

Rec'd by _____

Date: _____

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

IN RE: PLN-ZOTA-24-00009: REGULATING SHORT TERM RENTALS WITHIN THE AGRICULTURAL ZONES – a text amendment to update Articles 3 and 8 to regulate short-term rentals within the agricultural zones.

Having considered the above matter on **December 12, 2024**, 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 THE ALTERNATIVE TEXT** of this matter for the following reasons:

1. The proposed text amendment with staff alternative text allows for short term rental uses within the agricultural zones while also including safeguards against overconcentration and clustering, thus protecting the valuable agricultural nature of Fayette County's Rural Service Area.
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 agricultural zones.
3. The request allows for reasonable utilization of existing residential uses, while also safeguarding rural land (Theme E, Goal #1.C).

ATTEST: This 3rd day of January 2025.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Daniel Crum, Principal Planner, Planning Services**.

OBJECTORS

- Joan Gariboldi

- Carmen von Unrug

- Gill Dunn

OBJECTIONS

- Told her experience finding out that her short term rental in the agricultural zone was not registered and stated that she felt like she was told different explanations from different parties. She ended by asking there be a portal for people who were unregistered but operating under the new rules to allow their businesses to continue.
- Shared a similar experience with Ms. Gariboldi and stated that she felt the Planning Commission was making it more difficult for small farmers to make money.
- Stated he thought the some of the regulations particularly, the 30 day limit seemed arbitrary and

stated that short term rental owners want some kind of explanation or consistency when it comes to the new regulations.

VOTES WERE AS FOLLOWS:

AYES: (8) Zach Davis, Forester, Michler, Owens, Penn, Pohl, Wilson, and Worth
NAYS: (0)
ABSENT: (3) Johnathon Davis, Nicol, Pohl
ABSTAINED: (0)
DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-ZOTA-24-00009** carried.

Enclosures: Application
Initiation Minutes
Staff Report
Planning Commission recommended text
Applicable excerpts of minutes of above meeting