

STATE OF ALABAMA
MONTGOMERY COUNTY
TOWN OF PIKE ROAD

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF PIKE ROAD, ALABAMA as follows:

SECTION 1 That the Zoning Ordinance of Pike Road, Alabama, adopted October 14, 2014, be amended by rezoning the following described property from (AG) Agricultural to Residential (R-10).

Subject Property:

R-10 REZONING DESCRIPTION:

“Lot 3 of Shaw Property Redivision as recorded in Plat Book 57, Page 93, Probate Office, Montgomery County, Alabama.”

This conveyance is made subject to all restrictions, rights of way and easements of record affecting subject property.

SECTION 2: this ordinance shall take effect upon its passage, approval and publication, or as otherwise provided by law.

APPROVED AND ADOPTED THIS 8th DAY OF August, 2022

[Signature]
MAYOR
[Signature]
[Signature]
[Signature]



ATTEST:
[Signature]
CLERK



TO: Members of the Town Council

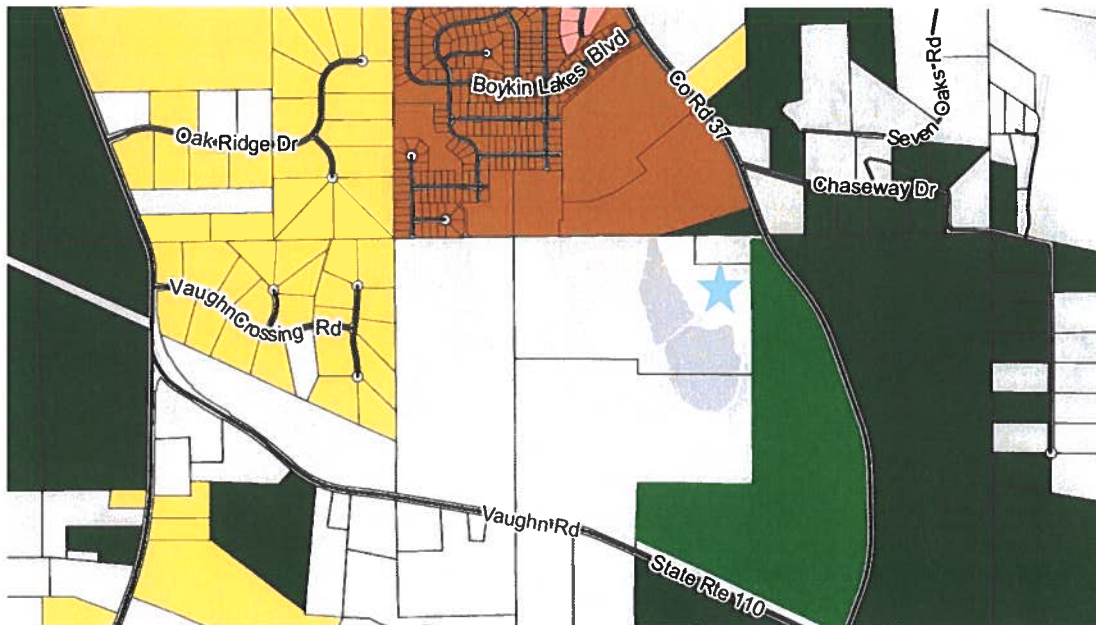
DATE: July 11, 2022

FROM: Keith Covington
Interim Planning Director

SUBJECT: ZC 22.06 – Boykin Farms – Rezoning Request

OVERVIEW: Blake Rice of Barrett-Simpson, Inc, seeks rezoning approval from Agricultural (AG) to R-10 (Residential). The property is in Unincorporated Montgomery County and is located just west of Marler Road, and south of Boykin Lakes Subdivision. A preliminary plat for Boykin Farms has been submitted to the Planning Commission concurrently with this rezoning request. The subject application requires a public hearing and all notification requirements have been met.

★ SUBJECT PROPERTY



ADJACENT ZONING & LAND USE: The site is bounded to the north by property in the Town of Pike Road zoned Agricultural (AG). South and east lies Property in the Town of Pike Road zoned Planned Unit Development (PUD). West is property in Unincorporated Montgomery County (UMC) zoned Agricultural (AG).

BACKGROUND: The subject application was received by the Planning Department on April 11, 2022. Planning staff coordinated with Calvin Walton of the Pike Road Voluntary Fire Department and Brad Flowers, Pike Road Town Engineer.

ANALYSIS: The subject property consists of approximately 57.66 acres. The applicant is proposing to rezone the property from Agricultural to R-10.

