

Brooks, Amy

From: R G SCHMIDT <rgschmidt@bellsouth.net>
Sent: Sunday, April 6, 2025 7:10 PM
To: Brooks, Amy
Cc: Tim Maddox; Kevin Bratcher
Subject: Self-Storage facility warehouse

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.

Hello Ms. Brooks,

The purpose of this email is to let you know that my wife and I are **adamantly opposed** to the rezoning of the property at 8915 Old Bardstown Road by the Planning Commission (24-ZONE-0113) from (R-4) to C-2) for the purpose building a 42,000 square foot self-storage facility warehouse.

Reasons being, the additional increase of traffic on Old Bardstown Road, and that there are already several self-storage facilities located in Fern Creek, one less than a quarter of a mile away from this proposed site, as well as in the surrounding areas.

Sincerely,
Rudolph and Dana Schmidt
Bardstown Woods Subdivision

Brooks, Amy

From: Lori McCarty <loriamccarty@gmail.com>
Sent: Sunday, April 6, 2025 8:59 PM
To: Brooks, Amy
Subject: Fwd: Docket No 24-Zone-0113

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Sent from my iPhone

Begin forwarded message:

From: Lori McCarty <loriamccarty@gmail.com>
Date: April 6, 2025 at 3:14:50 PM EDT
To: kevin.bratcher@louisvilleky.gov
Subject: Docket No 24-Zone-0113

I am opposed to changing the R-4 zoning on old Bardstown Road to allow storage units to be built at 8915 Old Bardstown Road

Reasons for not wanting a storage facility near our subdivision -
It can negatively affect our property value with visually unappealing buildings, traffic concerns, crime and noise

The road congestion has already increased since the building of subdivisions and businesses in the area - all of this comes out on a 2 lane road - Old Bardstown Rd

In addition to that the increased traffic from people accessing the storage units would lead to more traffic problems

I attended a traffic meeting and know that Fern Creek is already dealing with traffic problems and they are trying to work on those issues - more traffic won't help

If the house at 8915 Old Bardstown Road is allowed to change their zoning other residential areas will want to follow

For instance the listing for 9004 Bardstown Road - 5.85 acres which is across the street and listed with Redfin Realty states "although currently zoned residential" there is potential for future development (zoning changes needed) as this is a high demand area
That right there shows they are using that as a selling point

Although most storage facilities have security cameras there is the concern about crime associated with a storage facility in a neighborhood and units used for squatting or drug storage - this information has been on two different news networks

Another problem with storage units is the noise potential

When people are loading and unloading items the storage facility could generate noise during early morning and/or late evening hours

Also the lighting that is needed for a storage facility can be annoying at night

After watching the local news on WDRB they brought up the health hazards associated with storage units - storage units can create mold and attract rodents

Fire hazards due to improper storage in units can increase the risk of fire not only to the storage units but also to nearby homes and apartments

All of these things would impact our property values

Lori McCarty
10701 Slippery Elm Drive
Louisville, Ky 40291

Sent from my iPhone

Brooks, Amy

From: Kenny Riddle <kennyriddle@att.net>
Sent: Tuesday, April 8, 2025 10:46 PM
To: Brooks, Amy
Subject: Case 24-zone -0113

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.

Dear Amy , just received this compliance statement from John Talbott's office this evening. #1 - Plan Element 4.1 Community Form . That's the problem with the storage unit it adds to the 8 projects already going on Old Bardstown Road . Old Bardstown Road is only 2 miles long and only 2 lanes . This road can't handle 8 major projects going on at one time . 6 of which have already been approved. None of the residents that live in Bardstown Woods are small lots . All the houses up Old Bardstown Road are farm houses with acreage. Plus there is a storage unit within walking distance and one across the road less than mile and half away. We just met with the South Central Community Form which had representatives from LMPD ,Fern Creek & Okolana Fire Departments and many other agencies. Fern Creek fire which has an annex up the road says Old Bardstown Road can't handle traffic safeties now without all the added planned projects. They can't even access the back of their building because it's not safe because of the traffic flow . The enhanced landscaping is trees . So we go 5 months with no leaves or protection from a aluminum siding building? How does that fit with all the beautiful brick homes and apartments surrounding the storage unit? STRIKE ONE on Community Form

MOBILITY- A big nuisance is school buses stop directly in front of the proposed site and the apartments right next store . What a lie about being the closest facility in the area. You can walk to a lot nicer facility that is set back off the road and surrounded by a 10' ft . brick landscaped wall all the way around. And they want stick trees to put in . Wow ! STRIKE TWO on Mobility

Community Facilities. Never saw sewer availability and storm water management plans in any of the public meetings and first planning zone meeting . There definitely a drop off behind single family home. - STRIKE 3 on community facilities .

LIVABILITY - There is no pedestrian ease of access. This storage unit will take out alot of green spaces with only a single home on it that sits 20 yards off the street to have 42,000 square foot storage unit placed on the property . 4 STRIKES - They have already strikeout on all Plan 2040 .

