

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

June 26, 2025

- I. **CALL TO ORDER** - The meeting was called to order at 1:30 p.m. in the Council Chamber, 2nd Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present: Robin Michler, Mike Owens, Bill Wilson, Ivy Barksdale, Johnathon Davis, Zach Davis, and Judy Worth.

Planning staff members present: Jim Duncan, Traci Wade, Daniel Crum, Hal Baillie, Boyd Sewe, Jeremy Young, Cheryl Gallt, Chris Chaney, and Bill Sheehy. Other staff members present were Tracy Jones and Brittany Smith, Department of Law. Firefighter Embry Beatty, Division of Fire and Emergency Services; David Filiatreau, Division of Traffic Engineering; and Vaughn Adkins, Division of Engineering.

- II. **APPROVAL OF MINUTES** – A motion was made by Mr. Bill Wilson, seconded by Ms. Judy Worth for the approval of the minutes of the April 10, 2025 public hearings, and carried 7-0.

- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.

1. **PLN-MAR-25-00008: RD PROPERTY GROUP, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone and a Neighborhood Business (B-1) zone to a Commercial Center (B-6P) zone and to remove existing conditional zoning restrictions within the property's Neighborhood Business (B-1) zone, for 32.30 net (34.28 gross) acres for property located at 1811 Winchester Road (a portion of). The applicant is also requesting a variance to increase the maximum VUA between a building and a street from 60' to 110'.

Applicant Comment – Mr. Branden Gross, attorney for the applicant, stated that they have met with the Eastland Neighborhood Association, they will meet with the Patchen Wilkes Neighborhood Association next week, and are working with Staff on the variance. Mr. Gross requested a postponement to the July 10, 2025 public hearing.

Action – A motion was made by Mr. Mike Owens and seconded by Mr. Johnathon Davis and carried 7-0 to postpone PLN-MAR-25-00008: RD PROPERTY GROUP, LLC until the July 10, 2025 public hearing.

2. **PLN-MAR-25-00009: ON THE BLOCK, LLC** – a petition for a zone map amendment from a Planned Neighborhood Residential (R-3) zone to a Neighborhood Business (B-1) zone to for 0.0402 net (0.0993 gross) acres for the property located at 400 Chestnut Street. The applicant is also requesting a variance to reduce the required property perimeter landscaping from 15' to 0'.

Staff Comment – Mr. Daniel Crum stated that Staff is recommending postponement due to a deed issue that needs to be addressed before the application can move forward and that the applicant believes it can be resolved in two weeks. Mr. Crum indicated that they are requesting a two week postponement to the July 10, 2025 meeting.

Action – A motion was made by Mr. Johnathon Davis and seconded by Ms. Ivy Barksdale and carried 7-0 to postpone PLN-MAR-25-00009: ON THE BLOCK, LLC until the July 10, 2025 public hearing.

3. **PLN-MAR-25-00007: ANDERSON CAMPUS RENTAL PROPERTIES, LLC** (8/3/25)* – a petition for a zone map amendment from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Residential (R-4) zone, for 0.431 net (0.498 gross) acres for properties located at 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue. The applicant is also requesting a variance to reduce the VUA perimeter buffer from 8' to 3' at the rear of 122 Simpson Avenue.

Staff Comment – Ms. Traci Wade stated Staff did not update their recommendations because the information submitted is not enough for them to change their recommendation from postponement to approval. Ms. Wade stated that she was aware that the applicant had met with the Division of Water Quality and Engineering, but they were not in attendance for those meetings and that Staff would recommended postponement for a one month.

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

Applicant Comment – Mr. Dick Murphy, attorney for the applicant, stated that they would like to go ahead with their application because they had a meeting with the Division of Water Quality and Engineering to address the drainage issue and allegedly came to an agreement on a conceptual solution. Additionally, Mr. Murphy indicated that they had attempted to meet with neighbors, but nobody came to the meeting.

Commission Comments and Questions – Ms. Worth asked what Staff's concerns were. Ms. Wade indicated that they had not had a chance to sit down with the Division of Water Quality and Engineering with what their solutions were and were getting conflicting accounts of what was being proposed. Additionally, Ms. Wade stated that there are issues with the zone change regarding multi-family design standards that have not been addressed, as well as connectivity issues.

Mr. Bill Wilson stated that he would prefer to postpone the application and would move for it to do so. Mr. Wilson asked how much time Staff would prefer and Ms. Wade indicated they would prefer a one month postponement to the July 24, 2025 meeting.

Mr. Owens stated that he thought it was an odd situation to be in, but he would probably lean towards a postponement.

Mr. Johnathon Davis asked if all the parties that met with the applicant are here and Ms. Wade stated that the Division of Water Quality was not.

Action – A motion was made by Mr. Bill Wilson and seconded by Ms. Worth and carried 5-2(Owens and Z. Davis opposed) to postpone PLN-MAR-25-00009: ON THE BLOCK, LLC until the July 24, 2025 public hearing.

- IV. LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, June 5, 2025 at 8:30 a.m. The meeting was attended by Commission members Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Galt, James Mills, Paula Schumacher; Embry Beatty, Division of Fire and Emergency Services; and Will Razor, 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.*

- V. ZONING ITEMS** - The Zoning Committee met on June 5, 2025, at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members Zach Davis, William Wilson, Johnathon Davis, Bruce Nicol. Staff members present were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, and Bill Sheehy; as well as Will Razor, Department of Law.

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.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMEMENDMENTS – None at this time.

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

A. UPDATE FOR DOWNTOWN AREA MASTER PLAN – The staff will provide an update to the Commission about the Downtown Area Master Plan and related events.

Staff Presentation – Mr. Boyd Sewe, Principal Planner in Long Range Planning, gave a brief update on the Downtown Area Mater Plan. Mr. Sewe stated that Council had allocated \$500,000 towards developing this plan, a contract was selected at \$495,075 from MKSK, and that the master plan will be considered by the Planning Commission as an amendment to the 2045 Comprehensive Plan. Mr. Sewe stated that as part of the next phase of this plan, a Project Advisory Committee has been selected, the team has met with six council members, and that LFUCG Staff will have an internal advisory committee throughout the process. Additionally, Mr. Sewe noted that the first advisory committee will take place in August and that there will be robust public input throughout the process.

Commission Comments and Questions – Mr. Owens asked if the council members that are meeting with them are a committee of the council or they had just met with individual council members. Mr. Sewe indicated that the council members consulted so far are those districts that touched the downtown area, but they planned on meeting all the council members through the process.

B. PLANNING COMMISSION OFFICER NOMINATIONS

Ms. Judy Worth indicated that the nominating committee met and would like to put forward the following slate of officers:

Chair: Zach Davis

Vice-Chair: Ivy Barkdale

Secretary: Robin Michler

Parliamentarian: Judy Worth

VII. STAFF ITEMS

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 July 2025

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	July 3, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 3, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	July 10, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 17, 2025
Zoning Items Public Hearing, Thursday, 1:30 p.m., in Council Chambers, 2nd Floor, Gov't Center.....	July 24, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	July 30, 2025
Work Session, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	July 31, 2025

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Larry Forester, Chair

Robin Michler, Secretary

TW/DC/RS-7/30/25