

Rec'd by \_\_\_\_\_

Date: \_\_\_\_\_

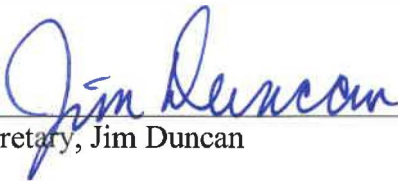
**RECOMMENDATION OF THE  
URBAN COUNTY PLANNING COMMISSION  
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY**

**IN RE: PLN-ZOTA-24-00007: AMENDMENT TO UPDATE SHORT-TERM RENTAL REGULATIONS** – a text amendment to update Articles 3, 8, and 23, to update regulations relating to Short Term Rentals.

Having considered the above matter on **November 14, 2024**, at a Public Hearing, and having voted **5-2** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL of ALTERNATIVE TEXT** of this matter for the following reasons:

1. The proposed text amendment with staff alternative text provides for greater protections against overconcentration of short-term rentals within neighborhood areas.
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 Urban County.

ATTEST: This 22<sup>nd</sup> day of November 2024.



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**

- Judith Humble, 144 Lincoln Ave.
- John Grimes, 272 Sherman Ave.
- Trish Smith, 212 E Bell Ct.
- Walt Gaffield, FCNC.
- Lynne Flynn, 518 Springhill Drive.
- Kyna Koch, 3262 Gondola Drive.

**OBJECTIONS**

- Stated that this text amendment would lead to decreased home values.
- Stated that there were too many short-term rentals already.
- Stated that she wished for more information of short-term rentals.
- Made suggestions for more requirements.
- Stated there were already too many short-term rentals.
- Stated that there had been problems with short-term rentals in her neighborhood.

- Janet Cabaniss, 704 Cumberland Road.
- Mike Brower, 114 Shady Lane.
- Terry Lennie, 324 S. Mill Street.
- Patty Drause.
- Tom Eblen, 52 Mentelle Park.
- Tee Bergman.
- Amy Clark.
- Supported the comments from Walt Gaffield and FCNC.
- Supported the comments from Walt Gaffield and FCNC.
- Stated there were too many short-term rentals downtown.
- Supported the comments from Walt Gaffield and FCNC.
- Supported the comments from Walt Gaffield and FCNC and wanted no exceptions to density requirements.
- Concerned about the effect of short-term rentals on affordable housing.
- Stated her opposition because they are commercial and suggested a monthly limit.

VOTES WERE AS FOLLOWS:

AYES: (5) Worth, Zach Davis, Owens, Wilson, and Penn  
 NAYS: (2) Barksdale and Nicol  
 ABSENT: (4) Forester, Pohl, Johnathon Davis, and Michler  
 ABSTAINED: (0)  
 DISQUALIFIED: (0)

Motion for **APPROVAL** of **PLN-ZOTA-24-00007** carried.

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