

St. Germain, Dante

From: Dr. J. David Chrisman <jdchrisman@hotmail.com>
Sent: Tuesday, May 31, 2022 9:47 AM
To: St. Germain, Dante
Subject: Case Number 21-ZONE-0059 Change in Zoning 10212 & 10302 R-R to R-4

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Planning Commission,

I am writing to you today in opposition to the rezoning of 21-ZONE-0059 Oak Grove Road from R-R to R-4.

As a sufferer of COPD, I moved to this area as one of the last remaining "green zones" in Jefferson County for those with lung disease as reported by KAIRE and the CJ Air Quality Map project. Adding another significant neighborhood development to this area will have a negative impact on the air quality, pollution, and noise ratio of our area. And COPD citizens like me will suffer from these effects.

It was also suggested in previous hearings on this case that the roads in this area are adequate to handle the increased traffic. As a resident of this rural landscape for the last 17 years, I can assure you from personal knowledge and experience (including recent experience) that this is not an accurate assessment. When I first moved to Independence School Road (a connecting roadway with Oak Grove Road), it was designated as a "Scenic Roadway" and that character has been preserved. But adding a significant residential development to this area will negatively impact the rural and scenic nature of this and the surrounding roadways. In addition, because these roads are rural, there is not an adequate area of expansion available due to drop-offs to expand the roads to an adequate surface area for accommodating the significant increase in traffic.

I know some of my neighbors have written in opposition to this and others plan to speak against it, so I will refrain from reiterating their points. Suffice it to say that I am in full support of all of their points against this rezoning.

I urge you to vote against this proposal.

Sincerely,
Col. J. David Chrisman, PhD, MBA, PMP
9004 Independence School Rd
Louisville, KY 40228

St. Germain, Dante

From: Debi H <debicreek@gmail.com>
Sent: Wednesday, June 1, 2022 12:35 PM
To: St. Germain, Dante
Subject: Case 21-ZONE-0059, Real Estate 10212 Oak Grove Road, 40291

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I, Deborah Hughes, am the executrix of The Estate of Doris Parker, who was my mother. We lived on this property from 1963 until my mothers death.

Restating for the record that neighbors have trespassed on our privately owned real estate. No permission to access our property has ever been given to Frani Smith or Gina Ennecking who have trespassed and taken pictures of our property which they have submitted to Louisville Metro Planning and Zoning.

Last fall I found a deer carcass that someone killed, harvested the meat from and left the remains of which was the result of someone hunting illegally on our property without permission. One neighbor had previously told a family member they were going to deer hunt on the property without permission, that neighbor was told no you will not. In addition, neighbors continue to go four wheeling on the property when they have been told not to as this is private property.

Again, I am certain that these neighbors would not want one of their neighbors coming onto their private property taking pictures, four wheeling, hunting illegally, etc. Neighbors should be respectful of each other.

Thank you.

Deborah Hughes
1702 Eastbridge Court
Louisville, KY 40223

St. Germain, Dante

From: Yvonne Riggs <yriggs@stjpiiparish.com>
Sent: Thursday, May 19, 2022 1:48 PM
To: St. Germain, Dante
Subject: Oak Grove Subdivision

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Dear Dante,

I want to voice my strong opposition to having a huge subdivision built off of Oak Grove Subdivision. The infrastructure cannot support this construction. The Habitat cannot thrive. The folks around this development are not happy. We cannot understand why our voices are not being heard. Why must we keep trying to keep the area rural?

Yvonne Riggs
502-553-1322
8920 Independence School Road
Louisville KY 40228

St. Germain, Dante

From: Frani Smith <johnfran516@yahoo.com>
Sent: Thursday, May 19, 2022 10:16 AM
To: Williams, Julia
Cc: St. Germain, Dante
Subject: 21-ZONE-0059 OAK GROVE ROAD DEVELOPMENT

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my name is john smith. i have lived on Oak Grove Road for the last 65 years (minus a few years of my adult life). this has always been a rural community and it has always been profitable as a rural community. **please deny the zoning change and keep the Oak Grove community as it is.** we cannot sustain the increased traffic on these narrow roads. and they are narrow. throwing a little asphalt on the edges won't make them safer. tearing up this great parcel of land to add all those extra homes will rob the wildlife that inhabits this land.

please keep the Oak Grove Road community rural. we are the last real rural spot in fern creek. there is an ordinance in effect protecting this area from large development. please honor this.

thank you so much for considering this matter. we are praying that we can depend on you to do what's best for this community.

john smith

St. Germain, Dante

From: Frani Smith <johnfran516@yahoo.com>
Sent: Wednesday, May 18, 2022 10:38 PM
To: Williams, Julia
Cc: St. Germain, Dante
Subject: 21-ZONE-0059 OAK GROVE ROAD DEVELOPMENT
Attachments: thumbnail (1).jpg; thumbnail (2).jpg

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Wed, May 18 at 2:41 PM

I've seen the proposed reduction in the subdivision plans and would like to respond. We live on Oak Grove Road, directly across the street from the proposed subdivision. we live the traffic that already passes thru this area every day and night. there is no way that that Oak Grove Road can safely hold all the new traffic that this development will bring. as it is, very few motorists that use oak grove as a "pass-thru" avenue, maintain the proper speed limit. it's already scary out here with the traffic that we have now, much less adding the 360+ (estimated by the amount of homes proposed) cars, twice-a-day, that we would see from this new subdivision. this road was not designed to hold all this traffic. it is a RURAL road. when two vehicles going in opposite directions pass one another, we are close enough to each other to reach out and touch hands. when two school buses pass one another, you just say a prayer that they will make it safely. we have farm equipment and trailers filled with hay moving regularly a long these roads.

Those of us who live in this community have invested in this area with our blood, sweat, and tears. With our life-savings. we are living on land that has been in the smith family for over 100 years. my 99 year old father-in-law has lived on Oak Grove Rd. for 70 years and before that on Thixton Lane. my husband grew up on Oak Grove Road and is now retired. We have lived on Oak Grove for over 20 years. a lot of people who grew up in this community have now moved back to it as adults. our children grew up playing in the same dirt, the same fields and woods that their father did. our grandchildren are now doing the same. THIS MATTERS TO US! we have lost sleep thinking about this subdivision. we have spent endless time maneuvering the internet in an effort to stay informed about what the developer and his attorneys plan to do next. we were friends with all of the deceased property owners and know that they fought similar developments like this while they were still living. i know that their wishes don't play into this process, but i can, with a clear conscience, try to protect what they held so dearly. doris and tommy parker and dave parker wanted their property to stay just as it is.

there is an abundance of wildlife that lives on this property. a multitude of geese, deer, wild turkeys, coyotes, raccoons, foxes, and more. there are two ponds that will be destroyed. they are full of frogs, turtles, fish, and mussels. cranes come to these ponds every day to feed. this property is too much an asset to this community to destroy it with this development.

the engineer documents 17 sinkholes on the property. sinkholes are constantly changing, getting bigger and deeper over time. the construction necessary for this development would wreak havoc with the stability of this land. the blasting and digging will be harmful to those of us who live around it.

those of us who live out here followed the rules to do so. we were required to have 5 acres on which to build our home. we jumped thru all the right hoops to build with the least amount of disturbance to the community. anyone who wants to join the Oak Grove community should be required to do the same. There is an ordinance on record to keep this area rural. all should honor it.

please deny this zoning change to prevent the proposed development. it will impact this area in a negative way and totally destroy the rural nature of this community.

thank you for taking the time to read this. i know it's long.

Frances Smith
Oak Grove Road

[Download all attachments as a zip file](#)





St. Germain, Dante

From: Frani Smith <johnfran516@yahoo.com>
Sent: Wednesday, May 18, 2022 4:38 PM
To: Williams, Julia
Cc: St. Germain, Dante
Subject: 21-ZONE-0059 OAK GROVE ROAD DEVELOPMENT

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my name is Kaelyn mayberry. I am 13 years old. my grandparents live on oak grove road. my letter is in response to the proposed development on Oak Grove Road. I think that building a new neighborhood with more than one hundred houses in it is a terrible idea for a few reasons. First, Oak Grove Road only has two lanes. More than a hundred new people driving down that small road is a hazard for wrecks. Also, if that large neighborhood is constructed, hundreds of animals will be forced out of their homes. I have been on the property, and it is a beautiful, natural space. I strongly believe that it should be kept a safe and wild place or animals to live.

thank you.
kaelyn mayberry

St. Germain, Dante

From: Laura Tallent <ltallent@tallentcpa.com>
Sent: Wednesday, May 18, 2022 10:27 AM
To: St. Germain, Dante
Subject: 21-ZONE-0059

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Thank you for continuing to send out updates on this zoning and development case. I am still strongly opposed to this subdivision. The traffic concerns on Thixton Lane and on Bardstown Road have not been addressed. Those roads cannot handle this much additional traffic. It takes 20 minutes to get from the proposed development site to Bardstown Road at the Snyder Freeway during morning rush hour - - it's about a 6 mile trek - - and that's if your are lucky. Coming home from work can get worse. There is no way the roads can handle it. Thixton is too narrow and there is too much speeding already. Plus, the long range development plan is to maintain greenspace and this property is not far from the Parklands project. Thanks for recording my continuing opposition to this project.

