

AGENDA
ZONING COMMITTEE MEETING
August 6, 2026
1:30 p.m. ET (12:30 p.m. CT), Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS

- a. **PLN-MAR-26-00015: COWGILL DEVELOPMENT, LLC** – a petition for a zone map amendment from a Professional Office (P-1) zone to a Downtown Frame Business (B-2A) zone for 0.509 (0.595 gross) acres for property located at 512 and 518 E Main Street.

PLN-MJDP-26-00055: JOHN AND EDNA COLLINS PROPERTY AND BENNET VAUGHN DEVELOPMENT (THE LEXINGTONIAN)

VARIANCE:

1. Reduce the vehicular use area perimeter buffer from 8 feet to 0 feet.
2. Reduce the property perimeter buffer from 15 feet to 1.5 feet adjacent to 113 Kentucky Avenue, Units A and B.

PLN-WAV-26-00023: eliminate required cross-access connection between vehicular use areas in association with PLN-MJDP-26-00055 for property located at 512 and 518 E Main Street.

- b. **PLN-MAR-26-00016: OK GENTRY, LLC** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone and Interchange Service Business (B-5P) zone to a Corridor Business (B-3) zone for 44.80 net (49.99 gross) acres for property located at 5530, 5560, 5600, and a portion of 5660 Athens Boonesboro Road.

PLN-MJDP-26-00057: BEASLER ET. AL. AND WALNUT HILL MANOR

- c. **PLN-MAR-26-00017: BALL HOMES, LLC** – a petition for a zone map amendment from a Agricultural Rural (A-R) zone to a Medium Density Residential (R-4) zone for 37.15 net (40.88 gross) acres for property located at 5085 Athens Boonesboro Road (a portion of).

PLN-MJDP-26-00056: ENCORE PARTNERS, LLC PROPERTY

- d. **PLN-MAR-26-00018: ANDERSON COMMUNITIES, LLC** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) and Medium Density Residential (R-4) zone for 123.13 net (136.01 gross) acres for property located at 4200 Todds Road.

PLN-MJDP-26-00058: GERMOND PROPERTY (ANDOVER COMMONS)

II. POSTPONED 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-26-00008: 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)

- c. **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)

- d. **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 3.940 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)

PLN-WAV-26-00014: - Lot frontage and access provisions under Article 6-4(c) of the Subdivision Regulations and approval of the use of the existing access easement under Article 6-8(m) of the Subdivision Regulations in association with PLN-MJDP-26-00032, for property at 2501 Sir Barton Way.

III. POSTPONED ITEMS – ZONING ORDINANCE TEXT AMENDMENTS

- a. **PLN-ZOTA-26-00007: ATTENDED DONATION CENTER REGULATIONS** – a text amendment to amend article 1-11 to add a new definition for attended donation centers, and to allow the use as a principal use in the B-3, B-4, B-6P, and PUD-3 zones, and as a conditional use in the B-1 zone.

IV. STAFF ITEMS

V. NEXT MEETING DATE - Thursday, September 3, 2026 1:30 p.m. ET (12:30 p.m. CT)

VI. ADJOURNMENT