

Recd by _____
Date: _____

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

IN RE: PLN-ZOTA-22-00001: 00001: AMENDMENT TO ARTICLE 1, 3, 8, 12, 23, & 28 SHORT TERM RENTALS – a petition for a Zoning Ordinance text amendment to define and regulate Short Term Rentals in residential, business, mixed use, and industrial zones.

Having considered the above matter on **May 11, 2023** at a Public Hearings and having voted **6-2** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL of the modified text amendment** for this matter for the following reasons:

1. The proposed text amendment with staff alternative text allows for the definition and regulation of short term rentals. In conjunction with the proposed changes to the Code of Ordinances, this text amendment will enable the LFUCG to track short term rentals and provide better enforcement when violations occur.
2. The proposed text amendment with staff alternative text provides enforceable limitations on hosted and un-hosted short term rentals in order to prevent adverse impacts on the health, safety, and welfare of the local community and visitors to the Urban County.

ATTEST: This 5th day of June, 2023.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Autumn Goderwis, Principal Planner in the Division of Planning.**

OBJECTORS

- | | |
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| ▪ Walt Gaffield – 2001 Bamboo Drive | ▪ Proposed stricter limits |
| ▪ Janet Cabaniss – 704 Cumberland Road | ▪ Proposed stricter limits |
| ▪ Lynn Flynn – 518 Springhill Drive | ▪ Proposed stricter limits |
| ▪ Chris Huestis – 709 Lynn Road | ▪ Did not want limitations on short term rentals |
| ▪ Seth Hillenmeyer – 1952 Blairmore Road | ▪ Concerned about proposed maximum occupancy |
| ▪ Miranda Hinchman – 4224 Ridgewater | ▪ Concerned about proposed maximum occupancy |
| ▪ Damon Snyder – 704 Cumberland Road | ▪ Opposed to commercial business in residential |

- Brian Luftman – 360 Andover Drive
- Gregory Clarke – 3695 Military Pike
- Stephanie Clarke – 3695 Military Pike
- Emily Sharp – 661 Cooper Drive
- Gary Chidester – 832 Quirks Run Road, Danville, KY
- Sherrie Graham-Green – 272 Hillsboro
- Robert Bratton – 5997 Winchester Road
- John Grimes – 272 Sherman Drive
- James Wilcox – 3528 Brookewind Way
- Burgess Carey – 8039 Old Richmond Rd.
- Amy Clark – 628 Kastle Road
- Todd Saladin – 409 Limestone
- Stephanie Dalton 2376 Abbeywood Road
- Concerned about proposed maximum occupancy
- Believed that proposals would hurt his business
- Concerned about proposed maximum occupancy
- Concerned about proposed maximum occupancy
- Concerned about proposed maximum occupancy
- Concerned about rental spacing proposal
- Concerned about proposed maximum occupancy
- Did not want any short term rentals
- Concerned about regulations hurting the industry
- Wanted Agricultural land to be included
- Impact of short term rentals on long term housing
- Concerned about rental spacing proposal
- Concerned about implementation and timeline

VOTES WERE AS FOLLOWS:

AYES: (6) Forester, Michler, Pohl, Worth, Bell, Nicol

NAYS: (2) de Movellan, Barksdale

ABSENT: (3) Davis, Penn, Meyer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-23-00001** carried.

Enclosures: Application
 Council Resolution
 Staff Report
 Planning Commission Recommended Text
 Applicable excerpts of minutes of above meeting