

**AGENDA  
SPECIAL ZONING COMMITTEE MEETING**

**June 4, 2020  
1:30 p.m., Video Teleconference**

[www.zoom.us/join](http://www.zoom.us/join)  
Webinar ID: 986 4648 8138  
Password: 938592  
PH# +1 929 436 2866

**I. POSTPONED ITEMS – ZONING MAP AND ZONING ORDINANCE TEXT AMENDMENTS**

- a. **PLN-MAR-20-00001: SCHILLING PROPERTIES** - a petition for a zone map amendment from a Single Family Residential (R-1D) zone to a Neighborhood Business (B-1) zone, for 0.061 net (0.095 gross) acre, for property located at 706 Aurora Avenue.

PLN-MJDP-20-00003: MORNINGSIDE ADDITION (BLUE DOOR SMOKEHOUSE EXPANSION)

- b. **PLN-MAR-20-00002: JUBY, LLC** - a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Light Industrial (I-1) zone, for 37.87 net (40.82 gross) acres, from a Professional Office (P-1) zone to a Neighborhood Business (B-1) zone, for 7.98 net (9.12 gross) acres, from an Agricultural Rural (A-R) zone to a Neighborhood Business (B-1) zone, for 1.69 gross acre, and from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone, for 0.82 gross acre, for properties located at 2501 and 2701 Spurr Road, and 2710 Sullivans Trace.

PLN-MJDP-20-00001: RAMSEY SULLIVAN PROPERTY (FKA BELMONT INDUSTRIAL PARK TRACT 1)

- c. **PLN-MAR-20-00003: EDWARD MCGHEE** - a petition for a zone map amendment from a Single Family Residential (R-1C) zone to a Planned Neighborhood Residential (R-3) zone, for 9.009 net (9.526 gross) acres, from a Single Family Residential (R-1D) zone to a Planned Neighborhood Residential (R-3) zone (ROW), for 0.00 net (1.081 gross) acre, for property located at 4865 Tates Creek Road.

PLN-MJDP-20-00005: TOM COLLINS FARM (MCGHEE PROPERTY)

- d. **PLN-MAR-20-00004: CENTENNIAL AMERICAN PROPERTIES** - a petition for a zone map amendment from a Neighborhood Business (B-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.6 net (0.69 gross) acre, from a Light Industrial (I-1) zone to a Wholesale and Warehouse Business (B-4) zone, for 0.466 net (0.482 gross) acre, and from an Planned Neighborhood Residential (R-3) zone to a Wholesale and Warehouse Business (B-4) zone (ROW), for 0.000 net and (0.038 gross) acre, for properties located at 132 and 148 Louie Place.

PLN-MJDP-20-00007: SHARKEY PROPERTY UNIT 1 LOT 10A & A PORTION OF UNIT 4 SEC 2 (AMD)

- e. **ZOTA 2020-1: ARTICLE 23 – REALLOCATION OF EXACTION CREDITS** – petition for a Zoning Ordinance text amendment to update Article 23C-7(c) of the Zoning Ordinance to clarify the application and reallocation of exaction credits in the Expansion Areas of the Urban County.

- f. **ZOTA 2020-2: ARTICLE 8 – FLOOR AREA RATIO (FAR) UPDATES FOR R-3, R-4, AND R-5 ZONES** – petition for a Zoning Ordinance text amendment to update Article 8 to modify the allowable Floor Area Ratio (FAR) and Lot Coverage in the Planned Neighborhood Residential (R-3), High Density Apartment (R-4) and High Rise Apartment (R-5) zones.

**II. NEW ITEMS – ZONING MAP AMENDMENTS**

- a. **PLN-MAR-20-00005: CENTENNIAL AMERICAN PROPERTIES** - a petition for a zone map amendment from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 1.744 net (2.745 gross) acres, for property located at 1540 Eastland Parkway (a portion of).

PLN-MJDP-20-00014: EASTLAND PARKWAY SUBDIVISION TRACT 1 BLK B LOT 3

- b. **PLN-MAR-20-00006: MVO ACQUISITIONS, LLC** - a petition for a zone map amendment from a Highway Service Business (B-3) zone to a High Density Apartment (R-4) zone, for 8.163 net (8.727 gross) acres,

and from a Professional Office (P-1) zone to a High Density Apartment (R-4) zone, for 0.027 net (1.352 gross) acre, for property located at 2679 Leestown Road (a portion of).

PLN-MJDP-20-00011: MASTERSON STATION CENTER (CITATION VILLAGE)(CITATION FLATS)(AMD)

- c. **PLN-MAR-20-00007: ANDERSON COMMUNITIES, INC.** - a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a High Density Apartment (R-4) zone, for 8.62 net and gross acres, for property located at 3330 Todds Road (a portion of).

PLN-MJDP-20-00020: BAPTIST CHURCH AT ANDOVER PROPERTY

- d. **PLN-MAR-20-00008: CENTENNIAL AMERICAN PROPERTIES** - a petition for a zone map amendment from a Highway Service Business (B-3) zone to a Wholesale and Warehouse Business (B-4) zone, for 2.02 net and gross acres, for property located at 109 Sand Lake (a portion of). A dimensional variance has also been requested.

PLN-MJDP-20-00021: SAND LAKE AND ESTES PROPERTIES, LOT 2, SECTION 2 (AMD)

- e. **PLN-MAR-20-00009: BLACKBURN DEVELOPMENT LLC** - a petition for a zone map amendment from a Two Family Residential (R-2) zone to a High Rise Apartment (R-5) zone, for 0.655 net (0.717 gross) acre, for property located at 325, 329, and 333 Blackburn Avenue. Two dimensional variances and a parking variance have also been requested.

PLN-MJDP-20-00019: YELLMAN'S SUBDIVISION (POWERHOUSE CHURCH OF GOD)(BLACKBURN DEVELOPMENT)

- f. **PLN-MAR-20-00010: BALL HOMES LLC** - a petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Planned Neighborhood Residential (R-3) zone, for 138.2 net (143.01 gross) acres, for property located at 2300 Sandersville Road.

PLN-MJDP-20-00027: SPRING LAKE

- g. **PLN-MAR-20-00011: GATEWAY LOFTS LEXINGTON** - a petition for a zone map amendment from a Wholesale and Warehouse Business (B-4) zone to a Neighborhood Business (B-1) zone, for 2.24 net (2.53 gross) acres, for property located at 1016-1024 S. Broadway.

PLN-MJDP-20-00028: GATEWAY LOFTS (GROGAN AND GROGAN)

III. **NEXT MEETING DATE** - Thursday, July 2, 2020, 1:30 p.m.

IV. **ADJOURNMENT**