

**Pike Road Planning Commission Meeting  
Monday, August 4, 2025, 5:30 p.m.  
Pike Road Town Hall**

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

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

Staff Present included: Darrell Rigsby and Lisa Burke

Commissioner Bill Cornwell made a motion to approve the minutes from the Planning Commission Meeting held on July 7, 2025. Commissioner Tito Peterson seconded. Unanimous consent was received.

New Business:

**PUBLIC HEARING**

1. Case No.: CU 25.03- Vaughn Road Telecommunications Tower-Conditional Use

Description: Conditional Use request to develop a new telecommunications tower on property located on the north side of Vaughn Road, at approximately 14027 Vaughn Road, Pike Road, AL

Location: The subject property is located on the north side of Vaughn Road, approximately  $\frac{3}{4}$  mile east of Wallahatchie Road and  $\frac{3}{4}$  mile west of Marler Road

Applicant: Baker Donelson on behalf of AT&T

The first item on the agenda was a public hearing for a Conditional Use request to develop a Telecommunications Tower on approximately 10,000 sq ft of property of a 90-acre property that borders Vaughn Road. The subject property is located on the north side of Vaughn Road, approximately  $\frac{3}{4}$  mile east of Wallahatchie Road and  $\frac{3}{4}$  mile west of Marler Road. Mr. Rigsby gave an overview of the request. The applicant representative from Baker Donelson was present to answer any questions. The public hearing opened at 5:40 p.m. The speakers were Michael Stutheit of 101 S-Vaughn Crossing Spur and Carrie Moody of 501 Pointer Place. Mr. Stutheit inquired if the tower could be disguised as a tree and placed on the same land as the other nearby tower. He added the tower would distort his sunset views from his house. The representative noted that most leases do not allow additional towers on the same property and that this tower was too tall to add the treelike features. Mrs. Moody inquired if the tower would be visible from her home in Boykin Lakes. It was noted that she might not be able to see it. The public hearing closed at 5:46 p.m. After noting the importance of improved cellular service in the area, Commissioner Glassford made a motion to approve. Commissioner Cornwell seconded. Unanimous consent was received.

2. Case No.: DP 25.04 Bomb Party Office Building-Development Plan  
Description: Development plan request to construct an Office Building on Chantilly Place North  
Location: North side of Chantilly Place North, just west of Emma Court in the Chantilly Place development  
Applicant: Flowers & White Engineering, LLC

The second item on the agenda was a development plan for an Office Building on approximately 1.18 acres of property that is zoned General Business (B-2). The subject property is bordered on the west, south and east sides by commercial properties also zoned General Business in the Chantilly Place Development. The applicant gave an overview of the building. The business owner, a Pike Road resident, explained her business activities to the commission. Chairman Dunn noted that it was exciting to have thriving businesses wanting to re-locate into the Town of Pike Road. Commissioner Peterson made a motion to approve. Commissioner Cornwell seconded. There was one abstaining vote from Commissioner Glassford. The plan was approved.

3. Case No.: DP 25.05 The Kennels of Pike Road-Development Plan  
Description: Development plan request to construct a Kennel facility on Old Carter Hill Road  
Location: West side of Old Carter Hill Road, approximately 3,000 feet south of Farmington Lane  
Applicant: Logan Breedlove

The last item on the agenda was a development plan for a Kennel facility on approximately 2+/- acres of property that is Agricultural (AG). The subject property is bordered by all Agricultural (AG) properties. The applicant was present to answer questions. Darell Rigsby, Senior Planner, reviewed the plan and noted that it meets all requirements. Commissioner Ratliff made a motion to approve. Commissioner Peterson seconded. Unanimous consent was received.

Old Business:

There was no old business.

Other Business:

Reports:

Mayor Gordon Stone was not in attendance.

Senior Planner- Darrell Rigsby stated the staff is still completing the internal reviews of the Comprehensive Plan and should be out soon. Commissioner Glassford clarified that this document is a guiding document for the future growth of Pike Road. Chairman Dunn noted that this is the fourth edition of the Comprehensive Plan that the Town will have adopted.

Adjourn:

With no further business, Commissioner Glassford made a motion to adjourn. Commissioner Ratliff seconded. August 2025 Planning Commission meeting was officially adjourned at 6:03 P.M.

Respectfully submitted,

  
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*Planning Commission Secretary*

Attest.  
  
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*Chris Dunn, Chairman*