

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

September 27, 2018

A meeting of the Land Development and Transportation Committee was held on Thursday, September 27, 2018 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Marilyn Lewis, Chair
Richard Carlson
Jeff Brown
Ruth Daniels

Committee Members absent were:

Rob Peterson, Vice-Chair

Staff Members present were:

Joseph Reverman, Assistant Director, Planning & Design Services
Julia Williams, Planning Supervisor
Jay Lockett, Planner I
Joel Dock, Planner II
John Carroll, Legal Counsel
Chris Cestaro, Management Assistant (minutes)

Others Present:

Beth Stuber, Transportation Planning
Tony Kelly, MSD

The following matters were considered:

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Approval of Minutes

Approval of the September 13, 2018 LD&T Committee Meeting Minutes

00:01:52 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on September 13, 2018.

The vote was as follows:

YES: Commissioners Brown, Carlson, and Lewis.

NOT PRESENT: Commissioners Daniels and Peterson.

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New Business

Case No. 18SUBDIV1015

Summary of testimony of those in support:

00:08:23 Nick Pregliasco, the applicant's representative, said he was available to answer questions. He handed out a packet to the Commissioners, which was a paper copy of the presentation made at the last LD&T meeting. He added that no changes have been made to the plan since the last LD&T meeting.

The following spoke in opposition to the request:

No one spoke.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:09:47 Commissioners' deliberation

00:10:17 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Revised Major Preliminary Subdivision plan, **SUBJECT** to the existing Conditions of Approval:

1. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root system from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No

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parking, material storage or construction activities are permitted within the protected area.

3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
4. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived. by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and

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other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

7. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.
 - a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs and other issues required by these binding elements I conditions of approval.
 - c. Bylaws of the Homeowners Association in a form approved by the Counsel for the Planning Commission.
8. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account the subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.
9. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
10. A long-term encroachment permit and license agreement with Louisville Metro is required for the signature entrance to be located in the right-of-way.
11. The developer/applicant shall coordinate with the developer of the property to the north along Old Aiken Rd. to fully connect sidewalks with

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the conceptual trailhead to provide safe pedestrian access as depicted at the 9/14/17 LD&T hearing.

12. A restrictive conservation easement {no build/preservation area) shall be placed along the rear of lots 40-43 67-70 and 55 72 at the time of recording.

The vote was as follows:

**YES: Commissioners Brown, Carlson, Daniels, and Lewis.
NOT PRESENT: Commissioner Peterson.**

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The following spoke in opposition to the request:

No one spoke.

00:13:33 Commissioners' deliberation.

00:13:37 Commissioner Brown asked Mr. Luckett if the applicant would need to go through the formal road-closure process to release the old/excess ROW. Mr. Luckett said they would, and that street closure would need to be approved by Metro Council. He reviewed the process the applicant would follow. See recording for detailed discussion.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:15:33 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Major Preliminary Subdivision.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, and Lewis.

NOT PRESENT: Commissioner Peterson.

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Case No. 18DEVPLAN1098

Request:	Revised Detailed District Development Plan
Project Name:	Park Jefferson Tract 3
Location:	5494 Shepherdsville Road
Owner:	Pinehurst Properties LLP
Applicant:	Pinehurst Properties LLP
Representative:	Mike Hill - Land Design & Development
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin

Case Manager: **Jay Luckett, Planner I**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:16:47 Jay Luckett presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Mike Hill, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Summary of testimony of those in favor:

00:18:20 Mike Hill, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:21:46 John Carroll, legal counsel for the Planning Commission, asked about binding elements on page 6 of the staff report. Mr. Luckett discussed the existing and proposed binding elements in detail. He said the binding elements

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shown on pages 8 and 9 of the staff report are the relevant binding elements applying to this request.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against the request:

No one spoke.

00:24:01 Commissioners' deliberation

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:24:30 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that Northern Ditch, a blue-line intermittent stream lies along the western side of the site. The required 25' vegetative buffer per MSD requirements will be provided on site. Tree canopy requirements of the Land Development Code will be provided on the subject site; and

WHEREAS, the Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works have approved the preliminary development plan; and

WHEREAS, the Committee further finds that the required amenity is being provided onsite per Land Development Code requirements; and

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WHEREAS, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Committee further finds that the overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks; and

WHEREAS, the Committee further finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code; now, therefore be it

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the proposed Outdoor Amenity Area design review and the Revised Detailed District Development Plan, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission, except for land uses permitted in the established zoning district.
2. The only permitted freestanding sign shall be located as shown on the approved district development plan. No sign shall have more than two sides.
3. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
4. Outdoor lighting shall be directed down and away from surrounding residential properties.
5. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:

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- a. The development plan must receive full construction approval from the Develop Louisville and the Metropolitan Sewer District
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
 7. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, and Lewis.

NOT PRESENT: Commissioner Peterson.

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Case No. 18DEVPLAN1132

NOTE: This case was heard out of order. It was heard first on the agenda.