HOUSING - the area is differently not underserved by storage facilities . Lastly this proposed use encourages housing in the surrounding areas for older and disabled populations, as it locates storage closer to them for the purpose of ease of access . What a false statement! We have a lot closer unit already plus taking property from residential to commercial that takes away single family homes for older people that goes away from Mayor Greenberg's plan . Plus this is EARTH MONTH by the Mayor and we are supposed to keep green spaces and safe the trees . Thanks Kenny

The 8 projects

1. Medical Center
2. Eye Surgical Center
3. Expansion of Wind Crest farms and road additions
4. Apartments
5. Addition of Copper Chapel Road
- 6 . Jacobi mowers land that is 4.5 acres already zoned commercial thinking about a hardware store on their property .
- 7 . Storage unit 42,000 square feet
8. Goodwill plus 3 commercial buildings.

Brooks, Amy

From: Kenny Riddle <kennyriddle@att.net>
Sent: Wednesday, April 2, 2025 1:57 PM
To: Brooks, Amy
Subject: Re: Case 24 Zone -0113

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Case-24-Zone 0113

Sent from

Dear Amy , according to Plan 2040 these individual neighborhood meetings are planned for critical concerns to the community and its neighborhoods . Many people showed up last night and the attorney representing for the storage unit was very rude to many people asking simple questions. All he kept saying is those are the questions you should ask the zoning commission April 10th . He didn't know the materials being used for the facility. Didn't have proposed building heights and setbacks . Didn't know when the coded gate was planned on being located. The plans from the February 6th meeting had been changed from 1 entrance to 2 . That question was asked several times before . That was asked because the 2nd entrance is now supposed to be right where the school bus stops to let kids off for Bardstown Woods .

He kept referring to you the case manager to state people's concerns instead of answering questions. He didn't like that the only reason we were there was his firm made errors of not properly notifying some neighbors from the original meetings. They have found to be in violation 4 times recently. How convenient. He definitely didn't want to discuss anything about case 24 zone 0105, which his firm represents. Reason questions were being brought up about that was neighbors are very concerned about the tariff with these 6 major projects going on within a mile of each other. 1. Goodwill and 3 other commercial sites 2. Storage units 3. Medical center 4. Eye surgery center 5. Expansion of Windcrest farms and new apartments by the end of Old Bardstown Road. Plus the extension of Copper Chapel Road.

He didn't have any information about signs and sizes . Placement of lights and security. No where on the plans about placements for trash and dumpsters. Didn't have any answers for the McFarland's who live right next store about noise with traffic coming and going and people opening metal storage units overhead doors from 10 to 10 . They think a few trees is going to block noise from the McFarlands and Glenmary Point Apartments. What a great statement. After the meeting more people were angered than before. Please make this part of public record and submitted prior to the Planning Commission's meeting. Thank you

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

----- Original message -----

From: "Brooks, Amy" <Amy.Brooks@louisvilleky.gov>
Date: 3/25/25 6:40 PM (GMT-05:00)
To: kennyriddle <kennyriddle@att.net>
Subject: RE: Case 24 Zone -0113

Brooks, Amy

From: cheryl stout <cherylstout@bellsouth.net>
Sent: Monday, March 31, 2025 3:18 PM
To: Brooks, Amy
Subject: Case Number: 24-ZONE-0113

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.

Ms. Amy Brooks:

We want to express our OPPOSITION to the rezoning of the property of 8915 Old Bardstown Road. We do NOT want it rezoned for commercial purposes. We especially do NOT want it rezoned for the purpose to build storage units. This impacts our neighborhood and property values.

We are OPPOSED TO REZONING OF THIS AREA.

Thank you for your consideration in this important matter.

Kenneth (Ray) and Cheryl Stout
9600 Marceitta Way
(Bardstown Woods)
Louisville, Kentucky 40291

Brooks, Amy

From: Betty Kinzer <bvj1752@gmail.com>
Sent: Saturday, March 29, 2025 9:55 PM
To: Brooks, Amy
Subject: Case 24-ZONE-0113

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.

Hello Amy,

My name is Betty Kinzer. I live at 11108 Cambridge Commons Drive in Cambridge Commons Patio Homes. I am unable to attend the public meeting on April 1, 2025 concerning the rezoning at 8915 Old Bardstown Rd. However, I am bitterly opposed because at times during the morning and afternoon it is already difficult to get out of my subdivision because of the traffic. Adding these storage units will create more traffic. I also understand that there is a proposal to build some type of business at Fairmont and Old Bardstown Rd and a strip mall next to it. Those of us who have homes immediately off Old Bardstown Rd will have even more difficulty getting out of our subdivision with all of these additional businesses popping up. This subdivision has 94 homes. A lot of senior citizens live in here and most of them still drive. This will especially make it more difficult for them. Please reconsider adding this additional traffic to our 2 lane road.

Regards,

Betty V. Kinzer

(502) 890-3948

Brooks, Amy

From: danny.meade@twc.com
Sent: Friday, March 28, 2025 3:58 PM
To: Brooks, Amy
Subject: zoning

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My wife and I want you to know that we oppose rezoning case number 24-zone-0113
Danny Meade 10902 Bardstown Woods Blvd 40291

Mr and Mrs

Brooks, Amy

From: pat callihan <coonhound59@gmail.com>
Sent: Friday, March 28, 2025 3:14 PM
To: Brooks, Amy
Cc: Bratcher, Kevin
Subject: Planning Commission case 24-ZONE-0113

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.

