

## Luckett, Jay

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**From:** Shannon Floyd <sreneefloyd10@gmail.com>  
**Sent:** Tuesday, July 16, 2024 3:11 PM  
**To:** Luckett, Jay  
**Cc:** Stacey Spurling; Ben Potash; Loosemore, Bailey; Arthur, Jecorey; Laverne April Elmore - Smith; Bronwyn Hudson  
**Subject:** Re: 24-ZONE-0004 Rabbit Hole

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Grand risin' 🍷 Jay:


In follow-up to Thursday's public meeting with the Planning Commission (7/11/24 @ 1pm), add to the record recent 2024) video footage of The Rabbit Hole Distillery in operation and level of noise endured by the residents of 301 S Clay Street since 2020. The point is further reiterated for the need of the commission to strongly consider the limiting The Rabbit Hole Distillery to the below hours of operation (as advised to Jon Baker, Legal Counsel of The Rabbit Hole Distillery January 2024) should the EZ-1 application be approved:


- Limit receiving/loading of semi-trucks to 8am-8pm DAILY
- Limit boiler distilling operations to 8am-4pm weekdays, 12pm-4pm weekends
- Build an eight-foot-high/two feet wide wall surrounding the receiving/loading dock to combat noise pollution


Also, additional footage from previous years can be provided and/or email/text correspondence with Detective Kevin Taylor and Lt. Bradley Silveria forwarded as needed. Lastly, please forward, via email, all correspondence between you and myself to the Commissioners. THANKS!

Respectfully,  
Shannon R. Floyd


 PXL\_20240428\_124844580.mp4


 PXL\_20240504\_023154722.mp4

 PXL\_20240504\_133833509.mp4

 PXL\_20240506\_124239586.mp4

 PXL\_20240601\_113452611.mp4

 20240630\_203239.mp4

 20240630\_203430.mp4

On Wed, May 29, 2024 at 4:13 PM Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)> wrote:

Shannon,

Thank you for forwarding along your comments, I will add them to the record.

Regards,

**Jay Lockett, AICP**

Planning Supervisor

Office of Planning

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O: 502-574-5159



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**From:** Shannon Floyd <[sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com)>

**Sent:** Tuesday, May 28, 2024 2:56 PM

**To:** Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>

**Cc:** Stacee Spurling <[s.stacee@yahoo.com](mailto:s.stacee@yahoo.com)>; Ben Potash <[benjamin.potash@gmail.com](mailto:benjamin.potash@gmail.com)>; Loosemore, Bailey <[bloosemore@gannett.com](mailto:bloosemore@gannett.com)>; Arthur, Jecorey <[Jecorey.Arthur@louisvilleky.gov](mailto:Jecorey.Arthur@louisvilleky.gov)>; Laverne April Elmore - Smith <[april157@gmail.com](mailto:april157@gmail.com)>; Yovanna Jones <[yovannajones@yahoo.com](mailto:yovannajones@yahoo.com)>; Bronwyn Hudson <[busybronze26@yahoo.com](mailto:busybronze26@yahoo.com)>

**Subject:** Re: 24-ZONE-0004 Rabbit Hole

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Grand risin' 🌞 Jay:

In follow-up to Thursday's public meeting with the Planning Commission (5/23/24 @ 1pm), please be advised of the below:

Although the arrival/loading/departure of semi trucks throughout night hours (i.e. 2am, 3:30am, 4am, 5am and 5:30am, etc.) has decreased dramatically, **this DID NOT happen until late spring of 2023**. Please be reminded that this has been an on-going issue since March 2020; **which can be verified through a records request (March 2020- October 2023) via Metro 311/Noise Complaints, LMPD street camera footage and personal footage**. Therefore, despite two investigations by LMPD/ABC (i.e. Lieutenant Bradley Silveria and Detective Kevin Taylor - both in which I corresponded), **The Rabbit Hole Distillery remained out of compliance with the Noise Ordinance up until spring 2023**. I am willing to forward personal text/email correspondences with Bradley Silveria and Detective Kevin Taylor and/or video footage of distillery operations/noise.

*Noise Complaint statement submitted to Metro 311 innumerable times since 2020:*

**On-going (since March 2020) disruption by the NOISE of the Rabbit Hole Distillery (i.e. extremely LOUD thumping/banging of barrels hitting the concrete flooring comparable to the sound of "thunder", semi-trucks arriving/departing from loading docks, blowing horn to alert gate attendant and sitting idle/engine throughout loading process).** This is a REGULAR occurrence. This has remained a major disturbance/disruption to the "quality of life" (i.e. poor work performance due to sleep deprivation/disruption, depression, elevated noise levels, blatant disregard of "**humanity**" despite repeated complaint submissions, **piercing** weekday/weekend operational noise pollution, etc.) of the residents in the #301 bldg. for three years. The noise pollution and environmental impact of a distillery being in direct proximity (The Rabbit Hole loading dock FACES residential bedrooms/balconies – directly across the street) of a residential area, seemingly **slow response** from Metro Louisville officials and "little to no changes" is **concerning** "to say the least". Again, this has been/remains a persistent issue for more than THREE years despite regular submissions of Noise Complaints. This has to STOP.

As one of the Commissioners "pointed-out" and went undisputed by Rabbit Hole Distillery officials , **semi-trucks sitting idle** ( in the loading dock area at 5:30am weekdays) **are in violation of the Noise Ordinance**. Therefore, despite two investigations by LMPD/ABC (i.e. Lieutenant Bradley Silveria and Detective Kevin Taylor), **The Rabbit Hole Distillery has continued to be out of compliance with the Noise Ordinance**.

As one of the Commissioners "pointed-out", Louisville Metro Police Department has greater responsibilities than ensuring that a business remains in compliance with a Noise Ordinance. It is a FACT that The Rabbit Hole Distillery has *repeatedly* failed to be in compliance with the Noise Ordinance and **blatantly disregarded** the residents at 301 South Clay Street; therefore, **restrictions with immediate consequences** must be considered should the Planning Commission approve the zoning application.

Please be *sober* to expressed desires of wanting to be a "good neighbor" by The Rabbit Hole Distillery officials are *empty* when "scheduling asks" (that can dramatically reduce noise levels *immediately*) are dismissed with *future plans* of expansion and enterprise. At an initial public meeting hosted by The

Rabbit Hole Distillery (March 2020), attendees were informed that the projected completion of Phase I (i.e. loading dock enclosure) would be within "18 months" and "10 years" for the relocation of distilling operations. "In the meantime in between time", there *remains* a major disturbance/disruption to the "quality of life" (i.e. **LOUD** weekday/weekend noise pollution due sitting idle/arrival/loading/departure of semi trucks, **piercing** grain extraction equipment that operates *at least* two hours DAILY, sporadic horn blowing by semi truck drivers prior/after 6am and environmental impact of a distillery being in close proximity of a residential area, etc.) that **persists**. So are residents expected to CONTINUE to quietly endure for YEARS until the completion of future plans to reduce piercing noise? The slow response from Metro Louisville officials despite great effort to communicate/cooperate/clarify/follow procedures by the residents of Liberty Green *since March 2020* with *minimal changes* is m-i-n-d b-l-o-w-i-n-g "to say the least".

AGAIN, we are not against advancement of enterprise, we are against *blatant disregard* for the concerns of the tax paying, voting, law abiding, hard working Louisvillians whose bedroom windows/balconies FACE the loading dock of The Rabbit Hole Distillery (301 South Clay Street building). Ninety percent of the residents of 301 South Clay Street have been a part of Liberty Green for more than a decade. . .we were here first.

Respectfully,

Shannon R. Floyd

On Fri, Apr 5, 2024 at 12:06 PM Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)> wrote:

Shannon,

There will be a public hearing to discuss all relevant matters before the Planning Commission. The Planning Commission makes a recommendation to Metro Council with respect to the zoning after holding the public hearing. Any member of the public may attend (in person or there is a virtual option). There is no public hearing scheduled at this time. Once the case has a development plan in order that meets all the requirements, the case first goes to the Land Development and Transportation Committee to determine if it meets all technical aspects and is then ready for a public hearing. Notice of LD&T Committee is mailed to adjacent property owners and sent electronically via govdelivery. For the Planning Commission public hearing, new notice is mailed and sent electronically, as well as a sign posted on the subject site advertising the hearing.

Let me know if you have any additional questions or comments.

Regards,

**Jay Lockett, AICP**

Planning Supervisor

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

**O:** 502-574-5159



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**From:** Shannon Floyd <[sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com)>

**Sent:** Friday, April 5, 2024 11:21 AM

**To:** Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>

**Cc:** Stacee Spurling <[s.stacee@yahoo.com](mailto:s.stacee@yahoo.com)>; Laverne April Elmore - Smith <[april157@gmail.com](mailto:april157@gmail.com)>; Bronwyn Hudson <[busybronze26@yahoo.com](mailto:busybronze26@yahoo.com)>; Loosemore, Bailey <[bloosemore@gannett.com](mailto:bloosemore@gannett.com)>; Ben Potash <[benjamin.potash@gmail.com](mailto:benjamin.potash@gmail.com)>; Joshua Poe <[joshuapoe001@gmail.com](mailto:joshuapoe001@gmail.com)>; Yovanna Jones <[yovannajones@yahoo.com](mailto:yovannajones@yahoo.com)>; Arthur, Jecorey <[Jecorey.Arthur@louisvilleky.gov](mailto:Jecorey.Arthur@louisvilleky.gov)>

**Subject:** Re: 24-ZONE-0004 Rabbit Hole

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Grand risin' Mr. Lockett:

Quick question: "Will there be a public meeting prior to the approval (or disapproval) of The Rabbit Hole Distillery's application to be zoned as an enterprise? If so, please notify me of such at your earliest convenience. Regardless of the outcome, please advise. THANKS!

