

**MINUTES FOR THE BOARD OF
ADJUSTMENT MEETING**

January 13, 2025

- I. **CALL TO ORDER** – Vice Chair Gross called the meeting to order at 1:34 p.m. in the Council Chambers, 200 East Main Street, Lexington, Kentucky.
- II. **ATTENDANCE** - Board members present were Raquel Carter (arrived late), Harry Clarke, Branden Gross, Bob Sturdivant, James Persley, Linda Tucker, and Chad Walker. Others present were Brittany Smith, Department of Law; Joseph Edmiston, Division of Traffic Engineering. Planning Staff members present were Traci Wade, Dalton Belcher, James Mills, and Bill Sheehy.
- III. **APPROVAL OF MINUTES** – Mr. Sturdivant made a motion, seconded by Mr. Clarke, and carried 6-0 (Carter absent) to approve the September 9, 2024 and October 14, 2024 minutes.
- IV. **PUBLIC HEARING ON ZONING APPEALS**

A. Postponements and Withdrawals

1. **PLN-BOA-24-00209: 185 WALTON AVE LLC** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area in a Mixed Low Density Residential (R-2) zone, on property located at 185 Walton Ave. (Council District 3)

Staff Comments – Mr. Mills informed the Board that this applicant had requested a one-month postponement because they could not attend the meeting due to family issues.

Note – Mr. Gross asked that the record reflect about five people had come to the meeting to oppose this application.

Action – Mr. Clarke made a motion, seconded by Mr. Walker, and carried 6-0 (Carter absent), to postpone **PLN-BOA-24-00209: 185 WALTON AVE LLC** to the February 10, 2025 meeting.

2. **PLN-BOA-24-00164: EMERALD SHINOBI LLC** - requests a conditional use permit for an un-hosted short-term rental in a Single Family Residential (R-1D) zone, on property located at 2745 Woodlawn Way. (Council District 2)

Staff Comments – Ms. Wade informed the Board members that the applicant had requested to withdraw this request.

3. **PLN-BOA-24-00188: BLACK DIAMOND FARM LLC** – requests a conditional use permit for a Bed and Breakfast in an Agricultural Rural (A-R) zone, on property located at 3591 Paris Pike. (Council District 12)

Staff Comments – Ms. Wade informed the Board that the applicant had requested to withdraw this request.

Note – Ms. Carter arrived at approximately 1:40 p.m.

- B. **Swearing of Witnesses** – Ms. Carter announced that any applicant, objector, or anyone in the audience or seated in the overflow seating who planned to speak to any appeal before the Board, please stand in order to be sworn in at this time. The oath was administered to several present.
- C. **Sounding the Agenda** - In order to expedite completion of agenda items, Ms. Carter sounded the agenda with regard to any postponements, withdrawals, and items requiring no discussion.

Action – Mr. Gross made a motion, seconded by Ms. Tucker, and carried 7-0, to approve **PLN-BOA-24-00208: HOOP DREAMERS** – requests a conditional use permit to establish a childcare center in a Light Industrial (I-1) zone, on property located at 892 Nandino Boulevard, for the reasons listed by Staff and the four conditions as listed, changing the times of Condition #3 to read “The days and hours of operation shall be limited to Monday through Friday, no earlier than 7 a.m. and no later than 6:30 p.m.”

3. **PLN-BOA-24-00218: AUSTIN BRASHEAR** – requests a conditional use permit to establish indoor live entertainment within one hundred (100) feet of a residential zone in a Neighbor Business (B-1) zone, on property located at 384 Woodland Ave (Council District 3)

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

- a. The proposed indoor live entertainment should not adversely affect the subject or surrounding properties, as the proposed use has previously occurred within this location and is adjacent to other live entertainment establishments. The live entertainment area is positioned in the best location to be further away from the adjacent residential zone.
- b. The proposed use should not have a negative impact on traffic in the general vicinity as the subject property is located within a walkable area, and is within 200 feet of a bus stop.
- c. All necessary public facilities and services are available and adequate for the proposed use.

