

Lexington-Fayette Urban County Government

FAYETTE COUNTY RURAL LAND MANAGEMENT BOARD, INCORPORATED

Jim Gray Richard Molonev Chief Administrative Officer Mayor

Minutes

May 2, 2011

Call to Order: 3:00 p.m.

Location: LFUCG Center, 200 E. Main, 12th Floor Conference Room

Voting Members: Margaret Graves-Chair, Land Conservation Group

Robert Hewett-Treasurer, Convention & Visitors Bureau

Greg Padgett, Home Builders Association

Helen Alexander, Kentucky Thoroughbred Association Tom Thornbury, Kentucky Thoroughbred Association

Kristen Clark, Fayette County Farm Bureau

Mariana Moore, Fayette County Neighborhood Council

Non-Voting Members: Charles Farmer, USDA/NRCS District Conservationist

Nick Carter, Fayette County Extension Agent for Agriculture

Absent: Greg Bibb-Vice Chair, Commerce Lexington

Walter Hillenmeyer, Fayette County Farm Bureau

Karen Mundy, Lexington-Bluegrass Association Realtors

Deborah Long, Historic Preservation Group

Staff: Billy F. Van Pelt, MBA, RLA-Secretary and PDR Program Director

Kevin Atkins, Chief Development Officer, Mayor's Office

Michael Sanner, Department of Law

Guests: Chris King, Division of Planning

> Jim Duncan, Division of Planning Rochelle Boland, Department of Law Knox van Nagell, The Fayette Alliance

Paul Schoninger, Council Office

Chair Graves called the meeting to order.

Attendance

Chair Graves asked everyone to sign the meeting sign-in sheet.

Approval of the April 4, 2011 meeting minutes

BOARD ACTION

On a motion made by Mariana Moore, seconded by Helen Alexander, the Board voted unanimously (7-0) to approve the April 4, 2011 meeting minutes.

2012 Comprehensive Plan Update – Rural Service Area Land Management Plan

Mr. King answered the Board's questions regarding the 2012 Comprehensive Plan Update process as it relates to the Rural Service Area Land Management Plan. Mr. King confirmed that the Rural Corridors Protection Project Report was a suggested, possible topic of review for the Rural Land Management Board. Various members of the Board expressed concern that projects, initiatives or suggested changes to the PDR ordinance, Rural Service Area Land Management Plan and/or the PDR application process would be studied or suggested without the initial consultation with and/or recommendation by the Rural Land Management Board. Mr. King confirmed that no such work and/or changes would be recommended without the approval by and recommendation from the Rural Land Management Board. Chair Graves asked Ms. Boland to confirm whether or not the Rural Service Area Land Management Plan had expired. Ms. Boland confirmed that the Rural Service Area Land Management Plan had not expired. Ms. Boland recommended that the Rural Land Management Board conduct a review of the Rural Service Area Land Management Plan. She added that the Board should adopt a resolution stating the outcome of such a review and forward it to the Chair of the Planning Commission. Chair Graves directed Mr. Van Pelt and the Comprehensive Plan Update Committee to review the Rural Service Area Land Management Plan and to report back to the full Board at a future meeting.

Old Business

A. <u>FY11 budget</u>

Mr. Van Pelt reviewed the remaining FY11 budget with the Board

B. FY12 budget

Mr. Van Pelt stated that he would meet with the General Government Council Link on May 4th.

Council Members Lane, Martin and Stinnett serve on the Link.

C. Round 9 closings

Mr. Van Pelt reviewed a PDR map with the Board and reported that farm 12-09 was scheduled to close on May 3rd and that there are pending closings on farms 40-02 and 9-10. He also reported that he was working with farm owners who may consider donating conservation easements on their farms.

D. <u>Farm 4-01</u>

Mr. Schoninger asked the Board for an extension of a previously approved temporary construction easement. The extension would be from May 31, 2011 until October 31, 2011.

BOARD ACTION

On a motion made by Greg Padgett, seconded by Mariana Moore, the Board voted unanimously (7-0) to approve the extension until October 31, 2011.

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E. Farm 107-02

Mr. Van Pelt reported that the Board had previously approved a wine sales and tasting facility

on this farm. The approval was subject to the terms of the Deed of Conservation Easement

and the Board's review of a site plan of the facility with the vehicular circulation and parking

areas. Mr. Van Pelt reviewed the plan with the Board.

BOARD ACTION

On a motion made by Greg Padgett, seconded by Kristen Clark, the Board voted unanimously

(7-0) to approve the wine sales and tasting facility and the plan submitted by the farm owner,

subject to the Division of Building Inspection and the Zoning Ordinance.

F. Wineries in the rural area

Ms van Nagell discussed the potential for future wineries in the Rural Service Area and the

possibility of their use as event venues rather than agricultural operations. Ms. van Nagell

shared a letter to the Board of Adjustment stating the position of The Fayette Alliance on a

request for a conditional use permit to construct and occupy a banquet facility (in conjunction

with a winery) and personal residence at 4051 Winchester Road. Chair Graves asked Ms. van

Nagell to report back to the Board in order to discuss possible options to define these types of

uses in the Rural Service Area.

Public Comment

None

Adjournment

BOARD ACTION

On a motion made by Helen Alexander, seconded by Mariana Moore, the Board voted unanimously (7-0) to adjourn the meeting.

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