

**PLANNING COMMISSION MINUTES**  
**December 2, 2021**

**PUBLIC HEARING**

**CASE NO. 21-ZONE-0021**

Request: TO BE CONTINUED TO 12/16/21 PLANNING COMMISSION- Change in zoning from R-5 to R-5B, two-family residential with detailed district development plan

Project Name: 4634 Southcrest Avenue  
Location: 4634 Southcrest Avenue  
Owner: Sherman Enterprise Properties, LLC  
Applicant: Sherman Enterprise Properties, LLC - Aja Sherman  
Representative: Pitt, Franck, Distler, Bearden, & Henderson, PSC  
Jurisdiction: Louisville Metro  
Council District: 21 - Nicole George  
**Case Manager: Joel Dock, AICP, Planning Coordinator**

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. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:05:13 Joel Dock explained why the case has been scheduled to be continued (see recording for detailed discussion.)

**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.**

00:06:23 On a motion by Commissioner Howard, seconded by Commissioner Carlson, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **December 16, 2021** Planning Commission public hearing.

**The vote was as follows:**

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**YES: Commissioners Mims, Peterson, Brown, Clare, Howard, Carlson, Daniels, Sistrunk, and Lewis.**

**ABSTAIN: Commissioner Seitz.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**October 28, 2021**

**NEW BUSINESS**  
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Project Name: 4634 Southcrest Avenue  
Location: 4634 Southcrest Avenue  
Owner: Sherman Enterprise Properties, LLC  
Applicant: Sherman Enterprise Properties, LLC – Aja Sherman  
Representative: Pitt, Franck, Distler, Bearden, & Henderson, PSC  
Jurisdiction: Louisville Metro  
Council District: 21 – Nicole George  
**Case Manager: Joel Dock, AICP, Planning Coordinator**

The staff report prepared for this case was incorporated into the record. 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:**

00:20:23 Joel Dock discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

**The following spoke in favor of this request:**

Alex Gaddis, represents Sherman Enterprise Properties, LLC and Pitt, Franck, Distler, Bearden and Henderson, PSC, 40222

**Summary of testimony of those in favor:**

Alex Gaddis said there is no plan for development, only to bring the site into compliance. The opposition at this point is not relevant to the questions this committee seeks to answer. It's ready to be scheduled for a public hearing (see recording for detailed presentation).

**The following spoke in opposition to this request:**

Dr. Shireen Deobhakta, 4645 Crest Drive, Louisville, Ky. 40215

**Summary of testimony of those in opposition:**

Dr. Shireen Deobhakta gave a power point presentation discussing the following concerns: proposal not in compliance; applicant didn't follow form district regulations as outlined in the Land Development Code; infrastructure; inequitable housing

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**October 28, 2021**

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opportunities; lack of civic engagement; and there are public health and safety concerns.

**The following spoke neither for nor against the request:**

Nicole George, 601 West Jefferson Street, Louisville, Ky. 40202

**Summary of testimony of those neither for nor against:**

Nicole George (technical difficulties)

Nicole George asked, what is the value of the applicant introducing information about evidence of the property being a duplex in 1958 when the final denial (2020) determined that nonconforming rights did not exist? Joel Dock explained that the decision to be made by the Planning Commission will be made in accordance with KRS 100.213, which includes a review of the Comprehensive Plan 2040.

**Rebuttal:**

Alex Gaddis said there is multi-family use throughout the neighborhood and this proposal will not change the character of the neighborhood (see recording for detailed presentation).

**Deliberation**

LD&T deliberation.

**An audio/visual recording of the Land Development & 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 placed this case on the December 2, 2021 public hearing.**