Shannon

On Wed, Mar 13, 2024 at 8:59 AM Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)> wrote:

Shannon,

I will add your comments to the record and forward it to the applicant. I also forwarded it to zoning enforcement staff to review the concerns presented relating to noise and other issues outlined in your letter. The current development proposal would move the loading docks away from the Jefferson Street facade and have them to the side facing S Clay, including an enclosed screening wall and roof over the dock area. Any comments or questions can be submitted to me directly and I will incorporate them into the record, which will then be available for review by the Planning Commission and Metro Council prior to any public meetings concerning this proposal.

Regards,

**Jay Lockett, AICP**

Planning Supervisor

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**From:** Shannon Floyd <[sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com)>

**Sent:** Monday, March 11, 2024 10:17 AM

**To:** Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>

**Cc:** Stacee Spurling <[s.stacee@yahoo.com](mailto:s.stacee@yahoo.com)>; Bronwyn Hudson <[busybronze26@yahoo.com](mailto:busybronze26@yahoo.com)>;  
Laverne April Elmore - Smith <[april157@gmail.com](mailto:april157@gmail.com)>; Yovanna Jones <[yovannajones@yahoo.com](mailto:yovannajones@yahoo.com)>;  
Ben Potash <[benjamin.potash@gmail.com](mailto:benjamin.potash@gmail.com)>; Joshua Poe <[joshuapoe001@gmail.com](mailto:joshuapoe001@gmail.com)>; Loosemore,  
Bailey <[bloosemore@gannett.com](mailto:bloosemore@gannett.com)>; Arthur, Jecorey <[Jecorey.Arthur@louisvilleky.gov](mailto:Jecorey.Arthur@louisvilleky.gov)>

**Subject:** Re: 24-ZONE-0004 Rabbit Hole

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Grand risin' 🌞 Mr. Lockett:



THANK. YOU. for the promptness of your response. I am a resident of the 301 South Clay Street building (Liberty Green) directly across the street from the loading dock of The Rabbit Hole Distillery. Please be advised that *countless* concerns have been submitted to Metro 311 since March 2020 (see below) along with two "investigations" by "ABC" ("raw footage" of *repeated* violations of the Noise Ordinance were provided to Detective Kevin Taylor and Lt. Bradley Silveria) as a result of the noise and environmental impact of distilling operations in **direct proximity** to a residential building to no avail.

**On-going (since March 2020) disruption by the NOISE of the Rabbit Hole Distillery (i.e. extremely LOUD thumping/banging of barrels hitting the concrete flooring comparable to the sound of "thunder", semi-trucks arriving/departing from loading docks, blowing horn to alert gate attendant and sitting idle/engine throughout loading process).** This is a REGULAR occurrence. This has remained a major disturbance/disruption to the "quality of life" (i.e. poor work performance due to sleep deprivation/disruption, depression, elevated noise levels, blatant disregard of "**humanity**" despite repeated complaint submissions, **piercing** weekday/weekend operational noise pollution, etc.) of the residents in the #301 bldg. for three years. The noise pollution and environmental impact of a distillery being in direct proximity (The Rabbit Hole loading dock **FACES** residential bedrooms/balconies – directly across the street) of a residential area, seemingly **slow response** from Metro Louisville officials and "little to no changes" is **concerning** "to say the least". Again, this has been/remains a persistent issue for more than **THREE** years despite regular submissions of Noise Complaints. This has to STOP.

Mr. Luckett, please see the attached memorandum sent to the legal representative of The Rabbit Hole Distillery per attendance to the last public meeting held about the potential expansion of operations (i.e. application to be zoned as an enterprise); whereby concerns of the residents of the 301 South Clay Street building were expressed. "To date", we have not received a response from The Rabbit Hole Distillery. If officials of The Rabbit Hole Distillery were genuinely interested in being "a good neighbor", would not the proposed solutions be enforced? A "simple fix" to years of blatant disregard of the neighbors across the street? If this is how residential neighbors are treated by a commercial business, it is unimaginable what treatment will be if that business is permitted to expand.

I look forward to discussing this pressing matter at your earliest convenience to determine how this can be resolved. I can be reached at: 502-442-9125 or [sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com). THANKS!

Sincerely,

**Shannon**

Shannon R. Floyd, Board Member

Residence Council

Liberty Green



On Fri, Mar 8, 2024 at 9:18 AM Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)> wrote:

Shannon,

I am reaching out because it came to my attention that you submitted comments concerning the proposed Rabbit Hole expansion via a zoning enforcement complaint. I am the case manager for the zoning change proposal, which is still under review and not yet scheduled for any public hearings. Any concerns or questions from the Liberty Green Residents Council or any other community member can be sent to me directly to me via email and I will incorporate them into the formal record. The Planning Commission and ultimately Metro Council will make a decision on a zoning request based on the record compiled through this office, including any public comments received. Feel free to contact me with any questions or concerns regarding this proposal, and I encourage any other concerned citizens to reach out to me directly so that comments can be incorporated into the record for consideration by the Planning Commission and Metro Council.

Regards,

Jay Lockett, AICP

Planning Supervisor

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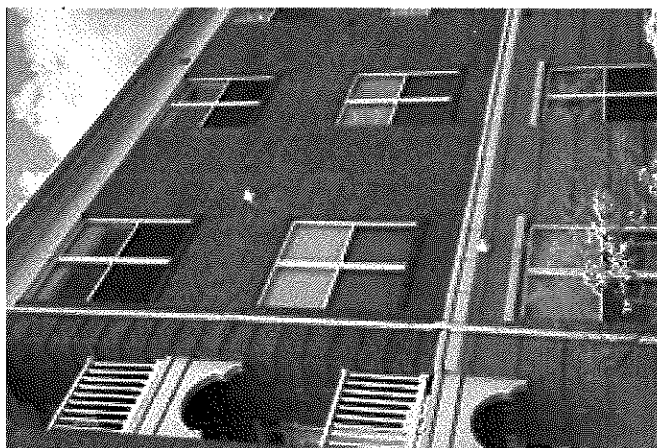
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Black accumulation on  
Liberty Green building  
directly across from  
Rabbit Hole operations.



Comparable Liberty Green  
building further away from  
Rabbit Hole operations.





## Luckett, Jay

---

**From:** Jessi Arrington <jessiarrington@gmail.com>  
**Sent:** Thursday, July 11, 2024 11:54 AM  
**To:** Luckett, Jay  
**Subject:** Concerned Parties: black accumulation should be addressed  
**Attachments:** BlackAccumulation.pdf

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---

Dear Jay,

Could you please include these photos in the materials from Concerned Parties for today's planning commission meeting? I would greatly appreciate it.

Thank you,  
Jessi Arrington

To the Zoning Committee,

Please see the attached PDF of photos taken today, July 11, 2024. We doubt that it is a coincidence that the one Liberty Green building that shows the most black accumulation is the one that is closest to Rabbit Hole's operations, especially their trucking. As they are asking to expand their industrial and trucking capacity, we want to know what the impact of having a trucking depot directly across the street from residential units is on the residents of the neighborhood. Thank you.

Jessi Arrington  
220 S Clay Street  
Louisville, KY 40202  
917-207-9367





**Luckett, Jay**

---

**From:** PM <patrick.h.moore@gmail.com>  
**Sent:** Thursday, July 11, 2024 12:09 PM  
**To:** Luckett, Jay  
**Subject:** Comment on 223A S Clay St and 749 E Jefferson St

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Mr. Luckett,

I am writing regarding the wrecking application for 223A South Clay Street and 749 East Jefferson Street.

These buildings should not be wrecked. Businesses who are part of this neighborhood who enjoy the culture it brings should try to protect and elevate these historic buildings, not tear them down. As Vice President Kamala Harris has said, "you exist in the context of all in which you live and that which came before you." These buildings are beautiful parts of our city's and country's history. History is important. They should be protected, and this would not be to the detriment of business. Another reason they should be preserved has to do with climate change: as I learned from the Lexington-based Blue Grass Trust for Historic Preservation, preserving old buildings instead of tearing down is one of the best ways to decrease the negative effects of our built environment on the climate. New cement uses insane amounts of energy to produce, with corresponding high carbon emissions. Tearing down buildings also fills up our limited landfill space with the waste of the original physical building, not to mention the waste produced by new construction. These buildings should not be demolished.

Thank you for listening.

Sincerely,

Patrick Moore

---

Patrick Moore  
1605 Lucia Avenue  
Louisville, KY 40205

502-777-8264



## Luckett, Jay

---

**From:** Creighton Mershon <creightonmershon@gmail.com>  
**Sent:** Thursday, July 11, 2024 11:29 AM  
**To:** Luckett, Jay  
**Subject:** Change in Zoning from C-2 to EZ-1 for Rabbit Hole  
**Attachments:** RH-Rooftop-Greenspace.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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---

Dear Jay,

Could you please include this letter in the materials from Concerned Parties for today's planning commission meeting?

Thank you,  
Creighton

To the Zoning Committee,

I am Creighton Mershon, the owner of two historic buildings located at 220 S Clay Street and 222 S Clay Street. I live at and operate a small guest house out of 220 S Clay Street and maintain two long-term rental apartments at 222 S Clay Street.

This is a difficult letter to write because we appreciate and encourage development in Nulu, and believe that Rabbit Hole is an important part of Nulu's success and popularity. But we also believe that what makes Nulu successful and popular is its balance of historical with modern, and residential with commercial. Unfortunately, we are concerned that this project is not considering how its plans will alter that balance, bringing an industrial operation to the front steps of a largely residential corridor that must endure not only the seismic construction activity, but the new reality of daily life amongst semi-truck activity, sound, and fumes.

Below are concerns, requests, and potential solutions we have shared with the city, as well as Rabbit Hole, that have received little to no consideration from what we see in the latest plans:

- 1.
- 2.
3. **Preservation of historical structures in Nulu**

4.

