

**AGENDA
URBAN COUNTY PLANNING COMMISSION
ZONING ITEMS PUBLIC HEARING**

August 22, 2024

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** – The minutes of the June 27, 2024 and July 25, 2024 meetings will be considered by the Planning Commission at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, August 1, 2024 at 8:30 a.m. The meeting was attended by Commission members Mike Owens, Bruce Nicol, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and Davis Filiatreau, Division of Traffic Engineering. Staff members in attendance were: Traci Wade, Daniel Crum, Cheryl Gallt, Paula Schumacher, Quinn Mullholland; Greg Lengal and Embry Beaty; Division of Fire and Emergency Services; and Tracy Jones, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) the Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

- B. **DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

1. Development Plans

- a. PLN-MJDP-23-00064: BELMONT FARM (CITATION CENTRE) (AMD) (8/8/2024)* - located at 2450 GEORGETOWN ROAD, LEXINGTON, KY

Council District: 2

Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict 66,070 square feet of commercial space and parking circulation.

Note: The Planning Commission postponed this item at the October 12, 2023, November 9, 2023, December 14, 2023, January 11, 2024, February 8, 2024, and March 14, 2024, May 9, 2024, June 13, 2024, July 11, 2024, and August 8, 2024 meetings.

The Subdivision Committee Recommended: **Postponement.** There are concerns and questions regarding access, compliance with Articles 12, 16, 18, & 20 of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of conditional zoning restrictions.
14. Correct plan title to match staff report.
15. Addition of record plat information.
16. Addition of dimensions on access points.
17. Denote construction access point.
18. Addition of street cross-section location on plan face.
19. Addition of building line setback for Huntley Place and Remington Way.
20. Denote final record plat to be recorded prior to plan certification to correct conflicts.
21. Denote review and recommendations for the Royal Springs Aquifer Recharge Area.
22. Denote plan shall comply with Georgetown Road Landscape Ordinance.
23. Provided the Planning Commission grants the requested waiver for right-in/right-out on Citation Boulevard.
24. Discuss conflict of easement and building #2.
25. Discuss Lots 8 & 9 building conflict with 50' setback.
26. Discuss access to Lot 9 relative to proposed Remington Way Access.
27. Discuss multi-modal plan per Article 12-8(h) for Final Development Plan area.
28. Discuss Minster Way construction timing.
29. Discuss "non-delineated wetland" identified on Lot 2.
30. Discuss compliance with Articles 16, 18, & 20 of the Zoning Ordinance.

- b. PLN-MJDP-24-00056: RED MILE MIXED-USE DEVELOPMENT (AMD) (9/28/24)* - located at 1101 WINBAK WAY, LEXINGTON, KY

Council District: 11

Project Contact: Vision Engineering

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Note: The purpose of this amendment is to depict a new hotel and entertainment building and revise parking circulation.

Note: The Planning Commission postponed this item at the August 8, 2024 meeting.

The Subdivision Committee Recommended: Postponement. There are questions and concerns regarding the removal of significant trees from tree protection plan on previous plan, compliance with Article 28-6 and adherence to conditional zoning restrictions.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Dimension driveways, walkways, parking spaces, drive aisles, and ingress/egress.
14. Addition of height of Building 36 in feet.
15. Label trees in tree protection areas per Article 26 of the Zoning Ordinance.
16. Addition of any proposed or existing easements.
17. Clarify proposed "entertainment" land use for Building 36.
18. Clarify site statistics totals and purpose of amendment.
19. Remove drive aisle from required landscape buffer per conditional zoning restrictions.
20. Discuss the removal of tree protection areas from previous plan.
21. Discuss compliance with Article 28-6 of the Zoning Ordinance for building features.
22. Discuss compliance with Article 28-6 for location of provided off-street parking.

V. ZONING ITEMS – The Zoning Committee met on August 1, 2024, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Larry Forester, Johnathon Davis, Robin Michler, Zach Davis, and William Wilson. Staff members present were Traci Wade, Autumn Goderwis, Daniel Crum, James Mills, Chris Taylor, Hal Baille, Boyd Sewe, Quinn Mulholland, Eve Miller, and SB Stroh; Keith Horn and Shaun Denney from the Commissioner of Planning and Preservation office.

A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)

- (b) Objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s).

