

## Schwager, Zachary D.

---

**From:** Brenda Mills <bamills0409@gmail.com>  
**Sent:** Thursday, May 12, 2022 6:48 PM  
**To:** Schwager, Zachary D.  
**Subject:** 10200 Glenmary Farm Drive Case # 22-CUPPA-0086

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

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

---

I wanted to thank you again for taking my call earlier today. You were very helpful in answering some questions I had about the process.

I understand that this is a lengthy process and I wanted to make sure that I can register to get on any list to be notified of updates to my district.

The Conditional Use Permit Pre-Application shows this as a Private Property Club. Which I think some of us agree we would love to see revitalized. However there are concerns that the Developer continues to change things around pretty significantly.

Besides the documented turmoil this Developer has brought to our neighborhood there are other notes concerning his proposed plans.

1) What makes it a Private Use Club vs Commercial Property? Under Project Description it list: Glenmary Club However if you click on the Print View Summary on the Planning site it shows

A revised detailed district development to construct a 24200 square foot clubhouse and a 8830 square feet wedding venue on 45.91 acres in R4, R6 zoning districts.

IT DOES NOT LIST THE AMPHITHEATER on those documents only on the plan map???

Note: I want to go on record to advise that I am concerned about a non-private use club. I do not welcome any venue that will negatively impact traffic or noise in the neighborhood. Nor operate as a commercial like property in a residential neighborhood.

2) How do we maintain the property zoning as R4 & R6 which is residential that reinforces our Deed Restrictions

Note: I want to go on record that I under no circumstances think we should allow anyone to redefine the property other than for private recreation use only.

3) If plans are approved will there be limitations that prevent street parking etc. since the parking spaces are limited.

Note: I want to go on record that I do not want street parking allowed at around the venue

4) What noise ordinances are impacted if a wedding venue or amphitheater is allowed to operate in an area zoned as R4 & R6?

Note I want to go on record that I am concerned that the traffic, noise and atmosphere is different when we allow property to operate in what seems to be a commercial venue.

Thank you for your time. I shared your contact information with others.

Brenda Mills

## Schwager, Zachary D.

---

**From:** DebbieMester@att.net <dwvester@att.net>  
**Sent:** Friday, May 13, 2022 6:34 PM  
**To:** Schwager, Zachary D.  
**Subject:** Glenmary club

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

---

We as homeowner in Glenmary S/d and with this proposal being in our back yard we have a lot of concern as to what Mr Thieneman is truly planning.

1) What makes it a Private Use Club vs Commercial Property? Under Project Description it list: Glenmary Club However if you click on the Print View Summary on the Planning site it shows

A revised detailed district development to construct a 24200 square foot clubhouse and a 8830 square feet wedding venue on 45.91 acres in R4, R6 zoning districts.

IT DOES NOT LIST THE AMPHITHEATER on those documents only on the plan map???

Note: I want to go on record to advise that I am concerned about a non-private use club. I do not welcome any venue that will negatively impact traffic or noise in the neighborhood. Nor operate as a commercial like property in a residential neighborhood.

2) How do we maintain the property zoning as R4 & R6 which is residential that reinforces our Deed Restrictions

Note: I want to go on record that I under no circumstances think we should allow anyone to redefine the property other than for private recreation use only.

3) If plans are approved will there be limitations that prevent street parking etc. since the parking spaces limited.

Note: I want to go on record that I do not want street parking allowed at around the venue

4) What noise ordinances are impacted if a wedding venue or amphitheater is allowed to operate in an area zoned as R4 & R6?

Note I want to go on record that I am concerned that the traffic, noise and atmosphere is different when we allow property to operate in what seems to be a commercial venue.

Sent from my Galaxy

## Schwager, Zachary D.

---

**From:** Vicki Salyers <vsalyers884@gmail.com>  
**Sent:** Friday, May 13, 2022 8:15 AM  
**To:** Schwager, Zachary D.  
**Subject:** Glenmary Development

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

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Schaefer,  
I understand that you are the project manager working the redevelopment of the property that was the original clubhouse. I am very concerned about this project because I heard that so many things are being considered that no one wants or has agreed to.