- With four buildings constructed in the mid- to late-1800s within feet of the project we are concerned about the seismic activity that will come with the demolition, digging, paving, utilities, and construction work. Earth work usually involves intentionally vibrating the soil, and that is known to extend out. (Attached are pictures of the referenced buildings)
- Brick structure like many of the surrounding historic buildings is delicate due to age, and special care needs to be implemented to monitor vibration that extends to adjacent lots.
- 
- If RH's project planners
- have already assessed these risks and have plans in place to mitigate those risks, we ask they share those plans/assessments with the property owners.
- 
- 
- If they have not accounted
- for the risks to neighboring properties, we ask that a certified structural engineer be retained to formally review the plans in order to provide an assessment of potential damage to bordering historic buildings and how it can be mitigated.
- 
- 
- Ultimately we want to confirm
- that there's something in the permits to ensure the construction and operations procedures won't be damaging to the historically significant adjacent structures and RH's contractor will be responsible for monitoring the amplitude.
- 

5.

**6. Preservation**

**7. of visual and environmental character of the neighborhood.**

8.

- 
- Though the current view
- from our properties isn't spectacular, it still has charm and the potential to be something that adds to the quality of life of the residential corridor that so closely surrounds it. A trucking depot is a big change visually and operationally. If the rezoning
- is approved we plead that more be done/required in order to offset the industrial nature of the site and its operations.
- 
- I have attached some renderings I have pulled and shared with RH that provide inspiration for how the depot could be more contained and offset its industrial nature by covering the entire operation with a green roof/garden/park. The renderings even include some of RH's original plans of greenways and green roofs that clearly work with their architectural vision. I know these ideas would add cost but their implementation could create something unprecedented in the area and help offset the less flattering side of the campus operation.

9.

**10. Respectful**

**11. adherence to operation guidelines**

12.

- 
-

- We have experienced a lot of operational activity very early in the morning and very late at night
- over the past year. Our hope is that the trucking operations will be respectful of residents and keep within the legal hours of operation if/when those hours have been officially established.
- 

As mentioned, we recognize Rabbit Hole's contribution to the city and neighborhood, and want to see their vision and efforts rewarded. But the city must demand more when it comes to the industrial operations that will be allowed by this rezoning and affect a significant residential population (in perpetuity!). We believe a balance can be struck and really hope that a thoughtful, healthy solution can be realized.

We love Nulu and believe it is and will continue to be one of the country's premier mixed-use neighborhoods to live, work, and visit. The right decisions and efforts on this project will help us maintain and sustain these qualities for generations to come.

Best,  
Creighton

.....  
Creighton Mershon  
The Holy Goat  
220 S. Clay Street  
Louisville, KY 40202  
917-704-6218



218 S Clay St



220 S Clay St

Louisville, Kentucky



Google Street View

Jan 2022

See more dates





218 S Clay St



216 S Clay St

Louisville, Kentucky



Google Street View

Jan 2022

See more dates









## Luckett, Jay

---

**From:** Jessi Arrington <jessiarrington@gmail.com>  
**Sent:** Thursday, July 11, 2024 9:15 AM  
**To:** Luckett, Jay  
**Subject:** Change in Zoning from C-2 to EZ-1 for Rabbit Hole

**Follow Up Flag:** Follow up  
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Dear Jay,

Could you please include this letter in the materials from Concerned Parties for today's planning commission meeting? I would greatly appreciate it.

Thank you,  
Jessi Arrington

To the Zoning Committee,

I am Jessi Arrington, the owner of two historic buildings located at 220 S Clay Street and 222 S Clay Street. I live at and operate my small guest house out of 220 S Clay Street, purchased in 2016 predating Rabbit Hole's existence, and I maintain two long-term rental apartments at 222 S Clay Street, purchased in 2018.

This proposed zoning change is surrounded by multiple residential buildings along Jefferson and S Clay Streets. To our knowledge, Rabbit Hole has provided no environmental assessment, traffic assessment, or noise assessment to residents to help set our minds at ease. As a resident and parent of a nine-year-old child, I am very concerned by the decreased quality of life that will come with being located directly across the street from an industrial trucking depot. I am also concerned for the wellbeing of my long-term tenants and my neighbors for years to come. Can we pause this change in zoning long enough for these environmental assessments to be provided to residents? Currently we open our front door to a row of trees and a historic shotgun house. What will we be opening our door to once this proposed rezoning takes place? The black discoloration on the Liberty Green apartment building directly across from where Rabbit Hole trucks currently load may be the black discoloration on our historic building next, one of the oldest remaining original church facades in the city of Louisville.

If this rezoning does take place, we vehemently request binding elements that limit hours of industrial operation and trucking as well as binding elements requiring regular environmental assessments to be performed and provided to residents. We are begging for help to ensure that our health and wellbeing are not compromised by daily exposure to this increased level of industry in the mixed-use neighborhood where we have made our home.

Thank you for your consideration,  
Jessi Arrington  
220 S Clay Street

Louisville, KY 40202  
917-207-9367

## Luckett, Jay

---

**From:** Haberman, Joseph  
**Sent:** Tuesday, July 9, 2024 3:42 PM  
**To:** Store 036  
**Cc:** Luckett, Jay  
**Subject:** RE: Rabbit Hole Zoning Hearing

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**Categories:** Respond

Dawn,

Thank you for your comments. It may be too late to distribute to the Planning Commission in advance of the meeting, but staff will add to the case file.

Joseph Haberman, AICP  
Planning & Design Manager  
Office of Planning  
Louisville Metro Government  
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5178



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**From:** Store 036 <store036@coxslouisville.com>  
**Sent:** Tuesday, July 9, 2024 3:39 PM  
**To:** Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>  
**Subject:** Rabbit Hole Zoning Hearing

---

Joe,

I am writing to you regarding the re-zoning application for Rabbit Hole distillery. I understand the hearing is next week. Unfortunately, I will not be able to attend but wanted to express my views on the project.

I am the manager of Evergreen Liquors at 720 East Market Street. Our back parking lot faces Rabbit Hole. I have seen the articles in various media outlets regarding the project and think that this expansion is exactly what NuLu needs.

Our area in NuLu has become a tourist destination for our City and it is my hope that your committee can see how an expansion of the hospitality functions and a project that keeps Rabbit Hole's semi-trucks from maneuvering on Jefferson Street is a very big win for the neighborhood and our City.

I wholeheartedly endorse the project and hope that your committee will approve the re-zoning without delay.

Sincerely,  
Dawn McGee  
Manager  
Evergreen Liquors

## Luckett, Jay

---

**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Tuesday, July 9, 2024 1:51 PM  
**To:** Luckett, Jay  
**Subject:** Down the Rabbit Hole

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am writing - always in a rush because "public notice" is now about as public as happening to find a case posted in the lavatory of a Main St bar.

This development seems to be moving at warp speed to upzone the site from C-2 to EZ-1, a high intensity classification that moves this district back and closer to its heavy industrial days of slaughterhouse uses and difficult living experiences. I never saw the notification for the overlay component where now Rabbit Hole wishes to demolish some of the rare and old building types that are the glue holding on against an apparent determination by developers to rid this one of a kind district of its oldest and most unique aspects. And yet all we are really seeing are neatly repackaged sites with dubious development plans hiding the fact said developers are just reselling these paper dreams while also tearing out the low hanging fabric of the district. Southern Tire is the most recent example.

Amidst all of that, why rezone most of a city block, remove the remaining historic fabric, then justify it as economic development? Angels Envy rezoned a massive parcel-in Henry County-to industrial in the midst of farmland. This will alter the character and environment, with whiskey fungus and other pollutants possible. When the rabbit goes down the hole and moves to.....Henry County.....the neighborhood is left with a big fat question mark and possibly worse M-3 uses.

I've watched neighbors frantically trying to find out information about the impending demolitions, only to be pushed back, brushed off, and discounted in their efforts to salvage the character of this district, which is fast moving to Hurstbourne-esque developments with a sprinkling of slaughterhouse wafting above. Has the development plan been vetted, has RH had neighborhood meetings or other outreach so those who actually live in PH/Butchertown know about their plans? Has anyone consulted the tenets of the recently approved Butchertown Phoenix Hill Neighborhood Plan??

1:47

 louisvilleky.gov

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A vision statement is a simple message that summarizes the future of their neighborhood. In brief, it represents a community by hundreds of comments, ideas, and messages received through neighborhood conversations and our online platform. At the onset of the plan after the meeting and conducting a public statement gives clarity to the guidelines that guides the development of the plan and their respective recommendations.



I've been around this district since my first job working for Butchertown Neighborhood Government in 1977. I swept floors and mixed Butcherblocks at a corner commercial venue known as The Butchertown Pub. This area was grande funk kitschy and proud of it. We kept some of the oldest buildings left in this "city of vacant lots" standing through the 90's and beyond, and not so they can be cherry picked away by developers without any concern for the neighborhood in which they're lucky enough to be in. Bourbon Trails also lead elsewhere. I'd like to see this case deferred for time to discuss these plans with PH and Btown groups. M-3 uses aren't likely to attract anything compatible to housing or even the 101 hotels currently being proposed in an area with few residents thanks to Airbnb proliferation and.....demolition of historic properties. If RH wants to expand, let them MOVE the historic buildings to an adjacent site, renovate them, and pay well for any zoning change of the intensity proposed. And place a binding element on all high intensity uses period. As we have moved away from cattle in open pens along Mellwood, so should we carefully remove vestiges of the heavy industrial that made these areas so difficult to live in then, and in the future. This rezoning request comes with responsibility as yet unmet by the business.

Thank you for your time.

