

NEIGHBORHOOD MEETING NOTES
PROPERTY: 3025-3031 Nelson Court
Eric Bachelor – Jefferson Court Warehouse

The neighborhood meeting was held on December 19, at 6:30 p.m. The applicant, Bachelor Holdings, LLC, was represented at the meeting by land use counsel, Cliff Ashburner, and landscape architects, Matt Gullo and Tanner Prewitt of Lockett and Farley.

Mr. Ashburner opened the meeting by explaining the proposed conditional use permit for off-street parking and presented a slideshow regarding the process/proposal. The presentation showed the parking and office area on the plan and the planned closing of residential streets to consolidate the property. The overall plan, including land not subject to the proposed CUP, includes a warehouse with a loading area adjacent to the warehouse to the north. The building being proposed would ideally be a distribution facility for a business such as Amazon or Fed-Ex.

Matt Gullo indicated the design follows the European model of multi-story warehouses, and will be the first of its kind here. The smaller footprint will reduce the heat island effect, screens the area from the highway and reduces noise.

Traffic from semi tractor trailer trucks turning left from Preston Highway onto Jefferson was the biggest concern. There is a very small entrance, and vehicles may get stuck or trapped in the area. John Fischer, agent for Bachelor, indicated they had to remove the homeless camps and fence in portions of the area. Attendees suggested using the route other warehouses use at this time with entry from Locust Lane via Crittenden Drive.

The plan proposes a variance on the height of the warehouse from the permitted 45' height to 80' height (proposed addition of 35'), which would accommodate the 2 story warehouse with no basement.

The meeting concluded at 7:49 pm.