

Clark, Molly

From: Mary D Auter <1two3fo@gmail.com>
Sent: Thursday, April 10, 2025 9:27 AM
To: Clark, Molly
Subject: Fwd: Change in zoning

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----- Forwarded message -----

From: Mary D Auter <1two3fo@gmail.com>
Date: Thu, Apr 10, 2025, 9:09 AM
Subject: Change in zoning
To: <mollyclark@louisvilleky.gov>

Dear Ms Clark,

I am recovering so I can't attend the meeting today. I couldn't pass up the opportunity to express my concern about the zoning of land next to Old Bardstown Road. That land serves as a wildlife habitat for deer, birds, and other animals. That land also serves as a great noise buffer from the traffic on Bardstown Road. Lastly, that land is a place of beauty. So many trees bloomed in that area just a few weeks ago.

Please don't change the zoning of that land. It will destroy some of the loveliness of the area.

When I was a child we used to drive Bardstown Road down to my grandparents in in Fredrickstown. Those are some of my fondest memories. Don't take away some of the beauty alongside Bardstown Road.

Too much modernization and development are starting to trash the area. Please don't continue to develop this land to where all it's beauty is destroyed.

Sincerely,
Mary Auter
8700 Old Bardstown Road
Apt 337
Louisville, Ky 49291

Clark, Molly

From: John Talbott <John@bardlaw.net>
Sent: Monday, March 17, 2025 5:12 PM
To: James Holland
Cc: john.barnett@goodwillky.org; dwhitley@a-ces.com; Clark, Molly
Subject: Re: Zoning Change R-4 to C-1 and OR-1 24-zone-0105
Attachments: 11 04 24 TIS.pdf

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Mr. Holland, thank you for your email. Some of your comments are not related to the standards for zoning and land use questions, such as the proximity of two Goodwill sites. Like a lot of operations, they need simply need multiple sites. There are several near my home, well within a 5-mile radius.

I did want to attempt to address some of your land use questions however. Goodwill amended its plan to remove the C-1 zoning that is not for the Goodwill site. The area not being used for the Goodwill site is being rezoned to OR-1, which is to allow office use, not C-1. For the Goodwill site, we would not be able to operate any of the uses you mention without a brand new application and approval of a new development plan. Goodwill most likely will sell the office site to someone else, as that is not needed for Goodwill's needs.

Regarding your questions about traffic, yes, a full traffic study was performed, and it did cover the "peak" rush hours. I have attached it for your review. There were some minor impacts, but nothing significant that would require additional road improvements. Regarding your questions about two "one-way" curb cuts on Fairmont Road, I doubt Public Works would want two that close together, which can be a safety concern.

Hopefully this answers most of your questions, but do not hesitate to email me or call me at your convenience.

With warmest regards,



Land Law

John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Cell 502-741-8783

From: James Holland <jimholland45@yahoo.com>
Date: Monday, March 17, 2025 at 3:30 PM
To: John Talbott <John@bardlaw.net>, dwhitley@a-ces.com <dwhitley@a-ces.com>, john.barnett@goodwillky.org <John.Barnett@goodwillky.org>, molly.clark@louisvilleky.gov <molly.clark@louisvilleky.gov>
Subject: Zoning Change R-4 to C-1 and OR-1 24-zone-0105

A few questions on the need for this Zoning change.

(1). Why does Goodwill want this location when their store in Mt. Washington is only 5.1 miles or 7 minute drive according to Yahoo GPS Map.

Seems like a waste of good money that could be donated to other charities that help people in need. Is it to try and make more money to pay the top executives rather than help those in need....*(The bottom line: The CEO's of the 12 largest Goodwill organizations received \$370,000-\$900,000 annually in compensation with the average being \$650,000. If the 155 Goodwill organizations paid the CEO the average compensation, then Goodwill spent more than \$100 million on CEO compensation in 2022. Dec 25, 2023)*

(2). Can you eliminate the C-1 for the other office lots to keep a gas station or fast food restaurant from pushing the issue that the property is still zoned for C-1 development.

