

**Pike Road Planning Commission Meeting  
Monday, February 2, 2026, 5:30 P.M.  
Pike Road Town Hall**

Vice Chairman Pat Harris called the meeting to order at 5:30 P.M.

Commissioner Ratliff opened the meeting with prayer. Vice Chairman Harris led those present in the Pledge of Allegiance. Commission members present included: Pat Harris, Ty Glassford, Bill Cornwell, Tito Peterson, Tommy Ratliff, and Sandy Cowen. Commissioners Chris Dunn and Doug Fuhrman were absent. The presence of a quorum was noted.

Staff Present included: Keith Covington, Darrell Rigsby, Lisa Burke, and Sherri Eason.

Commissioner Cornwell made a motion to approve the minutes from the Planning Commission held on January 5, 2026, and the Special Called Meeting held on January 26, 2026. Commissioner Peterson seconded. Unanimous consent was received.

New Business:

**PUBLIC HEARING**

1. Case No.: SDP 26.01- Lucas Hill at the Waters- Preliminary Plat

Description: Preliminary Plat request to subdivide 20+/- acres into 74 lots for residential use

Location: East side of Avenue of the Waters, between Marler Road and Ring Around Road

Applicant: Waters Lakes, LLC/ Jennifer Atkins

The first item on the agenda was a public hearing for a preliminary plat request to subdivide 20+/- acres into 74 lots for residential use. The subject property is located at the East side of Avenue of the Waters, between Marler Road and Ring Around Road. Planning Director Keith Covington gave an overview of the request. The applicant was present. The public hearing opened at 5:47 P.M. There were three speakers. Randy Montz of 29 Double Oak Avenue stated that with a single-entrance neighborhood and increased residents could cause bottleneck at the entrance. Austin Sellers of 48 Bright Spot Street shared concerns about the current condition of neighborhood amenities, diminished resale value, duration of houses on the real estate market, and increased rentals in the neighborhood that all support his disapproval for the preliminary plat. Rachel Harris of 146 Forest Glen Drive recalled a past flood that caused the single entrance to be impassable but there was a construction access road at the time that allowed her to exit the neighborhood. The public hearing closed at 5:56 P.M.

There was much discussion. Commissioner Cowen requested feedback from the fire department about accessibility for emergency vehicles. Commissioner Cornwell inquired about screening in front of the houses and location of additional residential parking.

Commissioner Glassford shared that at the recent CRC meeting, the applicant and developer worked well together to create unique ideas to accommodate the neighborhood's needs and culture. Commissioner Harris stated the commission has been encouraging a secondary entrance to address traffic concerns. Greg Gillian, representative for the applicant and engineer with Larry E. Speaks & Association, responded that landscaping and a sidewalk will be implemented along Avenue of the Waters as a form of screening; one-way street access will be along T5 lots for emergency vehicle access and he shared a letter from the fire department expressing approval of the plans; and 2-vehicle garages will be available on T4 lots with additional residential parking in Lane G. Commissioner Glassford made a motion to approve. Commissioner Peterson seconded. With four yeas, one nay, Commissioner Ratliff, and one abstention Commissioner Cornwell, the preliminary plat request to subdivide 20+/- acres into 74 lots for residential use was approved.

#### PUBLIC HEARING

2. Case No.: SDP 26.04- Abbington at Pike Road Plat No.6- Preliminary Plat

Description: Preliminary Plat request to subdivide 10.17 +/-acres into 46 lots for residential use

Location: West side of the Abbington neighborhood, connecting with Riverdale Drive and Edmond Lane

Applicant: Abbington, LLC

The second item on the agenda was a public hearing for a Preliminary Plat request to subdivide 10.17 +/-acres into 46 lots for residential use. The subject property is located on the west side of the Abbington neighborhood, connecting with Riverdale Drive and Edmond Lane. Planning Director Keith Covington gave an overview of the request. The applicant was present. The public hearing opened at 6:02 P.M. There were two speakers. Deborah Ann Dunn of 9021 Sawtooth Loop asked how close Abbington's property line would be to the Sawtooth Loop section of Woodland Creek neighborhood and expressed concerns about utilities infrastructure near the shared property lines of Abbington and Woodland Creek. Chris Bostick, representative of the applicant and engineer with Pilgreen & Bostick Engineering, responded that grading would touch Woodland Creek's property line. He said he would verify with the power company about any utility lines that may be impacted. John Garner of 945 Wildwood Drive shared concerns about increased traffic without infrastructure, no turning lane on Vaughn Road from Marler Road, and lack of pressure applied by the town on state and county departments for future traffic improvements. The public hearing closed at 6:04 P.M.

Commissioner Cornwell questioned what areas in the development were complete and what areas were under construction. Engineer Chris Bostick highlighted the completed areas on the map of Abbington and stated that construction of the plat approved in January (Abbington Plat No. 7) should begin soon, and preparation of documents to submit to ALDOT for the secondary entrance to Abbington are underway. Commissioner Ratliff made a motion to approve. Commissioner Cornwell seconded. Unanimous consent was given.

The Preliminary Plat request to subdivide 10.17 +/- acres into 46 lots for residential use was approved.

Old Business:

There was no old business.

Other Business:

1. Cottonwood Golf Course- Par 3 course

Senior Planner Darrell Rigsby gave an overview of the alternative layout for Cottonwood Golf Club illuminated Par 3 golf course that considered the impacts of lighting on adjoining residents. Cottonwood Golf Club general manager Erik Vogler stated that the course was changed to a 5-hole illuminated course instead of 9-hole course, using existing course holes, and shared slides of the lighting equipment and course layout.

Reports:

Mayor Stone thanked the town members, Commissioners, and staff for their continued dedication and support to many town projects.

Planning Director Keith Covington spoke about the Planning Commission's adoption of the Comprehensive Plan, and the next steps for the plan.

Adjourn:

With no further business, Commissioner Glassford made a motion to adjourn. Commissioner Cornwell seconded. February 2026 Planning Commission meeting was officially adjourned at 6:16 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Planning Commission Secretary

  
\_\_\_\_\_  
Planning Commission Chair