

## Williams, Julia

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**From:** Peter Bodnar <pdb3@aye.net>  
**Sent:** Wednesday, February 24, 2016 2:44 PM  
**To:** Williams, Julia  
**Subject:** 15Zone1057

Dear Ms. Williams,

The zoning change and waivers requested for the development at 6503 Billtown Rd. **Case #15ZONE1057** should be denied until such time that the existing traffic, drainage and environmental issues are addressed. There is no pressing need to exacerbate traffic tie-ups for the surrounding neighborhood due to the schools and bus depot. Those issues should be fixed before any new activity is permitted.

Run-off during increasingly frequent storm events pollutes Chenoweth Run and the Floyds Fork watershed and would be increased by more commercial activity. MSD's preliminary approval does not mean final approval. MSD is having a hard time keeping up with sprawling infrastructure demands. Let it redesign the site with the status quo before adding to the load! The developers logic suggests that the best use for all exits from the Synder are gas station / strip malls, and that they are needed on both sides of the road in order to make turning across traffic unnecessary. This is not true and represents ***sprawl thinking*** run amuck.

This is not a case for "reducing miles travelled". This is a school and neighborhood "zone", currently free of the hazards that come with commercial activity..

Please let it remain so.

Sincerely,

Peter Bodnar III  
Co-President, Floyds Fork Environmental Association

## **Williams, Julia**

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**From:** Brown, Dale L  
**Sent:** Monday, February 15, 2016 2:18 PM  
**To:** Williams, Julia  
**Cc:** Dolphgreen@aol.com  
**Subject:** RE: 6503 Billtown Rd. Rogers Property Development

I also forgot to mention that my family's driveway and surrounding green space has been exclusively maintained by my family since 1992 (24 years) and neither the state nor other adjacent property owners have done any kind of maintenance since that time.

Sincerely,  
Dale

---

**From:** Brown, Dale L  
**Sent:** Monday, February 15, 2016 2:10 PM  
**To:** Williams, Julia  
**Cc:** [Dolphgreen@aol.com](mailto:Dolphgreen@aol.com)  
**Subject:** 6503 Billtown Rd. Rogers Property Development

Hi Julia,

I received a "Notice of Public Meeting" on February 25, 2016 regarding the Rogers property development located at 6503 Billtown Rd.

Do you have a copy of any revised/the latest plans regarding the development? I looked at the Codes and Regulations website and the latest plans that I could find are dated February 1, 2016.

My family and I attended the first meeting in November and voiced our concerns regarding the use of our driveway. The developer's attorney stated that he spoke to JCPS and both of us (JCPS and my family) stated that our driveway would not be an option for access to the planned development and the attorney assured us that this would be changed. Shortly afterwards, the plans were revised to create access on the Rogers property itself. However, current plans show access by using our driveway again and the General Waiver Application dated February 1, 2016 has a couple of discrepancies. Namely, that the waiver will "not adversely affect adjacent property owners" and "this property adjoins a dead-end state road." My family's historic property (listed on Metro, State, and Federal Historic Registers) is the primary property affected by this development and we have not been notified of any subsequent meetings regarding the development. The use of our driveway will not only cause personal and economic hardships for my family, but will destroy the historic character and privacy that this driveway currently offers. The waiver also references my family's driveway as "dead-end state road." The driveway was installed for the sole purpose of access to my family's property, to which the state had to provide access after the original driveway was eliminated for the Gene Snyder/Jefferson Freeway project.

Any assistance that you can provide is appreciated.

Thank you again for your help.

Dale

**Dale Brown**  
**Louisville Metro Police Department**  
**Research and Development**  
**633 W. Jefferson St.**  
**Louisville, KY 40202**  
**Phone: (502) 574-4751**  
**Fax: (502) 574-4630**  
**[Dale.Brown@louisvilleky.gov](mailto:Dale.Brown@louisvilleky.gov)**

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[Petitioning Case Manager Julia Williams and 1 other](#)

# Conditions for Billtown Road Retail Center at Corner of Billtown Road and Gellhaus Lane

## Billtown Road Neighbors



Julia Williams: Conditions for Billtown Road Retail Center

Sign this petition

150 supporters  
\$0 needed to reach 200

First name

Last name

Email

United States

Street address

Your city

Zip code

Choose state

I'm signing because...  
(optional)

Share with Facebook friends

Keep me updated on this campaign and others from Billtown Road

## Billtown Road Neighbors

150

Supporters

Neighbors

Display my name and comment on this petition

The Retail Center proposed at the corner of Billtown Road and Gellhaus Lane in Louisville, Kentucky is posing concerns for the neighboring areas, such as those in the 40299 and 40291 zip codes, and those whose children attend Farmer Elementary School and Remond Middle School. We are concerned about the increased noise, safety for our children playing and walking to and from school, aesthetics and increased traffic this will create. By asking for certain conditions to be met, we feel that the Retail Center campaign help Change.org's mission to help change what we want to see in our communities. We are asking for the following conditions to be met to ensure the safety of our neighbors and maintain the property values of our homes.

Some examples of the conditions we are asking for:

### Noise:

- Fuel stations not be 24-hour operating
- Music and announcements be from 7am to 9pm only

### Aesthetics:

- Planting of mature landscaping
- Buildings match the existing structures in the near-by community (per Cornerstone 2020)
- No exterior restroom access at fuel station
- Street lights and signs be kept at or below 16 feet

### Tenant Restrictions: (None of the below)

- Pawn shop
- Hotel / motel
- Funeral home
- Transitional housing / homeless shelter
- Bail bondsman / check cashing

### Construction:

- Restrict usage of Billtown Farms by all construction vehicles for construction and maintenance of Retail Center

By signing this petition, I am aware of and in agreement of the letter, and wish implement these binding elements (conditions).

Letter to

**Case Manager** Julia Williams

**Billtown Road Neighbors** Billtown Road Neighbors

Conditions for Billtown Road Retail Center

I just signed a petition regarding the proposed Retail Center addition at 6501 & 6503 Billtown Road. I am concerned about the increased noise and traffic issues the Retail Center will create. I would also like to address the aesthetics of the property, as well as placing restrictions on the tenants that are in the Retail Center. Safety of our children playing as well as walking to and from school is a huge matter of interest to me as well.

I respectfully request that the following list be added to the Binding Elements to run with the property in perpetuity to help aid in the aesthetic tone of the center, maintain the property values of our homes, and to ensure the continued safety of the residents.

1. NOISE: With the close proximity of your proposed center to many residences, I am very concerned about the increase in traffic and noise pollution for our relatively quiet neighborhood. I am requesting the following:

- a. Gas stations not be under 24-hour operation. I request that the gas station operate from approximately 6:00 am to 12:00 am only. For example, the Kroger gas station at Stone Lakes (1211 Taylorsville Road) operates on these hours.
- b. All music and announcements made over speakers or any intercom system be kept to the hours of 7am-9pm.

2. AESTHETICS: I am concerned about the loss of our wooded environment on the corner of Billtown Road and Gellhaus Lane. Many in this area moved here due to the separation from corporate and industrialized structures. I wish to ensure that this new corporate center does not hinder the overall feeling of a rural community. I request the following:

- a. Mature landscaping to be planted in and around the new retail center of mature 6 foot pine trees and deciduous shrubbery that are planted in such a manner that over time will create a natural sound and noise buffer to adjacent property owners.
- b. The overall construction and design of proposed buildings match the existing structures in the near-by community (brick structures, clean/maintained grassy areas, etc.). Per Cornerstone 2020, the overall look of the retail center needs to match the surrounding environment and existing buildings.
- c. Signs for gas station pricing be kept simple, including cigarette/alcohol pricing, and displayed in a digital fashion
- d. No exterior restroom access at fuel station.

- e. Street lights/signs in or around the retail center be kept at or below 16 feet, and match or be similar to the aesthetic lights included in the neighborhood or Glen Ridge Health Campus.
- f. Multiple trash receptacles be placed and maintained throughout the center, and be fabricated out of stone/brick/or other aesthetically pleasing materials. (i.e. no plastic trash bins).
- g. Dumpsters be fully-enclosed and completely blocked from view by fencing.

