

bullet points for Dollar General mtg

From: Terry Stinnett (ts4198@yahoo.com)

To: littleredcorvet93@yahoo.com

Date: Friday, January 20, 2023 at 12:19 PM EST

Sorry I will not be able to attend the public meeting. With it being held downtown I doubt you will get much participation.

Some of this will be things you already know but Here are some of my concerns:

Increased traffic:

Foot traffic through our property to and from the store creating increased trash/litter (which we will have to clean up), increased opportunity for crimes such as vandalism and theft.

Already hard to see to get out of Cardinal Oaks Drive in either direction

Semi traffic for their deliveries. St Andrews Church Rd is not designed for large trucks. The proposed site plan does not appear to allow for large truck entry, turn around & leaving

Proposed Detention Basin: Site plan shows a detention basin but How much will that hold? What will it be in dry times? Standing water? Home for a mosquito breeding ground?

Landscaping: Site plan shows trees along Cardinal Oaks Drive as 11" Sweet Gum. Don't we have Pin Oak trees now? What happened to them with regard to this plan? Other landscaping? This needs to be planned carefully so as not to block the line of sight when leaving Cardinal Oaks and their store.

Fence: I do not see any fencing between the properties.

Sidewalk: Their sidewalk plan stops at their property line. We do not have sidewalks on that side of the road so that puts people in the street. I would suggest no sidewalk down Cardinal Oaks. We are trying to limit walking traffic thru our property.

Dumpster: It is brick/block walled with a gate. Does not mean it will be used properly or maintained to keep trash from blowing or from outside dumping.

Design: They have asked for a variance to permit a facade facing a street to be less than 50% clear windows and doors. This sounds like a concrete block building that will look like a warehouse. Most of the DGs are in this design. I would request a full brick or a brick/vinyl building that will coordinate with the neighborhood.

Proposed binding elements: #2 says no outdoor advertising signs, freestanding signs, pennants, balloons or banners shall be permitted. I have NEVER been by a DG that did not have these kinds of advertising.

#6 says no overnight idling of trucks. Does that mean they will allow overnight parking of trucks?

Who enforces these binding elements?

Road issues: St Andrews Church Rd is not designed for Semi trucks. I understand there is a plan for expansion in the future but what is timeline for that and how does it align with the construction of DG?

Is the board still looking at ways to limit traffic across the bridge?

I am sure I will think of something else. FYI - we are leaving @ Jan 27th. My neighbor is watering plants etc. I will stop the mail. I will be checking email but feel free to text me.

It's not the **amount** of time you devote but what you **devote** to the time that counts.

Terry Stinnett

St Germain, Dante

From: LaShonda Douglas <ldoug1283@outlook.com>
Sent: Thursday, February 2, 2023 11:36 AM
To: St Germain, Dante
Subject: Case #22-Zone-0111

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,

My name is LaShonda Douglas and I live at 5923 Grandel Meadow Court and I'm in support of the new Dollar General. I take my kids to the southwest YMCA and I have friends and family that live in the area that would benefit from a store like Dollar General close by to get general everyday items. It would benefit a lot of people who don't have transportation or that use public transportation to get to stores by having a Dollar General close by they could save money by walking and getting items that they could get at a local grocery store. I'm in full support.

Thank You
LaShonda Douglas
ldoug1283@outlook.com
(502)774-0700
Sent from my iPhone

St Germain, Dante

From: MEME <theylovememe@yahoo.com>
Sent: Wednesday, February 1, 2023 10:46 PM
To: St Germain, Dante
Subject: Support for Case # 22-Zone-0111

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Hello,

I was happy to hear there might be a Dollar General on St. Andrews Church Rd. As a resident of the area and parent of Doss High and Trunnell Elementary students, I support this new development. I look forward to the conveniences it will create for our neighborhood. Especially since the one I frequented, located on 3rd Street, burned down some months ago.

Thank you,

Demetra Watts
(502)498-0889

St Germain, Dante

From: Michelle Hussey <hussey.michelle@yahoo.com>
Sent: Thursday, December 29, 2022 2:55 PM
To: St Germain, Dante; M Hussey
Subject: zone 0111

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Hello'

I live at Cardinal Oaks and am against the zone change from Residential to Commerical as it would make the area a strip mall with in a residential area. The traffic would be non -stop for the area. There would be people non -stop on our property parking their cars to shop at that commerical store as Cardinal Oaks Drive, which is owned by COCA. which is next to store.

Are the owners going to try to take asection of Cardinal Oaks Drive from COCA for their store trucks to use as an entrance way?

Part of 7717 is on the flood plain zone per the Federal Government FEMA . You guys do know that right?

This construction would bring flooding to Cardinal Oaks. I will send photos of 2009 when Big Run Flooded out COCA.

Michelle Hussey

This would make Card

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:20 AM
To: St Germain, Dante; M Hussey
Subject: Big run creek Today

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This is why the area is in a flood zone.
Michelle hussey



Sent from my iPhone

Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:22 AM
To: St Germain, Dante; M Hussey
Subject: Flood zone

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

Big Run Creek



Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:23 AM
To: St Germain, Dante; M Hussey
Subject: Big run creek drain

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

This is why fema has this area as a flood plains.
Michelle hussey



Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:29 AM
To: St Germain, Dante; M Hussey
Subject: Coca drainage backing up from the opening at Big run creek

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



Sent from my iPhone

Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:32 AM
To: M Hussey; St Germain, Dante
Subject: Big run creek

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

This is how fast the creek gets.



Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:36 AM
To: St Germain, Dante; M Hussey
Subject: Back up drainage going into Big Run Creek .

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

From Fordhaven road



Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:39 AM
To: M Hussey; St Germain, Dante
Subject: Big Run Creek

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

Same area taken to show how back up the drainage gets.
Michelle hussey





Sent from my iPhone

St Germain, Dante

From: M Hussey <hussey.michelle@yahoo.com>
Sent: Tuesday, January 3, 2023 9:41 AM
To: St Germain, Dante; M Hussey
Subject: Big Run Creek drainage back up

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



Sent from my iPhone

St Germain, Dante

From: Michelle Hussey <hussey.michelle@yahoo.com>
Sent: Thursday, December 29, 2022 2:56 PM
To: St Germain, Dante; M Hussey
Subject: Fw: Cardinal Oaks 2009 floodwaters
Attachments: IMG_2308.jpg; IMG_2309.jpg; IMG_2310.jpg

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2009 COCA Fordhaven Road
Michelle Hussey

----- Forwarded Message -----

From: M Hussey <hussey.michelle@yahoo.com>
To: Molly R. Clark <molly.clark@louisvilleky.gov>; M Hussey <hussey.michelle@yahoo.com>
Sent: Wednesday, December 21, 2022 at 11:22:19 AM EST
Subject: Cardinal Oaks 2009 floodwaters

Hello

Some more photos when Big Run Creek flooded out on to the Fordhaven side of Cardinal oaks. Taken from the last building near the property line with the Ymca.

Michelle Hussey

Sent from my iPhone







St Germain, Dante

From: Michelle Hussey <hussey.michelle@yahoo.com>
Sent: Thursday, December 29, 2022 3:00 PM
To: St Germain, Dante
Subject: Fw: Flooded 8/9/2009 Cardinal Oaks both sides
Attachments: IMG_1003.jpg; IMG_1004.jpg; IMG_1018.jpg; IMG_1017.jpg; IMG_1016.jpg; IMG_1015.jpg; IMG_1014.jpg; IMG_1013.jpg; IMG_1012.jpg; IMG_1011.jpg; IMG_1010.jpg; IMG_1009.jpg; IMG_1008.jpg; IMG_1007.jpg; IMG_1006.jpg; IMG_1005.jpg

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Hello

More photos from 2009 Cardinal Oaks. 22 zone 0111
The maon complex side of Big Run Creek
Michelle Hussey

----- Forwarded Message -----

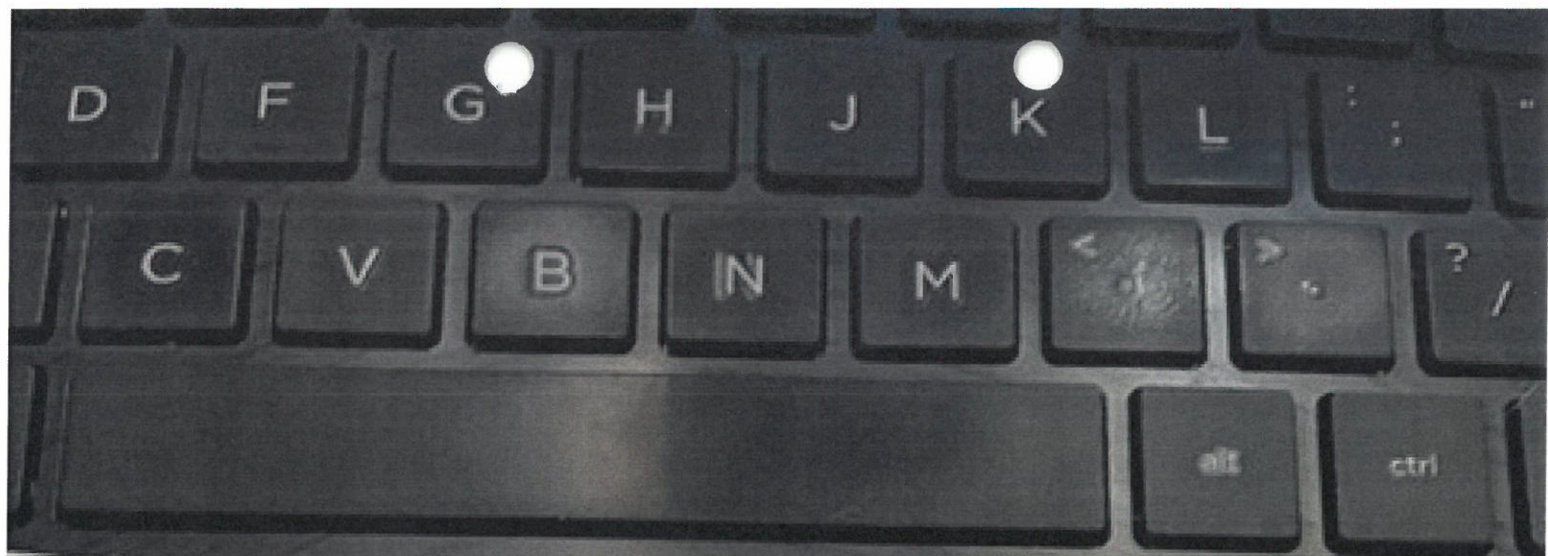
From: M Hussey <hussey.michelle@yahoo.com>
To: M Hussey <hussey.michelle@yahoo.com>; harolah cheser <littlecorvet93@yahoo.com>; Brian Powell <brian.powell@louisvilleky.gov>; Jay Lockett <jay.lockett@louisvilleky.gov>
Sent: Monday, August 8, 2022 at 09:33:32 AM EDT
Subject: Flooded 8/9/2009 Cardinal Oaks both sides

