



---

**Re: Subdivisions on Aiken Rd in Floyds Fork area**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Tue 1/14/2025 12:59 PM

**To** Deb Thornton <debsweb04@gmail.com>

**Cc** Craig Maxson <vmi\_1979@yahoo.com>; Tonya Tate <tonyatate46@gmail.com>; John Thornton <johnlaurencethornton@gmail.com>

 1 attachment (3 MB)

24-DDP-0078\_Plan\_011325.pdf;

Good afternoon Debra,

Thank you for reaching out regarding [24-DDP-0078](#) / [24-FFO-0005](#) located at 16907 Aiken Road for the Aiken North (Aiken Ridge) subdivision. A revised development plan was received yesterday, please see attached. This plan will require committee-level review at a public hearing, but the cases are not ready to be docketed at this time.

The larger Aiken North single-family subdivision development was approved in 2021 under case number [21-ZONE-0001](#). Small sections of this development have been revised recently, under case number [24-DDP-0039](#) (approved 2024) and now under this case number 24-DDP-0078. The neighborhood meeting tonight is related to [24-ZONEPA-0150](#), which is a residual tract from 21-ZONE-0001.

Interested parties have numerous opportunities to provide public comment and express concerns about any proposed development. You may contact the case manager with questions or concerns at any time, which will be forwarded to the applicant/developer. Some applications require a neighborhood meeting with nearby residents. The public hearing before the Planning Commission is the final opportunity to give arguments in support or opposition using the [Comprehensive Plan](#).

I recommend signing up for notifications through our [GovDelivery](#) system so you can receive emails regarding new applications and notices for public hearing dates in your Council District. Let me know if you have any additional questions!

Best,



**Kaitlin Dever**  
Planner I

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

Office: (502) 574-6230 | Direct: (502) 574-5542



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**From:** Deb Thornton <debsweb04@gmail.com>

**Sent:** Tuesday, January 14, 2025 9:31 AM

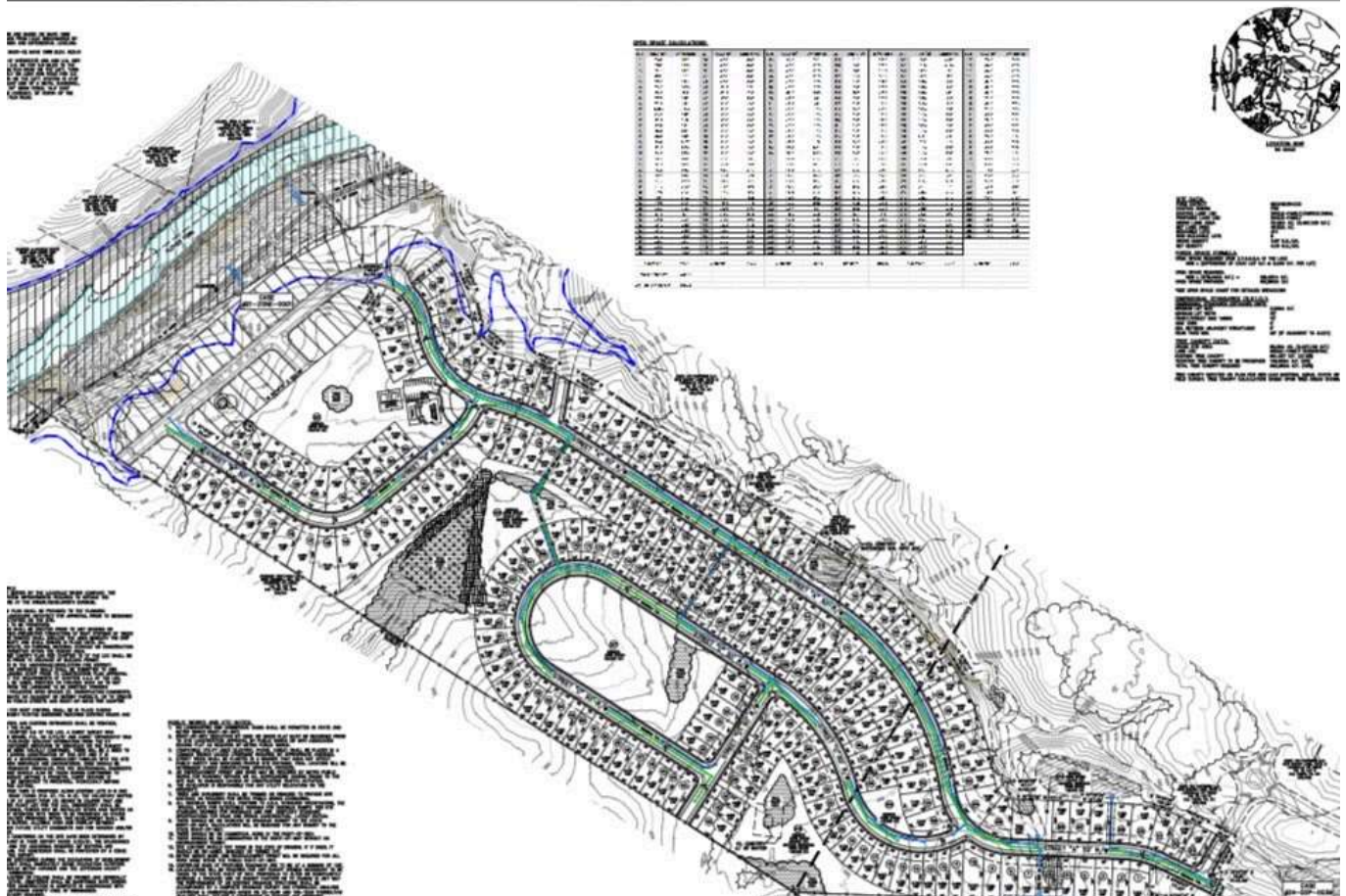
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Cc:** Craig Maxson <vmi\_1979@yahoo.com>; Tonya Tate <tonyatate46@gmail.com>; John Thornton <johnlaurencethornton@gmail.com>

**Subject:** Subdivisions on Aiken Rd in Floyds Fork area



24-FFO-0005\_Plan\_1...







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Hi Kaitlin,

Would you elaborate on the status of the (Pulte?) Development(s) on Aiken Rd @Floyds Fork?We found a plat(also attached).

There is high density plan by Rich Hearth et al to be discussed tonight AND a Pulte sign advertising "Aiken Ridge" on the East side of this proposed Development.

We are confused as to the connection of what appears to be 3 high density subdivisions in a small area highly trafficked already and how approved,if so,without surrounding neighborhoods' input.

Sincerely,

Debra Thornton







There is no hearing on January 14<sup>th</sup>, that is when the neighborhood meeting is for 24-ZONEPA-0150 for the properties at [16907 Aiken Road](#) and 2222 Johnson Road.

There is a revised plan application under case #24-DDP-0078 for the subdivision which is associated with the 24-FFO-0005 (Floyd's Fork Review). Kaitlin Dever is the case manager for those so I would suggest reaching out to her about the status of those cases, the email is : [kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov). The original subdivision case and rezoning for this one was approved under 21-ZONE-0001, they are requesting to revise the approved plan.

Hope this helps, let me know if you have any questions reach out anytime.

**Mark Pinto**

**Planner II**









---

**Re: 21-ZONE-0001 / #24- DDP-0039**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Date** Tue 1/14/2025 3:50 PM  
**To** Lucas Frazier <louisvillekeepyourfork@gmail.com>

Good afternoon Lucas,

Thank you for reaching out regarding 24-DDP-0078 / 24-FFO-0005 located at 16907 Aiken Road for the Aiken North (Aiken Ridge) subdivision. This plan will require committee-level review at a public hearing, but the cases are not ready to be docketed at this time.

The lots closest to Floyds Fork are not part of this revised development plan and not subject to review. They were originally approved under case number 21-ZONE-0001 and are not proposed to change at this time.

While I cannot require previously approved development to be revised, I can forward your email to the applicant/developer. Please let me know if you have any additional questions or concerns.

