

AGENDA
ZONING COMMITTEE MEETING
March 5, 2026
1:30 p.m., Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-26-00002: HILLPOINTE, LLC** – a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Medium Density Residential (R-4) zone for 38.998 net (39.148 gross) acres for property located at 3515 Richmond Road (a portion of).

PLN-MJDP-26-00012: WHITE FARM

- b. **PLN-MAR-26-00003: 4184 TODDS LLC** – a petition for a zone map amendment from an Expansion Area Residential-1 (EAR-1) zone and Agricultural Rural (A-R) zone to an Expansion Area Residential-2 (EAR-2) zone and Medium Density Residential (R-4) zone for 2.33 net (2.77 gross) acres for property located at 4184 Todds Road.

PLN-MJDP-26-00007: CROSSROADS CHURCH (LOT 3)

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-25-00017: 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. In addition to the rezoning request above, the applicant requests a variance to reduce the minimum space required between automobile service stations along the same street frontage from 1,000' to 200'.

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

- c. **PLN-MAR-26-00001: KENNETH V LITTRELL** – a petition for a zone map amendment to revise conditional zoning restrictions for property zoned Corridor Business (B-3) for 1.16 net (1.88 gross) acres and located at 532 & 550. S. Broadway and 658 Plunkett Street.

PLN-MJDP-26-00003: CLEAN SWEEP CAR WASH (JULIAS SPEYERS PROPERTY) (AMD)

III. 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.

IV. STAFF ITEMS

V. NEXT MEETING DATE - Thursday, April 3, 2026 1:30 p.m.

VI. ADJOURNMENT