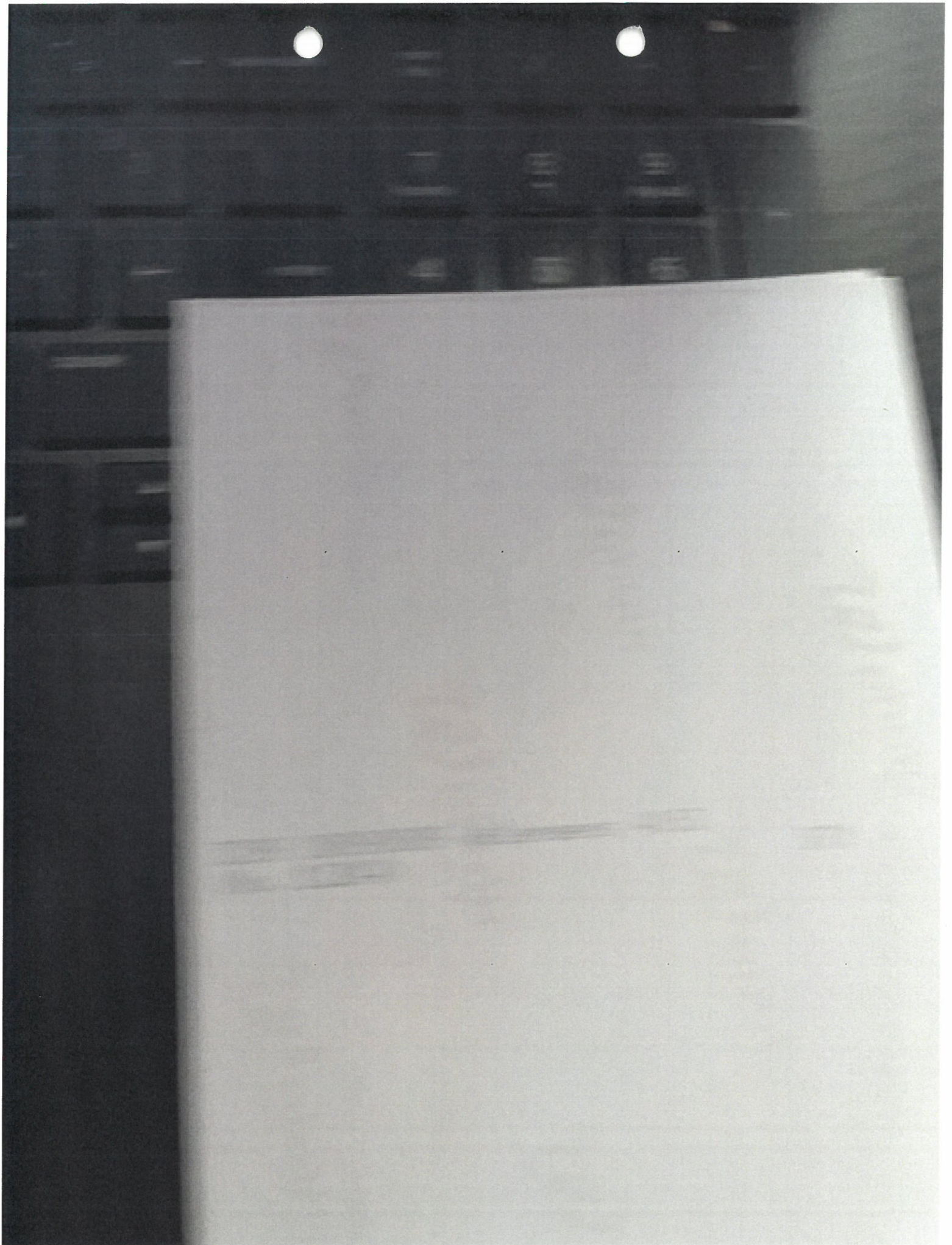
Michelle Hussey

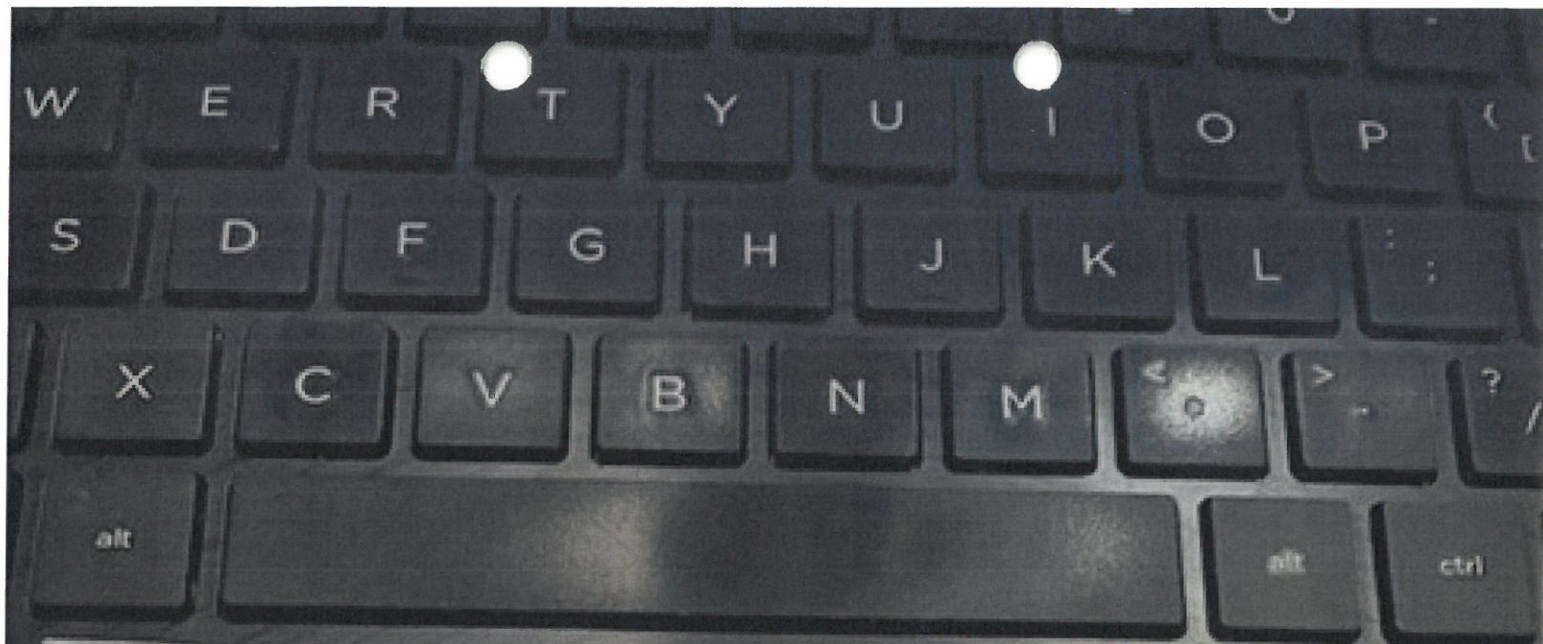
Sent from my iPhone

3289 20090609 Valgreens 4163
(No. 8A)

