

Recd by _____
Date: _____

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

IN RE: **PLN-ZOTA-22-00011: AMENDMENT TO ARTICLE 8-1(d) TO ADD SMALL FARM MICRO-DISTILLERIES AS A CONDITIONAL USE IN THE AGRICULTURAL RURAL (A-R) ZONE** – a petition for a Zoning Ordinance text amendment to create a new conditional use, in the Agricultural Rural (A-R) zone. The proposed conditional use will allow for the distillation of 1,000 gallons in association with an established agricultural use.

Having considered the above matter on **August 25, 2022**, at a Public Hearing and having voted **6-2** 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** for this matter for the following reasons:

1. Micro-distilleries have extensive historical connections to agricultural uses within Lexington, as well as the Commonwealth of Kentucky as a whole.
2. Providing for small farm micro-distilleries in the Agricultural Rural (A-R) zone will permit additional opportunities to utilize existing agricultural resources for value-added products and tourism in support of the local economy.
3. The conditional use process and distillate production limits will ensure that the use operates at a scale that is compatible with the associated active farm or agricultural operation.
4. The inclusion of small farm micro-distillery to the possible conditional uses within the A-R zone is in agreement with the 2018 Comprehensive Plan for the following reasons:
 - a. The additional revenue stream for the agricultural uses that is derived from distillery operations will help strengthen the agricultural economy (Theme C, Goal #1.b).
 - b. The tasting and touring activities associated with small farm micro-distilleries will help promote agricultural tourism ((Theme C, Goal #1, Policy D).
 - c. By limiting the scale of production to no more than 1,000 gallons of distilled spirit, the use would promote context-sensitive agritourism in the Rural Service Area (Theme B, Protection Policy 6). The potential to utilize locally grown materials and agricultural byproducts in the operation of the use promotes environmental sustainability (Theme E, Goal #1, Policy D).

ATTEST: This 9th day of September, 2022.



Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Mr. Allen Carter**.

OBJECTORS

- Fayette Alliance

VOTES WERE AS FOLLOWS:

AYES: (6) Barksdale, de Movellan, Forester, Michler, Nicol, and Pohl.

NAYS: (2) Bell, Worth

ABSENT: (0) Penn, Davis, Meyer

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for **Approval** of **PLN-ZOTA-22-00011** carried.

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