

**Pike Road Planning Commission Regular Meeting  
Monday, July 11, 2022, 5:30 p.m.**

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

Consideration of Minutes from the June 13, 2022, Planning Commission Meeting

**New Business:**

**Public Hearing Required:**

**Item 1.** Preliminary Plat Request – Peacock Ridge, Plat No. 1

Case No.: SDP 22.06 – Peacock Ridge, Plat No. 1 – Preliminary Plat

Description: The applicant seeks preliminary plat approval for 84-lots on approximately 121.31 acres

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

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

**Public Hearing Required:**

**Item 2.** Preliminary Plat Request – Marler Lakes, Plat No. 1

Case No.: SDP 22.05 – Marler Lakes, Plat No. 1 – Preliminary Plat

Description: The applicant seeks preliminary plat approval for 147-lots on approximately 52.57 acres.

General Location: The subject property is located west of Marler Road and just north of Waterscapes Subdivision.

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

**Public Hearing Required:**

**Item 3.** Minor (Preliminary and Final) Plat Request – MSP III, Plat No. 1

Case No.: SDF 22.10 – MSP III, Plat No. 1 – Minor Plat Request

Description: The applicant seeks minor (preliminary and final) plat approval for 4-lots and 1 common area on approximately 25.92 acres.

General Location: The subject property is located east of Vaughn Road and is just west of Millie Branch Subdivision.

- >Open Public Hearing
- >Applicant Report – Stephen Speaks of Larry E. Speaks and Associates. Inc.
- >Staff Report – Keith Covington
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**Public Hearing Required:**

**Item 4.** Minor (Preliminary and Final) Plat Request – Freedom Summit, Plat No. 1

Case No.: SDF 22.11 – Freedom Summit, Plat No. 1 – Preliminary Plat

Description: The applicant seeks minor (preliminary and final) plat approval for 3-lots on approximately 7.71 acres.

General Location: The subject property is located at the southeast intersection of State Route 126 and Interstate 85, and is just west of the Eagle gas station.

- >Open Public Hearing
- >Applicant Report – Freedom Transport, Inc.
- >Staff Report – Keith Covington
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**Public Hearing Required:**

**Item 5.** Minor (Preliminary and Final) Plat Request – Marler Station East Commercial, Plat No. 1A

Case No.: SDF 22.09 – Marler Station East Commercial, Plat No. 1A – Minor Plat Request

Description: The applicant seeks minor (preliminary and final) plat approval for 2-lots on approximately 9.5 acres.

General Location: The subject property is located on the northeast intersection of Marler Road and Vaugh Road.

- >Open Public Hearing
- >Applicant Report – Bradly Flowers of Flowers and White Engineering, LLC
- >Staff Report – Keith Covington
- >Public Comments

**>Planning Commission Comments & Discussion**

**>Close Public Hearing**

**>Action by Planning Commission**

**No Public Hearing Required:**

**Item 6.** Amend Schedule of Meeting 2022

Description: The Town of Pike Road's Planning Commission meeting schedule is proposed to follow a 6 week cycle.

**>Applicant Report – Planning Staff**

**>Planning Commission Comments & Discussion**

**>Action by Planning Commission**

**Old Business:**

**Reports:**

Town Council – Mayor Stone  
Planning Director – Keith Covington

**Other Business:**

**Adjourn**