Debra Richards Harlan  
1734 Chichester Ave  
40205

Sent from my iPhone



## Luckett, Jay

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**From:** Kevin Dohn <kevindohn@gmail.com>  
**Sent:** Tuesday, July 9, 2024 1:07 PM  
**To:** Luckett, Jay  
**Cc:** Darr, Savannah  
**Subject:** Our response for July 11's Rezoning hearing for Rabbit Hole's case 24-ZONE-0004 - 223, 225 and 227 S Clay St; 703, 709, 711, 727, 731 and 747 E Jefferson St; 218 and 220 S Shelby St

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Hello Jay,

My name is Kevin Dohn, and I am an architectural and landscape designer that is renovating a building similar to 749 E Jefferson - one of two structures that Rabbit Hole intends to demolish. **I'm highly motivated to voice my concerns about this rezoning and related demo plans because the bigger building Rabbit Hole intends to demolish is even more ornate and is a more unique architectural specimen than the building I've already spent 8 years renovating - and mine is one of the most historically photographed buildings in Butchertown - from the UofL archives to the labels of Copper & Kings products.** A more detailed explanation about why we should preserve 749 E Jefferson can be found in my petition to Landmark the two buildings slated for demo.

Our Landmark petitions have accumulated over 600 supporters. During canvassing, we've encountered 100% support. And this demolition issue is closely intertwined with this rezoning request, so the following is intended to serve as our response to Rabbit Hole's request to change the zoning of this block:

First and foremost: A transition to EZ-1 Zoning is going in the opposite direction than the rest of NULU and surrounding downtown neighborhoods. This is because EZ-1 zoning was introduced as a mixed-use zone option to help transition these areas OUT of industrial uses. EZ-1 zoning was never meant as a tool to transition them back into industrial uses, which is what Rabbit Hole is requesting. The BPN plan has *multiple* clear references explaining this, which I detail further below.

It may seem at first that a distillery with a hospitality element might make EZ-1 industrial use more palatable, but if Rabbit Hole is growing at such a fast pace that it already needs to expand, what happens next when it's outgrown this block? There's nowhere else for it to expand to without taking down more historic buildings or simply moving out of Nulu altogether. Then - at best - you've lost two irreplaceable historic structures - one of them a unique specimen - and you're left with a whole block of EZ-1 that's available to much-less-desirable industrial operations, including even the most nasty M-3 uses. In support of this point, upon canvassing our Landmark petition, we encountered a man who was adamant about signing to save these buildings: he explained he was a distiller himself, and went on to say "Good job Rabbit Hole, you built a distillery in the middle of Nulu; you've now outgrown it, now go move to Henry County."

Rabbit Hole is asking permission to be the bull in the china shop. Are we really considering letting them without insisting that they preserve or relocate our finest china first? All of the other distillers get it, and have even set an easy example to follow. Kentucky's other distillers know that ***a bourbon brand's value comes from not only respecting but amplifying Kentucky heritage. If a transition to EZ-1 means that these two buildings come down, Rabbit Hole might be the only Kentucky distiller destroying Kentucky heritage.*** That is NOT a reputation any bourbon brand wants. Just a few of MANY examples: Pappy Van Winkle restored a similar building for their flagship less than two blocks away (it was even less-ornate!), Woodford Reserve is restoring the 1812 Pepper House (in much worse shape than 749 E Jefferson), Michter's spent millions renovating the 1890 Fort Nelson Building which needed an internal steel structure and had a 5 degree lean to it's brick wall. All this and Rabbit Hole is blessed with a building prettier than Pappy's, and in a much better state of preservation than Woodford Reserve's or Michter's! Again: it's even nicer than the one I'm renovating - the building that is one of the most photographed in Butchertown! And you want to just knock it down!?

All this for what!?

We'd be losing two irreplaceable historic buildings and an entire city block will be transitioning the wrong way for what? What are the city and citizens gaining with this zoning change?

I can't think of *anything* - *nothing*: we already have the good parts of Rabbit Hole and if someone else were developing the rest of this block, we could be seeing an expansion of ground-level storefronts and other hospitality uses; we could be seeing reuse of our historic structures: we could be seeing an expansion of the best aspects of NULU.

Instead, with this Rabbit Hole expansion, we'd only be losing:

- **We'd be losing almost an entire city block to inaccessible industrial use. This block will become a commercially-dead zone. *Rabbit Hole's industrial expansion will become the bottle-neck to NULU's expansion - or perhaps even the stopper***, given the dead zone's central location in the heart of this city's commercial treasure.
- **We'd be losing a block which could have been the center of a Nulu expansion south that could have eventually encompassed all of E Jefferson St.** The current C-2 zoning, given its central location, directs this block to be a more walkable active development: C-2 affords this block to be lined with storefronts that could spur NULU to double its size and commercial impact on this city.
- **We'd be losing two historic buildings - one a unique specimen - forever.** If you've ever been to Europe and marveled at it's architecture, just remember that if they tore those 1000yo buildings down after 170 years like Rabbit Hole is intending, Europe may not have been worth the visit - it certainly wouldn't have been the same.

A transition from C-2 **TO** EZ-1 simply does **NOT** align with the city's BPN Plan for Nulu development. According to the BPN Plan:

- Historically, EZ-1 zoning was introduced in this area as a mixed-use zone option created to help transition these areas **OUT** of industrial uses - even in the previous neighborhood plans! If Rabbit Hole goes from C-2 to EZ-1, then they're using EZ-1 zoning as a tool to do the opposite of what it was intended: they're using it to transition out of C and go back to M. That's the wrong direction: it's **NOT** what that EZ-1 tool was designed for.
  - Refer to BPN Plan page 10 "2008 Butchertown Plan: The aim is to encourage **residential and business growth** while keeping Butchertown's cultural, **historic**, and natural features intact." It's "key recommendations" included "evaluate the status of industrial-zoned properties and determine those properties suitable for EZ-1 or other mixed use zoning. Redevelop/rehabilitate industrial buildings for office, retail, mixed-use, or multi-family residential."
  - Refer also to BPN Plan page 56 LU2.1A and LU2.1B: "Identify industrial, manufacturing, or single-use commercial properties expected to transition to mixed-use or residential." And "determine new zoning designation, focusing on encouraging mixed-use with active ground uses and office or residential. New zoning designations may include EZ-1, C-2 and CM."
- The BPN Plan page 4 states "The area's desirability is leading to new construction and development. **These developments should strive to create a more livable community and amplify, not diminish, existing assets.**" Dead zones and returning a central chunk of our city's commercial heart back to industrial uses is not going in a livable direction. **And demolishing is the most extreme way to diminish.**
- The commercially-dead zone (or industrial dead zone if you prefer) created by this EZ-1 zoning goes against many of the BPN Plan's main goals, including even the first goal in its executive summary on page 4 where the BPN Plan "recommends zoning and form district updates to incentivize **walkable** and compact developments." It's also restated in the BPN Plan's LU2.1C goal on pages 56 & 94: "ensure future development reflects a high-quality **walkable** urban environment." Industrial dead zones are this city's least-walkable areas.
- The BPN Plan page 24 contains language suggesting that **exceptions (like a zoning change) can be made IF existing buildings are utilized**: "Enterprise Zone districts are generally a mix of commercial and industrial uses. Multifamily residential uses are allowed if they meet special standards, **such as the adaptive-reuse of an underutilized structure.**" So if Rabbit Hole agrees to Landmark 223A S Clay St and 749 E Jefferson St - either preserving them in-situ or relocating them - I could see a similar exception as a compromise worth considering since it at least sets a precedent for allowing more benign industrial uses like a distillery expansion as long as it preserves historic buildings.

#### Conclusion:

If we are to even consider expanding Rabbit Hole's EZ-1 zoning - which for all of the reasons above would NOT be beneficial to the neighborhood, the growth of Nulu, or to the City - it's only reasonable that we ask Rabbit Hole to preserve these two historic buildings - especially 749 E Jefferson - and either incorporate them into it's design, or at the very least relocate them to an empty lot in Butchertown or Phoenix Hill. If Rabbit Hole would allow us to get a glimpse of their interiors and if we deem them non-contributing, we might even be supportive of only preserving or relocating the facades.

If we are to allow the bull to expand its ring into our china shop, it's only sensible to at least relocate the most valuable china to a safe place. Although zoning can be flip-flopped back and forth, this sets a precedent for further Rabbit Hole Expansion down the road, and irresponsible rezoning could result in these historic buildings and others simply falling, the impact of which is irreversible and its negative impact will last the rest of time. So we hope the Zoning committee will coordinate with Landmarks to make the responsible decision to at least save these historic buildings - or at the very least, their façades.

Regards,

Kevin



**Luckett, Jay**

---

**From:** Darr, Savannah  
**Sent:** Tuesday, June 11, 2024 2:11 PM  
**To:** Luckett, Jay  
**Subject:** FW: 223A S CLAY ST

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Savannah Darr  
Historic Preservation Officer

Office of Planning  
Louisville Metro Government  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
[\(502\) 574-5705](tel:5025745705)

**From:** Adam G. Caperton <[adam@capertonrealty.com](mailto:adam@capertonrealty.com)>  
**Sent:** Tuesday, June 11, 2024 2:09 PM  
**To:** Darr, Savannah <[Savannah.Darr@louisvilleky.gov](mailto:Savannah.Darr@louisvilleky.gov)>  
**Subject:** 223A S CLAY ST

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I am opposed to demolishing a perfectly good historical bldg in NuLu. I live, work and play in NuLu and we need to maintain its preservation. There is NO NEED to tear down a perfectly good structure.

Adam Caperton (He/Him)  
Caperton Realty, LLC, Broker/Co-Owner  
[adam@capertonrealty.com](mailto:adam@capertonrealty.com)  
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632 E Market Street Louisville, KY 40202  
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**Luckett, Jay**

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**From:** mindy best <mindykaybest@gmail.com>  
**Sent:** Thursday, May 23, 2024 10:54 AM  
**To:** Luckett, Jay  
**Cc:** Mattingly, Tony  
**Subject:** Re: Rabbit Hole Re: Side Streets

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Good morning, Jay!

