

AGENDA
ZONING COMMITTEE MEETING
April 2, 2026
1:30 p.m., Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-26-00005: ANDERSON ANDOVER COUNTRY CLUB, LLC** – a petition for a zone map amendment from a Townhouse Residential (R-1T) zone to a Neighborhood Business (B-1) zone for 0.368 net (0.397 gross) acres for property located at 3433 Country Club Drive.

PLN-MJDP-26-00015: LOCHMERE TRACT 4-B (A PORTION OF) (ANDOVER CLUB)

- b. **PLN-MAR-26-00006: BOARD OF TRUSTEES CLAYS MILL BAPTIST CHURCH** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Medium Density Residential (R-4) zone for 5.33 net (5.58 gross) acres for property located at 3000 Clays Mill Road. In addition to the rezoning request, the applicant is requesting a conditional use permit for a place of religious assembly and childcare center accessory to a place of religious assembly and a variance to reduce the landscape and buffer from 8 feet to 1.7 feet.

PLN-MJDP-26-00016: CLAYS MILL BAPTIST CHURCH

- c. **PLN-MAR-26-00007: BREAD AND ROSES, LLC** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.6049 net (0.6436 gross) acres for property located at 456 East High Street. In addition to the rezoning request, the applicant is requesting variances to 1.) reduce the width of the required landscape buffer area from 15 feet to 4.4 feet along the western (rear) property line and 2.) eliminate the required six-foot fence along the rear property line.

PLN-MJDP-26-00020: BREAD AND ROSES, LLC PROPERTY

- d. **PLN-MAR-26-00008: SOUTH PRODWAY PROJECT OWNER, LLC** – a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone for 5.089 net (5.406 gross) acres for property located at 1021, 1055, 1057, and 1059-1069 S. Broadway.

PLN-MJDP-26-00021: PARKER TOBACCO CO. INC. (THE DEAN LEXINGTON)

II. POSTPONED ITEMS – ZONING MAP AMENDMENTS

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, May 7, 2026 1:30 p.m.

VI. ADJOURNMENT