

Note - Mr. J. Davis informed the Commission that he would be recusing himself from the following case, and left the meeting at this time.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

1. **PLN-ZOTA-25-00016: AMENDMENT TO THE INDUSTRIAL REDEVELOPMENT PLANNED UNIT DEVELOPMENT (PUD-3) ZONE TO ADD SHORT-TERM RENTALS (3/2/2026)*** – a text amendment to allow short-term rentals in the PUD-3 zone.

INITIATED BY: Turner Property 4, LLC
PROPOSED TEXT: Copies are available from the staff.

The Zoning Committee Recommended: **Approval of the Staff Alternative Text.**

The Staff Recommends: **Approval of the Staff Alternative Text**, for the following reasons:

1. The proposed text amendment results in consistency in how short-term rental (STR) uses are regulated across the urban zones.
2. The proposed text amendment 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 Urban County.

Staff Presentation - Mr. Crum presented the request to allow short-term rentals as a principal use in the PUD-3 zone. He depicted the location of the three existing PUD zones and described them. He briefly explained why the PUD zones had not been considered when the short-term rental regulations were adopted. Additionally, Mr. Crum said that Staff recommended alternative text that included the addition of short-term rentals as a conditional use in the PUD-1 and PUD-2 zones for consistency with the zones that were addressed in the earlier text amendments.

Mr. Penn asked if this was updating the PUD zones. Mr. Crum clarified that this was updating the short-term rental chart that listed the zones and where short-term rentals were allowed. The PUD zones were not listed, but this ZOTA would correct that.

Ms. Worth asked why the PUD-3 was recommended for principal use, but the other two PUD zones were conditional use. Mr. Crum explained that the PUD-1 & PUD-2 zones were primarily residential, but the PUD-3 zone is more of a mixed-use entertainment area and regulated differently, so they would not need that type of restriction of a conditional use or number of units.

Applicant Representation - Attorney Zach Cato was present to represent the applicant. He said that he agreed with the staff alternative text, and had no problem adding the PUD-1 & PUD-2 zones. He asked for approval at this time.

Mr. Penn asked Mr. Cato if he had ever used the PUD-3 zone before, and Mr. Cato replied that his firm requested the ZOTA that created the PUD-3 zone.

Action - Mr. Michler made a motion, seconded by Ms. Barksdale, and carried 9-0 (Nicol absent, J. Davis recused), to approve the staff alternative text of **PLN-ZOTA-25-00016: AMENDMENT TO THE INDUSTRIAL REDEVELOPMENT PLANNED UNIT DEVELOPMENT (PUD-3) ZONE TO ADD SHORT-TERM RENTALS.**

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.