

# LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

## MINUTES

January 9, 2025

### NEW BUSINESS

#### CASE NO. 24-ZONE-0113

Request: Change in Zoning from R-4 Single- Family Residential to C-2 Commercial with a Detailed District Development Plan with Binding Elements, Conditional Use Permit, Variance(s), and Waiver(s).

Project Name: Old Bardstown Road Mini Warehouse

Location: 8915 Old Bardstown Road

Applicant: Iron Will Ventures, LLC

Representative: Bardenwerper, Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 22 – Kevin Bratcher

Case Manager: Amy Brooks, Planning Supervisor

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 Committee Members received the report in advance of the meeting, and this report was available to any interested parties prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 South 5<sup>th</sup> Street.)

#### Agency Testimony:

01:08:18 Amy Brooks provided an overview of the request and presented a PowerPoint presentation. Brooks responded to questions from Committee Members. (see recording for details)

#### The following spoke in favor of the request:

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

Kathy Linares, Mindel Scott, 5151 Jefferson Boulevard Louisville, KY 40219

#### Summary of those in favor:

01:13:43 John Talbott spoke in favor of the request. Talbott presented a PowerPoint presentation. Talbott answered questions from Committee Members. (see recording for details)

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01:21:20 Kathy Linares spoke in favor of the request. Linares answered questions from Committee Members. (see recording for details)

##### **The following spoke in opposition of the request:**

Tim Maddox, 10700 Slippery Elm Drive Louisville, KY 40291

##### **Summary of those in opposition:**

01:26:15 Tim Maddox spoke in opposition to the request. Maddox shared concerns about an overabundance of commercial uses in the area. Maddox answered questions from Committee Members. (see recording for details)

##### **Rebuttal:**

01:37:37 John Talbott spoke in rebuttal. Talbott explained that he will address opposition's concerns at the public hearing. Talbott stated that he believed the subject property to be appropriate for the proposed project. (see recording for details)

##### **Deliberation:**

01:38:53 Committee deliberation

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**RESOLVED**, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 24-ZONE-0113 to be heard at the February 6, 2025, Planning Commission public hearing.