

**Pike Road Planning Commission Regular Meeting  
Monday, March 13, 2023, 5:30 p.m.**

Call to Order  
Opening Prayer  
Pledge of Allegiance  
Roll Call

Consideration of Minutes from the February 13, 2023, Planning Commission Meeting

**New Business:**

**Public Hearing Required:**

**Item 1.** Conditional Use Request – 307 Queenston Drive – Manufactured Home

Case No.: CU 23.05 – 307 Queenston Drive - Condition Use Request

Description: The applicant seeks Conditional Use Approval to place a Manufactured Home on a 0.38 acre property

General Location: The subject property is located on the south side of Queenston Drive.

Applicant: Charmelle Luckie

**Public Hearing Required:**

**Item 2.** Conditional Use Request – 9967 Troy Hwy – Manufactured Home

Case No.: CU 23.06 – 9967 Troy Highway – Conditional Use Request

Description: The applicant seeks Conditional Use Approval to place a Manufactured Home on an 8.2 +/- acre property

General Location: The subject property is located on the east side of Troy Highway (US Hwy 231), approximately 2 miles north of US Hwy 82

Applicant: Juan Carlos Guerrero

**Public Hearing Required:**

**Item 3.** M.T. Johnson Plat No. 1 (Minor)

Case No.: SDF 23.05 – M.T. Johnson Plat No. 1 (Minor Plat Request)

Description: The applicant seeks Preliminary and Final Plat (Minor Plat) Approval to plat a 5 acre tract out of a larger unplatted parcel

General Location: The subject property is located on the south side of Baxter Road, approximately ½ mile west of Alexander Road

Applicant: Larry E. Speaks & Associates, Inc.

**Public Hearing Required:**

**Item 4.** M & G, LLC Rezoning (AG to B-2)

Case No.: ZC 23.02 – M & G Rezoning (12775 US Hwy 80) (AG to B-2)

Description: The applicant seeks rezoning approval from Agriculture (AG) to General Business (B-2) zoning

General Location: The subject property is located on the north side of US Highway 80, immediately east of Freedom Drive.

Applicant: Larry E. Speaks & Associates, Inc.

**No Public Hearing Required:**

**Item 1.** Amercare Center Development Plan

Case No.: SP 23.05 – Amercare Center Development Plan

Description: The applicant seeks Development Plan Approval for a Medical Clinic in the Freedom Summit Development.

General Location: The subject property is located on the North Side of Freedom Drive, in the Freedom Summit Development.

Applicant: Webb Builders, Inc

**No Public Hearing Required:**

**Item 2.** Heritage Plaza Development Plan

Case No.: SP 23.06 –Heritage Plaza Development Plan

Description: The applicant seeks Development Plan Approval for a duplex restaurant building.

General Location: The subject property is located at the SW Corner of US Highway 80 E and Knollwood Blvd.

Applicant: Webb Builders, Inc

**Old Business:**

**Reports:**  
**Town Council – Mayor Stone**  
**Planning Director – Keith Covington**

**Other Business:**

**Adjourn**