The Town of Pike Road Zoning Ordinance defines the R-10 district as follows: ‘The R-10 district is designed for higher intensity single-family development; these districts are appropriate for implementing the residential medium density policies of the comprehensive plan. Generally, these districts should have good access to major streets with the community.’ (Article II, Section 202.02.A.1. – R-10 Residential District).

The applicant has also submitted a preliminary plat. There are thirty-nine (39) lots proposed in the preliminary plat. As previously mentioned, the total land area amounts to approximately 57.66 acres.

The R-10 zoning designation allows for the proposed 39 single family lots to be platted upon the subject property. The area and dimensional provisions of the R-10 district are as follows:

Zoning District	Minimum Lot Area	Maximum Building Coverage	Minimum Rear Setback (in ft.)	Minimum Side Setback (in ft.)	Minimum Street Side Setback (Corner Lot)	Maximum Height
R-10	10,000 Sq. Ft.	0.45%	20; 5 (if alley present)	5	10	3 Stories

The minimum Street Setbacks are as follows:

Zoning District	Main Streets and Avenues	Boulevards and Parkways	Local Streets
R-10	20 Feet	30 Feet	20 Feet

COMPREHENSIVE PLAN:

The “Town of Pike Road Comprehensive Plan” has this property under a Suburban Residential – Low (SRL) Policy. Suburban Residential-Low policy (SR-L) is applied to areas that contain existing low-density residential development intended to remain or undeveloped areas that are intended to be developed in a pattern similar to nearby low-density residential development. Any new development or redevelopment within SR-L areas should be within a density range of 1-2 dwelling units per acre.

Suggested Development Strategy:

- New development within SR-L areas should be planned in such a manner so as to encourage connectivity within a development and between adjacent developments.
- Encourage compatible architecture styles that maintain the regional character.

Appropriate Zoning Districts to Implement

SR-L Policy:

- R20 (Residential single family-20,000 sf minimum lot area)
- R30 (Residential single family-30,000 sf minimum lot area)
- R40 (Residential single family-40,000 sf minimum lot area)

“The Waters, Future Land Use Map” is attached as Exhibit A.

FIRE DEPARTMENT COMMENTS:

Boykin Farm- Per 2015 IFC 503.1.2 and 2012 NFPA 1 18.2.3.3; A secondary access road is needed.

ENGINEERING COMMENTS:

No comments for rezoning request.

STAFF COMMENTS:

