

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 9, 2023**

**NEW BUSINESS**

**22-ZONE-0140**

Request: Change in Zoning from R-4 to C-2, with Associated Detailed District Development Plan with Binding Elements, and Waivers and Parking Waiver

Project Name: 7 Brew

Location: 5000, 5004 & 5010 Maple Spring Drive, Parcel ID 008500960000

Owner: 291 Harbison LLC, Barbara Johnston, Ernest & M. Louise Browning

Applicant: Stern Development

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 23 – Jeff Hudson

Case Manager: Dante St. Germain, AICP, 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. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

00:05:07 Commissioner Cheek recused herself from this case.

**Agency Testimony:**

00:05:21 Dante St. Germain discussed the case summary from the staff report and indicated the application was ready for consent agenda (see video for presentation).

00:10:20 Commissioner Carlson questioned the connectivity going south. St. Germain stated there is an easement stubbing into the properties.

00:11:22 Commissioner Mims asked if there were any thoughts of a form district change. St. Germain stated that staff did not recommend a change.

**The following spoke in favor of this request:**

John Talbott, Bardenwerper, Talbott & Roberts, 1000 N. Hurstbourne Parkway 2<sup>nd</sup> Floor, Louisville, KY 40223

Brad Smith, 1471 Hawthorne Ave NW, Atlanta, GA 30309

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**Summary of testimony of those in favor:**

00:13:09 John Talbott spoke in favor of the application. Talbott mentioned the applicants are wanting to develop a 7 brew coffee shop to finish out the connection with Thorntons and a car wash.

00:20:54 Commissioner Carlson asked if there were still homes located on the property and what the difference is between ON premises sign and OFF premises sign. Talbott stated there were a few houses still in the area. Talbott verified the signs for the company can display it on their own property but cannot place their sign on any other property.

00:25:00 Commissioner Mims asked if there was a contract with the Transportation Cabinet with the property to the south. Talbott clarified that it isn't a contract but more of a process that must be followed.

00:26:58 Brad Smith spoke in favor of the application. Smith continued to answer Commissioner Mims question about the Transportation Cabinet.

00:29:09 Commissioner Mims questioned the clearing and grading of the property. Talbott mentioned the clearing and grading can't move forward until a District Development Plan has been created.

00:29:45 Commissioner Sistrunk questioned the wording of Binding Element #2. St. Germain stated the people outside of Louisville Metro will not be the ones enforcing this Binding Element.

00:33:40 Commissioner Sistrunk questioned what would be demolished at the site. Smith clarified there are trees that hang over the homes.

00:36:28 Julia Williams interjected stating the outdoor advertising sign comes from the Sign Ordinance not the Land Development Code. The Committee and applicant discussed what is meant by "outdoor adverting signs".

00:38:35 Commissioner Sistrunk asked if signage had it own permitting process. Williams responded saying it does have a process of its own.

**The following spoke in opposition to the request:**

**None**

**Summary of testimony of those in opposition:**

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**None**

**REBUTTAL**

**None**

**Deliberation**

00:40:25 Land Development and Transportation Committee deliberation.

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

00:40:55 The Committee by general consensus scheduled this case to be heard at the **March 30, 2023**, Planning Commission public hearing