

**1. HART FAMILY ENTERPRISES, LLC & GREENBRIER ESTATES GOLF COURSE ZONING DEVELOPMENT PLAN**

- a. **PLN-MAR-22-00002: HART FAMILY ENTERPRISES, LLC** – a petition for a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential 1 (EAR-1) zone, for 21.616 net (22.085 gross) acres, for a portion of property at 2179 Bahama Road.

**COMPREHENSIVE PLAN AND PROPOSED USE**

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community’s resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is seeking to rezone the subject property to the Expansion Area Residential 1 (EAR-1) zone to allow for the operation of a 14,789 square-foot amenity space or “lifestyle center” as an accessory use to the existing Greenbrier Golf Course at this location. The lifestyle center will include additional amenities for the club members, including a health spa, exercise facilities, children’s areas, and electronic golf simulations.

The Zoning Committee Recommended: **Approval**, for the reasons provided by staff.

The Staff Recommends: **Approval**, for the following reasons:

1. The requested Expansion Area Residential 1 (EAR-1) zone is in agreement with the 2018 Comprehensive Plan, the 1996 Expansion Area Master Plan (EAMP), and the 2003 Greenbrier Small Area Plan for the following reasons:
  - a. The proposed project is in agreement with the 2018 Comprehensive Plan’s Goals and Objectives, for the following reasons:
    - i. The proposed rezoning will respect the design features of areas surrounding development to ensure compatibility with the existing form (Theme A, Goal #2.b.). The proposed lifestyle center will be consistent with the design and scale of the existing golf course facilities at this location.
    - ii. The proposed development will improve an existing neighborhood amenity (Theme A, Goal 3) by expanding the services provided to its members, allowing for additional activities to take place during the off-season.
    - iii. The proposed development will preserve the character of the existing neighborhood (Theme A, Goal #3.a.). The Greenbrier Golf and Country Club has been an integral part of the character of this neighborhood since its inception in 1971, and applicant’s proposal will help ensure the future success of this neighborhood feature.
    - iv. The proposed development will retain the site’s open and green space (Theme A, Goal #2.c.), limiting new construction to previously developed areas of the site.
  - b. The EAMP recommends Expansion Area Residential 1 (EAR-1) future land use for the subject property. The applicant has requested the EAR-1 zoning for the subject property, and is in agreement with the Plan’s recommendation.
  - c. The Greenbrier Small Area Plan seeks to ensure the vitality and growth of the existing golf course use. The proposed rezoning will allow the Greenbrier Golf Course to increase the size and utility of the on-site facilities to ensure that the use can meet the community demand and continue to be an amenity for the neighborhood.
2. This recommendation is made subject to approval and certification of PLN-MJDP-22-00005: Greenbrier Estates Golf Course, Unit 2J, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission’s approval.

- b. **PLN-MJDP-22-00005: GREENBRIER ESTATES GOLF COURSE, UNIT 2-J (05/01/22)\* - located at 2179 BAHAMA RD., LEXINGTON, KY.**  
Project Contact: Carman

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council rezones the property EAR-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Greenspace Planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
8. Depict property boundaries with solid dark line.

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

9. Addition of record plat designation D-332.
10. Clarify area of amendment on vicinity map.
11. Dimension existing and proposed driveways, walkways, parking spaces, and drive aisles.
12. Depict location of access point for construction vehicles.
13. Denote: Landscape and vehicular use areas will be screened as per Article 18 of the Zoning Ordinance.
14. Dimension all buildings and pools.
15. Denote height of buildings in feet.
16. Addition of proposed and existing easements.
17. Label canopy height dimension.
18. Addition of building line setback.
19. Orient vicinity map to match plan layout.
20. Delete Note #9.
21. Denote property is located in a Neighborhood Design Character (ND-1) overlay zone.
22. Discuss plan type preliminary vs. amended final development plan.
23. Discuss Placebuilder criteria.

