

MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
December 11, 2025

- I. **CALL TO ORDER** – Chair Zach Davis called the meeting to order at 1:31 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **ATTENDANCE** – Planning Commission members present were Zach Davis, Ivy Barksdale, Bruce Nicol, Larry Forester, William Wilson, Mike Owens, Johnathon Davis, Judy Worth, Robin Michler, Frank Penn, and Molly Davis. Planning staff members present were Jim Duncan, Traci Wade, Daniel Crum, Chris Chaney, Cheryl Galt, and Paula Owens. Other staff present were Brittany Smith, Department of Law; David Filiatreau, Division of Traffic Engineering; Vaughan Adkins, Division of Engineering; and Firefighter Embry Beatty, Division of Fire and Emergency Services.
- III. **APPROVAL OF MINUTES** – Mr. Forester made a motion, seconded by Ms. Worth, and carried 11-0, to approve the October 22, 2025 minutes as presented.
- IV. **POSTPONEMENTS AND WITHDRAWALS**

- A. **PLN-MJDP-25-00067: MARGARET C. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) (2/1/26)*** – located at 4630 OLD SCHOOLHOUSE LANE, LEXINGTON, KY
Council District: 9
Project Contact: Prime AE

Note: The purpose of the plan is to propose a senior living facility, ten single family residential lots, and one HOA lot on a portion of the site.

Requirements Not Met:

1. **Denote:** All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction. (Z.O. Art. 21(b)(1)) (Building Inspection)
2. **Denote:** Structures built in areas of alluvial soils will have a foundation and footer detail prepared by a licensed professional engineer prior to issuance of a building permit. (LSR Art. 6-11(a)(2)) (Environmental)
3. **Denote:** No buildings or structures shall be located on any land with a slope greater than 30%. For areas with slopes between 15% and 30%, the provisions of Article 6-11 of the Land Subdivision Regulations shall be applicable. (Environmental)
4. **Denote:** The location of the fire hydrants, fire department or fire service features, if required, shall be approved by the Division of Fire, Water Control Office. (ZO Art. 21-6(a)(3)) (Planning)
5. **Denote:** No land disturbance, construction, clearing of native vegetation, or mowing shall occur in the vegetative buffer zone. Invasive species may be removed by hand-held equipment or a forestry grinder. (SWM 1.4.4) (Engineering)
6. **Denote:** All pavement markings, aside from standard parking stalls, shall be thermoplastic. (Traffic)
7. Provide dumpster enclosure and pad specifications. (DSG p.8 & 11) (Waste)
8. Correct address of Parcel 12 to 4734 Rhema Way. (Addressing)
9. Provide open space exhibit and include open space requirements in the site statistics as a percentage. (ZO Art. 20-3) (Open Space)
10. Provide record plat designation. (ZO Art. 21-6(a)) (Planning)
11. Include north arrow on vicinity map. (ZO Art. 21-6(a)(3)) (Planning)
12. Remove gap/match line in detail drawing. (ZO Art. 21-6) (Planning)
13. Remove the 500-year floodplain, and differentiate line types for floodplain and vegetative buffer. (ZO Art. 21-6(a)(9)) (Planning)
14. Denote all existing and proposed easements. (LSR 5-4(d)(4)) (Engineering)
15. Denote timing and maintenance responsibility for 7.5' sidewalk. (Engineering)
16. Provide Tree Inventory Map and Tree Preservation Plan that comply with ZO Art. 26-4(b)&(c). (Urban Forester)
17. Depict sidewalk rather than a sidewalk easement. (Traffic)
18. Install either choker islands/bulb outs or propose a location for a couple of speed tables. (Traffic)

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

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Review all Accela comments provided by the Division of Engineering.

Plan Questions or Concerns:

1. Discuss Vehicular Use Area (VUA) in front of senior living facility. (Planning)
2. Discuss whether assisted living or nursing services will be provided. (Planning)
3. Discuss opening of Agape Drive/removal of permanent barricade at northern terminus point. (Council Resolution 610-2014) (Engineering & Planning)
4. Discuss density change and land use change. (Planning)
5. Discuss ownership and maintenance of stormwater management areas. (Engineering)

The Subdivision Committee Recommended: **Postponement.** There are questions regarding significant changes to the plan from the original preliminary subdivision plan.

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. Open Space Planner's approval of open space areas.
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. Correct all noted deficiencies listed as "requirements not met" herein.

Staff Comments - Ms. Wade informed the Commission that the applicant had requested a one month postponement via email.

Action - Mr. Penn made a motion, seconded by Mr. Wilson, and carried 11-0, to postpone PLN-MJDP-25-00067: MARGARET C. CAMIC PROPERTY (W.E. SAVAGE PROPERTY) to the January 15, 2026 meeting.

V. PERFORMANCE BONDS AND LETTERS OF CREDIT – Mr. Wilson made a motion, seconded by Ms. Worth, and carried 11-0, to approve the performance bonds and letters of credit as presented.

VI. LAND SUBDIVISION ITEMS – The Subdivision Committee met on Thursday, December 4, 2025 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Frank Penn, and Judy Worth. Other Committee members present were Hillard Newman, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Chris Chaney, Jeremy Young, Cheryl Gallt, Paula Owens, Boyd Sewe; Firefighter Embry Beatty, 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.*

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- 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. Final Subdivision Plans

- a. PLN-FRP-25-00032: QUINTANA ESTATES (2/1/26)* – located at 2400 & 2450 PARIS PIKE, LEXINGTON, KY
 Council District: 12
 Project Contact: EA Partners

Note: The purpose of this plan is to create 50 buildable residential lots and 8 HOA lots.