This recommendation of approval is made subject to the following conditions:

1. The live entertainment shall be operated in accordance with the submitted application materials and site plan.
2. The hours of operation shall occur in accordance with the submitted application material.
3. All necessary permits including a Zoning Compliance Permit shall be obtained from the Divisions of Planning and Building Inspection prior to initiation of the use.
4. The conditional use shall become null and void should the applicant no longer own the subject property.

Applicant Representation – Attorney Jon Woodall was present to represent the applicant. He stated that the applicant was in agreement with the conditions of approval.

Action – Mr. Clarke made a motion, seconded by Mr. Walker, and carried 7-0, to approve **PLN-BOA-24-00218: AUSTIN BRASHEAR** – requests a conditional use permit to establish indoor live entertainment within one hundred (100) feet of a residential zone in a Neighbor Business (B-1) zone, on property located at 384 Woodland Avenue with the recommendation of staff and the four conditions, as listed.

E. Items for Discussion

1. **PLN-BOA-24-00186: KIM BRAGG** – requests a variance to reduce the required front yard setback from thirty (30) feet to zero (0) feet in order to pave a circular driveway in the front yard in a Single Family Residential (R-1C) zone, on property located at 804 Mt. Vernon Dr. (Council District 3)

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

- a. The applicant has not provided sufficient justification to meet the requirements of Article 7 of the Zoning Ordinance or KRS 100.243. There do not appear to be special circumstances that are unique to the subject property that do not generally apply to land in the general vicinity, or in the same zone that justify the need for the variance. The property is similar in size, shape, and character to other properties in the vicinity. While some nonconforming circular driveways are present in the existing neighborhood, the neighborhood is largely characterized with standard driveways and do not feature paved front yard areas.
- b. The applicant has not provided sufficient information to determine that strict enforcement of the Zoning Ordinance will result in an unnecessary hardship or deprive the applicant of the reasonable use of their land. Their property's existing garage and driveway configuration provides an opportunity for vehicles to turn around.

Note: This item was continued from the December 9, 2024 meeting.

Staff Presentation – Mr. Mills informed the Board that the applicant had not turned in any new information in time for a new staff report to be written. He displayed a new site design that had been

2. Occupancy of the short-term rental shall be limited to no more than eight (8) individuals.
3. All necessary permits and/or approvals shall be obtained from the Divisions of Revenue and Planning prior to commencement of the use, including a Business License, Special Fees License, and a Zoning Compliance Permit.
4. The conditional use permit shall become null and void upon change in ownership, or if the applicant's short-term rental special fee license (as regulated by the Division of Revenue and Section 13 of the Code of Ordinances) lapses or is revoked.

Applicant Representation – Stephanie Proffit was present to represent her application. She stated that she was in agreement with the conditions recommended by staff.

Board Questions – Ms. Tucker asked the applicant where she lived currently. Ms. Proffit replied that she lived at the subject property, but would be moving out prior to the rentals.

Ms. Tucker stated her concern over the lack of private parking and asked if the applicant planned to limit the number of cars that could be present at the rental. Ms. Proffit replied that when she originally used the property as a short-term rental, there were fewer cars than when it was a long-term residence. She explained that she planned to only use it for short-term rental until July.

Mr. Sturdivant asked if most of the parking would be on the Glover Street side of the house, and Ms. Proffit stated that was correct.

Mr. Clarke stated that he was also concerned over the amount of available parking, but would support the application, because there were not any other short-term rentals in the immediate area.

Action – Mr. Clarke made a motion, seconded by Mr. Persley, and carried 6-1 (Tucker opposed) to approve **PLN-BOA-24-00127: LOLA'S LOVELY RENTALS** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area in a Single Family Residential (R-1C) zone, on property located at 118 Woodford Dr. based on the recommendation by staff and the four conditions as listed.

2. **PLN-BOA-24-00193: ELIZABETH OTIS** – requests a conditional use permit for an un-hosted short-term rental in a Single Family Residential (R-1C) zone, on property located at 624 Sheridan Dr. (Council District 10)

The Staff Recommends: Approval, for the following reasons:

- a. The proposed use should not have an adverse influence on the subject property or the surrounding neighborhood, as the structure is large enough to accommodate the proposed number of users.
- b. The proposed use should not have an adverse impact on traffic in the general vicinity as adequate parking is available.
- c. No short-term rentals in the area have been cited as a nuisance and there is not a high concentration of short-term rentals in the area.
- d. There is no record of short-term rental compliance issues with the applicant.
- e. All necessary public services and facilities are available and adequate for the proposed use.

