

**Pike Road Planning Commission Regular Meeting  
Monday, June 13, 2022, 5:30 p.m.**

Call to Order  
Opening Prayer  
Pledge of Allegiance  
Roll Call

Consideration of Minutes from the May 09, 2022, Planning Commission Meeting

**New Business:**

**Public Hearing Required:**

**Item 1.** Zoning Change Request – Rosehill Plantation – Agricultural (AG) to R-30 Residential.

Case No.: ZC 22.09 – Rosehill Plantation – Rezoning Request

Description: The applicant seeks zoning change approval for approximately 15.3 acres from Agricultural (AG) to R-30 Residential.

General Location: The subject property is the existing Rosehill Plantation subdivision, located just north of Pike Road and is approximately 250 feet south of State Route 126.

- >Open Public Hearing
- >Applicant Report – Blake Rice of Barret-Simpson, Inc.
- >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 – Boykin Farms – Agricultural (AG) to R-10 Residential.

Case No.: ZC 22.06 – Boykin Farms – Rezoning Request

Description: The applicant seeks zoning change approval for approximately 57.66 acres from Agricultural (AG) to R10 Residential.

General Location: The subject property is located just west of Marler Road and south of Boykin Lakes Subdivision.

- >Open Public Hearing
- >Applicant Report – Blake Rice of Barret-Simpson, 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 – Boykin Farms

Case No.: SDP 22.04 – Boykin Farms – Preliminary Plat Request

Description: The applicant seeks preliminary plat approval for Boykin Farms; a 39-lot plat on approximately 57.66 acres.

General Location: The subject property is located just west of Marler Road and south of Boykin Lakes Subdivision.

- >Open Public Hearing
- >Applicant Report – Blake Rice of Barret-Simpson, Inc.
- >Staff Report – Jonathan I. Smith
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

**Public Hearing Required:**

**Item 4.** Conditional Use Request – Pet Palace Hotels.

Case No.: CU 22.04 – Pet Palace Hotels – Conditional Use

Description: The applicant seeks conditional use approval for the Pet Palace Hotels; a kennel on approximately 1.8 acres.

General Location: The subject property is located south of State Route 126 and is just west of Foggy Bottom Materials store.

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

**Public Hearing Required:**

**Item 5.** Minor Plat (Preliminary/Final Plat) Request – Trott, LLC, Plat No. 1

Case No.: SDF 22.08 – Trott, LLC, Plat No. 1 – Minor Plat Request

Description: The applicant seeks Preliminary and Final Plat approval for Trott, LLC, Plat No. 1; a 6-lot plat on approximately 13.72 acres.

General Location: The subject property is located on the southeast corner of the Vaughn Road and Pike Road intersection and is just west of the Golden Animal Hospital.

- >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

**No Public Hearing Required:**

**Item 6.** Site Plan Request – Merry Corners

Case No.: SP 22.02 – Merry Corners – Site Plan Request

Description: The applicant seeks site plan approval for Merry Corners Development; a 2 building development on approximately 13.27 acres.

General Location: The subject property is located on the southeast corner of the Vaughn Road and Pike Road intersection and is just west of the Golden Animal Hospital.

- >Applicant Report – Bradly Flowers of 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**