

**AGENDA
ZONING COMMITTEE MEETING**

**September 4, 2025
1:30 p.m., Phoenix Building, 3rd Floor Conference Room**

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-25-00012: GIBSON, TAYLOR, THOMPSON** – a petition for an amendment to the Montclair Neighborhood Design (ND-1) Overlay zone in the Single Family Residential (R-1C) zone to increase the maximum depth of a building from 55 feet to 82 feet at 1234 Scoville Road.
- b. **PLN-MAR-25-00013: SCOTTY BAESLER** – a petition for a zone map amendment from Agricultural- Rural (A-R) zone to a Medium Density (R-4) zone and a Light Industrial (I-1) for 65.69 net (73.72 gross) acres for properties located at 200, 201, 250, 251, & 301 Canebrake Drive.

PLN-MJDP-25-00050: CANEBRAKE SUBDIVISION, UNIT 1

- c. **PLN-MAR-25-00014: CS ACQUISITION VEHICLE, LLC** – a petition for a zone map amendment from a Medium Density (R-4) zone to a Downtown Frame Business (B-2A) zone for 2.003 net (2.716 gross) acres for properties located at 251-273 Maxwell St (odd #s) 256-271 Kalmia Ave. (even #s).

PLN-MJDP-25-00051: LYNDBURST SUBDIVISION, BLOCK C (THE HUB ON EAST MAXWELL)

II. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-25-00010: WAR ADMIRAL PLACE, LLC** – a petition for a zone map amendment from a Commercial Center (B-6P) zone with conditional zoning restrictions to a Commercial Center (B-6P) zone with modified conditional zoning restrictions for 56.27 net (71.45 gross) acres for properties located at 2300-2350 Grey Lag Way; 2320 and 2344 Elkhorn Road; and 2200-2277 War Admiral Way.

PLN-MJDP-25-00039: HAMBURG PLACE B-5P & B-6P HIGHWAY COMMERCIAL AREA (AMD)

III. NEW ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-25-00007: AMENDMENT TO MANUFACTURED HOUSING REGULATIONS** – a text amendment to update the regulations defining manufactured housing in compliance with House Bill 160.

IV. STAFF ITEMS

V. NEXT MEETING DATE - Thursday, October 2, 2025, 1:30 p.m.

VI. ADJOURNMENT