Best,

**Kaitlin Dever**  
Planner I

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

**Office:** (502) 574-6230 | **Direct:** (502) 574-5542



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**From:** Lucas Frazier <louisvillekeepyourfork@gmail.com>  
**Sent:** Tuesday, January 14, 2025 9:44 AM  
**To:** Brooks, Amy <Amy.Brooks@louisvilleky.gov>  
**Cc:** St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Subject:** Re: 21-ZONE-0001 / #24- DDP-0039



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---

Thank you.

Lucas

[Louisville Keep Your Fork](#)

On Jan 14, 2025, at 9:42 AM, Brooks, Amy <Amy.Brooks@louisvilleky.gov> wrote:

Good morning,

I think you are referencing the development proposal that is being reviewed under #24-DPP-0078. The case manager is Kaitlin Dever (copied on the email). She would be able to provide you with the most up to date information on the plan.

Thank you,

**Amy Brooks**

Planning Supervisor

Office of Planning

Louisville Metro Government

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

O: 502-574-8215

**<image001.png>**

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-

---

**From:** Lucas Frazier <louisvillekeepyourfork@gmail.com>

**Sent:** Monday, January 13, 2025 11:41 AM

**To:** Brooks, Amy <Amy.Brooks@louisvilleky.gov>; St Germain, Dante  
<Dante.St.Germain@louisvilleky.gov>

**Subject:** Fwd: 21-ZONE-0001 / #24- DDP-0039

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---

Amy, Dante,

I hope you both had a good weekend and made it through the winter storm safely.

I just want to follow-up on the email below.

Will this Revised Development Plan for "Aiken North" go before the Planning Commission?

Thank you!

Lucas Frazier

[louisvillekeepyourfork@gmail.com](mailto:louisvillekeepyourfork@gmail.com)

Begin forwarded message:

**From:** Lucas Frazier <[louisvillekeepyourfork@gmail.com](mailto:louisvillekeepyourfork@gmail.com)>

**Subject:** 21-ZONE-0001 / #24- DDP-0039

**Date:** January 9, 2025 at 11:10:36 AM EST

**To:** "Brooks, Amy" <[amy.brooks@louisvilleky.gov](mailto:amy.brooks@louisvilleky.gov)>, "Dante St. Germain" <[dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)>

Amy, Dante,

Will this Revised Development Plan for "Aiken North" Subdivision go before the Planning Commission?

I find it curious that they didn't remove the lots in the floodplain and even the conveyance zone. There are 21 lots planned for the current floodplain and 5 in the conveyance zone (highlighted in red).

These are all part of the same section of the development, they just chose to leave the lots closest to the waterway.

Will the Office of Planning please request that the applicant remove the lots closest to the waterway instead?

<image002.jpg>

Thank you,

Lucas Frazier

[louisvillekeepyourfork@gmail.com](mailto:louisvillekeepyourfork@gmail.com)

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---

Re: 21-ZONE-0001 / #24- DDP-0039

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**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Date** Wed 1/15/2025 2:15 PM  
**To** Lucas Frazier <louisvillekeepyourfork@gmail.com>  
**Cc** Clarence Hixson <budhix@iglou.com>

Good afternoon Lucas,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

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Office: (502) 574-6230 | Direct: (502) 574-5542



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**From:** Lucas Frazier <louisvillekeepyourfork@gmail.com>  
**Sent:** Wednesday, January 15, 2025 11:52 AM  
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Cc:** Clarence Hixson <budhix@iglou.com>  
**Subject:** Re: 21-ZONE-0001 / #24- DDP-0039

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Thank you Kaitlin.

During the hearing of 24-DDP-0039 Commissioner Sistrunk described how the Plan Certain 21-ZONE-0001 was a detailed plan and was in effect being turned into a general plan by the approval of 24-DDP-0039. Dante confirmed that there was no general plan. However, as was discussed, while there was no general plan, the plan certain 21-ZONE-0001 was being treated as one.

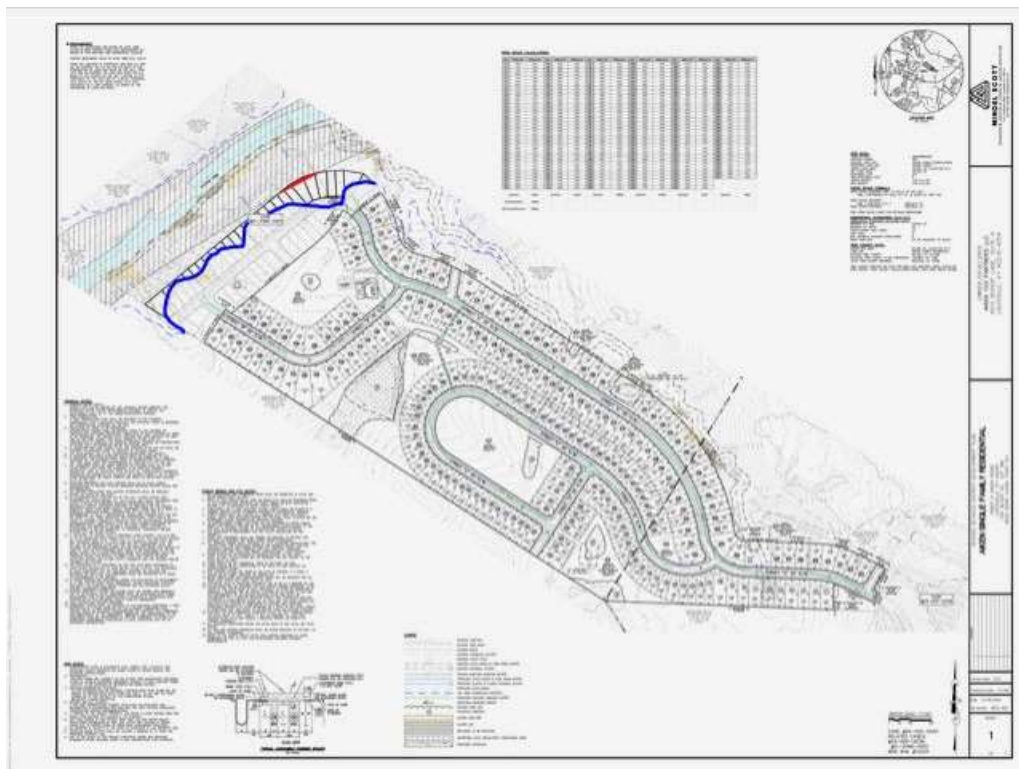
Throughout the hearing, the applicant and the commissioners referenced the area to come back for revision (to remove dwellings and keep the 866 plan certain). They circled the entire lower south western portion, from Floyds Fork to just outside the Floyds Fork DRO calling it "the third section." They did not say, "The houses will be removed from part of section 3, but plan to leave the houses along the most environmentally-sensitive areas." In fact, the applicant stated: "it's going to allow us to pull lots away from Floyds Fork area, some of the more environmentally sensitive areas."

The applicant continued: "So we're going to try to get a little bit more density out of the area (the third section) that doesn't have quite the environmental—things in the environment that you want to protect closer to the creek."



The part they excluded from 24-DDP-0078 has the most "things in the environment that you want to protect closer to the creek." I understand they have not included the environmentally-sensitive floodplain and conveyance zone areas in this revision and so you cannot require changes. However, those areas are in "the third section" and during the hearing of 24-DDP-0039 the applicant said this is where they would be taken, so they should not have been excluded.

I will have a meeting with the applicant next week to discuss. However, I want it to be on the record and for the commissioners to know that the applicant originally said they would take houses from "the third section" and referenced the area closest to the creek. The attorney, applicant/developer, and the engineer were all part of the Floyds Fork DRO/ZOD rewrite and know the importance of protecting the floodplain and especially the conveyance zone. They should take advantage of an opportunity to not disturb the floodplain/conveyance zone or add fill and impervious surfaces to this area.



Thank you for your work on this project.

