



**Planning Advisory Commission
Regular Meeting
Monday, July 29, 2024
6:00 PM**

Call to Order

- 1 Salute to the Flag
- 2 Roll Call

Minutes

- 1 Minutes of June 24, 2024 Regular Meeting

Reports

- 1 Planning & Development Services Monthly Report - June, 2024

Public Comment (Any item not on the agenda)

1

New Business

- 1 PR #COND-24-7 - Industry Coffee - Conditional Use (TLD to open public hearing 9/5/24)

Consider a Conditional Use application for a 3,000 square foot Drive-Thru Use within an existing multi tenant building (S & T Commons) located at 900 Commonwealth Drive, Suite 100 in the SP-1 zoning district.

- 2 PR #PRD-24-4 - Ridge at Pinebrook PRD - Final Planned Residential Development (TLD 9/11/24)

Consider a Planned Residential Development application for a one phase, thirty-two (32) single family residential lot development located along Pinebrook Drive on approximately 28 acres in the R-1 zoning district.

- 3 PR #SUB-24-11 - Graham Subdivision - Prelim & Final Subdivision (TLD 10/26/24)

Consider a Preliminary and Final Subdivision application for a four (4) lot subdivision totaling approximately 55.4 acres located along Graham School Road in the R-1 zoning district.

- 4 PR #LD-24-13 - Graham Master Plan Planned Neighborhood - Preliminary Land Development (TLD 10/26/24)

Consider an application for Preliminary Land Development for a six (6) phase, 416 residential unit Planned Neighborhood Development to be located off Glen Eden Road/Unionville Road on approximately 95.8 acres in the PN zoning district.

- 5 PR #COND-24-8 - Graham Master Plan Planned Neighborhood - Conditional Use (TLD to open public hearing 9/5/24)

Consider a Conditional Use application for a six (6) phase Planned Neighborhood Development consisting of 416 residential units be located off Glen Eden Road/Unionville Road on approximately 95.8 acres in the PN zoning district.

Conceptual Plan Review

- 1 Meeder Main Street
- 2 Phoenix Landing

BOS, EAC and Neighborhood Forum Update

- 1 Board of Supervisors Update
- 2 Environmental Advisory Committee Update
- 3 Neighborhood Forum Update

Items of Interest

- 1 Presentation

Other Business

- 1

Adjournment

- 1 Motion to adjourn

**Please contact Planning & Development Services at 724-776-4806, extension 1104, if you have any ADA-related special needs.*