



2550 Eastpoint Parkway
Suite 200
Louisville, KY 40223
T 502.213.9620
F 407.843.1070

NEIGHBORHOOD MEETING NOTIFICATION LETTER

DATE SENT: February 12, 2026

TO: Adjoining Property Owners, Neighborhood Group Representatives and Metro Councilman Dan Seum Jr. (District 13).

FROM: Habitat for Humanity of Metro Louisville

RE: Major Preliminary Subdivision Plan and Rezoning for the properties at: 603 and 603R Mount Holly Road, Louisville, KY 40118

Dear Neighbor:

Our client, Habitat for Humanity of Metro Louisville, has created a proposal to develop a single-family subdivision on 7.9 acres with forty single family lots for the above-listed properties. The current zoning is R-4, and we are requesting to change the zoning to R5b. The current Form District is Village Center and there is no request to change that. The current land use is vacant.

A rezoning pre-application was submitted to the Office of Planning and Design on January 30, 2026. That pre-application case number is 26-ZONEPA-0011.

In accordance with the procedures of Louisville Metro Planning and Design Services, we invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer and their representatives. This meeting will be held in accordance with the established public meeting procedures of the Planning Commission.

Accordingly, we are inviting nearby property owners, neighborhood group representatives, and pertinent council people to discuss the proposal.

The meeting to discuss this development proposal will be held on:

Date: Tuesday, March 3, 2026, at 6:00 PM

Meeting to be held at:

First Baptist Church Fairdale

413 Fairdale Rd, Fairdale, KY 40118



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(Enter the building in the rear at the awning and glass doors.)

To further discuss this matter before or after the meeting, please feel free to contact the individuals listed below. If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to Planning and Design Services as listed below.

Planning and Design Services

Kaitlin Dever, Case Manager
Planning and Design Services
Metro Development Center
444 S. 5th Street
Louisville, KY 40202
Phone: 502-574-5542
kaitlin.dever@louisvilleky.gov

Plan Prepared by:

Doug Schultz
GAI Consultants
2520 Eastpoint Parkway, Ste 200
Louisville, KY 40223
Phone: 502-213-9620
d.schultz@gaiconsultants.com

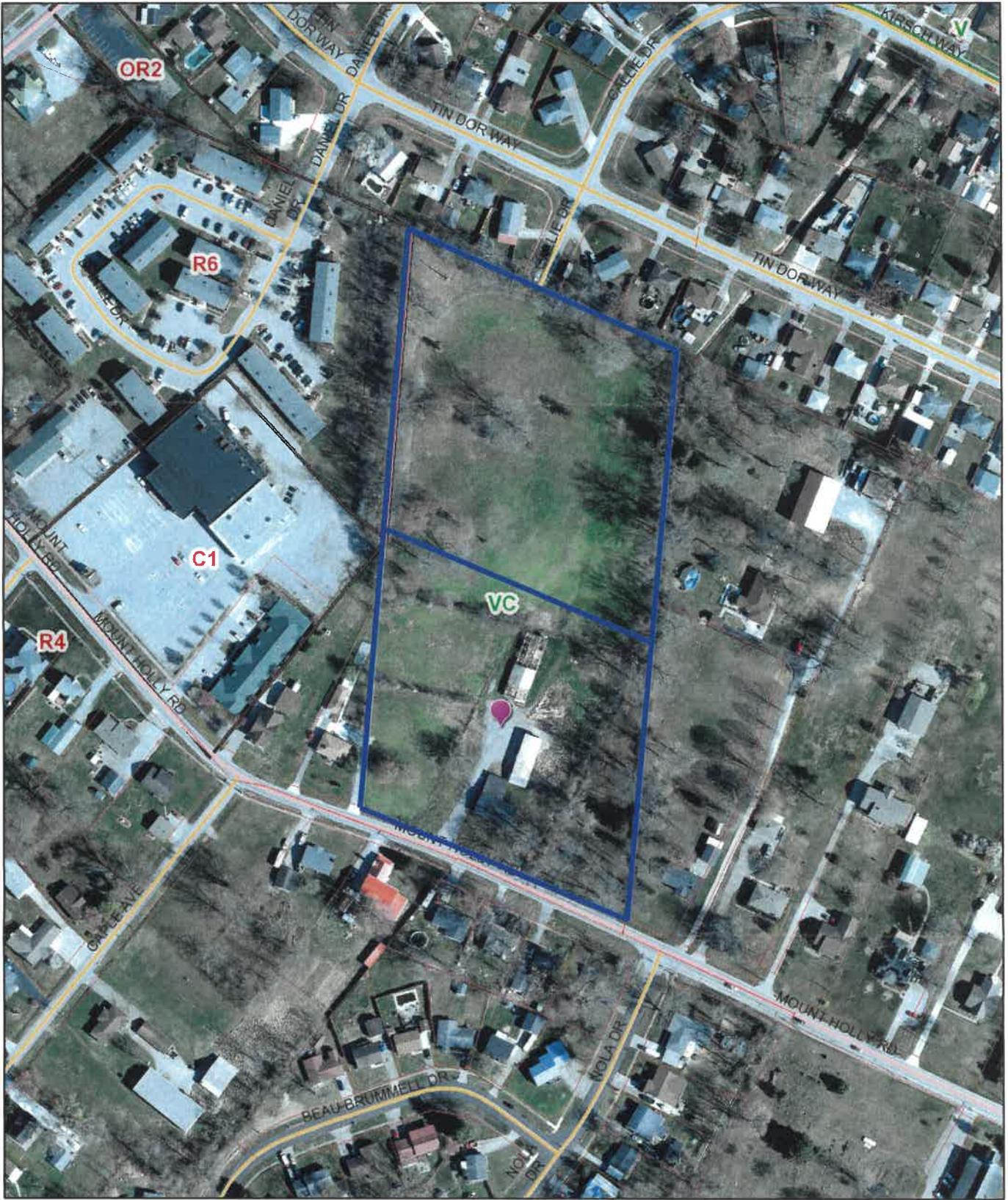
If you have any questions that you would like us to be prepared to answer, please contact me at the above email address.

