



**Planning Commission  
Monday, June 5, 2006  
7:00 p.m.**

- **Call to Order/Salute to the flag**
- **Roll Call**
- 1. **Minutes**
  1. **Minutes from April 24, 2006 Work Shop Meeting**
  2. **Minutes from May 1, 2006 Regular Meeting**
- 2. **Correspondence**
- 3. **Reports**
  1. **Department of Community Development – April, 2006**
- **Public Comment - Anything on or off the agenda**
- 4. **Old Business:**
  1. **Yott Properties LLC**
    - A. **PR #1339 Lot Line Revision (TLD 7/7/06)**

Proposed Lot Line consolidation of two (2) lots totaling approximately 1.39 acres located at 9133 Marshall Road in the SP-1 zoning district.
    - B. **PR #1340 Preliminary and Final Land Development (TLD 7/7/06)**

Proposed Preliminary and Final Land Development approval for an 11,200 square foot Business Office/Warehouse located at 9133 Marshall Road in the SP-1 zoning district.
  2. **Ehrman Farms**
    - A. **PR #1341 Final Phase VI Planned Residential Development (TLD 8/8/06)**

Final Planned Residential Development approval for twenty-nine (29) single family residential lots located along Ehrman Road on 25.1 acres in the PRD zoning district.

3. **Longhorn Steakhouse**

A. **PR #1342 Preliminary and Final Land Development (TLD 7/7/06)**

Proposed Preliminary and Final Land Development approval for a 5,627 square foot Restaurant located on 2.26 acres at 1679 Route 228 in the C-3 zoning district.

4. **Freedom Square**

A. **PR #1346 Final Subdivision (TLD 7/22/06)**

Proposed Final 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 C-1 and SP-1 zoning districts.

B. **PR #1347 Final Land Development (TLD 8/4/06)**

Proposed Final Land Development approval for a 43,746 square foot Neighborhood Shopping Center and Pharmacy (consisting of 12,993 square foot Pharmacy with drive thru and 30,753 square foot of Retail space) to be located at 1181, 1183, 1185, 1187, 1189 Freedom Road in the C-1 zoning district.

5. **Old Business to be continued to the June 26, 2006 meeting.**

1. **Mystic Ridge**

A. **PR #1238 Tentative Planned Residential Development (TLD 8/4/06 to open public hearing)**

Proposed Tentative Planned Residential Development application for a forty-three (43) lot Single Family Residential development located along both sides of Garvin Road on approximately 48.14 acres in the R-1 zoning district.

2. **Santa Property**

A. **PR #1350 Preliminary and Final Land Development (TLD 8/4/06)**

Proposed Preliminary and Final Land Development approval for a 12,000 square foot Neighborhood Shopping Center, Small Retail, Business/Professional Office building to be located on 2.18 acres in the SP-1 zoning district.

B. **PR #1351 Conditional Use (TLD to open public hearing 8/4/06)**

Proposed Conditional Use approval for a 12,000 square foot Neighborhood Shopping Center, Small Retail, Business/Professional Office building to be located on 2.18 acres in the SP-1 zoning district.

**6. New Business:**

**1. St. Kilian Parish**

**A. PR #1352 Final Land Development (TLD 7/22/06)**

Proposed Phase I Final Land Development approval for a 79,623 square foot Religious Establishment consisting of a 16,124 square foot temporary Church/future gymnasium, 17,539 square foot parish hall/cafeteria and a 45,960 square foot school building to be located at 7076 Franklin Road in the R-1 zoning district.

**2. Progress Place**

**A. PR#1348 Lot Line Revision (TLD 7/22/06)**

Proposed Lot Line Revision approval for 6.077 acres located at 11 Progress Avenue in the TLI zoning district.

**B. PR #1349 Preliminary and Final Land Development (TLD 7/22/06)**

Proposed Preliminary and Final Land Development approval to permit the expansion and reconfiguration of an existing parking area to accommodate a change in use from a Commercial Motor Vehicle Repair to a 41,992 square foot Medical/General Office Building located at 11 Progress Avenue in the TLI zoning district.

**3. Wain Farms**

**A. PR # 1354 Revised Tentative Planned Residential Development (TLD to open public hearing 7/6/06)**

Proposed Revised 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.

**4. Brush Creek Commons II**

**A. PR #1353 Preliminary and Final Land Development (TLD 8/27/06)**

Proposed Preliminary and Final Land Development approval for a 36,000 square foot Business/Professional Office Building to be located at 125 Emeryville Drive in the SU-1 Zoning District.

**7. Rezoning:**

**8. Conceptual Plan Review:**

**9. Planning Initiatives:**

**10. Ordinances:**

**11. Presentations/Discussion:**

**1. Route 228**

**2. June 26, 2006 – July 3, 2006 meetings**

**12. Adjournment:**

I:\Boards Commissions and Committees\Planning Comission\Agenda\6-5-06.agenda.doc