

**Pike Road Planning Commission Meeting
Monday, September 12, 2022, 5:30 p.m.
Pike Road Town Hall**

Chairman Chris Dunn called the meeting to order at 5:33 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, Tito Peterson, Sandy Cowen, Bill Cornwell, Tommy Ratliff, and Doug Fuhrman. The presence of a quorum was noted. Interim Planning Director, Keith Covington was present by phone and Darrell Rigsby was present in person.

Commissioner Harris made a motion to approve the minutes from the Planning Commission Meeting held on August 8, 2022. Commissioner Peterson seconded. Unanimous consent was received.

New Business:

The first item on the agenda was a public hearing for a re-zoning request for Century Church. Bradley Flowers of Flowers and White Engineering presented the request. Interim Planning Director Keith Covington commented that the applicant's intended to be a part of the larger Smart Code development with no adopted Community Plan but were ready to move forward before the other adjoining landowners. Applicant wants to re-zone from Smart Code to AG and then ask for a conditional use. Commissioner Glassford confirmed with the applicant that they were aware they might not be able to re-zone back to Smart Code in the future and Patrick Quinn, church pastor confirmed. There was much discussion about the increased traffic with this re-zoning. The public comments were opened at 5:42 PM. Chairman Dunn noted that if approved it would still move on to the Town Council for final approval. There were no comments from the public and the public hearing was closed 5:43 PM. Commissioner Ratliff made a motion to approve the re-zoning of Century Church from Smart Code to AG. Commissioner Cornwell seconded. Unanimous consent was received.

The second item on the agenda was a public hearing for a conditional use permit for Century Church. Bradley Flowers of Flowers and White Engineering presented the request. The subject property currently zoned Smart Code was the previous item requesting re-zoning to AG and this conditional use approval is conditional on the re-zoning approval of the Town Council. Commissioner Harris questioned if the roundabout would be included in the new construction and Brad Flowers noted that it would not go in at this time. There was additional discussion about the traffic on Marler Road due to the enlargement of the facility. Patrick Quinn also addressed the concerns about traffic and was willing to do what was needed to make it safe for the citizens of Pike Road. The public comments were opened at 6:04 PM. With no comments from the public the public comments were closed at 6:05 PM. Commissioner Glassford made a motion to approve the conditional use for a church. Commissioner Cornwell seconded. Unanimous consent was received.

The third item on the agenda was a public hearing for a conditional use request for the Church at Meriwether and Rittenour Road. Interim Planning Director Keith Covington added that the property is approximately 9.5 acres, zoned AG, and the applicant is seeking approval for a church on the property. Mr. Covington noted to the commission that the addition of a pastorage and other buildings on the drawing could only be done at a future time if the property were subdivided and that the entrance to the property would be from Rittenour Road. Dawson Zhang, the applicant, was present to answer questions and noted that they

currently have fifty members. Commissioner Glassford asked if the church was a member of the Southern Baptist Convention. Zhang noted that they were. The public comments were opened at 6:13 PM. Rex Donley who lives at 500 Rittenour Road noted some concern for additional traffic in the area. Dawson Zhang noted that they are currently meeting at Pike Road Baptist Church on Pike Road and would just be moving around the corner to the new property once a church was built. Chris Blonk at 583 Rittenour Road noted that she was totally in favor of the church building on the property in question. With no further comments from the public, the public hearing was closed at 6:14 PM. Commissioner Peterson made a motion to approve the conditional use request for the church. Commissioner Harris seconded. Unanimous consent was received.

The fourth item on the agenda was a public hearing for a preliminary plat request for Cardinal Crossing. Interim Planning Director Keith Covington commented that the applicant is proposing fourteen lots and asking for three lots to face Flowers Road with the remainder facing inward. Mr. Covington noted to the commission that they could grant relief from the required separation distance. Pep Pilgreen of Pilgreen Engineering presented the request and there was much discussion about the setbacks and separation requirements. Commissioner Fuhrman questioned if the staff is asking for a requirement that lots 1–3 face to Flowers Road. Mr. Covington noted that there was a minimum one hundred' setback for the ones facing Flowers Road and those rear facing had a 200' setback. The public comments were opened at 6:29 PM. With no comments from the public, the public comments were closed at 6:29 PM. With no further comments from the Commission, Commissioner Harris made a motion to approve the preliminary plat of Cardinal Crossing with all homes facing inward and not on Flowers Road, which would also require a 200' setback for the properties along Flowers Road. Commissioner Cornwell seconded. Unanimous consent was received.

