

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

January 25, 2018

New Business

Case No. 16ZONE1086

NOTE: This case was heard out of order. It was heard following Case No. 17ZONE1064.

Request:	R-5 to OR
Project Name:	KY Hospitality Bookkeeping Office
Location:	4511 South 3 rd Street
Owner:	Georgetta Duncan, GDP
Applicant:	Georgetta Duncan, GDP
Representative:	Georgetta Duncan, GDP
Jurisdiction:	Louisville Metro
Council District:	21 – Vitalis Lanshima

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:46:20 Laura Mattingly presented the case. She discussed and handed out to the Committee members some opposition e-mails that came in after the staff report was published (see staff report and recording for detailed presentation.)

00:49:32 In response to a question from Commissioner Lindsey, Ms. Mattingly pointed out the location of proposed parking on the site plan.

The following spoke in favor of the request:

Georgetta Duncan, 4511 South Third Street, Louisville, KY 40214

Summary of testimony of those in favor:

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00:50:14 Georgetta Duncan, the applicant, presented her case (see recording for detailed presentation.) She discussed her company, what work is being done in the building, and what she intends to do on the site. She pointed out that a busy Thornton's right across from the site, and discussed other commercial uses in the neighborhood. She addressed the letter from the neighborhood association regarding cars from her business parking at the Thornton's, and also the gravel on the site.

The following spoke in opposition to the request:

Nicole George, 4517 Southern Parkway, Louisville, KY 40214

Loretta Walker, 4514 South Second Street, Louisville, KY 40214

Lara Heidorn, 106 West Wellington Avenue, Louisville, KY 40214

Voncile Ellison, 4510 South Second Street, Louisville, KY 40214

Summary of testimony of those in opposition:

00:57:45 Nicole George said the proposal is incompatible; is already creating safety and nuisance issues; has had multiple property maintenance violations, and disregards the character of the neighborhood. She showed a Power Point presentation (see recording for detailed presentation.) She pointed out that vehicles from this site are backing in to four lanes of traffic, and is in conflict with Thornton's traffic. She said the site is already being used without the appropriate permits, and questioned whether there are other uses on the site besides bookkeeping, since there are so many cars parked there and at the Thornton's.

01:05:07 Loretta Walker said she is mainly concerned with traffic and traffic patterns.

01:06:01 Voncile Ellison lives directly behind the site. Her concerns are parking - she said there are many people parking there already, not just two or three. She said the proposed parking lot directly adjoins her property. She said the owner has already removed screening/trees between the two properties.

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01:07:14 Lara Heidorn said her mother lives directly behind the site. She said the landscape buffer area is currently being used for parking. She said there are at least five vehicles parked on the site every day; also, there are vehicles parking across the street at Thornton's.

Commissioners' Discussion

01:10:11 Commissioner Carlson said there seems to be a lot of vehicle traffic for a small business, and asked that the applicant address this at the public hearing. Commissioners Brown and Lindsey asked for applicant's justification statements for the waiver requests.

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 **March 1, 2018** Planning Commission public hearing.