

**Pike Road Planning Commission Regular Meeting
Monday, May 9, 2022, 5:30 p.m.**

- Call to Order
- Opening Prayer
- Pledge of Allegiance
- Roll Call

Consideration of Minutes from the March 14, 2022, Planning Commission Meeting

Old Business:

No Public Hearing Required:

Item 1. Zoning Change Request – McClurkin/McLemore PUD

Case No.: ZC 22.04 – McClurkin/McLemore Preliminary PUD – Zoning Change

Description: The applicant seeks Zoning Change approval for approximately 423.29 acres from Agricultural (AG) to Planned Unit Development (PUD).

General Location: The subject property is located just northwest of the Wallahatchie Road and Vaughn Road intersection, and south of the outer loop and Vaughn Road intersection.

- >Applicant Report – Max Vaughn of GMC Inc.
- >Staff Report – Jonathan I. Smith
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

New Business:

No Public Hearing Required:

Item 1. Site Plan Request – Millie Creek Shopping Center.

Case No.: SP 21.04 – Millie Creek Shopping Center – Site Plan Request

Description: The applicant seeks Site Plan approval for Millie Creek Shopping Center; a commercial building on approximately 2 acres.

General Location: The subject property is located along Highway 293, just northwest of Pike Road Dance Academy.

- >Applicant Report – Austin Decker
- >Staff Report – Jonathan I. Smith
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

Public Hearing Required:

Item 2. Zoning Change Request – Peacock Property

Case No.: ZC 22.02 – Peacock Property – Zoning Change

Description: The applicant seeks Zoning Change approval for approximately 183.25 acres from Agricultural (AG) to R20 Residential and 19.11 acres from Agricultural (AG) to Commercial (B-2).

General Location: The subject property is located on the east side of highway 293 and is just north of Vaughn Road.

- >Open Public Hearing
- >Applicant Report – K.J. White, Flowers and White Engineering, LLC.
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 3. Zoning Change Request – McFadden/Trott, LLC

Case No.: ZC 22.07 – McFadden/Trott, LLC – Zoning Change Request

Description: The applicant seeks Zoning Change approval for approximately 5.49 acres from Residential Estate (RE) to Commercial (B-2).

General Location: The subject property is located along Pike Road, just west of the Golden Animal Hospital, and south of the proposed Merry Corners Development.

- >Open Public Hearing
- >Applicant Report – Brady Flowers of Flowers and White Engineering, LLC.
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 4. Zoning Change Request – Cardinal Crossing

Case No.: ZC 22.08 – Cardinal Crossing – Zoning Change Request

Description: The applicant seeks Zoning Change approval for approximately 65.51 acres from Agricultural (AG) to Residential Estate (RE).

General Location: The subject property is located just east of Flowers Road and south of Pharr Road.

- >Open Public Hearing
- >Applicant Report – Kieth Newell, Triple N Holdings
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 5. Zoning Change Request – 2006 Meriwether Court

Case No.: ZC 22.05 – 2006 Meriwether Court – Zoning Change Request

Description: The applicant seeks Zoning Change approval for approximately 2.3 acres from Residential Estate (RE) to Office Institutional (O-I).

General Location: The subject property is located north of Meriwether Court, and just west of Founders Station.

- >Open Public Hearing
- >Applicant Report – Stephen Perry
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 6. Minor Preliminary/Final Plat Request – Bill Bishop, Plat No. 1 (AKA - Desselle).

Case No.: SDF 22.06 – Bill Bishop, Plat No.1. – Preliminary and Final Plat

Description: The applicant seeks Preliminary and Final Plat approval for 1-lot on approximately 5 acres.

General Location: The subject property is located just west of Pike Road and is north of the Pike Road Intermediate School.

- >Open Public Hearing
- >Applicant Report – Tyler Desselle
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 7. Minor Preliminary/Final Plat Request – Meadowbrook Plat No. 1B.

Case No.: SDF 22.07 – Meadowbrook, Plat No. 1B. – Preliminary and Final Plat

Description: The applicant seeks Minor Plat approval for Meadowbrook Plat No. 1B; a 4-lot replat on approximately 79.30 acres.

General Location: The subject property is located south of Mathews Road, just east of Kerington Subdivision.

- >Open Public Hearing
- >Applicant Report – Bradly Flowers of Flowers and White Engineering, LLC.
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Reports:

Town Council – Mayor Stone

Planning Director – Jonathan Smith

Other Business:

Adjourn