Note: The proposed final record plat does not substantially comply with the preliminary subdivision plan, therefore the Division of Planning is referring this plan to the Planning Commission for a decision. (LSR Art. 4-7(b))

Requirements Not Met:

1. Denote the name of street labeled "Street C". (LSR 5-4(d)(3)) (Planning)
2. List all private utility providers. (LSR 5-4(e)) (Planning)
3. Addition of Notes #13, #14, #17 (waiver), & #18 (trail) from preliminary subdivision plan (PLN-MJSUB-24-00001). (LSR Art. 5-4(f)) (Planning & Engineering)
4. Addition of purpose of plan. (LSR Art. 5-4(c)) (Planning)
5. Addition of street cross-section at island location in front of Lots 1, 2, 37, & 38. (Planning)
6. Denote sidewalk connection location(s) to LFUCG park. (Planning and Parks & Recreation)
7. Denote timing of Railroad landscape buffer installation. (ZO Art. 18-3(a)(1)) (Planning)
8. Denote access easement to Lots 2 & 37. (Technical Committee)
9. Addition of address to Lot 8. (Addressing)

Waiver(s) Necessary: None at this time.

Design Considerations:

1. Review all Accela comments provided by the Division of Engineering.

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2. Site development shall comply with the amendment of the stormwater manual on January 1, 2024. (Engineering)

Plan Questions or Concerns:

1. Explain islands in front of Lots 1, 2, 37, & 38. (Planning & Traffic)
2. Discuss driveway location for Lot 1. (Planning)
3. Discuss the timing of construction of trail. (Planning & Traffic)
4. Discuss maintenance of existing ponds. (Engineering)
5. Discuss tree protection area that appears to preclude the installation of a driveway on Lot 1. (Traffic)
6. Discuss alterations to access point on Paris Pike.

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

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Open Space Planner's approval of open space areas.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Division of Parks & Recreation's approval of access point to future park.
12. Correct all noted deficiencies listed as "requirements not met" herein.
13. Resolve all listed discussion items with approval of alteration to the access point to Paris Pike.

Staff Presentation - Ms. Gallt oriented the Commission to the Final Subdivision Plan. She explained that this plan had significantly changed from the preliminary subdivision plan, and that required approval by the Planning Commission. She said the significant change was at the entrance to the development, and the original plan had a right-in/right-out design. The new plan included a left turn lane into the property. She displayed some ariel photographs and related the details of the revised staff report. Ms. Gallt stated that the Staff was recommending approval at this time.

Commission Questions - Mr. Owens asked for clarification about the Paris Pike cross-section that included parking. Ms. Gallt replied that there was no parking allowed on Paris Pike, and they had asked the applicant to remove that.

Mr. Michler asked if there was enough space for a left turn into the property and Ms. Gallt clarified where the lane was located.

Ms. M. Davis asked about the stubbed street on the north side of the plan. Ms. Gallt replied that it was a requirement of the Land Subdivision Regulations to have that in place in the event that the neighboring property ever developed.

Applicant Representation - Rory Kahly, EA Partners, was present to represent the applicant. He stated that they were in agreement with the revised conditions and asked for approval.

Commission Question - Mr. Penn inquired about the width of the median on Paris Pike and stated that he was concerned about space for cars waiting to turn. Mr. Kahly said that he did not know the exact width of the median, but there was now a left turn lane into the development that this was approved by the state.

Action - Mr. Forester made a motion, seconded by Mr. Owens, and carried 11-0, to approve **PLN-FRP-25-00032: QUINTANA ESTATES**, based on the following revised staff recommendations:

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

Requirements Not Met:

1. Denote area of drainage easement on HOA Lot 62. (Planning)
2. Denote: 10' pedestrian path along Paris Pike and Abott Hill Trail shall be constructed prior to certificate of occupancy for lots 1, 38, 39, 44, 50, 51, 52, 53, or 54. (Planning)
3. Correct cross-section for Paris Pike regarding parking.

Design Considerations:

1. Review all Accela comments provided by the Division of Engineering.
2. Site development shall comply with the amendment of the stormwater manual on January 1, 2024. (Engineering)

Plan Questions or Concerns:

1. Discuss the timing of construction of trail. (Planning & Traffic)

The Staff Recommends: **Approval**, subject to the following conditions:

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.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Open Space Planner's approval of open space areas.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Division of Parks & Recreation's approval of access point to future park.
12. Correct all noted deficiencies listed as "requirements not met" herein.
13. Resolve all listed discussion items with approval of alteration to the access point to Paris Pike.

2. **Preliminary Subdivision Plans** - None at this time.

3. **Development Plans** - None at this time.

4. **Waivers** - None at this time.

VIII. **COMMISSION ITEMS**

A. **ANNUAL REPORT FROM PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**

Ms. Beth Overman, PDR Director, presented the annual report for the Purchase of Development Rights (PDR) Program. She presented a map of Fayette County that highlighted PDR farms and featured recently closed applications. She explained that the Rural Land Management Board and the PDR Program had been named a certified entity by the USDA Natural Resources Conservation Service. She also shared information about the new Small Farm Program, and the difficulty that many of the national banks were not supportive of this program yet.

Commissioner Comments - Commission members thanked Ms. Overman for the presentation, and there was some discussion about the Small Farm Program.

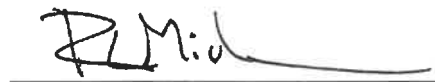
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Mr. Duncan reminded the Planning Commission about their upcoming meeting for zoning items on December 18, 2025.

IX. **ADJOURNMENT** – Chair Davis adjourned the meeting at 2:02 p.m.



Zachary Davis, chair



Robin Michler, secretary