

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

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

Consideration of Minutes from the December 13, 2021, Planning Commission Meeting

**New Business:**

**No Public Hearing Required:**

**Item 1.** Election of Officers:

- Planning Commissioning Chairman
- Planning Commissioning Secretary

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

**No Public Hearing Required:**

**Item 2.** Schedule of Meetings: 2022

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

**Public Hearing Required:**

**Item 3.** Preliminary Plat Request – Abbington at Pike Road, Plat No. 2

Case No.: SDP 22.01 – Abbington at Pike Road, Plat No. 2 – Preliminary Plat

Description: The applicant seeks Preliminary Plat approval for Abbington at Pike Road Plat No. 2; a 24-lot plat on approximately 5.87 acres.

General Location: The subject property is a continuation of the Abbington subdivision and extends off Riverdale 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/Final Plat Request – Meadowbrook, Plat No. 1 (AKA; “The Valleys Plat No.1”)  
Case No.: SDF 22.01 – Meadowbrook, Plat No. 1. – Preliminary and Final Plat  
Description: The applicant seeks Preliminary and Final Plat approval for 17 residential lots on approximately 312 acres.

General Location: The subject property is located on the south side of Mathews Road, just east of Kerington 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 5.** Zoning Change Request – Marler Station East Commercial  
Case No.: ZC 22.01 – Marler Station East Commercial – Zoning Change  
Description: The applicant seeks Zoning Change approval for a 9.5 acre parcel from Agricultural to General Business (B-2) Commercial.

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

- >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

**Old Business:**

**No Public Hearing Required:**

**Item 1.** Preliminary/Final Plat Request – Trott LLC, Plat No.1  
Case No.: SDF 21.12 – Trott LLC, Plat No.1. – Preliminary and Final Plat  
Description: The applicant seeks Preliminary and Final Plat approval for 5 commercial lots on approximately 8.23 acres.

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

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

**Reports:**

**Town Council – Mayor Stone**  
**Planning Director – Jonathan I. Smith**

**Other Business:**

**Adjourn**