Lucas Frazier  
louisvillekeepyourfork@gmail.com

On Jan 14, 2025, at 3:50 PM, Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov> wrote:

Good afternoon Lucas,

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Best,



Kaitlin Dever  
Planner I

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Louisville Metro Government  
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**Subject:** Re: 21-ZONE-0001 / #24- DDP-0039

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Thank you.

Lucas

[Louisville Keep Your Fork](#)

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Good morning,

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**Amy Brooks**

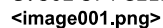
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<001.png>

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**Sent:** Monday, January 13, 2025 11:41 AM



To: Brooks, Amy <[Amy.Brooks@louisvilleky.gov](mailto:Amy.Brooks@louisvilleky.gov)>; St Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>  
Subject: Fwd: 21-ZONE-0001 / #24- DDP-0039

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[louisvillekeepyourfork@gmail.com](mailto:louisvillekeepyourfork@gmail.com)

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**Subject:** 21-ZONE-0001 / #24- DDP-0039

**Date:** January 9, 2025 at 11:10:36 AM EST

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<image002.jpg>

Thank you,

Lucas Frazier

[louisvillekeepyourfork@gmail.com](mailto:louisvillekeepyourfork@gmail.com)

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---

**RE: Perfection/Aiken North - #24-ZONEPA-0150 and #24-DDP-0078**

---

**From** Pinto, Mark <mark.pinto@louisvilleky.gov>

**Date** Thu 1/16/2025 11:32 AM

**To** Nanci Dively <nsd@bardlaw.net>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Cc** diane.harcourt@gmail.com <diane.harcourt@gmail.com>

One thing to add, 16907 Aiken Road, which is associated with case 24-ZONEPA-0150 is in Metro Council District 19. Apologies left that part out of the previous email.

Thank you,

**Mark Pinto**

Planner II

Office of Planning

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O: 502-574-5170



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---

**From:** Pinto, Mark

**Sent:** Thursday, January 16, 2025 11:31 AM

**To:** Nanci Dively <nsd@bardlaw.net>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Cc:** diane.harcourt@gmail.com

**Subject:** RE: Perfection/Aiken North - #24-ZONEPA-0150 and #24-DDP-0078

Good morning,

The electronic notice our office sends out is GovDelivery, which is an email subscribers list that anyone can sign up for to receive notice of development, events, and news going on in their Metro Council District. Our office does not send out individual electronic notices to individual emails. Instead, a notification is sent out through GovDelivery, where anyone can sign up to receive news about their Council District. We encourage everyone to sign up for GovDelivery since it is an instant notice that goes through email.

There is a link in my email signature to the GovDelivery website, it will ask which council district(s) you would like to sign up for. 16907 Aiken Road, which is associated with case 24-



ZONEPA-0150. The link is also here:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

**Mark Pinto**

Planner II

Office of Planning

Louisville Metro Government

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O: 502-574-5170

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---

**From:** Nanci Dively <[nsd@bardlaw.net](mailto:nsd@bardlaw.net)>

**Sent:** Thursday, January 16, 2025 11:12 AM

**To:** Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)>; Pinto, Mark <[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)>

**Cc:** [diane.harcourt@gmail.com](mailto:diane.harcourt@gmail.com)

**Subject:** Perfection/Aiken North - #24-ZONEPA-0150 and #24-DDP-0078

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We received the below message from a neighbor. I've requested her mailing address to add to our APO list, but she also requested to be added to the e-mail list.

I am coping you both since we have 2 projects in that area. Not sure if you're e-mail list are case specific or via the Metro Council District.

Please also note her concerns for your records.

- **YOUR WEBSITE:** [www.bardlaw.net](http://www.bardlaw.net)
- **NAME:** Diane Harcourt
- **EMAIL:** [diane.harcourt@gmail.com](mailto:diane.harcourt@gmail.com)
- **PHONE:** (502) 744-2112
- **MESSAGE:** I would like to have my email added to the list for receiving information on the Aiken Road development by Perfection Builders. I would also like to express my concern over the lack of improvements to Aiken Road to go along with this development. I am glad it is not going to be a 4-lane, but I do think better shoulders and a repaved surface are warranted. I've had several



close calls when trucks encroach the center line and I have nowhere to go! I believe it is a matter of when, not if there is a tragedy on this road due to broken pavement and the lack of shoulders. Thank you for your time.

Nanci S. Dively, CKP  
Certified Kentucky Paralegal





---

**RE: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads**

---

**From** Lee Fahey <leefahey34@gmail.com>  
**Date** Fri 1/31/2025 3:02 PM  
**To** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

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Thank you, Kaitlin!

---

**From:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Sent:** Friday, January 31, 2025 2:11 PM  
**To:** Lee Fahey <leefahey34@gmail.com>  
**Subject:** Re: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

Good afternoon,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

Office of Planning  
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**From:** Lee Fahey <[leefahey34@gmail.com](mailto:leefahey34@gmail.com)>  
**Sent:** Friday, January 31, 2025 12:49 PM  
**To:** Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)>  
**Subject:** FW: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

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---

I believe I had the wrong email for you, so re-sending.

---

**From:** Lee Fahey <[leefahey34@gmail.com](mailto:leefahey34@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 7:07 PM  
**To:** [mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov); [jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov); [kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov); [John.Hodgson@irc.ky.gov](mailto:John.Hodgson@irc.ky.gov)  
**Cc:** [smfahey34@yahoo.com](mailto:smfahey34@yahoo.com)  
**Subject:** Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

To:

**Mark Pinto**  
Office of Planning  
[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)

**Jason Richardson**  
KY Transportation Cabinet  
[jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov)

**Kaitlin Dever**  
Office of Planning  
[kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov)

John Hodgson  
36th District Representative  
[John.Hodgson@irc.ky.gov](mailto:John.Hodgson@irc.ky.gov)

Greetings to Mark, Jason, Kaitlin, John –

My husband (copied) and I are residents in the Courtyards at Curry Farms neighborhood. We moved to Louisville two years ago, and eventually decided to build in this community. We closed on our home on Halloween in 2023. Apart from the various challenges (hills, curves, narrow roads) in getting to the Shelbyville and Old Henry roads from where we live, we're very happy here and we enjoy a great community including good neighbors.



Recently we heard Rich Heareth has a plan to develop the areas across and around us with a gas station, some retail, and apartments in addition to new homes. We are very unhappy about this plan because:

1. The appropriate infrastructure to support all these plans does NOT exist. In all fairness, plans of this magnitude should include the widening of Aiken Road, from the Old Henry intersection to past this new development, at least to Flat Rock Road.
2. We selected this particular location for our new home because prior to signing our contract, we stood outside and listened, and heard birds chirping. This wonderful silence – apart from nature – was incredibly important to our decision. Now this benefit is in jeopardy with all the traffic noise planned in our immediate area.
3. After moving in, we found our dark night skies to be another advantage to living here, a great vantage point for seeing the moon and stars. As of the light pollution accompanying the new plans, this benefit is also in jeopardy.
4. We fear “what’s next?” as perhaps there are other plans we haven’t been privy to. Note we had hoped to attend the January 15 meeting at the Long Run Baptist Church, but couldn’t find an available parking spot. We heard the meeting room had standing room only. We’d still like to have the benefit of hearing what was explained, at least for our community where other neighbors were also turned away due to “no parking spots available.”

I hope you will take our concerns under consideration. We love our new state/city/community and had planned for this to be our “forever” home during our retirement years. I’m sure you can understand our feelings and concerns in this regard.

Sincerely,  
Deborah and Steve Fahey

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Outlook

---

**RE: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads**

---

**From** Lee Fahey <leefahey34@gmail.com>  
**Date** Mon 2/3/2025 11:54 AM  
**To** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

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---

Kaitlin,

Thank you for getting back to me.

My husband and I have since received more information from a few neighbors, thus I am feeling much more comfortable with all the planned projects! I know and trust Rich Heareth to develop this land thus my only remaining concern is with the traffic. Per John Talbott, there will be a traffic study, so this is great news.

I am settled at this time and truly appreciate the quick turnaround on my emailed concerns.

Deborah

---

**From:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Sent:** Monday, February 3, 2025 9:15 AM  
**To:** Lee Fahey <leefahey34@gmail.com>  
**Subject:** Re: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

Good morning,

Thank you for forwarding this correspondence.

For clarification, I am the case manager of [24-DDP-0078](#) / [24-FFO-0005](#) for a section of the previously approved Aiken North subdivision which is currently being revised. It is a separate application from the mixed-use development at the intersection of Aiken and Johnson Road under case number 24-ZONEPA-0150 reviewed by case manager Mark Pinto.

If you have any concerns regarding the revised section of the Aiken North subdivision, please let me know and I will ensure your letter is added to the record and forwarded to the appropriate parties. My email address is [kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov).

Best,



**Kaitlin Dever**  
Planner I

Office of Planning  
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**From:** Lee Fahey <[leefahey34@gmail.com](mailto:leefahey34@gmail.com)>  
**Sent:** Saturday, February 1, 2025 8:47 AM  
**To:** Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)>  
**Subject:** FW: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

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---

Kaitlin,

It happened again: undeliverable message for this one.

Our neighborhood had a wrong email for you and for John, so I sent all of them the corrections. (I hate typos!)

Deborah

---

**From:** Lee Fahey <[leefahey34@gmail.com](mailto:leefahey34@gmail.com)>  
**Sent:** Friday, January 31, 2025 4:33 PM  
**To:** 'John Talbott' <[John@bardlaw.net](mailto:John@bardlaw.net)>; 'Anna Martinez Tomes' <[anna@bardlaw.net](mailto:anna@bardlaw.net)>; 'Nanci Dively' <[nsd@bardlaw.net](mailto:nsd@bardlaw.net)>  
**Cc:** 'Rich Hearath' <[rich@perfectionbuilders.com](mailto:rich@perfectionbuilders.com)>; [kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov); [jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov); 'Mark' <[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)>; [john.hodgson@kylegislature.gov](mailto:john.hodgson@kylegislature.gov); [smfahey34@yahoo.com](mailto:smfahey34@yahoo.com)  
**Subject:** RE: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

Anna and Nanci,

Please send the power point slides shown on 1/14/25 to [leefahey34@gmail.com](mailto:leefahey34@gmail.com) and thank you!



Thank you for this additional information, John.

As an experienced driver who recently had my first auto accident since my teen years – right here on Johnson Road when I hit a curb on a sharp curve and blew out a tire – I am NOT a fan of the quality of the roads in this area. I stopped to wait to be towed at a homeowner's driveway. The homeowner informed me this particular accident happens VERY frequently at this precise location and urged me to report it, so I wrote an email to Anthony Piagentini. I have lived and driven in 5 different states, and have never encountered the likes of these challenging back roads.

Bottom line, the surrounding roads are very narrow sometimes without a shoulder, they twist and turn sometimes at 90 degree angles, and/or there are hills and dips, plus, as mentioned, Johnson Road has curbs (for some odd reason...!!!). These roads simply do NOT support the heavy trucks and trailers that will be needed to support the anticipated growth in this area, let alone the new residents who will be moving in. The roads I'm referring to are Aiken, Flat Rock, Long Run, Johnson, and N Beckley Station. I invite anyone to travel these roads and weigh in on their assessment of their comfort and safety, particularly in inclement weather.

As for the roundabouts, I'm very comfortable with navigating these as they're all over Florida where we lived before Kentucky. But I've heard MANY folks who've voiced their complaints about these and I've also witnessed drivers who simply don't make the effort to learn the related right-of-way rules and thus they become more of a hazard than a help.

Thank you for your time and attention, John.

Deborah

---

**From:** John Talbott <[John@bardlaw.net](mailto:John@bardlaw.net)>

**Sent:** Friday, January 31, 2025 4:01 PM

**To:** [leefahey34@gmail.com](mailto:leefahey34@gmail.com)

**Cc:** Anna Martinez Tomes <[anna@bardlaw.net](mailto:anna@bardlaw.net)>; Nanci Dively <[nsd@bardlaw.net](mailto:nsd@bardlaw.net)>; Rich Heareth ([rich@perfectionbuilders.com](mailto:rich@perfectionbuilders.com)) <[rich@perfectionbuilders.com](mailto:rich@perfectionbuilders.com)>; [kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov); [jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov); Pinto, Mark <[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)>; [john.hodgson@kylegislature.gov](mailto:john.hodgson@kylegislature.gov)

**Subject:** Re: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

Dear Mr. and Mrs. Fahey,

Mark Pinto was kind enough to forward your email to me. I represent the applicant in this case. Since you were unable to attend the meeting, I wanted to let you know that we will in all probability have a follow up meeting.

Most of your substantive comments concern infrastructure. At the meeting we described some of the significant road improvements that have been made recently, are now being made, and which likely will be made in the future. I am sure you are aware of the improvements at Old Henry already. There are also two round-a-bouts that are pending. One will be installed by KYTC at the Aiken and Arnold Palmer intersection, and another which will likely be installed by the applicant of this case at Aiken and Johnson Road.

When we have our next meeting (not currently scheduled) we will have our Traffic Impact Study which will provide a scientific engineering analysis of main intersections impacted by the development. This will give us a good idea of what the infrastructure (as supplemented) will be able to handle with appropriate levels of service. It will also let us know if any road improvements are needed.



Regarding some of your other comments, this development will be in compliance with all current lighting standards, most of which require shielded lighting, so I doubt it will have much if any impact to your night sky.

If you can reply to Anna Tomes and/or Nanci Dively on this email, my staff will send you the powerpoint shown at the last meeting. Just be aware that we have not formally filed our plan yet, so it no doubt will change before the next meeting, and likely until the final hearing which is at best 7 or more months away.

Additionally when you reply, please give us your correct mailing address and we will make sure you are added to the mailing list for notice of the meeting.

Additionally, my personal cell number is below. Do not hesitate to call me if you have any additional questions. We are happy to answer them and want to make sure the surrounding neighbors are fully informed.

With kindest regards,



Land Law

**John C. Talbott**

Bardenwerper Talbott & Roberts, PLLC  
Building Industry Association Building  
1000 N. Hurstbourne Pkwy.  
Louisville, KY 40223

Office 502-426-6688  
Cell 502-741-8783

---

**From:** Pinto, Mark <[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)>

**Date:** Friday, January 31, 2025 at 2:29 PM

**To:** John Talbott <[John@bardlaw.net](mailto:John@bardlaw.net)>

**Cc:** Rich Heareth ([rich@perfectionbuilders.com](mailto:rich@perfectionbuilders.com)) <[rich@perfectionbuilders.com](mailto:rich@perfectionbuilders.com)>

**Subject:** FW: Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads

Below is an additional comment staff received.

**Mark Pinto**

Planner II  
Office of Planning  
Louisville Metro Government  
444 S. Fifth St. #300, Louisville, KY 40202  
O: 502-574-5170

---

**From:** Lee Fahey <[leefahey34@gmail.com](mailto:leefahey34@gmail.com)>

**Sent:** Wednesday, January 29, 2025 7:07 PM

**To:** Pinto, Mark <[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)>; [jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov); [kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov);  
[John.Hodgson@irc.ky.gov](mailto:John.Hodgson@irc.ky.gov)

**Cc:** [smfahey34@yahoo.com](mailto:smfahey34@yahoo.com)

**Subject:** Concerns with the mixed-use planning at the intersection of Aiken and Johnson roads



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To:

**Mark Pinto**

Office of Planning

[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)

**Jason Richardson**

KY Transportation Cabinet

[jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov)

**Kaitlin Dever**

Office of Planning

[kaitlin.dever@louisville.gov](mailto:kaitlin.dever@louisville.gov)

John Hodgson

36th District Representative

[John.Hodgson@irc.ky.gov](mailto:John.Hodgson@irc.ky.gov)

Greetings to Mark, Jason, Kaitlin, John –

My husband (copied) and I are residents in the Courtyards at Curry Farms neighborhood. We moved to Louisville two years ago, and eventually decided to build in this community. We closed on our home on Halloween in 2023. Apart from the various challenges (hills, curves, narrow roads) in getting to the Shelbyville and Old Henry roads from where we live, we're very happy here and we enjoy a great community including good neighbors.