This recommendation of approval is made subject to the following conditions:

1. The short-term rental use shall be established in accordance with the submitted application materials and site plan.
2. Occupancy of the short-term rental shall be limited to no more than 7 individuals.
3. All necessary permits and/or approvals shall be obtained from the Divisions of Revenue and Planning prior to commencement of the use, including a Business License, Special Fees License, and a Zoning Compliance Permit.
4. The conditional use permit shall become null and void upon change in ownership, or if the applicant's short-term rental special fee license (as regulated by the Division of Revenue and Section 13 of the Code of Ordinances) lapses or is revoked.

There was some initial discussion between staff and the applicant about the name on the application and the name on the deed. It was decided that the Conditional Use Permit needed to be issued to Brooke in the Bluegrass, LLC, rather than Elizabeth Otis.

Note: Mr. Gross announced that he would recuse himself from the next case. He returned after the Board's decision.

5. **PLN-BOA-24-00221: ANNE E. ROUSE** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area and an Historic District Overlay (H-1) zone in a Planned Neighborhood Residential (R-3) zone, on property located at 726 E. High St. (Council District 3)

The Staff Recommends: Approval, for the following reasons:

- a. The proposed use should not have an adverse influence on the subject property or the surrounding neighborhood, as the structure is large enough to accommodate the proposed number of users.
- b. The proposed use should not have an adverse impact on traffic in the general vicinity as adequate parking is available.
- c. No short-term rentals in the area have been cited as a nuisance and there is not a high concentration of short-term rentals in the area.
- d. There is no record of short-term rental compliance issues with the applicant.
- e. All necessary public services and facilities are available and adequate for the proposed use.

This recommendation of approval is made subject to the following conditions:

1. The short-term rental use shall be established in accordance with the submitted application materials and site plan.
2. The property shall be rented on a short-term basis for a maximum of 80 days per calendar year and provide the Division of Revenue with proof of residence annually.
3. Occupancy of the short-term rental shall be limited to no more than twelve (12) individuals.
4. All necessary permits and/or approvals shall be obtained from the Divisions of Revenue and Planning prior to commencement of the use, including a Business License, Special Fees License, and a Zoning Compliance Permit.
5. The conditional use permit shall become null and void upon change in ownership, or if the applicant's short-term rental special fee license (as regulated by the Division of Revenue and Section 13 of the Code of Ordinances) lapses or is revoked.

Applicant Representation – Anne Rouse was present to represent her application. She asked if Condition #2 could be removed. She stated that while they lived at the property now, they may not in the future and wanted flexibility to rent the property more often. She agreed with the other conditions.

Board Questions – Ms. Carter asked if staff was satisfied with the removal of the condition. Ms. Wade replied that the reason Condition #2 was listed was the applicant had offered it in their justification statement.

Mr. Clarke was agreeable to removing the condition.

Action – Mr. Clarke made a motion, seconded by Mr. Sturdivant, and carried 5-1 (Gross recused, Tucker opposed), to approve **PLN-BOA-24-00221: ANNE E. ROUSE** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area and an Historic District Overlay (H-1) zone in a Planned Neighborhood Residential (R-3) zone, on property located at 726 E. High St. as recommended by staff with 3 conditions, striking #2.

Note: Mr. Gross returned to the meeting at this time.

6. **PLN-BOA-24-00187: THE MISCHIEF MAKER** - requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area in a Mixed Low Density Residential (R-2) zone, on property located at 528 W. Third St. (Council District 11)

The Staff Recommends: Disapproval, for the following reasons:

- a. The four factors listed in Article 3-13(g) of the Zoning Ordinance have been evaluated, in addition to the requirements of Article 7 of the Zoning Ordinance and KRS 100.237.
- b. No other STRs have been cited in the vicinity as a nuisance and the applicant has no history of compliance issues; however, based on a review of the ArcGIS concentration mapping data, there are twenty-seven (27) STRs operating in the 1,000 feet surrounding the property, with an average occupancy rate of 52.6% – in total, this creates a concentration of 3.04% of the dwelling units within the 1,000-foot buffer being used for STRs. That percentage borders on a too-high concentration for

