

**Pike Road Planning Commission Regular Meeting
Monday, September 12th, 2022, 5:30 p.m.**

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

Consideration of Minutes from the August 8, 2022, Planning Commission Meeting

New Business:

Public Hearing Required:

Item 1. Rezoning Request – Century Church

Case No.: ZC 22.11 – Century Church – Rezoning

Description: The applicant seeks zoning change approval for approximately 23 acres, from SmartCode (SC) to Agricultural (AG).

General Location: The subject property is located along the eastern side of Marler Road and is just east of Kingston Drive.

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

Public Hearing Required:

Item 2. Conditional Use Request – Century Church

Case No.: CU 22.05 – Century Church – Conditional Use

Description: The applicant seeks conditional use approval for a church on approximately 23 acres.

General Location: The subject property is located along the eastern side of Marler Road and is just east of Kingston Drive.

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

Public Hearing Required:

Item 3. Conditional Use Request – Church at Meriwether and Rittenour Road

Case No.: CU 22.03 – Church at Meriwether and Rittenour Road – Conditional Use

Description: The applicant seeks conditional use approval for a church on approximately 9.5 acres.

General Location: The subject property is located at the southeast corner of the intersection of Meriwether Road and Rittenour Road.

- >Open Public Hearing
- >Staff Report – Keith Covington
- >Applicant Report – Dawson Zhang
- >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 22.07 – Cardinal Crossing – Preliminary Plat

Description: The applicant seeks preliminary plat approval for 15-lots on approximately 65.05 acres.

General Location: The subject property is located along the eastern side of Flowers Road and is south of Pharr Road.

- >Open Public Hearing
- >Staff Report – Keith Covington
- >Applicant Report – Pep Pilgreen of Pilgreen Engineering, Inc.
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Hearing
- >Action by Planning Commission

No Public Hearing Required:

Item 5. Final Plat Request – Abbington at Pike Road, Plat No. 2

Case No.: SDF 22.13 – Abbington at Pike Road, Plat No. 2 – Final Plat

Description: The applicant seeks preliminary plat approval for 24-lots on approximately 5.87 acres.

General Location: The subject property is located within the Abbington Subdivision south of Vaughn Road, and is along Riverdale Drive and Crushing Heights Drive.

- >Staff Report – Keith Covington
- >Applicant Report – Pep Pilgreen of Pilgreen Engineering, Inc.
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

No Public Hearing Required:

Item 6. Site Plan Request – Coffee Shop at Freedom Summit

Case No.: SP 22.04 – Coffee Shop at Freedom Summit – Site Plan

Description: The applicant seeks site plan approval for a drive thru coffee shop on approximately 0.30 of an acre.

General Location: The subject property is located along Highway 80 and is just northeast of The Eagle gas station.

- >Staff Report – Keith Covington
- >Applicant Report – Carol Hall of Professional Engineering Consultants, LLC.
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

No Public Hearing Required:

Item 7. Site Plan Request – Marler Station East Commercial Development

Case No.: SP 22.03 – Marler Station East Commercial Development – Site Plan

Description: The applicant seeks site plan approval for a commercial development on approximately 7.5 acres.

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

- >Staff Report – Keith Covington
- >Applicant Report – Bradley Flowers of Flowers and White Engineering, LLC.
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

Old Business:

Reports:

Planning Director – Keith Covington
Town Council – Mayor Stone

Other Business:

Adjourn