Thank you!

Laura

Laura Lukenbill Tallent, CPA
Tallent & Associates, CPA
10837 Bluegrass Parkway
Louisville KY 40299
502-532-8504 Phone
502-532-8506 Fax
www.tallentcpa.com

Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Tallent & Associates would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

St. Germain, Dante

From: Haberman, Joseph E
Sent: Wednesday, May 18, 2022 9:19 AM
To: St. Germain, Dante
Cc: Davis, Brian
Subject: FW: Public Hearing Item Comment Form [#95]

Comment for the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, May 17, 2022 3:36 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#95]

Name * Gina Enneking

Address * ☐
8920 Independence School Road
Louisville, Ky 40228
United States

Email spottedjack@hotmail.com

Phone Number (502) 553-7229

What is the case number of the development application? * 21-zone-0059

Comments * This zoning change does not follow the guidelines of the Comprehensive 2040 plan. It is in the Cedar Creek Watershed Preservation area. The promised wildlife studies have not been completed as promised. This would severely impact the wildlife in the area and change the rural character as well. The roads and infrastructure CANNOT HANDLE the additional traffic. Please do not approve this rezoning.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * Yes

St. Germain, Dante

From: Haberman, Joseph E
Sent: Wednesday, May 18, 2022 9:19 AM
To: St. Germain, Dante
Cc: Davis, Brian
Subject: FW: Public Hearing Item Comment Form [#96]

Comment for the file.

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, May 17, 2022 7:19 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#96]

Name * KAREN KUENZIG

Address * 
8920 Independence School Road
Louisville, Kentucky 40228
United States

Email Catholicgirls@hotmail.com

Phone (502) 551-9220
Number

What is the 21-zone-0059
case number
of the
development
application?
*

Comments *

I am strongly opposed to rezoning this area. The wildlife in the area is abundant and many species such as great horned owls, falcons, hawks, deer, wild fowl, and eagles call this property home. This greenspace is one of the few remaining in what was once a rural area. The roads in this area cannot handle the traffic that these additional 180+ homes will bring. In addition, reducing the tree canopy will also reduce the air quality in the area. I moved here because of the rural atmosphere of the area. If this major subdivision is allowed, it will greatly detract from what is supposed to

be a preserved area. (i.e. Cedar Creek Watershed). I am aware of the housing need at this point, but with all of the new developments of "vinyl villages" in Heritage Creek, Cedar Creek Road, Mt. Washington Road, Cooper Chapel Road, Old Bardstown Road, Brentlinger Lane, and by Floyd's Fork, it seems that there is quite enough growth in the area for now. Why should those of us in this beloved rural area have to sacrifice the things that attracted us to this area in the first place? The extremely narrow roads with deep ditches on either side are not conducive to this future traffic. The bridge on Independence School over Cedar Creek is already crumbling as is the road that approaches it. This subdivision , if permitted, will completely change the character of this area....an area that everyone seems to have forgotten is the watershed of our local gem, Cedar Creek. I, the area wildlife and my neighbors implore you to oppose this major subdivision.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

St. Germain, Dante

From: Bernie G <bermog63@hotmail.com>
Sent: Wednesday, May 18, 2022 8:07 AM
To: St. Germain, Dante
Subject: Zoning on Oak Grove....

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Traffic out here on Independence School rd. is already horrendous... when Bardstown rd is backed up, car after car, is zipping down these back roads to get west on the Gene Snider .. we don't need anymore population... this is a rural area... and we would like it to stay this way...

We moved here because it is a country setting... to get out of the city, lights, noise, traffic etc. please stop these developers... the wild life, will have no place to go... not to mention the endangered species... thank you Bernadette Greenwell Independence School Rd... please forward this on to Engel...

Sent from [Mail](#) for Windows

St. Germain, Dante

From: Davis, Brian
Sent: Wednesday, May 18, 2022 7:46 AM
To: St. Germain, Dante; Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#96]

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

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, May 17, 2022 7:19 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#96]

Name * KAREN KUENZIG

Address * 
8920 Independence School Road
Louisville, Kentucky 40228
United States

Email Catholicgirls@hotmail.com

Phone (502) 551-9220
Number

What is the 21-zone-0059
case number
of the
development
application?

*

Comments *

I am strongly opposed to rezoning this area. The wildlife in the area is abundant and many species such as great horned owls, falcons, hawks, deer, wild fowl, and eagles call this property home. This greenspace is one of the few

remaining in what was once a rural area. The roads in this area cannot handle the traffic that these additional 180+ homes will bring. In addition, reducing the tree canopy will also reduce the air quality in the area. I moved here because of the rural atmosphere of the area. If this major subdivision is allowed, it will greatly detract from what is supposed to be a preserved area. (i.e. Cedar Creek Watershed). I am aware of the housing need at this point, but with all of the new developments of "vinyl villages" in Heritage Creek, Cedar Creek Road, Mt. Washington Road, Cooper Chapel Road, Old Bardstown Road, Brentlinger Lane, and by Floyd's Fork, it seems that there is quite enough growth in the area for now. Why should those of us in this beloved rural area have to sacrifice the things that attracted us to this area in the first place? The extremely narrow roads with deep ditches on either side are not conducive to this future traffic. The bridge on Independence School over Cedar Creek is already crumbling as is the road that approaches it. This subdivision, if permitted, will completely change the character of this area....an area that everyone seems to have forgotten is the watershed of our local gem, Cedar Creek. I, the area wildlife and my neighbors implore you to oppose this major subdivision.

Would you Yes
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St. Germain, Dante

From: Davis, Brian
Sent: Wednesday, May 18, 2022 7:36 AM
To: St. Germain, Dante; Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#95]

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

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, May 17, 2022 3:36 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#95]

Name *

Gina Enneking

Address *



8920 Independence School Road
Louisville, Ky 40228
United States

Email

spottedjack@hotmail.com

Phone Number

(502) 553-7229

What is the case number of the development application? *

21-zone-0059

Comments *

This zoning change does not follow the guidelines of the Comprehensive 2040 plan. It is in the Cedar Creek Watershed Preservation area. The promised wildlife studies have not been completed as promised. This would severely impact the wildlife in the area and change the rural character as well. The roads and infrastructure CANNOT HANDLE the additional traffic. Please do not approve this rezoning.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes

St. Germain, Dante

From: Debi H <debicreek@gmail.com>
Sent: Tuesday, May 17, 2022 11:19 AM
To: St. Germain, Dante
Subject: 10212 Oak Grove Road The Estate of Doris Parker 21-ZONE-0059

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I, Deborah Hughes, am the executrix of The Estate of Doris Parker, who was my mother. Our family lived on this property from 1963 until my mothers death.

I have been following the events of the neighborhood meetings and planning and zoning the last several years. I visit the property on a regular basis.

I want to note for the record that many neighbors have trespassed on our privately owned real estate without our permission. I wonder how many of these neighbors would approve of their surrounding neighbors accessing their privately owned property without permission taking pictures, riding four wheelers etc. Neighbors have made statements regarding the property that are untrue.

Thank you for your time.

