Unedited Transcript of the Planning and Zoning Committee Meeting – July 21, 2026

1 "Harward, Sonya" (122121728)
00:06:33.719 --> 00:06:50.969
You guys? Oh, not. You want to? Yeah, it's just hanging around.

2 "Harward, Sonya" (122121728)
00:06:50.969 --> 00:07:06.329
What's the, what's the date on that? Yeah.

3 "Harward, Sonya" (122121728)
00:07:06.329 --> 00:07:23.639
Hi there it didn't actually require back Chris the wrong one, sorry. When is it? Okay. Thank you.

4 "Harward, Sonya" (122121728)
00:08:43.289 --> 00:08:58.589
There we go. You.

5 "Harward, Sonya" (122121728)
00:08:58.589 --> 00:09:13.679
Yeah, obviously in there.

6 "Harward, Sonya" (122121728)
00:09:13.679 --> 00:09:29.969
Well, I'm gonna be going this. Oh yes. This was the one.

7 "Harward, Sonya" (122121728)
00:09:47.579 --> 00:10:02.609
And then.

8 "Harward, Sonya" (122121728)
00:10:02.609 --> 00:10:19.649
That our neighbor.

9 "Harward, Sonya" (122121728)
00:10:56.369 --> 00:11:15.419
I don't think she knew we were looking.

10 "Harward, Sonya" (122121728)
00:11:30.569 --> 00:11:45.689
I mean we did. Yeah.

11 "Harward, Sonya" (122121728)
00:13:48.589 --> 00:13:52.439
That sounds.

12 "Harward, Sonya" (122121728)
00:14:42.359 --> 00:14:58.619
When we finished Yes. Okay alright sounds good.

13 "Harward, Sonya" (122121728)
00:15:59.099 --> 00:16:27.719

Okay, so.

14 "Harward, Sonya" (122121728)
00:16:27.719 --> 00:16:51.389
Yeah, I published four different agendas at the same time. Right, yeah, yeah.

15 "Harward, Sonya" (122121728)
00:16:51.389 --> 00:17:08.219
So go back into the case and change. Pull it over that way. Okay.

16 "Harward, Sonya" (122121728)
00:18:16.619 --> 00:18:33.119
With wave TV, would it be ok, is there any place over here where I could set up a camera that would be.

17 "Harward, Sonya" (122121728)
00:18:33.119 --> 00:18:50.459
Okay, ok. Yeah, I know, I know they've let us set up back there before, but I was wondering today if oh, ok, ok.

18 "Harward, Sonya" (122121728)
00:19:10.109 --> 00:19:30.109
You know actually right over in this corner would work for me too, just a second.

19 "Harward, Sonya" (122121728)
00:23:51.329 --> 00:24:08.159
Yeah. I'm sorry.

20 "Harward, Sonya" (122121728)
00:24:23.219 --> 00:24:39.119
Are you?

21 "Harward, Sonya" (122121728)
00:24:54.389 --> 00:25:14.389
Metro TV will get started in about 30 s.

22 "Harward, Sonya" (122121728)
00:25:34.389 --> 00:25:54.389
Alright, so welcome back everybody. We've been on a little bit of a hiatus on summer break here at Metro council. So welcome back. This is the regularly scheduled meeting of the planning and zoning committee. It's 21 July 2026 and.

23 "Harward, Sonya" (122121728)
00:25:54.389 --> 00:26:27.059
It's one oh 1pM. I'm the chair of the committee, Andrew Owen I'm joined by my vice chair of Scott Reed virtually. I'm also joined by committee member Shamika Paris Right virtually joined in chambers by committee members Stewart Benson committee member of Betsy Rui, committee member of Jeff Hudson, and committee member Kalio Batchan. A committee member of Josie Raymond has an excused absence. This meeting is being held pursuant to KRS 61.826 in council rule five A.

24 "Harward, Sonya" (122121728)
00:26:27.059 --> 00:26:42.449
Okay, and I'm also joined, been notified that we were just joined by Councilwoman Jennifer Chapel. Pardon.

25 "Harward, Sonya" (122121728)
00:26:42.449 --> 00:27:03.619
But I oh I didn't mention councilman Sim is also joining us in chambers. Sorry Councilman Sim. I just spoke to you and then forgot to acknowledge you, so I apologize for that. Okay, item number one on the agenda is o-186-26. An ordinance relating to the zoning of properties located at six oh three.

26 "Harward, Sonya" (122121728)
00:27:03.619 --> 00:27:36.769
And six oh three R Mount Holly Road containing approximately 7.9 acres in being in Loisle Metro case number 26 zone 003 5 s, properly moved and seconded Brian Davis. All right, good afternoon Brian Davis, little Metro Office of planning. This is ordinance 1806 dash 26, the planning commission case number is 26 zone 0035. Case name is Mount Holly Road subdivision. The property in question is located at six oh three and six oh three R Mount Holly.

27 "Harward, Sonya" (122121728)
00:27:36.769 --> 00:28:07.429
Road located Metro Council District 13. This is an aerial photo of the site. You can see some of the existing structures that were are on the site. The property's located in the Faredale area in the Faredale Village Center Form district. The properties currently zoned R four. The African is proposing a change in zoning to R five which is R five residential. So there's that request. The, the subject sites approximately 7.9.

28 "Harward, Sonya" (122121728)
00:28:07.429 --> 00:28:32.759
Acres, currently developed with the one story residential structure and two accessor accessory structures that have access via Mount Holly Road. The applicants proposing to subdivide the prop property in the 40 residential lots and two open space lots, callie drive, which tees into the the back of the property that will be extended and will be brought through the property to connect to Mount Holly Road.

29 "Harward, Sonya" (122121728)
00:28:32.759 --> 00:28:52.759
This is the proposed subdivision plan that was provided by the applicant. The open space lots, you have the one here at the top left hand corner of the, of the, of the photograph that there's a proposed detention based on open space and then you have another open space at the front, at the, the new intersection of Callie.

30 "Harward, Sonya" (122121728)
00:28:52.759 --> 00:29:14.519
In Mount Holly Road. This is a picture of the subject property, Google from google Street View. These properties the the existing structures

have already been demolished so they they will obviously not remain with the development. Here's a view for, of Callie Drive where it ties into the the back of the parcel.

31 "Harward, Sonya" (122121728)
00:29:14.519 --> 00:29:34.519
This is a photo of the adjacent property to located immediately to the east on Mount Holly Road. This is across the street on the south side of Mount Holly Road from the proposed development and then this is to looking to the west on Mount Holly road. And then looking to the north at the corner of callie driving ten doorway, which is again on that.

32 "Harward, Sonya" (122121728)
00:29:34.519 --> 00:29:57.809
Side where callie drive ties ties into the the subject property. The neighborhood meeting was conducted on 3 March 2026. The planning commission conducted a public hearing on 4 June 2026. There was a motion that to recommend approval to change in zoning from R four to R five that passed by a vote of eight to one. That's all that I have, which you have any questions for me?

33 "Harward, Sonya" (122121728)
00:29:57.809 --> 00:30:18.979
Thank you Brian. This is in councilman science district. So I know he'll be interested in weighing in on this. Can we quickly, I think connectivity to the neighborhoods is important. And so can you show again where the egress and ingress points are.

34 "Harward, Sonya" (122121728)
00:30:18.979 --> 00:30:38.979
Are to this development once it's completed. Yeah, sure. So, so looking back at the zoning map, you can see here where callie drive turns comes and tees into, the, the, the north end of the of the subject property. And then so Callie will basically split the, this, the, the subject parcels in, in half in the T into.

35 "Harward, Sonya" (122121728)
00:30:38.979 --> 00:31:09.059
To a Mount Holly Road about right here, you know, it doesn't line up with any existing roads and so it just, you know, just splits the lot. So that, that is the the proposed pathway for the, for the proposed street. So that will be a new curb cut basically in about the same locations the existing driveway, so yeah, it'll, it'll be very close to that existing you maybe able to see that on the plan that that drive that you just flipped is the is gonna be one of the access points.

36 "Harward, Sonya" (122121728)
00:31:09.059 --> 00:31:29.059
Correct yes. Yeah, so right about the location of the existing driveways where the where Callie will will come and tie into Mount Holly Road. And then at the back of that on the on the left what happens back here? So just, you know, again, the the stub currently.

37 "Harward, Sonya" (122121728)

00:31:29.059 --> 00:31:56.389
Comes into the property and so that that ride of way will be extended, the road will be extended, and so it'll be a public three way. Okay, great. I just wanted to make sure all that was clear for the record. Councilman sign. Thank you mr. chair. One of the issues that we had was flooding and the catch basin is taking care of that and the fact.

38 "Harward, Sonya" (122121728)
00:31:56.389 --> 00:32:14.729
Look at this or these are single family homes that people are gonna gonna get to buy habitat for humanities putting this up so their criteria in owning the home and even being part of the the building of the home is is important. So, I'm I'm for the, the, the, for.

39 "Harward, Sonya" (122121728)
00:32:14.729 --> 00:32:31.529
Generational wealth and people being able to buy them a home. And so I'm gonna be in support of this project. Thank you Councilman Sign. I've got councilmen Rui? Yes, thank you very much. So I'm looking at.

40 "Harward, Sonya" (122121728)
00:32:31.529 --> 00:32:50.909
The detention basin on the, I guess that would be the west side and on the east side I see a lot that's declared non buildable and a lot right above it that continues to have low lying low lying land and a stream that runs through it. And so.

