

**Pike Road Planning Commission Regular Meeting
Monday, March 14, 2022, 5:30 p.m.**

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

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

New Business:

Public Hearing Required:

Item 1. Zoning Change Request – Peacock Property

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

Description: The applicant seeks Zoning Change approval for approximately 202.36 acres from Agricultural to R40 Residential.

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 2. 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 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.

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

Public Hearing Required:

Item 3. Preliminary Plat Request – Abbington at Pike Road, Plat No. 3
Case No.: SDP 22.02 – Abbington at Pike Road, Plat No. 3 – Preliminary Plat
Description: The applicant seeks Preliminary Plat approval for Abbington at Pike Road Plat No. 3; a 31-lot plat on approximately 7.42 acres.
General Location: The subject property is a continuation of the Abbington subdivision and extends off Crushing Heights Drive.

- >Open Public Hearing
- >Applicant Report – Flynn R Dubose Jr., Abbington, LLC
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

Public Hearing Required:

Item 4. Preliminary Plat Request – Cardinal Crossing
Case No.: SDP 22.03 – Cardinal Crossing – Preliminary Plat
Description: The applicant seeks Preliminary Plat approval for 11 lots on approximately 65.51 acres.
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. Conditional Use Request – 567 Elwood Drive - Mobile Home
Case No.: CU 22.01 – 567 Elwood Drive – Conditional Use
Description: The applicant seeks Conditional Use approval for a mobile home on a 5 acre parcel.
General Location: The subject property is located west of Marler Road, at the end of Elwood Drive.

- >Open Public Hearing
- >Applicant Report – Lazaro Guerrero
- >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 – Meadowbrook Plat No. 1A.

Case No.: SDF 22.02 – Meadowbrook Plat No. 1A – Preliminary and Final Plat

Description: The applicant seeks Minor (Preliminary/Final) Plat approval for 3 - lots on approximately 27.32 acres.

General Location: The subject property is located just south of Mathews Road, within the existing Meadowbrook subdivision.

- >Open Public Hearing
- >Applicant Report – Brad Flowers, 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 7. Minor Preliminary/Final Plat Request – Marler Station East Commercial Plat No.1.

Case No.: SDF 22.05 – Marler Station East Commercial, Plat No. 1 – Preliminary and Final Plat

Description: The applicant seeks Minor (Preliminary/Final) Plat approval for 1 lot on approximately 9.5 acres.

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

- >Open Public Hearing
- >Applicant Report – Brad Flowers, 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 8. Minor Preliminary/Final Plat Request – Jakes Millie Branch, Plat No.1

Case No.: SDF 22.03 – Jakes Millie Branch, Plat No.1. – Preliminary and Final Plat

Description: The applicant seeks Preliminary and Final Plat approval for 3-lots on approximately 49.16 acres.

General Location: The subject property is located on the southeast corner of the intersection of Vaughn Road and Millie Branch Road.

- >Open Public Hearing
- >Applicant Report – James and Margaret Jakes
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion

**>Close Public Hearing
>Action by Planning Commission**

No Public Hearing Required:

Item 9. Final Plat Request – Woodland Creek Plat No. 14.

Case No.: SDF 22.04 – Woodland Creek, Plat No.14. – Final Plat

Description: The applicant seeks Final Plat approval for Woodland Creek Plat No. 14; a 35-lot plat on approximately 9.78 acres.

General Location: The subject property is a continuation of the Woodland Creek subdivision and extends off Crescent Lodge Circle.

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

No Public Hearing Required:

Item 10. Site Plan Request – Marler Station East Commercial Site Plan.

Case No.: SP 22.01 – Marler Station East Commercial – Site Plan Request

Description: The applicant seeks Site Plan approval for Marler Station East Commercial; for a commercial office building on approximately 9.5 acres.

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

**>Applicant Report - Brad Flowers, Flowers and White Engineering, LLC.
>Staff Report – Jonathan I. Smith
>Planning Commission Comments & Discussion
>Action by Planning Commission**

Old Business:

**Reports:
Town Council – Mayor Stone
Planning Director – Jonathan Smith**

Other Business:

Adjourn