Request:	(CONT'D) Revised District Development Plan and Revised Major Preliminary Subdivision
Project Name:	Notting Hills Sec. 4 Phase II
Locations:	18601 Chadwick Glen Circle
Owner:	Welch Developers LLC
Applicant:	Welch Developers LLC
Representative:	Sabak Wilson & Lingo
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton

Case Manager: Jay Lockett, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:03:55 Jay Lockett presented the case. He asked that this case be continued to the October 18, 2018 Planning Commission public hearing. The applicant wished for more time in case any binding elements need to be revised for this case. If that happens, the applicant wants to expand the notice area to include the entire development, not just the immediate vicinity of the subject site.

The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper Talbott & Roberts,

Kelli Jones, Sabak Wilson & Lingo, 608 South 3rd Street, Louisville, KY 40202

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Case No. 18DEVPLAN1132

Summary of testimony of those in favor:

00:05:02 Nick Pregliasco, the applicant's representative, said the applicant is prepared to send notices to the entire subdivision if that is necessary.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

No one spoke

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:05:54 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **continue** this case to the **October 18, 2018** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, and Lewis.

NOT PRESENT: Commissioner Peterson.

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New Business

Case No. 18ZONE1043

Request: Change in zoning from R-5 to C-1 with a Conditional Use Permit for outdoor alcohol sales and landscape waiver

Project Name: 1039 Ash Street

Locations: 1039 Ash Street

Owner: Jeffrey J. and Rebecca L. Hollkamp

Applicant: Jeffrey J. and Rebecca L. Hollcamp

Representative: Clifford Ashburner – Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 10 – Pat Mulvihill

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:25:42 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:27:12 In response to a question from Commissioner Lewis, Mr. Dock explained that there was an error on the agenda header for this case. The correct rezoning request is “R-5 to C-1”. The staff report correctly lists the rezoning request as “R-5 to C-1”.

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl LLP, 101 S 5th St #2500, Louisville, KY 40202

Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

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Case No. 18ZONE1043

Jeff Hollkamp, 301 Mill Stream Place, Louisville, KY 40222

Summary of testimony of those in favor:

00:27:45 Clifford Ashburner, the applicant's representative, presented the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:31:10 Commissioner Brown asked if the chain link fence will remain on the Hickory Street frontage. Mr. Ashburner said all of the chain link fence will be removed; the refuse-collection area will be fenced or otherwise enclosed.

00:31:39 Chris Brown, an applicant's representative, pointed out the locations of the screening and enclosures which will be provided per the Land Development Code. There will be no chain link fencing along the perimeters of the property. Commissioner Brown and Mr. Brown discussed fencing height restrictions near intersections. They discussed LDC requirements.

00:33:02 Commissioner Brown and Mr. Brown also discussed dimensions for the on-street parking (See recording for detailed discussion.)

00:35:12 In response to a question from Commissioner Brown, Mr. Ashburner said the proposed hours of operations would be presented at the public hearing.

00:35:25 In response to a question from Joe Reverman, Assistant Director of Planning & Design Services, Mr. Brown said the applicant has no plan to remove the curb cut to the garage at this time. The parking spaces are pulled off of that curb cut, and the storage space in the garage needs to remain accessible to the user of the property.

00:35:54 Commissioner Brown asked about a binding element regarding outdoor music. Mr. Ashburner said he would work with Mr. Dock on that.

00:36:14 In response to a question from Commissioner Daniels, Mr. Ashburner said the planned capacity for the restaurant is about 45-50 people. The final design for the interior has not yet been finished, and there is not yet a final seating count.

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00:37:02 Noise and cooking odors were discussed.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against the proposal:

No one spoke.

00:37:46 **Commissioners' deliberation**

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the **October 18, 2018** Planning Commission public hearing.

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New Business

Case No. 18ZONE1023

Request:	Change in zoning from C-1 to C-2 for a contractor's shop
Project Name:	5401 Valley Station Road
Locations:	5401 Valley Station Road
Owner:	A1 Sewer and Drain
Applicant:	A1 Sewer and Drain
Representative:	Thoroughbred Engineering
Jurisdiction:	Louisville Metro
Council District:	25 – David Yates

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:38:13 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Jeremy Duncan, 5401 Valley Station Road, Louisville, KY 40272

Summary of testimony of those in favor:

00:39:20 Jeremy Duncan, an applicant's representative, said he was available to answer questions.

The following spoke in opposition to the request:

No one spoke.

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The following spoke neither for nor against the proposal:

Chris Ward (representing A-1), 2019 Floradora Avenue, Louisville, KY 40272

Summary of testimony of those neither for nor against:

00:40:26 Chris Ward said he was the shop owner's son and was available to answer any questions.

00:40:59 Commissioners' deliberation

00:41:08 In response to a question from Commissioner Carlson, Mr. Dock said the agenda header for this case had an error. This request is for a zoning change only. No form district change is being requested.

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the **November 1, 2018** Planning Commission public hearing.