Deborah Hughes

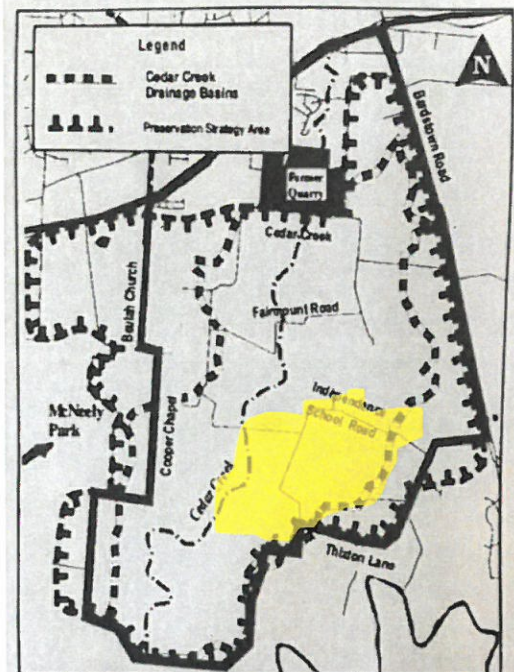
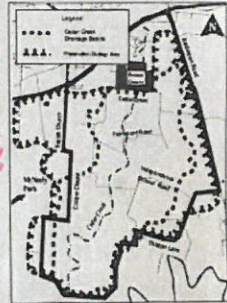
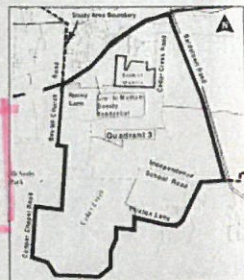
Quadrant III: Southwestern Quadrant

meeting
Preserve the existing rural residential and agricultural character of the southwestern quadrant while protecting the most significant natural resource in the quadrant, the Cedar Creek watershed. Such preservation would include strict regulation of the type and scale of development permitted in area.

Key Implementing Actions

- Conduct a *study* for a relatively large sparsely developed area south of the Gene Snyder Freeway and west of Bardstown Road to aid in the development of a preservation strategy for the area.
- Promote the use of the Jefferson County Environmental Trust as a tool for landowners to use for the preservation of their land.
- Encourage only medium to low density residential land uses for the vacant land in the southeast quadrant of the Gene Snyder Freeway/Bardstown Church Road interchange.
- Designate a bikeway along Cedar Creek Road, Gentry Lane, and Fairmount Road to create a "loop" network.

2040 plan - went into effect in 2019





Endangered/Threatened species

9:39 dosomething.org

1. An endangered species is one whose numbers are so small that it is at risk of extinction.^[1]
2. A species is defined as endangered or threatened when it is suffers from these factors: damage to its habitat for recreational, or entertainment purposes; disease or predation of the species; and hazards to the continued life of the species.^[2]
3. A species is declared extinct after many years of not being spotted. Because it takes so long to define an entire species as extinct, it is probable that there are many species already gone that we are unaware of.^[3]
4. Rangers are on the frontlines of conservation to protect some of the world's most endangered species like tigers, elephants and rhinos. Send thank-you cards to those who protect endangered species. Sign up for [Wildlife Cards!](#)^[4]
5. Extinction is a natural phenomenon, it occurs at a natural "background" rate of about one to five species per year. Scientists estimate we're now losing species at 1,000 to 10,000 times the "background" rate, with dozens going extinct every day.^[5]
6. As many as 30 to 50 percent of all species are

9:39 dosomething.org

6. As many as 30 to 50 percent of all species are possibly heading toward extinction by mid-century.^[6]
7. 99% of the threatened species are at risk from human activities, primarily those driving habitat loss and climate change.^[7]
8. The Endangered Species Act of 1973 (ESA) protects registered endangered species by removing them from the "take" list, which makes it unlawful for a person to shoot, harm, capture, trap, or attempt any such actions to the species.^[8]
9. Ultimately, the ESA strives to recover species from the endangered list by restoring their ecological health until they no longer need protection.^[9]
10. The World Wildlife Organization focuses on saving certain species that help sustain other species. They protect wildlife such as pandas, whales, rhinos, marine turtles, primates, polar bears, and big cats.^[10]
11. Freshwater ecosystems are home to more than 100,000 known species of plants and animals, and are now one of the most endangered habitats in the world as a result of human development, pollution, and climate change.^[11]

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File | C:/Users/spott/iCloudPhotos/Photos/page%201%20endangered%20species.pdf

Delineation Summary Report_Oak Grove.pdf 1 / 1 100%

Dear Mr. Schutte:

RES Kentucky, LLC dba Redwing (Redwing) is pleased to provide JSCC, LLC with this Water/Wetland Delineation Summary Report for the Oak Grove Road Property in Jefferson County, Kentucky. The 68-acre site is located on the west side of Oak Grove Road, approximately 0.4 mile south of Independence School Road (Figure 1). The project site is composed of two parcels: 10212 and 10302 Oak Grove Road. The goal of these services was to identify the location and extent of jurisdictional waters/wetlands and federally threatened/endangered (T/E) species habitat within the project area to assist JSCC, LLC and Mindel, Scott & Associates, Inc. (MSA) with preliminary project planning.

Based on the delineation, jurisdictional water/wetland features present on the site include one perennial stream (Cedar Creek) measuring 2,665 linear feet (1.829 acres) and three intermittent streams totaling 1,405 linear feet (0.205 acre) (Figure 2). Non-jurisdictional features on site include 11 ephemeral streams totaling 1,090 linear feet (0.051 acre) and two open water ponds totaling 0.355 acre.

In addition, suitable habitat for federally-listed T/E species on site includes: suitable summer roosting habitat for the Indiana bat (*Myotis sodalis*) and the northern long-eared bat (*Myotis septentrionalis*) in the in the mixed-aged woods, and foraging habitat for the gray bat (*Myotis grisescens*) along Cedar Creek. Although marginal suitable habitat for Kentucky glade cress (*Leavenworthia exigua laciniata*) was identified, no individuals are present. No other suitable habitat for T/E species was identified in the project area.

Type here to search Desktop 100% 80°F 10:46 AM 5/19/2022

Under the Section 404 permitting process, the USACE determines if consultation with the U.S. Fish and Wildlife Service (USFWS) is required to address potential impacts to T/E species and if consultation with the State Historic Preservation Office (SHPO) is required to address potential impacts to significant archaeological/historic features.

CONCLUSION

Water/Wetland Delineation Summary Report
Oak Grove Road Property

May 10, 2021
Redwing Project 103974

Oak Grove Road

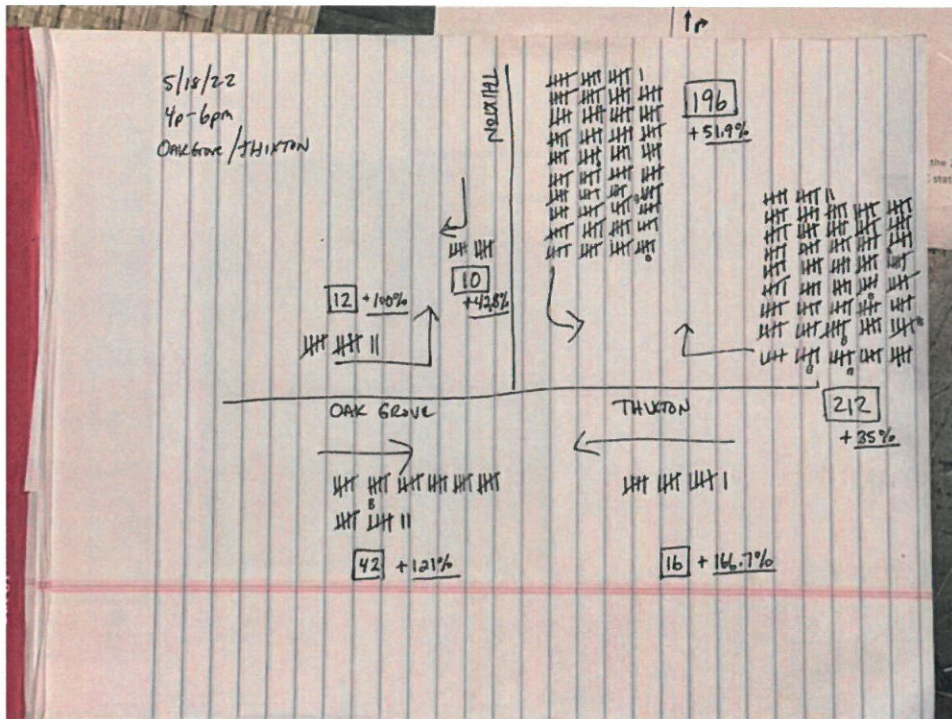
Entrance of proposed
subdivision





- Traffic observed on May, 18th, 2022
- Location: 8920 Independence School Road
- Start: 7:22 AM
- Completion: 7:39 AM
- Total number of vehicles passing by: 62





Oak Grove
Road/Thixton Traffic
Study

5/18/2022
4-6PM



St. Germain, Dante

From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Wednesday, December 15, 2021 12:32 PM
To: St. Germain, Dante
Subject: Re: Case #21-Zone-0059
Attachments: image001.png; image002.png; image003.png