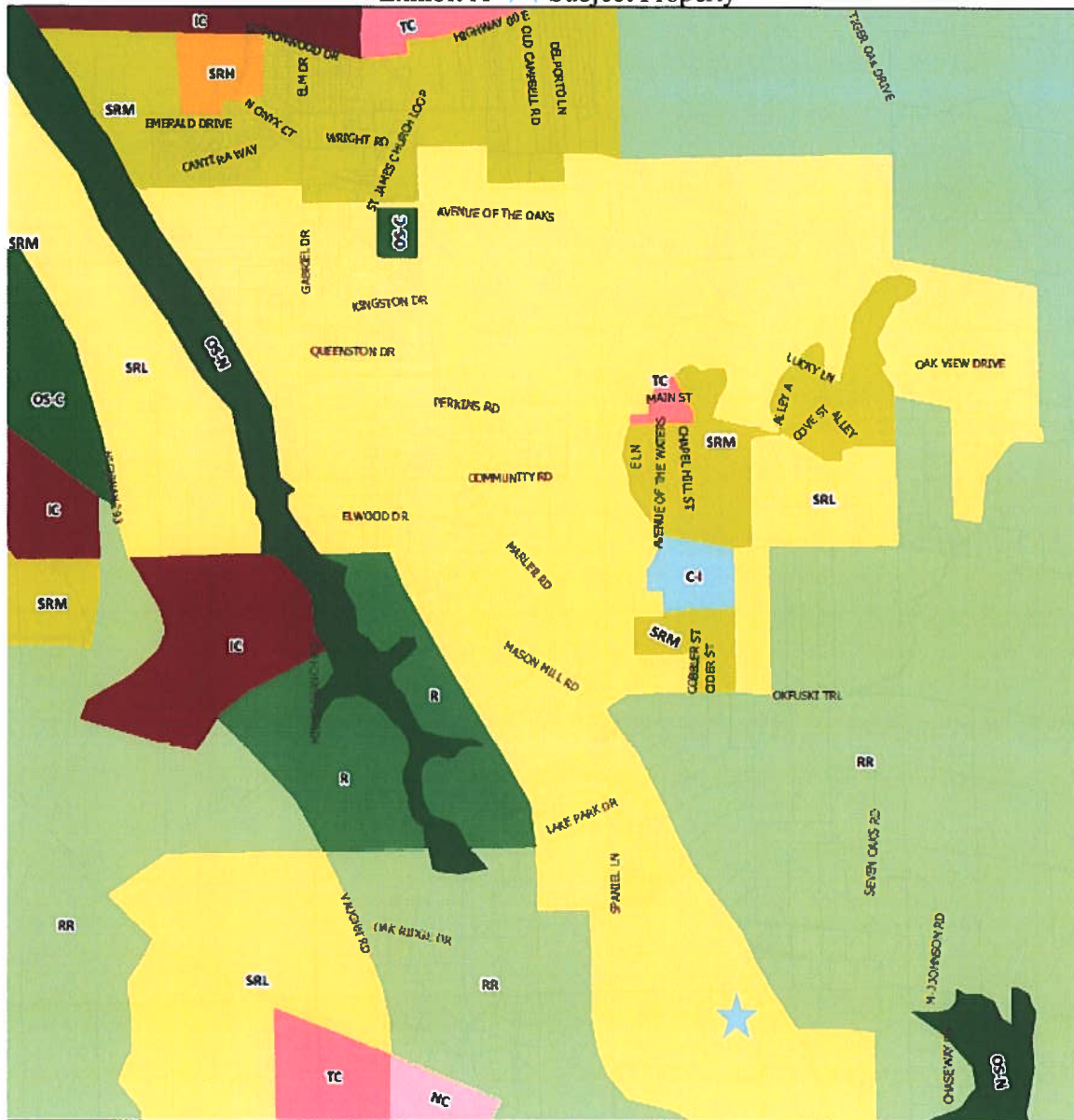
The engineer contends that a secondary access road is not possible for this site for it is bound to the west by a lake, south lies a floodplain, a property north of the proposed development blocks it off from the future Phase 5 of Boykin Lakes, and east is the Marler Station PUD.

With the proposed number of units in the preliminary plat, the goals of this rezoning request does not stray from the intent of the Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATIONS:

With a unanimous vote for approval, the Planning Commission recommends to the Town Council that the rezoning request for Boykin Farms from Agricultural (AG) to Residential (R-10) be approved.

Exhibit A -  Subject Property



THE WATERS - FUTURE LAND USE MAP

OPEN SPACE

-  Open Space - Natural (OS-N)
-  Open Space - Civic (OS-C)
-  Rural (R)

RESIDENTIAL

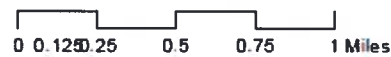
-  Rural Residential (RR)
-  Suburban Residential - Low (SR-L)
-  Suburban Residential - Medium (SR-M)
-  Suburban Residential - High (SR-H)

COMMERCIAL/MIXED-USE

-  Community Crossroads (CX)
-  Neighborhood Commercial (NC)
-  Town Center (TC)
-  Corridor Commercial (CC)
-  Interchange Commercial (IC)

SPECIAL DISTRICTS

-  Industrial (I)
-  Office Concentration (OC)
-  Civic - Institutional (C-I)



ANNEXATION & ZONING EXHIBIT
LOT 3 - SHAW PROPERTY REDIVISION
BEING A PART OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 20 EAST,
PIKE ROAD, HORTONCHERRY COUNTY, ALABAMA.

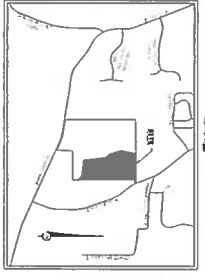
APPROVED BY THE BOARD OF ALABAMA COUNTY COMMISSIONERS
Hortoncherry County, Alabama
Date: 11/15/2011



