

Neighborhood Meeting Summary
21-CUPPA-0136
Conditional Use Permit
CAT VVB, LLC
8816 and 8820 W. Manslick Road, 8702 Peeble Lane
and 1724 Regency Park Drive, Louisville, Kentucky

This is a summary of the virtual meeting that was held for the above-mentioned properties at 6:00 PM on Tuesday, October 5, 2021. For a full recap of the meeting please refer to the audio/video DVD of the neighborhood meeting that was provided as a part of the application.

Jon Baker began the meeting by introducing himself and the purpose of the meeting. He depicted the Powerpoint Presentation (slide show) to be used during the meeting. He explained that the “PA” in the case number meant “Pre Application.” Mr. Baker explained the process of the conditional use permit application. He then explained features of the WebEx virtual platform so that attendees were able to better participate. Mr. Baker invited the attendees to add their names to the “chat box” so that they would be added to the adjoining property owner’s list for future notices.

Mr. Baker explained the next slide, which included the “After the Neighborhood Meeting” details. Mr. Baker provided the name and address of the case manager. He explained that the case number would change once the formal Conditional Use Permit Application was filed. The slide included the next steps to be taken in the process, which were to file a formal application, get a new case number, the case would go under case management review, then a public (BOZA) hearing would be held, then construction documents would be created and available for review. The applicant would send a notice to the adjoining property owners of the BOZA hearing. Mr. Baker indicated the case could take three to five months.

The next slide was the contact information for the case manager, Jon Crumbie, Mr. Triplett, Mr. Baker and the link to find the case on the Planning & Design website.

The next slide was titled “Site Location” and had a pin drop at 8702 Peeble Lane. The next slide was a closer view of the site location at Regency Park Drive, along the railroad and off Manslick Road. Mr. Baker explained that the current zoning allowed their plan to proceed as long as they had a Conditional Use Permit. The next slide contained Section 4.2.12 of the Land Development Code - Camping Areas and Recreational Vehicle Parks, Public and Private.

The next slide showed the current zoning of the property.

The next slide was a “zoomed out” view of the site. Mr. Baker described how the site was convenient to I-65 and I-265, the Gene Snyder Parkway. The site is not too far from Jefferson Memorial Forest or Iroquois Park. The next slide showed the expressways and other arterial roadways and connector streets.

The next slide was titled “Nearby Goods & Services” and it revealed how close the site was to local restaurants, shopping, auto shops and is close to the roads where TARC buses serve the area.

The next slide was titled “Street View” at the top and “Entrance to Regency Park” at the bottom. Mr. Baker explained the site would have one entrance and one exit. The next slide was a view from the north showing proximity to the Louisville Loop to the entrance of Regency Park. The next slide was another view from the north, which showed the site’s previous use as a mobile home park residential community. The next slide was a rendering of the current development plan.

Mr. Baker introduced Mr. Triplett from Land Design & Development, Inc. to discuss the rendering and site plan. Mr. Triplett introduced himself and discussed the current rendering of the proposed KOA campground. The site was previously a mobile home park and is now up for a proposed RV camp site. A total of 109 camp sites are envisioned. It is unlikely that all 109 sites would be used at the same time. The plan also includes a community area. In the future, additional amenities would be included, such as a playground and a recreation center. The developer and his group plan a vegetative screen around the perimeter to serve as insulation. Part of the property will remain as green space.

Mr. Triplett revealed slides of previous versions and iterations of the plan, all of which were presented during duly-notified neighborhood meetings.

The next slide was titled “Local Floodplain in Area.” The next slide was a drainage exhibit. It was explained how the developer will work with MSD to address any issues relating to water runoff.

The slide show ended. Mr. Triplett returned to the site plan slide and opened the meeting up to questions. Mr. Triplett invited the attendees to “unmute” their microphones.

The first question was from Amy Holton Stewart and it was regarding the entrance. She asked if there would be a guard shack for RVs to check in. Mr. Triplett replied that there would be some sort of leasing office, but these details have yet to be ironed out. Mr. Baker indicated the leasing may be done online. Further operations would be worked out later. Ms. Stewart envisioned some type of “check point” for the visitors.

The next question was from Renay Davis. Ms. Davis indicated she was on a Block Watch Committee. Ms. Davis wanted to know what kind of clientele would be invited. And would there be tent camping. What would be the limited number of people at the RV campground. She also wanted to know if there would be a turning lane from Manslick Road. Would sidewalks be added to the roads coming into the development. She wanted to know if there would be any cabins. Finally, she wanted to know how many RVs would be there.

Mr. Baker thanked Ms. Davis for her questions. Mr. Baker began responding to the questions. He said the developer would be required to adhere to all the rules and regulations required by the Land Development Code. The plan envisions nothing but RVs - no tents and no cabins. Mr. Triplett replied that he intended to discuss the addition of sidewalks with Metro Public Works. The clientele would be those who travel in Recreational Vehicles.