3. RETAIL CENTER TENANT RESTRICTIONS: I would like to place restrictions on some of the less-desirable establishments that, as residents of the area, I do not wish to be located in close proximity of our homes and schools.

- a. Laundry mat
- b. Pawn shop
- c. Medical labs
- d. Hotels / motels
- e. Liquor stores
- f. Funeral homes
- g. Transitional housing/homeless shelters
- h. Cash advance / prepaid cell phone / bail bondsman establishments / check cashing
- i. Bars, if applicable

4. CONSTRUCTION: I also request that a restriction be placed on the usage of our neighborhood streets by any and all construction vehicles needed for the building and maintenance of the new center. I am concerned about the safety of our children and also the unnecessary wear and tear on our neighborhood roads, as well as debris left behind.

5. SAFETY: Due to the close proximity of the traffic light at the corner of Billtown Road and Gellhaus Lane, the traffic pattern around the retail center is concerning. I appreciate the added changes to include a right-in, right-out entrance on Gellhaus, but I request the following:

- a. Raised median installed at entrance to Billtown Farms subdivision at Gellhaus Lane and Longview Farm Drive restricting drivers to right turn in only. The raised median would continue to allow drivers leaving Billtown Farms to travel straight across Gellhaus towards the schools, or turn left onto Gellhaus Lane. However, we need to restrict drivers from turning left into Billtown Farms while traveling on Gellhaus toward Chenoweth Run. As you know there are several times of day when there are children walking to and from school, as well as added traffic during the evening rush hour from drivers coming from Chenoweth Run onto Gellhaus Lane in order to take Billtown Road to the Gene Snyder. Not only will this aid in keeping drivers from using Billtown Farms as a turn-around after shopping at the Retail Center, but it will help in preventing the congestion of traffic we foresee. We feel the raised median will be mutually beneficial to keep the traffic flow moving and not allowing those leaving the retail center to congest traffic by waiting to turn left from Gellhaus into Billtown Farms (onto Longview Farm Drive).
- b. "No U-turn" signs be added at Gellhaus Lane and Longview Farm Drive to further hinder drivers from turning around on Gellhaus Lane, and within Billtown Farms subdivision.
- c. If the two above conditions cannot be met, we respectfully request that the entrance along Gellhaus lane be removed from the plans.

I urge you to consider the above conditions which I have proposed. They are not only reasonable, they are mutually beneficial.

**Billtown Road Neighbors** started this petition with a single signature, and now has 150 supporters. Start a petition today to change something you care about.

[Start a petition](#)

## Updates

- 1. 1 week ago  
**Petition update**

### Zoning Hearing Date Set!

The Hearing for the Zoning change from R4 (residential) to C1 (commercial) is set for February 25, 2016 at 1:00 pm at 514 W. Liberty Street at the Old Jail building. I know this day and time is very inconvenient for everyone...

- 2. 2 weeks ago  
**Petition update**

### We Reached 100 Signatures!

Thank you to everyone! We have 100 signatures! We still need more - as many as possible to show our opposition to this retail center and to implement the conditions we are requesting. Please share the petition on...

- 3. 2 weeks ago

100 supporters

4.3 weeks ago

Billtown Road Neighbors started this petition

## Supporters

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### Top comments

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I am very concerned that this center will have a negative impact on our neighborhood. We do not need this. All of these things are offered just up the road.

Beverly Gradisek, Louisville, KY

2 weeks ago

1

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Please report any offensive or inappropriate content.

Add a reason  
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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

I'm concerned about the economic impact this retail center will have on property values.

Stetson Michael, Louisville, KY

2 weeks ago

1

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

I am a teacher at Farmer Elementary and the safety of our students is our top priority.

Heather Key, Louisville, KY

2 weeks ago

1

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**Julia Williams: Conditions for Billtown Road Retail Center**

by Billtown Road Neighbors · 150 supporters

**Julia Williams: Conditions for Billtown Road Retail Center**

by Billtown Road Neighbors · 150 supporters

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## Supporters

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**Beverly Gradisek, Louisville, KY**

2 weeks ago

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Stetson Michael, Louisville, KY

2 weeks ago

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---

I am a teacher at Farmer Elementary and the safety of our students is our top priority.

Heather Key, Louisville, KY

2 weeks ago

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---

I have 3 children at James E. Farmer Elementary and I am very concerned about the safety issues that this retail center will create. It will be disruptive to the learning environment that Farmer and Ramsey are boasting. A retail center will provide an unsafe environment for the many children walking and interacting in and around the school grounds. One of the reasons my husband and I chose Farmer Elementary was its secluded location and the calmness of the surrounding neighborhood. Perhaps the individuals responsible for this proposal will see how genuine and passionate our families and the community are about the negative affects this Center will incur. Perhaps these same people will join us in believing that our children are our most important blessings and they're future can never be compared or measured monetarily.

**Lorrie Hanners, Louisville, KY**

2 weeks ago

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---

There is zero reason for any type of business to go there! It is a residential area and should be kept so. The area is already very congested at rush hours and this will only make things worse and more dangerous.

**Angela Dugan, Louisville, KY**

2 weeks ago

1

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

My daughter goes to Ramsey and my youngest will be there in a year. I am concerned with traffic and the safety of my children as well as the other children at the two schools. It is already a congested area during drop off and pick up and I'm afraid it will get so much worse with retail sites put in the mix.

Karen Clemens, Louisville, KY

2 weeks ago

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---

I'm a concerned member of the community. Traffic around the school is already terrible. This is a safety risk for our children. I wish JCPS would buy the land to ensure our children's safety and well-being. It would make a great location for a sports complex!

Angela McGarry, Louisville, KY

2 weeks ago

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---

I have safety concerns about this development.

Amy Kopp, Louisville, KY

2 weeks ago

1

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

Too much traffic already too close to schools

lindsay porter, Louisville, KY

2 weeks ago

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---

I agree with the proposed restrictions.

Michael Lush, Louisville, KY

2 weeks ago

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---

My child goes to Farmer Elementary and this would be terrible!

Katherine Crabtree, Louisville, KY

2 weeks ago

1

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

My children attend Farmer and have many friends and family surrounding the school so we are there all the time.

Megha Hicks, Louisville, KY

2 weeks ago

1

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---

I'm signing because my children attend Farmer Elementary and the businesses will bring increased pedestrian and motor traffic, also increasing the risk of crime and potential harm to our children.

Misty Cruse, Louisville, KY

2 weeks ago

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---

I want to protect our subdivision

Michael Stinnett, Louisville, KY

2 weeks ago

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---

I'm signing because, I am one of the first houses on the corner of Billtown and my children play outside, they also attend Farmer and their safety is my number one priority.

Soraya James-MacLeod, Louisville, KY

2 weeks ago

1

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---

My grandson attends Ramsey and this is an outrage! Having businesses including those that attract transients (gas stations, restaurants) within such close proximity to two schools for small children endangers their safety! The traffic in and out of the area in the morning and afternoons is already horrendous. Adding all of this to this location is asking for a nightmare! Sacrificing children's welfare for the almighty dollar.

Lena Scott, Louisville, KY

2 weeks ago

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---

I have a child at Farmer Elementary and am very concerned about the safety issues that this retail center may create. I think this is a terrible location for something like this.

Jeanne Lucas, Louisville, KY

2 weeks ago

1

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---

I am concerned about the possibility that a new retail establishment may not make responsible choices without any restrictions

Jacob Hillard, Louisville, KY

3 weeks ago

1

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(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

Many families with small kids nearby - when I visit I appreciate how quiet and still the area is. Build elsewhere!

Jessica Kress, Lexington, KY

3 weeks ago

1

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(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need

more information.

---

This would be terrible next to 2 schools with very heavy foot & vehicle traffic during school bus hours & after school activities.

**Kevin Hillard, Louisville, KY**

3 weeks ago

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---

I agree with this petition.

