with the aesthetics of the development and would prefer to see the nicest product possible across from her property. Jim Garrett from Millie Branch voices his concerns with the congestion of traffic that will come with this development and how it will affect all the other neighborhoods that have access on Vaughn Road. Brad Hill from Cameron Drive ask how the citizens can stay informed with what is currently being developed in the town. Chairman Dunn responds with staff post public notice in multiple locations as well as the Pike Road website. With no more public comments the public hearing was closed at 6:49 pm. Commissioner Ratliff comments that a lot of time and money has been put in place to create these long range planning documents, and how are we certain that the recommended density for this area is accurate. Planning Director Jonathan Smith responds that 4 different calculations have been made for this site, and each one supported a maximum density of 760 units for this entire development. The McClurkin and McLemore PUD was officially tabled at 6:54 pm.

The second item on the agenda was a final plat for Woodland Creek Plat No. 14. Max Vaughn from Goodwyn Mills and Cawood, Inc., presented the final plat. Stating that this is the second to last plat for Woodland Creek. Commissioner Glassford made a motion to approve the final plat for Woodland Creek Plat No. 14. Commissioner Harris seconded. Unanimous consent was received.

The third item on the agenda was a public hearing for Abbington at Pike Road Plat No. 3, Preliminary Plat. Chairman Dunn opened public comments at 6:57 pm. Emile Vaughn from Millie Branch, makes a comment about how messy the construction site has been. Planning Director Jonathan Smith comments that he will speak with the developer about cleaning up the work site. With no further comments from the public, the public hearing was closed 7:01 pm. Commissioner Harris made a motion to approve the preliminary plat for Abbington at Pike Road Plat No. 3. Commissioner Peterson seconded. Unanimous consent was received.

The fourth item on the agenda was a public hearing for Cardinal Crossing, Preliminary Plat. Pep Pilgreen from Pilgreen Engineering, Inc. presented the proposal, stating that it is composed of ten (10) lots and one (1) common access area for a pond. The public hearing was opened at 7:01 pm. Robert Armstrong an adjacent property owner, commented that the pond has a leak that flows out on his property and wants it to be fixed. Johan Williams comments that not everyone has received a letter about this property's development and wanted to know why everyone in Cecil did not receive a letter. Chairman Dunn responds to Johan's question, stating that state law only requires for the applicant to send letters to adjacent property owners of the development. Peggy Hurts from Millie Branch comments that most of this property is covered with trees and wants to know if there will be a majority preservation of those trees. Mr. Pilgreen responds that they do not anticipate on cutting more than what is necessary for a house site and roads. With no further comments the public hearing was closed at 7:09 pm. Commissioner Glassford comments why have the fire hydrant locations not been included in this preliminary plat and will there be any waterflow issues. Mr. Pilgreen responds that the hydrants and waterflow for this property will tap into the main line off Flowers Road. Commissioner Cornwell makes a motion to approve the preliminary plat for Cardinal Crossing. Commissioner Cowen seconded. Unanimous consent was received.

The fifth item on the agenda was a public hearing for a mobile home conditional use application on 567 Elwood Drive. Planning Director Jonathan Smith presents the proposal, stating that the property is in unincorporated Montgomery County and is designated as an agricultural district. The owners built a permanent pavilion on the property and has provided an aesthetic similar to that of a single family home. Chairman Dunn opened the public hearing at 7:12 pm. Rebeca Seirs an adjacent property owner voices her concerns with approving this request, for the conditional use permit remains with the property and she does not want to see a trailer park by her home that will affect her property values. Commissioner Cornwell comments that he will be abstaining from voting on this item. Mr. Smith Comments that there is no trailer park proposed and staff will not discriminate against any housing type. A cease and desist order has taken place on the property until an appropriate action by the Planning Commission and Town Council has been granted. With no further comments from the public, the public hearing was closed at 7:18 pm. Commissioner Glassford comments that the previous conditional use request on this road was granted approval, but was done so by not setting a precedent for that area. Commissioner Cowen asked if there could be a timeline established for this family to build a permanent residence. Commissioner Glassford makes a motion to deny the conditional use request for 567 Elwood Drive. Commissioner Furhman seconded. The set motion did not carry with two (2) votes for denial and four (4) votes for approval by Commissioners Cowen, Peterson, Harris, and Ratliff. Further Comments were made by Commissioners Harris and Cowen, instating that if this request

