

**PLANNING COMMISSION MINUTES
MARCH 1, 2018**

PUBLIC HEARING

CASE NUMBER 16ZONE1086

Request:	R-5 to O-R
Project Name:	KY Hospitality Bookkeeping Office
Location:	4511 South 3rd Street
Owner:	Georgetta Duncan, G.P.D.
Applicant:	Georgetta Duncan, G.P.D.
Representative:	Georgetta Duncan, G.P.D.
Jurisdiction:	Louisville Metro
Council District:	21 – Vitalis Lanshima
Case Manager:	Laura Mattingly, AICP, Planner II

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

05:21:35 Laura Mattingly discussed the case summary, standard of review and staff analysis from the staff report, noting that the site has a history of complaints and citations. The applicant is seeking to bring the site into compliance.

The following spoke in favor of this request:

Dragomir Dimitrov, 1420 Riverside Drive, Prospect, KY 40059

Summary of testimony of those in favor:

05:31:05 Dragomir Dimitrov spoke on behalf of the applicant because she is out of town. He responded to questions from the Commissioners and stated that the site is being used for his mother's bookkeeping service, KY Hospitality Bookkeeping, which he said provides housekeeping and banking services to hotels. He stated that the structure is for employees only, which include a bookkeeper, a secretary, and a general manager. Customers do not visit this site.

The following spoke in opposition to this request:

Nicole George, 4517 Southern Pkwy., Louisville, KY 40214
Stefanie Buzan, 230 Kenwood Hill Road, Louisville, KY 40214
Voncile Ellison, 4510 S. 2nd Street, Louisville, KY 40214
Robin Amsbary, 308 Kenwood Hill Road, Louisville, KY 40214

Summary of testimony of those in opposition:

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05:37:42 Neighbor Nicole George stated she is in opposition to the request and showed a presentation. She is concerned that that the business is currently operating on-site without proper zoning. She stated that the business has already created nuisance issues for surrounding properties—multiple passenger vans are regularly parked on-site, different cars are parked on-site on any given day, and visitors to the home regularly park at Thorntons and jay-walk across the street. She also noted the gravel parking installed over an existing sidewalk and existing parking on gravel with no buffer to the street.

05:42:59 Stefanie Buzan stated she is not opposed to change in the neighborhood, but doesn't think request this will have a positive impact on the neighborhood. There are plenty of commercial properties nearby that are for sale.

05:45:26 Voncile Ellison lives behind the subject property and stated that she noticed some time ago that two large spruce trees were removed from the property for parking. Then a building in the back was removed along with part of the main structure. A woman is working towards creating an orchard in the vacant lot next door.

05:49:50 Robin Amsbary stated that the Iroquois and Beechmont Neighborhood Associations are both opposed to this request. Traffic is a major concern. She does not believe this is just a bookkeeping business. The applicants say they have four to five employees, but there are routinely five to seven cars in the parking lot at any given time, and they are different each day and rotate throughout the day. There needs to be a buffer between the Beechmont neighborhood and the commercial zoning that is spreading along S. 3rd Street.

Rebuttal:

05:52:30 Mr. Dimitrov spoke in rebuttal. He stated that the opposition was speaking hypothetically. He finds it ironic that his business is targeted for having five to seven cars in the parking lot when they are across the street from a gas station that services several hundred cars a day. He stated the jay-walking they complained about does not have anything to do with his employees. In response to the Commissioners, Mr. Dimitrov stated the passenger vans do not come to his business regularly.

Deliberation:

05:59:45 The Commissioners would like the case to be continued to a date when the owner is back in the U.S. and can answer further questions.

An audio/visual recording of the Planning Commission hearing 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.

06:02:49 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

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RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** case number 16ZONE1086 to the March 29, 2018 Planning Commission public hearing.

The vote was as follows:

YES: Brown, Lindsey, Carlson, Ferguson, and Jarboe

NOT PRESENT: Lewis, Smith, Howard, Tomes, and Peterson