The fifth item on the agenda was not a public hearing for a final plat request for Abbington at Pike Road, Plat No. 2. Interim Planning Director, Keith Covington, noted that this was ready for final approval as they are substantially complete, but all would have to be finished before the plat would be signed. Pep Pilgreen of Pilgreen Engineering, Inc was present for questions. Commissioner Harris asked how many houses were in the full development. It was noted that it would be two hundred houses. With no further comments from the Commission, Commissioner Cornwell made a motion to approve the minor plat Abbington at Pike Road, Plat No. 2. Commissioner Ratliff seconded. Unanimous consent was received.

The sixth item on the agenda was not a public hearing for a site plan request for Coffee Shop at Freedom Summit as Lot 2 of the plat approved last month. Mr. Covington presented the request to the commission and noted that they are asking for relief from the required eight parking spaces to four since it is a drive-thru only business. Mr. Covington also noted that they are asking for another relief for the materials on the exterior and the dumpster enclosure design. Darrell Rigsby gave additional details to the commission. Harold Webb, Webb Builders was in attendance to answer questions of the commission and provide additional pictures and samples of the requested materials for approval. Commissioner Glassford was concerned for the limited number of parking for the shift change of the employees. Commissioner Harris noted that he could not support approval without additional information on the requested materials and design. After some discussion, Commissioner Harris made a motion to carry over the item until the next meeting. Commissioner Ratliff seconded. Unanimous consent was received. Chairman Dunn asked for volunteers for a sub-committee to look at this item before the next meeting. Commissioners Harris and Cornwell agreed to be on the committee. This item will be on the agenda at the October meeting.

The seventh item on the agenda was not a public hearing for a site plan request for Marler Station East Commercial Development. Interim Planning Director, Keith Covington, reviewed the request to the commission which will include only the first building. Mr. Covington noted that this will have a similar look to

the current building under construction by Dale Walker for his office. Bradley Flowers of Flowers and White Engineering, LLC. presented the request to the commission which included a request to use materials with more of a residential look as was done on Dale Walker's current building. Dale Walker also spoke to the commission and noted that the diversity in design was a request of Keith Covington. Commissioner Glassford thanked Dale Walker for being forward thinking by looking at the traffic issue. Commissioner Cornwell asked exactly what was up for approval. Mr. Flowers noted that it was the site plan and the materials to look like the other building currently under construction. Chairman Dunn asked Keith Covington was there any reason the commission would not accept the requested materials. Mr. Covington noted that the proposed materials are not an approved material in the Design Standards, but it did give the commission room for leniency to approve. With no further comments from the Commission, Commissioner Ratliff made a motion to approve the site plan request for Marler Station East Commercial Development with the requested materials. Commissioner Glassford seconded. Unanimous consent was received.

Old Business:

There was no old business.

Reports:

Town Council- Mayor Stone welcomed Darrell Rigsby as our new Senior Planner and noted that Keith Covington was in a bind and could not attend in person but was really trying to get here on time. Mayor Stone also noted that Mark Williams, legal counsel was in attendance in partnership with Doyle Fuller.

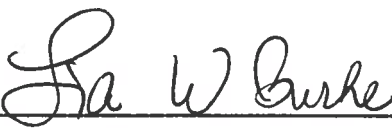
Other Business:

Commissioner Glassford asked if we could address the landscaping at the Circle K Express before they had approval for opening. Darrell Rigsby noted that they would be the enforcement for the landscaping issues. Chairman Dunn asked if there was a condition of no entrance/exit onto Vaughn Road. Brad Flowers, Town Engineer, noted that there had been an issue with the original design which had the entrance to the far east, but ALDOT did not approve, and they came back with the entrance moved to the west before approval was given, but it had been approved.

Adjourn:

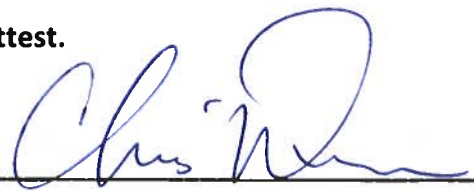
With no further business Commissioner Harris made a motion to adjourn. Commissioner Cornwell seconded. The September 2022 Planning Commission meeting was officially adjourned at 7:08 PM.

Respectfully submitted,



Lisa Burke, Town Clerk

Attest.



Chris Dunn, Chairman