

**Pike Road Planning Commission Meeting**  
**Monday, June 13, 2022, 5:30 p.m.**  
**Pike Road Town Hall**

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

Commissioner Fuhrman 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, Tito Peterson, 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 May 09, 2022. Commissioner Cowen seconded. Unanimous consent was received.

**New Business:**

The first item on the agenda was a public hearing for a rezoning request for the Rosehill Plantation Subdivision from Agricultural to R-30 Residential. Blake Rice of Barret Simpson Inc. presented the proposal. There are a total of 14 lots on approximately 15 acres, that the request will apply to. Planning Director Jonathan Smith comments that due to the houses that have been permitted in this subdivision, the setbacks that are already established are best suited for the R-30 zoning district despite the lot sizes. The public hearing was opened at 5:35 PM. Susie Brown an adjacent property owner, request that the Rosehill Plantation rezoning request be continuous, for she believes she did not have adequate notice before the hearing took place. Planning Director Smith comments that appropriate notice has been given. With no further comments from the public nor the Commission, the public hearing was closed at 5:42 PM. Commissioner Cornwell makes a motion to approve the rezoning request for Rosehill Plantation from Agricultural (AG) to Residential (R-30). Commissioner Ratliff seconded. Unanimous consent was received.

The second item on the agenda was a public hearing for a rezoning request for Boykin Farms from Agricultural (AG) to (R-10) Residential. Blake Rice of Barret Simpson, Inc. presented the proposal. The subject property is located just south of the Boykin Lakes Subdivision. It is an opportunity for Stone Martin to make a different product than what is available at Boykin Lakes. There is also a plat on the agenda for 39 lots on this property, that mimic the size and scale of Boykin Lakes. This subdivision would have a separate HOA associated with it. Chairman Dunn comments that the Fire Department requested a secondary access point into the property. Blake responds that the number of units proposed in the preliminary plat does not warrant a secondary access drive. Also, the geography of this property does not allow for it to connect to Boykin Lakes. The public hearing was opened at 5:51 PM. Randy Stroop an adjacent property owner, comments that he is concerned with bringing in smaller lots, increasing the density in the general area, and how it will affect traffic flow of Marler Road. Michael Stroop an adjacent property owner comments that he would prefer to see estate type lots on this property, rather than cramming smaller units together. Nathan Norris comments that he would like for the commission to consider the impact this rezoning request might have on the schools. Tony Gray comments the rapid growth of pike road is concerning with how it will impact the schools, road systems, and public safety. Beverly Ranking comments that she believes the people of Pike Road do not benefit from this rezoning request. Bart Fox comments that he is concerned with the growth of Pike Road without having the established infrastructure to support the number of people moving here. With no further comments from the public the public hearing was closed at 6:03 PM. Commissioner Cowen questions if the preliminary plat will only reflect 39-lot and what were the traffic study conclusions. Chairman Dunn confirms that the

preliminary plat does propose 39 lots. Blake Rice comments that with the number of units proposed, a traffic study is not warranted. Planning Director Jonathan Smith comments that in the comprehensive plan this property is listed in the SR-L Policy area, but there are provisions in the zoning ordinance that allow for conservation subdivisions or clustered land development which this proposed development reflects. With no further comments from the Commission, Commissioner Harris makes a motion to approve the rezoning request for Boykin Farms from Agricultural (AG) to Residential (R-10). Commissioner Peterson seconded. Unanimous consent was received.

The third item on the agenda was a public hearing for a preliminary plat of Boykin Farms, Plat No. 1. Blake Rice of Barret Simpson Inc. presented the proposal. The 39 lots proposed are similar in size as Boykin Lakes. The public hearing was opened at 6:08 PM. Nathan Norris comments that there are several passionate citizens that care about keeping the character that is intended for Pike Road, and it would be good if they had time to review what is being proposed before the meetings take place. Susie Brown comments if they would allow notice of consideration, then the town could get better feedback from the public. With no more comments from the public, the public hearing was closed at 6:14 PM. Commissioner Glassford questions why there is not a buffer shown on the plat that separates the R-10 lots from the residential estate lots, and if Blake intends to buffer the north and eastern borders of the property. Blake responds that currently the subject property is open pasture, but the proposed lots have enough depth for a buffer to be placed on those boundaries. Commissioner Cornwell questions how this development differs from Boykin Lakes. Blake responds that the lot sizes are similar or larger than the biggest lots in Boykin Lakes. Commissioner Cornwell also questions if there will be a turn lane entering into the subdivision off Marler Road. Blake responds that the engineering is being done to see if a left turn lane is required. Commissioner Glassford encourages Blake to add a left turn lane on Marler to enhance the traffic flow on Marler Road instead of interrupt it. Blake responds that the entrance to the subdivision will have enough room for a left-out and a right-out, but they will have to see if they have enough room on Marler Road to build a left turn-in lane. If the analysis warrants a left turn-in lane, then they will have to install one. Commissioner Peterson questions if Blake will install the left-in turn lane on Marler Road. Blake responds if they have the room for it, they will add the left in turn lane. Commissioner Glassford comments that the developers should meet with the adjacent landowners and plan to buffer and screen the subdivision away from the estate lots. With no further comments from the Commission, Commissioner Harris makes a motion to approve the preliminary plat of Boykin Farms. Commissioner Peterson seconded. Set motion carries with six votes "yes" and one vote "no" from Commissioner Cornwell.

