

AGENDA
ZONING COMMITTEE MEETING
January 8, 2026
1:30 p.m., Phoenix Building, 3rd Floor Conference Room

I. NEW ITEMS – ZONING MAP AMENDMENTS - None at this time.

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-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)

- d. **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)

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

- V. NEXT MEETING DATE - Thursday, February 5, 2026, 1:30 p.m.**

VI. ADJOURNMENT