(3). Will Goodwill develop these office lots or sale them to other companies to develop as they see fit.

(4) Has a traffic and/or speed study been done for the two driveway ingress/egress off Old Bardstown Road at the come to work and go home times for the office buildings. Why can't there be two, one egress and one ingress driveways from Fairmont Road with entrance and exit through the parking lot used as a one-way service road. Vehicles have a tendency to avoid Bardstown road and speed up and down Old Bardstown Road to beat the traffic that is stopped by the traffic lights on Bardstown Road. Also, the stop signs are basically useless coming out of the subdivisions as the cars speed out onto Old Bardstown road and accelerate to a high rate of speed.

There is more but this covers the more important items. I guess the real question is why does Goodwill want to spend the money to build a retail store that is only 5.1 miles from its store in Mount Washington Seems to be poor management decisions within the organization.

Thank you,

Jim Holland
Glenmary Grove Senior Apartment #217
8700 Old Bardstown Road
Louisville KY 40291

Clark, Molly

From: ccatsklein@aol.com
Sent: Thursday, March 13, 2025 3:40 PM
To: Clark, Molly
Subject: Rezoning of Old Bardstown Road

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To: Molly Clark
Case Manager

I object to the rezoning of Old Bardstown Road to OR1 or C1.

A Goodwill store is not acceptable for this area of single family homes and apartments.

The 3 sites which are "anticipated" to be "some sort of medical offices" need some clarification. Will they be doctor offices or immediate care centers? How many square feet are anticipated for these buildings? How much more traffic will this bring to Old Bardstown Road?

The traffic on this two lane road is already heavy. Traffic is constantly rerouting from Bardstown Road to avoid the traffic lights, especially in the morning and afternoon.

We definitely do not need another storage facility, since we already have two in nearby locations. One is already located on Old Bardstown Road and another directly behind the Cracker Barrel approximately 1/2 mile down Bardstown Rd.

Please reconsider this planning.

Catherine Klein
Cambridge Commons Patio Homes
9601 Cornell Drive
Louisville, KY 40291

Clark, Molly

From: Kenny Riddle <kennyriddle@att.net>
Sent: Thursday, February 27, 2025 3:11 PM
To: Clark, Molly
Subject: Case 24- zone 0105

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According to the zoning laws all these amendments must mandate that development notices must be sent to all residents, including renters. Which was not done in all these cases . The apartments directly across the street know nothing of the zoning change. This was to ensure greater community involvement in local planning efforts . It also says engagement with residents is critical. None of this has been done . In Plan 2040 the goal is to balance growth while preserving the community's character and environment. Also zoning law says open space provisions are supposed to be applied to all these permits on Old Bardstown Road. Proper design is crucial for creating functional and appealing neighborhoods . These buildings will definitely take away the appeal of Old Bardstown Road . Zoning laws were created to address community needs and encourage equitable development. NOT to put a structure in every empty lot . Thanks ,we the homeowners have a strong case according to government law . Also still wanting on the lawyer's name in the case of 24-zone-0113

Sent from my iPad

Clark, Molly

From: Kenny Riddle <kennyriddle@att.net>
Sent: Wednesday, February 26, 2025 5:04 PM
To: Clark, Molly
Subject: Case 24-zone 0105

