

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 27, 2023

NEW BUSINESS

23-ZONE-0015

Request: Change in Zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, Waiver, Variance and Conditional Use Permit

Project Name: Amlung Lawn Care

Location: 4622 Poplar Level Road

Owner/Applicant: Amlung Enterprise, LLC

Representative: Brammell Law Office, Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 21 – Betsy Ruhe

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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

Agency Testimony:

00:21:00 Dante St. Germain presented the applicant's proposal for a contractor's shop with a pole barn. St. Germain established that a neighbor is disputing that the case should go to a public hearing.

00:25:45 Commissioner Brown clarified if the applicant needs relief from the Conditional Use Permit (CUP) regulations. Dante St. Germain responded no.

00:26:05 Commissioner Mims questioned the encroachment. Dante St. Germain advocated that the drive aisle can lengthen to the storage area.

00:26:38 Commissioner Mims clarified if there are mitigating factors for the Waiver. Dante St. Germain advocated that the applicant can provide screening.

The Following Spoke in Support of This Request:

Valerie Shannon, 401 West Jefferson Street, La Grange, KY 40031

Summary of Testimony of Those in Support:

00:30:47 Valerie Shannon established that the house will be a residential rental. She confirmed a 2,400 square feet garage for an office and storage.

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00:37:44 Commissioner Mims clarified if the applicant can pave the drive aisle. Valerie Shannon elaborated that the development plan will be in compliance with the Land Development Code.

00:38:47 Commissioner Carlson clarified if the applicant has a license or permit from the Kentucky Department of Agriculture. Valerie Shannon agreed.

00:39:29 Commissioner Carlson elaborated on the neighbor that disagreed with the development plan. Valerie Shannon established that after a brief discussion, the applicant can reach out to him.

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.

00:41:25 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0015 to be heard at the June 1, 2023 Planning Commission public hearing.