667







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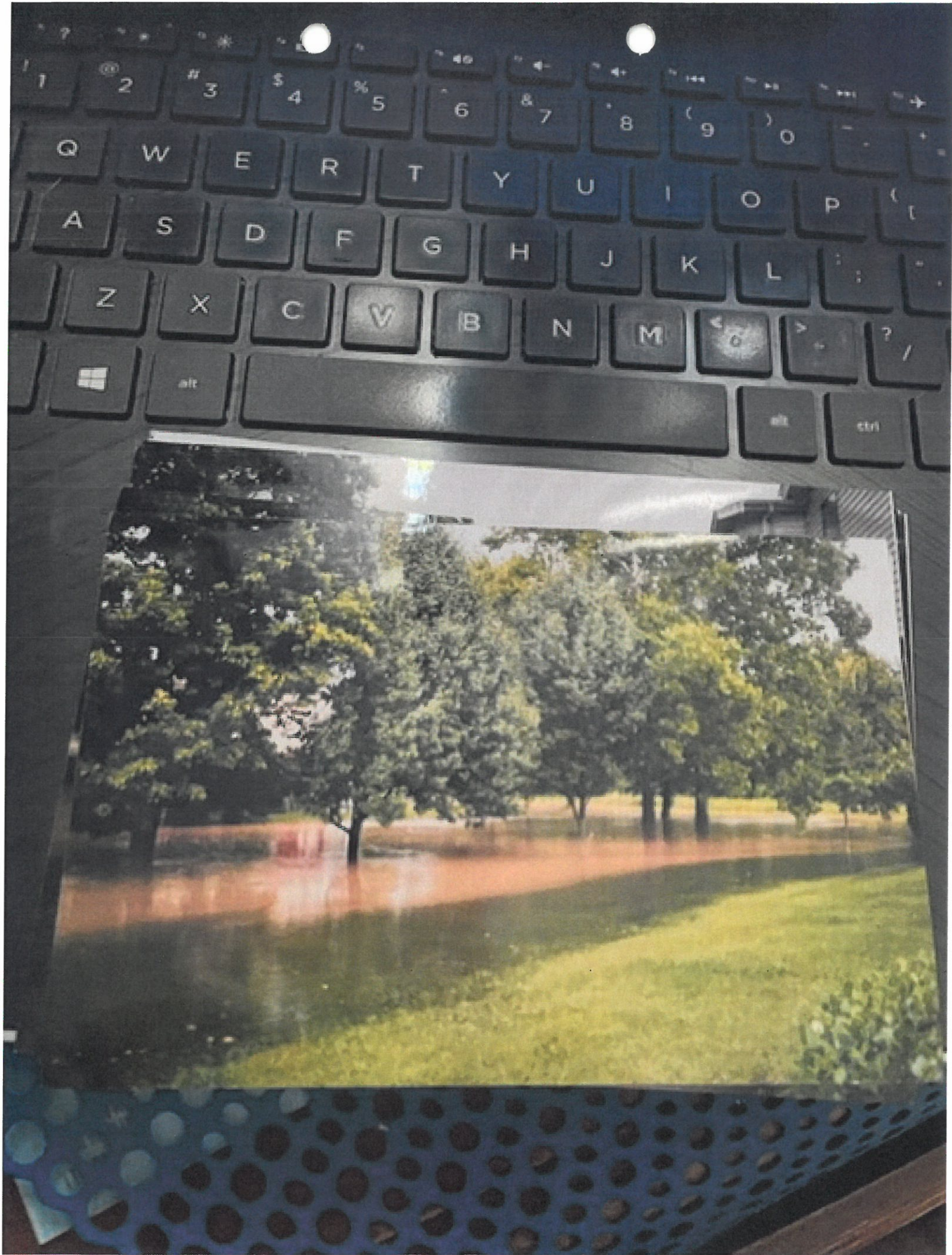
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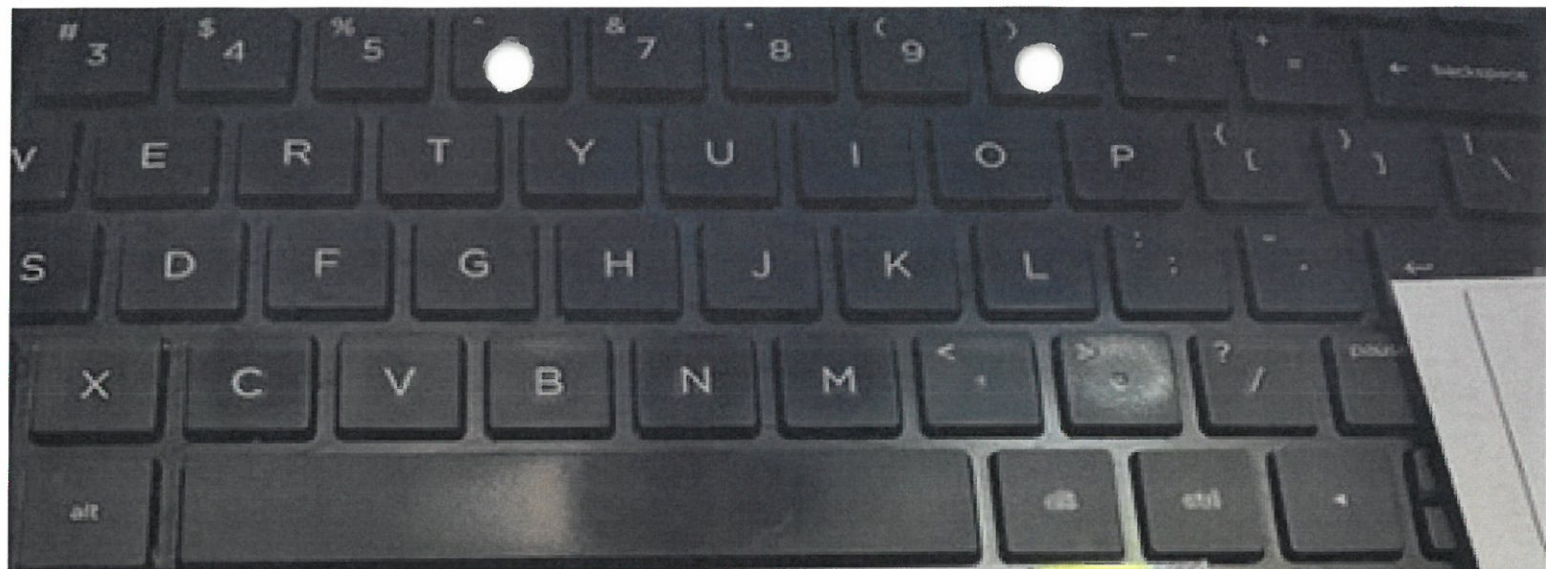
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(No. 7A)

