

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 11, 2019

NEW BUSINESS

CASE NO. 18ZONE1091

Request:	Change in zoning from C-1 to C-2, commercial with detailed plan
Project Name:	Brough Brothers Distillery
Location:	1460-1464 Dixie Highway
Owner:	Robert Berry, Sr.
Applicant:	Victory Global
Representative:	Victory Global
Jurisdiction:	Louisville Metro
Council District:	3 – Keisha Dorsey
Case Manager:	Joel Dock, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:

01:53:19 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Victor Yarbrough, Victory Global, LLC, 241 James Briggs Avenue, Lexington, Ky. 40509

Summary of testimony of those in favor:

01:55:18 Mr. Yarbrough stated he wants to revitalize Dixie Hwy. by adding a micro-distillery. The proposal is a small scope and scale – makes 25 gallons and is 4 ft. tall. There will be a very minimal impact on the environment, transportation and traffic patterns. The hours of operation will be 9:00 a.m. – 5:0 p.m. Commissioner Daniels asked how many parking spaces are being proposed. Mr. Yarbrough said 6 spaces – 4 on-street and 2 on the property. Commissioner Brown asked if there will be package sells or just tastings. Mr. Yarbrough said you can have package sells but they would be limited. There has to be a distributor on site to be able to distill and sell on the premises.

The following spoke in opposition to this request:

Darrell Nathan, 1472 Dixie Highway, Louisville, Ky. 40210
Carla Mitchell, 1466 Dixie Highway, Louisville, Ky. 40210

Summary of testimony of those in opposition:

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02:00:36 Mr. Nathan, pastor of St. Zion Baptist Church, stated there are a lot of problems in the area and is concerned about this type of establishment. There are plenty of places that serve spirits. There's also a concern for the following: traffic, lack of parking and the integrity of the structure.

02:03:01 Ms. Mitchell agrees with Mr. Nathan. The applicant's parking entrance is in the middle of the street – parking layout is not enough space for trucks. There are a lot of transients in the area that may taste at the distillery on a regular basis. There are 3 outlets that sell liquor in a 1 block radius.

02:07:03 Commissioner Daniels stated, this is a low income neighborhood, so who would be your customer base? Mr. Yarbrough said this will be a manufacturing facility and the primary focus is to distributors throughout the state - an import/export company. At least 60% of the product will be going to the United Kingdom. Commissioner Brown asked how the deliveries - loading and unloading work. Mr. Yarbrough said they may use a van and loading/unloading will take place in the parking lot. Commissioner Carlson asked if the hours of operation can be placed in a binding element. Mr. Yarbrough agreed.

Deliberation

02:08:44 Planning Commission deliberation.

An audio/visual recording of the Land Development & 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 placed this case on the May 9, 2019 public hearing at the Old Jail Building.