Regards.

A handwritten signature in black ink that reads 'Douglas J. Schultz'.

Douglas Schultz

Director of Planning and Landscape Architecture



603 & 603R Mt Holly Rd



Wednesday, February 11, 2026 | 4:03 PM

LOJIC © 2026

This map is not a legal document and should only be used for general reference and identification

After the Neighborhood Meeting

Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:
<https://louisvilleky.gov/government/office-planning/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

Want to Know More

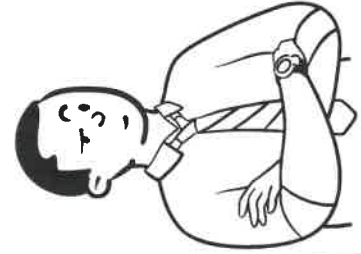
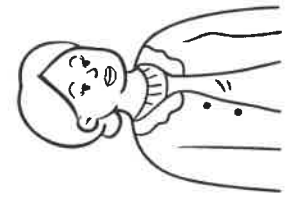
You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.
<https://louisvilleky.gov/government/office-planning/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/office-planning> to view meeting agendas, search case information, or to obtain Office of Planning information.



Scan QR code with your phone for quick access to the Office of Planning website



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NEIGHBORHOOD MEETING MINUTES

PROJECT: Major Preliminary Subdivision Plan and Rezoning for the properties at:
 603 and 603R Mount Holly Road, Louisville, KY 40118

Meeting was held:

Tuesday, March 3, 2026, at 6:00 PM

First Baptist Church Fairdale

413 Fairdale Rd, Fairdale, KY 40118

Exhibits: See attached Meeting Sign In List

Mr. Schultz (GAI) and Mrs. Woods (Habitat for Humanity)(H4H) opened the meeting by explaining that the two properties combine for 7.9 acres. The current zoning is R-4, and we are requesting to change the zoning to R-5 so that we can utilize smaller lot widths. We are allowed 38 lots by right in the R-4 zoning, so we are only getting two additional lots over the current zoning yield by rezoning to R-5. Once we explained the plan, we opened the room for questions and comments.

Below are the items discussed:

Q/C = Question / Comment

R = Response

Q/C: How Big / #Bedrooms?

R: 2-4 Bedrooms, 1200-1500 sf

Q/C: Do you sell these homes?

R: Yes

Q/C: What are the prices

R: Appraisals look to be around \$243,000

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Q/C: How long are they?

R: Houses are between 40-65' long typically.