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According to the (LDC) was formed to preserve residential neighborhoods. It sets rules for building density. These districts ensure controlled growth, proper use of land and preservation of neighborhood character. These projects are supposed to have regular inspections before all these permits get approval. I know this hasn't happened because the zoning board didn't even know the difference between Bardstown Road and Old Bardstown Road . The law says the conditional use becomes in a specific area, potentially causing negative impacts on the surrounding community due to its high density, even if individual use was appropriate through a conditional use . The law also says there is supposed to be open space provisions . All these 5 permits on Old Bardstown Road don't apply to any of those provisions. Proper design is crucial for creating functional and appealing neighborhoods. These buildings will definitely take away the appeal of Old Bardstown Road . Zoning laws were created to address community needs and encourage equitable development. Not to put a structure in every empty space . That is written in LDC law . All these zoning amendments also mandate that development notices MUST be sent to all residents, including renters which was never done . It says engagement with residents is critical and this has not been done . We weren't even given time to rebuttal case 24-zone-0113 . The committee said they had heard enough which is not true . Plus a lawyer who lied under oath . These charges in zoning will bring down property values which means brings down property taxes . The law says this affects the affordability and attractiveness of maintaining or buying homes in our neighborhood . These plans are legally binding to maintain the character of the neighborhood. Zoning restricts properties to housing, ensuring neighborhoods remain quiet and family friendly. Also the law says you can't change residential properties into C1 zones . Not permitting in C1 zones .

Sent from my iPad

Clark, Molly

From: Judy Singleton <judysingleton25@yahoo.com>
Sent: Saturday, February 22, 2025 2:25 PM
To: Clark, Molly
Subject: Rezoning on Old Bardstown Rd.

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I understand that 8803-8807 is looking at being rezoned to be commercial property. As a resident of Bardstown Woods subdivision I object! Why not utilize the vacant Walgreens building instead of creating a new spot. Traffic is already terrible on Bardstown Rd let's not make it worse and create problems on Old Bardstown Rd.

Thank you,
Judy Singleton
10910 Bardstown Woods Blvd.
Louisville, Ky 40291

Clark, Molly

From: Linda Yewell <lindalsvl@bellsouth.net>
Sent: Friday, February 14, 2025 2:19 PM
To: Clark, Molly
Subject: Rezone

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Why not use the closed Walgreens or rite aid on bardstown road for the new goodwill instead of building a new one.
Sent from my iPhone

Clark, Molly

From: Kenny Riddle <kennyriddle@att.net>
Sent: Wednesday, February 12, 2025 7:19 PM
To: Clark, Molly
Subject: Case24-zone0105

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Sent from my iPad I want to send my disapproval on this zoning suggestion. This would just add to the construction supposedly suggested for Old Bardstown Road. We have projects going on at 8803,8805 , 8807, 8915, 9300,9308 ,8915,9413 and 9417 . This is way to much for a 2 lane road . We have so much traffic here know because people use Old Bardstown Road as a cut through to get around Bardstown Road traffic . Know you want to tear up both ends of the road . Plus we definitely don't need another Goodwill store. There's one less than 3 miles of this location in each direction . All this construction will remove nature's barrier between Old Bardstown Road and Bardstown Road. Your are taking away residential property and lowering all of your property values . Nobody would like to live out here in all this construction. You will have projects going on each ends of the road . All this additional traffic is not save for all the school bus traffic we have . It was bad enough that Old Bardstown Woods homeowners lost the zoning change in the planning meeting to the storage unit proposal at 8915 Old Bardstown Road . 230 beautiful homes to a storage unit . What a terrific decision. Please keep our road save and protect property values and vote no to these new policies. Thanks Ken Riddle 10906 Bardstown Wood Boulevard 40291 .

Clark, Molly

From: Tim Maddox <t321sg@yahoo.com>
Sent: Wednesday, October 16, 2024 8:38 PM
To: Clark, Molly
Subject: 24-ZONE-0105 (0059): 8803 Old Bardstown Rd proposal to rezone R-4 to C-1

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Dear Ms. Clark,

I object to rezoning residential land to build a commercial building, namely the Goodwill Retail store proposed at 8803 Old Bardstown Road.