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

1. FAYETTE MHC, LP ZONING MAP AMENDMENT AND SUBURBAN POINTE PARK EXPANSION DEVELOPMENT PLAN

- a. **PLN-MAR-24-00010: FAYETTE MHC, LP** – a petition for a zone map amendment from an Single Family Residential (R-1D) to Mobile Home Park (M-1P), for 16.541 net (16.754) gross acres for property located at 421 Price Road (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

This petitioner is proposing to expand the Suburban Pointe mobile home park. The proposal includes an additional 52 mobile home rental lots, which are able to accommodate up to 4-bedroom mobile homes. The proposal will bring the overall park to a total of 601 sites, for an overall density of approximately 6.6 dwelling units per acre. The applicant is proposing several new amenities, including a dog park, basketball court, and other open community green space. The existing barn on the property is proposed to be retained as a facilities/ maintenance building, and the existing farm pond re-purposed as a detention basin.

The applicant is proposing to serve the site with a private road system that will provide roadway and sidewalk connections to existing stub streets at Tibbs Lane, Dominican Drive, and St. Martin's Avenue.

The Zoning Committee Recommended: Approval.

The Staff Recommends: Approval, for the following reasons:

1. The proposed Mobile Home Park (M-1P) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request will increase the overall density of the site, which previously contained one single- family residence (Theme A, Goal #1.b).
 - b. The proposal provides housing that addresses demand from low and medium income individuals (Theme a, Goal #5.e).
 - c. The request provides for additional greenspace and new community recreational amenities (Theme A Goal#3.d).
 - d. The request provides vehicular and pedestrian connections to existing stub streets, increasing circulation options within the neighborhood and providing a safer pedestrian experience (Theme A, Goal #3.b, Theme A Goal #4.c, Theme D, Goal #1.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The internal circulation network promotes a pedestrian friendly street pattern design (Theme A, Design Policy #1 and #5).
 - b. The proposed roadway connections will make travel in the St. Martins Village neighborhood more efficient and provide improved emergency response times (Theme A, Design Policies #2 and #13).
 - c. The expansion of the existing mobile home park increases density in a manner that is consistent with the low-density residential character of the area (Theme A, Density Policy #2). F
 - d. The request provides housing opportunities for lower and medium income individuals (Theme A, Equity Policy #4).

3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan.
 - a. The proposed rezoning meets the criteria for Land Use, as the request increases density by increasing the number of dwelling units on the parcel, (A-DN2-1), and creates a safer, more accessible neighborhood through the expansion of pedestrian facilities and the connection to existing stub streets (C-LI7-1).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, as the proposed development connects existing stub streets (A-DS-13-1) to create additional connectivity for the subject property, as well as the adjoining neighborhood. The proposal provides for accessible connections to the nearby transit stop (A-DS1-2), and creates a dedicated pedestrian network that creates new connections to the local park and educational centers (A-DS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1).
 - d. The request meets the requirements for Site Design, as the request provides an increase in the neighborhood oriented recreational space and amenities (A-DS9-1, D-PL4-1), and provides connections to existing stub streets (C-LI8-1).
 - e. The request meets the criteria for Building Form, as the proposed development utilizes sidewalks and landscaping to provide a development that creates a pedestrian-friendly atmosphere (A- DS5-3).
4. This recommendation is made subject to approval and certification of PLN-MJDP 24-00043: SUBURBAN POINTE PARK EXPANSION prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

b. PLN-MJDP-24-00043: SUBURBAN POINTE PARK EXPANSION (9/1/24)* – located at 421 PRICE ROAD, LEXINGTON, KY

Council District: 2

Project Contact: Viox & Viox

Note: The purpose of this plan is to depict a mobile home park expansion in support of the requested zone change from a Single Family Residential (R-1D) zone to a Mobile Home Park (M-1P) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to M-1P; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Clarify metes and bounds of property area to be rezoned.
8. Denote Floor Area Ratio (FAR) and lot coverage per Article 21 requirements.
9. Denote minimum landscaping and screening buffer dimension of 10 feet.
10. Discuss removal of most or all of maintenance structure.
11. Discuss Placebuilder criteria.

2. BEVERLY A. CHEWNING ZONING MAP AMENDMENT AND SPRINGURST SUBDIVISION UNIT 2, LOT A (DUTCH BROS COFFEE) DEVELOPMENT PLAN

- a. **PLN-MAR-24-00011: BEVERLY A. CHEWNING** – a petition for a zone map amendment from a Single Family Residential (R-1C) to Highway Service Business (B-3), for 1.000 net (1.177 gross) acres for property located at 2090 Harrodsburg Road.