Q/C: Why is the home at Hackel (Santa Fe Crossing) being sold?

R: The owner had circumstances that led to H4H taking ownership of the home.

Q/C: Will deed restriction be enforced ?

R: Yes, this will have a Homeowners Association that will enforce the deeds.

Q/C: How deep and wide are lots?

R: Lots are 35' wide x 170'/180' long.

Q/C: Parking / Driveways

R: Yes, each home will have a driveway for parking.

Q/C: This whole area has flooding issues. Several people spoke to this and noted that the neighborhood to the north some yards can have shin deep water. MSD has been notified numerous times but the community doesn't feel that MSD does anything to address the flooding.

R: We are leaving the existing stream in the NE corner in place. We are adding a detention basin in the NE corner that will collect the runoff water from this site and hold it to allow time for it to be absorbed into the soil. This will collect a lot of the water that is currently making its way to the neighborhood to the north.

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Q/C: How deep is retention basin?

R: 4'-5'

Q/C: There is concern that connecting Callie Drive to Mt. Holly Road will create a cut through and bring a lot more traffic through the neighborhood to the north.

R: We would prefer to do a dead end cul-de-sac street and not stub into Callie Drive, but the LDC and Planning require connectivity to these stubs to allow for emergency services.

Q/C: Neighbor expressed worry about drivers on Mt. Holly Road and in particular the 90 degree turns to the south. He stated that the police do not regulate the speeds on this road.

Q/C: Neighbor expressed that this property used to be a horse farm that they enjoyed looking at and then it went into disrepair. He expressed concern for where the wildlife living on the property will go, if the fenceline weeds/scrub will be cleaned up and asked if a privacy fence will be constructed.

R: H4H noted that they will clean up the overgrown plants along the fenceline and take down existing wood fence that is in ruin (neighbor stated the fence was owned by the H4H property). Individual homeowners will determine if they want to put up a privacy separation fence. GAI noted that our goal is to keep the trees along the property boundary.

Q/C: Neighbor expressed concern on the impact on their property values .

R: H4H noted that their homes typically drive property values up.

Q/C: Neighbors expressed concern over crime rates increasing.

R: GAI/H4H explained that the process for getting selected to be a H4H homeowner is in depth and they are heavily vetted. These are homeowners. Crime rates typically do not increase after H4H homes are constructed.

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Q/C: When will construction start?

R: The rezoning process will take 6-8 months. After that we have to complete the design drawings. Construction will not start probably until 2027. Construction of all the homes could be a 5+ year build out.

Q/C: Neighbor noted that there are downed trees in the SE corner and some trash.

R: H4H spoke with them after the meeting to get specific information and noted that the area will be cleaned up.

Q/C: What happens if we you keep R-4 zoning? Accused H4H of being greedy.

R: GAI noted that under R-4 zoning we are entitled to 38 lots but due to lot size requirements in LDC we would likely only get about 26-27 lots. H4H noted that in order to make the financials work the 40 lots are necessary. Also, H4H will likely lose money building these, but they are in it to provide homes to people in need.

Q/C: Who is the developer

R: Habitat for Humanity is the developer.

Q/C: Can we still call 311?

R: Yes, you can still call 311 for any issues with homeowners not keeping their properties in expected condition, and we hope you will use the 311 as a tool to help keep the community clean and safe.

Q/C: Will a privacy fence be put along the west boundary?

R: Privacy fences are up to the individual homeowner.

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Q/C: Will these homes have gas and electric?

R: No, these home are all electric energy efficient homes.

Q/C: Concern about looking into yards if two story homes are built.

Q/C: Concern about trees being removed like at the Brooks egg factory.

R: We stated that our goal is to keep the trees along the stream, along the east/west property boundaries and at the south open space.

Q/C: Will the old fence be removed along the west boundary.

R: Yes, if the fence is owned by the H4H property and is in bad condition it will be removed.

Q/C: Traffic concerns over cut through traffic and all the student walkers since there is no bus service.

Q/C: How does H4H stop homeowners from renting and how do they track that?

R: H4H stated that the deed restrictions per the homeowner agreements do not allow them to rent the home. H4H does their best to enforce that, but like any community, the neighbors are often the first line of seeing that activity.

Q/C: Why not build 36 homes instead of 40?

