

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

September 26, 2019

New Business

Case No. 18ZONE1063

Request: Change in zoning from R-4 to C-2 with conditional use permit for mini-warehouse; variance, and waiver.

Project Name: Freys Hill Commercial

Location: 3331 Freys Hill Road

Owner: Freys DevCo, LLC

Applicant: Freys DevCo, LLC

Representative: Chris Crumpton - Bluestone Engineers, PLLC

Jurisdiction: Louisville Metro

Council District: 17 – Markus Winkler

Case Manager: **Joel P. 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:

01:46:00 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Chris Crumpton, 3703 Taylorsville Road Suite 205, Louisville, KY 40220

Jeff Sleadd, 5606 Glenview Falls Way, Louisville, KY 40222

Summary of testimony of those in favor:

01:50:07 Chris Crumpton, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

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01:55:59 Jeff Sleadd spoke in support.

The following spoke neither for nor against the request (“Other”):
Jeff Disney, 3306 Freys Hill Road, Louisville, KY 40241

Summary of testimony of those neither for nor against:

01:56:55 Jeff Disney stated that he is not opposed to this project. However, there is already too much traffic on this road and the turning lanes are not being used correctly. He discussed some traffic issues (number of lanes; specifically, the need for a turning lane.)

The following spoke in opposition to the request:
No one spoke.

Rebuttal:

02:00:30 Mr. Crumpton said the applicant has worked with Metro Public Works to make sure that the main entrance is in the Commercial area. He pointed out the entrance which will be gated and will be exit-only. He said the concern seemed to be that traffic trying to pull into the site would be backed up on Freys Hill Road; this has been eliminated by making that access point an exit-only.

02:02:03 Commissioner Carlson asked Mr. Crumpton if he could write a binding element regarding the exit-only access point. Mr. Crumpton said he would.

02:02:25 Mr. Disney said he has a storage unit in this facility, and the way he access it is to enter through the Freys Hill entrance. He said this proposed project is an extension of that facility. Mr. Crumpton said the proposed project will be a separate storage facility with a separate office, and the main entrance will be off Westport Road. The facility Mr. Disney is referencing will not have access to the new project.

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02:06:17 Commissioners' deliberation.

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.

The Committee by general consensus scheduled this case to be heard at the **October 31, 2019** Planning Commission public hearing.