We live in Bardstown Woods Subdivision. We oppose the change of zoning from residential to commercial at or near our subdivision or near the entrance to our subdivision. Specifically addressing Planning Commission case 24-ZONE-0113 property at 8915 Old Bardstown Road.

We are unable to attend the meeting on April 1, 2025 concerning this matter.

Hugh and Mary Callihan

10707 Slippery Elm Dr, Louisville, KY 40291

Brooks, Amy

From: Betty Wright <blwright711@yahoo.com>
Sent: Monday, March 17, 2025 12:58 PM
To: Clark, Molly; Brooks, Amy
Subject: Planning and zoning Case 24-ZONE-0105 & Case24-ZONE-0113

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.

I am a resident of Cambridge Commons Patio Home Community off of Old Bardstown Road where the proposed rezoning for 8803,8805,8807,8915 Old Bardstown Road is being discussed. I am unable to attend the meeting planned for March 18th and was wanting to have a voice in the process.

I am NOT in favor of the rezoning for businesses that would cause increase in traffic and possible property values to decline. and would like that noted.

I feel that this would be a great mistake due to the increase in the amount of traffic this would cause. We have only lived in this area for about 2 years. Over that time we have noticed an increased traffic flow on Bardstown Road (four lane) . I notice that many commuters use Old Bardstown Road (two lane) as a cut thru to get around the traffic on the four lane road as well as to miss all of the potholes and rough road on the four lane. These drivers also are going at a speed of 50-55+ miles per hour on the two lane, not obeying the 40-45 mile per hour speed (which that maybe too fast at rush hour).

I hope you will take into consideration any input and suggestions you receive from the area residents.

Thank you
Betty Wright

Brooks, Amy

From: Betty McFarland <goseemomma@myyahoo.com>
Sent: Friday, March 21, 2025 7:25 PM
To: Bingham, Jon
Cc: Brooks, Amy; Bratcher, Kevin; Bingham, Jon
Subject: Re: You can REPLY ALL to this email - regarding Case 24-ZONE-0113

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Thank you.

We are against the storage units being built next door to our home. We have lived here for almost 45 years and love the neighborhood. Why do we need a storage place when less than 3 blocks from our home the glenmary. Storage space is. It will make our place less valuable. I don't want to get up every morning and look out my window and see a wall all the way down my driveway! We came to the last meeting but my husband is 90 years old with diabetes and his sugar was high so we had to leave and couldn't stay to speak. Their attorney talked to us outside the courtroom we told him we were not happy about the situation! We were told that he said that we were okay with the storage being built so they approved the case. I don't want people coming and going all hours of the day and night next door to us! There are properties up the road from all of the houses, patio homes and apartments that are across the road from us and one lot beside us! It will be an eyesore and possibly dangerous if the wrong people rent the units and decide to break into any of our! This is a residential area not a commercial spot nothing but homes and I would like for it to stay that way!! Thank you for allowing us to speak! James and Betty McFarland

Sent from Yahoo Mail for iPhone

On Friday, March 21, 2025, 5:00 PM, Bingham, Jon <Jon.Bingham@louisvilleky.gov> wrote:

Betty,

Following up with you regarding the voice message you left this afternoon and our brief conversation just now.

As we discussed, for you to provide your thoughts to go into the public record to be shared with the Planning Commission, it is best for you to REPLY ALL to this email (since case manager Amy Brooks is copied here) which will allow you to express your (and Jim's) thoughts about the proposed zoning change and storage units next door to your home at 9003 Old Bardstown Road.

Thank you for reaching out.

Jon Bingham

Legislative Assistant

District 22 Metro Councilman Kevin Bratcher

502-574-1122 - Office

502-574-3467 - Direct

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Brooks, Amy

From: Kenny Riddle <kennyriddle@att.net>
Sent: Wednesday, March 19, 2025 4:55 PM
To: Brooks, Amy
Subject: 24-zone-0113 storage unit

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.

Want to put notice on file to oppose the storage unit at 8915 Old Bardstown Road. Louisville zoning laws according to the LDC are essential for regulating land use and maintaining community standards. The LDC helps preserve residential neighborhoods like Old Bardstown Woods directly across the street from opposed facilities. One of the main rules for LDC is DENSITY standards. Which means conditional use becomes excessive in a specific area potentially causing negative impacts on the surrounding communities due to its high density. You have 5 major zoning changes going on in less than a half mile of each other. Sounds pretty dense to me . Plus extension of Copper Chapel Road coming in . Also the city has a Comprehensive Plan 2040 which means areas have controlled growth, proper use of land and the preservation of neighborhood character . None (0) of this is being followed with these 5 major projects. Also the plan reads that commercial activities are supposed to be compatible with neighborhoods . We already have a storage unit half mile away . The plan also states there is an open space element for proper design which is crucial for creating functional and appealing neighborhoods. Zoning laws were created to address community needs and encourage Equitable Development, not to put a structure in every available location on Old Bardstown Road. LDC also was formed to balance growth while persevering the neighborhoods and environment. These buildings must comply with regulations to ensure safety, welfare and protect property values. A mile up the road there is property at 9203 Old Bardstown Road that is already zoned commercial. It is already cleared and waiting for something to be built on according to the owner Mr. Jacobi . 4.5 plus acres . Has easy access from Bardstown Road and Old Bardstown Road . Let us try to do some better planning here . Thank you