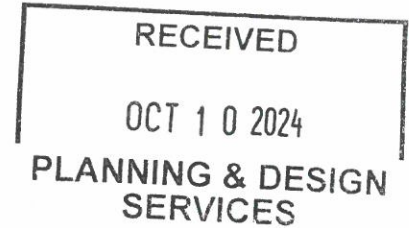
I have a question; Why doesn't Goodwill use the empty Walgreens Store at 8014 Bardstown Road? It's already constructed on Commercial zone property. That would seem to be more environmentally and financially efficient than leaving an existing building vacant while residential property is used to build more commercial space.

Tim Maddox
10700 Slippery Elm Dr.
Louisville KY 40291
email: t321sg@yahoo.com

Bardstown Woods Homeowners Association
c/o Cornerstone Property Management
8003 Lyndon Centre Way, Suite 101
Louisville, KY 40222
Phone: (502) 384-9012
E-mail: chris@contactcornerstone.com

October 7, 2024

Amy Brooks and Molly Clark
Office of Planning
444 South Fifth St., Suite 300
Louisville KY 40202



RE: Case numbers:

24-ZONEPA-0089: 8915 Old Bardstown Road 40291 proposal to rezone R-4 to C-M
24-ZONE-0105 (0059): 8803 Old Bardstown Rd proposal to rezone R-4 to C-1
24-ZONE-0061 & 24-CUP-0135: 9206 Old Bardstown Rd, proposal to rezone R-4 to C-2

Dear Ms. Brooks and Clark,

The Board of the Bardstown Woods Homeowners Association, which contains 187 homes across the street from the subject property, objects to the proposed rezoning of 8915 Old Bardstown Woods from R-4 to C-2, C-M, or any commercial zone designation.

This objection was also stated to Lucas Taylor of Bardenwerper, Talbott & Roberts, PLLC, during the public presentation on August 28, 2024.

At the public presentation on August 28, Mr. Taylor stated that rezoning the property for a mini warehouse would be in alignment with the "trend" along Old Bardstown Road. First, a vast majority of the properties along Old Bardstown Road in this area are zoned residential, not commercial, and residential should remain the established trend.

Second, while stated to be a mini warehouse, once the property is rezoned to be commercial, it could be used for other commercial purposes in the future.

Third, while some commercial properties have been built further north, they are a minority and can be deemed as human services such as fitness, dental, mental health counseling, etc. Those properties were a southward creep of the commercial development at the intersection with I-265 and New Bardstown Road. We do not wish that trend to continue creeping south into an almost pure residential area.

Fourth, at the August 28 meeting we were told that ingress/egress for the subject property, and any future properties rezoned commercial, will be on Old Bardstown Road, not new Bardstown Road, because New Bardstown Road is to be a limited access highway. New Bardstown Road was built to divert the increasing traffic off Old Bardstown Road, so its purpose should be to handle commercial traffic. Old Bardstown Road is, and should remain, an access road for residential properties and support services (deliveries, trash collection, school buses, etc.).

We object to two other proposals, for the same reasons as stated above:

8803 Old Bardstown Rd proposal to rezone R-4 to C-1 to build a Goodwill retail store.
9206 Old Bardstown Rd, proposal to rezone R-4 to C-2 to build a mini warehouse.

Rezoning has begun to choke the residential culture of this area. There are other nearby residential properties that are watching these rezoning requests that, if approved, can be anticipated to continue this commercialization snowball, namely 8660, 8811, and 9004 Old Bardstown Road.

Taking residential acreage, commercializing it, and funneling the associated traffic to Old Bardstown Road does not conform with the current and future use of the area and its roads. This rezoning trend has already begun to adversely alter the landscape for current and future families and homes. We respectfully request the Planning Commission, and City Council, deny these rezoning requests.

Sincerely,

The Bardstown Woods HOA Board:

Karen Nichols, Tim Maddox, Tommy Newton, Ernie Neal, Noy Boriboune, Ainsley Thompson, and on behalf of its 187 families.

Copy: Robin Engel, Councilman District 22
Dante St. Germain, Office of Planning