My apologies for this late message. I will be attending the meeting this afternoon for the rezoning request for Rabbit Hole. Since first writing I have only noticed more and more truck related time infractions on both the alley side (Nanny Goat Strut) and the Jefferson St side that deliver daily in between the off-limits hours of 10pm and 7am. One morning at 6am that was in the alley and asked the driver if he knew that they weren't supposed to be there during those hours. He responded to me that he did not know. That, in fact, RH had told him that he could come as early as 5:30am. I had recorded this conversation on video. We even had a truck drive pass our security cameras at 6:30am on Easter Sunday (screenshot attached). This is a daily occurrence and the holiday infraction epitomizes their indifference to the laws and their empty "good neighbor" promises to residents.

At the last public meeting, when RH claiming to be good neighbors, they were asked if there would be a break area inside their truck yard for their employees who regularly take smoking breaks in their idling cars on the west side of S Clay St. Leaving behind plastic cigar butts, energy drink cans, and snack food bags. Kaveh deflected by pronouncing that they do not control their employees on their off time. Despite the fact that giving all employees expectations of how to represent RH while they are in the neighborhood and wearing RH high-vis vests is one way to be 'good neighbors.' They also have allowed the weeds on the west side of the property to grow undeterred - even during neighborhood events such as Boch Fest and city-wide events like the 150th Derby. Their employees walk by these weeds and other litter everyday without feeling any responsibility to address it. I can only assume that this will continue after they place a huge wall up and create even less visibility to their western sidewalk than they have now. This unsightliness creates a feelings of lack of safety/walkability that city planners like Jeff Speck are regularly trying to prevent.

On the subject of walkability and safety, having large semi trucks crossing Market and Main creates risks to pedestrians - some of which are tourists and bar goers. Two groups that are often not paying as much attention to safe crossings as they might otherwise at home or during the day.

I am also incredibly concerned about the vibrations to the historically significant buildings surrounding the proposed trucking exit (I have attached pictures from parts of our building that have recently fallen from our facades). Their trucks will be regularly maneuvering, turning, and idling closer to older buildings if they are allowed to move forward.

The most important issues remains the boundary-less noise and fumes of trucks sitting idling for up to 2 hours or more. The noise has disturbed the sleep of the residents across from them on Jefferson for years. Now, it will be shared with more residents and guests on S Clay St. Their idling truck fumes will be all of ours to breathe in as their roof will push the fumes out the sides and down onto the surrounding homes. There seems to be zero demonstrated concern or

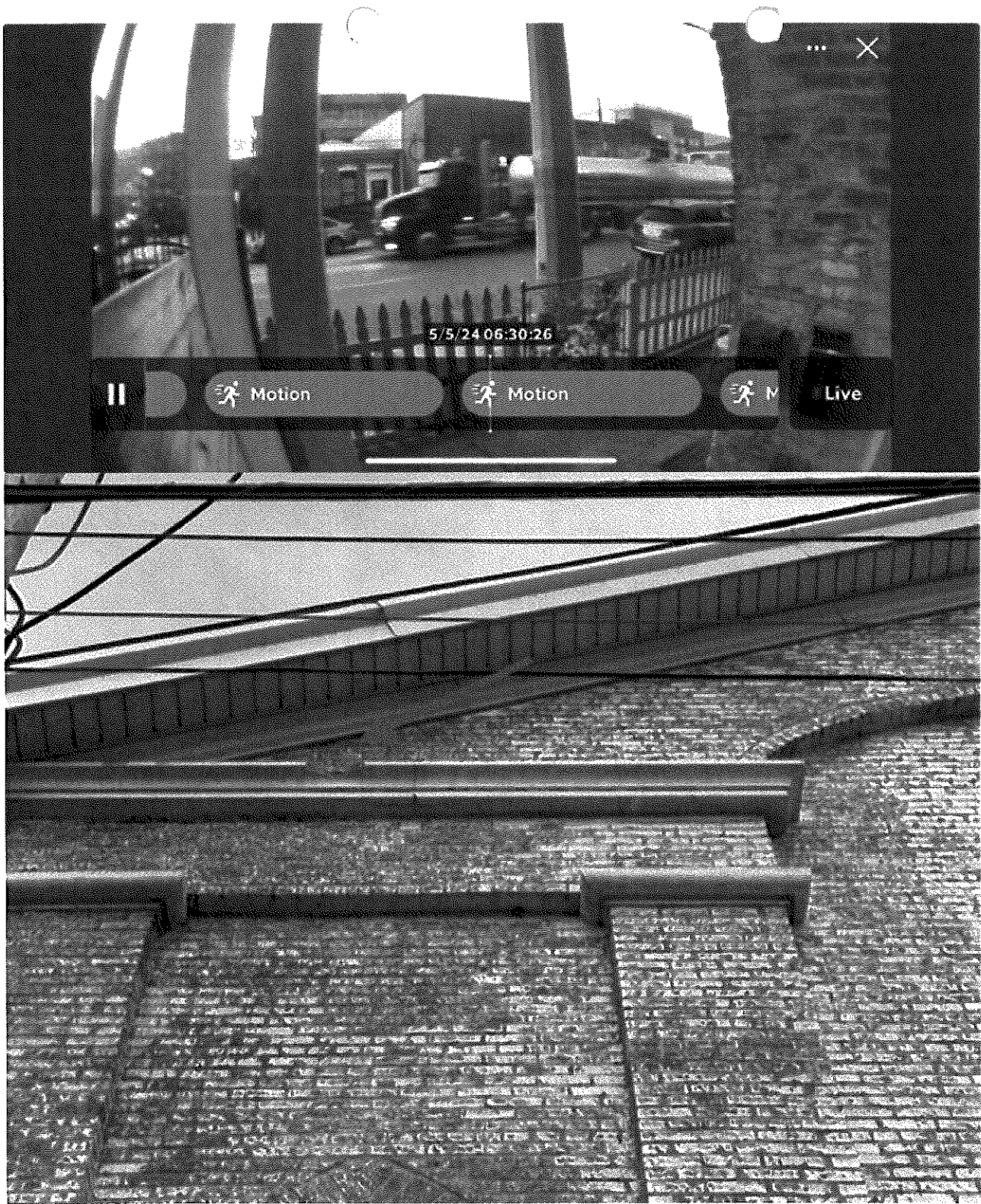
accountability from RH with regard to this. Louisville is ranked as the 11th largest city in the country with the worst air quality. And it is exactly because of RH's truck drivers and other like minded businesses. I would love to see RH required to clean and scrub the air of pollutants if they continue to allow their drivers to idle for hours on end - or even fifteen minutes. There really is no reason to have these types of trucks idle at all.

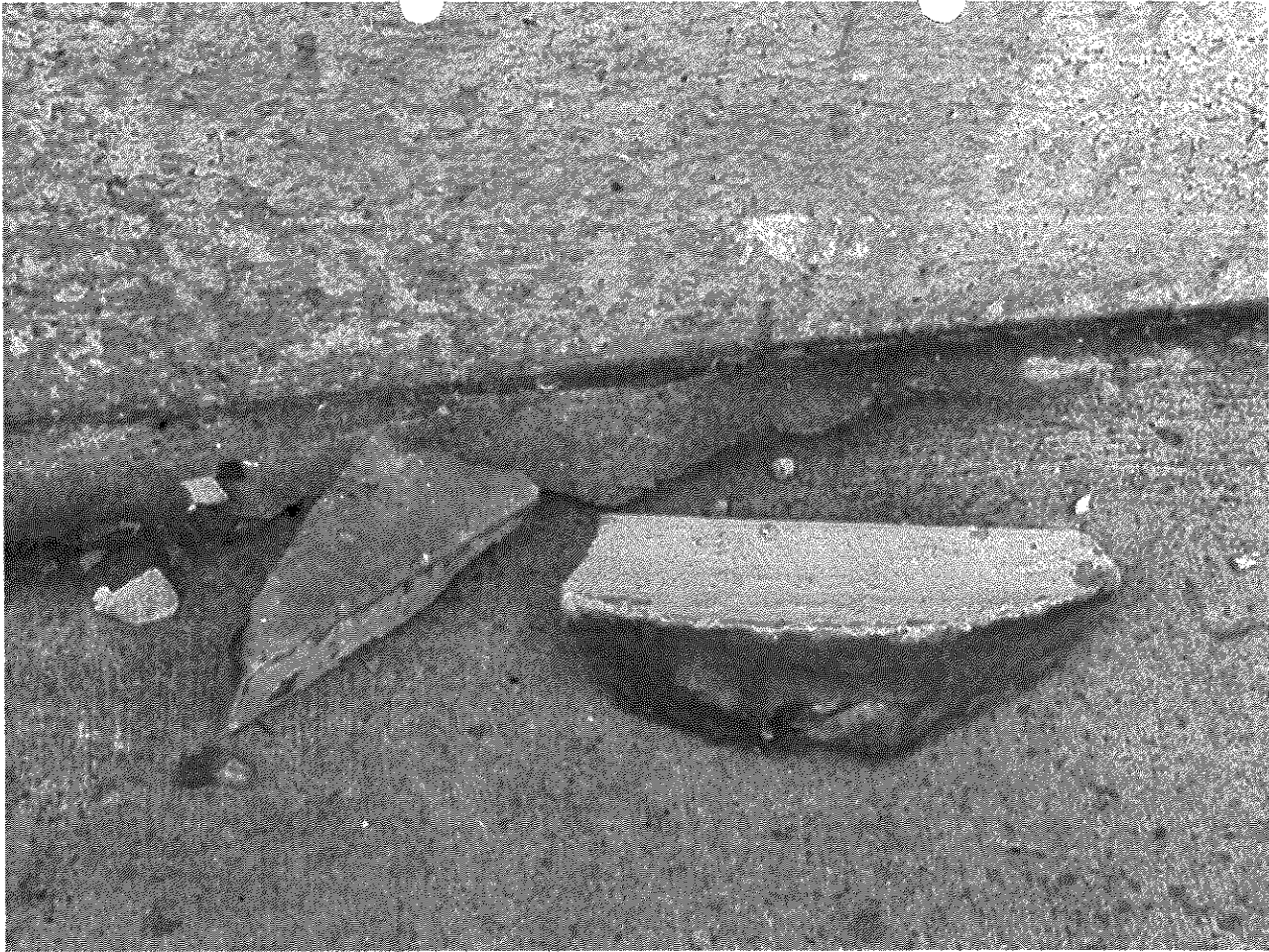
I am terrified that if given this rezoning, RH will be emboldened to continue doing whatever they want with zero regard for residents and visitors to our neighborhood. Based on their defensive responses to questions about their effect on the neighborhood parking situation (100+ employee expansion in the works), their current employees' presence in the neighborhood while on breaks, and their complete disregard for the time guidelines they were given and publicly claim to adhere to, I can only assume that they are not able to nor want to understand their impact on their neighbors. And considering what I have seen thus far, they will have little to no enforcement from city agencies. As residents, business owners, and patrons of other neighborhood businesses, we will be left to simply let our quality of life be affected by their noise and air pollution at any hour they want. I understand that Bourbon Row is an exciting profit center for Louisville, but it is only one part of Louisville as a thriving community. Please do not allow it to continue to degrade the quality of life of our neighbors on Jefferson and expand their negative impacts to our other neighbors and buildings.