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

- a. The four factors listed in Article 3-13(g) of the Zoning Ordinance have been evaluated, in addition to the requirements of Article 7 of the Zoning Ordinance and KRS 100.237.
- b. No other STRs have been cited in the vicinity as a nuisance and the applicant has no history of compliance issues; however, based on a review of the ArcGIS concentration mapping data, there are eighteen (18) STRs operating in the 1,000 feet surrounding the property, with an average occupancy rate of 56.2% – in total, this creates a concentration of 3.59% of the dwelling units within 1,000 feet being used for STRs. This area already features a high concentration of short-term rentals, and the applicant's proposed short-term rental would further increase the concentration in the neighborhood.

Staff Presentation – Mr. Belcher described the application for an un-hosted short-term rental. He displayed a map to show the other short-term rentals in the area and described the reasons that the Staff was recommending disapproval.

Applicant Representation – Jamie Day was present to represent his application. He displayed and referred to a presentation as he requested approval. He said that while he now lives in Tennessee, he grew up in the area, and travels to Lexington often. He said that he and his family planned to use the rental home for themselves while they were in Lexington, typically 6-8 times per year. He told the Board that they hired a property management company to get them through the grandfathering process, but it was done incorrectly, so he apologized for the delay in his application.

Board Questions – Mr. Gross asked Mr. Day when he started to use the home as a short-term rental. Mr. Day replied that it was 2022.

Mr. Clarke asked staff why it appeared that there was only 12 short-term rentals on the map, but the staff report said 18. Mr. Mills replied that there were some properties that had more than one unit that was operating, so it would only appear as one on the map.

Ms. Carter asked if they should still consider the proximity to retail and tourist areas or just density. Mr. Mills replied that the proximity to retail was considered previously, but this unit was along the North Limestone corridor that was beginning to show a much higher density of short-term rentals.

Mr. Gross asked if the applicant had voluntarily come forward to come into compliance. Ms. Wade replied that his justification statement indicated that he had received a notice of violation, but no citations.

Several Board members discussed the positives and negatives about this short-term rental.

Mr. Clarke asked the applicant to explain the management of the rental when they were out of town. Mr. Day replied that they planned to hire a new management company.

Ms. Wade asked Mr. Day for the occupancy rate, but he did not have that information. He added that it was busy on most weekends when his family was not using it.

Mr. Gross asked about the occupancy. Mr. Day said that he would be comfortable with the occupancy maximum of six individuals.

Mr. Walker asked if the new management company had more experience with short-term rentals. Mr. Day said they had good ratings and took care of more properties than the previous company he had used.

Action – Mr. Gross made a motion, seconded by Mr. Clarke, and carried 4-3 (Sturdivant, Tucker, and Walker opposed) to approve **PLN-BOA-24-00196: JAMIE DAY** - requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area in a Single Family Residential (R-1C) zone, on property located at 113 Wittland Lane based upon the following findings of fact:

- a. The proposed use would not have an adverse influence on the subject property or the surrounding neighborhood as the structure is large enough to accommodate the proposed number of guests.

Mr. Clarke asked where she would be during the rentals and how often it would be during the year. Ms. Lanham reiterated that it would be roughly 25% of the year and she traveled for work.

Citizen Comments – Diana Wilhere, 3151 Custer Drive, Suite A, supported the applicant. She said that the economic impact of short-term rentals on her business as well as all of Lexington was significant.

Staff Comments – Mr. Belcher clarified that whatever motion was made by the Board needed to reference the listed owner of the property, in this case the LLC.

Action – Ms. Tucker made a motion, seconded by Mr. Walker, and carried 5-1 (Clarke opposed, Gross absent), to disapprove **PLN-BOA-24-00206: SKYLAR LANHAM** - requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area in a Planned Neighborhood Residential (R-3) zone, on property located at 203 E. Sixth St. as recommended by staff.

Note: Chair Carter called for a short break at this time.