Staff Zoning Presentation – Mr. Crum presented the staff report and recommendations for the zone change application. He displayed photographs of the subject property and of the general area. He stated that the applicant was seeking a zone map amendment from an Agricultural Rural (A-R) zone to an Expansion Area Residential 1 (EAR-1) zone, for 21.616 net (22.085 gross) acres, for a portion of property at 2179 Bahama Road. He indicated that the proposed rezoning would allow for the operation of a 14,789 square-foot amenity space or “lifestyle center” as an accessory use to the existing Greenbrier Golf Course. The lifestyle center will include additional amenities for the club members, including a health spa, exercise facilities, children’s areas, and electronic golf simulations. Mr. Crum indicated that the property is a large, 163.66 acre parcel that is zoned Agricultural Rural (A-R), and has been the location of Greenbrier Golf Course and Country Club since 1971. Prior to 1971, the subject property had been a large tract of undeveloped farmland. Over time, the Greenbrier Golf Course and Country Club has expanded, receiving conditional use permits in 1996 and 2021 to allow facility expansions which include a driving range, swimming pool, golf pro shop, and storage buildings.

Mr. Crum said that the Greenbrier ND-1 Overlay Zone was created in 2004, which established additional zoning restrictions and development criteria for the subject property and the adjacent Greenbrier Neighborhood. While no restrictions were recommended for the Greenbrier Country Club, the property was included to maintain the neighborhood character should the golf course redevelop in the future.

Mr. Crum clarified that under the property’s current A-R zoning, the Greenbrier Golf Course is restricted to a total of 10,000 square-feet of additional structure space. Due to the prior development at this location, this restriction would require the applicant to remove existing storage buildings in order to accommodate the proposed lifestyle center expansion. However, this restriction is not present in the Expansion Area Residential 1 (EAR-1) zone, which permits a golf course as a principal use. The applicant is seeking to rezone a portion of the subject property to the EAR-1 zone in order to allow for the operation of the lifestyle center while retaining all existing structures.

Mr. Crum finalized the presentation of the proposed application with the review of the recommended findings for approval that were enumerated in the staff report, and reported that the Zoning Committee had recommended approval of the zone change.

Commission Questions – None.

Staff Development Plan Presentation – Ms. Gallt presented the staff report and recommendations for the associated Development Plan. Ms. Gallt presented a colored rendering of the subject property and reviewed the current development. She then presented the proposed conditions of approval. Ms. Gallt noted that there were two discussion questions: the status of the plan as either a preliminary development plan or a final development plan (#22), and the review of the Placebuilder development criteria (#23). Ms. Gallt indicated that the discussion regarding the Placebuilder criteria could be deleted, as the applicant had addressed these items, as illustrated by Mr. Crum’s presentation.

Commission Questions – None.

Applicant Presentation – Mr. Cliff Ashburner, attorney for the applicant, indicated the applicant was in agreement with the conditions of the staff and that they were seeking to have the development plan designated as Final Development Plan, which would satisfy conditions #7 and #22 of the staff report for the development plan. He then requested approval of the rezoning and plan in accordance with the staff recommendations.

Commission Questions – Mr. Penn asked if the buildings would be available to members only or available to the public. Mr. Ashburner stated that the facilities would only be available to the members of the Greenbrier Country Club.

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Zoning Action – A motion was made by Mr. Pohl, seconded by Mr. DeMovellan, and carried 8-0 (Barksdale, Nicol, and Bell absent) to approve PLN-MAR-22-00002: HART FAMILY ENTERPRISES, LLC, for the reasons provided by the staff.

Development Plan Action – A motion was made by Mr. Pohl, seconded by Ms. Penn, and carried 8-0 (Barksdale, Nicol, and Bell absent) to approve PLN-MJDP-22-00005: GREENBRIER ESTATES GOLF COURSE, UNIT 2-J removing conditions #7, #22, and #23.

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