**Sara Sills, Louisville, KY**

3 weeks ago

1

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---

I agree with the petition

**Melissa Leonard, Louisville, KY**

3 weeks ago

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---

This purposed corner center/ gas station will directly affect my household.

Amanda Dowdle, Louisville, KY

3 weeks ago

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(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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As a resident of Billtown Farms I support this petition and respectfully request these guidelines be met. I live very close to the intersection in question. As the father of a young son the increased traffic this project will bring has me worried for his and all the children in our neighborhoods safety. I also am concerned about the noise-light pollution from this project when it is completed as well. The noise from a gasoline station or restaurant can be quite loud at times late at night. Please consider the impact this project will have on our residents as you move forward. Thank you for your time.

Jerry Pinotti, Louisville, KY

3 weeks ago

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I support this 110%

**John Clark, Louisville, KY**

3 weeks ago

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---

I am a resident of Billtown Farms and want any development to abide by the rules of this petition.

**Jason Scott, Louisville, KY**

3 weeks ago

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My husband and I live on the corner of T. Longview and Gelhaus. We are concerned about the increased traffic that this will bring posing increased risks as well as the safety of our neighborhood.

**FANTA Hammonds, Louisville, KY**

3 weeks ago

1

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I didn't want the the resonant from residential to commercial in the first place.

**Charlotte Drepaul, Louisville, KY**

3 weeks ago

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---

We live in Billtown Farms and our children go to Farmer and Ramsey. I am worried about the safety of our children. I don't want there to be more traffic and unsavory people hanging around our neighborhood and schools.

**Angelique Wheeler, Louisville, KY**

3 weeks ago

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My family lives in Billtown Farms & our son attends the elementary school close to where this retail center will be.

Patricia Fellner, Louisville, KY

3 weeks ago

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---

I'm signing this petition for the safety of our children, students, elderly, and community.

Phyllis Poston, Louisville, KY

7 days ago

0

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As a homeowner and a mother- the retail center raises many concerns.

Emily Murphy, Louisville, KY

7 days ago

0

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I m concerned about the increase in heavy traffic and safety of the students attending school as well noise concerns.

HEIDI CARTER, Louisville, KY

1 week ago

0

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I feel the requests are fair to both parties involved. Our voices should be heard as the close proximity will affect the everyday lives of us all.

Thank you, Sue Roberts

Sue Roberts, Louisville, KY

[1 week ago](#)

0

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Although I will enjoy the benefits of a gas station/convenience store at a close proximity I also want to uphold the integrity and safety of our neighborhood. This is home. It is where our children play. It is where we entertain and relax with our loved ones. We live here.

I am not against progress. But I do expect consideration and a respectfulness for our neighborhood and our wishes as this project moves forward to keep the safety and goodwill of all involved.

Thank you, Tawanda Brown

**Tawanda Brown, Louisville, KY**

[1 week ago](#)

0

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Those schools should have bought that land in the first place for parking and to ease school parking lot traffic. Do it now!

**Ryan Noland, Louisville, KY**

[1 week ago](#)

0

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I agree with this petition. I live very close to the intersection in question. I am concerned about the safety of my child, other children that play in this area as well as walkers to and from the schools. Developing a center in such close proximity to 2 schools is an unsafe idea. In addition, I am concerned about the increased traffic, noise and pollution this will create. I have noticed that several accidents have already occurred at this intersection, and creating additional traffic is unsafe.

**Joanne Pinotti, Louisville, KY**

1 week ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

Too close to schools.

**Julian Beaumont, Louisville, KY**

1 week ago

0

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Add a reason  
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

I don't believe that this development should be billed nor do I believe that the zoning should change. It is far too near the schools and it is going to create both safety issues and congestion.

Lisa Dean, Louisville, KY

1 week ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

As a Billtown Farms resident and Farmer Elementary parent, this proposed retail center concerns me for safety (increased traffic), noise and light pollution, and economic reasons. The restrictions requested in this petition seem reasonable to me.

Jacob Walz, Louisville, KY

1 week ago

0

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more information.

---

Very concerned about traffic. Noise and safety of kids at both schools

**Bob King, Louisville, KY**

1 week ago

0

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Add a reason  
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

Billtown Road infrastructure can not handle a retail center. Please do not do this to our neighborhood and schools.

**Julia Wilson, Louisville, KY**

1 week ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

We live very close to the proposed retail center and my daughters walk to Farmer everyday so I'm extremely concerned for their safety!

**Leslie Brock, Louisville, KY**

2 weeks ago

0

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---

I live down the street, and want to make sure property value doesn't decrease, as well as traffic becoming out of control due to what is being built there.

Christina Pellman, Louisville, KY

2 weeks ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

I agree with all requests within this petition and feel very strongly about them.

Curadhan Powell, Louisville, KY

2 weeks ago

0

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Add a reason  
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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I'm concerned about this retail center and its negative impact on our neighborhood, nearby schools, home values, and traffic.

Jon Renner, Louisville, KY

2 weeks ago

0

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Add a reason  
(optional)

Submit

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---

These are reasonable requests, and they can be met with planning from the construction agent(s) and landowners. It's a fair compromise.

Corey White, Louisville, KY

2 weeks ago

0

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Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

Too close to the schools, traffic already horrible there in the mornings at afternoon school

**Jason Bragdon, Louisville, KY**

2 weeks ago

0

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(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

This will cause a high increase of drivers cutting through Billtown Farms, especially during school hours to 'beat' the traffic. It is going to increase the danger to all our children walking the streets to schools and simply playing.

**Mark Carder, Louisville, KY**

2 weeks ago

0

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Please sign to support current and future neighbors.

**Heather Keller, Louisville, KY**

2 weeks ago

0

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I'm signing this petition for the safety of our children, students, elderly, and community.

Phyllis Poston, Louisville, KY

7 days ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

As a homeowner and a mother- the retail center raises many concerns.

Emily Murphy, Louisville, KY

7 days ago

0

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Add a reason  
(optional)

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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I m concerned about the increase in heavy traffic and safety of the students attending school as well noise concerns.

HEIDI CARTER, Louisville, KY

1 week ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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I feel the requests are fair to both parties involved. Our voices should be heard as the close proximity will affect the everyday lives of us all.

Thank you, Sue Roberts

Sue Roberts, Louisville, KY

1 week ago

0

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Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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Although I will enjoy the benefits of a gas station/convenience store at a close proximity I also want to uphold

the integrity and safety of our neighborhood. This is home. It is where our children play. It is where we entertain and relax with our loved ones. We live here.

I am not against progress. But I do expect consideration and a respectfulness for our neighborhood and our wishes as this project moves forward to keep the safety and goodwill of all involved.

Thank you, Tawanda Brown

**Tawanda Brown, Louisville, KY**

1 week ago

0

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Add a reason  
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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Those schools should have bought that land in the first place for parking and to ease school parking lot traffic. Do it now!

**Ryan Noland, Louisville, KY**

1 week ago

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Add a reason  
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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I agree with this petition. I live very close to the intersection in question. I am concerned about the safety of my child, other children that play in this area as well as walkers to and from the schools. Developing a center in such close proximity to 2 schools is an unsafe idea. In addition, I am concerned about the increased traffic, noise and pollution this will create. I have noticed that several accidents have already occurred at this intersection, and creating additional traffic is unsafe.

Joanne Pinotti, Louisville, KY

1 week ago

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## Report abuse

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Add a reason  
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

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Too close to schools.

Julian Beaumont, Louisville, KY

1 week ago

0

Report

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(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

I don't believe that this development should be billed nor do I believe that the zoning should change. It is far too near the schools and it is going to create both safety issues and congestion.

Lisa Dean, Louisville, KY

1 week ago

0

Report

## Report abuse

Please report any offensive or inappropriate content.



Add a reason  
(optional)

Submit

Thank you for taking the time to report content. Our team will review your claim, and contact you if we need more information.

---

As a Billtown Farms resident and Farmer Elementary parent, this proposed retail center concerns me for safety (increased traffic), noise and light pollution, and economic reasons. The restrictions requested in this petition seem reasonable to me.