41 "Harward, Sonya" (122121728)
00:32:50.909 --> 00:33:10.909
That lot that's not you got the 1st responsible for maintaining that and on the long term? So it would be the responsibility of the developer to to to continue to maintain that. Should they form a homeowner's association, they were.

42 "Harward, Sonya" (122121728)
00:33:10.909 --> 00:33:27.569
Probably turning over to them, which I'll have stickers on the planet, but yeah, I'll check the conditions of approval in the binding illness just to see if that's the case that we have in there. Yeah, cause I've seen too many spots where, you know, the developer is long gone and nobody owns that land.

43 "Harward, Sonya" (122121728)
00:33:27.569 --> 00:33:45.179
So about that. Okay.

44 "Harward, Sonya" (122121728)
00:33:45.179 --> 00:34:03.929
So unless and until the there is a homeowners association it's a developer, but if the developer, if there is a homeowners association, there's a process by which they would turn it over including that those funds. So what happens then in the long term should an HOA not take off or fall apart?

45 "Harward, Sonya" (122121728)
00:34:03.929 --> 00:34:27.079
Well, I mean I think you've got a couple of different options. One, there is a, a proposed seweren drainagement going through the site and so you know MSD will work to maintain the area within the easement. And so, you know, my, my guess is that if something were to happen outside the boundary boundaries that easement, then MSD can contact us, we could send someone out to take a.

46 "Harward, Sonya" (122121728)
00:34:27.079 --> 00:34:44.616
Look at that and, you know, make sure that, you know, the grass is being mowed that, you know, there isn't standing water and that kind of things on the site. Okay, thank you Councilwoman Parishrite.

47 "Shameka Parrish-Wright" (1246230016)
00:34:44.616 --> 00:35:19.675
Thank you. I didn't think you Tony. I just, this sounds like a great project. I agree with councilman Simon to see people moving to homeownership and I'm very familiar with Habitat for humanity's work. I just for housing work, I just wanted to say there was a one NO vote. Was there any, was there a lot of public comment or anything around this? Does, does anybody have any information on that other, that other vote, just to make sure I hear it. I I think what council Woman Rui addressed, addressed parts of my question, but is there any information around the the NO.

48 "Harward, Sonya" (122121728)
00:35:19.675 --> 00:35:35.549
Sure, NO, so there was one person who came and spoke in opposition. Their concerns was about flooding and and and drainage issues on the site and so, you know, the planning commission felt that with the bro what was being proposed out there that, you know, that was gonna be.

49 "Harward, Sonya" (122121728)
00:35:35.549 --> 00:35:55.549
You know, generally handled. The the NO vote from the planning commissioner was basically just, he didn't feel that the, that the requested change to go from an R four zoning that has a minimum lot size of 9000 sq ft to the R five zoning which has a minimum lot size of six of 6000 squaret square feet. He didn't feel that it was in a.

50 "Harward, Sonya" (122121728)
00:35:55.549 --> 00:36:14.548
Appropriate location. But you know, I think if you look at the staff report with this being in village center, I mean I think that the, you know, that particular form district, you know, would kind of calls for additional you know density and, and, and residential units in those areas, and so, you know, that that's probably why the rest of the planning commission voted in favor of it.

51 "Shameka Parrish-Wright" (1246230016)
00:36:14.548 --> 00:36:18.959
Okay, thank you for that.

52 "Harward, Sonya" (122121728)
00:36:18.959 --> 00:36:23.699
Thank you. Councilman with.

53 "Harward, Sonya" (122121728)
00:36:23.699 --> 00:36:41.729
Oh, ok. I thought I saw you in the in the in the queue. Okay, anybody have any any additional questions or concerns about this before we bring it to a roll call about will you open the roll call?

54 "Harward, Sonya" (122121728)
00:36:41.729 --> 00:36:57.697
Vice cherry Vice cherry. Yes. Thank you.

55 "Shameka Parrish-Wright" (1246230016)
00:36:57.697 --> 00:37:00.557
Yes, thank you.

56 "Harward, Sonya" (122121728)
00:37:00.557 --> 00:37:33.859
Vote is closing. Chair you have seven yes votes. I'm sorry. I'm sorry. Council member sign? Yes. Chair you have eight yes votes. Oh, that's a unanimous vote we go to old business on the next, on the next council agenda. Okay. And then I want to clarify something we talked about. Well I'll go ahead and read item.

57 "Harward, Sonya" (122121728)
00:37:33.859 --> 00:38:06.499
Number two. Item number two is, well, actually I want to clarify something 1st. So we talked about this about this issue last time what is required to untable something Clerk, can you remind us kind of the process before we move forward with this? So you're going to make a motion to return it to the table? You want to take take a second and then you'll take a voice vote. Just be like just so but if if I thought it was I thought my.