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

I am writing to oppose the zoning change from RR to R4. We are unable to attend the in person meeting. This area does not need another dense development. We have seen three developments go in since we moved here in 2003. In the past we went to all the meetings downtown and the committee seemed so unconcerned with our comments, not to mention all our hard work showing pictures of our narrow roads, which has not changed. I remember taking time off work several times to attend so I could voice my concerns. I will never forget a lady on the panel kept looking at her watch the entire time I spoke! So discouraging when these developers seem to always get an automatic stamp of approval no matter what we have to say! The roads on Thixton and Oak Grove are narrow and curvy. We already have so much increased traffic not to mention the accidents that have occurred. We moved to this area with our horses to enjoy the rural atmosphere we had. Now it seems any acreage is bought up by greedy developers to build another dense subdivision. So much for all the beautiful trees that will be cut down, and the wildlife that will be affected, where can they go? Not to mention the noise from the big trucks on our roads, which drive entirely too fast. I was nearly run off the road by one of the big trucks working on the last development. Another time, my husband was driving his tractor from our neighbors house, so much traffic was backing up and cars were passing in a curve and trying to pass as he was turning into our driveway one almost hit him!! Another dangerous situation! We already have too many cars on our roads. Not to mention how many more there would be with another dense development. If two school buses are on the road one has to pull off to pass. It's sad to think my Niece's dream of owning land and horses won't be possible. There will be no acreage she will be able to find or afford. The developers are buying up all the land for these dense developments. Why not build homes with 5 acre lots? Oh I know it's because it's all about \$\$\$ and how much they can make! I truly hope you will take our concerns seriously and this not be another automatic stamp of approval for another dense development. Thank you for your time. Curtis and Sherry Burkhead 8932 Thixton Ln.

On Wed, Nov 10, 2021, 3:25 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. & Mrs. Burkhead,

Thank you for your comments on this case. I will add them to the record and provide them to the Commissioners in advance of the meeting tomorrow.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

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



Stay aware of new development in your area! Sign up for Gov Delivery notifications at:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Sherry Burkhead <sburkhead17@gmail.com>

Sent: Wednesday, November 10, 2021 3:19 PM

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

Subject: Case #21-Zone-0059

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We are unable to attend the hearing in person, but would like to go on record opposing the proposed zoning change from RR to R4. Does this mean the change to PRD is off since it was not mentioned in the new info we received? We had opposed that in writing also. At any rate, we **STRONGLY OPPOSE** another dense subdivision in our area. Our concern is the amount of traffic this will add to already crowded roads on Thixton Ln and Oak Grove Rd. These are narrow and windy roads which are not equipped to handle this much traffic. Not to mention the heavy construction trucks on our roads and the damage they cause. The destruction of the land, trees and wildlife is another concern for us, not to mention the construction noise. We moved here as horse owners to a beautiful rural area before greedy development took over. Enough of this dense development that seems to always get an automatic approval. I don't think you would want this in your back yard! We along with other neighbors would not object to development with 1 to 5 acre lots. Why can't this be done? Thank you for your time and I hope you will take our concerns seriously. Curtis and Sherry Burkhead 8931 Thixton Ln, Louisville, KY 40229

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St. Germain, Dante

From: Gina Enneking <Spottedjack@hotmail.com>
Sent: Wednesday, December 15, 2021 2:25 PM
To: jessica.green@louisville.gov; barbara.shanklin@louisville.gov;
keisha.dorsey@louisville.gov; jecorey.arthur@louisville.gov; donna.purvis@louisville.gov;
david.james@louisville.gov; paula.mccraney@louisville.gov;
cassie.chambersarmstrong@louisville.gov; bill.hollander@louisville.gov;
pat.mulvihill@louisville.gov; kevin.kramer@louisville.gov; rick.blackwell@louisville.gov;
mark.fox@louisville.gov; cindi.fowler@louisville.gov; kevin.triplett@louisville.gov;
scott.reed@louisville.gov; markus.winkler@louisville.gov; marilyn.parker@louisville.gov;
stuart.benson@louisville.gov; nicole.george@louisville.gov; robin.engel@louisville.gov;
james.peden@louisville.gov; madonna.flood@louisville.gov;
amy.holtonstewart@louisville.gov; brent.ackerson@louisville.gov
Cc: St. Germain, Dante; Townes, Jared M.
Subject: Planning Commission meeting-12-16-2021/ 21-ZONE-0059 Oak Grove Road
Importance: High

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Council members-

I am imploring you to stop the re-zoning of this property from RR-R4. This 68 acre piece of property that is in the Cedar Creek corridor is a wildlife refuge and tree canopied are that needs to be preserved. The proposal to build a 163 property subdivision at the heart of Heritage Creek directly at the banks of Cedar Creek is unconscionable.

The Louisville 2040 Plan for Quadrant III, the corridor south of the Gene Snyder Freeway along Bardstown Road towards Mt. Washington, to retain its rural character. It specifically calls to "Preserve the existing rural residential and agricultural character of the southwestern quadrant while protecting the most significant natural resource in the quadrant, the Cedar Creek watershed. Such preservation would include strict regulation of the type and scale of development permitted in area". It also calls to "Encourage only medium to low density residential land uses for vacant land in the southeast quadrant of the Gene Snyder Freeway/Beulah Church Road interchange".

The property on Oak Grove Road was rezoned from R-4 to RR by the former deceased owner in an attempt to preserve the beautiful land. This land runs off directly INTO Cedar Creek, the protected watershed listed above. Demolition of the lush tree canopy, natural waterways and geographical surface to construct 163 homes would be incredibly destructive to this wildlife sanctuary and protected resource. The effects of this development have not been adequately investigated; i.e-bald eagles, great horned owls. Peregrine falcons, wild turkey, deer and other wildlife as well as the possible presence of Kentucky Glade Cress. The creek on the property has not been surveyed by the Army Corps of Engineers in many years, and based on the current size, breadth and depth may actually be more than just an "intermittent creek" as currently labeled. None of these issues has been addressed by the developer. Based on the preservation of the Cedar Creek watershed that was voted into action in the 2040 Plan, the developer and the city has a responsibility to determine what is best for the ecology of this area first and foremost.

With respect to the need for housing in southern Jefferson County, there are currently large, multifamily developments that were recently approved on Cedar Creek Road, Brentlinger Lane, Old Bardstown Road-Crosby Farms (the last farm on Old Bardstown Road), and near the entrance of the Parklands. In addition, there is a new commercial development

on Bardstown Road and Cedar Creek Road. This is not counting all of the other developments on Cooper Chapel Rd and off of Mt. Washington Road. This is significant new housing that will be available without the destruction of the property on Oak Grove Road.

I urge you to vote against this proposal. At the very least, the property needs to be resurveyed to determine the effects on the watershed as there are several ponds and a fairly significant intermittent creek that runs through the property that will be decimated based on the current plans.

In addition, the narrow roads, lack of lighting, steep curves and grades, lack of sidewalks and no direct public transportation access make this location a dangerous choice for a large development. Please allow this property to remain RR so that the rural residential and agricultural character of this area will remain as intended.

Respectfully submitted,
Gina M. Enneking

Zip code-
40228



Troubadour Farm Horse Rescue

Sent from [Mail](#) for Windows

St. Germain, Dante

From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Wednesday, November 10, 2021 3:19 PM
To: St. Germain, Dante
Subject: Case #21-Zone-0059

Follow Up Flag: Follow up
Flag Status: Flagged

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We are unable to attend the hearing in person, but would like to go on record opposing the proposed zoning change from RR to R4. Does this mean the change to PRD is off since it was not mentioned in the new info we received? We had opposed that in writing also. At any rate, we STRONGLY OPPOSE another dense subdivision in our area. Our concern is the amount of traffic this will add to already crowded roads on Thixton Ln and Oak Grove Rd. These are narrow and windy roads which are not equipped to handle this much traffic. Not to mention the heavy construction trucks on our roads and the damage they cause. The destruction of the land, trees and wildlife is another concern for us, not to mention the construction noise. We moved here as horse owners to a beautiful rural area before greedy development took over. Enough of this dense development that seems to always get an automatic approval. I don't think you would want this in your back yard! We along with other neighbors would not object to development with 1 to 5 acre lots. Why can't this be done? Thank you for your time and I hope you will take our concerns seriously. Curtis and Sherry Burkhead 8931 Thixton Ln, Louisville, KY 40229