Recently we heard Rich Heareth has a plan to develop the areas across and around us with a gas station, some retail, and apartments in addition to new homes. We are very unhappy about this plan because:

1. The appropriate infrastructure to support all these plans does NOT exist. In all fairness, plans of this magnitude should include the widening of Aiken Road, from the Old Henry intersection to past this new development, at least to Flat Rock Road.
2. We selected this particular location for our new home because prior to signing our contract, we stood outside and listened, and heard birds chirping. This wonderful silence – apart from nature – was incredibly important to our decision. Now this benefit is in jeopardy with all the traffic noise planned in our immediate area.
3. After moving in, we found our dark night skies to be another advantage to living here, a great vantage point for seeing the moon and stars. As of the light pollution accompanying the new plans, this benefit is also in jeopardy.
4. We fear "what's next?" as perhaps there are other plans we haven't been privy to. Note we had hoped to attend the January 15 meeting at the Long Run Baptist Church, but couldn't find an available parking spot. We heard the meeting room had standing room only. We'd still like to have the benefit of hearing what was explained, at least for our community where other neighbors were also turned away due to "no parking spots available."

I hope you will take our concerns under consideration. We love our new state/city/community and had planned for this to be our "forever" home during our retirement years. I'm sure you can understand our feelings and concerns in this regard.

Sincerely,



Deborah and Steve Fahey

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**Re: Opposition to the Growth on Aiken Road - the infrastructure is not here**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Thu 2/6/2025 9:26 AM

**To** Tonya Tate <tonyatate46@gmail.com>

Good morning,

Thank you for taking the time to express your opinion regarding this proposal. I will forward your letter to Mark Pinto, the case manager for the mixed-use development on Aiken Road under case number 24-ZONEPA-0150. He will ensure your letter is added to the record and forwarded to the relevant Board or Commission and the applicant.

Please feel free to contact him with further questions or concerns at [mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov) or (502) 574-5170.

Best,

**Kaitlin Dever**  
Planner I

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

**Office:** (502) 574-6230 | **Direct:** (502) 574-5542



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**From:** Tonya Tate <tonyatate46@gmail.com>

**Sent:** Thursday, February 6, 2025 9:19 AM

**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Subject:** Fwd: Opposition to the Growth on Aiken Road - the infrastructure is not here

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---

**TO:****Mark Pinto**

Office of Planning

[mark.pinto@louisvilleky.gov](mailto:mark.pinto@louisvilleky.gov)**Jason Richardson**

KY Transportation Cabinet

[jasonr.richardson@ky.gov](mailto:jasonr.richardson@ky.gov)**Kaitlin Dever**

Office of Planning

[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)**John Hodgson**

36th District Representative

[John.Hodgson@irc.ky.gov](mailto:John.Hodgson@irc.ky.gov)

Hello to you all:

My name is Tonya Tate, and I am a resident within the Community of Curry Farms. I moved to Louisville about 5 years ago looking for a place that was not too crowded and yet accessible to the main roads within a 10 minute drive. After speaking to Michelle Heareth (Sales Manager) for Curry Farms, I chose to have my home built. I love my neighbors and I love my home.

Within the last 6 months, I have heard and attended many meetings on the growth plan to develop the areas across Curry Farms Community with over 800 homes (single-family, apartments, townhomes, etc...) along with Commercial shopping units and a gas station. As you could imagine, this is not what I signed up for. And this is not what I was told upon my initial conversations with the Hearths (Perfection Builders). I am overwhelmed by the lack of communication and the lack of thought that is missing from an infrastructure stand point.

(1) Aiken Road is a mess right now. It is narrow, curvy, and dark. It has reached its limit on traffic. There is no way to build out Aiken due to hitting Floyds Fork - which is a protected waterway. I am being told by many others here in Currey Farms that this builder does not need to worry about that. He gets to build and run. An interest in the lack of infrastructure growth is not Mr. Heareth's worry - it doesn't have to be per KY planning laws. Rich Heareth does not live in Jefferson County. In building this dream which is currently NOT zoned for, there is a huge lack of thought process around preserving Aiken's rural / agricultural ambiance.

(2) I do not agree with the request to rezoning from R 4 to C2 Commercial zoning in order to build a Gasoline Filling station at the junction of Johnson and Aiken Roads. A filling station will bring with it dangerous traffic and hazardous waste pollution. Simply put - This will become a traffic nightmare and a treacherous driving situation. This road was originally planned some 8 decades ago as a shortcut to Middletown for farmers. It is not designed for 21<sup>st</sup> century vehicles and our high volume of traffic. To my knowledge there is no plan to widen Aiken Rd. Johnson Road is a state road and has been improved with concrete curbs a few years ago. I do not think the state has any plans to widen it either. These narrow roads are already over- crowded and struggle to carry the traffic we already experience. The builder feels a "round-a-bout" will fix it all. Really? Who in the world would think a "round-a-bout"



will solve the traffic congestion from 800 additional homes and businesses along with a gas station. That is ridiculous.

The proposed gas station to be located at the junction of Johnson and Aiken Road is unnecessary and indeed superfluous. The proposed station would be a safety hazard for drivers on both roads as well as a nuisance to residents. It will be smelly and loud. That is not why we moved out here. Filling stations already exist close by:

- 3 miles from the Aiken Road and Johnson Road junction to one on Old Henry Road by the Public's Grocery store's entrance.
- 4 miles from the Junction of Beckley Station Road and Shelbyville Road.

(3) We at Curry Farms feel we have been blatantly lied to upon the signing of our homes. We oppose any and all commercial buildings and business such as Grocery Stores, restaurants, fast food outlets, hardware stores, florists, clothes cleaners, barber and beauty shops, specialty shops of any kind, in short any kind of store found in shopping malls or strip malls have no place in R 4 residential zoned areas, especially retail stores that stay open past 7 pm.

(4) We oppose building houses along Aiken Road because it will increase the dangerous traffic we experience every day on Aiken Road currently. Big trucks must drive off the edge of the road when approaching traffic coming from the opposite direction OR drive over the yellow strip line in the middle of the road simply to reach their destinations. When it rains, we are in trouble on Aiken.

- Oppose dense single family dwellings built which will increase the flow of pollutants into Floyds Fork Creek
- Oppose the dense, overcrowding houses..
- Oppose multi story apartment building for renters.

I hope you will take my/our concerns under consideration. Please help us stop this.

If they have to build for the sake of greediness and growth, keep the zoning the same R4 and do not allow any changes to this zoning.

Sincerely,

Tonya Tate  
1907 Dressage Circle  
Louisville, KY 40245





---

**Re: 21-ZONE-0001, 24-DDP-0039**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Mon 2/17/2025 4:09 PM

**To** Lori Paas <lpaas@att.net>

**Cc** Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>

Good afternoon,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant.

For clarification, the lots closest to Floyds Fork are not part of this revised development plan and not subject to review. They were originally approved under case number 21-ZONE-0001 and are not proposed to change at this time. While I cannot require previously approved development to be revised, I can forward your email to the applicant/developer.

I highly encourage you to sign up for notifications of development applications and public hearings in your Metro Council district through [GovDelivery](#) so you can stay informed regarding updates for the Aiken North subdivision.

Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

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

**Office:** (502) 574-6230 | **Direct:** (502) 574-5542



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**From:** Lori Paas <lpaas@att.net>  
**Sent:** Monday, February 17, 2025 3:04 PM  
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Cc:** Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>  
**Subject:** 21-ZONE-0001, 24-DDP-0039

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Dear Kaitlin Dever,

As a citizen and resident of this area impacted by Floyds Fork, as well as one who enjoys its beauty and environmental impact, I continue to be concerned about the building and development of projects in the Floyds Fork conveyance zone and flood plain. Aiken North Subdivision continues to evolve and change, so much so, it is difficult for the average citizen to follow and understand all of the changes requested. I am respectfully asking you to require the applicant remove lots from Floyds Fork conveyance zone and floodplain to provide some protections for Floyds Fork and the area surrounding it.