58 "Harward, Sonya" (122121728)
00:38:06.499 --> 00:38:26.499
No, NO. I mean someone does, so you have to make a motion to It's not to untable, it's to return it to the table. You do have to get a second. You've gotta get the issue was that you had to get that vote to actually get it back on the table. To get it back on the table. Yeah, that was our issue last time around if somebody wanted.

59 "Harward, Sonya" (122121728)
00:38:26.499 --> 00:38:54.590
Just to bring this back onto the table. They have to proactively make that motion and get it seconded. Okay, everybody good with that process? And do does that happen before we read it into the record or I was not gonna call it unless somebody wanted to. Okay, so I was so item number two is gonna remain tabled unless we.

60 "Harward, Sonya" (122121728)

00:38:54.590 --> 00:39:24.779
Here, here otherwise we'll move to item number 3R-O83-26a resolution nominating the portion of Chamberland lane, which runs from I 71 to Mint Spring Branch Road to be designated as a scenetic corridor and requesting the planning commission to review such nomination. Can I get a motion? Properly moved and seconded. Councilman Reed, is this, is this something you wanna talk about?

61 "Scott Reed" (212156672)
00:39:24.779 --> 00:39:59.975
Very quickly yes, so this is phase two of what we started, I believe in the last meeting where we've been most of the whole area of the preservation of that preservation area corridor. So basically this is just another area part of the area that was not included and I encourage anyone that has not been out there very nice, beautiful. We're trying to get it classified.

62 "Harward, Sonya" (122121728)
00:39:59.975 --> 00:40:04.800
Okay, Anybody have any questions? Got councilwomen roomy?

63 "Harward, Sonya" (122121728)
00:40:04.800 --> 00:40:24.800
Okay, I've driven that recently it is very pretty, that nice screen of trees does a lot. But curiosity, so is it's as it's designated a scenetic cord or what protections does that give? Know the answer to that? So Brian.

64 "Harward, Sonya" (122121728)
00:40:24.800 --> 00:40:40.170
Davis office of planning, so very high level what it does is it would require additional setbacks and then either preservation of existing trees or planting of trees within that scenet corridor buffer area.

65 "Harward, Sonya" (122121728)
00:40:40.170 --> 00:41:00.170
So this is a local designation, that is correct. Yeah, so this would, this would be something that the office of planning, we will go out and and and you know do some research and and provide a an evaluation of this and the the other one for Wolfpen branch that was passed.

66 "Harward, Sonya" (122121728)
00:41:00.170 --> 00:41:20.170
The last month, that will go to planning commission who will make a recommendation with final determination to be made by Metro council. And, and Brian, how many of these do we have around the county? We've got a map, yeah. Five other ones or 25 other ones? I would say like, like ten to 15 is, is kind of the NO.

67 "Harward, Sonya" (122121728)
00:41:20.170 --> 00:41:40.170
Whatever that we're thinking of yes, so because so you do have some other streets that are located in other parts of the county that have been that have received this designation. Okay. Yeah. So who's responsible for

maintaining the corridor like that financially as much as anything else? Well I mean once it's once it's established.

68 "Harward, Sonya" (122121728)
00:41:40.170 --> 00:42:00.170
Then it's just kind of there. It's not necessarily like there would be any kind of, you know, parks crews that go out and maintain it or anything like that. It's just a, it's a scenic design, you know, designation. Now, if there is development within the corridor, after the designation, then, then typically what we would require is.

69 "Harward, Sonya" (122121728)
00:42:00.170 --> 00:42:15.660
There's like some sort of, again, you know, they'd have to observe the buffer and there would be plannings and so like it would be up to the developer to, kind of maintain along their property fridge, but for the for the bulk of the corridor if there's NO NO development going on, then it's just kind of.

70 "Harward, Sonya" (122121728)
00:42:15.660 --> 00:42:35.660
They're existing scenically I guess is how we'll say, but yeah. So if along the years the trees die and they're not replaced, can it lose their scenic status at that point? I mean since this is a metro council designation, it would be up to Metro Council to decide whether they wanted to revoke.

71 "Harward, Sonya" (122121728)
00:42:35.660 --> 00:42:53.040
Okay, thank you. Thank you. I don't have anybody else in the queue. Any other questions or concerns here? Is the resolution requiring a voice vote, all is in favor, please say hi. All those opposed. Hi.

72 "Harward, Sonya" (122121728)
00:42:53.040 --> 00:43:08.520
You guys have it. This will move to the consent calendar on the next metro council agenda. Thank you. Short and sweet, Anybody have any other questions, concerns for the body before we adjourn?

73 "Harward, Sonya" (122121728)
00:43:08.520 --> 00:43:19.684
Okay, we are adjourned. Thank you very much.