St. Germain, Dante

From: Frani Smith <johnfran516@yahoo.com>
Sent: Wednesday, November 10, 2021 11:11 AM
To: St. Germain, Dante
Subject: Opposition to Oak Grove Road Rezoning Request-21-ZONEPA-0036
Attachments: eaglekaelyn10-17-2021 (2) (1).jpg; thumbnail (1).jpg; thumbnail (2).jpg; thumbnail.jpg

Follow Up Flag: Follow up
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Dear Ms. St. Germain

the time has come for the public hearing for a CHANGE IN ZONING from R-R Rural Residential to R-4 Single Family Residential for property located at 10212 & 10302 Oak Grove Road. my name is frances smith. my husband and i have lived for 30 years adjacent to the property being considered for development. we live on land given to us by my husband's parents. they have lived on their property (next door to us) for over 70 years. and we are just one family, with one history. the oak grove community has many stories like this. i have been friends with the parkers for years. david died a few years ago with alzheimer's disease. his widow still lives on the property. david was against development of his property and his brother's property (10212 oak grove road). he fought the 10212 oak grove road development and the developer eventually backed out. david made plans for his wife to live on his property until her death. i don't think he anticipated that the land would be developed up to her front doorstep.

david parker was walking his property with me up until 2 weeks before his death. he would point out every waterfall, every hickory nut and walnut tree and persimmon tree we passed. he collected the nuts from those trees every year and proudly displayed them to everyone. he was comforted by the 50 white pine trees (they are massive and the developer intends to destroy them) that line the front of the property. . there are two ponds on the property. david would be so excited every year as the wild geese nested there. he gave me mussel shells (my garden is full of them) from the pond. every day, the cranes would fly over our houses to feed there. david would call me to come over and watch the deer and wild turkeys feed on his land. he taught me to love the land as much as he did. two weeks before his death, the words could no longer be said. but his heart spoke volumes.

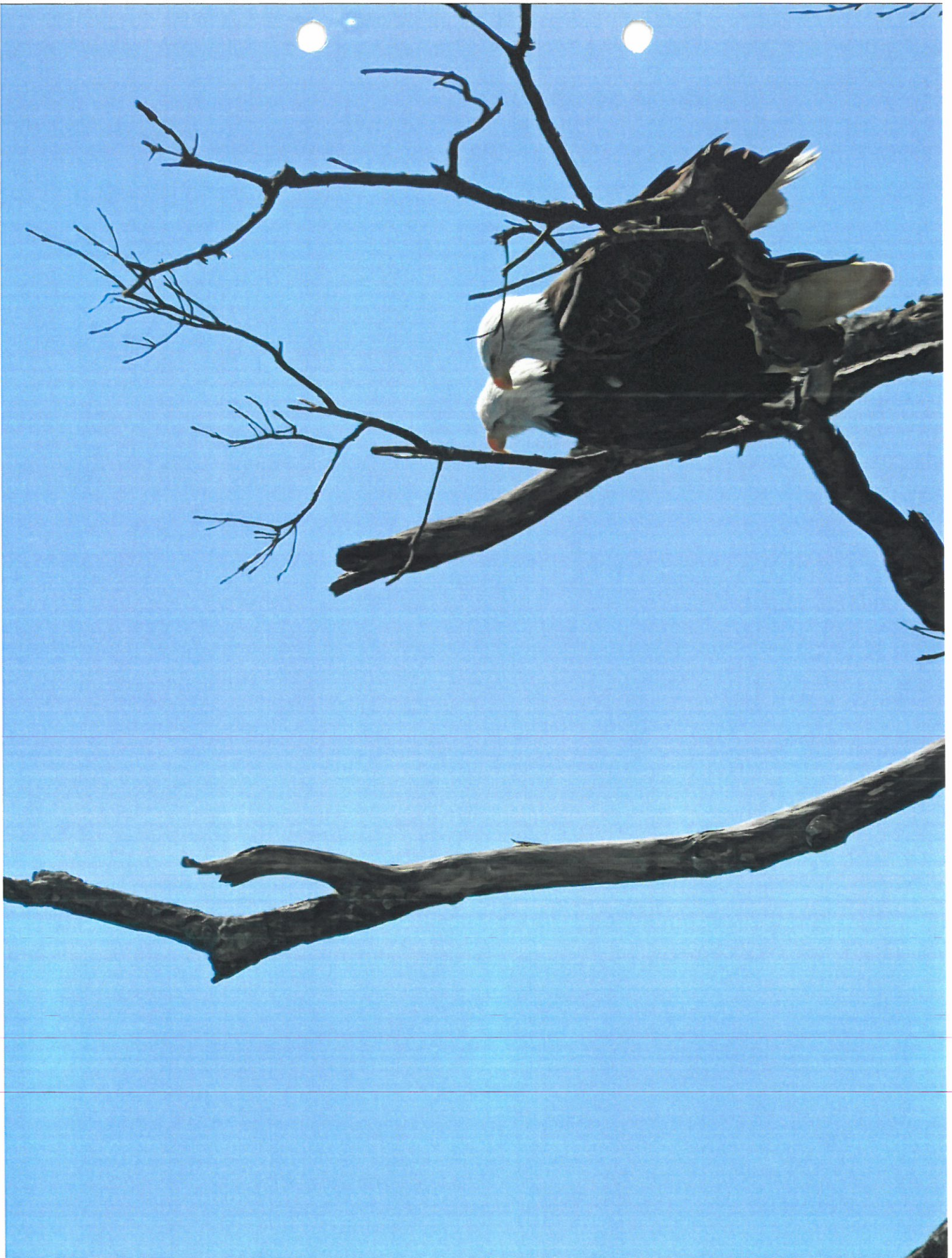
david encouraged me to bring my grandchildren to walk his land. they love it as much as david and want to buy the property themselves ("from the mouths of babes") and give it to the PARKLANDS at Floyds Fork on bardstown road. the PARKLANDS bald eagles visit the parker property along with all the other wildlife.

please say NO to the development of this property. it's not time to bring it to ruin. to rob the community and wildlife of its beauty. there is no way to rebuild this once it is done. if you have to choose...please require the land to be sold off in 5 acre plots like the rest of the community.

the traffic along Oak Grove Road is already heavy from people cutting thru the area and from the other developments that have been allowed to be built. the roads are not wide enough for all the traffic that will be generated if this development is approved. the land is riddled with sink holes. the rest of the community has learned to respect the geology of the land. please respect it, too. the land is geologically ill-equipped to handle the disturbance of this development.

thank you so much for listening.
please come and walk the land. i'll show you all the hickory nut, walnut, and persimmon trees. i'll show you the ponds and mussels, deer and wild turkey. i know that David would be pleased to know that you saw it.

Frances Smith















St. Germain, Dante

From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Wednesday, November 10, 2021 3:19 PM
To: St. Germain, Dante
Subject: Case #21-Zone-0059

Follow Up Flag: Follow up
Flag Status: Flagged

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St. Germain, Dante

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Sent: Wednesday, November 10, 2021 11:11 AM
To: St. Germain, Dante
Subject: Opposition to Oak Grove Road Rezoning Request-21-ZONEPA-0036
Attachments: eaglekaelyn10-17-2021 (2) (1).jpg; thumbnail (1).jpg; thumbnail (2).jpg; thumbnail.jpg