COMPREHENSIVE PLAN AND PROPOSED USE

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The petitioner proposes the rezoning of the subject properties to the Highway Service Business (B-3) zone to establish a 950 square-foot drive through coffee shop use, as well as a 6,000 square-foot commercial use. The drive through coffee shop will be served by two drive through lanes, with a third lane providing access to the commercial space to the rear of the site. The applicant is proposing cross connectivity with the parking lot/access drive of the adjoining Baptist Health medical office to the north, as well as a roadway stub into the adjoining daycare use to the south.

The Zoning Committee Recommended: **Approval.**

The Staff Recommends: **Approval**, for the following reasons:

1. The proposed Highway Service Business (AKA Corridor Business)(B-3) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives for the following reasons:
 - a. The proposal will redevelop underutilized land within the Urban Service Boundary, and will intensify the lot coverage of the property from 5% to 15% (Theme A, Goal #2.a.).
 - b. The commercial character of the proposed development matches the character of this portion of the Harrodsburg Road corridor, while keeping the scale of the operations compatible with adjoining single-family residential development (Theme A, Goal #2.b).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. At the proposed scale, the proposal is sensitive to both the adjoining commercial and single-family residential contexts (Theme A, Design Policy #4).
 - b. The retail component of the use expands opportunities for neighborhood level commercial areas (Theme A, Design Policy #12).
 - c. The proposal incorporates permeable paving within its parking areas to help mitigate the impact of its vehicular use areas. (Theme B, Sustainability Policy #4).
 - d. The proposal creates connectivity and opportunities for shared parking with the adjoining commercial development to the east (Theme C, Prosperity Policy #10).
3. The justification and corollary Preliminary Development Plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use, as the request provides for pedestrian connections to the retail and coffee shop uses from the Springhurst neighborhood (A-DN3-1), and increases the density and intensity of the use of the property (D-CO-3).
 - b. The proposed rezoning addresses the Transportation and Pedestrian Connectivity Development Criteria, includes sidewalk connections to transit (A-DS-1-2), and provides vehicular and pedestrian connectivity to the adjoining commercial uses (A-DS10-1).
 - c. The proposed rezoning meets the criteria for Environmental Sustainability and Resiliency, as the development does not impact environmentally sensitive areas (B-PR2-1), utilizes permeable paving to mitigate the impact of their vehicular use areas (B-SU401) and increases the tree canopy present on site (B-RE1-1).
 - d. The request meets the requirements for Site Design, as it is not over-parked (CPS10-2), and provides for new connectivity and cross-access with the adjoining commercial development to the east (CII8- 1).
 - e. The request meets the criteria for Building Form, as the request is at an appropriate scale to surrounding structures and would allow for greater utilization of the parcel in the future (A-DS4-2), and provides a compatible transition from the adjoining neighborhood to the corridor (A-EQ5-1; A-DN2-1).
4. Under the provisions of Article 6-7 of the Zoning Ordinance, the following use restrictions shall apply:
 - A. *The following uses shall be prohibited:*
 1. *Miniature golf or putting courses.*
 2. *Banquet Facilities.*
 3. *Establishments and lots for the display and sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items.*
 4. *Nightclubs.*
 5. *Automobile and vehicle refueling stations, excluding electric vehicle (EV) charging facilities.*
 6. *Carnivals, special events, festivals, and concerts.*
 7. *Adult arcades, massage parlors, adult bookstores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments, and sexual entertainment centers.*
 8. *Outdoor athletic facilities.*

9. Amusement parks, fairgrounds, or horse racing tracks.
10. Outdoor theaters.
11. Outdoor recreational facilities.
12. Passenger transportation terminals.
13. Mining of non-metallic minerals.
14. The above- or below-ground storage of any flammable material in gaseous form, including compressed natural gas.
15. Circuses.
16. Ecotourism activities.

B. Any building for eating and drinking establishments, drive in restaurants, commissaries, micro- breweries, micro distilleries, or wineries shall be located at least twenty-five (25) feet from any adjacent existing single-family residential zone.

C. A landscape buffer of at least fifteen (15) feet in width shall be provided along the boundary of the adjacent-existing single-family residential zone, with plantings as specified by Article 18-3(a) (1)2, along with a solid fence of a minimum of six (6) feet in height.

D. Outdoor lighting shall be shielded and directed away from the adjacent existing single family residential zone. No outdoor lighting located within twenty-five (25) feet from the adjacent- existing single-family residential zone shall exceed fifteen (15) feet in height.

E. Exterior amplification systems shall be directed away from the adjacent-existing single-family residential zone. Exterior amplification systems shall use modern noise reduction technology to the maximum extent feasible. No exterior amplification systems shall create a nuisance to the adjacent-existing single-family residential zone.