Jacob Walz, Louisville, KY

1 week ago

0

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English (United States) ▼

Julia Williams, Case Manager  
Department of Planning & Design Services  
444 South 5<sup>th</sup> Street  
Louisville, Kentucky 40202

Reference: Official Case File for 6501 & 6503 Billtown Road

January 25, 2016

To Who It May Concern,

We are writing on behalf of the Billtown Farms neighborhood residents regarding our concerns about the proposed retail center at Billtown Road and Gellhaus Lane. We have come to an agreement about certain aspects of the retail center that we request be added to the Binding Elements to run with the property in perpetuity to help aid in the aesthetic tone of the center, maintain the property values of our homes, and to help ensure the continued safety of our neighborhood.

We are willing to work together with Shalimar Investments LLC to come up with a plan and agreement that can be acceptable to all. We understand that this center is being built to bring a profit, but we respectfully request that our wishes be honored.

We have included a list of items that we feel are necessary for our mutual agreement and satisfaction of the center. Please feel free to contact us with any questions or comments about our requirements for the center.

Our primary concerns for the center include safety, noise control, aesthetics, and traffic management:

1. **SAFETY:** Due to the close proximity of the traffic light at the corner of Billtown Rd and Gellhaus Lane, the traffic pattern around the retail center is concerning. We appreciate the added changes to include a right-in, right-out entrance on Gellhaus, but we request the following:
  - a. Raised median installed at entrance to Billtown Farms subdivision at Gellhaus Lane and Longview Farm Drive restricting drivers to right turn in only. The raised median would continue to allow drivers leaving Billtown Farms to travel straight across Gellhaus towards the schools, or turn left onto Gellhaus Lane. However, we need to restrict drivers from turning left into Billtown Farms while traveling on Gellhaus toward Chenoweth Run. As you know there are several times of day when there are children walking to and from school, as well as added traffic during the evening rush hour from drivers coming from Chenoweth Run onto Gellhaus Lane in order to take Billtown Road to the Gene Snyder. Not only will this aid in keeping drivers from using Billtown Farms as a turn-around after shopping at the retail center, but it will help in preventing the congestion of traffic we foresee. We feel the raised median will be mutually beneficial to keep the traffic flow moving and not allowing those leaving the retail center to congest traffic by waiting to turn left from Gellhaus into Billtown Farms (onto Longview Farm Drive).
  - b. "No U-turn" signs be added at Gellhaus Lane and Longview Farm Drive to further hinder drivers from turning around on Gellhaus Lane, and within Billtown Farms subdivision.
  - c. If the two above conditions cannot be met, we respectfully request that the entrance along Gellhaus lane be removed from the plans.

2. **NOISE:** With the close proximity of our neighborhood to your proposed center, we are very concerned about the increase in traffic and noise pollution for our relatively quiet neighborhood. We are requesting the following:
  - a. Gas stations not be under 24-hour operation. We request that the gas station operate from approximately 6:00 am to 12:00 am only. For example, the Kroger gas station at Stone Lakes (1211 Taylorsville Road) operates on these hours.
  - b. All music and announcements made over speakers or any intercom system be kept to the hours of 7am-9pm.
  
3. **AESTHETICS:** We are concerned about the loss of our wooded environment on the corner of Billtown Rd and Gellhaus Ln. Many in this area moved here due to the separation from corporate and industrialized structures. We wish to ensure that this new corporate center does not hinder the overall feeling of a rural community. We request the following:
  - a. Mature landscaping to be planted in and around the new retail center of mature 6 foot pine trees and deciduous shrubbery that are planted in such a manner that over time will create a natural sound and noise buffer to adjacent property owners.
  - b. The overall construction and design of proposed buildings match the existing structures in the near-by community (brick structures, clean/maintained grassy areas, etc.) Per Cornerstone 2020, the overall look of the retail center needs to match the surrounding environment and existing buildings.
  - c. Signs for gas station pricing be kept simple, exclude cigarette/alcohol pricing, and displayed in a digital fashion
  - d. No exterior restroom access at fuel station.
  - e. Street lights/signs in or around the retail center be kept at or below 16 feet, and match or be similar to the aesthetic lights included in the neighborhood or Glen Ridge Health Campus.
  - f. Multiple trash receptacles be placed and maintained throughout the center, and be fabricated out of stone/brick/or other aesthetically pleasing materials. (i.e. no plastic trash bins).
  - g. Dumpsters be fully-enclosed and completely blocked from view by fencing.
  
4. **RETAIL CENTER TENANT RESTRICTIONS:** We would like to place restrictions on some of the less-desirable establishments that, as residents of the area, we do not wish to be located in close proximity of our homes and schools.
  - a. Laundry mat
  - b. Pawn shop
  - c. Medical labs
  - d. Hotels/motels
  - e. Liquor stores
  - f. Funeral homes
  - g. Transitional housing/homeless shelters
  - h. Cash advance / prepaid cellphone / bail bondsman establishments / check cashing
  - i. Bars, if applicable
  
5. **CONSTRUCTION:** We also request that a restriction be placed on the usage of our neighborhood streets by any and all construction vehicles needed for the building and maintenance of the new

center. We are concerned about the safety of our children and also the unnecessary wear and tear on our neighborhood roads, as well as debris left behind.

With all of our above requirements met, we feel that we can reach a mutual agreement amongst all parties involved.

We look forward to discussing this with the developer/applicant, case manager and ultimately presenting our wishes to the planning commission.

Any guidance from your office would be welcome and appreciated.

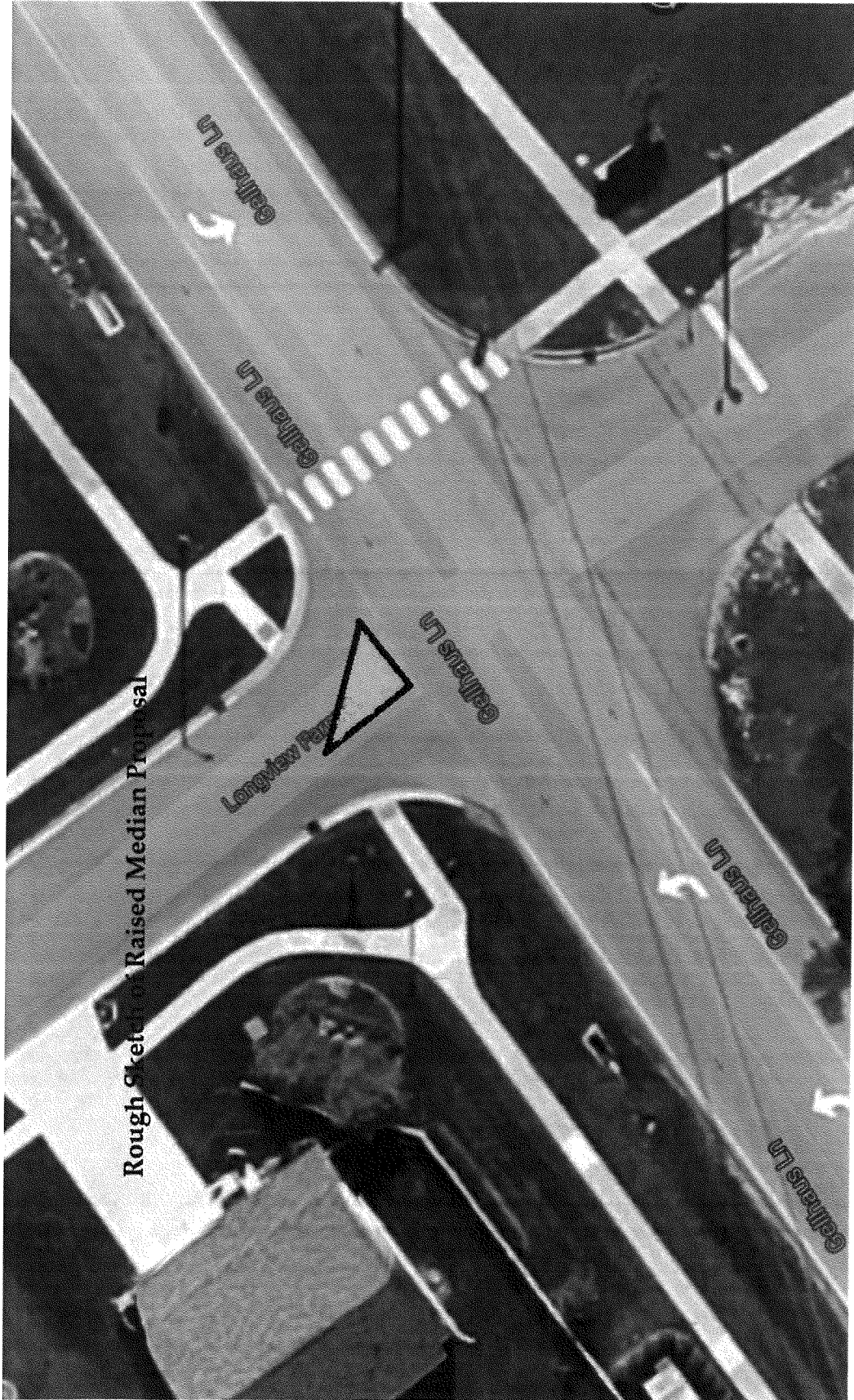
Sincerely,  
Your Neighbors in Billtown Farms

