

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
June 9, 2022

NEW BUSINESS

Case No. 21-ZONE-0095

Request:	Change in zoning from RR to C-2 with detailed district development plan in Floyds Fork Review Overlay and variance and waivers
Project Name:	2nds in Building Materials
Location:	2612 S. English Station Road
Owner:	2nds in Building Materials
Applicant:	2nds in Building Materials
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	20 - Stuart Benson
Case Manager:	Joel Dock, AICP, Planning Coordinator

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:

00:27:09 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

00:33:25 In response to questions from Commissioners Carlson and Mims, Mr. Dock said the existing building was constructed sometime around 2008 for an agricultural use. It is about 49,000 square feet. Commissioner Carlson asked about converting an agricultural building to a commercial use (see recording for detailed discussion.)

00:35:36 In response to a question from Commissioner Mims, Mr. Dock said the applicant can answer questions about whether they will continue to use the on-site sewer/septic system. He said MSD preliminary plan approval has been received.

00:35:55 Commissioner Mims asked about sprinkler system/s and availability of fire hydrants. Mr. Dock said there is a fire hydrant at the intersection of Echo Trail and South English Station Road.

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The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper Talbott & Roberts, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Paul Baggett, 5959 Shallowford Road Suite 519, Chattanooga, TN 37421
(signed in but did not speak)

Scott Leroy, 6052 Lee Highway, Chattanooga, TN 37421 (signed in but did not speak)

Summary of testimony of those in favor:

00:36:52 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:50:51 In response to a question from Commissioner Carlson, Mr. Pregliasco discussed how the applicant has determined how to bring the former stable up to Code compliance for mercantile occupancy (see recording for detailed presentation.)

00:51:58 In response to questions from Commissioner Carlson, Mr. Pregliasco discussed the industrial area adjacent to the property (see recording.)

00:52:56 Commissioner Brown and Mr. Pregliasco briefly discussed proposed hours operation.

00:53:26 In response to questions from Commissioner Mims, Mr. Pregliasco said the development is currently, and would remain, on a septic system (see recording for detailed discussion.)

00:54:29 In response to a question from Commissioner Mims, Mr. Pregliasco discussed outdoor storage (see recording.)

00:55:03 In response to additional questions from Commissioner Mims, he and Mr. Dock discussed the South Floyds Fork study; the septic/sanitary sewer issues; and outdoor storage (see recording.) Mr. Pregliasco said the applicant is willing to propose a binding element which prohibits other C-2 uses.

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The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Randy Strobo (on behalf of Friends of Floyds Fork), 730 West Main Street Suite 202, Louisville, KY 40202

Harrell Hurst, 16200 Taylorsville Road, Louisville, KY 40223

Summary of testimony of those in opposition:

00:56:58 Steve Porter, representing the Fisherville Neighborhood Association and residents of that area, spoke in opposition (see recording for detailed presentation.)

01:01:20 Harrell Hurst, representing the Fisherville Neighborhood Association, spoke in opposition. His primary concern is the "jump" from R-R zoning classification to C-2; incompatibility with the rest of the area and the Louisville Loop; traffic; and environmental concerns.

01:04:49 Randy Strobo said the Friends of Floyds Fork agrees with everything Mr. Porter said. He said the sanitary sewers, and the sewage and pollutants that are coming out of the MSD Floyds Fork Wastewater Treatment Plant and the MSD Cedar Creek Wastewater Treatment Plant, are already harming the stream and the environment around it. This proposal will significantly increase impervious surface and runoff. He said there has not been adequate environmental study of this proposal to determine if it meets the DRO guidelines.

Rebuttal:

01:08:15 Mr. Pregliasco presented rebuttal (see recording for detailed presentation.)

Deliberation:

01:09:21 Commissioners' deliberation.

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 **July 7, 2022** Planning Commission public hearing.