If the City moves forward with granting this rezoning, we plead that it comes with conditions and that the city takes seriously through monitoring and enforcement. Notably:

- No idling of RH trucks and employee vehicles, on or off their property. Zero time tolerance. Deterrents that will get their attention such as hefty fines.
- Hours of Operations that respect residents and are followed/honored by RH and enforced by City.
- Require RH to provide dedicated parking and on-site break areas for their employees to preserve visitor/residential spots and not turn our streets into break rooms for smoking, littering, and vehicle idling.
- Require RH to commit to the covering and increased vertical enclosure of the entire trucking depot, as requested by the Overlay Committee, to reduce resident and visitor exposure to the sights, sounds, and fumes that will undoubtedly be a daily reality of the operation.
- Require RH to cease trucking operations should any significant damage occur to the surrounding buildings due to vibrations or other jarring activities.

Thank you,  
Mindy Best  
410-599-8444













On Sep 5, 2023, at 7:57 PM, Lockett, Jay <Jay.Lockett@louisvilleky.gov> wrote:

Mindy,

There have been no submittals to our office since we reviewed the pre-application in April. I can add your comments to the record, and they will be in the file if this case ever moves forward with a formal zoning request. Feel free to contact me with further questions or comments about the case.

Regards,

Jay Lockett, AICP  
Planner II

Office of Planning  
Louisville Metro Government  
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159



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**From:** mindy best <[mindykaybest@gmail.com](mailto:mindykaybest@gmail.com)>  
**Sent:** Tuesday, September 5, 2023 12:19 PM  
**To:** Mattingly, Tony <[Anthony.Mattingly@louisvilleky.gov](mailto:Anthony.Mattingly@louisvilleky.gov)>  
**Cc:** Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)>  
**Subject:** Rabbit Hole Re: Side Streets

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Hello Jay,

We in the Nulu neighborhood haven't been getting any notices about the Rabbit Hole project. Do you know who I should contact in order to find-out where they are in the rezoning process?

Thank you so much!  
Mindy

Thank you, Tony!

Hello Jay,

I attended the first neighborhood meeting at Rabbit Holes' top floor bar and in the planning meeting they assured all of us that they were neither routing trucks to the north on S Clay St where the trucks will encounter pedestrians at Market St. Nor were they going to eliminate any parking spaces on S Clay in order to make the U-turn out of their lot and go south on S Clay St to Jefferson. They also assured us that they will not be trying to take their 18 wheel tanker (proposed moving to tankers rather than trailers) down the alley - a process that often results in the side of our building being heavily scraped.

I run a guesthouse in at 218, 220, and 222 S Clay St and we will be directly across from where their trucks exit. We already feel vibrations from their processes, at all hours of the night, in our 180 year old church. And see the struggle for parking in the neighborhood already - visitors constantly stopping us on the sidewalk to ask where there might be any parking. Joyce Garner, the owner of the building directly to the north of their proposed truck lot also feels vibrations in here building all day.

The reason that I am not bringing these questions directly to Kaveh or his people is because of an odd thing that they did during the meeting. Three residents that live to the south of Rabbit Hole have repeatedly complained about the trucks coming in at all hours of the night and shining headlights into their windows and backing into RH with reverse sirens going. Kaveh's people stood at the front of the meeting and made these three residents seem as they were being ridiculous and airing old grievances that had been addressed and correctly. But the very next Tuesday night, I watched a truck back into RH at 11:30 at night - an hour and a half past the 10 cutoff time that they had agreed to. And again I saw a truck loading in at 8 am on Easter morning. The fact that they will dismiss people's concerns like this in front of a group and then just continue doing whatever they want is a bad sign for what is to come with their development.



On Apr 21, 2023, at 3:51 PM, Mattingly, Tony <[Anthony.Mattingly@louisvilleky.gov](mailto:Anthony.Mattingly@louisvilleky.gov)> wrote:

Mindy,

It's good to hear from you! In order to best assist you, I suggest that you reach out to Jay Luckett, the Metro case manager for this project. I've cc-ed him. I've also attached the applicant's contact information from the pre-application if you'd like to reach out to them directly with your concerns!

I hope this information is helpful. Let me know if you have any further questions!

Best,

Tony

---

Tony Mattingly, AICP  
Urban Planner | He/Him/His

Office of Advanced Planning  
Develop Louisville  
444 S. 5th Street, Suite 600  
Louisville, KY 40202

502/574-6285 | [anthony.mattingly@louisvilleky.gov](mailto:anthony.mattingly@louisvilleky.gov)

-----Original Message-----

From: Mindy Best <[mindykaybest@gmail.com](mailto:mindykaybest@gmail.com)>  
Sent: Friday, April 21, 2023 12:55 PM  
To: Mattingly, Tony <[Anthony.Mattingly@louisvilleky.gov](mailto:Anthony.Mattingly@louisvilleky.gov)>  
Subject: Side Streets

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Hi Tony,

We met briefly at the April Nulu Business meeting. I was asking for your advice on who to speak to about the planned Rabbit Hole truck route onto S Clay Street. They are in their early planning phase and I'd like to know (for their benefit as well) if they are going to be able to do this without putting pedestrians at risk or removing parking spots on S Clay St.

Any help or redirection is appreciated!

Thanks,  
Mindy

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<PreApp.png>

**Luckett, Jay**

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**From:** Bronwyn Hudson <busybronze26@yahoo.com>  
**Sent:** Thursday, May 23, 2024 10:34 AM  
**To:** Luckett, Jay  
**Cc:** Laverne April Elmore - Smith; Stacey Spurling  
**Subject:** Re: Change in zoning

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We have had issues (noise, etc) with the Rabbit Hole since 2020. They are continuing to build and ask for zoning with disregard of the Liberty Green residents.

Thank you for your response.

Bronwyn Hudson, Secretary  
Stacey Spurling, President  
Laverne Smith, Vice President  
Liberty Green Resident Council

Sent from Yahoo Mail for iPhone

On Thursday, May 23, 2024, 10:12 AM, Luckett, Jay <Jay.Luckett@louisvilleky.gov> wrote:

Bronwyn,

Thank you for taking the time to express your opinions regarding this proposal. I assume you are referring to the proposed expansion of Rabbit Hole, case number 24-ZONE-0004. The hearing today is before the Land Development and Transportation Committee, which will review the technical aspects of the case and determine if it is ready for a public hearing. The public hearing date before the full Planning Commission will then be set. In this case it will require at least 30 day notice through the mail as well as posting signs on the subject site. Any member of the public may attend in person or online to listen or speak on the case. Meeting links can be found [here](#).

As for the proposal, Rabbit Hole is planning to expand their operations to include the entirety of the block bound by E Jefferson St, S Clay, S Shelby and Nanny Goat Strut. They are intending to utilize some existing structures, alter or demolish others and build additional structures as well to expand production, move their loading docks off of Jefferson Street, and add additional event space and retail around the site. I have attached the site plan, my staff report, and renderings provided by the applicant.

In addition to testifying in person, any member of the public may send comments and concerns to me directly so that I can add them to the record. The Planning Commission and Metro Council will receive any comments submitted prior to the Planning Commission hearing.

Feel free to reach out with any further comments or questions.

Regards,

Jay Lockett, AICP

Planning Supervisor

Office of Planning

Louisville Metro Government

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O: 502-574-5159



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**From:** Bronwyn Hudson <busybronze26@yahoo.com>

**Sent:** Wednesday, May 22, 2024 7:41 PM

**To:** Lockett, Jay <Jay.Lockett@louisvilleky.gov>

**Cc:** Laverne April Elmore - Smith <april157@gmail.com>; Stacey Spurling <s.stacey@yahoo.com>  
**Subject:** Change in zoning

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Mr. Luckett,

The residents of Liberty Green are very concerned about the "change in zoning" notice. The residents have been given short notice and due to work schedules our Liberty Green Resident Council will not be able to attend or zoom this meeting. We cannot find any information on the website.

We would like more information about this zoning. We live in a quiet community and do not need any distractions or disruptions.