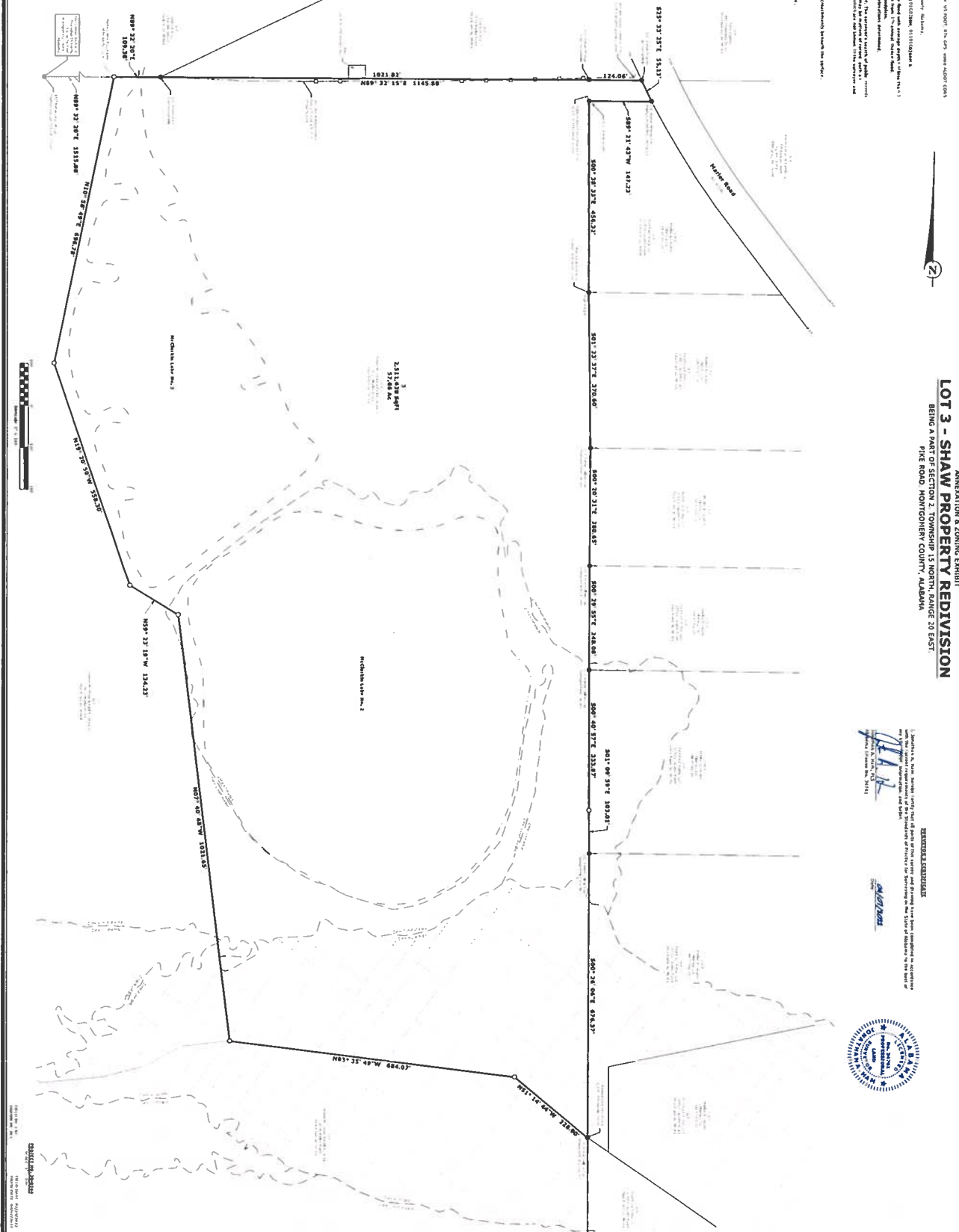
1. Survey maps shall show boundaries, bearings, distances, and other data as shown on the map.
2. The survey shall be made in accordance with the provisions of the Alabama Surveying Code, 1965, as amended.
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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
The Board of Alabama County Commissioners, Hortoncherry County, Alabama, will hold a public hearing on the proposed subdivision of Lot 3, Shaw Property, located in Section 3, Township 11 North, Range 20 East, Pike Road, Hortoncherry County, Alabama, on the 15th day of November, 2011, at 10:00 A.M. in the Board Room of the Hortoncherry County Courthouse, 100 North Main Street, Pike Road, Alabama 36068.



B BARRETT-SIMPSON, INC.
Professional Surveyors
1000 North Main Street, Suite 100, Pike Road, AL 36068
334-855-1111
www.barrett-simpson.com



LEGEND
● Iron nail
○ Stake
--- Utility lines
--- Easement
--- Right of Way
--- Road
--- Fence
--- Survey boundary
--- Proposed boundary
--- Unsurveyed boundary
--- Contour lines
--- Spot heights
--- Bench marks
--- Obstructions
--- Other features

DATE: 11/15/2011
BY: [Signature]
PROJECT: LOT 3 - SHAW PROPERTY REDIVISION