

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

February 22, 2018

New Business

Case No. 17ZONE1039

Request:	Change in zoning from R-4 Single Family Residential to C-1 Commercial
Project Name:	Crossroads IGA
Location:	6101 Fegenbush Lane
Owner:	Byron R. Pendleton
Applicant:	JR Food Stores, Inc.
Representative:	John Talbott – Bardenwerper, Talbott & Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin

Case Manager: **Joel Dock, 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:

01:26:09 Joel Dock presented the case (see staff report and recording for detailed presentation.) He discussed the technical review item related to the dumpster location. He said the applicant appears to have addressed that comment by submitting new plans this morning showing the revised dumpster location.

01:28:57 Commissioner Brown asked if the applicant needs to provide pedestrian connections to the public sidewalks along both frontages, or just one? Mr. Dock said this can be discussed between the applicant and the Committee (see recording for detailed discussion.)

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The following spoke in favor of the request:

John Talbott, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Andrew Webb, 700 Church Street, Bowling Green, KY 42102

Summary of testimony of those in favor:

01:30:49 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:41:27 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Talbott said the 1951 structure on the site cannot be saved.

01:42:03 In response to a question from Commissioner Lindsey, Mr. Talbott said hours of operation would be 24-hours for the gas pumps, but the store would have a closing time. He said that information would be presented at the Planning Commission hearing.

01:42:40 Commissioner Carlson asked if the gas pumps would be attended, since they would be operational 24-hours. Andrew Webb, representing the applicant, discussed specific operational issues (see recording for detailed discussion.) He said the gas pumps would not be attended after hours; also, only one of their stores is open after 10:00 p.m.

01:44:55 In response to questions from Commissioner Brown, Mr. Webb discussed signage and the façade waivers. He said there will be a freestanding sign which will comply with sign regulations. The façade waiver will be for both Hurstbourne and Fegenbush frontages.

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 &

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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 **March 29, 2018** Planning Commission public hearing.