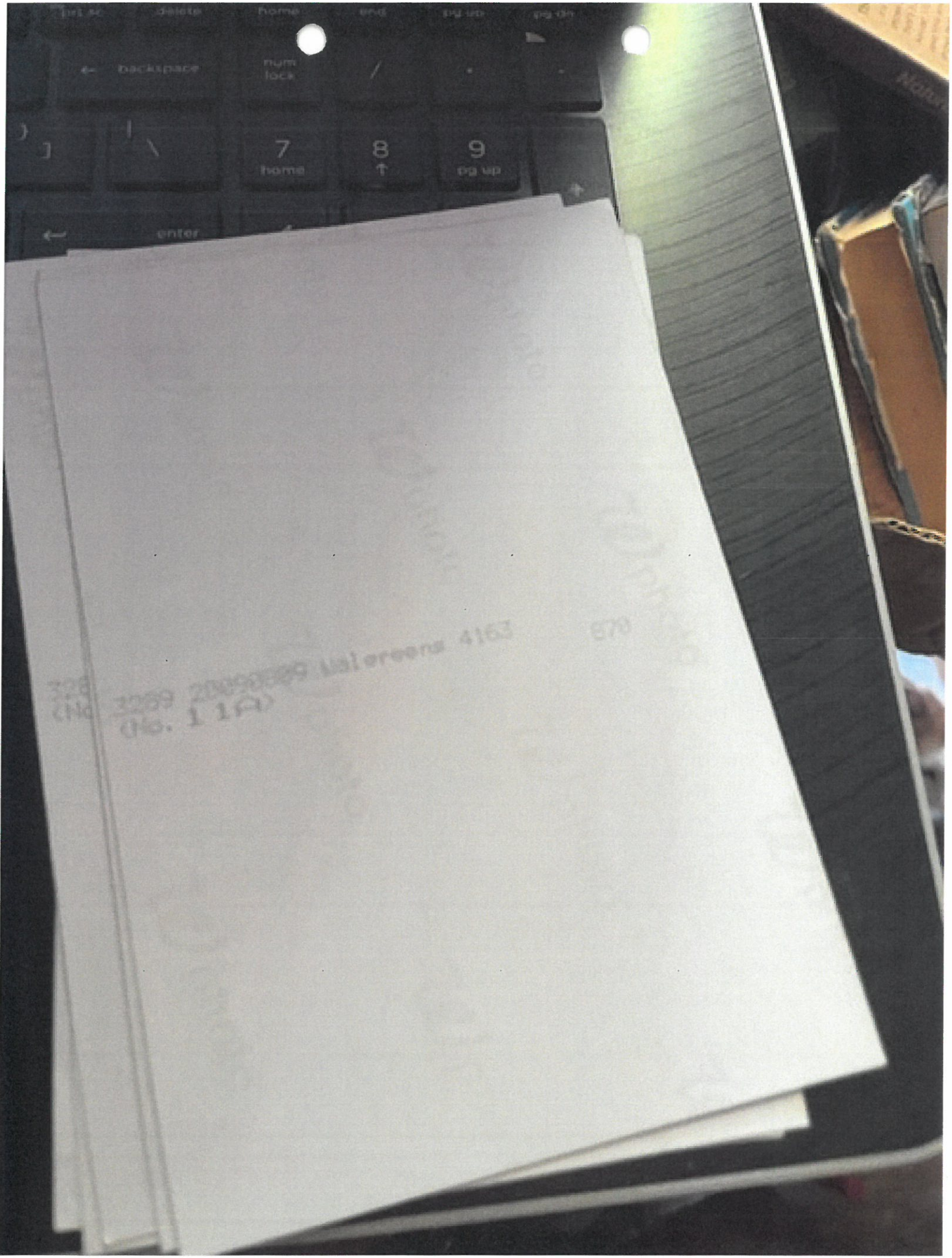
866



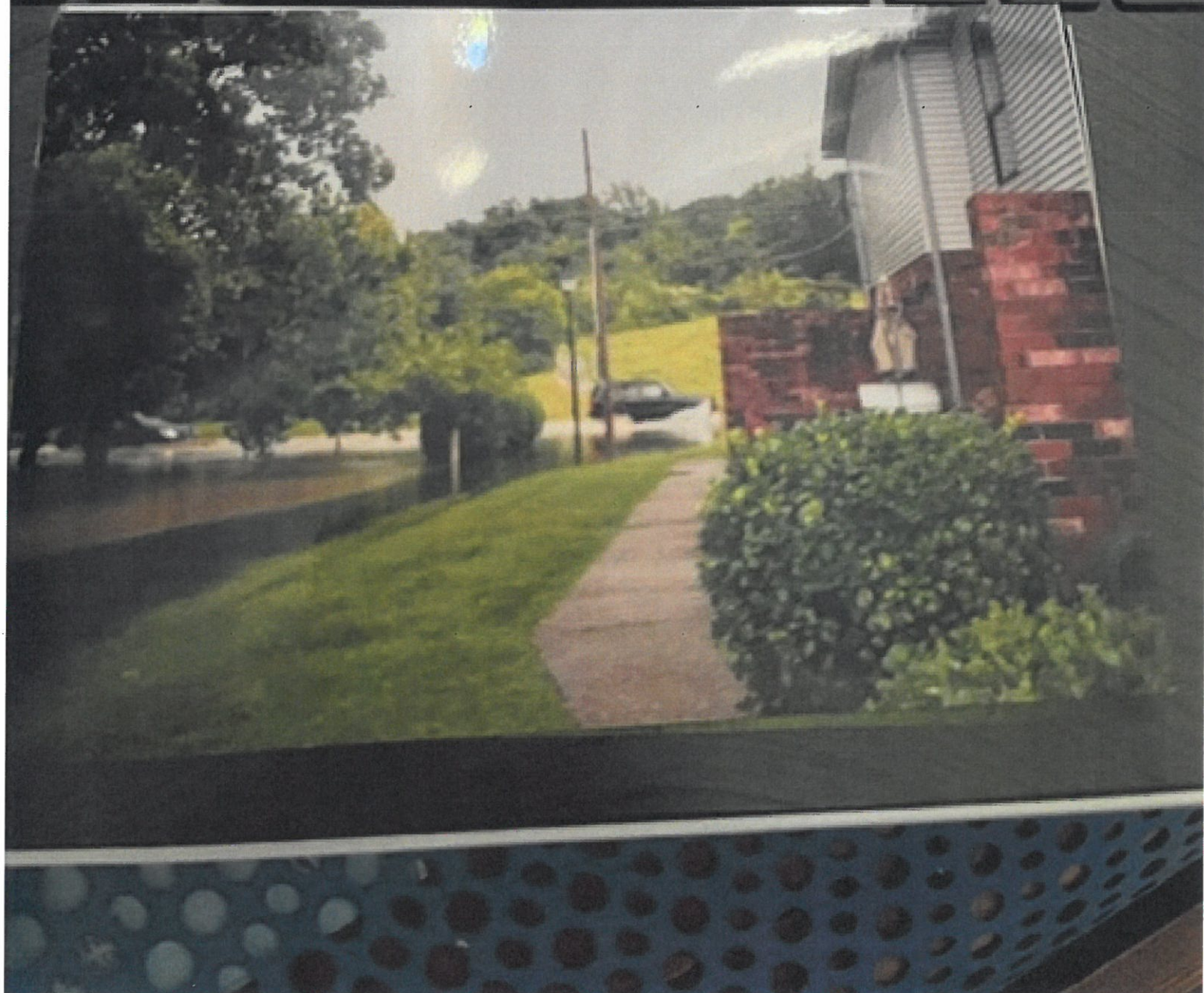
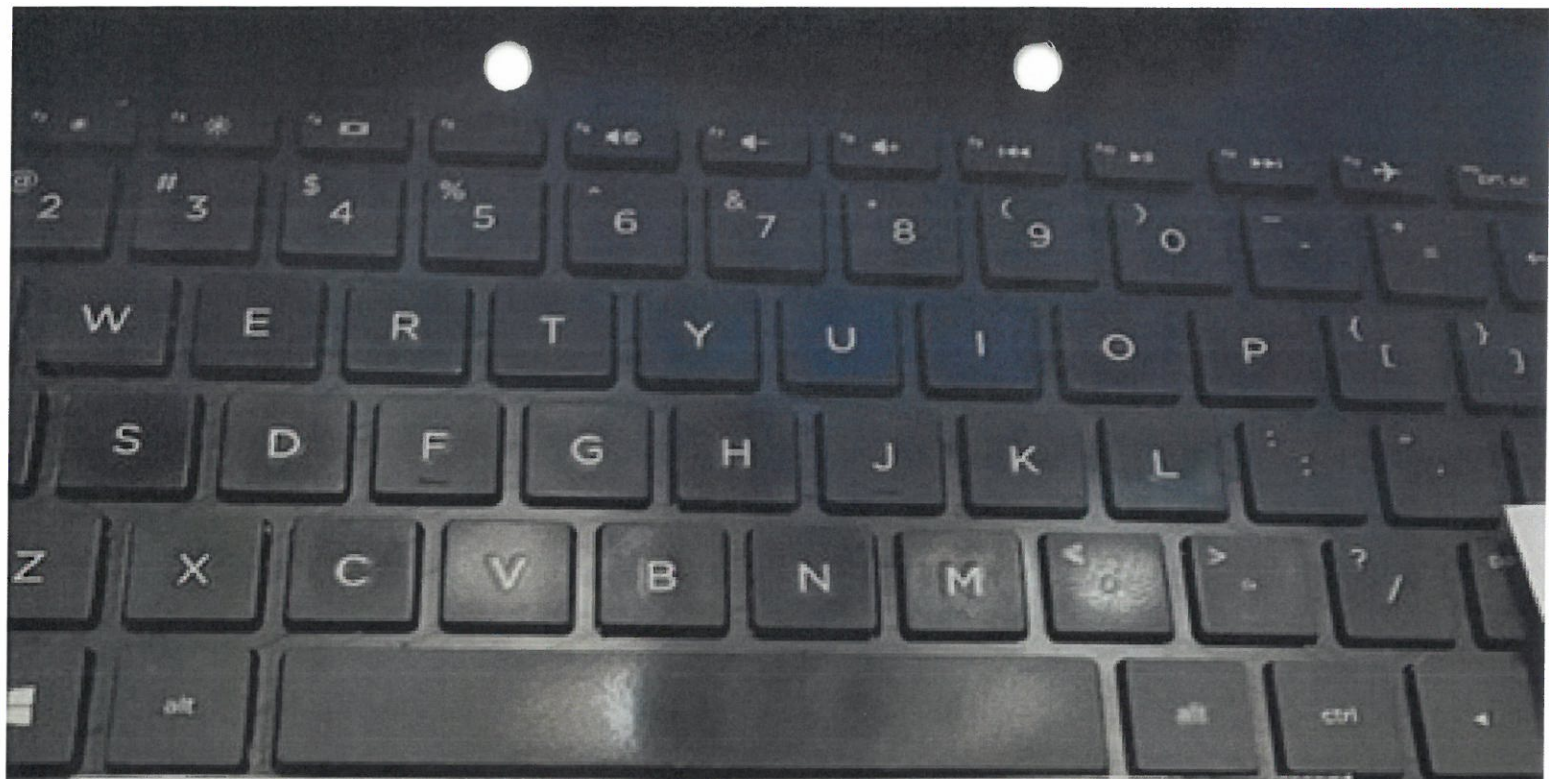
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(No. 9A)

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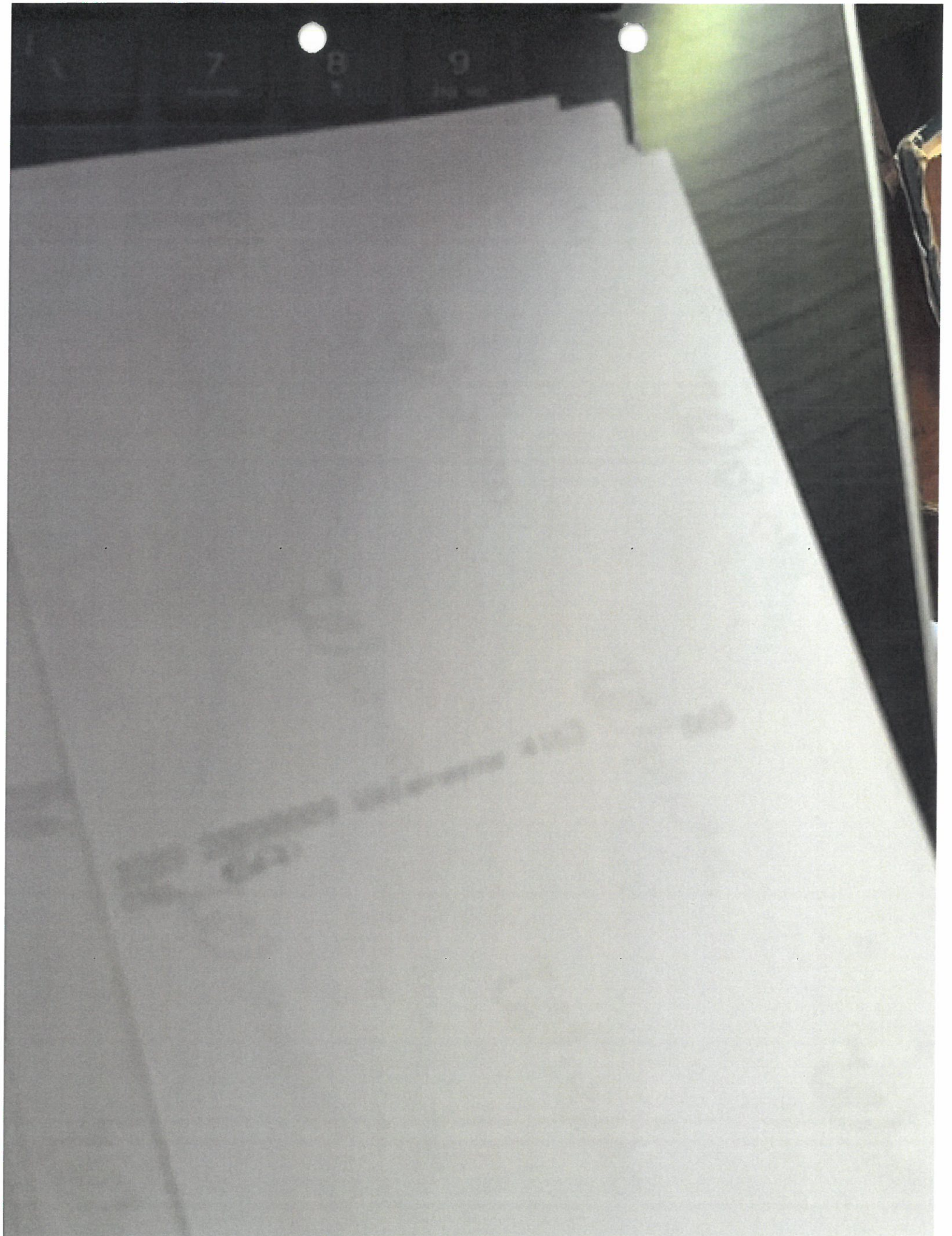