9. **PLN-BOA-24-00207: HUBERT AND ANGIE MCGAUGHEY** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area and an Historic District Overlay (H-1) zone in a Medium Density Residential (R-4) zone, on property located at 1625 Nicholasville Rd, Unit 603 (Council District 3)

The Staff Recommends: Disapproval, for the following reasons:

- a. The four factors listed in Article 3-13(g) of the Zoning Ordinance have been evaluated, in addition to the requirements of Article 7 of the Zoning Ordinance and KRS 100.237.
- b. Based on a review of the number of STRs and their occupancy rate, the surrounding area cannot support the addition of the seven (7) extra transient users requested for this STR. The subject property shares parking within the Coachlight Woods townhome development, which is made up of 34 townhome residences. Two (2) other un-hosted short-term rental units are already operating within the development. The average occupancy rate surrounding the subject property is 53.7%. An additional un-hosted short-term rental on this side of the development would create disproportionate demand for the limited "visitor" parking spaces within the development.
- c. Based on a review of these factors and the limited parking available for the existing concentration of STRs at their current occupancy rate, the addition of this short-term rental is likely to create an adverse influence on the surrounding neighborhood by causing a nuisance and decreasing available parking for current residents.

Staff Presentation – Mr. Mills presented the application for a short-term rental. He discussed the concentration number in the area, and he described that the main concern of staff was the lack of parking.

Applicant Representation – Angie McGaughey, was present to represent the application. She said that they struggled to find a long-term rental, and did not realize that they needed to apply for permits. She said they had never had any problems with parking at the unit. She presented a letter of support from a neighbor.

Board Questions – Mr. Sturdivant asked who would be managing the property, and Ms. McGaughey replied that she managed the property herself.

Ms. Carter reminded the Board that there were some letters of opposition that had been distributed as well.

Ms. Tucker asked if there were shared walls on both sides of the unit. Ms. McGaughey replied that there were.

Mr. Sturdivant stated that he was concerned about parking.

Ms. McGaughey told the Board that she would be happy to have a condition that limited the number of cars parked per stay. Ms. Wade replied that there was no way for the government to enforce that limitation.

Ms. Tucker stated that backing out onto Chinoe Road was dangerous, and she was concerned about the parking.

Mr. Clarke replied that the long-term residents would have the same problem of backing out onto Chinoe Road.

Mr. Walker said that the application met the criteria, whether they like it or not. He took exception to the call for disapproval due to safety concerns. He said that anyone can become a victim of gun violence, and the risk does not increase because a property is a short-term rental.

Mr. Clarke informed the public that he did understand the concerns of the public.

Staff Comments – Mr. Belcher told the Board that the average occupancy rate of the three short-term rentals in the area was higher than the average at 55½%.

Action – Mr. Clarke made a motion, seconded by Mr. Walker, and carried 5-1 (Tucker opposed, Gross absent) to approve **PLN-BOA-24-00213: STEPHEN GORDON** – requests a conditional use permit for an un-hosted short-term rental within a Neighborhood Design Character Overlay (ND-1) zone in a Single Family Residential (R-1C) zone, on property located at 415 Chinoe Rd. as recommended by staff, with the four conditions as listed.

11. **PLN-BOA-24-00216: ALBERT KURTZ, JR.** – requests a conditional use permit for an un-hosted short-term rental in a Townhouse Residential (R-1T) zone, on property located at 321 Santa Anita Ct. (Council District 6)

The Staff Recommends: Approval, for the following reasons:

- a. A short-term rental for up to six (6) individuals should not have an adverse influence on the subject property or the surrounding neighborhood, as the structure is large enough to accommodate the proposed number of users.
- b. A short-term rental should not have an adverse impact on traffic in the general vicinity as adequate parking is available for two vehicles in the parking area.
- c. No short-term rentals in the area have been cited as a nuisance and there is not a high concentration of short-term rentals in the area.
- d. There is no record of short-term rental compliance issues with the applicant.
- e. All necessary public services and facilities are available and adequate for the proposed use.

