

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

February 13, 2025

NEW BUSINESS

CASE NO. 24-ZONE-0105

Request: Change in zoning from R-4 single family residential to C-1 commercial with a waiver, a variance and a revised detailed district development plan with binding elements.

Project Name: Goodwill and Retail

Location: 8803-8897 Old Bardstown Road

Applicant: Vivian & Glenn Breil, Sandra and Anthony Bowman

Representative: Bardenwerper, Talbott & Roberts, PLLC.

Jurisdiction: Louisville Metro

Council District: 22 – Kevin Bratcher

Case Manager: Molly Clark, Planner II

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, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 South 5th Street.)

Agency Testimony:

00:10:34 Molly Clark provided an overview of the request and presented a PowerPoint presentation. Clark 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

Brooke Robinson, Arnold Consulting, 1136 South Park Drive Suite 201 Bowling Green,
KY 42102

Summary of those in favor:

00:21:07 John Talbott spoke in favor of the request. Talbott outlined the reasons for the confusion over if the subject property would become retail or medical offices. Talbott presented a PowerPoint presentation. (see recording for details)

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00:29:24 Brooke Robinson spoke in favor of the request. Robinson answered questions from Committee Members. (see recording for details)

The following spoke in opposition to the request:

None

Deliberation:

00:37:34 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-0105 to be heard at the March 6, 2025, Planning Commission public hearing.