Please provide our council with more information on this matter.

Sincerely,

Bronwyn Hudson

Secretary, Liberty Green Resident Council

Yahoo Mail: Search, Organize, Conquer

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**Luckett, Jay**

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**From:** Shannon Floyd <sreneefloyd10@gmail.com>  
**Sent:** Monday, March 11, 2024 10:17 AM  
**To:** Luckett, Jay  
**Cc:** Stacey Spurling; Bronwyn Hudson; Laverne April Elmore - Smith; Yovanna Jones; Ben Potash; Joshua Poe; Loosemore, Bailey; Arthur, Jecorey  
**Subject:** Re: 24-ZONE-0004 Rabbit Hole  
**Attachments:** RHD LG December 18 2023 Mgt.pdf

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Grand risin'  Mr. Luckett:

THANK. YOU. for the promptness of your response. I am a resident of the 301 South Clay Street building (Liberty Green) directly across the street from the loading dock of The Rabbit Hole Distillery. Please be advised that *countless* concerns have been submitted to Metro 311 since March 2020 (see below) along with two "investigations" by "ABC" ("raw footage" of *repeated* violations of the Noise Ordinance were provided to Detective Kevin Taylor and Lt. Bradley Silveria) as a result of the noise and environmental impact of distilling operations in **direct proximity** to a residential building to no avail.

**On-going (since March 2020) disruption by the NOISE of the Rabbit Hole Distillery (i.e. extremely LOUD thumping/banging of barrels hitting the concrete flooring comparable to the sound of "thunder", semi-trucks arriving/departing from loading docks, blowing horn to alert gate attendant and sitting idle/engine throughout loading process).** This is a REGULAR occurrence. This has remained a major disturbance/disruption to the "quality of life" (i.e. poor work performance due to sleep deprivation/disruption, depression, elevated noise levels, blatant disregard of "**humanity**" despite repeated complaint submissions, **piercing** weekday/weekend operational noise pollution, etc.) of the residents in the #301 bldg. for three years. The noise pollution and environmental impact of a distillery being in direct proximity (The Rabbit Hole loading dock FACES residential bedrooms/balconies – directly across the street) of a residential area, seemingly **slow response** from Metro Louisville officials and "little to no changes" is **concerning** "to say the least". Again, this has been/remains a persistent issue for more than THREE years despite regular submissions of Noise Complaints. This has to STOP.

Mr. Luckett, please see the attached memorandum sent to the legal representative of The Rabbit Hole Distillery per attendance to the last public meeting held about the potential expansion of operations (i.e. application to be zoned as an enterprise); whereby concerns of the residents of the 301 South Clay Street building were expressed. "To date", we have not received a response from The Rabbit Hole Distillery. If officials of The Rabbit Hole Distillery were genuinely interested in being "a good neighbor", would not the proposed solutions be enforced? A "simple fix" to years of blatant disregard of the neighbors across the street? If this is how residential neighbors are treated by a commercial business, it is unimaginable what treatment will be if that business is permitted to expand.

I look forward to discussing this pressing matter at your earliest convenience to determine how this can be resolved. I can be reached at: 502-442-9125 or [sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com). THANKS!

Sincerely,

**Shannon**

Shannon R. Floyd, Board Member  
Residence Council  
Liberty Green

On Fri, Mar 8, 2024 at 9:18 AM Lockett, Jay <[Jay.Lockett@louisvilleky.gov](mailto:Jay.Lockett@louisvilleky.gov)> wrote:

Shannon,

I am reaching out because it came to my attention that you submitted comments concerning the proposed Rabbit Hole expansion via a zoning enforcement complaint. I am the case manager for the zoning change proposal, which is still under review and not yet scheduled for any public hearings. Any concerns or questions from the Liberty Green Residents Council or any other community member can be sent to me directly to me via email and I will incorporate them into the formal record. The Planning Commission and ultimately Metro Council will make a decision on a zoning request based on the record compiled through this office, including any public comments received. Feel free to contact me with any questions or concerns regarding this proposal, and I encourage any other concerned citizens to reach out to me directly so that comments can be incorporated into the record for consideration by the Planning Commission and Metro Council.

Regards,

Jay Lockett, AICP

Planning Supervisor

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159





## OFFICE OF PLANNING

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January 9, 2024

Jon Baker, Esq.  
Wyatt Tarrant & Combs, LLP  
400 West Market Street, Ste. 2000  
Louisville, KY 40202

Mr. Baker:

The Residents Council Board of Liberty Green is in full support of The Rabbit Hole Distillery "becoming the hub of urban distillery;" however, as neighbors who live in direct proximity to the loading docks and steam boilers (301 South Clay Street building), please consider the below plausible solutions for an **immediate resolution** to on-going and documented noise concerns as of March 2020:

- Limit receiving/loading of semi-trucks to 8am-8pm DAILY
- Limit boiler distilling operations to 8am-4pm weekdays, 12pm-4pm weekends
- Build an eight-foot-high/two feet wide wall surrounding the receiving/loading dock to combat noise pollution

Mr. Baker, I invite you to attend our March Residents Council meeting to discuss how "good neighbor" relations between Liberty Green and The Rabbit Hole Distillery can be fostered. The meeting will be held at: 900 South Shelby Street. We hope to see you there. I can be reached at: 502-442-9125 or [sreneefloyd10@gmail.com](mailto:sreneefloyd10@gmail.com) for further information.

Sincerely,  
*Shannon*

Shannon R. Floyd, Member  
Residents Council Board/Liberty Green

Cc: Stacey Spurling, President  
Residents Council Board/Liberty Green  
JeCorey Aruthr, Councilmen  
Metro Council District 4  
Joshua Poe, Organizer  
Louisville Tenants Union  
Ben Potash, Litigation Attorney  
Benjamin Potash, Esq.  
Bailey Loosemore, Journalist  
The Courier Journal



## Luckett, Jay

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**From:** Williams, Julia  
**Sent:** Thursday, March 7, 2024 12:36 PM  
**To:** Wilcher, Mike; Liu, Yu; Davis, Brian; Haberman, Joseph  
**Cc:** Luckett, Jay  
**Subject:** RE: 711 E Jefferson St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jay is working on the zoning case for this site. He's copied and can tell you how close they are to being docketed.

**From:** Wilcher, Mike <Michael.Wilcher@louisvilleky.gov>  
**Sent:** Thursday, March 7, 2024 12:35 PM  
**To:** Liu, Yu <emily.liu@louisvilleky.gov>; Davis, Brian <Brian.Davis@louisvilleky.gov>; Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>  
**Subject:** 711 E Jefferson St

**File**  
**Date:** 03/07/2024

**Application**  
**Status:** Open

**Description of Work:** Please be advised that the below notice/request was sent to the Rabbit Hole Distillery after two public meetings concerning application to be zoned as an enterprise. "To date", there has been no response from the Rabbit Hole Distillery addressing our concerns. January 9, 2024 Jon Baker, Esq. Wyatt Tarrant & Combs, LLP 400 West Market Street, Ste. 2000 Louisville, KY 40202 Mr. Baker: The Residents Council Board of Liberty Green is in full support of The Rabbit Hole Distillery "becoming the hub of urban distillery;" however, as neighbors who live in direct proximity to the loading docks and steam boilers (301 South Clay Street building), please consider the below plausible solutions for an immediate resolution to on-going and documented noise concerns as of March 2020: • Limit receiving/loading of semi-trucks to 8am-8pm DAILY • Limit boiler distilling operations to 8am-4pm weekdays, 12pm-4pm weekends • Build an eight-foot-high/two feet wide wall surrounding the receiving/loading dock to combat noise pollution  
Mr. Baker, I invite you to attend our March Residents Council meeting to discuss how "good neighbor" relations between Liberty Green and The Rabbit Hole Distillery can be fostered. The meeting will be held at: 900 South Shelby Street. We hope to see you there. I can be reached at: 502-442-9125 or sreeneefloyd10@gmail.com for further information. Sincerely, Shannon Shannon R. Floyd, Member Residents Council Board/Liberty Green Cc: Stacey Spurling, President Residents Council Board/Liberty Green JeCorey Aruthr, Councilmen Metro Council District 4 Joshua Poe, Organizer Louisville Tenants Union Ben Potash, Litigation Attorney Benjamin Potash, Esq. Bailey Loosemore, Journalist The Courier Journal

**Case**  
**Detail:** Detail

**Case**  
**Type:** Zoning Enforcement Case

**Address:** 711 E JEFFERSON ST, LOUISVILLE, KY 40202

**Owner**  
**Name:** RABBIT HOLE SPIRITS LLC

**Application**  
**Name:** Zoning Enforcement Case

Mike Wilcher  
Office of Planning  
(502) 574-8692



January 5, 2024

Rabbit Hole Distillery  
Attn: Cameron Talley and Kaveh Zamanian  
711 E. Jefferson St.  
Louisville, KY 40202

Dear Cameron and Kaveh:

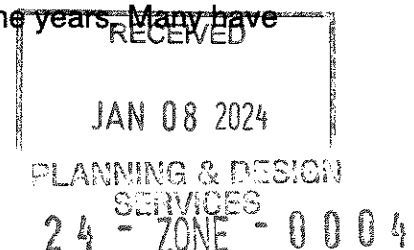
Please accept this letter acknowledging that the recent sale of our current facility located at 733 E. Jefferson St. is of significant benefit to our organization as we seek to reconcile homeless and hurting people to God, family and community by the power of Christ in partnership with the local church.

With the developments of the Nulu Business District over the past 10-15 years, we recognized that a relocation to a more strategic location of the city would likely be necessary. As such, it was the decision of myself and our Board of Directors to entertain the prospect of relocating at this time as we continued to see this business development continue to flourish.

