

- b. The proposed changes will maximize context-sensitive employment opportunities within the opportunity zone tracts, providing equitable community development and prioritizing local residents for advancement opportunities (Theme C, Diversity Policy #5).
 - c. The amendment will encourage a diverse economic base to provide a variety of job opportunities, allowing upward mobility for lower income residents of Fayette County (Theme C, Policy #2).
 - d. The amendment will strengthen efforts to develop a variety of job opportunities that lead to prosperity for all (Theme C, Goal #1.a).
2. The amendment will modernize the Zoning Ordinance, reconciling its requirements with relevant state laws.

Staff Text Amendment Presentation – Ms. Autumn Goderwis presented and summarized the staff report and recommendations for this text amendment. Ms. Goderwis stated that this text amendment is to allow more flexibility in regard to at home childcare and to reconcile the current Zoning Ordinance to align with new Kentucky state law.

The current ordinance allows for in home childcare up to six children as an accessory, and seven to twelve children as a conditional use. Ms. Goderwis said that this text amendment will change the current definition, and add two new definitions that better suit the accessory and conditional use options.

The “Type II Childcare Center” is a licensed in-home childcare center where care is provided for seven (7) to twelve (12) children, including children related to the licensee. The “Family Childcare Home” is for six or fewer children, with up to four children related to the licensee, for a total of up to 10 children.

Ms. Goderwis concluded her presentation by stating that staff is recommending approval for this text amendment.

Commission Question – None.

Citizen Comment – None.

Motion – A motion was made by Ms. Worth, seconded by Ms. Barksdale, and carried 9-0 (Bell and de Movellan absent) to approve PLN-ZOTA-22-00003: AMENDMENT TO ARTICLES 1, 8, AND 23 TO UPDATE REGULATIONS FOR FAMILY CHILD CARE HOMES for the reasons provided by the staff.

2. **PLN-ZOTA-22-00004: AMENDMENT TO PROFESSIONAL OFFICE (P-1) ZONE TO MODIFY RESTRICTIONS ON BEAUTY SHOPS AND BARBER SHOPS** – petition for a Zoning Ordinance text amendment to remove the current limitations (number of cosmetologists and square footage) on Beauty Shops and Barber Shops in the Professional Office (P-1) zone (Article 8-15).

INITIATED BY: Courtney and Rodney Carpenter

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: Approval for the reasons provided by the staff.

The Staff Recommends: Approval, for the following reason:

- 1. The proposed text amendment to remove restrictions for beauty shops and barber shops in the Professional Office (P-1) zone will increase the opportunity to utilize land inside the Urban Service Area for professional services that are necessary for the community. Allowing beauty shops and barber shops to expand may help to reduce vacant office space within the community, as recommended by Theme C: Jobs and Prosperity, Prosperity Policy #9 of the 2018 Comprehensive Plan.

Staff Text Amendment Presentation – Ms. Traci Wade presented and summarized the staff report and recommendations for this text amendment. Ms. Wade gave background on the text amendment and the reasoning behind the restriction that this text amendment is attempting to change. At the time, the Urban County Council was concerned with large barber/beauty shops selling retail items in the P-1 zone, and those concerns have not materialized because of this restriction.

Ms. Wade relayed that staff is recommending approval because this text amendment will allow barbers/beauty shops to utilize more existing square footage, which is consistent with the Jobs and Prosperity Policy #9 of the Comprehensive Plan.

Commission Question – None.

Citizen Comment – None.

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

Motion – A motion was made by Ms. Meyer, seconded by Mr. Pohl, and carried 9-0 (Bell and de Movellan absent) to approve PLN-ZOTA-22-00004: AMENDMENT TO PROFESSIONAL OFFICE (P-1) ZONE TO MODIFY RESTRICTIONS ON BEAUTY SHOPS AND BARBER SHOPS for the reason provided by the staff.

3. **PLN-ZOTA-22-00005: AMENDMENT TO LIGHT INDUSTRIAL (I-1) ZONE TO ALLOW CRAFT DISTILLERIES** – petition for a Zoning Ordinance text amendment to add Craft Distilleries as a principal permitted use in the Light Industrial (I-1) zone (Article 8-22). Craft Distilleries are further regulated by the Commonwealth of Kentucky as Class B Distilleries in KRS 243.

INITIATED BY: Turner Property 4, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval of the staff alternative text**, for the reasons provided by the staff.

The Staff Recommends: **Approval of the staff alternative**, for the following reason:

1. Providing for craft distilleries in the I-1 zone, and by reference the I-2 zones, will permit additional opportunities to utilize land for production in support of the local economy.
2. The proposed text amendment will allow for stepdown from the most intense distillation of alcohol, and is consistent with other similar uses currently allowed in the Light Industrial (I-1) zone.
3. The inclusion of the craft distillery use in the Zoning Ordinance is in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. Craft distilleries are a growing industry that will support and showcase local assets to further the creation of jobs (Theme C, Goal #1)
 - b. The establishment of craft distilleries can attract the world's finest jobs, encourage an entrepreneurial spirit and enhance our ability to recruit & retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community (Theme C, Goal #2).

Staff Text Amendment Presentation – Mr. Hal Baillie presented and summarized the staff report and recommendations for this text amendment. Mr. Baillie discussed a similar text amendment passed in 1996 regarding microbreweries, mentioning how that has progressed over the past 20 years. Mr. Baillie went on to describe the differences between a distillery and a craft distillery, stating that it comes down to the amount distilled spirits produced. For a Class A, or a distillery, they can produce more than 50,000 gallons of distillate and a Class B, or craft distillery, can produce up to 50,000 gallons of distillate. There is a base level of 600 gallons required to recoup tax costs.

Mr. Baillie stated that the applicant's original proposal was too wordy, but ended his presentation saying that staff has recommended approval of the staff alternative.

Commission Question – Mr. Penn asked if the applicant was ok with the staff's alternative and Mr. Zach Cato, representative of the applicant, stated he was.

Citizen Comment – None.

Motion – A motion was made by Mr. Penn, seconded by Ms. Worth and carried 9-0 (Bell and de Movellan absent) to approve the staff alternative text of PLN-ZOTA-22-00005: AMENDMENT TO LIGHT INDUSTRIAL (I-1) ZONE TO ALLOW CRAFT DISTILLERIES, for the reasons provided by the staff.

4. **PLN-ZOTA-22-00001: AMENDMENT TO ARTICLE 17: SIGNAGE REGULATIONS TO ALLOW A DIGITAL MARQUEE (ELECTRONIC MESSAGE DISPLAY)** – petition for a Zoning Ordinance text amendment to Article 17: Signage Regulations to allow digital (electronic message display) marquee signs in the Lexington Center Business (B-2B) Zone.

INITIATED BY: Big Picture Ventures, LLC

PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Postponement**.

The Staff Recommends: **Approval of the staff alternative text**, for the following reasons:

2. The proposed staff alternative text amendment allows for the expansion of the use of electronic message display systems within the Lexington Center Business (B-2B) zone to allow an increase in signage opportunity, while also complementing the surrounding land use and can help promote the surrounding attractions.