were to be approved that no other structures may go on the property. Commissioner Ratliff made a motion to approve the conditional use request for 567 Elwood Drive. Commissioner Peterson seconded. The motion to approve the conditional use request for 567 Elwood Drive carried with four (4) votes yes and two (2) votes no.

The sixth item on the agenda is a public hearing for Meadowbrook, Plat No. 1A, Minor Plat. Brad Flowers from Flowers and White Engineering presents the proposal. Meadowbrook, Plat No. 1 was approved by the Planning Commission in February of 2022. In this version Lots 14 and 15 have been divided into three (3) lots total. With no comments from the public, the public hearing was closed at 7:30 pm. Commissioner Glassford makes a motion to approve Meadowbrook, Plat No. 1A. Commissioner Peterson seconded. Unanimous consent was received.

The seventh item on the agenda is a public hearing for Marler Station East Commercial, Plat No. 1, Minor Plat. Brad Flowers from Flowers and White Engineering presents the proposal, stating that the only structure intending to be built on this property at this time is an office Building for Mossy Oaks Properties. If further development is to occur, it would have to come back to the Planning Commission for approval. With no comments from the public, the public hearing was closed at 7:32 pm. Commissioner Harris made a motion to approve the minor plat for Marler Station East Commercial, Plat No. 1. Commissioner Cowen seconded. Unanimous consent was received.

The eighth item on the agenda was a public hearing for Jakes Millie Branch, Plat No. 1, Minor Plat. Planning Director Jonathan Smith presents the proposal, stating that this is a version of a plat that was approved by the Planning Commission, but the applicant failed to get it recorded within the six month deadline with the County. The property consists of 49 acres and three (3) lots are proposed. With no comments from the public, the public hearing was closed at 7:35 pm. Commissioner Glassford questions who will pay for the fire hydrant installment recommended by the Pike Road Voluntary Fire Department. Mr. Smith comments that the applicant will have to pay for the installment of the fire hydrant. Commissioner Harris Made a motion to approve the minor plat for Jakes Millie Branch, Plat No. 1. Commissioner Peterson seconded. Unanimous consent was received.

The ninth item agenda is a site plan request for Marler Station East Commercial. Planning Director Jonathan Smith comments that since the town council has not yet visited the rezoning request for Marler Station East Commercial, that if the planning commission were to approve the site plan request it would be null and void if the Town Council denied the rezoning request. Staff has no issues with this request. Commissioner Harris make a motion to approve the site plan for Marler Station East Commercial under the contingency that the Town Council approves the rezoning request. Commissioner Glassford seconded. Unanimous consent was received.

Old Business:

None.

Reports:

Mayor Stone thanks the citizens of the town in participating this Planning Commissioning meeting, and the Planning Commissioning for working hard with all the items on the agenda.

Mayor Stone announces that today is the last day Jonathan will be in the office for he has taken a new position for the City of Loxley, and we are all very thankful for the work and direction Jonathan has done for our planning department.

Jonathan Smith comments that he is very grateful for the experiences that he has had with this town, and he will miss everyone here.

Adjourn:

With no further business Commissioner Harris makes a motion to adjourn. Commissioner Cornwell seconded. The March 2022 Planning Commissioning meeting was officially adjourned at 7:40 pm.

Respectfully submitted;

A handwritten signature in black ink, appearing to read "Arthur Johnson", written over a horizontal line.

Arthur Johnson, Planning and GIS Technician

Attest;

A handwritten signature in black ink, appearing to read "Chris Dunn", written over a horizontal line.

Chris Dunn, Chairman