[BilltownRdNeighbors@gmail.com](mailto:BilltownRdNeighbors@gmail.com)

502-619-4470

502-314-6497

**Rough Sketch of Raised Median Proposal**



## Williams, Julia

---

**From:** Bobby Dean <bobbydeanthird@gmail.com>  
**Sent:** Monday, December 21, 2015 1:13 AM  
**To:** Williams, Julia  
**Subject:** Case File for 6501 & 6503 Billtown Road

Julia Williams  
Case Manager

Please add this to the Official Case File for 6501 & 6503 Billtown Road. The referenced real estate is not appropriate for retail commercial activity given the necessity of concentrating at least two new traffic flows offering left-turns into Billtown Rd. and Gelhaus Rd. for interstate convenience customers that must return to the Gene Snyder. The notion of changing the zoning in this manner suggests indifference to the inevitable drastic increase in mayhem and road rage in that small, concentrated space. Within a stone's throw of two schools, no less! Not possibly a consideration for the safety of the students/schools.

We won't even bring up the unseemliness of installing alcohol and tobacco sales just outside the "gates" of the schools.

And there's a large pond in the middle of that wooded lot that geese and other fowl frequent throughout the year. Where will they go now?

No, you must keep the lot zoned as it is, or re-zone it as some kind of bird sanctuary for the students to use for study purposes, or make it a nature preserve or park.

Sincerely,  
Lisa T. and Robert A. Dean III  
6708 Weather Vane Dr.  
Louisville, KY 40299

## Williams, Julia

---

**From:** richard higdon <ricwothek@gmail.com>  
**Sent:** Saturday, November 07, 2015 1:34 PM  
**To:** Williams, Julia  
**Subject:** For the official case file for 6501 & 6503 Billtown road

Ms. Williams,

Please add this to the official case file for 6501 & 6503 Billtown road. My major concern is the increase in traffic accidents, Data from 2010-2011 show that there were 14 accidents within 400 feet of the proposed location. Most of the accidents were near the intersection, there were 27 accidents if you include the off and entrance ramps near the Gene Snyder. This is a concern because, the location will be at an area that is traveled heavily already with daily traffic but most importantly school traffic and school bus traffic. The proposed location is near not one but two schools. Data show that gas stations like for people to make right turns in and out of there station, this is the safest way and also helps drive business into the center. But the fact remains that people will make left turns into gas stations, given that the majority of the subdivisions in this area are north of the proposed location. Vehicles would also have to make a left hand turn from the retail/gas station when exiting to continue to the Gene Snyder. Only traffic exiting the expressway will be able to make a right into the proposed location. Left turns without a center turn lane will results in an increase number of accidents around the gas station/ retail shops. The fact that there will be no center turn lanes will just result in delays, and rear end and side collisions accidents, which could involve children. Given the proximity of Expressway and the proposed Food and Retail space at the proposed location, this will certainly pull traffic from the expressway that would normally not be in the area.

Delays and blocking of the intersection, caused by the proposed gas station and retail center, are another major concern. The largest portion of the population that will frequent this location lives north of Gelhuas. Anyone traveling south on Billtown to the Gene Snyder will be forced to make a left turn into the gas station. Being that there is no center turn lane after the light, this will surely cause an increase in accident and delay as cars wait for an opportunity to turn left into the gas/retail center. When a vehicle exits onto Billtown traveling south to the Gene Snyder, they will have to make a left into moving traffic without a center lane to safely wait or merge into traffic. Furthermore people traveling west on the Gene Snyder, who exit onto Billtown north and south will be will have increase delays as they wait to turn left/south onto Billtown. This will not only cause drivers to make split second decision, some resulting in accidents, it will also cause the ramp to back up. Which could cause increase backup on the Gene Snyder expressway. As for people traveling East in the Gene Snyder, there are already major delays and backups on the ramp that exits to Billtown Rd. Traffic is already backed up more than half way down the ramp, without any help from a gas station or retail center. So the increase in traffic from the people traveling to and from the gas station will only increase the delay and back up. This too will lead to increase traffic accidents. Gene Snyder traffic traveling East that exit at Billtown, often use the emergency lane to bypass the long line waiting to make a left/north, many of these vehicles are wanting to make a left but choose to use the church (which is south) as a turnaround point. So they use the emergency lane to bypass the traffic make a right/south on to Billtown turn around at the church and then make a left/north back onto Billtown. That's because that exit sit at the entrance point for the Gene Snyder. So you have to wait on cars traveling east, west and those who are trying to get back on the expressway, before you can make a left turn. So any additional traffic to this point will not only increase accidents, wait times and backups in the ramp, it will also cause the delays in the Snyder too. I think that there is not adequate and safe entry and exit points to this location. I foresee an increase in traffic accidents involving children and property damage, which can be avoided if a different location is selected. I think a better location for this retail/gas station would be south of the Gene Snyder across from the church. Where adequate entry and exit points could be established. Having a gas station, 4 retail shops and what looks like a bank from the drawing, would cause more accidents and delays.

Which is not good for the area of business. Also, the developer haven't addressed how they would stop cut through traffic at their location, seeing how people will become impatient and use the retail shop as a cut through to get to Gelhaus Lane. This would put people who are at the retail shop at risk of being struck by vehicles. Thank you for your time and consideration. I did not included the number of expressway accidents near both Billtown Rd exit ramps, as they were on the expressway and while some could be contributed to the slowing down or stopped traffic that exits the Gene Snyder, there is no way to link the two but I'm sure there is a correlation.

Sincerely,

Richard and Ashley Higdon



## Williams, Julia

---

**From:** Scott, Jason Andrew <jscot3@uis.edu>  
**Sent:** Thursday, November 05, 2015 11:17 AM  
**To:** Williams, Julia  
**Cc:** hoa@billtownfarms.com; Benson, Stuart  
**Subject:** Please add this to the official case file for 6501 & 6503 Billtown Road

Please add this to the official Case File for 6501 & 6503 Billtown Road

Julia (and other interested parties),

I am writing to express my strong opposition to the retail center proposal at 6501 & 6503 Billtown Road. I am asking that this documentation be added to the official case file for the proposal at 6501 & 6503 Billtown Road.

In terms of facts, let the following salient points be added to the discussion:

1. Billtown Road is a two-lane street that was not designed to handle high volumes of traffic. Two large schools, Farmer Elementary and Ramsey Middle, a large residential subdivision, Billtown Farms, and a new residential subdivision in the process of being constructed, Hanover Trace, are located in immediate proximity to the proposed development. Traffic congestion on this two-lane road is already a significant problem, and the addition of a coffee shop, bank, restaurant, gas station, and potentially doctor's offices and other businesses in a strip mall as proposed will compound this issue several fold. A research study of traffic patterns will verify that commuters are typically already backed up on weekdays on the exit to Billtown Road from the Gene Snyder interstate as literally hundreds of cars are either parents dropping their children off at one of these two schools, or individuals heading to work. Adding commercial real estate that will encourage others to exit the Gene Snyder interstate and use Billtown, a two lane road (who otherwise would not be exiting onto Billtown Road) for coffee, banking, food, gasoline etc. will make traffic worse and present a problem for residents living in the Billtown Farms and Hanover Trace communities. There is not sufficient traffic management infrastructure in place to handle this volume of cars/trucks/semi-trailers. This development is not a good idea, and would fail in time because commuters will not use this exit once they discover how long wait times are on a two-lane road to return to the freeway.