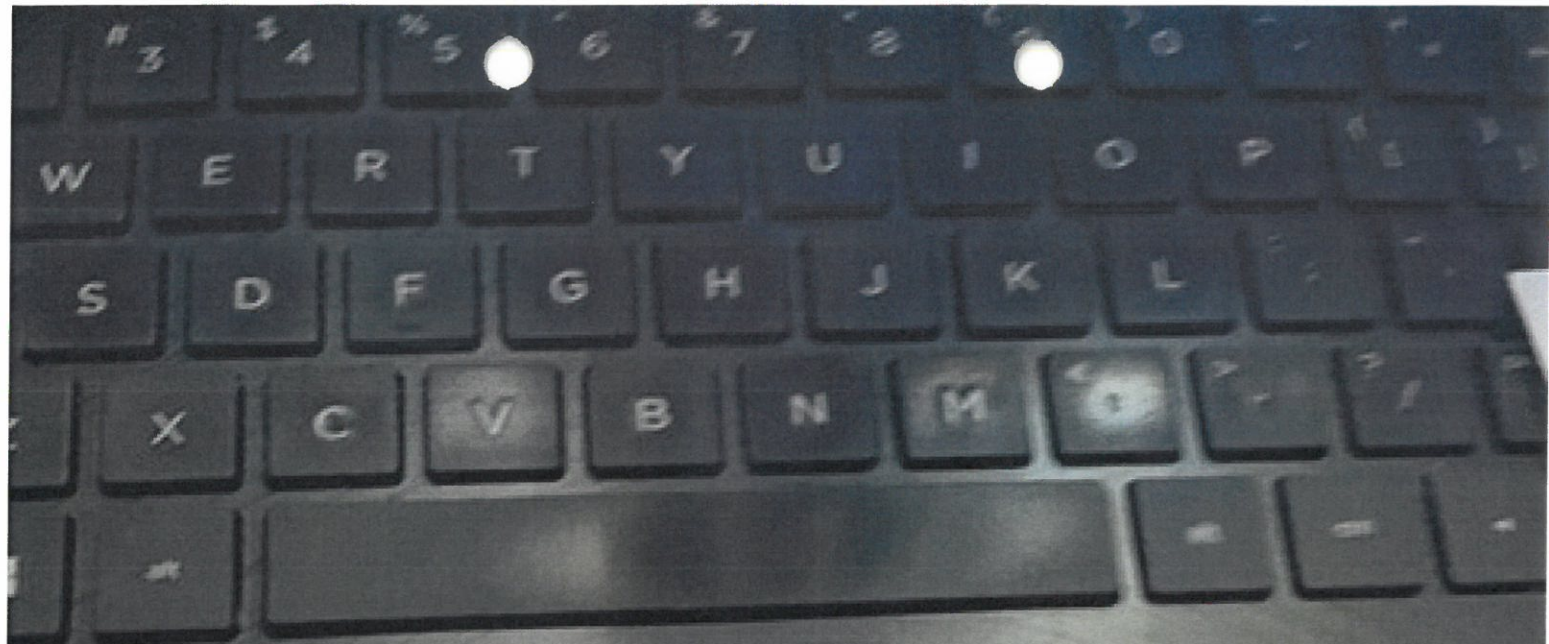
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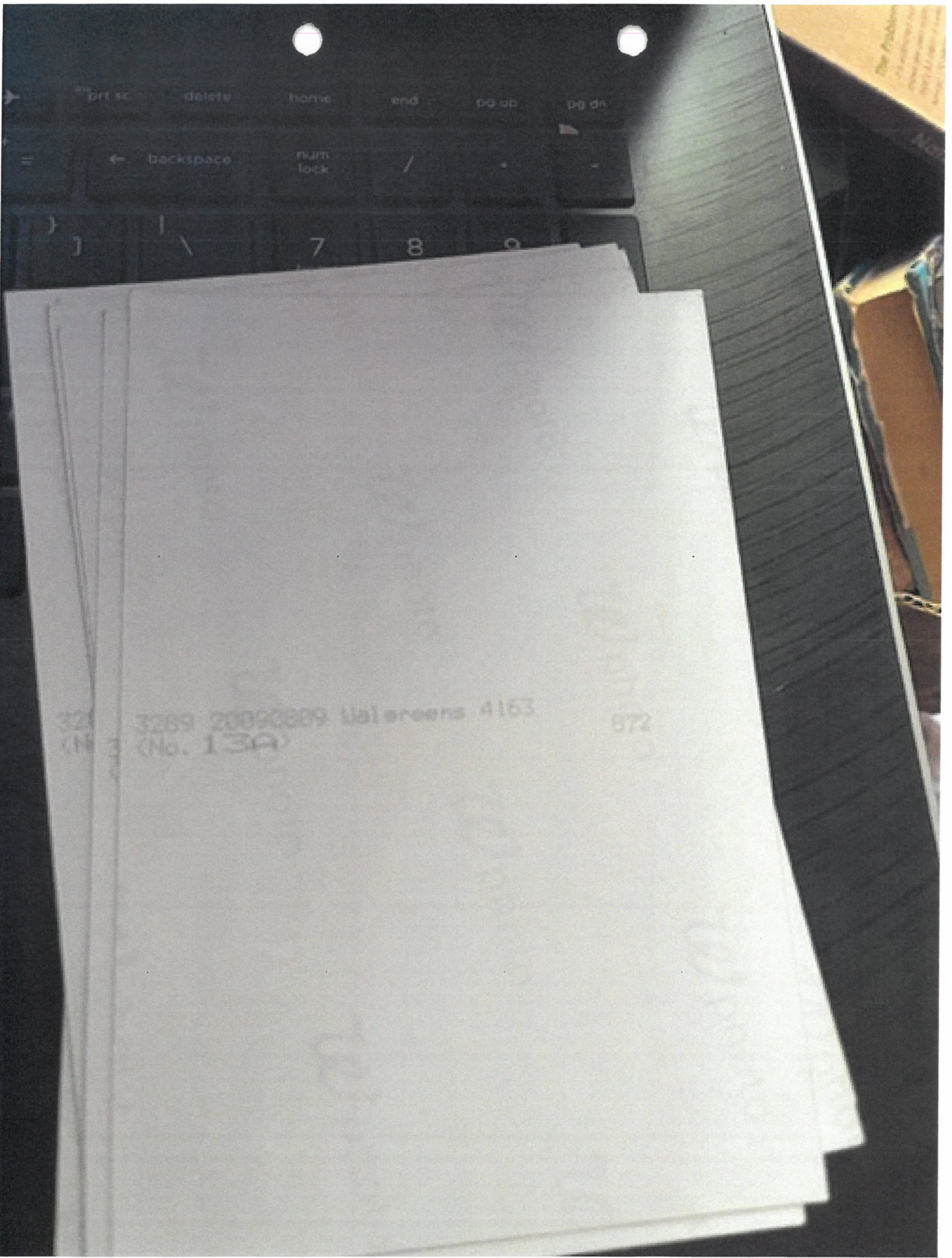
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(No. 10A)

869



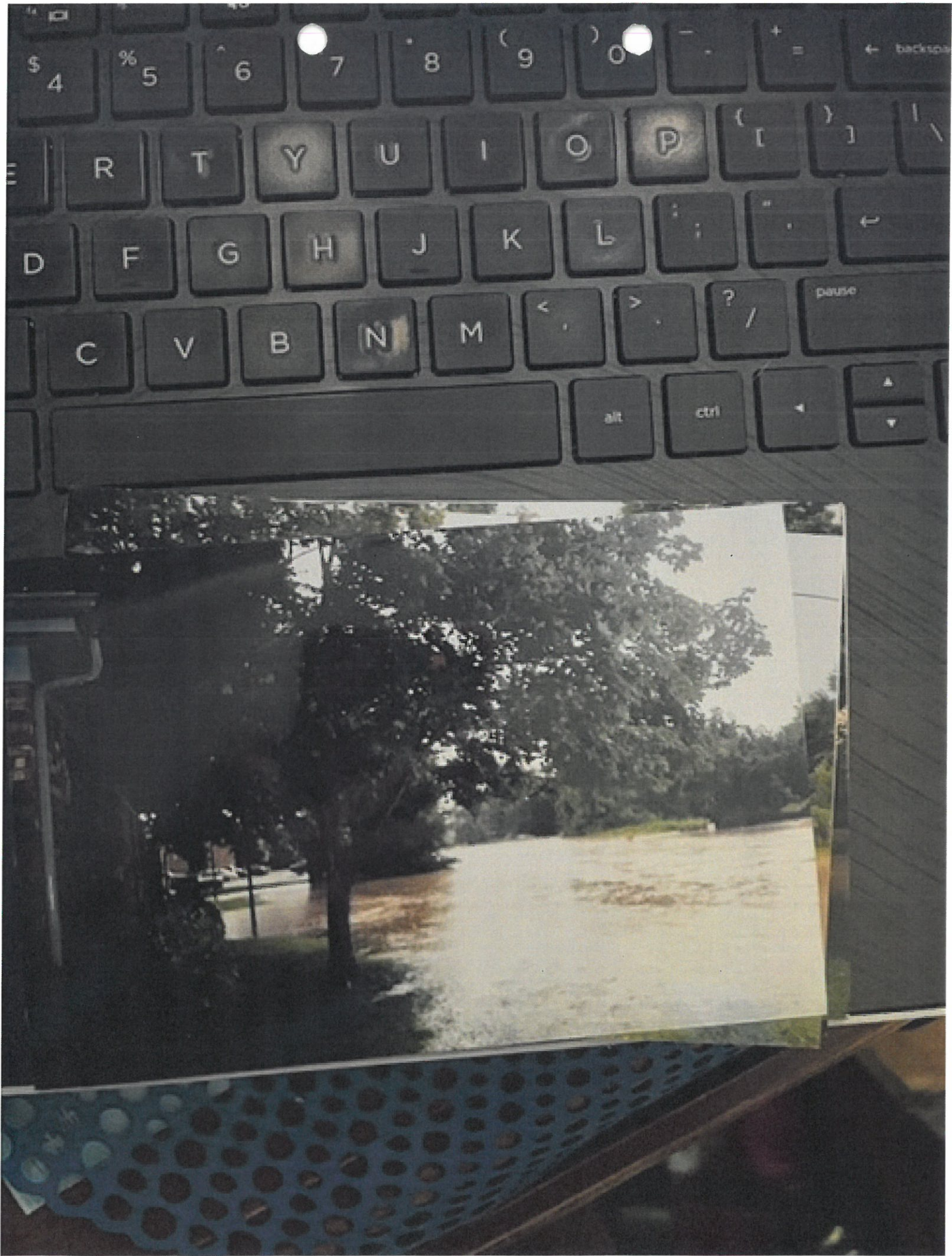






3289 20090809 Walereens 4153
(No. 13A)

