



January 31, 2022

Larry Forester, Chair
Lexington Fayette Urban County Planning Commission
101 E. Vine St., #700
Lexington, KY 40507

Re: Greenbrier Golf and Country Club, Inc.

Dear Larry:

Our firm represents Hart Family Enterprises, LLC and Greenbrier Golf and Country Club, Inc. (the "Club"), which propose to rezone a portion of the Club property located at 2179 Bahama Road (the "Subject Property") from A-R to EAR-1 in order to allow for the addition of a lifestyle center to add offerings to current members of the Club. The proposed lifestyle center has already been approved through the granting of a conditional use permit by the LFUCG Board of Adjustment in PLN-BOA-21-00046 under Section 8-1(d)27 of the LFUCG Zoning Ordinance. Section 8-1(d)27 limits the expansion of a golf course in the A-R zoning district to 10,000 square feet beyond the square footage in place in 1995. The recent CUP approval was conditioned on the Club demolishing certain maintenance buildings in order to maintain the 10,000 cap. The Club is making this application in order to allow for the construction of the lifestyle center and the maintenance of existing buildings on club property.

The proposed change in zoning complies with the Goals and Objectives of Imagine Lexington, specifically Theme A, Goal 2 and its Objectives, Theme A, Goal 3 and its Objectives, Theme E, Goal 1, Goal 3, and Goal 4, and their Objectives. The proposed change in zoning will allow the Club to continue to be an amenity in the Greenbrier neighborhood and to do so without creating an opportunity for overdevelopment within the neighborhood.

The Subject Property is part of the larger Greenbrier Estates neighborhood, which was developed outside of the Urban Service Area. In 1996, expansion of the Urban Service Area was studied, including relatively detailed study of the Greenbrier area, an effort that created the Expansion Area Master Plan. The Expansion Area Master Plan recommended that the Greenbrier area be rezoned to EAR-1, a zone which is limited, per the Expansion Area Master Plan, to residential uses and golf courses. An area-wide rezoning was proposed but failed, leaving the Club property and adjacent properties zoned A-R. The proposed change in zoning to

EAR-1 for the addition of the lifestyle center is consistent with the Expansion Area Master Plan recommendation and the prior rezoning effort.

The Subject Property was part of the Greenbrier Small Area Plan in 2003 (the “Greenbrier SAP”). The Greenbrier SAP involved an extensive public engagement process in order to understand concerns of the community since the adoption of the Expansion Area Master Plan and failed zoning effort and to create potential solutions. Among the goals of the Greenbrier SAP was to allow for the continued vitality of the Club. It was recommended in the Greenbrier SAP that the Club property be rezoned to EAR-1 or, in the alternative, that language be included in the A-R zone that would allow for the expansion of buildings on the Club Property. To date, this change to the A-R zoning regulation has not been implemented. Both the Expansion Area Master Plan and the Greenbrier SAP include maintaining the vitality of the Club as a goal but differ somewhat as to the best method to achieve that shared goal. Due to the lack of a prior solution being implemented, the Club now proposes to rezone the Subject Property to allow for the construction of the lifestyle center while retaining the A-R zoning on the rest of the Club property.

Any change in zoning must either comply with the Comprehensive Plan or satisfy other factors set forth in KRS 100.213. The proposed rezoning complies with Imagine Lexington and should be approved.

A review of The Placebuilder indicates that the Place-Type that applies to the Subject Property is Enhanced Neighborhood and the Development Type is best characterized as Low Density Non-residential. The Placebuilder does not recommend EAR-1 as an appropriate zone within the text of the document itself. However, as set forth above, both the Expansion Area Master Plan and the Greenbrier SAP recommend EAR-1 as an appropriate zone for the Subject Property.

Several of the Development Criteria within the Enhanced Neighborhood section of The Placebuilder do not apply to the proposed development.¹ This Justification will address the Development Criteria that apply to all development and to the proposed lifestyle center specifically.