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Case No. 18ZONE1020

Request: Change in zoning from C-1 to C-2 with a Revised Detailed District Development Plan, setback variances, and landscape waivers

Project Name: Park Community Credit Union

Locations: 7710 Bardstown Road & 1509 Cedar Creek Road

Owner: Park Community Federal Credit Union

Applicant: Park Community Federal Credit Union

Representative: Jon Baker – Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:42:15 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street Suite 2800, Louisville, KY 40202

Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Summary of testimony of those in favor:

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00:46:08 Jon Baker, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:48:53 Christopher Brown, an applicant's representative, continued with details of the site plan.

00:52:45 Mr. Baker finished the presentation.

00:54:16 Commissioner Brown asked if the lot to the south is "plan-certain". Mr. Baker said there was a plan but it has now expired. He added that there is a new plan about to be submitted.

00:54:51 In response to questions from Commissioner Brown, Mr. Baker and Mr. Brown discussed a connector road on Cedar Creek (an old ROW) and whether there improvements required on that to serve this site. Commissioner Brown also asked if the applicant was working with the State on any permitting issues for full access. Mr. Baker said the applicant's representatives are in continuous contact with KYTC.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against the proposal:

No one spoke.

00:57:13 Commissioners' deliberation

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The Committee by general consensus scheduled this case to be heard at the **November 1, 2018** Planning Commission public hearing.

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New Business

Case No. 18ZONE1057

Request: Change in zoning and form district from R-4 to PEC and form district from Neighborhood to Workplace with a Detailed District Development Plan and setback variance

Project Name: 1701 North English Station Road

Locations: 1701 North English Station Road

Owner: LINAK US, Inc.

Applicant: LINAK US, Inc.

Representative: John Talbott - Bardenwerper Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 19 – Julie Denton

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:57:35 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

John Talbott, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Andy Watson, 13307 Magisterial Drive, Louisville, KY 40223

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

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Case No. 18ZONE1057

Summary of testimony of those in favor:

01:00:27 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:06:42 Kent Gootee, an applicant's representative, discussed pavement width along North English Station Road.

The following spoke in opposition to the request:

Margaret Rausch, 1700 North English Station Road, Louisville, KY 40223

Miles Stephenson (sp), KEPA LLC, 989 Locust Grove Road, Shelbyville, KY 40065

Diana Washington, 1710 North English Station Road,

Summary of testimony in opposition:

01:08:20 Miles Stephenson (sp) said he owns the property to the north of the subject site (four residential lots.) Had questions about landscape buffer/s. He said he would like to work with LINAK when it is time for sewer installation/connection. Mr. Gootee discussed sewer connections and access.

01:10:45 Margaret Rausch submitted a letter of opposition to the Commissioners. She said this property is designated as R-4 and the form district indicates that the subject property should remain residential. She said English Station Road traffic has greatly increased with all the development at Old Henry Road.

01:12:46 She expressed concern about speeders on the curve of North English Station Road. This is a blind spot. She suggested an access from Stanley Gault Parkway, instead of English Station Road.

01:15:31 Diana Washington spoke in opposition. She said that she and other neighbors are "adamantly opposed" to the plans. She asked for a night hearing, or at least a delay. She said this is a historical neighborhood, and the proposed location of the entrance will change the character of the neighborhood.

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Rebuttal:

Mr. Talbott said this is going to be an office building, which is an appropriate use next to residential. Using the site plan, he said the entrance on North English Station will make the road much safer than it currently is because the applicant will open visibility and widen it. He noted that the distribution building is already at capacity and there are already plans to expand it. He said LINAK wants their operations to be compact and together.

01:21:34 Commissioner Carlson asked if the proposed building would serve only the existing LINAK facility. Mr. Talbott said yes. Commissioner Carlson asked about re-designing the North English Station access and encouraging the use of the other facility access (Stanley Gault Parkway?) Mr. Talbott said he would speak to the applicant.

01:24:19 Ms. Rausch said the applicant already has an access at the distribution center that could connect to the office building.

01:25:50 Mr. Talbott said the distribution center entrance is a truck entrance/exit and is also farther away from the proposed office building. The distribution center's truck traffic could cause a hazard to smaller vehicles.

01:26:25 In response to a request from Commissioner Lewis, Mr. Dock explained the parameters/procedures for requesting a night hearing.

The following spoke neither for nor against the proposal:

No one spoke.

01:27:50 Commissioners' deliberation

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

September 27, 2018

New Business

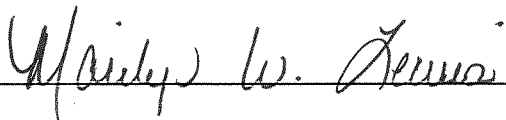
Case No. 18ZONE1057

The Committee by general consensus scheduled this case to be heard at the **November 1, 2018** Planning Commission public hearing.

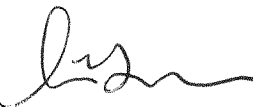
MINUTES OF THE MEETING
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LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

September 27, 2018

The meeting adjourned at approximately 2:35 p.m.



Chairman



Division Director