Brooks, Amy

From: Michelle Brown-Maddox <smbfnp11@gmail.com>
Sent: Thursday, February 6, 2025 12:55 PM
To: Brooks, Amy
Subject: Fwd: 8915 Old Bardstown Road proposal to rezone R-4 to C-2.

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

From: Tim Maddox <t321sg@yahoo.com>
Date: Thu, Feb 6, 2025 at 12:02 PM
Subject: 8915 Old Bardstown Road proposal to rezone R-4 to C-2.
To: Michelle Brown-Maddox <smbfnp11@gmail.com>

Dear Ms. Brooks:

My name is Michelle Brown, and I am a homeowner in Bardstown Woods since 2018. Over a few short years, I have noted an increase in traffic particularly on Old Bardstown Road which is the entry into our subdivision. There have been other home developments along Old Bardstown Road recently which accounts for some traffic increase, but commercial properties which have also been recently developed close to Thixton Road as well as at the corner of Old Bardstown Road by the Speedwash Car Wash have contributed to this issue making those junctions very congested and dangerous especially in the afternoon when work ends and children are being transported home from school. On that point, there are many young children living along Old Bardstown Road, and an increase in commercial properties on this corridor endangers all residents with increases in noise, traffic congestion, time delays (in getting to and from Bardstown Road particularly at peak traffic hours), and general pollution of a road designated as an offset for quieter residential living. I am very against re-zoning of this area for additional commercial development; instead, this development should be managed off the main corridor of Bardstown Road for which it was constructed.

Please note my disapproval of a zoning change in this area for commercial property development.

Thank you for your time.

Regards,
Michelle Brown
10700 Slippery Elm Drive
Louisville, KY 40291

If you can't appear in person, please email the case manager with your opinion, Amy Brooks at Amy.Brooks@louisvilleky.gov Please reference case 24-ZONE-0113, 8915 Old Bardstown Road proposal to rezone R-4 to C-2. This proposal is to eliminate the current zoning of residential, tear down the home, and create a commercial property.

Brooks, Amy

From: Bingham, Jon
Sent: Wednesday, February 5, 2025 10:19 AM
To: Bratcher, Kevin
Cc: Brooks, Amy
Subject: RE: Zoning change - Case 24-ZONE-0113

Amy,

Please see the message below from Amy Romine and add it to the public record for the case noted in the subject line. Thank you!

*Jon Bingham
Legislative Assistant
District 22 Metro Councilman Kevin Bratcher
502-574-1122 - Office
502-574-3467 - Direct*

From: Bratcher, Kevin <Kevin.Bratcher@louisvilleky.gov>
Sent: Wednesday, February 5, 2025 10:13 AM
To: Bingham, Jon <Jon.Bingham@louisvilleky.gov>
Subject: Fw: Zoning change - Case 24-ZONE-0113

Send her the form please

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From: Amy <amyromine0910@gmail.com>
Sent: Wednesday, February 5, 2025 9:51:53 AM
To: Bratcher, Kevin <Kevin.Bratcher@louisvilleky.gov>
Subject: Zoning change - Case 24-ZONE-0113

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.

Good morning Mr. Bratcher,

I am writing to express my concerns regarding the change in zoning from R-4 to C-2. The case number is 24-ZONE-0113. The location is 8915 Old Bardstown Road.

I am against the request for a zoning change to change this property from R-4 single family residential to C-2 Commercial. There is a beautiful home there. There is already too much traffic in the area. We don't need another business in the area. Especially with there being so much commercial development closer to the Snyder Freeway. Why not go to an already commercial area? It's already hard enough to pull out of neighborhoods. Especially during high traffic times. We do not need to add more cars to the mix.

Unfortunately they have scheduled the hearing during a time when most people in the area are at work and close to the end of the school day when caregivers need to pick up kids. I am one of those and can't attend during this

time frame.

I love our home and neighborhood. This will not be a good change for either of us.

Thank you for taking the time to read my letter.

Amy Romine
10707 Bardstown Woods Blvd
Louisville, KY 40291
AmyRomine0910@gmail.com

Brooks, Amy

From: Haberman, Joseph
Sent: Thursday, February 6, 2025 10:08 AM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#310]

For the record.

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: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 5, 2025 9:24 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#310]

Name * Ainsley Thompson

Address *



11006 bardstown Woods Boulevard
Louisville, Kentucky 40291
United States

Email aatdancer1017@aol.com

Phone (502) 231-4127
Number

What is the 24Zone0113
case number
of the

development
application?