Thank you for your consideration.

Lori Paas





---

**Re: Dangerous Intersections**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Mon 2/17/2025 3:05 PM

**To** Deb Thornton <debsweb04@gmail.com>

Good afternoon Debra,

I apologize for the delay in my response due to my absence last week.

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

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**From:** Pinto, Mark <mark.pinto@louisvilleky.gov>

**Sent:** Wednesday, February 12, 2025 12:22 PM

**To:** Deb Thornton <debsweb04@gmail.com>; jasonr.richardson@ky.gov <jasonr.richardson@ky.gov>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>; johnhodgson@lrc.ky.gov <johnhodgson@lrc.ky.gov>

**Subject:** RE: Dangerous Intersections

Good morning,

Thank you for reaching out and providing these comments and concerns as it relates to the roads and intersections. It will be added to the case file, incorporated into the record, and



forwarded to the applicant.

**Mark Pinto**

Planner II  
Office of Planning  
Louisville Metro Government  
444 S. Fifth St. #300, Louisville, KY 40202  
O: 502-574-5170

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**From:** Deb Thornton <debsweb04@gmail.com>

**Sent:** Tuesday, February 11, 2025 1:31 PM

**To:** jasonr.richardson@ky.gov; Pinto, Mark <mark.pinto@louisvilleky.gov>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>; johnhodgson@lrc.ky.gov

**Subject:** Dangerous Intersections

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As requested, I can easily identify the following intersections as out of date and highly dangerous given the tremendous influx of vehicles in this over developed area.

Pedestrians often walk along the same roads as the concrete trucks from the rock quarries near the LaQuinta Inn&Arnold Palmer Blvd@Aiken Rd.

There are frequent rock spills on our roads, particularly on Aiken Rd @Forest Pointe and Old Henry Road@Terra Crossing Blvd.

The following intersections are daily hazards with site distance issues and unyielding traffic to left turns: Old Henry Rd @Bush Farm(new turning lane too narrow); Aiken Rd @Arnold Palmer Blvd(people running across intersections); Aiken Rd @Aiken Rd(constant school buses vs concrete trucks vs autos); Aiken Rd @N Beckley Station Rd(lousy site distance due to hill&oncoming traffic, especially turning towards St Patrick's School); Aiken Road @Forest Pointe and at Aiken Rd(sudden backup of cars to Stopher School); Aiken Rd @Scenic Lakes Dr; Aiken Rd @Johnson Rd&at Aiken Ridge; Aiken Rd @Flat Rock Rd. There seems to be a common theme here!

Aiken Rd carries traffic from

Oldham, Spencer, Shelby & Jefferson Counties and they are in a BIG hurry to get home, ALL the time.



Now to the Rock and Stone Quarries emptying out onto Terra Crossing Blvd, Old Henry Rd with simultaneous back exits on Aiken Rd (Rogers Stone Group) & N Beckley Station Rd (Sunshine Ready Mix) exits.

This brings in traversing Aiken Rd to N English Station Rd (the Blind Squirrel) intersection (no traffic signals) North on English Station Rd to Old Henry Rd (Holy Angels Academy tries to safely exit in this too narrow road) to a poorly marked overgrown 4 way stop on Evergreen Rd.

It is a true nightmare to get anywhere out here safely with the increasing traffic, especially commercial tractor trailer and concrete trucks, Blankenbaker School Bus compound busses and regular folks trying to get anywhere without falling off the crumbling asphalt of Aiken Road.

Please look at this configuration before allowing another 4000 vehicles to join up from proposed building on Aiken and Johnson Roads.

Sincerely,  
Debra & John Thornton  
2014 Dressage Cir  
Lou., Ky 40245





---

**Re: 24-DDP- 0078**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Tue 2/18/2025 4:26 PM

**To** Deb Thornton <debsweb04@gmail.com>

Debra,

I understand and appreciate your sentiment. Unfortunately, Louisville Metro Government cannot force a property owner to revise a previously approved development plan.

The original subdivision under 21-ZONE-0001 was reviewed against the Land Development Code which governs the use and site design of land in Louisville Metro as well as the Comprehensive Plan which provides guidelines for desirable future development based on the CHASE principles (Connected, Healthy, Authentic, Sustainable, and Equitable). Numerous public notices, neighborhood meetings, and public hearings occurred, and the case was reviewed and ultimately approved by Metro Council.

Although the Floyds Fork area has had development guidelines since 1991, it was recently amended and significantly strengthened under the Floyds Fork Special Zoning Overlay District in 2024. Case 24-DDP-0078 is one of the first to be subject to the new regulations, and the revised subdivision does comply with the requirements at this time with the exception of disturbance of slopes greater than 30%.

I can only speak to the development process, so I hope this clarifies and let me know if you have any additional concerns.

Best,

**Kaitlin Dever**  
Planner I

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

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---

**From:** Deb Thornton <debsweb04@gmail.com>  
**Sent:** Tuesday, February 18, 2025 3:21 PM  
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Subject:** Re: 24-DDP- 0078

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---

Unfortunately, Kaitlin for you, your kids & Grandkids there will be no Forklands with this ass backward thinking in Kentucky. Of course, this all should be Re-reviewed as a matter of procedure! In 72 years I have seen development run amuck in this area and there has not been anything to bring jobs here since the 70's! We can't keep our talent here either because Ky offers nothing to keep the thinkers! My kids would have to settle for the non CEO jobs here so they stay in Orlando, Dallas, Tampa and were educated here. What goes around comes back to bite us! I've been in Appalachia - no thought to strip mining so now look at the flooding and poverty. I drove 2hrs through Central Ky Sun-cows are up to their knees in water just outside of Danville - where are the people? No one is planning adequately! This is why we need thinkers and people who question the same ol same old rubber stamping! We need to look at the big picture these Developers are making money on! Not piecemeal plats by plat. Thanks,

Debra S Thornton

On Tue, Feb 18, 2025 at 8:30 AM Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)> wrote:

Debra,

Thank you for that clarification! The lots closest to Floyds Fork are not part of this revised development plan and not subject to review. They were originally approved under case number 21-ZONE-0001 and are not proposed to change at this time. While I cannot require previously approved development to be revised, I can forward your email to the applicant/developer.

Please feel free to contact me with further questions or comments.

Best,



Kaitlin Dever  
Planner I

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

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**From:** Deb Thornton <[debsweb04@gmail.com](mailto:debsweb04@gmail.com)>  
**Sent:** Tuesday, February 18, 2025 7:26 AM  
**To:** Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)>  
**Subject:** Re: 24-DDP- 0078

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---

The lots impacting the floodplain are lots 674-700 as well as the roadway in front of lots 676-680. The lots in the conveyance zone are 678-682.

Thanks,

Debra

On Mon, Feb 17, 2025 at 2:38 PM Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)> wrote:

Good afternoon Debra,

I apologize for the delay in my response due to my absence last week. I have attached the latest revised plan for 24-DDP-0078 dated 2/3/25. The local regulatory conveyance zone is required to be shown on the plan.

Could you please indicate which lots you are concerned about? I will add your letter to the record and forward it to the relevant Board or Commission and the applicant.

Thank you,



Kaitlin Dever  
Planner I

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**From:** Deb Thornton <[debsweb04@gmail.com](mailto:debsweb04@gmail.com)>  
**Sent:** Monday, February 10, 2025 11:14 AM  
**To:** Dever, Kaitlin H. <[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)>  
**Subject:** 24-DDP- 0078

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---

Kaitlin  
We need the lots(red) and the conveyance zone(blue) removed from this plan.  
Thank you  
Debra S Thornton  
[2014 Dressage Cir, Louisville, KY 40245](#)

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Outlook

---

**Re: Proposed Development On Aiken Road adjacent to Curry Farms**

---

**From** Gary Calabrese <garyrafter@aol.com>**Date** Tue 2/18/2025 11:21 AM**To** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

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---

Many thanks Kaitlin!

