

Pike Road Planning Commission Meeting
Monday, August 8th, 2022, 5:30 p.m.
Pike Road Town Hall

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

Commissioner Glassford 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, Tito Peterson, Pat Harris, and Dr. Bill Cornwell. Commissioners Doug Fuhrman, Sandy Cowen, and Tommy Ratliff were absent.

Commissioner Harris made a motion to approve the minutes from the Planning Commissioning Meeting held on July 11th, 2022. Commissioner Cornwell seconded. Unanimous consent was received.

New Business:

The first item on the agenda was a public hearing for a rezoning request for the southeast intersection of Highway 80 and Pike Road from Agricultural to Neighborhood Business. Mathew Heilman presented the proposal. Interim Planning Director Keith Covington comments that the planning commissions decision should be based on the individual property and all uses permitted in the B-1 zoning district. Town Engineer Brad Flowers comments that ALDOT has permitted a Right-in Right-out at the eastern end of the property on Highway 80, and the County Engineering Office determined that improvements would need to be made at the intersection for an access on Pike Road. Public comments were opened at 5:38 PM. Lilian Sanders, Marcie Rollins, Edward Parks, Williams Butler, Alma Bowen, Josh Evens, and Alan Edwards, all voiced their concerns with the safety issues of this intersection. The property owner Bo Rienmiller responds that businesses surround this property and that they are only requesting for a zoning change for they will not be involved in the site plan process. The public comments were closed at 5:58 PM. Mr. Flowers comments that this intersection falls in the States and Counties jurisdiction, and Pike Road does not have much authority to this intersection. Commissioner Glassford comments that the request does not meet the recommended zoning categories of the policy in the comprehensive plan. Commissioner Harris makes a motion to deny the rezoning request for the southeast intersection of Highway 80 and Pike Road from Agricultural to Neighborhood Business. Commissioner Peterson seconded. Unanimous consent was received.

The second item on the agenda was a public hearing for a minor plat for J.W. Plat No. 1. Bradley Flowers of Flowers and White Engineering presented the proposal. Approximately 65 acres are proposed to be divided from 120 acres. The public comments were opened at 6:08 p.m. and with no comments from the public nor the Commission the public comments were closed at 6:08 PM. Commissioner Harris made a motion to approve the minor plat for J.W. Plat No. 1. Commissioner Cornwell seconded. Unanimous consent was received.

The third item on the agenda was a not public hearing for a final plat for Freedom Summit, Plat No. 1. Carol Hall presented the proposal. Lot No. 1 is the site of the Eagle gas station, and lot No. 2 is the site for a future drive thru coffee shop. Initially the access to this property was supposed to be shared with the adjacent landowners, however the adjacent landowners were granted access in front of Knollwood subdivision. Commissioner Glassford questions why the town issued a building permit for a commercial structure that encroaches over the property line. Mr. Flowers comments that a plat was approved by the Planning Commission, however it was not recorded before a CO was issued for the building permit. With no further

Comments from the Commission, Commissioner Harris made a motion to approve the final plat for Freedom Summit Plat No. 1. Commissioner Cornwell seconded. Unanimous consent was received.

Reports:

Adjourn:


With no further business Commissioner Harris makes a motion to adjourn. Commissioner Cornwell seconded. The August 2022 Planning Commissioning meeting was officially adjourned at 6:11 PM.

Respectfully submitted;



Planning Commission Secretary

Attest;



Chris Dunn, Chairman