*

Comments *

I hope that the commission does not allow this to be so commercial as this property is what I see when I look out my front door from my home in Bardstown Woods that I have lived in for 25 years this December. As a business owner myself I put my business in an industrial park And did not try to intrude on residential property old Bardstown Road is a 2 Lane Rd. that can only take so much traffic and it already backs up now from people trying to avoid Bardstown Road. We certainly don't need commercial vehicles or RVs or boats on that road as well. Thank you for your consideration in this matter

Would you Yes
like the
Louisville
Metro case
manager to
contact you?
to discuss
your
comments? *

■

Brooks, Amy

From: Haberman, Joseph
Sent: Wednesday, February 5, 2025 4:53 PM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#309]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 5, 2025 1:31 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#309]

Name * Jacob Lewis

Address * 
10901 Bardstown Woods Blvd
Louisville, KY 40291
United States

Email jwlewis92@gmail.com

Phone Number (205) 331-7693

What is the case number of the development application? * 24-ZONE-0113

Comments * I am concerned that a mini storage facility will drive down property value in our area. This is a predominately residential area and should

remain so. I also worry about any increased traffic. Old Bardstown Road and Bardstown Road can be very congested. Thanks for your consideration.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

Brooks, Amy

From: Bingham, Jon
Sent: Thursday, February 6, 2025 8:58 AM
To: Bratcher, Kevin; Brooks, Amy
Subject: RE: Change in zoning

Amy,

Please add this comment below to the public record of Case #24-ZONE-0113 for consideration.

*Jon Bingham
Legislative Assistant
District 22 Metro Councilman Kevin Bratcher
502-574-1122 - Office
502-574-3467 - Direct*

From: Bratcher, Kevin <Kevin.Bratcher@louisvilleky.gov>
Sent: Wednesday, February 5, 2025 10:49 PM
To: Bingham, Jon <Jon.Bingham@louisvilleky.gov>
Subject: Fw: Change in zoning

See below

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From: Debora Wood <hikerwoods@twc.com>
Sent: Wednesday, February 5, 2025 7:23:34 PM
To: Bratcher, Kevin <Kevin.Bratcher@louisvilleky.gov>
Subject: Change in zoning

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Mr. Bratcher

I am writing to voice my opposition to the zoning change from R-4 to C-2 for development of land located at 8915 Old Bardstown Road. Since I moved here 13 years ago, there have been many changes along this road, creating noise, traffic flow problems and dangerous driving conditions. The traffic lights for the side roads along Old Bardstown Road are exceptionally long and are inadequate for the heavy flow of traffic now on Bardstown Road. This is news to no one living in this area.

There is an increase in noise and accidents on Old Bardstown Rd because it appears to have never been designed to adequately accommodate the amount of traffic we are seeing with the addition of businesses, subdivisions and the senior apartment community.

It is no longer safe to walk or ride bicycles on this road. We lack sidewalks for most of the road. For many seniors living in this community, with the addition of each new development, it is getting more dangerous to drive on Old Bardstown Rd due to the congestion, speeding and over abundance of traffic.

At what point is it too much? How many wrecks and lives lost has to happen before an overly developed area is acknowledged and denied further development?

Thank you,

Debora Wood
Sent from my iPhone

Brooks, Amy

From: Haberman, Joseph
Sent: Wednesday, February 5, 2025 10:04 AM
To: Brooks, Amy
Subject: Fwd: Public Hearing Item Comment Form [#308]

Sent from my iPad

Begin forwarded message:

From: Louisville Metro <no-reply@wufoo.com>
Date: February 5, 2025 at 9:52:20 AM EST
To: "Haberman, Joseph" <Joseph.Haberman@louisvilleky.gov>, "Williams, Julia" <Julia.Williams@louisvilleky.gov>
Cc: "Davis, Brian" <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#308]
Reply-To: christyjustice@live.com

Name * Christina Justice

Address * 
10905 Bardstown Woods Blvd
Louisville, KY 40291
United States

Email christyjustice@live.com

Phone Number (502) 558-9664

What is the case number of the development application? * 24-ZONE-0113

Comments * This area is being highly developed, to a point of severe traffic issue: I'm highly against this development. It should remain as single home only.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Tuesday, February 4, 2025 3:29 PM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#307]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 4, 2025 3:28 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#307]

Name * Juanita Walker

Address *



10909 Bardstown Woods Blvd
Louisville, KY 40291-3383
United States

Email jacara53@gmail.com

Phone Number (931) 266-2615

What is the case number of the development application? * 24-ZONE-0113

Comments *

We do not need to commercialize this are. We don't need the traffic or the crime that comes along with. We definitely do not want another storage unit in our Neighborhood.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Tuesday, February 4, 2025 3:29 PM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#306]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 4, 2025 1:36 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#306]

Name * Allan Smith

Address *



10903 Bardstown Woods Blvd
Louisville, Ky 40291
United States

Email ads416@twc.com

Phone (502) 551-1104
Number

What is the 24-ZONE-0113
case number
of the

development

application?

