


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

**IN RE:** **PLN-MAR-22-00002: HART FAMILY ENTERPRISES, LLC** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential 1 (EAR-1) zone, for 21.616 net (22.085 gross) acres, for a portion of property at 2179 Bahama Road. (Council District 12)

Having considered the above matter on **March 24, 2022**, 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 this matter for the following reasons:

1. The requested Expansion Area Residential 1 (EAR-1) zone is in agreement with the 2018 Comprehensive Plan, the 1996 Expansion Area Master Plan (EAMP), and the 2003 Greenbrier Small Area Plan for the following reasons:
  - a. The proposed project is in agreement with the 2018 Comprehensive Plan's Goals and Objectives, for the following reasons:
    - i. The proposed rezoning will respect the design features of areas surrounding development to ensure compatibility with the existing form (Theme A, Goal #2.b.). The proposed lifestyle center will be consistent with the design and scale of the existing golf course facilities at this location.
    - ii. The proposed development will improve an existing neighborhood amenity (Theme A, Goal 3) by expanding the services provided to its members, allowing for additional activities to take place during the off-season.
    - iii. The proposed development will preserve the character of the existing neighborhood (Theme A, Goal #3.a.). The Greenbrier Golf and Country Club has been an integral part of the character of this neighborhood since its inception in 1971, and applicant's proposal will help ensure the future success of this neighborhood feature.
    - iv. The proposed development will retain the site's open and green space (Theme A, Goal #2.c.), limiting new construction to previously developed areas of the site.
  - b. The EAMP recommends Expansion Area Residential 1 (EAR-1) future land use for the subject property. The applicant has requested the EAR-1 zoning for the subject property, and is in agreement with the Plan's recommendation.
  - c. The Greenbrier Small Area Plan seeks to ensure the vitality and growth of the existing golf course use. The proposed rezoning will allow the Greenbrier Golf Course to increase the size and utility of the on-site facilities to ensure that the use can meet the community demand and continue to be an amenity for the neighborhood.
2. This recommendation is made subject to approval and certification of **PLN-MJDP-22-00005: Greenbrier Estates Golf Course, Unit 2J**, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 15<sup>th</sup> day of April, 2022.

  
 Secretary, Jim Duncan

**LARRY FORESTER**  
 CHAIR

Note: The corollary development plan, PLN-MJDP-22-00005: Greenbrier Estates Golf Course, Unit 2J was approved by the Planning Commission on March 24, 2022 and certified on April 7, 2022.

K.R.S. 100.211(7) requires that the Council take action on this request by June 22, 2022.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Cliff Ashburner, attorney**.

**OBJECTORS**

- None

**OBJECTIONS**

- None

**VOTES WERE AS FOLLOWS:**

AYES: (8) Davis, de Movellan, Forester, Meyer, Michler, Penn, Pohl, and Worth

NAYS: (0)

ABSENT: (3) Barksdale, Bell, Nicol

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of PLN-MAR-22-00002 carried.

Enclosures: Application  
Justification  
Legal Description  
Plat  
Staff Report  
Developmental Snapshot  
Applicable excerpts of minutes of above meeting