

Pike Road Planning Commission Meeting
Monday, November 3, 2025, 5:30 p.m.
Pike Road Town Hall

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

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

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

Commissioner Glassford made a motion to approve the minutes from the Work Session and Planning Commission Meetings held on October 6, 2025. Commissioner Cowen seconded. Unanimous consent was received.

New Business:

1. Case No.: ZC 25.05 – Elwood Lot 5 rezoning AG to RE

Description: Zoning change approval request to rezone 5.02 +/- acres from Agricultural (AG) to Residential Estate (RE)

Location: South side of Elwood Drive, approximately ½ mile west of Marler Road

Applicant: William Cornwell

The first item on the agenda was a public hearing for a zoning change approval request to rezone 5.02 +/- acres from Agricultural (AG) to Residential Estate (RE). The subject property is located at the South side of Elwood Drive, approximately ½ mile west of Marler Road. Senior Planner Darrell Rigsby gave an overview of the request. The applicant, William Cornwell, was present. The public hearing opened at 5:34 P.M. There were no speakers. The public hearing closed at 5:34 P.M. Commissioner Harris made a motion to approve. Commissioner Glassford seconded. Unanimous consent was given, without the vote from Commissioner Cornwell. The ZC 25.05 – Elwood Lot 5 rezoning AG to RE was approved.

2. Case No.: SDF 25.09- Elwood Plat No. 2

Description: Minor (Preliminary & Final) Plat request to subdivide 18 acres into 4 lots for residential uses

Location: North and south side of Elwood Drive, approximately ½ mile west of Marler Road

Applicant: William Cornwell

The second item on the agenda was a public hearing for a Minor (Preliminary & Final) Plat request to subdivide 18 acres into 4 lots for residential uses. The subject property is located at the north and south side of Elwood Drive, approximately ½ mile west of Marler Road. Senior Planner Darrell Rigsby gave an overview of the request. The applicant, William Cornwell, was present. The public hearing opened at 5:36 P.M. There were no speakers. The public hearing closed at 5:36 P.M. Commissioner Glassford made a motion to approve. Commissioner Cowen seconded. Unanimous consent was given, without the vote from Commissioner Cornwell. The SDF 25.09- Elwood Plat No. 2 was approved.

3. Case No.: SDF 25.10- Marler Village Plat No. 1
Description: Minor (Preliminary & Final) Plat request to subdivide 15.01 acres into (1) lot for commercial use
Location: Northwest side of the intersection of Vaughn Road and Marler Road
Applicant: Glynn Wilson Clark

The third item on the agenda was a public hearing for a Minor (Preliminary & Final) Plat request to subdivide 15.01 acres into (1) lot for commercial use. The subject property is located at the northwest side of the intersection of Vaughn Road and Marler Road. Senior Planner Darrell Rigsby gave an overview of the request. The applicant, Glynn Wilson Clark, was present. The public hearing opened at 5:38 p.m. There were no speakers. The public hearing closed at 5:38 p.m. Commissioner Harris made a motion for a carryover. There was not a second. Commissioner Glassford made a motion to approve. Commissioner Harris retracted his motion to carryover. Commissioner Cowen seconded the motion to approve. Unanimous consent was given. The SDF 25.10- Marler Village Plat No. 1 was approved.

4. Case No.: ZC 25.06 – Marler Village Markets PUD Site Plan Amendment to Commercial Lot Section of Ord. 2021-0479
Description: Request to amend the Planned Unit Development to include a binding site plan and additional regulatory requirements to the “Commercial Lot (15 acres)” section of the PUD regulations.
Location: Northwest side of the intersection of Vaughn Road and Marler Road
Applicant: Glynn Wilson Clark

The fourth item on the agenda was a public hearing for a request to amend the Planned Unit Development to include a binding site plan and additional regulatory requirements to the “Commercial Lot (15 acres)” section of the PUD regulations of Town of Pike Road Ordinance 2021-0479 adopted April 28, 2021. The subject property is located at the northwest side of the intersection of Vaughn Road and Marler Road. Planning Director Keith Covington gave a presentation of the request. The applicant, Glynn Wilson Clark, was present with his developer Kumar Patel and former property owner Dale Walker to address questions. There was discussion amongst the applicant, staff and Commissioners about the following: the addition of acceleration/deceleration turning lanes and traffic signal at the Marler Road access to the development, the results of the recent traffic study, concerns about the location of the gas pumps and design of the gas canopy, the legal language “to include a binding site plan” for the development and stipulations regarding the first right of refusal of the sold property in question.

