

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
DECEMBER 14, 2017**

**NEW BUSINESS**

**CASE NUMBER 17ZONE1042**

Request: R-4 to C-1  
Project Name: Speedwash  
Location: 9808, 9818, 9818R Hillock Drive &  
8018 & 8102 Old Bardstown Rd  
Owner: Old Bardstown Investment Group, LLC  
Applicant: Speedwash Carwash  
Representative: Wyatt, Tarrant & Combs, LLP  
Jurisdiction: Louisville Metro  
Council District: 22 – Robin Engel  
Case Manager: Laura Mattingly, 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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**Agency Testimony:**

**01:09:50** Laura Mattingly discussed the case summary, standard of review, and staff analysis from the staff report. The applicant submitted an affidavit of notification stating that notices were sent on November 30, 2017. Ms. Mattingly received her notice on December 12, and it was post marked on December 11.

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

Jon Baker, 500 W Jefferson St, Suite 2800, Louisville, KY 40202  
Kent Gootee, 5151 Jefferson Blvd, Louisville, KY 40219  
Chris Harrison, 855 Lovers Lane, Suite 112, Bowling Green, KY 42104

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

**01:16:33** Jon Baker spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-1, a variance, two waivers, and a detailed district development plan.

**01:20:11** Kent Gootee spoke about the more technical details of the plan. Mr. Baker confirmed that notices were sent on November 30, 2017. They would be willing to provide additional notice and come back to LD&T if needed. He and Mr. Gootee responded to questions from the Commissioners.

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**01:30:40** Chris Harrison detailed the work flow of the site.

**The following spoke neither for nor against the request:**

Tim Hatfield, 4740 Dunbar Valley Rd, Fisherville, KY 40023

**Summary of testimony of those neither for nor against:**

**01:36:16** Tim Hatfield owns the medical spa to the south of the subject site and used to own the daycare center behind the spa. He spoke about his concerns for the project, but is supportive overall.

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

Charlotte Nellis, 9803 Hillock Dr, Louisville, KY 40291  
Kevin Bratcher, 10215 Landwood Dr, Louisville, KY 40291

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

**01:40:42** Charlotte Nellis is a resident of Hillock Drive. She spoke about an easement on Hillock Drive that her mother owns and stated that they did not give Zaxby's permission to use Hillock Drive. She has concerns for traffic safety.

**01:44:47** Kevin Bratcher is a member of the Kentucky House of Representatives and also lives near the subject site. He stated that he has received multiple calls about this project. He and his constituents feel this is out of character for the neighborhood.

**Rebuttal:**

**01:47:11** Mr. Baker spoke in rebuttal, and Mr. Gootee responded to questions from the Commissioners and Mr. Reverman.

**01:51:09** Tony Kelly with MSD stated that he met with other representatives at MSD and decided that they are okay with an underground detention basin as long as it meets their requirements. MSD is okay with the fee-in-lieu as long as the applicant can obtain permitting from KTC.

**01:53:13** Tammy Markert provided comments from the Transportation Planning department and spoke about the unresolved issues from Public Works.

**Deliberation:**

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Committee 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.**

**01:57:27** On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution, based on testimony heard today, was adopted:

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee does hereby **CONTINUE** case number 17ZONE1042, with new notice, to the January 11, 2017 Land Development & Transportation Committee meeting.

**The vote was as follows:**

**Yes: Peterson, Lindsey, Carlson, and Lewis**  
**Absent: Brown**