

**AGENDA
ZONING COMMITTEE MEETING**

**December 5, 2024
1:30 p.m., Phoenix Building, 3rd Floor Conference Room**

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-24-00018: TRANSY PROPERTY OWNERS, LLC** – a petition for a zone map amendment from a Neighborhood Business (B-1), Highway Service Business (B-3), Interchange Service Business (B-5P) and Mixed Low Density Residential (R-2) Zones to a Mixed Low Density Residential (R-2), Planned Neighborhood Residential (R-3) & Medium Density Residential (R-4) Zones, for 12.49 net (20.09 gross) acres for properties located at 475 & 495 Haggard Lane and 450 Radcliffe Road. The applicant is seeking a variance to reduce the required front yard setback for a group residential project from twenty (20) feet to ten (10) feet.

PLN-MJDP-24-00093: MARLBORO MANOR SUBDIVISION, LEXINGTON MOTEL (BLAIR PROPERTY, KOPPUS & HART PROPERTY) (TRANSY HAGGARD APARTMENTS)

II. NEW ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-24-00009: REGULATING SHORT TERM RENTALS WITHIN THE AGRICULTURAL ZONES** – a text amendment to update Articles 3 and 8 to regulate short-term rentals within the agricultural zones.

III. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-22-00016: REALTY UNLIMITED BLUEGRASS, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Townhouse Residential (R-1T) zone, for 2.13 net (2.80 gross) acres for property located at 940 Higbee Mill Road. The applicant is requesting a variance to reduce the required side yard where the property adjoins Single Family Residential (R-1C) zoning from eight (8) feet to five (5) feet and to reduce the required side yard where the property adjoins Single Family Residential (R-1D) zoning from ten (10) feet to three (3) feet. Additionally, the applicant is requesting a variance to the perimeter property landscape buffer from fifteen (15) feet to three (3) feet where the property adjoins single-family residential zoning and a variance to increase the maximum amount of paving permitted in the required front yard area from 60% to 68%.

PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11

- b. **PLN-MAR-24-00017: ROSE HOLDINGS-LEXINGTON, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1A) zone to a Planned Neighborhood Residential (R-3) zone, for 11.587 net (11.92 gross) acres for property located at 1899 Parkers Mill Road.

PLN-MJDP-24-00081: LANE ALLEN PARK, LOTS 2 AND 3

IV. POSTPONED ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-24-00006: REVISIONS TO ARTICLE 23A-10 FOR THE ECONOMIC DEVELOPMENT (ED) ZONE** – a text amendment to modify the Economic Development (ED) zone.

V. STAFF ITEMS

VI. NEXT MEETING DATE - Thursday, January 9, 2024, 1:30 p.m.

VII. ADJOURNMENT