872



St Germain, Dante

From: Michelle Hussey <hussey.michelle@yahoo.com>
Sent: Thursday, December 29, 2022 3:14 PM
To: St Germain, Dante; M Hussey; Harolah Cheser
Subject: flood map 7717 St Andrews Church Road

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Hello

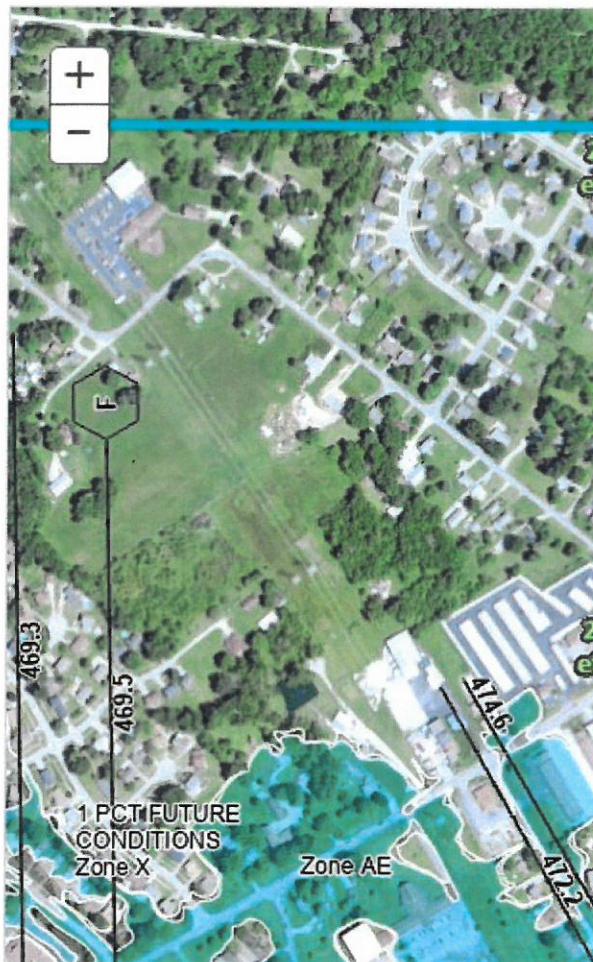
This is a copy of the FEMA flood map

As you can see, a majority of 7717 is on a FEMA flood plain .The run off would flood out Caridnal Oaks.And put COCA back on the FEMA flood plain and additional Flood insurance for the residents if we could get it.

Michelle Hussey

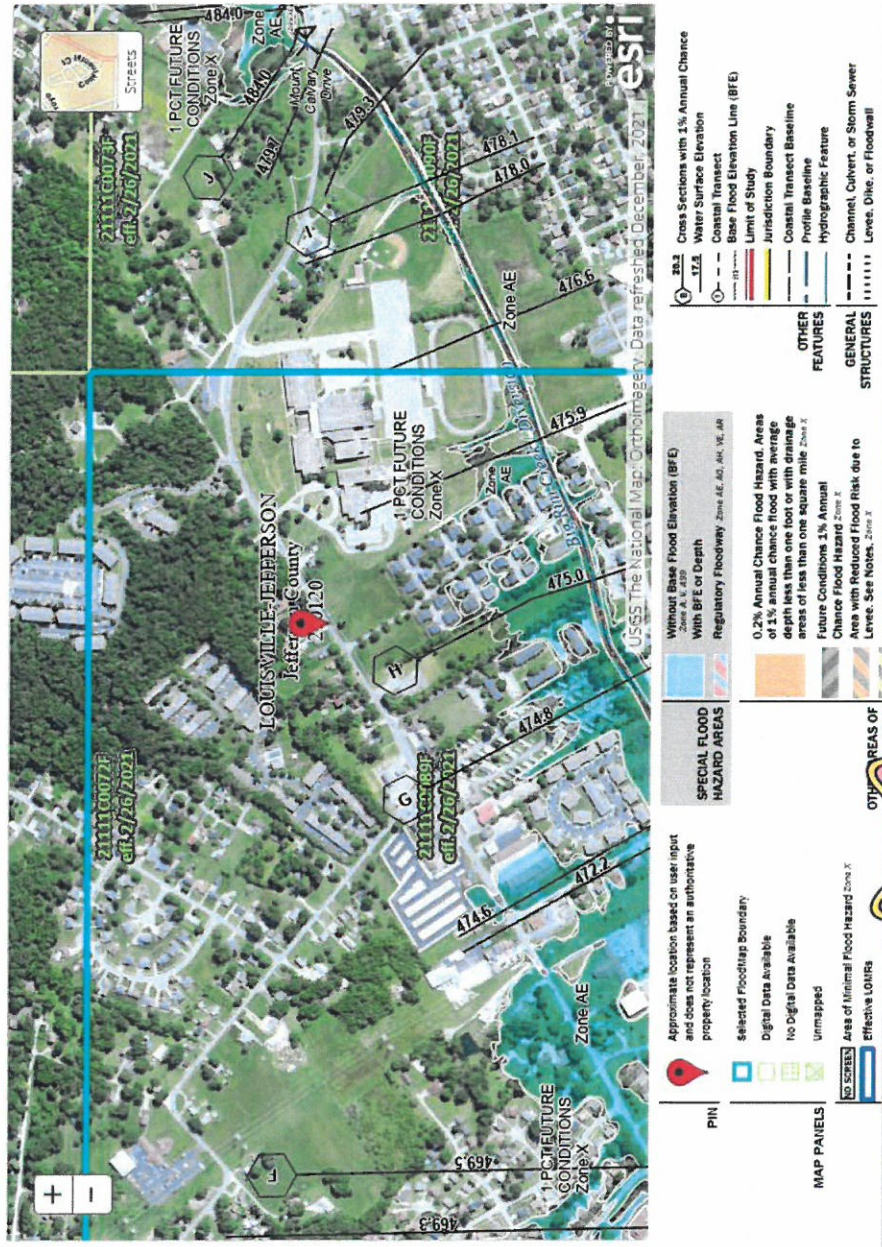
Michelle Hussey

You can choose a new flood map or move the location to a new location in the search field above. It may take a



- PIN**
- Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
- Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- NO SCREEN** Area of Minimal Flood Hazard Zone X
- Effective LOMRs**

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.



St Germain, Dante

From: Michelle Hussey <hussey.michelle@yahoo.com>
Sent: Friday, December 30, 2022 8:44 AM
To: Williams, Julia; St Germain, Dante; M Hussey
Subject: re zoning

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Hello

COCA and this area do not need a second Dollard store next to each other on the other side of Cardinal oaks road . My god why are they doing that? As they already are going to built the first dollar store next to Doss, we do not need a mega store of two dollar stores next to each other.

The traffic would be worse with the store semi trucks trying to go into and leave the same entrance as the customers.

The night time store lighting will shine in my bed room windows, and of other residents at night. We will have the lack peace and quite 24/7 due to store operations.

This area need to stay residential as there is very few areas for affordable housing being built. Is not that the mission of Louisville Metro more affordable housing?

Michelle Hussey

St. Germain, Dante

From: Cecilia Lynch <cecilialynch@gmail.com>
Sent: Wednesday, August 17, 2022 5:19 PM
To: St. Germain, Dante; Blackwell, Rick
Subject: 7717 St. Andrew's Church Road
Attachments: 7717 St. Andrews.docx

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Dear Dante,

Please add my letter to the file for this property.

Thanks,

Cecilia Lynch

Cecilia Lynch
3602 Stacy Court
Louisville, KY 40214

August 17, 2022

Dante St. Germain
Planning and Zoning

Dear Dante:

I wanted to formally submit that I live within one mile of 7717 St. Andrew's Church Road and I strongly oppose the change from residential to commercial. I have spoken to several neighbors and we all are against the change. The traffic in that area is terrible and would only be negatively impacted by putting a store there.

This proposed change goes against Plan 2040. No sane person would want a business twenty to fifty feet from their front door. Especially a business that would likely be open 14+ hours per day. This business would infringe upon residents' ability to enjoy their property. There would be noise all day from delivery trucks coming and going. Additionally, there would be patrons all day and the annoying weekly dumpster arriving at 6 am on the dot.

We all know how annoying it can be listening to large trucks in reverse. Imagine being awoken daily by the beeeep-beeeep-beeeep of trucks backing into the delivery area at the rear of the property next to the many homes of Cardinal Oaks. Additionally, many loud, vibrating diesel engines would be left running throughout the delivery which could potentially take hours. It would be unfair to expect residents living in an R-4 zone to suddenly be subjected to a commercial business less than 100 feet from their property.

Of course, a change like this would negatively affect the property value of the homes in the Cardinal Oaks Subdivision. The subdivision is currently a relatively quiet area.

There are many areas along the St. Andrew's Church Road corridor that are already commercially zoned. The one at Blanton and St. Andrews sat for sale for two years. It is now being revitalized with a new gas station and will improve the area. Commercial growth is welcome in the area, but not at the expense of future housing.