I wanted to follow up with some items in reference to the letter that went out to several of us regarding the Conditional Use Permit Pre-Application for the property at 10200 Glenmary Farm Drive. (Clubhouse

I have read that this project is in the Pre Application stages and the Developer must notify/hold a Public Meeting and notify those in what they are calling Tier 1 and 2.

Tier 1 includes those homesites connected to the property and Tier 2 are those that are adjacent to Tier 1. (There are 236 addresses listed on the file for those notified)

The Conditional use permit application shows this as a Private Property Club. Which I think many of us agree we would love to see revitalized. The items I have concerns about are the fact that if you click on the application details you will see a couple of things that MAY be of concern and inconsistent.

1) What makes it a Private Use Club vs Commercial Property? Under Project Description it list: Glenmary Club However if you click on the Print View Summary on the Planning site it shows

A revised detailed district development to construct a 24200 square foot clubhouse and a 8830 square feet wedding venue on 45.91 acres in R4, R6 zoning districts.

IT DOES NOT LIST THE AMPHITHEATER on those documents only on the plan map???

Note: I want to go on record to advise that I am concerned about a non-private use club. I do not welcome any venue that will negatively impact traffic or noise in the neighborhood. Nor operate as a commercial like property in a residential neighborhood.

2) How do we maintain the property zoning as R4 & R6 which is residential that reinforces our Deed Restrictions

Note: I want to go on record that I under no circumstances think we should allow anyone to redefine the property other than for private recreation use only.

3) If plans are approved will there be limitations that prevent street parking etc. since the parking spaces limited.

Note: I want to go on record that I do not want street parking allowed at around the venue

4) What noise ordinances are impacted if a wedding venue or amphitheater is allowed to operate in an area zoned as R4 & R6?

Note I want to go on record that I am concerned that the traffic, noise and atmosphere is different when we allow property to operate in what seems to be a commercial venue.

This information is what I understand are the typical concerns of current residents.

I appreciate your time.

Vicki Salyers  
10422 Long Home Rd

Sent from my iPhone

## **Schwager, Zachary D.**

---

**From:** Peter Pavkovich <peterpavkovich@yahoo.com>  
**Sent:** Monday, May 16, 2022 2:33 PM  
**To:** Schwager, Zachary D.  
**Subject:** Opposition to Conditional Use Permit for Glenmary Clubhouse

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

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

---

Dear Mr. Schwager,

I am writing to express my opposition to the pre-application and the subsequent granting thereof of a conditional use permit by Mr. Chris Thieneman for the Glenmary Clubhouse, including any adjacent property, and any and all applications for rezoning of said property.

I have lived across from the clubhouse for twenty years and am not interested in a commercial enterprise, such as a private proprietary club that would inevitably disturb the peace and tranquility of our residential neighborhood.

My wife and I bought our house when this was a golf course community. The fact that the golf business failed in no way means we want any activity that would change our significant investment from a quiet home to becoming the neighbor of an operating public bar. I am certain that no resident of this neighborhood would welcome living next to a late-night bar, having additional traffic, the potential for drunk drivers, weddings with drinking and driving, and especially the noise. The golf course had a curfew. They were not open late at night. And the few times they broke the rule, police were called in to make them close up for the night.

This is our home. We purchased in Glenmary for what it offered and that did not include activities that would disrupt our peaceful neighborhood.

Last year, Mr. Thieneman staged a number of very public actions that he believed would influence Glenmary residents to comply with his development plans, whatever they may be. He went so far as to accuse many in Glenmary of being racist. I find this action reprehensible and an act of intimidation that I resent. I believe it also represents a foreshadowing of the kind of behaviors we can expect if the CUP is granted.

Mr. Thieneman's plan is not a good solution for an existing residential neighborhood.

Thank you for your time.

Respectfully,

**Peter D. Pavkovich**  
10402 Black Iron Road  
Louisville, KY 40291  
502-239-0466 home

