

**Pike Road Planning Commission Meeting**  
**Monday, July 11, 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, Pat Harris, Tito Peterson, Sandy Cowen, and Doug Fuhrman. Commissioner Bill Cornwell was absent. Commissioner Tommy Ratliff arrived at 5:37 PM. The presence of a quorum was noted.

Commissioner Harris made a motion to approve the minutes from the Planning Commissioning Meeting held on May 09, 2022. Commissioner Cowen seconded. Unanimous consent was received.

**New Business:**

The first item on the agenda was a public hearing for a preliminary plat for Peacock Ridge, Plat No. 1. Kenneth White of Flowers and White Engineering presented the request. This is the first phase of platting for Peacock Ridge. Eighty-four lots are proposed on 122 acres. Interim Planning Director Keith Covington comments that the applicants intend to build private streets, and although it is not shown on the plat, they will have double sided sidewalks. Ben Lassiter comments that since the first conceptual plan, they have changed the orientation of the lots to accommodate for retaining some of the existing tree canopy. An easement has been reserved to connect to the southern adjacent property, so they can connect when they are ready to develop. To address the fire department comments, a layout has been made showing fire hydrant spacing and a construction entrance to the north of the property will be utilized as a secondary fire access entrance. Commissioner Glassford comments that the developers should notify the potential buyers that there will be future commercial development adjacent to this neighborhood for full transparency. Commissioner Cowen questions if there will be any restrictions on the types of businesses within the commercial portion of this neighborhood. Mr. Lassiter responds that they are working to outline the types of businesses that would be utilized by the people that live in the neighborhood. The public comments were opened at 5:38 PM. Willette Vaughn questioned how many houses will be built in this neighborhood. Mr. Lassiter responds that the intent is to build 124-lots ranging between a half-acre to 6 acres. With no further comments from the public nor the Commission the public hearing was closed 5:39 PM. Commissioner Harris makes a motion to approve the preliminary plat for Peacock Ridge, Plat No. 1, based on the contingency that the developers maintain the secondary fire access. Commissioner Peterson seconded. Unanimous consent was received.

The second item on the agenda was a public hearing for a preliminary plat for Everly (AKA. Marler Lakes) Plat No. 1. Kenneth White of Flowers and White Engineering presented the request. The subject property is zoned smartcode and the plat mimics the community masterplan that was adopted by the Consolidate Review Committee (CRC). Commissioner Glassford questioned if the applicant will construct a left turn lane off Marler Road, regardless of the traffic study not warranting one. Applicant Hayes Eiford of Holland Homes, responds that they did not anticipate on installing a left turn-in lane on Marler Road, but if the Commission finds it necessary, then they will do what they can to have one in place. Interim Planning Director Keith Covington comments that the applicants do show a gated emergency fire access adjoining to the Waterscapes Subdivision, that was a part of the approval conditions with the CRC. The public comments were

opened at 5:45 PM. With no comments from the public nor the Commission the public comments were closed at 5:45 PM. Commissioner Ratliff makes a motion to approve the preliminary plat for Everly, Plat No. 1 contingent upon a left turn-in lane being installed on Marler Road, and that they maintain the emergency fire access connected to Waterscapes Subdivision. Commissioner Glassford seconded. Unanimous consent was received.

The third item on the agenda was a public hearing for a minor plat for MSP III, Plat No. 1. Steven Speaks of Larry E. Speaks and Associates presented the request. Mr. Trip Phillips owns the 25 acre parcel and intends to subdivide it into 4 Lots. There is an existing house on the property that will be demolished. There are no infrastructure improvements proposed, and the existing driveway will be utilized as a private drive. Interim Planning Director Keith Covington adds that in the Comprehensive Plan this property is listed under the "rural" policy area and this request is consistent with what is intended in the Comp Plan. Chairman Dunn comments that the buyers should be notified that the adjacent land is intended to be commercial. The public comments were opened at 5:49 PM. A citizen questioned where is Millie Branch Subdivision in relation to this property? Mr. Covington responded that Millie Branch is behind where this property is located. With no further comments from the public, the public hearing was closed at 5:50 PM. Commissioner Glassford questioned what the entrance to this subdivision will look like off Vaughn Road. Mr. Speaks responds that a gate will be placed between 200 to 300 feet off Vaughn Road, and it will be landscaped from the right-of-way to the gate. With no further comments from the Commission, Commissioner Fuhrman makes a motion to approve the MSP III, Plat No. 1. Commissioner Cowen seconded. Unanimous consent was received.

The fourth item on the agenda was a public hearing for a minor plat for Freedom Summit, Plat No. 1. Interim Planning Director Keith Covington comments that this is the site north of Highway 80 at the Waugh interstate exit. The Eagle gas station is located on Lot 1 of this plat. Mr. Covington informs the Commission that staff is working towards requiring more information for minor plats, allowing for them to see more information before they have to make a decision. The public comments were opened at 5:55 PM. With no comments from the public, the public comments were closed at 5:55 PM. Commissioner Harris questions if the applicant is required to return to the Planning Commission with site plan approval. Mr. Covington confirms that they will need to. Commissioner Glassford comments that there has been previous discussion with the adjacent landowners to have a shared access with the existing full access entrance on Highway 80, and he would not feel comfortable approving the final phase of this plat until there is an arrangement to share the private drive. With no further comments from the Commission, Commissioner Glassford makes a motion to approve the preliminary phase of the minor plat of Freedom Summit, Plat No. 1. The applicants will need to return with a final plat. Commissioner Harris seconded. Unanimous consent was received.

The fifth item on the agenda was a public hearing for a minor plat for Marler Station East Commercial, Plat No. 1A. Brad Flowers of Flowers and White Engineering presented the request. The construction of the Mossy Oaks Property office is almost complete, and this plat will divide the total 9.5 acres into two parcels to separate the office from the rest of the property. The office will be on a 2 acre parcel and there is a conceptual plan attached for the additional 7.5 acres. There are no concrete plans to develop the 7.5 acre parcel at this time, but the developers will need to come back to the Planning Commission for site plan approval when interest has been engaged. The public comments were opened at 6:01 PM. With no comments from the public, the public comments were closed at 6:01 PM. Commissioner Harris comments that before the applicants begin engaging in interest to develop this property, that the traffic situation on Marler Road and Vaughn Road intersection will need to be addressed. With no further comments from the Commission, Commissioner Glassford makes a motion to approve the minor plat for Marler Station East Commercial, Plat No. 1A. Commissioner Peterson seconded. Unanimous consent was received.

The sixth item on the agenda was not a public hearing for an Amendment to Planning Commission Schedule of Meetings. Mr. Covington presented the proposal. The intent of this schedule is to increase the review cycle period. The new review cycle would not go into effect until September 12<sup>th</sup>. We are currently short staffed and we want to provide the best service possible, and to do so more time is needed for everyone's benefit. Chairman Dunn questions if the Commission would be able to receive the packets earlier than usual. Mr. Covington responds that is the intent. Commissioner Glassford questions if the new cycle could start in October. Mr. Covington responds that staff would be open to suggestions from the Commission. With no further comments, Commissioner Glassford makes a motion to approve the Amended Planning Commission Schedule of Meetings starting on October 12<sup>th</sup>, 2022 for a duration of 6 months. Notification to developers in Pike Road, should also be given. Commissioner Harris seconded. Unanimous consent was received.

**Reports:**

**Adjourn:**

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

**Respectfully submitted;**



Arthur Johnson, Planning and GIS Technician

**Attest,**



Chris Dunn, Chairman