

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

November 14, 2024

NEW BUSINESS

CASE NO. 24-ZONE-0108

Request: Change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements, and Waiver
Project Name: Tune Ups Plus
Location: 5004 Camp Ground Road
Applicant: Michael Gaudio
Representative: Qk4
Jurisdiction: Louisville Metro
Council District: 1 – Tammy Hawkins
Case Manager: Dante St. Germain, AICP, Senior Planner

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 this report in advance of the meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:14:43 Dante St. Germain provided an overview of the request and presented a PowerPoint presentation. St. Germain responded to questions from Committee Members (see recording for details).

00:23:54 Jay Lockett responded to questions pertaining to inoperable vehicles parked in the driveway (see recording for details).

The following spoke in favor of the request:

Ashley Bartley, QK4, 9920 Corporate Campus Dr., Louisville, KY 40223

Michael Gaudio, 5004 Camp Ground Rd, Louisville, KY 40216

Summary of those in favor:

00:25:11 Ashley Bartley spoke in support of the proposal and responded to questions from Committee Members (see recording for details)

00:27:17 Jay Lockett responded to questions pertaining to engine repair in a C1 zoning district (see recording for details).

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00:28:45 Michael Gaudio spoke in support of the proposal and discussed repairs that are completed on the premises. Gaudio responded to questions from Committee Members (see recording for details).

00:31:56 Jay Lockett mentioned the steps Mr. Gaudio would need to take when switching to a C2 zoning district (see recording for details).

The following spoke in opposition of the request:

None

Deliberation:

00:36:46 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 obtain a copy.

00:36:59 On a motion by Commissioner Mims, seconded by Commissioner Cheek, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** the case to a date uncertain.

The vote was as follows:

YES: Commissioner Cheek, Mims, and Sistrunk

ABSENT: Commissioner Kern and Lohan