

From: [Abby Long](#)
To: [Dock, Joel](#)
Subject: Re: 20-zone-0111
Date: Saturday, January 23, 2021 12:00:06 AM

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

My public comment for the Land Development & Transportation meeting regarding 20-ZONE-0111 on January 28th:

I am a resident at 1251 S Clay St. I wish to see this zoning permit denied. There are plenty of facilities in Louisville with an EZ-1 designation. Why does this business want to convert a C-1 to EZ-1? Because they think the neighbors will not notice. EZ-1 opens the door to C-2 & M-3 zoning. I am staunchly opposed to having another industrial business designation in this neighborhood. If it's this easy to get a zoning change, what is the point of a planning commission if only to rubber stamp zoning change requests? That's how it feels in this case.

There are numerous goals in the 2040 plan that this zoning change actively goes against. Page 77, goal 3 community facilities, land use & development #2

- Design **community** (*not industrial*) facilities within residential areas so that they will not detract from the residential character of the immediate neighborhood. Mitigation may be required to address issues such as signs, noise, lighting, traffic, parking, and odors.

Page 83, goal 1 economic development, land use & development #5

- **Require industrial developments to locate with the appropriate transportation connectivity, near an arterial street or within existing industrial subdivisions.** (*Shelby Park neighborhood is not an industrial subdivision nor do we desire to be.*)

Page 93, goal 2 livability, ensuring equitable health & safety outcomes for all, programmatic #1

- **Strengthen and expand programs that reduce the risk from environmental hazards in residential neighborhoods [...].** ([CJ article from Lou sewer explosion from 1981- hexane vapors from soybean oil extraction illegally discharged](#))

Page 95, goal 4 livability, Integrate sustainability and resilience in community planning processes, programmatic #7

- **Develop a plan to reduce carbon emissions** and address potential threats due to changing weather ([In some municipalities, carbon dioxide emissions resulting from the export of soybean and derivatives are more than 200x higher than in others.](#))

I am aware that very few zoning changes are actually denied, the requests below should the LD&T decide to go against the neighborhood's wishes:

1. a contingent EZ-1 zoning only for Louisville Vegan Jerky. if they sell the building or no longer run LVJ biz out of that building, it reverts to C-1 for their tenants or new owners
2. employ no less than 3 people (that's 10% of their current workforce) with a Shelby Park residential address. (I believe in the public interest meeting they said 40203 & mentioned Germantown & Schnitzelberg alot. 40203 zip is a pretty wide range of town & made no mention of Shelby Park neighborhood where they would be operating.)
3. No business/semi truck traffic to be routed through neighborhood streets (spefically Ormsby or Camp). Truck traffic needs to stay on state roads. Make Bergman St connect between Jackson St & S Shelby St. Buildings on Bergman are all industry. They could benefit from this too.. Woodbine could be connected with Bergman and then Preston Hwy is accessible for all these industries without disruption to neighborhoods (other than the state roads that we already have problems with)
4. Provide a detailed plan to neighbors if they plan to use [hexane gas](#) for processing. I don't know specifics on soybean processing treatment, but maybe there are less risky options than using hexane gas.
5. Solar panels, modern design, green space, trees, the most LEED certified building you've ever seen. If this standard of allowing EZ-1 businesses next to residences is the new norm, the design standards need to be high. Our health is on the line here. We already have major issues with the industrial facilities on Bergman not tending to their property. We don't need another of that nature.
6. A retail shop and public tour so that neighbors can engage with the business.

Thank you for allowing my comment, Joel.

Abby Long

she/her

731-676-0195

abbyl_2008@hotmail.com

From: Dock, Joel <Joel.Dock@louisvilleky.gov>

Sent: Thursday, January 21, 2021 10:44 AM

To: Abby Long <abbyl_2008@hotmail.com>

Subject: RE: 20-zone-0111

The case is scheduled for next Thursday. Possibly there was a typo on the date for comments. You can email any comments you may have up until next Wednesday and if I don't get them until

Thursday morning they will still be included.

Joel P. Dock, AICP

Planner II

Planning & Design Services

502-574-5860

From: Abby Long <abbyl_2008@hotmail.com>

Sent: Wednesday, January 20, 2021 6:45 PM

To: Dock, Joel <Joel.Dock@louisvilleky.gov>

Subject: 20-zone-0111

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

Request for public comment.

Hi Joel, I see the deadline was for 5:00pm today. Is that for written comments only? Or speaking at the meeting in general regarding this case?

Thanks

Abby Long

731.676.0195

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.

From: [Monsma,Robert Elliot](#)
To: [Dock, Joel](#)
Subject: 1311 S Shelby
Date: Thursday, January 28, 2021 12:16:22 PM

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

Hi Joel,

I was hoping to add to the public comment for rezoning of the former Sav-a-Lot at 1311 S. Shelby St. As a resident of District 4, I am against the rezoning to EZ-1 until significant efforts are made by the developer to engage the community to negotiate a Community Benefits Agreement with the surrounding neighborhoods. It is insensitive to the historic context to siting noxious uses within Black neighborhoods and regardless of whether the developer believes their impact will be minimal, we need to set a precedent of maximum community engagement and maximum benefit if we are to allow industry back into dense communities. Thank you for your efforts to work this out, it is much appreciated.

Best,
Rob Monsma

Get [Outlook for iOS](#)



Coating that works the first time!

VCT/VINYL

TILE & GROUT

CONCRETE

METAL

To whom it may Concern,

As a local business owner, I am writing in favor of the rezoning for the renovation on Shelby Park for the Louisville Vegan Jerky Company. It is my understanding that the building is vacant and will be put to great use providing many jobs for people that might be less fortunate due to the COVID outbreaks.

I have work closely with the owners of Louisville Vegan Jerky Company on previous locations and feel they will bring great value to the downtown market. In the years past with riots and COVID situation, I feel our government needs to do everything possible to bring value and industry to continue to revitalize the downtown area.

Thanks again,

Kyle Wuchterl
President-Managing Partner
Xtreme Coating Solutions

Xtreme Coating Solutions

6319 W. Hwy 146, Suite 101
Crestwood, KY 40014

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Cc: [Haberman, Joseph E](#)
Subject: FW: Public Hearing Item Comment Form [#45]
Date: Monday, February 8, 2021 7:33:45 PM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Monday, February 8, 2021 7:29 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#45]

Name *	Bryce Biery
Address *	<input type="checkbox"/> 1227 Logan street Louisville , Kentucky 40204 United States
Email	biery.bryce@gmail.com
Phone Number	(502) 759-3808
What is the case number of the development application? *	20-zone-0111
Comments *	<p>Hello, this message is meant to serve as my formal notice in support of the requested zoning change by Louisville Vegan Jerky co at the former Save-A-Lot site.</p> <p>I am in favor of the requested change. I own several large buildings in very close proximity to this property and operate several business from here. Additionally I live nearby at 1008 E. Kentucky St.</p> <p>I believe that LVJ will make a positive addition to the neighborhood and they will be a good custodian.</p> <p>Sincerely, Bryce Biery</p>
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	Yes

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#46]
Date: Tuesday, February 9, 2021 10:44:50 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 9, 2021 10:42 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#46]

Name *	Linda Erzinger
Address *	<input type="checkbox"/> 1035 Ash St. Louisville, Kentucky 40217 United States
Email	lindaerzinger@yahoo.com
Phone Number	(502) 468-3765
What is the case number of the development application? *	20-ZONE-0111
Comments *	I fully support this zoning change. The addition of a local manufacturing place will provide jobs and fill an abandoned building that no one else seems to want. Even better that it's a local company who is making environmentally friendly product. Bring it on!
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Davis, Brian](#)
To: [Dock, Joel](#)
Subject: FW: Public Hearing Item Comment Form [#47]
Date: Tuesday, February 9, 2021 10:56:34 AM

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 9, 2021 10:52 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#47]

Name *	Victoria Sommer
Address *	<input type="checkbox"/> 810 Fetter Ave Louisville, KY 40217 United States
Email	victoria.c.sommer@gmail.com
Phone Number	(502) 548-6697
What is the case number of the development application? *	20-ZONE-0111
Comments *	I support them! This proposal is a guaranteed improvement rather than a slew of "what ifs", "wouldn't it be nice" that don't come to fruition and our neighborhood would still be stuck with a graffitied, abandoned building right by train tracks. As a community we should help them revitalize it for our own safety concerns and neighborhood value. Fixed is better than empty and shambles. It's just a bonus that it's a locally owned company that is making vegan snacks!
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [bryce biery](#)
To: [Arthur, Jecorey](#); [Mulvihill, Patrick](#); [Steve Magre](#); [Maria Gurren](#); [Wohl, Geoff](#); thecouncil@schnitzelburg.org; [Hello@lvjco.com](mailto>Hello@lvjco.com); jnnfr.r.chppll@gmail.com; [James, David A](#)
Cc: [Dock, Joel](#); mike@mikemorrislaw.com; schnitzelburg@yahoo.com
Subject: Save-A-Lot (20-zone-0111)
Date: Tuesday, February 9, 2021 9:48:37 AM

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

To whom it may concern,

Good morning, this message is meant to serve as my formal notice in support of the requested zoning change by Louisville Vegan Jerky co at the former Save-A-Lot site (20-zone-0111). I am in favor of the requested change. I own several large buildings (1217 and [1227 Logan Street](#)) in close proximity to this property and a variety of businesses operate from here.

Additionally I live nearby at [1008 E. Kentucky St.](#)

I believe that LVJ will make a positive addition to the neighborhood and they will be a good custodian. While I do agree with the opposition that an industrial zoning change is not perfect, the purchase and reuse of this severely neglected building IS ideal. A local company investing locally is ideal.

The alternative to granting this zoning change means allowing this building to further deteriorate and continue to be a blight on the neighborhood. The longer this property sits the less appealing it will be to prospective businesses. Other potential users of this property may still ask for the same zoning change. This property has been on the market for long enough to give other interested parties ample time to consider and pursue different uses.

It is my opinion that this is a good opportunity for the neighborhood and I certainly hope we don't miss out.

Sincerely,

Bryce Biery

[502-759-3808](tel:502-759-3808)

From: [Mark Costagliola](#)
To: [Dock, Joel](#)
Cc: gregg@lvjco.com
Subject: Louisville Vegan Beef Jerky
Date: Monday, February 8, 2021 2:50:49 PM
Attachments: [image001.jpg](#)

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

Good Afternoon Joel,

I wanted to reach out to you in support of Louisville Vegan Beef Jerky and their plans to build their HQ and production facility on Shelby Street. I support this project because it will allow for an abandoned property in our city to be used for good. Not only will it be more appealing to look at, it will also create employment opportunities for people in the city. We all know that 2020 was a hard year for everyone and any company that wants to come in and employ our citizens should be encouraged. Not only that but the economic advantages to adding this company is one that cannot be ignored. It would be a disservice to the city to not allow for this company to move into the Shelby Street location. Please allow the re-zoning to pass.

Thank you,

Mark Costagliola

Klein Brothers Door and Frame
1325 West Broadway Louisville, KY 40203
Direct: (502) 640-7042 **Office:** (502) 562-9457