2. There are already several gas stations, banks, and restaurants in close proximity to the proposed retail development. As examples (not an exhaustive list as I am sure I omitted some, but a quick online query of the zip codes provides these listings):

a. Shell – 6325 Bardstown Road, Louisville, KY 40299 b. Circle K – 7951 Bardstown Road, Louisville, KY 40291 c. Thorntons – 7920 Bardstown Road, Louisville, KY 40291 d. Kroger – 6900 Bardstown Road, Louisville, KY 40291 e. Walmart – 7101 Cedar Springs Blvd, Louisville, KY 40291 f. Kroger - 12611 Taylorsville Road, Louisville, KY 40299

are all gas stations located within less than five miles from the proposed retail development on much larger thoroughfare roads (off Bardstown or Taylorsville) designed to handle higher volumes of traffic. As such, there are sufficient alternatives for commuters to select to fuel their vehicles that would not negatively impact several residential communities. In a competitive market, these locations have the advantage of better traffic management patterns, and commuters ultimately would select these options instead due to shorter wait times and commutes.

Next, in terms of banks (again not an exhaustive list as I am certain some are omitted, these are from an initial search):

a. Chase Bank – 8141 Bardstown Road, Louisville, KY 40291 b. Chase Bank – 5340 Bardstown Road, Louisville, KY 40291 c. Stock Yards Bank & Trust – 10000 Will Way, Louisville, KY 40291 d. Fifth Third Bank – 6900 Bardstown Road, Louisville,

KY 40291 e. PNC Bank – 6720 Bardstown Road ,Louisville, KY 40291 f. US Bank - 12611 Taylorsville Road, Louisville, KY 40299

are all banks located within less than five miles of the proposed retail development. Thus, there are sufficient alternatives for those interested in banking to select in very close proximity versus going through with the proposed development and subsequently crowding a two-lane road in an otherwise mostly rural and residential area.

Finally, in terms of restaurant options (I am certain some are being omitted here, just the results from an initial search):

a. Chick-fil-A – 7901 Bardstown Road, Louisville, KY 40291 b. Taco Bell – 6800 Bardstown Road ,Louisville, KY 40291 c. Burger King – 10001 Will Way, Louisville, KY 40291 d. McDonald’s – 7101 Cedar Spring Blvd, Louisville, KY 40291 e. Applebees – 10006 Will Way, Louisville, KY 40291 f. Kentucky Fried Chicken – 6600 Bardstown Road, Louisville, KY 40291 g. Moe’s – 9310 Cedar Center Way, Louisville, KY 40291 h. Arby’s – 6216 Bardstown Road, Louisville, KY 40291 i. Frisch’s Big Boy – 6209 Bardstown Road, Louisville, KY 40291 j. Dairy Queen – 6205 Bardstown Road, Louisville, KY 40291 k. Qdoba – 6403 Bardstown Road, Louisville, KY 40291 l. Mark’s Feed Store – 6501 Bardstown Road, Louisville, KY 40291 m. Outback Steakhouse – 8101 Bardstown Road, Louisville, KY 40291 n. Aspen Creek – 8000 Bardstown Road, Louisville, KY 40291 o. McDonald's - 12627 Taylorsville Road, Louisville KY 40299 p. Starbucks - 12605 Taylorsville Road, Louisville KY 40299 q. El Nopal - 12613 Taylorsville Road, Louisville, KY 40299 r. El Nopal - 6300 Bardstown Road, Louisville, KY 40291 s. Hometown Pizza - 12613 Taylorsville Road, Louisville, KY 40299 t. Happy Dragon Chinese - 12613 Taylorsville Road, Louisville, KY 40299 u. Subway - 12613 Taylorsville Road, Louisville, KY 40299 v. Subway - 6840 Bardstown Road, Louisville, KY 40291 w. Subway - 8129 Bardstown Road, Louisville, KY 40291

are all restaurants (both convenience fast-food with drive thrus and dine-in facilities) located within five miles of the proposed retail development. Commuters have enough options within close proximity without adding commercial real estate off Billtown Road as this proposal suggests that will result in a deleterious impact on the residents in the Billtown Farms and Hanover Trace communities.

3. Several safety issues are raised by the development of this commercial real estate as proposed. First, increasing the volume of traffic that is all attempting to use Billtown Road concurrently increases the likelihood of traffic accidents. This is indisputable, as simply more cars congested into a small space at the same time equals an increased likelihood of crashes. Additionally, and perhaps more alarming, as the intention of the proposal is “to take advantage of the built-in traffic pattern where it is not a destination place, but somewhere people can stop on the way to work or school” poses problems of its own. Having all of these admitted transient visitors who would otherwise not stop at this location within several hundred feet of both an elementary and middle school in mass congestion (and while kids are walking to and from school) raises the risk of child abductions or other harm to minors. Development of this commercial real estate will needlessly put children at undue risk in an otherwise relatively rural area.

4. Drainage is a problem. As outlined in the meeting on 11/3, the proposed retail development will connect with the sewer system utilized by both Ramsey and Farmer schools. Additionally, both the Billtown Farms subdivision and the Glen Ridge nursing home are connected to the same sewer system and it is already at capacity. Adding drainage for the proposed retail development to that currently being used by both schools and a subdivision and the nursing home will exceed safe levels for drainage systems already at capacity.

In summary, when conducting a cost-benefit analysis of the proposed retail development at 6501 & 6503 Billtown Road, the results clearly indicate the costs outweigh the benefits. For the plethora of reasons listed above, this retail center should not proceed. A poll or vote within the community would demonstrate the majority of the local residents are against this development. Moving forward anyway would only create additional problems for individuals who actually live here, and not attain the revenue goals aspired to by these potential businesses because they would not garner the number of consumers desired due to the traffic problems and many, many alternatives that already exist within close geographic distance.

Thank you.

---

Jason Scott, M.Sc., M.P.H., M.B.A.

Adjunct Faculty - Department of Public Health University of Illinois at Springfield [jscot3@uis.edu](mailto:jscot3@uis.edu)



## Williams, Julia

---

**From:** Webster, Angela on behalf of Benson, Stuart  
**Sent:** Thursday, November 05, 2015 11:37 AM  
**To:** Scott, Jason Andrew; Benson, Stuart; Williams, Julia  
**Cc:** hoa@billtownfarms.com  
**Subject:** RE: Please add this to the official case file for 6501 & 6503 Billtown Road

Sorry, I apologize. I just emailed a Mr. Smith right before you. Again, my apologies.

Additionally sewers and drainage are two different things entirely, so you are correct, drainage is an issue but sewer capacity is not. I just know that it is being repeated so I wanted to clarify what was said at the meeting and what is actually factual.

Angela Webster

-----Original Message-----

**From:** Scott, Jason Andrew [mailto:jscot3@uis.edu]  
**Sent:** Thursday, November 05, 2015 11:33 AM  
**To:** Benson, Stuart; Williams, Julia  
**Cc:** hoa@billtownfarms.com  
**Subject:** RE: Please add this to the official case file for 6501 & 6503 Billtown Road

Thanks for the clarification Angela. It's Scott, and not Smith. However, even if the drainage issue is resolved, the other points remain valid.

Thanks again.

