

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

July 26, 2018

New Business

Case No. 18ZONE1015

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| Request: | Change in zoning from R-4 to CM with a Detailed District Development Plan, variance, and waivers |
| Project Name: | Bluegrass Lawn & Garden |
| Location: | 6502 Blevins Gap |
| Owner: | James Kilgore |
| Applicant: | James Kilgore |
| Representative: | Dinsmore & Shohl, LLP |
| Jurisdiction: | Louisville Metro |
| Council District: | 14 – Cindi Fowler |

Case Manager: **Joel Dock, 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. 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. 5th Street.)

Agency Testimony:

Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 South 5th Street Suite 2500, Louisville, KY 40202

Jim Kilgore, 4509 Blevins Gap Road, Louisville, KY

Summary of testimony of those in favor:

Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He said that, at the neighborhood meeting, Councilwoman Fowler and neighbors

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expressed concerns about sidewalks on Dixie Highway. It was agreed that sidewalks on Blevins Gap would not make much sense, but would be better on Dixie Highway; therefore, the applicant is offering the fee-in-lieu.

01:46:26 He discussed screening the loading area, and the gate. The gate could be closed at night for security reasons, but opened during the day when deliveries would be made. He said this could alleviate Metro Public Works' concerns about trucks backing up onto Blevins Gap. This could be resolved in the form of a binding element.

01:48:00 In response to a question from Commissioner Carlson, Mr. Ashburner discussed hours of operation (about 8:00 a.m. through 8:00 p.m.)

01:48:57 Jim Kilgore, the applicant, said that the only things planned to be stored in this area will be lawnmowers (in crates), etc. that are sold at Bluegrass Lawn & Garden. NO pesticides, fertilizers or chemicals.

01:50:10 Commissioner Carlson asked that an example of what the fence would look like be provided at the public hearing.

01:50:40 Commissioner Brown asked how the stored products get over to the showroom. Mr. Kilgore said one or two at a time, on a trailer. There will be no repairs going on in this building.

01:51:41 Commissioner Carlson said there appears to be parking for only two cars. Mr. Ashburner said that is correct.

The following spoke in opposition to the request:

No one spoke.

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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The Committee by general consensus scheduled this case to be heard at the **August 16, 2018** Planning Commission public hearing.