

AGENDA
ZONING COMMITTEE MEETING
May 7, 2026
1:30 p.m., Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-26-00004: MT. LAUREL LANDS COMPANY** – a petition for a zone map amendment from a Single Family Residential (R-1B) zone to a Wholesale and Warehouse Business (B-4) zone for 1.12 net (2.62 gross) acres for property located at 2137 Old Paris Road.

PLN-MJDP-26-00024: MT. LAUREL LANDS COMPANY, LLC

- b. **PLN-MAR-26-00009: EDWARD McGHEE** – a petition for a zone map amendment from Single Family Residential (R-1C and R-1D) zones to a Medium Density Residential (R-4) zone for 9.417 net (11.121 gross) acres for property located at 4865 Tates Creek Road and 4720 Saron Drive.

PLN-MJDP-26-00025: TOM COLLINS FARM (McGHEE PROPERTY)

- c. **PLN-MAR-26-00010: LCD ACQUISITIONS, LLC** – a petition for a zone map amendment from a Light Industrial (I-1) and a Wholesale and Warehouse Business (B-4) zone to a Corridor Node (C-N) zone for 4.355 net (7.423 gross) acres for property located at 416, 422-424, 430-436, 442, and 451 Chair Avenue; 441 Hayman Avenue; and 633 S. Broadway.

PLN-MJDP-26-00029: J FORBING AND SON'S & HAYMAN SUBDIVISION (THE STANDARD AT LEXINGTON)

- d. **PLN-MAR-26-00011: FOX SOUTH, LLC** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone for 0.684 net (1.090 gross) acres for property located at 500 Southland Drive. In addition to the rezoning request, the applicant is seeking variances to increase the maximum front yard from 20' to 50', reduce the vehicular use area perimeter buffer from 8' to 0', reduce the interior landscaping for a vehicular use area from 10% to 0%, and reduce the interior vehicular use area tree canopy from 30% to 0%. The applicant also intends to request approval of a waiver to allow vehicular use area in the front yard.

PLN-MJDP-26-00033: ROSEMILL SUBDIVISION UNIT NO. 2 (PAIVA PROPERTY)

- e. **PLN-MAR-26-00012: RAK PROPERTIES LEXINGTON, LLC** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Medium Density Residential (R-4) zone for 4.724 net (4.724 gross) acres for property located at 2501 Sir Barton Way.

PLN-MJDP-26-00032: HAMBURG PLACE FARM SIR BARTON WAY OFFICE PARK PHASE 2 LOT 9 (SIR BARTON WAY APARTMENTS)

II. NEW ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-26-00003: ACCESSORY USES TO HORSE RACE TRACK** – a text amendment to modify Section 8-1(d)(1) of the Zoning Ordinance to allow for the retail sale of alcoholic beverages accessory to a horse race track.

III. POSTPONED ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-26-00008: SOUTH BROADWAY 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, 1057, and 1059-1069 S Broadway.

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

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, June 4, 2026 1:30 p.m.

VII. ADJOURNMENT