In response to discussion concerns, the applicant Glynn Wilson Clark stated that ALDOT was handling the Vaughn Road (AL-110) roadway and intersection improvements and is willing to work with all stakeholders to address development concerns; Mayor Stone stated that in ALDOT’s Phase II of the Vaughn Road (AL-110) at Marler Road project [projected to start late spring of 2026], the addition of a right turning lane going south on Marler Road accompanied by an acceleration lane (more than 400 feet) along Vaughn Road (AL-110) and central turn lanes on Vaughn turning north onto Marler Road will expand the travel lanes and improve the intersection flow; the developer Kumar Patel stated that a non-traditional gas canopy resembling the “village look” of the market has been designed and he will assess the relocation of the gas pumps considering the known flood

plain; Town Engineering reviewer, Will Barrett, stated he has not reviewed the traffic study fully to adequately address the request about a traffic signal; Planning Director Keith Covington stated he can consult legal advice if requested about the language "binding site plan," but also stated that the site plan is still conceptual as this is not a development plan review and the final plan will come back before the Planning Commission at a later date; and the former property owner Dale Walker added that prior to selling his property to the developer, he met with the Town's planners and officials to establish suitability for future commercial use.

The public hearing opened at 6:25 P.M. There were four speakers, Angie Bradsher of 51 Waters View Drive, Wade Whatley of 14561 Vaughn Road, Joe Whatley of 8231 Wynlakes Blvd and property owner of 14451 & 14457 Vaughn Road, and Arla Chandler of 4064 Marler Road. Angie Bradsher questioned the reason for gas pumps. Wade Whatley shared that prior to purchasing property from Dale Walker, west of the proposed development, ALDOT limited access to the properties along Vaughn Road to 3, requiring residential properties to share access drives to Vaughn. Joe Whatley stated that only allowing 12 feet of buffer instead of 30 feet between Vaughn Road and the proposed development would cause concerns for existing vegetation once ALDOT continues to widen the road in the area. Arla Chandler stated she met and shared the following requests with the developer Kumar Patel: she and residents want bike lanes and designated paths incorporated in the proposed development and Comprehensive Plan; make considerations for non-toxic vegetation plantings to protect existing farm life; and be aware about the first right of refusal to purchase the subject property with the use restriction to add gas pumps between the former owner, Dale Walker, and current owner, Kumar Patel.

The public hearing closed at 6:39 P.M. Planning Director Keith Covington addressed the concerns of the public speakers and commissioners with the following: Pike Road staff has no issues adding larger buffers along Vaughn Road side of the development; On the Marler Road side, the standard 12-foot buffer is in addition to utility easements along the right-of-way. The applicant was asked to make sure setbacks were beyond any public easements explaining the additional 20-foot easement plus an additional 12-foot buffer; the staff is open to any plant species that are non-toxic to animals and implementing year round screenings of coniferous [trees] plant life, the applicant addressed bicycle access intent by extending the trail system on their property along Marler Road and Vaughn Road while studying the use of golf carts and other low speed vehicles on the trail that is currently prohibited. (This study will come at a later date); the traffic impact study was based on tens of thousands of feet of retail, grocery, and convenience store development, not necessarily traffic signals so the current focus for traffic management will consist of the use of turning lanes; and per the staff report, three conditions were asked of the applicant- 1. The staff recommended that the gas canopy be relocated behind the building façade facing Marler Road, 2. Establish an entry to the grocery store that faces the main boulevard into the development, 3. A donation of land for the right turning lane on Marler Road to Vaughn Road.

Commissioner Glassford made a motion to approve with the following lane improvements and stipulations: 1. At the western entrance have a left deceleration lane into development from Vaughn Road and a right out on to Vaughn Road, 2. Westbound right turning lane from Marler Road to Vaughn Road, 3. East bound left turning lane at Marler Road and Vaughn Road, 4. Right turn deceleration lane into property on the east side of Marler (Marler East) 5. Left turn deceleration lane going into this shopping center (Marler Village from Marler Road), 6. Right turn deceleration lane south on Marler Road into development, 7. Gas pumps cannot be located in front of building line facing Marler Road,

Commissioner Cornwell requested an amendment for gas pumps to operate from 6 A.M. to 9 P.M. Commissioner Glassford accepted the amendment as part of his motion. Commissioner Cornwell seconded the motion. There were 5 Yeas and 1 Nay, Commissioner Fuhrman. The ZC 25.06 – Marler Village Markets PUD Site Plan Amendment to Commercial Lot Section of Ord. 2021-0479 was approved.

Old Business:

There was no old business.

Other Business:

Reports:

Mayor Stone stated that not every project is clear and simple. He thanked the Commissioners for their deliberations and service.

Planning Director Keith Covington spoke about the Comprehensive Plan Open House sessions that took place last week. Covington stated that a complete draft of the plan will be available later this week on the Town's website for a 2-week public review and comment period. Covington also mentioned an internal meeting with Pike Road staff to discuss design standards that is happening this week.

Adjourn:

With no further business, Commissioner Harris made a motion to adjourn. Commissioner Cornwell seconded. November 2025 Planning Commission meeting was officially adjourned at 7:03 P.M.

Respectfully submitted,



Planning Commission Secretary

Attest.


Chris Dunn, Chairman