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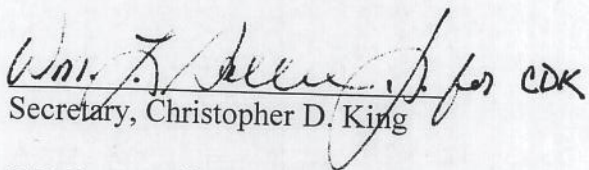
RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: MAR 2012-12: GREER LAND CO. – SMYRNA #2, LLC - petition for a zone map amendment from an Agricultural Urban (A-U) zone to a Neighborhood Business (B-1) zone, for 2.79 net (5.05 gross) acres, for property located at 3939 Tates Creek Road. (Council District 4)

Having considered the above matter on December 19, 2013, at a Public Hearing, and having voted 6-3 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 existing A-U zoning is inappropriate, and the proposed B-1 zoning is more appropriate, because the cost of multifamily development at this location is prohibitive, and maintaining the agricultural use at this location in an urbanized area is impractical. The proposed B-1 zoning is more practical.
2. A CLOMR-F has been obtained by the applicant, and there will be no adverse impact on aquatic life or surrounding neighborhood, and a Special Use Permit will have to be obtained from the Urban County Government.
3. The proposed development is compatible with existing business uses across Wilson Downing Road.

ATTEST: This 3rd day of January, 2014.


Secretary, Christopher D. King

MIKE OWENS
CHAIR

K.R.S. 100.211(7) requires that the Council take action on this request by March 19, 2014.

Note: The corollary development plan, ZDP 2012-63: James W. Atkins, Jr., Property, was approved by the Planning Commission on December 19, 2013, and certified on December 31, 2013.

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

OBJECTORS

- None

OBJECTIONS

- None

VOTES WERE AS FOLLOWS:

AYES: (6) Beatty, Berkley, Blanton, Cravens, Mundy, and Owens

NAYS: (3) Penn, Plumlee, and Wilson

ABSENT: (2) Brewer and Drake

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **APPROVAL** of **MAR 2012-12** carried.

- Enclosures:
- Application
 - Plat
 - Staff Report
 - Applicable excerpts of minutes of above meeting

MIKE OWENS
CHAIR

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Secretary, Christian D. King

REC 2 100211(V) requires that the Council take action on this report by March 19, 2012.
The resolution development plan, RDP 2012-02, James W. Atkins, Jr., President, was approved by the Planning Commission on December 19, 2011, and certified on December 21, 2011.

At the Public Hearing before the Urban County Planning Commission, the position(s) represented by Bruce Simpson, Director.