As such, we set specific parameters around our ideal location within the city, explored opportunities, and were happy to find a location at 757 S. Brook St. that fit within said parameters. This new location will position our organization in such a place that is accessible for our target population to easily receive services, located within a region of the city that has other supportive services available, on a readily utilized transportation route, and the design layout affords the opportunity for us to expand our services beyond what our current facility was able to accommodate.

For example, our emergency overnight shelter for men will expand from a capacity of 12 to a capacity of 40 within this new space. As such, we will be able to help continue to meet a very defined community need as the supply of emergency shelter beds for men most often does not meet the demand for such services on any given night. This new facility will also expand the footprint of our emergency day shelter services for women and children allowing us to serve more women and children at any given time than we are able to do so currently.

On behalf of Re:Center staff and Board leadership, Re:Center wants to offer sincere appreciation to those friends, colleagues and acquaintances within Nulu, including Rabbit Hole, who have served Re:Center Ministries well over the years. Many have







supported our work among those experiencing homelessness through monetary donations, in-kind donations such as food, clothing and other items, took time to volunteer alongside our team, served as Board members and even hired our residents as they rebuild their lives. While no longer within walking distance, please know Nulu will continue to be a place where our team continues to demonstrate support for local businesses and restaurants with whom we have built lasting relationships.

Finally, with respect to Rabbit Hole and its representatives, we express our gratitude for such graciousness during this transition for our organization. With the current challenges of supply chain and costs of materials and labor, we are so thankful you have continued to work with us during our transition timeline to help us ensure a transition without the least amount of disruption to our programs and services. We look forward to closing out our time at 733 E. Jefferson St. in the coming months and embarking on this new season of ministry at this new location.

If we can be of assistance in answering any additional questions regarding the benefits of this transition for our organization, please feel free to contact me at: [cory@recenterministries.org](mailto:cory@recenterministries.org) or 502-584-6543 x102.

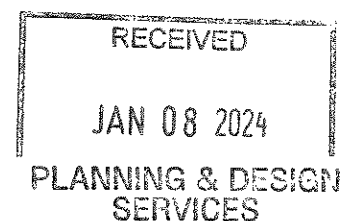
Sincerely,



Cory A. Bledsoe  
Executive Director



Alex Nolan  
Treasurer, Board of Directors



24 - ZONE - 0004



## Luckett, Jay

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**From:** Mattingly, Tony  
**Sent:** Friday, April 21, 2023 3:51 PM  
**To:** Mindy Best  
**Cc:** Luckett, Jay  
**Subject:** RE: Side Streets  
**Attachments:** PreApp.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mindy,

It's good to hear from you! In order to best assist you, I suggest that you reach out to Jay Luckett, the Metro case manager for this project. I've cc-ed him. I've also attached the applicant's contact information from the pre-application if you'd like to reach out to them directly with your concerns!

I hope this information is helpful. Let me know if you have any further questions!

Best,

Tony

---

Tony Mattingly, AICP  
Urban Planner | He/Him/His

Office of Advanced Planning  
Develop Louisville  
444 S. 5th Street, Suite 600  
Louisville, KY 40202

502/574-6285 | [anthony.mattingly@louisvilleky.gov](mailto:anthony.mattingly@louisvilleky.gov)

-----Original Message-----

**From:** Mindy Best <[mindykaybest@gmail.com](mailto:mindykaybest@gmail.com)>  
**Sent:** Friday, April 21, 2023 12:55 PM  
**To:** Mattingly, Tony <[Anthony.Mattingly@louisvilleky.gov](mailto:Anthony.Mattingly@louisvilleky.gov)>  
**Subject:** Side Streets

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Tony,

We met briefly at the April Nulu Business meeting. I was asking for your advice on who to speak to about the planned Rabbit Hole truck route onto S Clay Street. They are in their early planning phase and I'd like to know (for their benefit as well) if they are going to be able to do this without putting pedestrians at risk or removing parking spots on S Clay St.

Any help or redirection is appreciated!

Thanks,  
Mindy

**Luckett, Jay**

---

**From:** Williams, Julia  
**Sent:** Thursday, April 13, 2023 1:39 PM  
**To:** Luckett, Jay; Stuber, Beth  
**Subject:** FW: ? Nanny Goat Strut Alley and Rabbit Hole

Please see below and offer any suggestions.

**From:** Joyce Garner <joycegarnerstudio@gmail.com>  
**Sent:** Thursday, April 13, 2023 1:20 PM  
**To:** Williams, Julia <Julia.Williams@louisvilleky.gov>  
**Subject:** ? Nanny Goat Strut Alley and Rabbit Hole

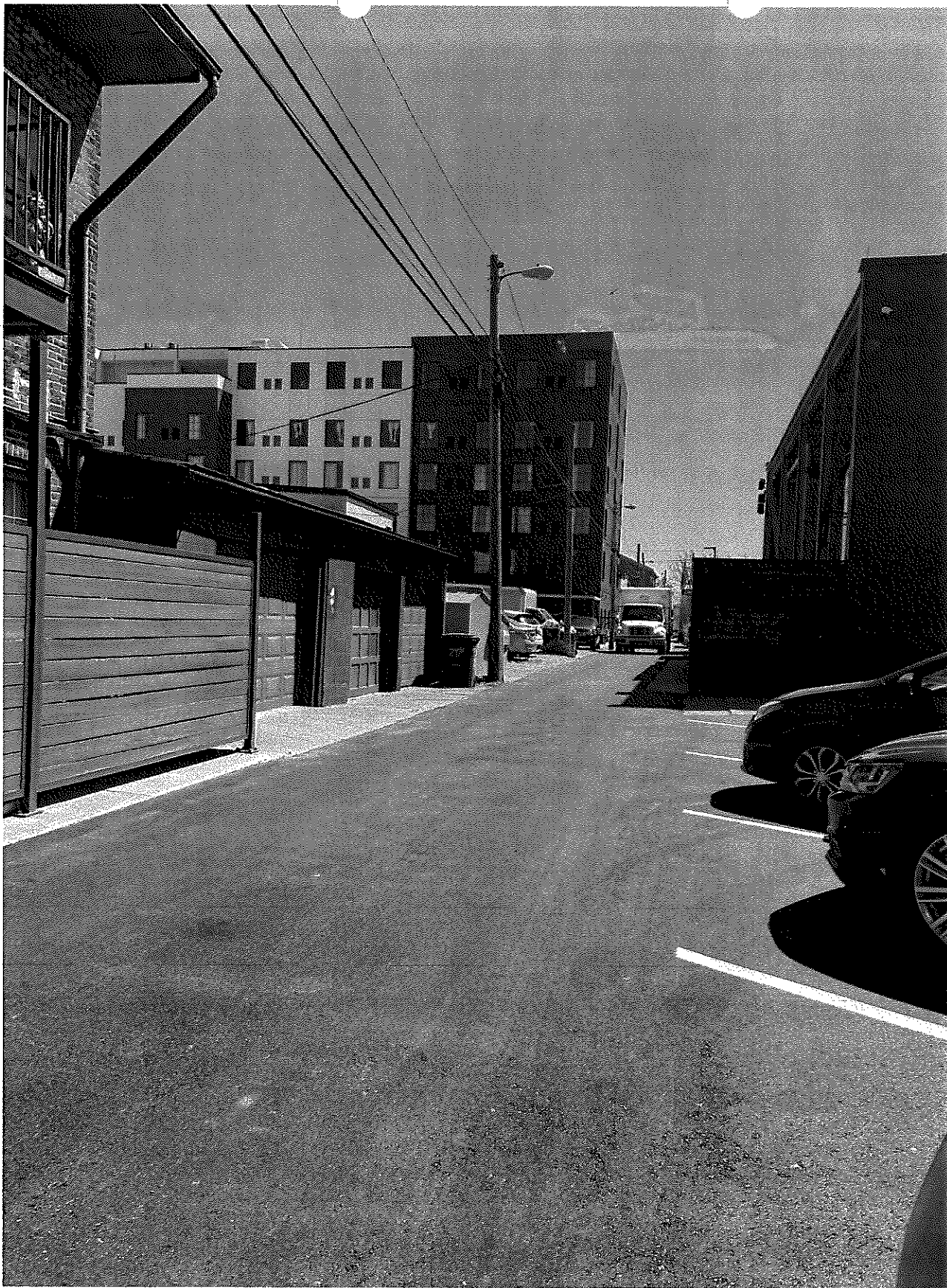
CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Julia,  
I attended the rezoning change request at Rabbit Hole Distillery and am still sorting out all my questions as an adjacent neighbor.



One personal question is about my garage access. I have enjoyed easier access to my garage using an easement at 223 s Clay's side driveway on Nanny Goat Strut . Even when the parking lot sold the easement still existed. See above image. I pull in and then back into my garage.





At the Rabbit Hole meeting the owner proposed a huge concrete block wall on the property line and when I asked about the easement he said it would be closed off.? It will be really difficult to wiggle into my garages if a concrete wall is built on the property line. My spouse said the owner could have been speaking to the attorney running the meeting -eg close

off the discussion?

Any help in easement rules would be appreciated.

Also the owner said the alley will be one way to accommodate his soon to open hotel. Who decides? I shudder at dealing with hotel traffic on tiny Nanny Goat Strut Alley and attempting to turn onto Shelby between 2 historic buildings (but please don't tear them down). But if the proposed concrete block wall surrounds Rabbi Hole and continues down Clay Street it will also be hard to make that turn onto Clay Street especially with Rabbit Hole proposing semi tractor trailers exit on Clay. Tractor Trailers just don't fit but that is another concern...

Any suggestions would be so appreciated.

Joyce

Joyce Garner

Studio:

217 S Clay St

Louisville KY 40202

502-641-8086

<https://protect-us.mimecast.com/s/qLOJCQWKj4Tx0g6AFxfQ7C?domain=tablepaintings.com>