

Pike Road Planning Commission Meeting
Monday, May 4, 2026, 5:30 P.M.
Pike Road Town Hall

Chairman Doug Fuhrman called the meeting to order at 5:32 P.M.

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

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

Commissioner Cornwell made a motion to approve the minutes from the Planning Commission held on April 6, 2026. Commissioner Glassford seconded. Unanimous consent was received.

New Business:

1. Case No.: DP 26.01- The Ground Guys Office Building- Developmental Plan
Description: Development Plan request to develop an Office Building on Antioch Lane
Location: South side of Antioch Lane, approximately 500 feet east of Georgia Washington Blvd
Applicant: Pilgreen & Bostick Engineering, Inc.

The first item on the agenda was a Development Plan request to develop an Office Building on Antioch Lane. The subject property is located at the South side of Antioch Lane, approximately 500 feet east of Georgia Washington Blvd. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present for questions. Commissioner Peterson made a motion to approve. Commissioner Ratliff seconded. The Development Plan request to develop an Office Building on Antioch Lane was approved by unanimous vote.

2. Case No. CU 26.04 – 20 Sunflower Lane – Manufactured Home
Description: Conditional Use request to place a Manufactured Home on a 1.0+/- acre parcel in the Town of Pike Road PJ, zoned AG at 20 Sunflower Lane.
Location: South side of Sunflower Lanes, approximately 250 feet east of AL Hwy 110 (Vaughn Road)
Applicant: Wanda Guice

The second item on the agenda was Conditional Use request to place a Manufactured Home on a 1.0+/- acre parcel in the Town of Pike Road PJ, zoned AG at 20 Sunflower Lane. The subject property is located at the South side of Sunflower Lane,

approximately 250 feet east of AL Hwy 110 (Vaughn Road). Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present for questions. The public hearing opened at 5:41 P.M. There were no speakers. The public hearing closed at 5:42 P.M.

Commissioner Briggs made a motion to approve. Commissioner Cornwell seconded. The Conditional Use request to place a Manufactured Home on a 1.0+/- acre parcel in the Town of Pike Road PJ, zoned AG at 20 Sunflower Lane was approved for recommendation to place this item on the next available Town Council agenda for their consideration.

PUBLIC HEARING

3. Case No. ZC 26.02 – Chantilly Golf on Highway 80 Rezoning (AG – B-2)

Description: Zoning Map Amendment request to rezone 2.91 +/- acres from Agricultural (AG) to General Business (B-2) in the Town of Pike Road PJ

Location: North side of US Hwy 80 E, approximately 1,750 feet east of the intersection of Pike Rd/Wares Ferry Rd and US Hwy 80

Applicant: Flowers & White Engineering, LLC

The third item on the agenda was a Zoning Map Amendment request to rezone 2.91 +/- acres from Agricultural (AG) to General Business (B-2) in the Town of Pike Road PJ. The subject property is located at the North side of US Hwy 80 E, approximately 1,750 feet east of the intersection of Pike Rd/Wares Ferry Rd and US Hwy 80. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present for questions. There was brief discussion. The public hearing opened at 5:46 P.M. There were no speakers. The public hearing closed at 5:46 P.M.

Commissioner Glassford made a motion to approve. Commissioner Cornwell seconded. The Zoning Map Amendment request to rezone 2.91 +/- acres from Agricultural (AG) to General Business (B-2) in the Town of Pike Road PJ was approved for recommendation to place this item on the next available Town Council agenda for their consideration.

PUBLIC HEARING

4. Case No. SDP 26.08 – Chantilly Golf on Highway 80, Plat No. 1

Description: Minor Plat request to create a single 2.91 +/- acre lot for commercial use

Location: North side of US Hwy 80 E, approximately 1,750 feet east of the intersection of Pike Rd/Wares Ferry Rd and US Hwy 80

Applicant: Flowers & White Engineering, LLC

The fourth item on the agenda was a Minor Plat request to create a single 2.91 +/- acre lot for commercial use. The subject property is located at the North side of US Hwy 80 E, approximately 1,750 feet east of the intersection of Pike Rd/Wares Ferry Rd and US Hwy 80. Senior Planner Darrell Rigsby gave an overview of the request. The applicant was present for questions. The public hearing opened at 5:49 P.M. There was one speaker. John

Garner of 945 Wildwood Drive inquired about the business type and was told it is a golf cart sales and service business. The public hearing closed at 5:50 P.M.

Commissioner Cornwell made a motion to approve. Commissioner Peterson seconded. The Minor Plat request to create a single 2.91 +/- acre lot for commercial use was approved with the condition it not be executed by Town staff or recorded prior to positive rezoning by the Town Council to General Business (B-2).

Old Business:

There was no old business.

Other Business:

There was no other business.

Reports:

Mayor Stone shared exciting community events in Pike Road including several recent ribbon cuttings.

Senior Planner Darrell Rigsby announced the Unified Development Code Update Public Kick Off Meeting happening May 19 at Town Hall. Rigsby encouraged the commissioners and community members to attend the meeting.

Adjourn:

With no further business, Commissioner Cornwell made a motion to adjourn. Commissioner Briggs seconded. May 2026 Planning Commission meeting was officially adjourned at 5:54 P.M.

Respectfully submitted,



Planning Commission Secretary



Planning Commission Chair