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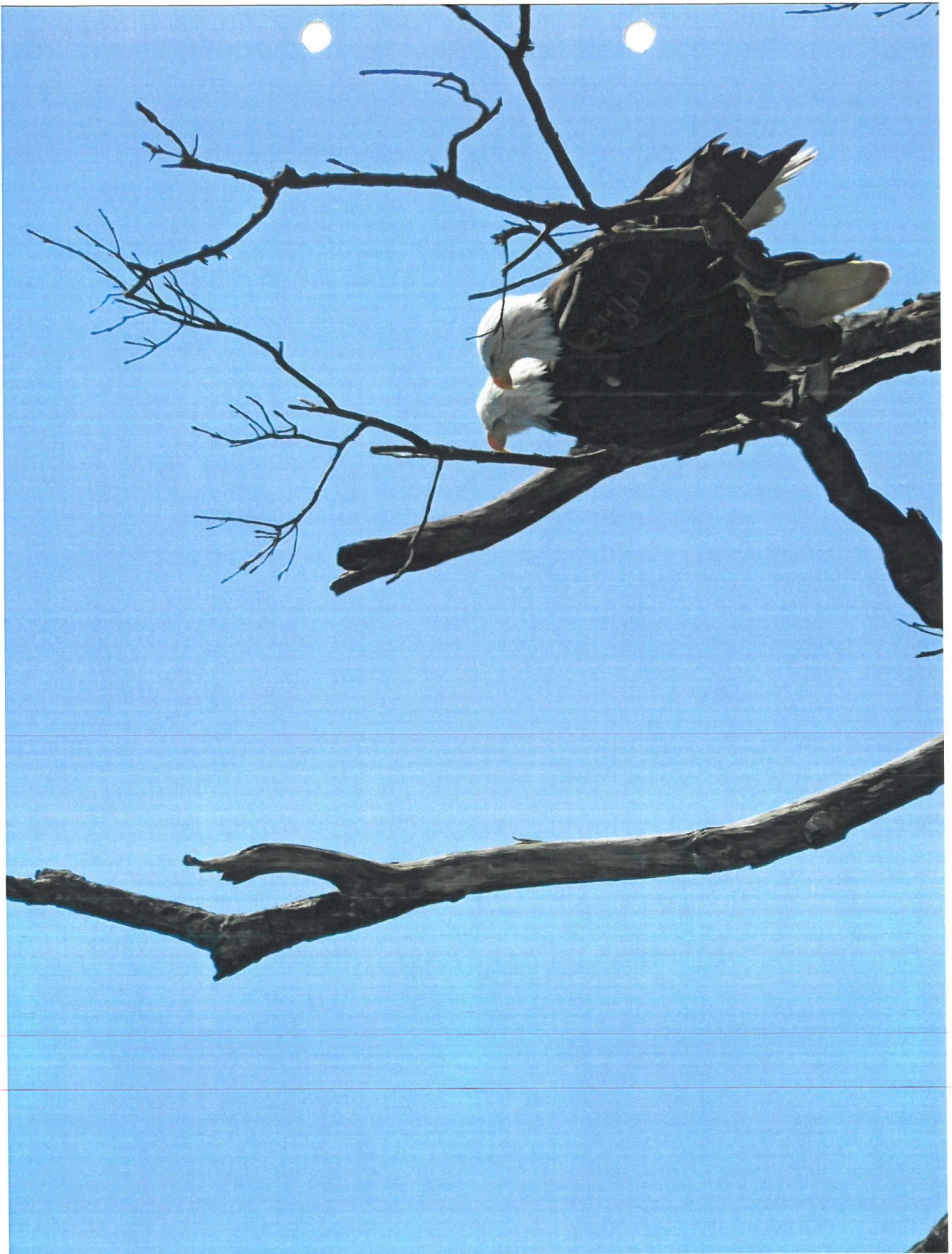
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Frances Smith















St. Germain, Dante

From: christy eagle-wire.com <christy@eagle-wire.com>
Sent: Thursday, April 22, 2021 9:47 AM
To: St. Germain, Dante; don eagle-wire.com
Cc: Engel, Robin; Townes, Jared M.; Stuber, Elizabeth W.
Subject: Re: District 22: 21-ZonePA-0036 10212 Oak Grove

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you Ms Germain. I know that I was in attendance at the rezoning meeting on Cooper Chapel and Lantanda drive (where they are proposing an 11 Apt unit complex) and the lawyer stated that the last traffic study done was in 2016 and that traffic was decreasing. That is a WRONG statement. We have lived in the area for 30 years! First right across Smyrna Pkw, where this apt unit is proposed and now near Oak grove and Thixton, where this PVD zoning change is proposed. I can assure you that traffic has tripled if not quadrupled in this area. 15 years ago we could ride our bikes on Thixton and Oak Grove. Now it would be a suicide mission! My husband needs hay for our farm animals and he cuts hay on 3 farms in the Thixton and Oakgrove area, but that too has become extremely dangerous because people are trying to pass him non-stop!

Please, don't just sit in your offices and think its not my problem, I don't live there. Please help us out. The people who moved out here on Thixton and Oak Grove and Independence School road came out here for the Rural, farm life and it is being destroyed. Wildlife is being destroyed! PLEASE HELP US!

Sincerely,
Christy Mulhall
Christy@eagle-wire.com

On Apr 21, 2021, at 7:59 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

CM Engel,

Traffic studies are triggered by thresholds. I am not the expert on when a traffic study is required, so I have copied Beth Stuber with Transportation Planning on this email. She can provide more information as to when a traffic study is required and what intersections would need to be studied for this case. Beth, can you help Councilman Engel with this question?

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

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

From: Engel, Robin <Robin.Engel@louisvilleky.gov>
Sent: Tuesday, April 20, 2021 4:36 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: christy@eagle-wire.com; Townes, Jared M. <Jared.Townes@louisvilleky.gov>
Subject: FW: District 22: 21-ZonePA-0036 10212 Oak Grove

Dante,

Can you look into Ms. Mulhall's concern about conducting a traffic study to protect motorists in the area of this proposed development on Oak Grove road. My understanding is that every development is required to conduct and pass a traffic study when they bring in a new development. What roads or intersections will be require to have a traffic study on this development?

Regards,

Robin J. Engel
Councilman
District 22
Louisville Metro Council
City Hall - 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-1122
Email: Robin.Engel@louisvilleky.gov

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

From: christy [eagle-wire.com](mailto:christy@eagle-wire.com) <christy@eagle-wire.com>
Sent: Monday, April 19, 2021 6:57 PM
To: Engel, Robin <Robin.Engel@louisvilleky.gov>
Subject: Planning and development

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Hi Ronin,

We really need your help to get a road and traffic study done in our neighborhood so that the roads can be addressed before any more developments are discussed. Just sitting in the one on Oakgrove development meeting, and its just horrifying that these developers have no clue how dangerous these roads have become and its so sad that the rural way of life is gone.

Sincerely,
Christy Mulhall
Christy@eagle-wire.com

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St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Wednesday, April 28, 2021 2:02 PM
To: St. Germain, Dante
Subject: Opposition to Oak Grove Road Rezoning Request-21-ZONEPA-0036

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Dante St. Germain
Planning & Design Case Manager
Planning and Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202
RE: 21-ZONEPA-0036

Dear Ms. St. Germain-

I am writing in response to a rezoning request on Oak Grove Road- 21-ZONEPA-0036.
Firstly, thank you for taking time to read this. I appreciate your willingness to consider.

I live in a property bordering the proposed subdivision requested by JS Acquisitions. After attending the neighborhood meeting, I have grave concerns. The proposal to level the land and place 290 homes in this area is heinous.

Most of the people that live in this area have moved here to enjoy a peaceful, countrylike setting. The original zoning of this property as RR reflects the desire of the original property owners of 10212 and 10302 Oak Grove Road to preserve this. The quaint country setting with rolling hills, farmland and areas of mature trees are like no other places in this state.

Depending on the season, we enjoy watching the migrating golden and bald eagles, sandhill cranes and blue heron. These species enjoy the privacy that only mature treed areas can provide. We also love to witness the small local herd of deer, wild turkey, great horned owls, foxes and coyotes that frequent the area. The endangered and protected Kentucky Glade Cress plant also incubates and grows in this area-one of only two areas in the state of Kentucky.

The watersheds, running creeks, 2 ponds and waterfalls on this property are balm to the soul for us and provide refreshment to the species that occupy this land.

The infrastructure of this area including the karst ground features, lack of city sewers and the narrow roadways are all reasons that this area has remained and should remain rural.

I am begging you to reconsider the wishes of those of us in the neighborhood and prevent this area from being rezoned.

While I understand that development and change is inevitable, this much change (i.e removing mature trees and habitats only to have to replant new trees to comply with Chapter 10 of the LDC) would mean the utter destruction of land and resources that provide us with clean air, clean water and the preservation of wildlife.

Please consider amending this proposal to include 5 acre lots or similar which would preserve the area and greatly reduce the environmental impact.

In addition to the wildlife issues, the roads here simply cannot handle the traffic. The current situation on Oak Grove, Thixton and Independence School includes roads that are barely 1 ½ lanes wide. The speeding through this area, especially with the sharp curves and long straightaways will spell disaster with at least 580 additional cars traveling these areas to get to Bardstown Road or Beulah Church Road to get to I-265. On my property alone, there have been 2 accidents from vehicles running off of the road due to the narrow width and lack of passing area.

Again, I respectfully ask that you reconsider the rezoning of this property. This area is too rich with nature and character to lose. Once these areas are gone, they are gone forever.

I am not in opposition of having neighbors who can enjoy this area as much as we do; I am simply proposing a more environmentally friendly neighborhood with fewer homes and larger lots with more acreage.

I invite you to come and tour this beautiful land yourself to see what I mean.