R: GAI noted that under R-4 zoning we are entitled to 38 lots but due to lot size requirements in LDC we would likely only get about 26-27 lots. H4H noted that in order to make the financials work the 40 lots are necessary. Also, H4H will likely lose money building these, but they are in it to provide homes to people in need.

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Q/C: What are the interest rates and monthly payments?

R: H4H stated that in the past they have had some zero interest options, but starting this year they have a new formula and rates will be closer to market driven rates. But they try to keep the monthly payments affordable, sometimes in the \$800's but each home and homebuyer financials are different.

Q/C: Will there be Community WiFi?

Q/C: HOA responsibilities?

R: HOA will enforce the deed restrictions. H4H will run the HOA until the community can take over those responsibilities.

Q/C: Are Habitat for Humanity home buyers required to be US citizens?

R: H4H stated that homebuyers have to be legal residents of the US.

Q/C: Neighbor expressed concerns over someone running a Daycare from their home.

R: H4H and GAI reiterated that calling 311 in those cases is best, but also that someone running a daycare out of there home can happen in any neighborhood, not specific to this community.

Q/C: Two sets of people in the audience stated that they did not receive notification letters.

R: GAI stated that letters were sent to all first tier neighbors included property owners, property owners with renters and also to the renters; including the apartments to the NW. GAI/H4H got those addresses after the meeting.

See below with notes on location and whether they were on the mailing list:

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NOTIFICATION WAS SENT TO THIS ADDRESS BUT THEY SAID THEY DID NOT RECEIVE IT.

NICHOLS
713 MOUNT HOLLY ROAD
FAIRDALE, KY 40118

NOT ON MAILING LIST AND OUTSIDE OF FIRST/SECOND TIER

(Not required to receive notice)

JUDITH M. NAPPER
10312 FOX AVE
FAIRDALE, KY 40118

MICHAEL RIGGLE
717 MOUNT HOLLY ROAD
FAIRDALE, KY 40118

MICHAEL RIGGLE
PO BOX 671
FAIRDALE, KY 40118

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603 and 603R Mount Holly Road

Neighborhood Meeting Sign-In Sheet

Date: Tuesday, March 3, 2026, at 6:00 PM
First Baptist Church Fairdale
413 Fairdale Rd, Fairdale, KY 40118

Name	Mailing Address	Phone No.
WILLIAM SHANKS	601 MOUNT HOLLY RD. FAIRDALE KY 40118	502-299-0541
Kim Bryant	9422 Madison Turnpike	40118.
Brenten Spencer	513 Cople Ave	40118
Patricia Phelps	9402 National Turnpike	40118..
Ronny Phelps	9402 National Turnpike	40118
Eldora Slack	504 Cople Ave Fairdale	40118
Larry Slack	" " "	40118
Kim Menen	10115 W. Marshok	40118
Kim Munson	604 Mount Holly Rd	40118
Charles Munson	604 Mount Holly Rd	502-299-9572 40118
Jamie Helton	800 Tindor Way	40118
Debra Davis	9319 SISSONE DR	40118
Harold Davis	9319 SISSONE DR	40118
Phil Metzger	900 mt. Holly Rd.	40118

REC'D

MAR 25 2026

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26-ZONE-0035

603 and 603R Mount Holly Road

Neighborhood Meeting Sign-In Sheet

Date: Tuesday, March 3, 2026, at 6:00 PM
 First Baptist Church Fairdale
 413 Fairdale Rd, Fairdale, KY 40118

Name	Mailing Address	Phone No.
Doug HAMMERS DEBBIE HAMMERS	613 FAIRDALE RD	502 876-6009
Betty & Doug Williams	513 Mt Holly Road	502-363 5564
Jason & Donnie Monro	606 Tindor way	502-215-4859
Nichols	713 Mt Holly	502-299-0354
Judy Appel Zach Warr	10312 SWE AVE 40118 6602 Allen Lane	502 551-8364 502-6651572
James & Vickie Kay	1301 Bridget Dr.	502-550-6784
LONNIE & KENNY CHENEY	627 CHEFTAIN DR.	502 418-0518
→ BRAD Schnepfer	12000 SNAWDEN LN.	502 712-5761
MIKE & MATTIE RIGGLE	717 Mount Holly Rd	502 439-6436
Jayne Harris	603 Fairdale road	502 409-3306

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