

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

**January 14, 2021**

**New Business**

**Case No. 20-ZONE-0088**

<b>Request:</b>	Change in zoning from R-4 to R-6 with detailed plan and landscape waiver
<b>Project Name:</b>	1213 Hines Court
<b>Location:</b>	1213 Hines Court
<b>Owner:</b>	Gregory Properties, LLC
<b>Applicant:</b>	Gregory Properties, LLC
<b>Representative:</b>	Duncan Galloway Egan Greenwald; LD&D
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 - Anthony Piagentini
<b>Case Manager:</b>	<b>Joel P. Dock, AICP, Planner II</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:43:34 Joel Dock presented the case and showed a Power Point presentation (see recording for detailed presentation.)

00:46:54 In response to a question from Commissioner Brown, Mr Dock said he is not sure about the pavement width on Hines Court but all the necessary ROW is being dedicated.

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

Mike Hill Land Design and Development, 503 Washburn Avenue, Louisville, KY

Kyle Galloway, 9625 Ormsby Station Road, Louisville, KY 40223

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

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00:48:27 Mike Hill, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He noted that there are four 4-plex units that are being proposed (a total of 16 units) with Hines Court having a pavement width of 18 feet.

01:00:15 Kyle Galloway, the applicant's representative, presented the applicant's case (see recording for detailed presentation.) He noted that the applicant has proposed adding some additional screening in front of the first building. Will widen Hines court from their site to Heafer Road.

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

Deanne Hamilton, 1216 Hines Court, Louisville, KY 40223

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

01:03:32 Deanne Hamilton said Hines Court is all single-family homes. The apartments being referenced by the applicant are on Heafer, not on Hines Court. She expressed concern about light pollution, garbage trucks, noise, disturbances from residents, and traffic. She said the original idea was for two duplexes.

01:07:44 Public hearing protocols were discussed, particularly the requirements for a night hearing.

**Rebuttal:**

01:10:43 Mr. Galloway delivered rebuttal (see recording for detailed discussion.) He discussed the width of Hines Court said the applicant is willing to widen it; traffic; noise; compatibility; and fencing. There was some discussion that included Ms. Hamilton, Mr. Hill and Commissioner Brown regarding road widening and light pollution from street lights/lights in the parking area. Joe Reverman, Assistant Director of Planning & Design Services, discussed Land Development Code requirements regarding light trespass.

**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.**

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01:20:07 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 **January 28, 2021** Land Development and Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioners Sistrunk, Daniels, Brown, Carlson, and Peterson.**