This recommendation of approval is made subject to the following conditions:

1. The short-term rental use shall be established in accordance with the submitted application materials and site plan.
2. Occupancy of the short-term rental shall be limited to no more than six (6) individuals.
3. All necessary permits and/or approvals shall be obtained from the Divisions of Revenue and Planning prior to commencement of the use, including a Business License, Special Fees License, and a Zoning Compliance Permit.
4. The conditional use permit shall become null and void upon change in ownership, or if the applicant's short-term rental special fee license (as regulated by the Division of Revenue and Section 13 of the Code of Ordinances) lapses or is revoked.

Applicant Representation – Albert Kurtz was present to represent his application. He stated that he was in agreement with the conditions, but asked to change the maximum occupancy to eight. He cited an application that was approved previously that was a smaller house, but was approved for eight. Ms. Wade told the applicant that they recommended the occupancy of six because it appeared to only have space for two parked cars. Mr. Kurtz maintained that three cars could fit there without overhanging the sidewalk. He told the Board that he made more money with the short-term rentals rather than the long-term rentals.

Citizen Comments – Roxanne Lacs, Northpointe Neighborhood HOA, told the Board that the deed restrictions of the property does not allow for short-term rentals. She was also concerned about the lack of on-street parking, and stated that her HOA was opposed to the application.

Karen Ohara, 1964 Spring Station Drive, told the Board that she was a long-term tenant of Mr. Kurtz and was in support of the application. She also informed them that she was the emergency contact for the subject property. She also maintained that three cars could fit in the driveway.

for such a small unit. Mr. McLean responded that they had never operated a short-term rental before, and wanted to use their experience and marketing. Mr. Sturdivant opined that using the management company would not be good for the applicants cash flow in the long term. Mr. McLean said that they felt that it was the best option for them.

Ms. Carter asked the applicant why he was asking for an un-hosted unit when it was already allowed as a hosted unit. Mr. McLean reiterated that he did not plan to live at the property for long, so it would not be considered hosted anymore. He also stated that it would not add to the concentration of short-term rentals because it was already being counted as one.

Mr. Walker asked for clarity on the number of units that could be used as a short-term rental. Ms. Wade explained that, when it came to multi-family units, the rule was 10% or one unit. Mr. McLean added that the unit was very small and would be more difficult to lease long-term.

Mr. Walker asked if they disapproved the application, would they be able to continue using it as a hosted short-term rental. Ms. Wade replied that they would still be able to use the unit as a hosted unit. Mr. Mills added that they had the option to have someone live there as the host to continue the use.

Ms. Wade clarified some of the dates regarding short-term rentals that the applicant had used in his presentation.

Several Board members discussed approving/disapproving the application, and whether or not this would add to the density of short-term rentals.

Action – Mr. Clarke made a motion, seconded by Mr. Sturdivant, and carried 4-2 (Walker and Carter opposed, Gross absent) to disapprove **PLN-BOA-24-00220: CRESTWOOD RENTAL PROPERTY 4, LLC** – requests a conditional use permit for an un-hosted short-term rental within the defined Infill and Redevelopment Area and an Historic District Overlay (H-1) zone in a Mixed Low Density Residential (R-2) zone, on property located at 716 W. Maxwell St., Unit. 202.

13. **PLN-BOA-24-00219: MAZUNA LLC** - requests a conditional use permit for an un-hosted short-term rental in a Single Family Residential (R-1C) zone, on property located at 147 Londonderry Dr. (Council District 11)

Chair Carter announced that the applicant for this item had not arrived at the meeting.

Action – Mr. Walker made a motion, seconded by Mr. Sturdivant, and carried 6-0 (Gross absent), to postpone **PLN-BOA-24-00219: MAZUNA LLC** to the February 10, 2025 meeting.

V. BOARD ITEMS

A. ELECTION OF OFFICERS

Action – After brief discussion amongst the Board members, Mr. Clarke made a motion, seconded by Mr. Walker, and carried 6-0 (Gross absent), to approve the following officers:

Chair - Raquel Carter
Vice Chair – Branden Gross
Secretary – Linda Tucker

VI. STAFF ITEMS – None at this time.

- VII. NEXT MEETING DATE** – Ms. Carter announced that the next meeting date will be February 10, 2025 at 1:30 p.m., Council Chambers, 200 East Main Street, Lexington, KY 40507.

- VIII. ADJOURNMENT** - As there was no further business, Ms. Carter declared the meeting adjourned at 5:34 p.m.