I completely oppose businesses that look for residential property at lower prices to turn into commercial properties. This does nothing for the area except lower property values and does not support the vision of Plan 2040. Specific to Plan 2040, this change would NOT "create memorable places . . . where all people are able to achieve their full potential." Finally, our area is in need of housing. Rezoning residential areas to commercial permanently limits future housing for our area.

Thank you for your assistance in this matter.

Cecilia Lynch

St. Germain, Dante

From: Cecilia Lynch <cecilialynch@gmail.com>
Sent: Monday, July 11, 2022 3:54 PM
To: St. Germain, Dante; Blackwell, Rick
Subject: Oppose property classification change at 7717 St. Andrews Church Road

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 Dante:

I will be at the meeting today, but I wanted to submit in writing that I live within one mile of the location and I strongly oppose the change to commercial. I have spoken to several neighbors and we are all against it. The traffic in that area is terrible and would only be negatively impacted by putting a store there.

Additionally, there are multiple derelict business properties within one mile that could be utilized. The one at Blanton and St. Andrews sat for sale for two years. It is now being revitalized with a new gas station and will improve the area.

I completely oppose businesses that look for residential property at lower prices to turn into commercial properties. This does nothing for the area except lower property values.

Finally, The store would back up to a large residential area creating a noise and excessive traffic.

Thank you for your assistance in this matter.

Cecilia Lynch
3602 Stacy Court
Louisville, KY 40214
District 12, formerly 25

St. Germain, Dante

From: gealr@iglou.com
Sent: Monday, July 11, 2022 1:54 PM
To: St. Germain, Dante
Cc: Dock, Joel; maureen.welch1222@yahoo.com; Liu, Emily
Subject: RE: 22-zonepa-0081 7717 St. Andrews Church Road

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Dante,

I see that the electronic notice was issued today, but it was issued to District 12. I'm not sure what district represented this property prior to redistricting, but I know that Amy Holton Stewart is in District 25 and her legislative assistant plans to be present tonight. The information on lojic indicates the property is now in District 25.

Also, the pre-application staff report is not in Accela.

Thank you.

Ann Ramser

On Mon, July 11, 2022 12:15, St. Germain, Dante wrote:

>
>
>
>
> The electronic notice is the responsibility of Planning and Design.
> After I received your email I checked to see if it had gone out
> electronically and we could not find any documentation that it had. We
> have sent out the notice today, and I have spoken with the applicant's
> representative to advise that they conduct a second, online neighborhood
> meeting to capture any interested parties who may receive their notice
> electronically only, after the one that is scheduled for tonight.
>
> Thank you for bringing this to our attention, and I apologize for any
> inconvenience. This was not the fault of the applicant.
>
>
>
> Dante St. Germain, AICP
> Planner II
> Planning & Design Services
> Department of Develop Louisville
> LOUISVILLE FORWARD

> 444 South Fifth Street, Suite 300
 > Louisville, KY 40202
 > (502) 574-4388
 > <https://louisvilleky.gov/government/planning-design>
 >
 >
 >
 >
 >
 >
 > Stay aware of new development in your area!Â Sign up for Gov Delivery
 > notifications at:
 > <https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>
 >
 >
 >
 > -----Original Message-----
 > From: gealr@iglou.com <gealr@iglou.com>
 > Sent: Saturday, July 9, 2022 10:21 AM
 > To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
 > Cc: Dock, Joel <Joel.Dock@louisvilleky.gov>; maureen.welch1222@yahoo.com;
 > Liu, Emily <emily.liu@louisvilleky.gov>
 > Subject: 22-zonepa-0081 7717 St. Andrews Church Road
 >
 >
 > CAUTION: This email came from outside of Louisville Metro.Â Do not click
 > links or open attachments unless you recognize the sender and know the
 > content is safe
 >
 > Dante,
 >
 >
 > Last week, I was advised by Maureen Welch that a meeting was being held
 > at Doss High School on Monday, July 11 regarding the proposed dollar
 > store. I asked about the source of the meeting and Maureen said she saw it
 > on a neighborhood app.
 >
 > As my sisters live fairly close to the proposed dollar store I let them
 > know about the meeting.
 >
 > My sister forwarded the meeting notice to me. The meeting being held on
 > July 11 is the neighborhood rezoning meeting that the applicant must
 > hold.
 >
 > I checked the inbox for IroquoisNA@gmail.com which is set up to receive
 > notices for all 26 council districts. I went through all emails received
 > since June 15 and did not see any notice about this meeting. I did see
 > other neighborhood meeting notices for various districts. I also
 > received other notices specific to district 25.
 >
 > I am pretty sure that Maureen Welch is signed up to receive notices for
 > district 25. Based on my conversations with her, I do not think she

> received the attached meeting notice.
>
> The notice itself indicates the notice was only sent to Tier 1 and 2, and
> Amy Holton Stewart.
>
>
> Can you please explain why this notice was not electronically sent to
> individuals registered to receive notices for district 25?
>
> Ann Ramser
>
>
> The information contained in this communication from the sender is
> confidential. It is intended solely for use by the recipient and others
> authorized to receive it. If you are not the recipient, you are hereby
> notified that any disclosure, copying, distribution or taking action in
> relation of the contents of this information is strictly prohibited and
> may be unlawful.
>

St. Germain, Dante

From: Powell, Brian
Sent: Thursday, July 7, 2022 12:54 PM
To: ts4198@yahoo.com; St. Germain, Dante
Cc: Holton Stewart, Amy; Harolah Cheser (littleredcorvet93@yahoo.com)
Subject: Re: Contact Councilwoman Amy Holton Stewart [#2466]

Mrs. Stinnett,

Thank you for message and sharing your concerns.

I have added the Case Manager, Dante St. Germain to this email to ensure your concerns are submitted the Planning Commission and its subcommittees as it is considered.

Dante,

Please ensure Mrs. Stinnett's concerns are recorded and shared with the Planning Commission and its subcommittees.

Thank you,



Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: Councilwoman Amy Holton Stewart <no-reply@wufoo.com>
Sent: Thursday, July 7, 2022 11:13 AM
To: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Contact Councilwoman Amy Holton Stewart [#2466]

Name Terry Stinnett

Address 

3014 Brookway Ct
Louisville, KY 40214
United States

Phone (502) 641-7885

Number

Email ts4198@yahoo.com

Comments

As a home owner at Cardinal Oaks Condominiums I wish to state that I am against the zoning change to commercial for the property at 7717-7721 St Andrews Church Rd.

I understand the proposed change is to allow the building of a Dollar General/Family Dollar type business. My opposition stems from the following:

Added traffic to St Andrews Church Rd. Turning west out of Cardinal Oaks Dr is difficult at the best of times. The traffic backs up due to the light at Blanton Lane. During school drop off/pick up that traffic is doubled. Putting another entrance/exit within @ 100 ft of Cardinal Oaks Dr will make it near impossible.

I understand there is a plan to add a middle turn lane to St Andrews. I used to live off Blue Lick Road. For 25 years I heard that Blue Lick would be getting the third lane to help with traffic. That project is still not complete. AND a road construction project will only increase the issue of access to East/West St Andrews Church Rd.

This type of business uses semi truck to deliver their goods. St Andrews Church Rd is not conducive to this type of traffic.

Added foot traffic through the condo. The roads and sidewalks of Cardinal Oaks are maintained by the co-owners of Cardinal Oaks. This type of business will encourage additional foot traffic throughout complex. We are already experiencing walk throughs of the school kids from both Trunnel Elementary and Doss High. An increase in this type of traffic will increase our need for added security measures and maintain landscaping etc creating an added expense to our home owners.

Added trash blowing around the neighborhood. All you have to do is visit other Dollar stores to prove that the surroundings of these stores is not maintained.

Additional Dollar store not needed in this area. There are 5-7 Dollar General stores within 5 miles.

Added water/run off concerns. This area was recently removed from the MSD flood plain. Construction of this type may be the cause of increased water retention to the Cardinal Oaks property.

An eyesore to the community. There is nothing attractive about a Dollar store. This eyesore can only have a negative affect on the property values at Cardinal Oaks.

It's not the amount of time you devote but what you devote to the time that counts.

Ms. Terry Stinnett

Home Owner

Cardinal Oaks Condominiums

St. Germain, Dante

From: Lauago, Andrea T
Sent: Thursday, July 7, 2022 11:51 AM
To: St. Germain, Dante
Subject: FW: Contact Planning and Design Services [#522]

Hi Dante,
I believe this is regarding case 22-ZONEPA-0081 which is assigned to you.

Best,
Andrea Lauago
Planning Supervisor
Office of Planning and Design Services

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, July 7, 2022 11:08 AM
To: Lauago, Andrea T <Andrea.Lauago@louisvilleky.gov>
Subject: Contact Planning and Design Services [#522]

Name	Terry Stinnett
Email *	ts4198@yahoo.com
Subject	proposed zoning change St Andrews Church Rd
Comment *	I am a home owner at Cardinal Oaks Condo. I am against this zoning change due to the added hardship on the traffic in that area, the lack of need for this type of dollar store and the eyesore it will create for the entrance to Cardinal Oaks. I expect to attend the meeting on July 11th to make my opposition known.

St. Germain, Dante

From: Powell, Brian
Sent: Tuesday, July 5, 2022 12:22 PM
To: fishcakes502; St. Germain, Dante
Cc: Harolah Cheser (littleredcorvet93@yahoo.com); Holton Stewart, Amy
Subject: Re: Family Dollar/Apartment Complex St Andrew's Church Rd.

Mrs. Watkins,

Thank you for your message and sharing your thoughts and concerns. I have added Dante St. Germain, the case manager for the Dollar General property.

To my knowledge the apartment complex does not yet have a case manger, but I will forward it to them as soon as I am aware of that case manager.

Your comments will be submitted for the record but I certainly recommend attending the upcoming neighborhood meeting scheduled for Monday, July 11 at Doss High School and future public hearings at the Planning Commission/subcommittees of the Planning Commission to ensure your concerns are heard by the Board Commissioners.