Mr. Thieneman suggested that the group look at the KOA website (KOA of America). The developer intends to purchase a KOA campground franchise.

Ms. Davis asked about curfews, noise and parties. Mr. Thieneman indicated the issue was covered in the KOA campground franchise and rules how they have for KOA parks. Mr. Baker indicated that the police would certainly be able to manage the situation if the developer and his staff could not, Louisville Metro's noise ordinance applies.

Mr. Thieneman indicated that the RV industry parking and campgrounds were in high demand.

Mr. Baker stated that the KOA rules prevented campers from staying longer than 30 days.

Mr. Thieneman claimed that many mobile home parks are now allowing RVs to park at their lots, due to the high demand. Mr. Thieneman said that his development would be the first "legal" RV campground in the City.

Ms. Davis had one last comment. She was previously a legislative aide. Back then, the site was a mobile home park. She said residents had complaints. Her council person had to handle lots of violations. Her question was whether the sewers had been updated. At the time, sewage was literally on the ground. Mr. Thieneman said that if this plan was approved, he would update all of the sewers and facilities. Mr. Triplett said he would be working with MSD and the Department of Health to determine if they needed new systems or could retrofit the current systems.

Tamara West had comments. Her questions regarded traffic on Manslick Road. She was concerned about lawns being destroyed by RVs turning into and out of the site. Mr. Triplett specified the size of the entrance lane and said the expected traffic was much less with this KOA plan than with any other plan. Mr. Triplett said that if Public Works required the entrance lane to be larger, the developer would make sure that the entrance lane was wider.

Ms. West had other comments. She indicated she had stayed at KOA campgrounds in the past but they were in isolated areas. She was curious why the developer chose this location. Mr. Triplett replied that there was a market for RV campgrounds/parking in the area. Ms. West said this proposed plan was worse than the "tiny home" development proposed in an earlier case. She felt it would bring down property values and would not be of benefit to the neighborhood.

Brian Powell, legislative assistant to Amy Stewart, had a question regarding the bushy perimeter. He said that the bushy perimeter was not good enough. Mr. Powell (?) said a fence was needed for the perimeter, otherwise, children would be walking on the railroad. Mr. Thieneman said that he would be in favor of installing a fence. Mr. Powell (?) indicated the proposed plan was better than the mobile home park that was previously there. He also indicated he preferred the "tiny home" plan.

John Nolte said he was concerned about the transient nature of the "long term guests" at the park. He said that in the past, there were problems with trash, repairs to fencing, etc. He was glad there would be a new fence and a green space. He felt the development would require a lot of attention. He was also concerned about the density being much higher than previous plans. It would undermine the character of the neighborhood.

Ms. Davis had another question. She wanted to know if there would be transient workers who could park for more than 30 days. Mr. Baker said that the leasing system would not permit a camper to stay longer than 30 days.

Suzanne Nolte had questions. First, she wanted to know who would actually operate the campground. Also, she wanted to know if the developer had already purchased a KOA campground franchise. Mr. Baker said the franchise could not be purchased until the campground was approved. Mr. Thieneman said he would have a manager run the development.

Ms. Nolte asked what would happen to the site if the developer could not get a franchise. Ms. Nolte also asked who owned the property. Mr. Baker replied that the property was owned by a company named CAT VVB LLC.

Ms. Nolte asked the next steps. Mr. Baker, Mr. Triplett and Mr. Thieneman all replied. The roads and sewers would be returned to standards required by Louisville Metro Public Works, if the plan was approved.

Ms. Nolte had additional comments. She said it was her understanding that if the developer got a KOA franchise, she assumed he would create a “check in place” and 24-hour security. She wanted to know what could keep a person from making another 30-day reservation after their first 30-day reservation ended, basically staying for longer than 30 days.

Ms. Nolte wanted to know how a “recreational vehicle” would be defined in terms of size. The group said the Land Development Code defined what an RV was and was not. Mr. Triplett indicated the size would be what could be purchased at Tom Stinnett’s, like a motorhome, rather than a truck with a camper attached.

Ms. Davis wanted to know if the KOA campground franchise was contingent on approval. Mr. Baker said the developer would probably come up with a different use for the property if the proposed plan was not approved.

Ms. Nolte read from the KOA campground agreement. She asked if the developer knew of the current KOA campground rules. Mr. Thieneman said he was basing his plan off the KOA campground in Shepherdsville.

Ms. Davis commented that there should be a turning lane installed for the entrance into the campground that would accommodate the RVs. She asked Mr. Thieneman to consider installing a turning lane. Mr. Baker said that if it was required, the developer would certainly install one.

The meeting ended at approximately 7:06 P.M. The group thanked the attendees of the meeting and said their comments would be part of the record and would be reviewed by the Planning & Design staff.