Thank you for your consideration-

I look forward to hearing from you!

Gina

Gina M. Enneking/Troubadour Rescue Farm
8920 Independence School Road
Louisville, KY 40228
502-553-7229

Cc: Robin Engel, Jared Townes, Elizabeth Stuber

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St. Germain, Dante

From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Wednesday, April 28, 2021 1:23 PM
To: St. Germain, Dante
Subject: Proposed subdivision & zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

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As homeowners on Thixton Ln we are STRONGLY OPPOSED to the proposed subdivision plan of 290 lots and also the zoning change from R4 & RR to PRD on Oak Grove Rd. We moved here 17 years ago to enjoy living in a rural area with our horses and other animals. Would you want this development in your back yard? I think NOT! This proposed plan does not fit our rural area. We are already dealing with increased traffic due to other subdivisions that have been built in our area. I really thought we were done with greedy developers. Enough already! Our roads are narrow and curvey and this proposed development would only cause more traffic causing our roads to be even more dangerous. Then there's also the destruction of trees along and the land, not to mention the ongoing noise! Please consider reducing the density of this plan. Why not homes with 5 acre lots? I truly hope you take our concerns seriously. Thank you for your time.
Curtis and Sherry Burkhead

St. Germain, Dante

From: Gina Enneking <spottedjack@hotmail.com>
Sent: Monday, May 10, 2021 6:33 PM
To: St. Germain, Dante
Subject: FW: Oak Grove Road Creek/Stream Reassessment request
Attachments: creek5.jpg; creek.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from [Mail](#) for Windows 10

From: [Gina Enneking](#)
Sent: Monday, May 10, 2021 6:15 PM
To: lrl-pagemaster-pa@usace.army.mil
Cc: Dante.St.Germaine@louisvilleky.gov; Robin.Engel@louisvilleky.gov; [the girls](#)
Subject: Oak Grove Road Creek/Stream Reassessment request
Importance: High

Good evening-

I am writing to express concern over the rezoning of a property near my home from R4 and RR to PRD. The 68.57 acres currently sits at 10212/10302 Oak Grove Road, Louisville, KY 40291. The case is 21-ZONEPA-0036 and the Planning and Design Case Manager is Dante St. Germaine.

The developer, JS Acquisitions, is proposing 290 homes to be placed in this acreage. At the neighborhood information meeting, a site map was shown. This map showed Cedar Creek, and what the land planner, David Mindel, called an "intermittent stream".

I live on an adjoining property and am extremely concerned about the loss of this parklike area, the tree canopy and most of all, the protection of the two water sources in the proposed area. I have attached a few photos of the "intermittent stream" that affords nourishment to a rich area of wildlife as well as a much needed runoff from the more elevated areas nearby.

I am humbly asking that this "intermittent stream" be reassessed as I believe that it is actually a woodland creek that needs to be added to the mapped area and preserved. It is imperative to protect our natural resources and I fear that this one may be destroyed entirely if not revisited.

This property is also home to the Kentucky Glade Cress, which I believe is a protected plant species.

Please do not hesitate to contact me with further questions. I look forward to hearing from you and working with you to conserve this area!

Thank you-

Gina M. Enneking
502-553-7229
8920 Independence School Road
Louisville, KY 40228
spottedjack@hotmail.com

Sent from [Mail](#) for Windows 10





St. Germain, Dante

From: Townes, Jared M.
Sent: Tuesday, June 1, 2021 1:06 PM
To: bermog63@hotmail.com
Cc: St. Germain, Dante
Subject: FW: District 22: Zonings on Oak Grove rd.

Bernadette,

Thank you for reaching out to Councilman Engel's office.

We appreciate your concerns about maintaining the rural integrity and preserving the wildlife in this area. We are connecting Dante St. Germain to this message, she is the case manager for this development and will be able to place your concerns on the official record. The planners will address each concern on the official record as this development goes through the planning process.

Councilman Engel will continue to research this development as it progresses through the planning process and makes its way to Metro Council.

Regards,



Jared M. Townes

Legislative Assistant to
Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

From: Bernie G <bermog63@hotmail.com>
Sent: Friday, May 28, 2021 6:49 PM
To: Engel, Robin <Robin.Engel@louisvilleky.gov>
Subject: Zonings on Oak Grove rd.

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Sent from [Mail](#) for Windows 10

Attention: Robin Engel

We are greatly concerned about development Record #21 Zone – 0059 and want to preserve this rural Area. This area, is zoned for 5 acre Lots, only.... Please keep any large subdivisions from developing off Oak Grove . We need some place for the wild life. These subdivisions bring traffic , lights ... too many to even view the night sky. Not to mention, graffiti, and crime.

Thank You,

Bernadette Greenwell

8907 Independence School rd.

40228

St. Germain, Dante

From: Engel, Robin
Sent: Friday, May 7, 2021 3:04 PM
To: St. Germain, Dante
Cc: mar.durbin.cattle@gmail.com; Townes, Jared M.; Robin J. Engel
Subject: 10212 Oak Grove: Sink Hole Concerns
Attachments: 10212 Oak Grove RD 290 Single Fam.pdf

Dante,

Yesterday Mr. Durbin called my office to discuss his concerns about the new development proposed at 10212 Oak Grove Road. He is deeply concerned about the amount of sink holes that this property contains and believes that this could negatively impact the future homes and homeowners. Would you make sure to add this point to the record for this development and make sure that this area is reviewed for threat of sink holes? Additionally, can you help us understand the proposed road conditions? It appears that this property will connect and widen a section of Oak Grove at 10302, is that what I am seeing? It will also have a sub street facing Thomas Grove Road and a connection to Moss Creek Way is that correct? Thank you for your help.

Regards,



Robin J. Engel

Councilman
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-1122
Email: Robin.Engel@louisvilleky.gov

St. Germain, Dante

From: St. Germain, Dante
Sent: Tuesday, May 25, 2021 10:44 AM
To: Gina Enneking
Subject: RE: LIST OF AFFECTED NEIGHBORS FOR 21-ZONE-0059
Attachments: APO - Label Matrix 06 11 20.pdf

Ms. Enneking,

The adjoining property owner list that the applicant provided is attached. If you want to gather signatures for a night hearing petition, you will need to follow the instructions on the petition forms at the bottom of this page:

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

The last applications on the page are the ones you need. You should choose if you want a downtown location or an alternative location and use the appropriate form.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Tuesday, May 25, 2021 10:38 AM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: LIST OF AFFECTED NEIGHBORS FOR 21-ZONE-0059

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Good morning, Dante-

I noticed that the case has now changed from pre app to a case number. When we spoke, you had mentioned a list of names of those primary and secondary folks who will be affected. Do you mind sending that to me?

I need to get me feet on the ground and start petitioning...
Thank you!
Gina

Gina Enneking
Appraiser at SafeAuto
APD Claims Department
Phone: 614-817-0295
www.safeauto.com



Play it Safe @SafeAuto



For claims support, please contact us at 1-800-SAFEAUTO (1-800-723-3288), email us at Claims@safeauto.com, or download the SafeAuto App on [iOS](#) or [Android](#).

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St. Germain, Dante

From: Townes, Jared M.
Sent: Wednesday, May 26, 2021 10:52 AM
To: St. Germain, Dante; Katie Wells
Cc: Engel, Robin
Subject: RE: Oak Grove Development

Dante,

Thank you.

Regards,



Jared M. Townes

Legislative Assistant to
Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Wednesday, May 26, 2021 10:50 AM
To: Townes, Jared M. <Jared.Townes@louisvilleky.gov>; Katie Wells <katie@cmaky.com>
Cc: Engel, Robin <Robin.Engel@louisvilleky.gov>
Subject: RE: Oak Grove Development

Jared,

The formal filing came in with a request to change the zoning from R-R to R-4 with a steep slope density transfer. There is no requirement for a landscape buffer between two R-4 properties.

Dante St. Germain, AICP
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From: Townes, Jared M. <Jared.Townes@louisvilleky.gov>
Sent: Wednesday, May 26, 2021 10:47 AM
To: Katie Wells <katie@cmaky.com>
Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Engel, Robin <Robin.Engel@louisvilleky.gov>
Subject: RE: Oak Grove Development

Katie,

Thank you for reaching out to Councilman Engel's office.

The developers are proposing 290 single family lots on this property (10212 Oak Grove Road). The applicant is John Schutte with JS Acquisitions and Mendel Scott is the builder for this property. The development plan that they presented showed a tree buffer around Cedar Creek. I am attaching a copy of the notice of neighborhood meeting that our office received. It will provide more details on this proposed development along with a site plan.