Have a great day!

Gary

Sent from my iPhone

On Feb 17, 2025, at 3:17 PM, Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov> wrote:

Good afternoon,

I apologize for the delay in my response due to my absence last week.

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,



**Kaitlin Dever**  
Planner I

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**From:** Pinto, Mark <mark.pinto@louisvilleky.gov>

**Sent:** Wednesday, February 12, 2025 1:41 PM

**To:** garyrafter@aol.com <garyrafter@aol.com>; jason.richardson@ky.gov <jason.richardson@ky.gov>;  
Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>; hodgson4ky@gmail.com <hodgson4ky@gmail.com>

**Subject:** RE: Proposed Development On Aiken Road adjacent to Curry Farms

Good afternoon,

Thank you for reaching out about this one. Your comment and concerns will be added to the case file, incorporated into the record, and forwarded to the applicant.

For clarification, I work in the Office of Planning, part of Louisville Metro Government and was assigned as the case manager for this application. As you may know, the applicant held the neighborhood meeting earlier this month. If they chose to move forward, they would submit the formal zoning change application, and the site plan would likely go through multiple rounds of revisions before the request is ready for a public hearing before the Planning Commission. The Planning Commission, which is made up of volunteers, make a recommendation to Louisville Metro Council to approve or deny the zoning change request.

When this case is finally ready for a public hearing and it is docketed, proper notice will be sent. Physical notice cards will be sent to the 1st and 2nd tier adjoining property owners/current residents, a sign(s) will be posted, and we send an electronic notice out that will be emailed to anyone signed up for GovDelivery notifications, which I highly recommend signing up for since the notice is sent instantaneously. The link is in my email signature but also here:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>. Anyone can attend the public hearing and give testimony on the case, there are usually virtual options too. Let me know if you have any questions moving forward.

**Mark Pinto**  
Planner II  
Office of Planning  
Louisville Metro Government  
444 S. Fifth St. #300, Louisville, KY 40202



O: 502-574-5170



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---

**From:** garyrafter@aol.com <garyrafter@aol.com>

**Sent:** Wednesday, February 12, 2025 12:22 PM

**To:** Pinto, Mark <mark.pinto@louisvilleky.gov>; jason.richardson@ky.gov; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>; hodgson4ky@gmail.com

**Subject:** Proposed Development On Aiken Road adjacent to Curry Farms

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---

Our names are Gary and Anne Calabrese. We are residents within the Community of Curry Farms. We moved from the City of Louisville about 4 years ago looking for a place that was not too crowded and yet accessible to the main roads within a 10 minute drive. After meeting with Perfection Builders of Curry Farms, we chose to have our home built and moved in May 14, 2021. We live in a great community!

Within the last 6 months, we have heard and attended many meetings on the growth plan to develop the areas across Curry Farms Community with over 800 homes (single-family, apartments, townhomes, etc...) along with Commercial shopping units and a gas station. We both feel that the existing developments (Pulte and PB) makes Aiken Road a future death trap. Aiken Road is a complete mess. The road does not have the infrastructure to handle thousands of additional cars that the proposed commercial shopping units and Gas station along with multi-family apartments will produce.

Aiken is a dilapidated road right now crumbling from the outside in with potholes that can swallow the front end of your car. It is narrow, curvy, and dark. It has reached its limit on traffic. There is no way to build out Aiken due to hitting Floyds Fork - which is a protected waterway.

We respectfully do not agree with the request to rezoning from R 4 to R7 and C2 Commercial zoning in order to build a Gasoline Filling station at the junction of Johnson and Aiken Roads. A filling station will bring with it dangerous traffic and hazardous waste pollution. Simply put - This will become a traffic nightmare and a treacherous driving



situation. This road was originally planned some 8 decades ago as a shortcut to Middletown for farmers. It is not designed for our high volume of traffic. To my knowledge there is no plan to widen Aiken Rd. Johnson Road is a state road and has been improved with concrete curbs a few years ago. We need to do the same with Aiken Road before anymore proposed communities are approved.

The proposed gas station to be located at the junction of Johnson and Aiken Road is unnecessary and indeed superfluous. The proposed station would be a safety hazard for drivers on both roads as well as a nuisance to residents. It will be smelly and loud. That is not why we moved out here. There are multiple filling stations within a three-to-five-mile radius of Aiken's entrance. We oppose building apartments along Aiken Road because it will increase the dangerous traffic we experience every day on Aiken Road currently. Big trucks must drive off the edge of the road when approaching traffic coming from the opposite direction OR drive over the yellow strip line in the middle of the road simply to reach their destinations. When it rains, we are in trouble on Aiken.

All Curry Farms residents were told that single family homes associated with R4 zoning laws similar to Curry Farms was going to eventually be built across from our development. Never once heard of gas stations, shops, and other Commercial type of buildings.

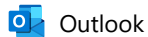
I hope you will take our concerns under consideration. Please help us stop this and please keep the R4 Zoning in place.

Sincerely,

Gary and Anne Calabrese  
1813 Dressage Circle  
Louisville, KY 40245

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---

**Re: Valhalla Golf Club Letter**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Date** Mon 3/3/2025 3:24 PM  
**To** Keith Reese <kreese@valhallagolfclub.com>  
**Cc** Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>

Good afternoon,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

Office of Planning  
Louisville Metro Government  
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**From:** Keith Reese <kreese@valhallagolfclub.com>  
**Sent:** Monday, March 3, 2025 3:19 PM  
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Cc:** Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>  
**Subject:** Valhalla Golf Club Letter

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Kaitlin,

I hope all is well. I respectfully ask that you place the attached letter with the packet related to Case #: 21-Zone- 24-DDP-0078 associated with 21-ZONE 0001 and 24-DDP-0039.

Thank you very much!





**KEITH REESE, PGA**

*General Manager*

- o: 502.245.4475 x 302 c: 502.417.1370
- kreese@valhallagolfclub.com
- 15503 Shelbyville Road, Louisville, KY 40245
- valhallagolfclub.com
- @valhallagolf & @valhallagolfshop
- Valhalla Golf Club & "VGC Members" Private Group
- @valhallagolf



**VALHALLA IS HOST TO:**

- 1996 PGA Championship
- 2000 PGA Championship
- 2004 Senior PGA Championship
- 2008 Ryder Cup
- 2011 Senior PGA Championship
- 2014 PGA Championship
- 2024 PGA Championship
- 2028 Solheim Cup





Case Manager: Kaitlin Dever

Case #: 21-Zone- 24-DDP-0078 associated with 21-ZONE 0001 and 24-DDP-0039

Dear Metro Council Members and Ms. Kaitlin Dever,

In its 40 years of existence, Valhalla Golf Club has become a valuable part of the Louisville Community. As one of the owners of Valhalla Golf Club, I would like to express my concern for current and future development in the Floyds Fork watershed, including developments on Johnson and Aiken Roads. The Floyds Fork watershed is an integral part of our Club and a source of beauty and recreation for all Louisville residents.

Increased development has contributed to much higher water levels and continuous erosion in Floyds Fork and its tributaries, such as Brush Run and Chenoweth Run Creeks, which also flow through Valhalla Golf Club. The rising water levels during rain events have raised significant concern not just from a golf recreation standpoint but from a community impact point of view. The PGA Championship last year was a resounding success, bringing excitement and considerable notoriety to the Louisville community. Our next major golf event is the Solheim Cup, slated for 2028. This event will once again focus the eyes of the world on the city of Louisville and the Commonwealth of Kentucky as we host this exciting event, which has the best US women golfers matched against the best women golfers from Europe. These major championships have a tremendous impact on the Commonwealth and local communities, bringing in millions of dollars in economic impact. We fear that rising water levels could impact areas of this Championship venue to a point that could make the course unplayable, thus forcing event hosts to move their event to another city and halt discussions about future events.