*

Comments *

Over the last several years there has been a tremendous amount of commercial development on Bardstown Road in the Fern Creek area near the Gene Snyder entrance and exit ramps. This has caused a huge amount of congestion, especially during the morning and afternoon commute. Also, with all the new shopping facilities and with more to come, even Saturday and Sunday can be crowded. Old Bardstown Road has been relatively free from this congestion, but even there, new commercial developments are gradually moving in. In addition, there are new apartments and residential developments that contribute to the increased traffic. And now, with this new storage facility at the entrance of my subdivision, there will be even more activity. This 'commercial creep' needs to stop now before even the residential area becomes commercialized. I bought my home in Bardstown Woods twenty years ago because I felt it was a haven from all this commercial activity. I am asking that you not approve of this new commercial development to keep Old Bardstown Road the beautiful and serene area that it has always been.

Would you Yes

like the

Louisville

Metro case

manager to

contact you

to discuss

your

comments? *

▪

Brooks, Amy

From: Haberman, Joseph
Sent: Tuesday, February 4, 2025 9:09 AM
To: Brooks, Amy
Cc: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#305]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 3, 2025 5:41 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#305]

Name * Mike Stevens

Address *



10706 Bardstown woods blvd
Louisville, Ky 40291
United States

Email michael13.stevens@hotmail.com

Phone (502) 338-4547
Number

What is the 24-zone-0113
case number

of the
development
application?

*

Comments *

I am totally opposed to changing the property from R-4 to C-2. I feel like it will decrease my property value . The last thing we need is more businesses to sprout up and create even more traffic unan already congested area . Old Bardstown rd is already busy enough and is a unmoniterd speed way when Bardstown road backs up . But I'm sure the tax benefit for the city far outweighs the safety of people. Enough already . How many more accidents and fatalities do we need here? I have a good idea how about sidewalks ! Maybe people would actually walk somewhere instead of piece meal hit or miss sidewalks . Let's use some commen sense when allowing businesses to put up everywhere and not planning for roads and more traffic . Try driving down Bardstown rd any time of day . Planning commission 🤔 what are they planning Dixie highway 2?

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 3:02 PM
To: Brooks, Amy
Cc: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#304]

Please include in the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 3, 2025 2:52 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#304]

Name *

Winthrop Walker

Address *



10909 Bardstown Woods Boulevard
Louisville, KY 40291
United States

Email

walkerwi.ww@gmail.com

Phone Number

(706) 593-9474

What is the case number of the development
application? *

24@zone-0113

Comments *

No, I oppose this change, citing this is in my backyard and I fear in/out going traffic could lead to crime and drugs

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 2:13 PM
To: Brooks, Amy
Cc: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#303]

Please add to the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 3, 2025 2:06 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#303]

Name *

Ken Riddle

Address *



9115 Brandywyne Drive
Louisville, KY 40291
United States

Email

kennyriddle@att.net

Phone Number

(502) 639-0910

What is the case number of the development application? *

24-ZONE-0113

Comments *

We don't need a mini warehouse at the entrance to our subdivision.
There is already a storage unit 1/2 mile down the road that blocks
traffic with trucks going in and out.

Would you like the Louisville Metro case
manager to contact you to discuss your
comments? *

Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 1:55 PM
To: Brooks, Amy
Cc: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#302]

Amy, please add to the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 3, 2025 1:53 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#302]

Name * Lois Adams

Address * 
10907 Bardstown Woods Blvd
Louisville , KY 40291
United States

Email loisadams@twc.com

Phone (502) 645-3795
Number

What is the 24-Zone-0113
case number

of the
development
application?

*

Comments *

I would like to oppose the rezoning of 8915 Old Bardstown Rd to commercial property. This property sits right at the entrance to our subdivision and the property across the street at 9004 is adjacent to my back yard.

This is a residential neighborhood and is being devalued and overdeveloped by all the commercial development on this small two lane road. There already a storage facility on this block and I cannot see the need to add two more. My understanding is the zoning laws are in place to protect our neighborhoods. Please keep our neighborhood residential by denying this rezoning.

Would you No
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 9:41 AM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#301]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 3, 2025 9:38 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#301]

Name * Cindy Holman

Address * 
9602 Marceitta Way
Louisville, KY 40291
United States

Email cindyh615@gmail.com

What is the case number of the development application? * 24-zone-0113

Comments * I oppose the development of a storage facility on Old Bardstown Rd. We have one not even an eighth of a mile down from the area proposed for the new storage facility.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 9:37 AM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#300]

For the 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: Louisville Metro <no-reply@wufoo.com>
Sent: Saturday, February 1, 2025 6:30 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#300]

Name *

Cheryl Stout

Address *



9600 Marceitta Way
Louisville , KY 40291
United States

Email

cherylstout@bellsouth.net

Phone Number

(502) 552-1458

What is the case number of the development
application? *

24-Zone 0113

Comments *

Please do not change the zoning from R-4 single family residential to
C-2 Commercial for the plot of land near Bardstown Woods in Fern

Creek. As a Bardstown Woods homeowner, my husband and I are strongly opposed. Thank you

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

Brooks, Amy

From: Haberman, Joseph
Sent: Monday, February 3, 2025 9:37 AM
To: Brooks, Amy
Subject: FW: Public Hearing Item Comment Form [#299]

For the 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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Find us: [Website](#) | [Facebook](#)

From: Louisville Metro <no-reply@wufoo.com>
Sent: Saturday, February 1, 2025 11:20 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#299]

Name * William Miller

Address *



9504 Marceitta Way
Louisville, KY 40291
United States

Email bill.h.miller@me.com

Phone (502) 475-4164
Number

What is the 24-ZONE-0113
case number
of the

development
application?