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Jason Scott, M.Sc., M.P.H., M.B.A.  
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**From:** Webster, Angela [Angela.Webster@louisvilleky.gov] on behalf of Benson, Stuart [Stuart.Benson@louisvilleky.gov]  
**Sent:** Thursday, November 05, 2015 10:29 AM  
**To:** Scott, Jason Andrew; Williams, Julia  
**Cc:** hoa@billtownfarms.com; Benson, Stuart  
**Subject:** RE: Please add this to the official case file for 6501 & 6503 Billtown Road

Mr. Smith,

I do want to clear up the comment regarding sewer capacity. Your neighborhood and the schools flow to the Cedar Creek treatment facility and it is NOT at capacity as the gentleman eluded to in the meeting on Tuesday. I confirmed the treatment plant is NOT at capacity with MSD on Wednesday morning.

Angela Webster

-----Original Message-----

From: Scott, Jason Andrew [mailto:jscot3@uis.edu]  
Sent: Thursday, November 05, 2015 11:17 AM  
To: Williams, Julia  
Cc: hoa@billtownfarms.com; Benson, Stuart  
Subject: Please add this to the official case file for 6501 & 6503 Billtown Road

Please add this to the official Case File for 6501 & 6503 Billtown Road

Julia (and other interested parties),

I am writing to express my strong opposition to the retail center proposal at 6501 & 6503 Billtown Road. I am asking that this documentation be added to the official case file for the proposal at 6501 & 6503 Billtown Road.

In terms of facts, let the following salient points be added to the discussion:

1. Billtown Road is a two-lane street that was not designed to handle high volumes of traffic. Two large schools, Farmer Elementary and Ramsey Middle, a large residential subdivision, Billtown Farms, and a new residential subdivision in the process of being constructed, Hanover Trace, are located in immediate proximity to the proposed development. Traffic congestion on this two-lane road is already a significant problem, and the addition of a coffee shop, bank, restaurant, gas station, and potentially doctor's offices and other businesses in a strip mall as proposed will compound this issue several fold. A research study of traffic patterns will verify that commuters are typically already backed up on weekdays on the exit to Billtown Road from the Gene Snyder interstate as literally hundreds of cars are either parents dropping their children off at one of these two schools, or individuals heading to work. Adding commercial real estate that will encourage others to exit the Gene Snyder interstate and use Billtown, a two lane road (who otherwise would not be exiting onto Billtown Road) for coffee, banking, food, gasoline etc. will make traffic worse and present a problem for residents living in the Billtown Farms and Hanover Trace communities. There is not sufficient traffic management infrastructure in place to handle this volume of cars/trucks/semi-trailers. This development is not a good idea, and would fail in time because commuters will not use this exit once they discover how long wait times are on a two-lane road to return to the freeway.

2. There are already several gas stations, banks, and restaurants in close proximity to the proposed retail development. As examples (not an exhaustive list as I am sure I omitted some, but a quick online query of the zip codes provides these listings):

a. Shell - 6325 Bardstown Road, Louisville, KY 40299 b. Circle K - 7951 Bardstown Road, Louisville, KY 40291 c. Thorntons - 7920 Bardstown Road, Louisville, KY 40291 d. Kroger - 6900 Bardstown Road, Louisville, KY 40291 e. Walmart - 7101 Cedar Springs Blvd, Louisville, KY 40291 f. Kroger - 12611 Taylorsville Road, Louisville, KY 40299

are all gas stations located within less than five miles from the proposed retail development on much larger thoroughfare roads (off Bardstown or Taylorsville) designed to handle higher volumes of traffic. As such, there are sufficient alternatives for commuters to select to fuel their vehicles that would not negatively impact several residential communities. In a competitive market, these locations have the advantage of better traffic management patterns, and commuters ultimately would select these options instead due to shorter wait times and commutes.

Next, in terms of banks (again not an exhaustive list as I am certain some are omitted, these are from an initial search):

a. Chase Bank - 8141 Bardstown Road, Louisville, KY 40291 b. Chase Bank - 5340 Bardstown Road, Louisville, KY 40291 c. Stock Yards Bank & Trust - 10000 Will Way, Louisville, KY 40291 d. Fifth Third Bank - 6900 Bardstown Road, Louisville, KY 40291 e. PNC Bank - 6720 Bardstown Road, Louisville, KY 40291 f. US Bank - 12611 Taylorsville Road, Louisville, KY 40299

are all banks located within less than five miles of the proposed retail development. Thus, there are sufficient alternatives for those interested in banking to select in very close proximity versus going through with the proposed development and subsequently crowding a two-lane road in an otherwise mostly rural and residential area.

Finally, in terms of restaurant options (I am certain some are being omitted here, just the results from an initial search):

a. Chick-fil-A - 7901 Bardstown Road, Louisville, KY 40291 b. Taco Bell - 6800 Bardstown Road, Louisville, KY 40291 c. Burger King - 10001 Will Way, Louisville, KY 40291 d. McDonald's - 7101 Cedar Spring Blvd, Louisville, KY 40291 e. Applebees - 10006 Will Way, Louisville, KY 40291 f. Kentucky Fried Chicken - 6600 Bardstown Road, Louisville, KY 40291 g. Moe's - 9310 Cedar Center Way, Louisville, KY 40291 h. Arby's - 6216 Bardstown Road, Louisville, KY 40291 i. Frisch's Big Boy - 6209 Bardstown Road, Louisville, KY 40291 j. Dairy Queen - 6205 Bardstown Road, Louisville, KY 40291 k. Qdoba - 6403 Bardstown Road, Louisville, KY 40291 l. Mark's Feed Store - 6501 Bardstown Road, Louisville, KY 40291 m. Outback Steakhouse - 8101 Bardstown Road, Louisville, KY 40291 n. Aspen Creek - 8000 Bardstown Road, Louisville, KY 40291 o. McDonald's - 12627 Taylorsville Road, Louisville KY 40299 p. Starbucks - 12605 Taylorsville Road, Louisville KY 40299 q. El Nopal - 12613 Taylorsville Road, Louisville, KY 40299 r. El Nopal - 6300 Bardstown Road, Louisville, KY 40291 s. Hometown Pizza - 12613 Taylorsville Road, Louisville, KY 40299 t. Happy Dragon Chinese - 12613 Taylorsville Road, Louisville, KY 40299 u. Subway - 12613 Taylorsville Road, Louisville, KY 40299 v. Subway - 6840 Bardstown Road, Louisville, KY 40291 w. Subway - 8129 Bardstown Road, Louisville, KY 40291

are all restaurants (both convenience fast-food with drive thrus and dine-in facilities) located within five miles of the proposed retail development. Commuters have enough options within close proximity without adding commercial real estate off Billtown Road as this proposal suggests that will result in a deleterious impact on the residents in the Billtown Farms and Hanover Trace communities.

3. Several safety issues are raised by the development of this commercial real estate as proposed. First, increasing the volume of traffic that is all attempting to use Billtown Road concurrently increases the likelihood of traffic accidents. This is indisputable, as simply more cars congested into a small space at the same time equals an increased likelihood of crashes. Additionally, and perhaps more alarming, as the intention of the proposal is "to take advantage of the built-in traffic pattern where it is not a destination place, but somewhere people can stop on the way to work or school" poses problems of its own. Having all of these admitted transient visitors who would otherwise not stop at this location within several hundred feet of both an elementary and middle school in mass congestion (and while kids are walking to and from school) raises the risk of child abductions or other harm to minors. Development of this commercial real estate will needlessly put children at undue risk in an otherwise relatively rural area.

4. Drainage is a problem. As outlined in the meeting on 11/3, the proposed retail development will connect with the sewer system utilized by both Ramsey and Farmer schools. Additionally, both the Billtown Farms subdivision and the Glen Ridge nursing home are connected to the same sewer system and it is already at capacity. Adding drainage for the proposed retail development to that currently being used by both schools and a subdivision and the nursing home will exceed safe levels for drainage systems already at capacity.

In summary, when conducting a cost-benefit analysis of the proposed retail development at 6501 & 6503 Billtown Road, the results clearly indicate the costs outweigh the benefits. For the plethora of reasons listed above, this retail center should not proceed. A poll or vote within the community would demonstrate the majority of the local residents are against this development. Moving forward anyway would only create additional problems for individuals who actually live here, and not attain the revenue goals aspired to by these potential businesses because they would not garner the number of consumers desired due to the traffic problems and many, many alternatives that already exist within close geographic distance.

