

**Pike Road Planning Commission Meeting
Tuesday, October 13, 2020, 5:30 p.m.
Pike Road Town Hall**

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

Tommy Ratliff opened the meeting with prayer and Chairman Dunn led the group in the Pledge of Allegiance.

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

Commissioner Dr. Bill Cornwell made a motion to approve the minutes from the PC Meeting held on September 14, 2020. Tommy Ratliff seconded the motion. Unanimous consent was received.

Chairman Dunn announced the Final Plat request for Woodland Creek, Plat K1 had been pulled from the agenda but the Commission would still hear the Conditional Use Permit request regarding 355 Elwood Dr.

Barbara Geneux owner of the property located at 355 Elwood Dr came forward to present her submittal. She informed the Commission that her intention was to move a new trailer on to the property, move furnishings from the existing trailer; then remove the old existing trailer from the property. In addition, she stated the existing storage unit would remain on property and that the septic system had been approved and she could provide documentation of such. Jonathan Smith, Planning Director came forward to reiterate the information in the Staff Report. Commissioner Betsy Atkins questioned Mr. Smith would the removal of the old trailer with a timetable to do so be enforceable and what would the Town's recourse be if Ms. Geneux did not comply with the conditions if submittal was approved. Mr. Smith deferred the question to Susan Copeland, Legal Counsel for the Town of Pike Road. Ms. Copeland stated if the conditions were not met, the Town could condemn the old trailer, pay the expense to have the old trailer removed and place a lean against the property to recoup the cost. Commissioner Sandy Cowen questioned the size and type of trailer and its proximity to the closest property line. Cowen received clarification from Ms. Geneux on the size and type of trailer with Mr. Smith stating the trailer would be 30 – 40ft to the nearest property line on the east side. Chairman Dunn questioned if there were in applicable setbacks; Mr. Smith stated this would not trigger any setback requirements. As this time there was no further comment from the Commission and no comments from the public, so the Public Hearing was closed at 5:50pm.

After the closing of the Public Hearing, Commissioner Ty Glassford questioned Jonathan Smith if he was just looking at the diagram in the Commission packet and the layout of the lots on Elwood with no prior knowledge; what would he guess the zoning to be? Mr. Smith stated Agriculture but when pressed further by Mr. Glassford comparing the size of the lots to other typical residential estate lot layouts like that of Merrywood or Timberline that do not allow modular units, Mr. Smith did say it could appear to be Residential Estate lots but that these were zoned Agriculture in the Town.

When no further discussion from the Commission, Chairman Dunn asked for a motion. Commissioner Atkins expressed her concerns that Ms. Geneux could meet the requirements to remove the old trailer but she did feel that people should be able to do what they want on their land and with that statement she make a motion to approve the Conditional Use but with 1 year timeline to remove the old existing trailer and an approved septic system. Tommy Ratliff seconded. The submittal passed with a 3 – 1 vote with one no vote coming from Ty Glassford because he feared this would set present. Dr. Bill Cornwell abstained from voting.

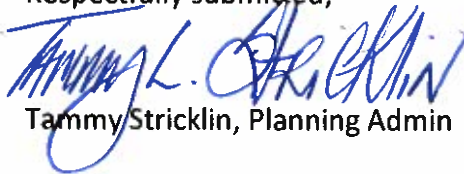
Reports:

Jonathan Smith stated there were Smart Code projects coming up in the future that would require CRC approval but nothing he could speak of yet and that he was very busy. Ty Glassford asked Mr. Smith about the traffic light at Woodland Creek. Brad Flowers responded that the last he had heard was Lowder's engineers were waiting to hear back from ALDOT.


Mayor Stone thanked all for their service and reminded everyone about Plein Air Art show.

With no further business, the meeting was adjourned at 6:05pm with a motion from Commissioner Ty Glassford. Commissioner Sandy Cowen seconded the motion. Unanimous consent was received.

Respectfully submitted;


Tammy Stricklin, Planning Admin

Attest;


Chris Dunn, Chairman