Dante,

Please ensure Mrs. Watkins concerns are reported to the Planning Commission and any subcommittee this zoning change will be heard by.

Thank you,



Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: fishcakes502 <fishcakes502@gmail.com>
Sent: Monday, July 4, 2022 1:15 PM
To: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Family Dollar/Apartment Complex St Andrew's Church Rd.

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We were recently informed at Cardinal Oaks Condos about the sale of the property at the entrance to our complex. There are a number of issues surrounding the implementation of this project.

1. This area cannot support the additional traffic. We are located immediately next to Trunnel Elem School and Doss High School not to mention the number of apartment complexes already in the area. We have daily traffic jams and accidents on a 2 lane road. It is almost impossible to pull onto St Andrew's Church Rd. due to the volume of traffic. I also work at the 360 Salon which is across from Doss High School. Our clients complain constantly about the traffic and the hazards of trying to cross traffic.
2. The property in question is higher than Cardinal Oaks and the runoff of water and drainage will cause flooding and standing water. We currently have a mosquito problem and that will only worsen.
3. Cardinal Oaks is privately owned and the property has signage including Private Property, No Trespassing, and No Outlet. We have to financially support the maintenance of our roads and sidewalks. We get no county or city assistance. The tenants of the surrounding apartments have no respect for our property and use our sidewalks and roads for their personal walkways to St Andrew's Church. They leave trash, steal from our porches/patios, and play loud obscene music. The construction of additional apartments will put more of this problem directly in our face.
4. Cardinal Oaks has a 15 mph speed limit and speed bumps to assist in reducing speeding. People constantly use our private drive to get to the schools or to Fordhaven Dr. There is no outlet to either destination and we will not share our private drive with the apartments or a retail establishment. People enter and then speed out when they realize there is no outlet. More traffic will be added to our community along with danger to our children, senior citizens, and pets.
5. The residents in Cardinal Oaks have a vested interest in our community as we own our homes. People living in apartments have no vested interest and could care less how the property looks or in maintaining the condition. We will have trash blowing onto our property, increased traffic on foot and by vehicle, and people using our dumpster to dispose of unwanted items. Our property values will decline and no one will want to move into our community.
6. There are seven (7) Dollar Stores in a three (3) mile radius of this location. I have never set foot in a Family Dollar Store and find no need for another.

I feel that both of these facilities are unwanted, unneeded, and will be detrimental to our community. The South end of Louisville is a dumping ground for low income apartments to replace the neglected and rotting projects of the city of Louisville. The Southend is in need of higher quality restaurants not more fast food. We need quality clothing stores. If I need to buy clothing appropriate for my age and lifestyle, I have to drive to the East End or to Jeffersonville, Indiana. I realize the amount of theft that has come to the Southend is a deterrent but nothing is being done to stop the criminals. They are allowed to walk out of the store with no consequences. Make that a priority along with stopping the number of gunshots we hear daily.

Please work in harmony with us to prevent the implementation of another unwanted retail store and apartment complex.

Sincerely,

KATHY E WATKINS
3008 KNOLLVIEW CT
LOUISVILLE, KY. 40214

Sent via the Samsung Galaxy A52 5G, an AT&T 5G smartphone

St. Germain, Dante

From: Powell, Brian
Sent: Friday, July 1, 2022 9:04 AM
To: harolah cheser; St. Germain, Dante
Cc: heyn3113@yahoo.com; Kathy Watkins; Holton Stewart, Amy
Subject: Re: meeting at Doss HS

Harolah,

The meeting's location is set by the applicant. We do not have control over the location; however I will respond to your email in another email directing your concerns to Jon Baker, the listed primary contact, so they can answer your questions/hear your concerns.

Thank you,



Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

From: harolah cheser <littleredcorvet93@yahoo.com>
Sent: Thursday, June 30, 2022 5:33 PM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: heyn3113@yahoo.com <heyn3113@yahoo.com>; Kathy Watkins <fishcakes502@gmail.com>
Subject: meeting at Doss HS

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Brian

One other concern I have that I failed to ask you about. The meeting at Doss HS the entrance has quite a few steps to climb getting into the meeting. Most of our residents are on the elderly or have handicap issues. Will there be a entrance at ground level to assure these residents will be able to attend. Meeting at Trunnell Elementary auditorium has no steps to enter, the entrance is on ground level and would have been the better option to hold this meeting to accommodate the special needs of the attendees. What I don't need is a group of older or people with disability's standing outside in the heat. Thanks for hearing my concern of location of this meeting.

Thank you
Harolah Cheser

554-4402

St. Germain, Dante

From: Powell, Brian
Sent: Thursday, June 30, 2022 4:36 PM
To: littleredcorvet93@yahoo.com
Cc: Holton Stewart, Amy; St. Germain, Dante
Subject: 7717 St. Andrews Church Road Dollar General Zoning Change & 7727 St. Andrews Church Road Apartments

Harolah,

Thank you for your phone call earlier today. As we discussed, I will be in attendance at the neighborhood meeting to hear out the neighbor's concerns, questions, etc. for the proposed Dollar General store & C-1 zoning change.

Dante St. Germain is the case manager for the 7717 St. Andrews Church Road case and she may be reached via email at dante.st.germain@louisvilleky.gov or by phone at 502-574-4388. If you have specific questions about the planning & zoning process or questions about this application please feel free to reach out to her to assist you. I am also happy to answer any questions I can to assist you and your neighbors.

You also requested contact information for Ann Ramser of the Iroquois Neighborhood Association: iroquoisna@gmail.com

Finally, as I stated on the phone:

- The Dollar General C-1 Zoning change will require a zoning change and thus will need to be approved at the subcommittees of the Planning Commission with a recommendation of approval or denial by the Planning Commission to the Louisville Metro Council, each of these two meetings are Public Hearings allowing public comment in favor, neutral or opposed to speak to their concerns. The Louisville Metro Council will make their decision based upon the record of these meetings and do not permit public input.
- The proposed apartments at 7727 St. Andrews are already properly zoned and just require a Revised District Development Plan that the Planning Commission will review. This case will not come to Metro Council. If your community has any concerns with either of these proposals please encourage them attend and speak at the public hearings and to put their concerns in writing and send them to our office and Dante to ensure the commissioners have their concerns on the record before the public hearings.

I hope this information is helpful. If you need anything further, please feel free to reach out and I will help in any way I can.

Thank you,



Brian Powell

St. Germain, Dante

From: gealr@iglou.com
Sent: Friday, June 24, 2022 9:46 PM
To: St. Germain, Dante
Subject: Dollar General Proposal on St. Andrews Church Road Case No. 22-ZONEPA-0081

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Dante,

The property owner of 7717 St. Andrews Church Road filed a pre application to rezone the property from R 6 to C-1 to build a Dollar General store. I oppose this rezoning.

With a 30,000 housing shortage, I oppose rezoning any residential property to commercial property.

We have an over supply of dollar stores. I do not believe they are good for the area. In fact, I think they are bad for the area.

The proposed rezoning is close to Doss High School and Trunnel Elementary.

Along with the narrow two lane St. Andrews Church Road and nearness of the schools, I believe traffic will be an issue especially when school is in session.

Ann Ramser

St. Germain, Dante

From: Evan Meszaros <sendittoevan@gmail.com>
Sent: Friday, June 17, 2022 12:10 PM
To: St. Germain, Dante
Subject: RE: proposed dollar general store 7717 St. Andrews Church Rd - proposed warehouse 6208 New Cut Rd

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Which case is this for specifically? The St. Andrews Church Road rezoning?
Yes. The rezoning for a Dollar Store.

Cheers,
Evan

Evan Meszaros
sendittoevan@gmail.com
ig: [@meszarotops](#)
tw: [@eameszaros](#)

On Jun 17, 2022, 08:36 -0400, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>, wrote:

Which case is this for specifically? The St. Andrews Church Road rezoning?

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

<https://louisvilleky.gov/government/planning-design>

<image001.png>



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From: Evan Meszaros <sendittoevan@gmail.com>

Sent: Friday, June 17, 2022 8:22 AM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: Re: proposed dollar general store 7717 St. Andrews Church Rd - proposed warehouse 6208 New Cut Rd

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It is important for locals to understand the underlying predatory behavior of Dollar Stores and their long-term negative effect on neighborhoods. Here are a few articles that I hope can help persuade people to fight against these businesses in our community.

<https://www.courier-journal.com/story/opinion/2021/10/27/dollar-stores-exploit-hardship-what-west-end-needs-fresh-food/6107403001/>

<https://www.dmagazine.com/frontburner/2020/08/dollar-stores-are-a-sign-of-urban-decay-its-time-to-stop-their-spread/>

<https://www.businessinsider.com/dollar-stores-face-backlash-exploitative-practices-2019-9>

<https://progressive.org/magazine/dollar-stores-prey-on-the-poor-sainato-191001/>

Cheers,

Evan

Evan Meszaros

sendittoevan@gmail.com

ig: [@meszarotops](#)

tw: [@eameszaros](#)

On Jun 16, 2022, 16:54 -0400, Iroquois Neighborhood Association <iroquoisna@gmail.com>, wrote:

Please see the URL for information on proposals for a Dollar General Store and warehouses.

22-ZONEPA-0081 Dollar General 7717 ST ANDREWS CHURCH RD District 25 (next to Trunnell Elementary School) Case Manager Dante.St.Germain@louisvilleky.gov. A change in zoning from R-6 to C-1 on 2 acres for a proposed 10,640 square foot commercial building. WE NEED HOUSING NOT ANOTHER DOLLAR STORE

22-ZONEPA-0082 New Cut Center Lot 1 6208 NEW CUT RD District 25 case manager Dante.St..Germain@louisvilleky.gov A change in zoning from C-2 to C-M for the development of warehouses on 7.2231 acres in the SW form. DO WE REALLY NEED MORE WAREHOUSES

Also, a revision to the building proposed at 5437 New Cut Road was submitted.

[IARC Weekly Activity Report 06.15.22.pdf \(govdelivery.com\)](#)

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