

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 12, 2023**

**NEW BUSINESS**

**22-ZONE-0111**

Request: Change in zoning from R-6 to C-N, with associated Revised Detailed District Development Plan and Binding Elements, and Waivers

Project Name: Dollar General

Location: 7717 & 7721 St. Andrews Church Road

Owner: Montez Malone

Applicant: Susan Cox

Representative: Wyatt, Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 25 – Khalil Batshon

Case Manager: Dante St. Germain, 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. 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:**

05:29:34 Dante St. Germain presented a PowerPoint presentation and indicated that the application was ready for a public hearing (see video for presentation). The applicant is requesting a change in zoning from a multi-family residential to C-N Neighborhood Commercial with some waivers.

05:32:37 Commissioner Carlson stated that most stores have material outside to where it does not look good. St. Germain said this development plan specifically shows a screened recycling area to help with the visual character.

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

Jonathan Baker, 400 West Market Street, Suite 2000, Louisville, KY, 40202

Brandy Zackery, 1136 South Park Drive, Suite 201, Bowling Green, KY, 42103

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

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05:34:37 Jonathan Baker spoke in favor of the application. Baker stated that this is a good location and there are multiple dwellings in the area that can benefit from this use.

05:43:28 Brandy Zackery spoke in favor of the application. The development plan includes a separate enclosure for the recycling racks. MSD does have special design requirements due to the flood plain. There is a proposed sidewalk connection out to St. Andrew Church Road.

05:47:40 Commissioner Mims asked about the building design along the Cardinal Oaks Drive frontage. Brandy Zackery said there will be windows on that side.

05:49:00 Commissioner Brown asked that the applicant provide hours of operation at the public hearing.

**The following spoke as a neutral party to the request:**

Maureen Welch, 7101 Venetian Way, Louisville, KY, 40214

**Summary of testimony of those as neutral:**

05:53:12 Maureen Welch spoke as a neutral party to the application. Welch would like to see landscaping used to help screen any blank walls on the façade and asked whether or not groceries will be sold at this location.

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

Mona Miller, 3115 Park Side Court, Louisville, KY, 40214

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

05:51:36      Mona Miller spoke in opposition to the application. Miller is mostly concerned about the trash that is going to be thrown around and get into the creek.

**REBUTTAL**

05:55:07      Jonathan Baker stated he will reach out to the applicant about the façade facing Doss High School. Also, there are ongoing conversations about having food in this Dollar General location.

**Deliberation**

06:00:11      Land Development and Transportation Committee 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.**

06:00:25      The Committee by general consensus scheduled this case to be heard at the **February 2, 2023** Planning Commission public hearing.