

Gerald & Patricia Durret
7004 River Rd
Prospect, KY 40059

Garcia Lovegildo S Jr
145 Mayapple Ln
Elizabethtown KY 42701-8944

Todd Kerger
7105 River Rd
Prospect, KY 40059

Michael Isacc & Sandra Beckhart
7100 River Rd
Prospect, KY 40059

Marina Village Inc
974 Breckenridge Ln
PMB 198
Louisville, KY 40207-4619

Head Family Properties LLC
6618 Del Haven Ln
Prospect, KY 40059

Commonwealth of KY
200 Mero St
Frankfort, KY 40601-1920

Robert Rice Sr
9220 W Highway 42
Goshen KY 40026-8766

Jeffrey & Sarah Gorham Skinner
7107 River Rd
Prospect, KY 40059

Henry & Dorothy Rowlett
7106 River Rd
Prospect, KY 40059

Julie Ann Halbert
7110 River Rd
Prospect, KY 40059

Crista & Michael Boston
6705 Transylvania Ave
Prospect, KY 40059

Michael Fleitz
PO Box 58
Harrods Creek, KY 40027-0058

Occupant
6702 River Rd
Prospect, KY 40059

Occupant
7001 River Rd
Prospect, KY 40059

Gerald & Patricia Durret
7004 River Rd
Prospect, KY 40059

Garcia Lovegildo S Jr
145 Mayapple Ln
Elizabethtown KY 42701-8944

Todd Kerger
7105 River Rd
Prospect, KY 40059

Michael Isacc & Sandra Beckhart
7100 River Rd
Prospect, KY 40059

Marina Village Inc
974 Breckenridge Ln
PMB 198
Louisville, KY 40207-4619

Head Family Properties LLC
6618 Del Haven Ln
Prospect, KY 40059

Commonwealth of KY
200 Mero St
Frankfort, KY 40601-1920

Robert Rice Sr
9220 W Highway 42
Goshen KY 40026-8766

Jeffrey & Sarah Gorham Skinner
7107 River Rd
Prospect, KY 40059

Henry & Dorothy Rowlett
7106 River Rd
Prospect, KY 40059

Julie Ann Halbert
7110 River Rd
Prospect, KY 40059

Crista & Michael Boston
6705 Transylvania Ave
Prospect, KY 40059

Michael Fleitz
PO Box 58
Harrods Creek, KY 40027-0058

Occupant
6702 River Rd
Prospect, KY 40059

Occupant
7001 River Rd
Prospect, KY 40059

March 1, 2022

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson for District 16:

Deborah Gill plans to submit a development proposal on 12.20/2021 to request a conditional use permit for the house located at 7071 River Rd, Prospect, KY 40059.

The proposal is to request a conditional use permit for short term rentals.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss the proposal before an application can be files. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with Deborah Gill. The meeting will be held in addition to the established public meeting procedures of The Board of Zoning Adjustment.

The meeting will be held on:

Tuesday, March 22, 2022 at 7PM

Captains Quarters Stone Room

5700 Captains Quarters Rd

Prospect, KY 40059

At this meeting, Deborah will explain the proposal and then discuss any concerns you have.

We encourage you to attend this meeting and to share your thoughts.

Please remember to follow all CDC guidelines on masks and social distancing when attending the meeting.

RECEIVED

APR 01 2022

PLANNING & DESIGN
SERVICES

22 - PUP - 0000

ADJOINING PROPERTY ADDRESSES

1st Tier

Parcel ID	Property Address	Unit
020500170000	7004 RIVER	RD
020600130000	7009 RIVER	RD
020600030087	7005 RIVER	RD
020600150000	7105 RIVER	RD
020500160076	7100 RIVER	RD
020600450000	7015 RIVER	RD

2nd Tier

Parcel ID	Property Address	Unit
020600220000	6618 DEL HAVEN	LN
020500900000	6900 RIVER	RD
020500180077	6702 TRANSYLVANIA	AVE
020600300000	7107 RIVER	RD
173930000000	ADDRESS UNKNOWN	
020500240000	7106 RIVER	RD
020500150074	7110 RIVER	RD
020500230000	6705 TRANSYLVANIA	AVE
020600020080	7001 RIVER	RD

