



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary Planning Commission

Thursday, May 25, 2023

1:00 PM

Call To Order

The following commissioners were present: Carlson, Cheek, Clare, Fischer, Howard, Mims, Pennix, Sistrunk and Lewis

The following commissioners were absent: Brown

Approval Of Minutes

1. [PC Minutes 051123](#)

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the May 11, 2023 PC minutes be approved with corrections to pages 4-7. The vote was as follows:

YES: Commissioners Carlson, Cheek, Fischer, Howard, Mims and Lewis

ABSTAIN: Commissioners Clare, Pennix and Sistrunk

ABSENT: Commissioner Brown

Public Hearing

2. [23-WAIVER-0026](#)

Request:	Waivers associated with a Category 2B plan for a proposed gas station and convenience store
Project Name:	Sethi Station
Location:	2124 W Market St
Owner:	Sethi Properties, LLC
Applicant:	Sethi Properties, LLC
Representative:	John Miller, Miller Wihry
Jurisdiction:	Louisville Metro
Council District:	5 - Donna Purvis
Case Manager:	John Michael Lawler, Planner I

A motion was made by Commissioner Pennix, seconded by Commissioner Cheek that Waiver #4 from LDC Section 5.6.1.C.1 to allow a commercial establishment to not have 50% of wall surfaces at street level consisting of clear windows and doors (23-WAIVER-0032) be approved. The vote was as follows:

YES: Commissioners Cheek, Clare, Fischer, Howard, Pennix, Sistrunk and Lewis

NO: Commissioners Carlson and Mims

ABSENT: Commissioner Brown

3. [23-ZONE-0002](#)

Request: Change in zoning from C-1 to C-2 with Detailed District Development Plan and Binding Elements

Project Name: Mellwood Tavern

Location: 1801 Brownsboro Rd

Owner: Mellwood Tavern LLC

Applicant: Patrick Gregory

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Howard, seconded by Commissioner Carlson to RECOMMEND to Metro Council that the change in zoning from C-1, Commercial to C-2, Commercial be approved. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Howard, Mims, Pennix, Sistrunk and Lewis

ABSENT: Commissioner Brown

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the Detailed District Development Plan be approved.

YES: Commissioners Carlson, Cheek, Clare, Fischer, Howard, Mims, Pennix, Sistrunk and Lewis

ABSENT: Commissioner Brown

4. [22-ZONE-0115](#)

Request: Change in Form District from NFD to SMCFD, Change in Zoning from R-5 & C-1 to OTF, with Detailed District Development Plan and Binding Elements

Project Name: Preston Suites

Location: 7504 Preston Highway

Owner: Lakshmi LLC

Applicant: Lakshmi LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum, Jr.

Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Sistrunk, seconded by Commissioner Pennix to RECOMMEND to Metro Council that the change in form district from Neighborhood to Suburban Marketplace Corridor be denied. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Mims, Pennix and Sistrunk
NO: Commissioners Howard and Lewis
ABSENT: Commissioner Brown

A motion was made by Commissioner Sistrunk, seconded by Commissioner Pennix to RECOMMEND to Metro Council that the change in zoning from R-5, Single Family Residential & C-1, Commercial to OTF Office/Tourist Facility be denied. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Mims, Pennix and Sistrunk
NO: Commissioners Howard and Lewis
ABSENT: Commissioner Brown

Detailed District Development Plan with Binding Elements - NO VOTE

5. [22-ZONE-0098](#)

Request: Change in Zoning from R-4 to PEC, with Associated Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements and Waivers

Project Name: Xebec Tucker Station

Location: 1525 - 1711 Tucker Station Road, 12850 & 1704 South Pope Lick Road, Parcel ID 367200070000

Owner: Mark & Sandra Holloway, William Gary Holloway, LRH Family, LLC, Lois R. Holloway Revocable Trust, Brian & Annette Whitcomb, HHOP Partners, LLC

Applicant: Xebec Pursuits, LLC

Representative: Sabak Wilson & Lingo Inc., Stites & Harbison, PLLC

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk to RECOMMEND to Metro Council that the change in zoning from R-4 Single Family Residential to PEC Planned Employment Center be approved. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Howard, Mims, Sistrunk and Lewis
ABSENT: Commissioners Brown and Pennix

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk that Waiver from 10.2.4.B.8 to permit encroachment into a required LBA by a drive aisle, and to waive the required plantings in the area of encroachment (22-WAIVER-0118) be approved. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Howard, Mims, Sistrunk and Lewis
ABSENT: Commissioners Brown and Pennix

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk that the Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements be approved. The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Howard, Mims, Sistrunk and Lewis
ABSENT: Commissioners Brown and Pennix

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR’S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment