



**Planning Commission
Wednesday, January 4, 2006
7:00 p.m.**

1. Call to Order/Salute to the flag
2. Roll Call
 - A. Reorganization:
 1. Chairman
 2. Vice Chairman
 3. Secretary
 - B. Set 2005 meeting dates
3. Minutes
 1. Minutes from November 2, 2005 Work Session
 2. Minutes from November 7, 2005 Regular Meeting
 3. Minutes from November 28, 2005 Work Session
 4. Minutes from December 5, 2005 Regular Meeting
4. Correspondence
5. Reports
 1. Department of Community Development – November, 2005
6. Public Comment - Anything on or off the agenda
7. Old Business:
 1. Freedom Square
 - A. PR #1306 Preliminary Land Development (TLD 3/5/06)

Proposed Preliminary Land Development approval for an 83,900 square foot Neighborhood Shopping Center and Pharmacy (consisting of a 3,500 square foot Financial Institution with drive thru, 14,700 square foot Pharmacy with drive thru, 56,000 square foot Retail, and 8,900 square foot Restaurant) to be located at the northeast corner of Haine School Road and Freedom Road in the C-1 and SP-1 zoning districts.

B. PR #1307 Conditional Use (TLD to open public hearing 4/7/06)

Proposed Conditional Use approval for a 83,900 square foot Neighborhood Shopping Center and Pharmacy (consisting of a 3,500 square foot Financial Institution with drive thru, 14,700 square foot Pharmacy with drive thru, 56,000 square foot Retail, and 8,900 square foot Restaurant) to be located at the northeast corner of Haine School Road and Freedom Road on 15.19 acres in the C-1 and SP-1 zoning districts.

C. PR #1324 Preliminary Subdivision (TLD 2/25/06)

Proposed Preliminary Subdivision approval for a four (4) lot subdivision of 15.19 acres located at the northeast corner of Haine School Road and Freedom Road on 15.19 acres in the in the C-1 and SP-1 zoning districts.

2. Mallards Landing

A. PR #1271 Preliminary and Final Land Development (TLD 5/24/06)

Proposed Preliminary and Final land development approval for a 30,000 square foot, 4 story Hotel, and 10,000 square foot Office building located along Graham School Road on 4.9 acres in the SP-1 zoning district.

B. PR #1272 Conditional Use (TLD 5/4/06 to open public hearing)

Proposed Conditional Use approval for a 30,000 square foot Hotel building located along Graham School Road on 4.9 acres in the SP-1 zoning district.

3. Freedom Commonwealth Center (to be continued to the February 6, 2006 meeting)

A. PR #1302 Preliminary and Final Land Development (TLD 2/24/06)

Proposed Preliminary and Final Land Development for a 20,000 square foot Large Retail building to include a Financial Institute with drive-thru to be located at 900 Commonwealth Drive on 3.70 acres in the SP-1 zoning district.

B. PR #1303 Conditional Use (TLD to open Public Hearing 1/28/06)

Proposed Conditional Use approval for a 20,000 square foot Large Retail building to include a Financial Institute with drive-thru to be located at 900 Commonwealth Drive on 3.70 acres in the SP-1 zoning district.

8. Old Business to be continued to the February 6, 2006 meeting:

1. Mystic Ridge

A. PR #1238 Tentative Planned Residential Development (TLD 2/3/06)

Proposed Tentative Planned Residential Development approval for forty-three (43) Single Family Residential lots along Garvin Road on approximately 48.14 acres in the R-1 zoning district.

2. Cranberry Promenade

A. PR # 1315 Preliminary Land Development (TLD 2/28/06)

Proposed Preliminary Land Development approval for a 142,500 square foot Mixed Use Center (consisting of a Large Retail, Large Land Development Use Center with a 3,100 square foot Financial Institution with Drive Thru, 31,200 square foot Business Office space, 19,700 square foot of Restaurant space, and 88,500 square foot of Retail space) on 19.33 acres to be located at Ogle View Road and Route 19 in the MU zoning district.

B. PR # 1276 Conditional Use (TLD to open public hearing 1/27/06)

Proposed Conditional Use approval for the overall 142,500 square foot Mixed Use Center and two Drive Thru uses consisting of a 3,100 square foot Financial Institution with Drive Thru and a 15,000 square foot Pharmacy with Drive Thru to be located at Ogle View Road and Route 19 on 19.33 acres in the MU-1 zoning district.

3. Warren C. Sauers Company, Inc.

A. PR #1316 Preliminary and Final Land Development (TLD 3/5/06)

Preliminary and Final Land Development approval for a 1,579 square foot Ancillary office building for the existing Nonconforming Use, Truck Terminal located at 2601 Rochester Road in the SU-1 zoning district.

9. New Business:

1. Elite Dance by Damian, Inc.

A. PR #1325 Conditional use (TLD to open public hearing 2/3/06)

Proposed Conditional Use approval for a 2,464 square foot second floor Commercial and Private Recreation facility to be located at 20273 Route 19 (Piazza Plaza) in the C-3 zoning district.

2. Wain Farms

A. PR #1326 Tentative Planned Residential Development (TLD to open public hearing 1/29/06)

Proposed Tentative Planned Residential Development approval for 87 single family residential lots to be located at Powell Road and Darlington Road in the R-2 Zoning District.

10. Rezoning:

11. Conceptual Plan Review:

A. Walden Pond III

B. Dove Canyon

C. 250/260 Cranberry Business Park

D. Advance Auto Parts

12. Planning Initiatives:

13. **Ordinances:**

14. **Presentations/Discussion:**

15. **Adjournment:**

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