*

Comments *

As a resident of Bardstown Woods, I am writing in response to the proposed change in zoning. In no way does the area support or need additional commercial properties in an area so close to single family homes with very limited traffic patterns. The small road (Old Bardstown Rd), cannot handle the increased traffic as well as the property values cannot withstand the devaluing of a small residential neighborhood. The recently added apartments have increased traffic, to what a resident would consider its peak. Im sure, a "non-resident" of the Bardstown Woods neighborhood may mathematically prove that this is untrue (traffic concerns), but for those who actually live in Bardstown Woods, we feel that increased commercial traffic, even if its limited is too much.

We do not want commercial businesses such as what is being proposed (storage units and leased storage spaces). The area has all that it needs for such businesses within a few miles. This area does NOT need business such as this that will devalue the visual appearance of a neighborhood. We bought homes here because of the area being free or very limited from commercial properties.

Let this be clear – We do NOT want this zoning change and do NOT want businesses near to the boundaries of a neighborhood such as Bardstown Woods.

I am unable to attend the public meeting as I cannot leave work.

Please stand up and support those who work daily to keep our neighborhood orderly and visually pleasant.

Please also stand up and support those who support your work in Louisville and our Fern Creek area.

Bill Miller

502-475-4164

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Brooks, Amy

From: Laura Tallent <ltallent@tallentcpa.com>
Sent: Monday, December 30, 2024 10:37 AM
To: Brooks, Amy
Subject: 24-ZONE-0113

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.

I am in favor of this rezoning to C-2 for mini-warehouse. I think a non-busy commercial business would be preferable to more housing in this stretch of Bardstown Road. The area is already way overcrowded with new residential development over the past few years and the traffic/roads cannot handle any additional housing in the area. I would be in favor as long as the plan doesn't change to a big shopping center.

Thank you

Laura Lukenbill Tallent, CPA
Tallent & Associates, CPA
10837 Bluegrass Parkway
Louisville KY 40299
502-532-8504 Phone
502-532-8506 Fax
www.tallentcpa.com

Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Tallent & Associates would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.


Brooks, Amy

From: Bingham, Jon
Sent: Monday, February 3, 2025 4:58 PM
To: Brooks, Amy
Subject: FW: Contact Councilman Kevin Bratcher [#2895]

Amy,
Please add this to the record of Case #24-ZONE-0113.
Thank you!

*Jon Bingham
Legislative Assistant
District 22 Metro Councilman Kevin Bratcher
502-574-1122 - Office
502-574-3467 - Direct*

From: Councilman Kevin Bratcher <no-reply@wufoo.com>
Sent: Friday, January 31, 2025 7:02 PM
To: Bratcher, Kevin <Kevin.Bratcher@louisvilleky.gov>; Bingham, Jon <Jon.Bingham@louisvilleky.gov>
Subject: Contact Councilman Kevin Bratcher [#2895]

Name	Jane Knust
Address	 9800 River Birch Cy Louisville, Ky 40291 United States
Phone Number	(502) 396-7811
Email	m.knust@twc.com
Comments	Mr Bratcher, I am writing to you to protest the changes from residential to commercial code regarding the property across from my subdivision Bardstown Woods. We have been there for 25 years and the changes and building is out of control. We do not need another storage facility in our area. There is already one down the road. Thanks for your assistance. Jane Knust

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 22, 2024

Amy Brooks (Amy.brooks@louisvilleky.gov)
Office of Planning
444 South Fifth St., Suite 300
Louisville KY 40202

RE: Case numbers:
24-ZONE-0113 (aka 24-ZONEPA-0089): 8915 Old Bardstown Road 40291 proposal to
rezone R-4 to C-2.

Dear Ms. Brooks,

The Board of the Bardstown Woods Homeowners Association (HOA), which contains 187 homes across the street from the subject property, is on record opposing the proposed rezoning of 8915 Old Bardstown Woods from R-4 to C-2. We previously submitted a letter dated October 7, 2024.

This additional letter is to respond to certain statements made in the Statement of Compliance supporting the rezoning submitted by Bardenwerper, Talbott & Roberts, PLLC, (BT&R) undated, on behalf of their client, Iron Will Ventures LLC.

The statements in quotes by BT&R are organized by the Statement of Compliance's Plan Element section and page number. Our response follows each statement.

Plan Element 4.1 Community Form

Pg 1: "Nearby residents live on relatively small lots with minimal storage, therefore prompting a need for this proposed use."