The proposed change in zoning complies with Development Criteria A-DS4-2 and D-PL2-1 because the proposed development is an addition to the existing Club operation designed to serve its existing members with new amenities. The proposed lifestyle center will contain a fitness center and indoor golf practice facilities. The proposed lifestyle center will be located

¹ Development Criteria A-DS10-1, A-DS12-1, A-DN2-1, A-DN3-1, A-DN3-2, C-LI6-2, D-SP9-1, E-GR9-1, and E-GR9-3 apply to new residential development exclusively. Development Criteria A-DS11-1, A-EQ7-1, D-SP1-1, D-SP2-1, D-SP1-3, D-SP2-2, and D-SP1-2 apply to schools. Development Criteria C-L1-1, C-DI1-1, C-DI5-1, C-PS9-2, C-PS10-2, C-PS10-3, D-SP3-1, D-SP3-2, E-GR10-2, E-GR10-3 apply to commercial uses exclusively. Development Criteria A-DS13-1, D-CO1-1, D-CO2-1, D-CO2-2, D-CO4-1, D-CO4-2, D-CO4-3, and D-CO5-1 apply to proposed new roads and road connections, which are not part of this application. Development Criteria D-PL9-1 and E-GR5-1 apply to historical preservation exclusively. Development Criteria A-DS7-1, A-DS7-2, C-PS10-1, A-DS1-2, A-DN2-2, A-DS1-1, A-DS10-2, B-SU4-1, B-SU11-1, B-PR2-2, B-PR2-3, B-PR7-1, B-PR7-2, B-RE2-1, B-PR7-3, B-RE1-1, D-PL10-1, E-GR3-2, and E-GR3-1 do not apply to the proposed change in zoning.

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within the existing clubhouse area, between the existing clubhouse and the pool. The building will fit in with the other buildings on the club campus, as demonstrated by the previously-granted CUP approval.

The Club consulted with the surrounding neighborhood organizations through meetings with each directly affected neighborhood, including Greenbrier, Ashford Oaks, and Briercroft. A follow up letter, attached to this application, was circulated by the affected neighborhood organizations with an invitation for anyone interested to contact the Club directly with questions. This public engagement effort complies with Development Criteria D-PL7-1.

The proposed change in zoning complies with Development Criteria A-DS5-3, A-DS5-4, A-DS1-2, A-DS4-1, A-DS5-1, A-DS4-3, D-SP6-1, A-DS5-2, A-DS5-4, B-PR2-1, B-PR9-1. The proposed development will use the existing infrastructure serving the Club and will connect with the existing sidewalks in the neighborhood. Due to its location on the Club property, the proposed development will minimize disturbance of any environmentally sensitive areas. The proposed building will work within the existing landscape of the Club, allowing the Club to offer additional amenities near the clubhouse and pool.

The proposed change in zoning complies with Development Criteria E-GR4-1, E-GR9-2 and E-GR9-4 because it will allow the club to use its existing buildings efficiently and will allow the addition of a low intensity non-residential use in the Greenbrier neighborhood. The proposed development will also intensify the use of the Club property in a way that enhances the surrounding Greenbrier neighborhood by providing year-round use options for the Club property.

The proposed change in zoning complies with Development Criteria A-EQ7-3 because the proposed lifestyle center will be integrated into the Club complex.

The proposed change in zoning complies with Imagine Lexington, the Expansion Area Master Plan and the Greenbrier SAP. It will allow for the Club to operate in a way that will add to its offerings while protecting the larger Greenbrier neighborhood from overdevelopment. For the reasons set forth in this letter, the proposed rezoning should be approved.

Sincerely,



Clifford H. Ashburner

CHA/vm

**Hart Family Enterprises, LLC
2179 Bahama Road
Lexington, KY 40509**

January 31, 2022

Harold Baillie
Planner Senior
Lexington Fayette Urban County Planning Department
101 E. Vine St., #700
Lexington, KY 40507

Dear Hal,

By this letter, I am providing the consent of Hart Family Enterprises, LLC to the change in zoning application affecting a portion of the property at 2179 Bahama Road.

Sincerely,



Larry B. Hart