Thank you.

Jason Scott, M.Sc., M.P.H., M.B.A.

Adjunct Faculty - Department of Public Health University of Illinois at Springfield [jscot3@uis.edu](mailto:jscot3@uis.edu)



## Williams, Julia

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**From:** Harry10@twc.com  
**Sent:** Friday, November 06, 2015 1:47 PM  
**To:** Williams, Julia  
**Subject:** Complaint about new retail center Billtown Rd/Gelhaus Lane

To Whom it May Concern,

I am writing a formal letter to object to the new proposed retail center/gas Station for Billtown rd, Gelhaus Lane.

I live in Billtown Farms, and my kids go to Farmer Elementary. My main concern is the traffic problems in this area. I live at 6706 Weather Vane Drive, this is the main entrance to the neighborhood from Billtown Rd, nearest the schools. Weather Vane Drive runs parallel with Gelhaus Lane. We have a major issue already with the school traffic, including buses, speeding down our street to get to the schools. They avoid Gelhaus Lane and speed down our street because the traffic is already so backed up from Gelhaus and along Billtown rd. There have already been numerous accidents at the entrance of Billtown Rd/Weather Vane. It is difficult to even get out of my neighborhood entrance during school drop off/pick up times. I am highly concerned that adding a retail center and gas station would mean even more traffic right in this already congested area.

There is also a ton of traffic congestion along Gelhaus Lane in the evenings because of people leaving work in the Jefferson Industrial park, driving down Chenoweth Lane, onto Gelhaus. I'm sure that is why the developers want to add a gas station to this area. However, Gelhaus Lane is not very wide of a road, especially as it winds down to Chenoweth Run. I think having an entrance right on Gelhaus, would make traffic even worse.

My other concern is the retail center and gas station right near the two schools. I am definitely worried about the extra traffic making it unsafe for the children getting back and forth from school, having to cross Gelhaus. There is a crossing guard, but there have been many times in the last few years that he doesn't show up. The elementary kids just walk across the street without even looking, just assuming they can go. I as a parent have had to step in the road many times to stop traffic and help kids across the street. Having an entrance right by Gelhaus/Longview Farm Drive would mean extra traffic and heavier vehicles right at the entrance of the two schools. I believe it's just a matter of time before a kid gets hit on the road. Also, during school events, there are never enough parking spots and that is using both school parking lots for one school event. Cars are parked bumper to bumper along the side of the roads and even onto Longview Farm Drive. I don't even know what will happen if you add more traffic to this area.

Therefore, mostly due to traffic and safety concerns, I highly oppose this land getting re-zoned from commercial to residential. Please do everything in your power to stop this development.

Sincerely,

Charlotte Drepaul  
6706 Weather Vane Drive  
Louisville, KY 40299

(502) 472-1858  
Sent from my iPad



## Williams, Julia

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**From:** jsrenner@gmail.com on behalf of Jon Renner <jon@jonrenner.com>  
**Sent:** Wednesday, November 04, 2015 3:26 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela  
**Subject:** Billtown Rd Retail Space Proposal

“Please add this to the official case file for 6501 & 6503 Billtown Road.”

Dear Councilman Benson,

My opposition to this new retail space rezoning proposal on Billtown Road is 3 fold.

Traffic, Safety and Drainage.

### 1. Traffic

The area where the proposed retail space is going is directly neighboring two public schools and a bus depot. The main traffic route to these schools and the depot is Billtown Road which has only two lanes and is already becoming extremely congested during school hours. Adding a retail center right at the corner of this intersection where 99% of all traffic to and from the schools and the depot is only going to cause more traffic congestion. There's no way to avoid that issue due to the area of where this location will sit. The only other route to this area is Gellhaus Lane which is a rural road not close to any other major roads in which some traffic could otherwise be diverted. This leads me to my next point, safety.

### 2. Safety

My daughter walks to school every day. For this, I am very concerned about her safety if this proposal were to proceed. As mentioned above, traffic is already difficult to handle during school drop off and pickup due to the location of the school and only one main access road. Adding retail space right in the heart of this area will only make traffic worse increasing the likelihood of accidents involving both cars and kids walking to and from school.

Statistics prove, the more traffic you have the higher the chance of accidents and safety concerns. According to a study in 2009, less than a quarter of both injury crashes and non-injury crashes in 2009 occurred on roadways with a posted speed limit of 55 mph or higher. This shows that smaller roads with more intersections statistically have a higher rate of both injury and non-injury accidents. Fewer intersections apparently make for fewer crashes. This new retail space will add two more intersections to an already crowded traffic area with more draw for more people in vehicles, not to mention semi trucks re-stocking the businesses.

Also, to make even more of a case for safety, according to NHTSA (<http://www-nrd.nhtsa.dot.gov/Pubs/809762.pdf>), in 2013, 2,136 children under age 15 died in automobile crashes, which makes motor vehicle crashes the leading cause of death for children of every age from 2 to 14 years old, killing 6 children every day. I'm afraid the the more traffic around the school the more parents are going to opt to drive kids to school thus the double edged sword of traffic increasing more traffic and more risk of vehicle related accidents. The more traffic around the school, the more unwalkable the school becomes.

<http://streets.mn/2015/05/06/bad-urbanism-free-range-kids/>

In addition to safety related to traffic, I'd like to make a case about safety due to the attraction of retail space near the schools.

Right now, there's nothing off this exit to attract anyone traveling the Gene Snyder to stop. With retail space such as food and gas, more random people not affiliated with our area or neighborhood will be stopping and spending time near our schools and neighborhoods. With this, the risk of an estranged person becoming aware

of the school and neighborhood goes up. Not to mention the traffic noise. Especially considering the gas station will more than likely be open all night long.

Convenience stores and gas stations are a prime target for criminal activity primarily due to access and opportunity. Most convenience stores are open 24 hours a day, providing criminals with a continuous window for theft and armed robbery. By having this new retail area, the crime rate for our school and nearby homes has a much greater chance of rising in a way that it otherwise would not had there not been anything to attract traveling unwanted passerby's.

**Here's some stats:**

- 24% of all carjacking incidents in 2002 occurred in parking lots or garages or near commercial places such as stores, gas stations, office buildings, restaurants/bars, or other commercial facilities. <http://www.bjs.gov/content/pub/ascii/c02.txt>
- Convenience store robberies account for approximately 6 percent of all robberies known to the police. [http://www.popcenter.org/problems/robbery\\_convenience/](http://www.popcenter.org/problems/robbery_convenience/)

**3. Drainage**

As mentioned at the first public meeting, properties down from the school are already getting excess drainage from the schools run off. Removing natural barriers and constructing more man made concrete areas will only cause more drainage run off issues in the future that add to the already unresolved drainage issues for home owners near the property.

**Conclusion**

In my opinion, these three issues are enough for leaders to reconsider changing the zoning of this area for retail space. The risks involved far outweigh the added benefit of having these retail locations near our schools and homes.

I would please ask you to give careful and thoughtful consideration to these issues when making your decision. My hope is that you will vote no to the zoning change and keep our neighborhoods and schools safe from the problems that would arise from creating this new retail space.

Sincerely,

Jonathan Renner  
502-693-3050  
11913 Longview Farm Drive

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**Jon Renner**  
*Web & Mobile Architect / Designer / Consultant / Strategist*

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Blocking entrances to Billtown Offices  
and schools.

RECEIVED  
APR 07 2016  
PLANNING & DESIGN SERVICES



March 2, 2016

Received by spoken in opposition



March 2, 2016

Turning blind from schools onto Gelhaus.



Vehicles typically use left turn lane on Gelhaus (into Billtown Farms) as turn lane onto Billtown Road at traffic light.

March 2, 2016



Gellhaus heading towards Billtown Farms and schools – Retail Center would be on the right where you see trees now.





Adding a barrier in the road (on Gellhaus at the turn into Billtown Farms on Longview), similar to this one would keep people from blocking the turn lane.