

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

**RECOMMENDATION OF THE  
URBAN COUNTY PLANNING COMMISSION  
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: PLN-ZOTA-25-00006: MICRO-DISTILLERY IN THE DOWNTOWN BUSINESS (B-2) ZONE** – a text amendment to modify the Downtown Business (B-2) zone to allow micro-distilleries.

Having considered the above matter on **August 28, 2025**, at a Public Hearing, and having voted **8-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL OF THE STAFF ALTERNATIVE** of this matter for the following reasons:

1. The proposed text amendment allows micro-distilleries as a principal use in the Downtown Business (B-2) zone with restrictions. Allowing such diversification of the downtown economy can:
  - a. Create jobs in production, retail, and tourism.
  - b. Attract visitors and residents, increase foot traffic and benefit nearby businesses.
  - c. Encourage investment in underutilized or vacant properties.
2. Allowing micro-distilleries with the proposed restrictions to the Downtown Center Business (B-2B) zone would enhance the vibrant, mixed-use downtown environment that attracts residents and visitors.
3. Adding Class B (craft) distillery as defined in KRS 243.120 to the list of conditional uses in the Downtown Business (B-2) zone would give producers the flexibility to expand while providing an additional level of scrutiny to protect neighboring uses.
4. The proposal meets several Goals and Objectives of the Comprehensive Plan relating to tourism, small business development, and the strengthening of the downtown core.

ATTEST: This 26<sup>th</sup> day of September 2025.

  
\_\_\_\_\_  
Secretary, Jim Duncan

**LARRY FORESTER**  
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Jon Woodall, attorney for the applicant.**

**OBJECTORS**

**OBJECTIONS**

**VOTES WERE AS FOLLOWS:**

AYES:	(8)	M. Davis, Z. Davis, Barksdale, Forester, Nicol, Owens, Wilson, and Worth
NAYS:	(0)	
ABSENT:	(3)	J. Davis, Michler, and Nicol
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL OF THE STAFF ALTERNATIVE** of **PLN-ZOTA-25-00006** carried.

Enclosures:   Application  
                  Proposed Language  
                  Staff Reports  
                  Applicable excerpts of minutes of above meeting