➔ The applicant is responsible for finding property owner addresses. These can be found using the following resources:

<https://aca-prod.accela.com/ljcmg/Default.aspx>

<https://www.govtechtaxpro.com/parceldetail.php?idCounty=18056>

<https://jeffersonpva.ky.gov/property-search/>

12/21/2021

Planning and Design Services

Case # 21-CUPPA-0230

RECEIVED

APR 01 2022

PLANNING & DESIGN
SERVICES

22-01-CUPPA-0230

Meeting Attendance Sheet for CUP Case # 21-CUPPA-0230

7071 River Rd
3/22/2022 7PM

Captain's Quarters Stone Room, 5700 Captain's Quarters Rd, Prospect, KY 40059

RECEIVED
APR 01 2022

PLANNING & DESIGN SERVICES

Name	Address	Zipcode	Phone	Email
Steve Deberah G, 11	7071 River Rd	40059	502-299-5752 502-296-9233	pdishsmith@gmail.com
Kim Steur ROBERTI	2043 Sherwood Ave	40205	502-939-4735 502-648-2483 502-386-9508	Ktrogers122@gmail.com Phillip@tun4130.com 1cud.com
Frank & Kathy Ellington	2051 Sherwood Av	40205	502-1639-8654	Todd.Krogers@gmail.com
Todd Kell	703 River Rd	40059		
KE ROGER	7100 RIVER RD	40059	502 893 0023	ISAAC@AOL.COM
APICE				
ISAAC				

22-000000-0000

7071 River Rd Marina STR: Neighborhood Meeting
Tuesday, March 22, 2022
Captain Quarter's Stone Room, 5700 Captain's Quarters Rd, Prospect, KY

There were 9 people in attendance including the owners Steve and Deborah Gill. Seven guests in attendance. The first guest arrived and was greeted at 6:50 pm and the meeting call to order time was at 7:00 pm sharp. Deborah invited all in attendance the option to wear one of the masks that were supplied, as well as presented the location of hand sanitizer that was available.

A brief introduction was given on the nature of the meeting. Primarily, this property had been used as a long term rental for over 15 years. The quality of tenants can be hit or miss and the most recent tenant left the home in such disrepair that it has been vacant for over a year while the Gills discussed what other things they could do with the property. Short term rentals have been a good option and have created a substantial income for the community through not only taxes for STR's but also for our restaurant, tours, shopping and bars. The short term rental business is not simply a hotel, it is an experience. The people who choose short term rentals do so to feel like they are one with the community. They want to have a firsthand experience as though they are living in that home with their family.

The guests were familiar with the CUP being applied for and were there to voice the following concerns/support. The concerns at this meeting can be summarized thus:

1. One of the primary concerns was in reference to the long term tenants who had previously occupied the home. It was agreed that while someone looks good on paper and is timely in their rent payments, they can frequently turn out to be not the best of tenants. This fact is the reason why the Gills are trying a different avenue for this property by applying for a conditional use permit.
2. A limit on the number of CUP's allowed in the 600 foot rule was discussed. One of the neighbors had wanted to purchase several boat slip docks and build a structure on them to rent out as a short term rental. The question was whether or not these boat docks fell within the 600 foot range. It appeared, from the map, that they did. However, this neighbor was instructed to call Heather if he had any questions on this, as she would be able to clarify more fully. It was also discussed that since this would essentially be on the water and not on the land, that perhaps there would be a different category for this type of rental.
3. It was asked as to who would be managing the property. Steve and Deborah explained that they have dozens of properties that they manage personally and that they plan to do this for this home as well.
4. The question of how many people/cars would be on the property was presented. The answer was that we had been approved for 16 guests and approximately 8 cars. However, our experience is that people rarely bring that many cars. Typically, STR clientele have been groups on "The Bourbon Trail". These people will fly into town, many times on a private charter, and will Uber everywhere they go. The tour buses will also pick up groups of 6 or more directly from the home.

In conclusion, Deborah and Steve thanked everyone for coming and reminded them that they are more than happy to receive calls about any other concerns or questions the neighbors might have.

Meeting Adjourned at 8:00 pm

RECEIVED

APR 01 2022

22 - 01 CUP 17 - 0080