This statement is speculation. To our knowledge, there has never been a survey of neighborhood storage needs, or a request for interest in to-be-built units. Our HOA has rented space in the past at the existing mini warehouse 1200 feet (0.22 miles) north (Blue Sky Glenmary), as have individual residents, and to our knowledge there has always been vacancy. A check of that existing mini warehouse's website periodically in October 2024 has shown units available, as well as its sister facility 2.7 miles north (Blue Sky Glenmary Annex), and Storage4MtWashington 3.7 miles to the south.

Pg 1: "...this site...is the closet (closest) storage facility within several miles."

This statement is inaccurate; the three nearest mini warehouses are 0.22 miles north, 2.7 miles north, and 3.7 miles to the south.

"Small businesses may also require this sufficient storage capacity for supplies and extra equipment on site."

This statement is speculation. To our knowledge, there has never been a survey of nearby small businesses' need for storage, or a request for interest in to-be-built units.

Pg 2: "The development is within an existing growing commercial activity center."

This is a mischaracterization. There are a few commercial businesses about ½ mile north on Old Bardstown Road. But beyond that there isn't any commercial activity for about a mile, north

or south, other than Jacobi Tractor sales. Anything that could be viewed as an activity center is centered around I-265 and Bardstown Road, in the area spanning 1.5-2.0 miles to the north. The vast majority of property in this local area is residential, whether counted by acreage or by residents.

Plan Element 4.2 Mobility

Pg 3: "...this is the closest facility in the area for this proposed use..."

This statement is inaccurate; there is a facility 0.22 miles north. It also assumes that such a facility is needed, which is speculation, as discussed above.

Pg 3: "Any future redevelopment could potentially allow for higher density..."

This is speculation that redevelopment, or higher density, is desired or will occur. What it could 'potentially' allow is, by definition, assumed or anticipated, not actual.

Pg 3: "...and more employment opportunities near a strong residential base..."

There is expected to be one or two employees on site during office hours, which is negligible employment opportunities. We do agree this local area is a strong residential base.

Pg 3: "...this proposed zone change will serve and fit with the other transportation characteristics of the surrounding area..."

We don't agree that a mini warehouse serves or fits 'transportation characteristics' of the area. 'Transportation characteristics' is a vague descriptor, without defined relevance.

Pg 3: "...there is adequate vehicular infrastructure to serve the proposed commercial use and any future commercial uses."

We assume this is meant to infer the two-lane Old Bardstown Road is adequate to handle the additional traffic. The road is already seeing increased traffic due to new residents moving into new housing that is being constructed, and the associated residential service traffic such as school buses, refuse trucks, delivery trucks, landscape contractors, etc. Also, there are unusually high traffic flows morning and afternoon due to drivers bypassing Bardstown Road's rush hour congestion between Mt. Washington and I-265.

Pg 3: "This proposal shall also allow higher density and intensity commercial zoning to be located in a growing activity center."

This is the basis for our objection to the rezoning. We are opposed to allowing a residential area to be commercialized, especially with high density and intensity.

Plan Element 4.4 Economic Development

Pg 4: "This proposal promotes general economic activity that serves and betters the surrounding area."

There are no specifics or evidence to support this statement. A couple of permanent jobs staffing the warehouse office are relatively negligible. Our position is that commercializing residential property does not better the area.

Pg 4: "...will not lead to higher traffic rates in the area..."

This statement is inaccurate. While we have no traffic research, common sense concludes that converting a residential driveway for a single house to an entrance accessing 400 storage units results in some amount of increased traffic.

Pg 4: "This proposal will also be an infill development of an otherwise under-utilized lot."

The term "infill development" is misused. To infill the lot would be to subdivide into smaller tracts and continue adding more residential housing per existing zoning. But this proposal is to

demolish the existing home, rezone commercially, and develop the property differently than its original intention and the majority of its neighbors.

The term "under-utilized" is a matter of personal interpretation. There are several multi-acre single home lots in the area, including adjoining and across the street, which are not considered under-utilized by their residents. There are other ways to utilize and develop residential property without having to commercialize it.

Plan Element 4.6 Housing

Pg 5: "...it will readily serve people in nearby housing who lack appropriate storage and are underserved by similar businesses."

As stated above in Element 4.1, there is no evidence to support this statement.

Pg 5: "...will promote more occupancy in the surrounding area, as well as more diverse housing layouts and types."

This is speculation. There is no evidence to support that people prefer to occupy a residence near a commercial mini warehouse. In fact, our position is that it dissuades the residents of the HOA we represent.

There is no evidence that a mini warehouse promotes different layouts and types of housing. That statement is made with the assumption that prospective homebuyers are demanding other layouts and types of housing from the building contractors/developers in the local area.

If housing with different layouts and types is desired, then the property should be developed as such, under a residential zoning designation.

Pg 5: "...encourages housing in the surrounding areas for older and disabled populations, as it locates storage closer to them for purposes of ease of access."

This is speculation. It assumes, with no evidence cited, that older and disabled people need additional storage, and prefer to occupy a residence near a commercial mini warehouse.

The statement also assumes there is no storage closer, and there is storage 0.22 miles away, frequently with vacancies per our experience and inquiries.

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

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

RECEIVED

OCT 09 2024

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

**OFFICE OF
PLANNING**

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

RECEIVED

OCT 09 2024

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PLANNING**