

AGENDA
ZONING COMMITTEE MEETING
December 4, 2025
1:30 p.m., Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-25-00017: LEGACY TRAIL, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Corridor Business (B-3) zone for 12.64 net (13.77 gross) acres for property located at 1170 Newtown Pike.

PLN-MJDP-25-00056: LEXMARK INTERNATIONAL CORPORATION, LOT 1 (LEGACY TRAIL, LLC PROPERTY)

- b. **PLN-MAR-25-00022: SUBTEXT ACQUISITIONS, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1E) zone and Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone for 0.51 net (0.61 gross) acres for property located at 118 Montmullin Street, 121 & 123 Prall Street, and a portion of 545-549, and 553 S. Limestone.

PLN-MJDP-25-00068: HAZEN PROPERTY, MONTMULLIN STREET SUBDIVISION (EVER LEXINGTON)

- c. **PLN-MAR-25-00023: ANDERSON VILLAGE AT GREAT ACRES, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Corridor Business (B-3) zone for 0.658 net (0.885 gross) acres for property located at 2788 Ruby River Drive (a portion of).

PLN-MJDP-25-00071: GREATHOUSE PROPERTY (THE VILLAGE AT GREAT ACRES, LOT 9) (AMD)

II. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-25-00015: BALL HOMES, INC.** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential (EAR-2) zone for 12.35 net (12.54 gross) acres for property located at 451 Chilesburg Road.

PLN-MJDP-25-00056: SHUCK & TUCKER PROPERTY

- b. **PLN-MAR-25-00018: DAILEY HOMES, LLC** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Mixed Low Density Residential (R-2) zone for 3.267 net (3.488 gross) acres for property located at 2914 Clays Mill Road.

PLN-MJDP-25-00065: SAMUEL H BRYAN, TRACT 8 (CARNES PROPERTY)

- c. **PLN-MAR-25-00019: ANDERSON MIDTOWN APARTMENTS, LLC** – a petition for a zone map amendment from Planned Neighborhood Residential (R-3) zone to a Medium Density Residential (R-4) zone for 0.585 net (0.793 gross) acres for property located at 401 Woodland Avenue. In addition to the rezoning request, the applicant requests variances to 1) reduce the vehicle use area (VUA) screening from 8 feet to 5 feet and 2) reduce required property perimeter landscape buffer (zone-to-zone) from 15 feet to 5 feet.

PLN-MJDP-25-00066: AYLESFORD ADDITION, BLOCK 5, LOT 1-3 (WOODLAND VILLAGE)

III. POSTPONED ITEMS – ZONING 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.

IV. STAFF ITEMS

- a. **DOWNTOWN MASTER PLAN UPDATE** – the Division of Planning will provide a brief update on progress regarding the Downtown Master Plan planning process.

V. NEXT MEETING DATE - Thursday, January 15, 2026, 1:30 p.m.

VI. ADJOURNMENT