As development has continued along Floyds Fork, in some cases within the floodplain itself, we have seen a greater impact of more numerous flooding events where Floyds Fork and its tributaries leave their banks in a substantial way. The most recent flooding (February 15 and 16) is a prime example of how the Floyds Fork waterway has begun to change already. By midday Sunday, the water in Floyds Fork had risen to nearly 20 feet, approximately 13 to 15 feet above normal and this was the result of a simple 10 year rain event. Below is a video link showing the flood waters taking over and rendering nearly all of the first nine holes impassable at Valhalla Golf Club.

[Link to Valhalla Flooding Video](#)

The Floyds Fork watershed touches many different aspects of the community. Future development in and around this watershed could have far-reaching negative impacts on our local community. We hope you will consider this and other negative implications when deciding on future development in the Floyds Fork watershed.

Sincerely,

*Jimmy Kirchdorfer, Owner Valhalla Golf Club*





---

**FW: REVISED: Planning Commission Agenda for March 20th, 2025**

---

**From** Davis, Brian <Brian.Davis@louisvilleky.gov>

**Date** Thu 3/20/2025 8:06 AM

**To** Ferguson, Laura <Laura.Ferguson@louisvilleky.gov>; Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>; Luckett, Jay <Jay.Luckett@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

 2 attachments (824 KB)

24-DDP-0078\_StaffReport\_031325.pdf; PC Agenda 03.20.25.pdf;

**Brian Davis, AICP**

Director

Office of Planning

Louisville Metro Government

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

**O:** 502-574-5160 | **C:** 502-528-8956



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**From:** Lucas Frazier <lkfrazier01@gmail.com>

**Sent:** Wednesday, March 19, 2025 8:29 PM

**To:** Davis, Brian <Brian.Davis@louisvilleky.gov>; Randy Strobo <rstrobo@strobobarkley.com>; Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>; kaceydf@fastmail.com

**Subject:** Fwd: REVISED: Planning Commission Agenda for March 20th, 2025

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Brian,

We were given less than one day notice for the Planning Commission hearing for 24-DDP-0078.



This was a Plan Certain development for 866 units until today at the DRC when the applicant made it known that they would pursue increased density and made it very clear during the hearing that they had no interest or intention of removing lots from the floodplain or conveyance zone.

As was discussed during the DRC, this case never should have gone to the DRC but should have gone to the Planning Commission.

The neighbors interested need notification and the opportunity to attend.

The 4/10 and 4/24 PC dates were both options that would be available and a good compromise.

This case should not be held on 3/20. Please have it removed from the agenda and properly noticed.

Thank you.

Lucas Frazier

Begin forwarded message:

**From:** Louisville Metro Office of Planning <[planning-design@public.govdelivery.com](mailto:planning-design@public.govdelivery.com)>  
**Date:** March 19, 2025 at 4:40:15 PM EDT  
**To:** [lkfrazier01@gmail.com](mailto:lkfrazier01@gmail.com)  
**Subject: REVISED: Planning Commission Agenda for March 20th, 2025**

Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

A pdf of the agenda is attached, or you can access an html version at the following link:

<https://louisvilleky.primegov.com/Portal/Meeting?meetingTemplateId=37680>

You may access the meeting materials by opening the html version of the agenda and clicking on the case number.

Please contact the Office of Planning at 502-574-6230 if you have any questions.

- [PC Agenda 03.20.25.pdf](#)

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---

**Re: 3/20 Planning Commission (24-DDP-0078)**

---

**From** Lucas Frazier <louisvillekeepyourfork@gmail.com>

**Date** Wed 3/19/2025 5:44 PM

**To** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Cc** Casey, Rachel <Rachel.Casey@louisvilleky.gov>; Randy Strobo <rstrobo@strobobarkley.com>; Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>; Smith, Emily <Chanelle.Smith@louisvilleky.gov>

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Kaitlin,

Isn't there supposed to be a 14 day notification process? A 20 hour notification is not enough time to let all the public know about what is happening.

Lucas

[Louisville Keep Your Fork](https://louisvillekeepyourfork.com)

On Mar 19, 2025, at 4:54 PM, Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov> wrote:

Good afternoon,

I am reaching out regarding the public hearing for the Aiken North subdivision under case 24-DDP-0078 located at 16907 and 16907 R Aiken Road. DRC approved the Floyds Fork Special Zoning Overlay District Review and the Floyds Fork Waiver today.

However, before the final motion, the applicant requested an increase in density for the development. This request is subject to Binding Element 25 from the original approved plan 21-ZONE-0001 which requires Metro Council approval for any increase in density on the property.

Therefore, the plan will require Planning Commission review and will be heard at tomorrow's meeting scheduled for 1pm in the Old Jail Auditorium at 514 W. Liberty St. Let me know if you have any questions or concerns.

Best,



**Kaitlin Dever**  
Planner I

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---

**Re: Letter for Aiken North hearing today**

---

**From** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Date** Thu 3/20/2025 6:22 PM

**To** ashley hilton <sartaine@gmail.com>

Good afternoon,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant.

I would also like to inform you that this case 24-DDP-0078 has been continued to the Thursday, April 10, 2025 Planning Commission hearing and will be re-noticed per the Planning Commission's request. The meeting will begin at 1pm in the Old Jail Auditorium at 514 W. Liberty St.

Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

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**From:** ashley hilton <sartaine@gmail.com>

**Sent:** Thursday, March 20, 2025 12:38 PM

**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>

**Subject:** Letter for Aiken North hearing today

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Kaitlin,

Thank you for your time talking and for accepting my thoughts and including them in the record. Here are my quick thoughts:

Why is the PC shortchanging more time and research on how the homes, families, and livelihood of CURRENT downstream residents will be greatly impacted by density increases in upstream development?

I feel as though my property and the life my family lives in connection with it is not being adequately valued and rightfully protected- especially after feet of the Floyd's fork bank in our backyard is washing away after every big rain. The CFS and behavior of the creek is out of control already with the upstream impervious surface increase and tree canopy reduction that has affected the run-off amounts and ground water storage ability of the watershed. This creek is flowing faster and with more volume than ever, through corridors artificially narrowed by development.

The CUMULATIVE effect of the changes made in the floodplain must be considered alongside future development. We have missed the mark in protecting our watershed and protecting those who live on it by allowing Twin Lakes, approving 1614 Johnson and other developments already and because we didn't take the time to make informed decisions with those cases it is even more important to carefully consider impact of more development. This is all not to mention the lack of city and roadway infrastructure to support population density increase this great for the Eastwood area. Any one of the PC or DRC or Metro council members who drive around in our area for more than ten minutes will see what an oversight it is to build more residential before addressing the infrastructure.

-Ashley Hilton  
15003 Bircham Rd, Louisville, KY 40245





---

Re: 24-DDP-0078, 24-FFO-0005

---

From Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
Date Thu 4/17/2025 3:24 PM  
To Paul Burch <phburch@msn.com>  
Cc Lucas Frazier <louisvillekeepyourfork@gmail.com>

Good afternoon,

Thank you for taking the time to express your opinion regarding this proposal. I will add your letter to the record and forward it to the relevant Board or Commission and the applicant. Please feel free to contact me with further questions or comments.

Best,

**Kaitlin Dever**  
Planner I

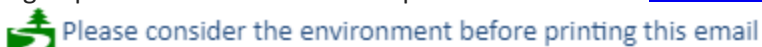
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**From:** Paul Burch <phburch@msn.com>  
**Sent:** Thursday, April 17, 2025 3:06 PM  
**To:** Dever, Kaitlin H. <kaitlin.dever@louisvilleky.gov>  
**Cc:** Lucas Frazier <louisvillekeepyourfork@gmail.com>  
**Subject:** 24-DDP-0078, 24-FFO-0005

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Good afternoon Ms Dever,

I reside in Polo Fields Subdivision adjacent to Johnson Road. The Overlook at Eastwood and future 1614 Johnson Road developments have inundated the rural roads. They aren't structured to handle heavy equipment and thousands of vehicles.

Currently Johnson and Atkin roads have a plethora of potholes.

I respectfully request you to lessen the proposed density of this development.

Sincerely,

Paul Burch  
(502) 767 0200