These conditions are appropriate and necessary in order to ensure compatibility with the adjoining single-family residential uses within the Springhurst Neighborhood.

5. This recommendation is made subject to approval and certification of PLN-MJDP-24-00042 Springhurst Subdivision Unit 2 (Dutch Brothers Coffee), prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

- b. **PLN-MJDP-24-00042: SPRINGURST SUBDIVISION UNIT 2, LOT A (DUTCH BROS COFFEE)** (9/1/24)* - located at 363 PASADENA DRIVE, LEXINGTON, KY

Council District: 10

Project Contact: Vision Engineering

Note: The purpose of this plan is to depict retail development of the property in support of the requested zone change from a Single Family Residential (R-1C) zone to a Highway Service Business (B-3) zone.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council approves the zone change to B-3; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree inventory map.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Discuss turn lane on Harrodsburg Road.
8. Discuss Placebuilder criteria.

C. **PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS**

1. **PLN-ZOTA-24-00003: REGULATION OF SOLAR ENERGY SYSTEMS** – a text amendment to create a new article in the Zoning Ordinance to facilitate the siting, development, construction, installation, and decommissioning of solar energy systems.

INITIATED BY: Silicon Ranch

PROPOSED TEXT: Copies are available from the staff.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **APPROVAL OF THE STAFF ALTERNATIVE TEXT**, for the following reasons:

1. The proposed language will allow for increased utilization of solar energy systems within urban contexts, contributing to the community's efforts to reach net-zero emissions by 2050 (Theme E, Goal #1.c).
2. The decision on how to address ground mounted solar energy systems in our rural areas should be based on a larger, more robust process, with opportunities for stakeholder and community conversations that seek consensus (Theme E, Goal #2.a).

VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.

VII. STAFF ITEMS – The staff will report at the meeting.

LONG RANGE PLANNING ACTIVITY REPORT

July 2024

Planning Commission Work Session

The Planning Commission held a special work session following the Planning Commission meeting on July 11, 2024. During the work session the Planning Commission received an update on the public input and progress of the Urban Growth Master Plan.

Additionally, the Planning Commission held a Work Session on July 18, 2024, where they received an update on the Urban Growth Master Plan concept and framework plans. Following the work session, the Planning Commission had an opportunity to view the draft concept maps of the Urban Growth Master Plan.

Imagine Lexington

Staff continued to implement items of the 2045 Comprehensive Plan and updated the Imagine Lexington Website to reflect these implementations. On July 8, 2024, Long Range staff attended a neighborhood meeting for the 10 District, where areas of the Urban Growth Master Plan were discussed. On July 15, 2024, Long Range staff coordinated a public input meeting at the LFUCG Senior Center that focused on the Urban Growth Master Plan.

Long Range staff and the consultants for the Urban Growth Master Plan continued to work with members of the community, private organizations, and other Divisions of the Urban County Government to gather information and input that will provide the foundation for the existing conditions.

Social Media

Staff continued to maintain the Imagine Lexington Facebook, Twitter, and Instagram social media accounts.

ZONING COMPLIANCE PLANNING ACTIVITY REPORT

Board of Adjustment

There were twelve applications on the agenda for consideration by the Board of Adjustment at their meeting on July 8, 2024. Six of those applications were requests for variances. One of those requests was postponed to the August 12, 2024 meeting and another application was withdrawn by the applicant prior to the meeting. The Board voted to approve the other four applications.

The remaining six applications were requests for conditional use permits. Two of those were requests were for un-hosted short term rentals; one of which was approved and the other was disapproved. A request for a conditional use permit to establish a Type II childcare center was approved by the Board, as was a request for a childcare center accessory to a place of religious assembly. The remaining two requests for conditional use permits were postponed to the August 12, 2024.

The Board of Adjustment voted to appoint Mr. Michael Potapov to The Landscape Review Committee, to fill the position vacated by Mr. Dan Stever. Mr. Potapov was recommended by The Lexington Tree Board.

- VIII. AUDIENCE ITEMS** – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will **NOT** be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR August and September 2024

Technical Committee, Wednesday, 8:30 a.m., in Council Chambers	August 28, 2024
Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building	August 29, 2024
Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	September 5, 2024
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	September 5, 2024
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	September 12, 2024
Work Session, Thursday, 1:30 p.m., in 3rd Floor Conf Room, Phoenix Building	September 19, 2024
Technical Committee, Wednesday, 8:30 a.m., in Council Chambers	September 25, 2024
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center.....	September 26, 2024

TW/DC/RS-8/16/24