

Rec'd by _____
Date: _____

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

IN RE: PLN-ZOTA-26-00003: AMEND ARTICLE 8-1(D)(1) TO ALLOW RETAIL SALES IN ASSOCIATION WITH A HORSE RACE TRACK – a text amendment to modify Section 8-1(d)(1) of the Zoning Ordinance to allow for the retail sale of alcoholic beverages accessory to a horse race track.

Having considered the above matter on **May 28, 2026**, at a Public Hearing, and having voted **9-0** 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 proposed text amendment supports numerous goals and objectives of the Comprehensive Plan (Theme C, Goals 1.b, 1.d, 2.d; Theme D, Goal 3.c; and Theme E, Goal 2.a) by supporting tourism associated with the agricultural and equine economy while maintaining the rural character of the agricultural zone.
2. The conditions and activities that take place at Keeneland are unique and the language of the text amendment is written to prevent proliferation of alcohol sales on other parcels in the agricultural zones. No negative impact to agricultural land is anticipated
3. Retail activity is accessory and regulated through the conditional use permit.

ATTEST: This 18th day of June 2026.



Secretary, Jim Duncan

ZACH DAVIS
CHAIR

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

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES: (9) M. Davis, Z. Davis, Barksdale, Forester, J. Davis, Owens, Wilson, Michler, and Penn
NAYS: (0)
ABSENT: (2) Worth and Nicol
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for APPROVAL of PLN-ZOTA-26-00003: AMEND ARTICLE 8-1(D)(1) TO ALLOW RETAIL SALES IN ASSOCIATION WITH A HORSE RACE TRACK carried.

Enclosures: Application
Staff Report
Planning Commission Approved Text
Applicable excerpts of minutes of above meeting