



**Planning Commission
Wednesday, November 8, 2006
7:00 p.m.**

- **Call to Order/Salute to the flag**
- **Roll Call**
- 1. **Minutes**
 - 1. **Minutes from September 25, 2006 Workshop Meeting**
 - 2. **Minutes from October 2, 2006 Regular Meeting**
- 2. **Correspondence**
- 3. **Reports**
 - 1. **Department of Community Development – September, 2006**
 - 2. **Third Quarter 2006 Unbuilt Unit Report**
- **Public Comment - Anything on or off the agenda**
- 4. **Old Business:**
 - 1. **Redmond Place**
 - A. **PR #30430 Tentative Planned Residential Development (TLD 2/2/07 to open public hearing)**

Tentative Planned Residential Development application for a seventeen (17) lot duplex dwelling and Single Family Residential development located at the intersection of Peters Road and Rowan Road on approximately 12.85 acres in the R-2 zoning district.
 - 2. **Rowan Towers II**
 - A. **PR #30426 Preliminary/Final Subdivision (TLD 12/23/06)**

Preliminary/Final Subdivision application for a two (2) lot subdivision located at 8050/8054 Rowan Road in the SP-1 zoning district.

B. PR #30427 Revised Preliminary Land Development (TLD 12/23/06)

Revised Preliminary Land Development approval for the Rowan Towers Development consisting of two buildings: an existing six (6) story 53,016 square foot Office building and a proposed six (6) story, 71,286 square foot Professional/Business Office Building to be located at 8050 and 8054 Rowan Road in the SP-1 zoning district.

C. PR #30428 Conditional Use (TLD to open public hearing 12/8/06)

Conditional Use approval for a revised Large Land Development or Use Center at 8050/8054 Rowan Road in the SP-1 zoning district.

D. PR #30429 Final Land Development (TLD 12/23/06)

Final Land Development approval for a six (6) story, 71,286 square foot Professional/Business Office Building to be located at 8054 Rowan Road in the SP-1 zoning district.

3. Santa Property

A. PR #1350 Preliminary and Final Land Development (TLD 2/2/07)

Proposed Preliminary and Final Land Development approval for a 12,000 square foot Small Retail, Business/Professional Office and 8,000 square foot Day Care Facility building to be located on 2.18 acres in the SP-1 zoning district.

B. PR #1351 Conditional Use (TLD to open public hearing 2/2/07)

Proposed Conditional Use approval for an 8,000 square foot Day Care Facility to be located on 2.18 acres in the SP-1 zoning district.

5. Old Business to be continued to the December 4, 2006 meeting.

1. Mystic Ridge

A. PR #1238 Tentative Planned Residential Development (TLD 2/2/07 to open public hearing)

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. Franklin Crossing

A. PR #30431 Tentative Planned Residential Development (TLD 2/2/07 to open public hearing)

Tentative Planned Residential Development application for a fifty-eight (58) lot Single Family Residential development located at the intersection of Franklin Road and Goehring Road on approximately 43.96 acres in the R-2 zoning district.

6. New Business:

1. Belle Vue Park

A. PR #30433 Tentative Planned Residential Development (TLD 12/9/06 to open public hearing)

Proposed Tentative Planned Residential Development approval for a Traditional Neighborhood Development (TND) totaling 293 residential units consisting of 108 multi-family units, 81 townhouse units, and 104 single family residential lots along located on 121 acres along Rochester Road in the SP-1/TND Overlay zoning districts.

7. Rezoning:

8. Conceptual Plan Review:

9. Planning Initiatives:

1. Franklin Road/Route 228 zoning discussion

10. Ordinances:

11. Presentations/Discussion:

1. 2006 meeting dates

12. Adjournment: