

**Pike Road Planning Commission Regular Meeting  
Monday, December 12<sup>th</sup>, 2022, 5:30 p.m.**

- Call to Order
- Opening Prayer
- Pledge of Allegiance
- Roll Call

Consideration of Minutes from the November 14, 2022, Planning Commission Meeting  
 Consideration of Minutes from the November 14, 2022, Planning Commission Meeting Work Session

**New Business:**

**No Public Hearing Required:**

**Item 1.** Boykins Lakes 4-A Final Plat

Case No.: SDF 22.15 – Boykin Lakes 4-A Final Plat

Description: The applicant seeks Final Plat approval for Boykins Lakes Phase 4-A.

General Location: The subject property is located on the West of Marler Road and East of Boykins Lakes Plat 3-C.

- >Applicant Report – Barrett Simpson
- >Staff Report – Keith Covington
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

**No Public Hearing Required:**

**Item 2.** Cardinal Crossing Final Plat

Case No.: SDF 22.16 – Cardinal Crossing Final Plat

Description: The applicant seeks final plat approval for 15-lots on approximately 65.05 acres.

General Location: The subject property is located along the eastern side of Flowers Road and is south of Pharr Road.

- >Applicant Report – Triple N Holdings
- >Staff Report – Keith Covington
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

**Public Hearing Required:**

**Item 3.** Marler and Vaughn Plat No. 3 (Minor)  
Case No.: SDF 22.18 – Marler and Vaughn Plat No. 3 (Minor)  
Description: The applicants seeks Preliminary and Final Plat (Minor Plat) approval for one lot located on Marler Road  
  
General Location: The subject property is located on Marler Road, just north of Vaughn Road, directly across the street from Mossy Oak Office.

- >Open Public Hearing
- >Applicant Report –Brad Flowers
- >Staff Report – Keith Covington
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**No Public Hearing Required:**

**Item 4.** Alabama ONE Credit Union Development Plan  
Case No.: SP 22.06 – Alabama ONE Credit Union Development Plan  
Description: The applicant seeks Development Plan approval for a financial institution at the southwest corner of Chantilly Parkway and House Street.  
  
General Location: The subject property is generally located at the southwest corner of Chantilly Parkway and House street, also known as 41 House Street.

- >Applicant Report – TTL, Inc
- >Staff Report – Keith Covington
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

**Public Hearing Required:**

**Item 5.** TWAIN Rezoning (AG to OI)

Case No.: ZC 22.13 – TWAIN Rezoning (AG to OI)

Description: The applicant seeks rezoning from Agriculture (AG) to Office-Institution (O-I) zoning

General Location: The subject property is located on north side of Pike Road across the street from Pike Road Self-Storage with an address of 449 Pike Road

- >Open Public Hearing
- >Applicant Report – Twain LLC
- >Staff Report – Keith Covington
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**Public Hearing Required:**

**Item 6.** McFadden Rezoning (RE to B2)

Case No.: ZC 22.14 – McFadden Rezoning (RE to B2)

Description: The applicant seeks rezoning from Residential Estate (RE) to General business (B-2).

General Location: The subject property located south side of Vaughn Road immediately east of Golden Animal Hospital

- >Open Public Hearing
- >Applicant Report – Brad Flowers
- >Staff Report – Keith Covington
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**Old Business:**

**No Public Hearing Required:**

**Item 1.** Zoning Ordinance Text Amendments  
Case No.: ZC 22.15 – Zoning Ordinance Text Amendments  
Description: Various text amendments to Article II, Article V, & Article X of the Pike Road Conventional Zoning Ordinance

- >Applicant Report – Town of Pike Road
- >Staff Report – Keith Covington
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

**No Public Hearing Required:**

**Item 2.** Subdivision Regulations Amendment  
Case No.: SRA 22.01 – Subdivision Regulations Amendment  
Description: Various text amendments to Article I & Article III of the Pike Road Subdivision Regulations

- >Applicant Report – Town of Pike Road
- >Staff Report – Keith Covington
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

**Reports:**  
Town Council – Mayor Stone  
Planning Director – Keith Covington

**Other Business:**  
**Adjourn**