The fourth item on the agenda was a public hearing for a conditional use request of Pet Palace Hotels. Bradley Flowers of Flowers and White Engineering presented the proposal on behalf of Kelly Hellums. The subject property is the proposed new location of the Pet Palace Hotels business. Moderate renovations will be made on the property. A site plan has been submitted and is included in the packet showing the parking spaces and sidewalk. The hour of operation is 7:00 a.m. to 5:30 p.m. with no outside overnight kennels. Planning Director Jonathan Smith comments that the applicant has done a lot of clean up work on the property, there is a mobile home that will eventually be moved, and the site plan can be handled on an administrative level to ensure the landscaping and parking spaces comply with the Town of Pike Road regulations. Chairman Dun questions if the subject property is in Pike Road's municipal limits. Jonathan confirms that the property is in Unincorporated Montgomery County. The public hearing was opened, and with no comments from the public, the public hearing was closed at 6:29 PM. Commissioner Glassford comments that the town prefers to see above the minimum requirements for landscaping. Brad responds that the properties frontage and eastern boundary will be landscaped. With no further comments from the

Commission, Commissioner Ratliff makes a motion to approve the conditional use request for Pet Palace Hotels. Commissioner Glassford seconded. Unanimous consent was received.

The fifth item on the agenda was a public hearing for a minor plat for Trott, LLC, Plat No. 1. Brad Flowers of Flowers and White Engineering, LLC presented the proposal. The joint access entrance on Vaughn Road with the adjoining property fell through, and the best alternative for a full access entrance was to purchase the lot south of the proposed Merry Corners development. Lot number six is the location of the McFadden Home. Charlie Trotman comments that the McFadden House will remain where it is and they do not have any intention to remove or demolish the home. The public hearing was opened, and with no comments from the public, the public hearing was closed at 6:33 PM. Commissioner Cornwell comments that he appreciates the effort in making the traffic flow into this development better than what was pre-approved. With no further comments from the Commission, Commissioner Peterson makes a motion to approve the minor plat request for Trott, LLC, Plat No. 1. Commissioner Cornwell seconded. Unanimous consent was received.

The sixth item on the agenda was not a public hearing for the site plan of Merry Corners. Brad Flowers of Flowers and White Engineering, LLC presented the proposal. A retention pond will be located at the southeast corner of the development. Currently there are only plans for the shopping center, and Baptist Health facility. The other vacant lots will need to come in for site plan approval separately. Access on Vaughn Road will be a right-in, right-out, and left-in only. Between lots 1 and 5 is a right-in, right-out on Pike Road. There is a full access proposed on Pike Road between the shopping center and the McFadden property. Charlie Trotman comments that a median will be installed where the right-in right-out is located on Pike Road, and there is also a median further south where the full access entrance is on Pike Road. The length of the southern median is 12 feet. It would have not been possible to have a continuous median run down Pike Road from the light to the southern entrance, because it would block access to the adjoining properties heading north on Pike Road. Commissioner Cornwell questions who will maintain the medians. Charlie responds that they will cover the initial cost of installing the irrigation, trees, and curbing. The ability to maintain the median would be best if it were handled by the town. We plan to connect the irrigation to a well and that would minimize the cost of maintaining the median. Commissioner Glassford comments that he appreciates the dedicated right-out on the full access entrance onto Pike Road. Commissioner Glassford questions what will prevent an illegal left turn out on Vaughn Road from occurring? Brad responds that he will revisit the possibility of making it more difficult to take a left out onto Vaughn Road. Commissioner Glassford comments what are the plans for landscaping Pike Road. Charlie comments that the plan is to landscape both sides of Pike Road and increase the beautification of the corridor. The adjacent landowners have agreed with the landscaping on their side of Pike Road. Commissioner Harris complements Charlie and his team for working with the commission to create a product that works best for everybody. With no further comments from the Commission, Commissioner Peterson makes a motion to approve the site plan for Merry Corners. Commissioner Ratliff seconded. Unanimous consent was received.

**Reports:**

**Adjourn:**

With no further business Commissioner Harris makes a motion to adjourn. Commissioner Peterson seconded. The June 2022 Planning Commissioning meeting was officially adjourned at 6:48 PM.

Respectfully submitted;



Arthur Johnson, Planning and GIS Technician

Attest;



Chris Dunn, Chairman