

**PLANNING COMMISSION  
AGENDA**

**November 16, 2005**

**7:30 PM**

1. Call to order
2. Public Hearing
  - A. **Dean Collier, LLC/616, LLC request a re-zoning from A-1, Agriculture, to SR, Senior Residential, on a 46.76 acre tract and a 2.00 acre tract located on Carpenters Mill Road and identified on County Tax Maps as 60-(A)-42 & 42A. (RZ#05-165)**
  - B. **Harold & Katie Phillips request a re-zoning from B-2 to B-3, Business, on 13.76 acres located in Ruckersville on Seminole Trail identified on County Tax Maps as 60C-(12)-A & A2. (RZ#05-168)**
  - C. **Shelter Development, LLC/Frederick & Kathryn Benzinger request a re-zoning from R-1 to R-2, Residential, on approximately 7.5 acres of a 14.70 acre tract located in Ruckersville on Matthew Mill Road identified on County Tax Maps as 66-(A)-20. (RZ#05-169)**
  - D. **Shelter Development, LLC/Frederick & Kathryn Benzinger request a special use permit for affordable garden apartments on approximately 7.5 acres of a 14.70 acre tract, which is zoned R-1, Residential, pending R-2 Residential, approval, located on Matthew Mill Road and identified on County Tax Maps as 66-(A)-20. (SUP#05-738)**
3. Old/New Business
  - A. **Deer Field, LC/The Carrington Company/ Frank A. Thomas, III, Esq./Shadrach, LLC/Artery Development Company, LLC request a re-zoning from B-1, B-2, & B-3, Business, and R-2, Residential, to Planned Unit Development, PUD, on portions or all of a 40.00 acre tract, a 6.72acre tract, a 1.04 acre tract, and a 1.07 acre tract located on Seminole Trail/Cedar Grove Road/Buck Drive and identified on County Tax Maps as 66-(A)-6, 6B, 6C, & 8B. (RZ#05-164)**

- B. **J6 Developers, LLC/Francis & Pearl Eways request a re-zoning from R-1 to PUD (Planned Unit Development) on a 13.16 acre tract and a 13.25 acre tract located on Spotswood Trail and Moore Road and identified on County Tax Maps as 60-(10)- 1, 1A, 3, 4, 5, 6, 6A, 7, 8, & 9 and 60-(A)-34 . (RZ#05-160)**
4. Preliminary Plat Review
    - **Wexford Subdivision**
    - **Stoneridge**
  5. Approval of Minutes
  6. Other Planning Matters
    - **Time-based Zoning**
  7. Adjournment