I am also connecting Dante St. Germain to this message, she is the case manager for this proposal and can update us on its status as it goes through the development process.

Dante,

Can you let us know if there will be a buffer of trees required on the southside of this property and to the north of residents living on Pebble Trace?

Regards,



Jared M. Townes

Legislative Assistant to
Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

From: Katie Wells <katie@cmaky.com>
Sent: Wednesday, May 26, 2021 9:23 AM
To: Townes, Jared M. <Jared.Townes@louisvilleky.gov>
Subject: Oak Grove Development

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Hi Jared,

I'm looking for an update on the large development going in off Oakgrove. We manage Creekview subdivision directly behind it. Specifically inquiring about timing, if it will be 290 lots, who the home builder is, if the current tree buffer behind the Pebble Trace homes will remain, and if it will actually tie into Mossy Creek. Please let me know so I can update my Board and inquiring owners.

Thanks so much for your help.

Katie Wells

Association Manager, Louisville
Community Management Associates
4965 US 42 Suite 1000
Louisville, KY 40222
(502) 491-3550 ext. 1
Mon-Thurs 9am-5pm, Friday 9am-12pm

St. Germain, Dante

From: St. Germain, Dante
Sent: Thursday, May 27, 2021 10:30 AM
To: tamara.allengroup@gmail.com
Subject: RE: rezoning requests in the South Bardstown Road corridor

Ms. Guelda,

It would be better to submit them separately, so that the Planning Commission is reviewing the comments separately when the two cases get to them.

Dante St. Germain, AICP
Planner II
Planning & Design Services
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From: tamara.allengroup@gmail.com <tamara.allengroup@gmail.com>
Sent: Thursday, May 27, 2021 10:25 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: rezoning requests in the South Bardstown Road corridor

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One last question...I promise 😊

Should I submit my concerns for the Bardstown Road and Oak Grove projects on separate emails?

Tamara H. Guelta

Director of Operations | The Allen Group

Direct | 502-640-7844

tamara.allengroup@gmail.com

Please note our new mailing address:

2103 Watterson Trail, Louisville, KY 40299

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

Sent: Thursday, May 27, 2021 10:17 AM

To: tamara.allengroup@gmail.com

Subject: RE: rezoning requests in the South Bardstown Road corridor

Ms. Guelta,

You are very welcome. Please let me know if you have any additional questions or concerns.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: tamara.allengroup@gmail.com <tamara.allengroup@gmail.com>
Sent: Thursday, May 27, 2021 10:21 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: rezoning requests in the South Bardstown Road corridor

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Thanks! I just updated my preferences! This is a great online tool for residents! Thank you 😊

Tamara H. Guelta

Director of Operations | The Allen Group

Direct | 502-640-7844

tamara.allengroup@gmail.com

Please note our new mailing address:

2103 Watterson Trail, Louisville, KY 40299

From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Thursday, May 27, 2021 10:04 AM
To: tamara.allengroup@gmail.com
Subject: RE: rezoning requests in the South Bardstown Road corridor

Ms. Guelta,

The link in my signature allows you to sign up for notifications of development activity. New developments are sent out early in the process, and when they go to a committee or Planning Commission hearing, that is also sent out electronically. You should sign up ahead of time for these notices.

As far as when we are going back to in-person hearings, that will happen after the COVID state of emergency is lifted in Kentucky by the state legislature. At this time we do not know when that will occur. We do have an in-person meeting location for all meetings for persons who do not have the technology to participate online, which is downtown for almost all meetings.

Dante St. Germain, AICP
Planner II

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From: tamara.allengroup@gmail.com <tamara.allengroup@gmail.com>
Sent: Thursday, May 27, 2021 10:05 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: rezoning requests in the South Bardstown Road corridor

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Dante,

THANK YOU so much for your prompt reply and the information you provided 😊.

I will provide my comments to both rezoning cases by early next week and will monitor the link you provided for future rezoning requests.

Have a great long weekend,

Tamara H. Gueda

Director of Operations | The Allen Group

Direct | 502-640-7844

tamara.allengroup@gmail.com

Please note our new mailing address:

2103 Watterson Trail, Louisville, KY 40299

From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Thursday, May 27, 2021 9:39 AM
To: tamara.allengroup@gmail.com
Subject: RE: rezoning requests in the South Bardstown Road corridor

Ms. Gueda,

The two rezoning requests you have listed are NOT yet approved, and it is NOT too late for you to make comments on them or participate in the process. Any comments should be directed to myself, as I am the case manager for both requests. I do not act on citizen comments, but I provide them to the Planning Commission, which creates the public record and they do consider citizen comments when they make their recommendation to Metro Council.

For any future information regarding rezoning requests in any given council district, you can use the link at the bottom of my signature:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

The majority of the southern part of Bardstown Road is in Council District 22, with a small portion near the county line in CD 20.

Dante St. Germain, AICP
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From: tamara.allengroup@gmail.com <tamara.allengroup@gmail.com>
Sent: Thursday, May 27, 2021 9:31 AM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: rezoning requests in the South Bardstown Road corridor

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Good Morning Dante,

I live at 9218 Fairmount Road and want to become more involved in any rezoning requests in the South Bardstown Road corridor (south of the Gene Snyder Freeway). The current traffic on South Bardstown Road, from Stoneybrook Drive to Mt. Washington is already terrible. I avoid using Bardstown Road any opportunity I can. It is especially dreadful in the morning and afternoon rush hours. I cannot imagine how it will be when the Southgate shopping center and more land is developed in this corridor (not to mention Mt. Washington residents have few options to get in and out of Louisville, which contributes heavily to the Bardstown Road congestion).

I have recently researched current rezoning requests, and I know I am too late to have a voice in these two zoning hearings, but would like to know if these two applicants were granted the higher density and their current status for development.

- 10212-10302 Oak Grove Road
- 9300 Bardstown Road

Also, can you tell me if there are any current rezoning requests in this corridor that are seeking higher density? I would like to get these hearings on my calendar. Do you know when Louisville Metro will start having in-person public rezoning hearings?

Thank you so much for your time and consideration to my questions/concerns.

Tamara H. Guelta

Director of Operations | The Allen Group

Direct | 502-640-7844

tamara.allengroup@gmail.com

Please note our new mailing address:

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St. Germain, Dante

From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Tuesday, June 1, 2021 8:19 AM
To: St. Germain, Dante
Subject: Re: Proposed subdivision & zoning change
Attachments: image003.png

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Ok, thanks for the info it's greatly appreciated.

On Tue, Jun 1, 2021, 8:16 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Burkhead,

A pink flag is a surveyor's mark. There is nothing to survey out there right now except the existing property lines, which may have been what you saw marked. A boundary survey is one of the requirements for a formal filing.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

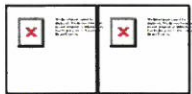
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From: Sherry Burkhead <sburkhead17@gmail.com>

Sent: Tuesday, June 1, 2021 8:14 AM

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

Subject: Re: Proposed subdivision & zoning change

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They were pink or orange, pretty sure pink.

On Tue, Jun 1, 2021, 8:11 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Burkhead,

What color were the flags?

Dante St. Germain, AICP

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From: Sherry Burkhead <sburkhead17@gmail.com>
Sent: Tuesday, June 1, 2021 8:09 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Proposed subdivision & zoning change

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Thanks for getting back to me. When we went by there last week they had flags stated out already that looked like it would be the lots. Maybe they know it's a done deal! We have not heard anything since the virtual meeting. I know one neighbor had ask for an in person meeting. Any info is greatly appreciated, thanks again.

On Tue, Jun 1, 2021, 7:47 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Burkhead,

The request has been formally filed, but has not yet been approved. I'm not sure what you mean by marking lots.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: Sherry Burkhead <sburkhead17@gmail.com>

Sent: Saturday, May 29, 2021 4:41 PM

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

Subject: Re: Proposed subdivision & zoning change

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Did the zoning get changed? We noticed it looks like they are marking lots already. We have not heard any updates at all, but that really doesn't surprise me. Can you give me an update?

Thanks

On Wed, Apr 28, 2021, 2:14 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. & Mrs. Burkhead,

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: Sherry Burkhead <sburkhead17@gmail.com>

Sent: Wednesday, April 28, 2021 1:23 PM

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

Subject: Proposed subdivision & zoning change

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As homeowners on Thixton Ln we are STRONGLY OPPOSED to the proposed subdivision plan of 290 lots and also the zoning change from R4 & RR to PRD on Oak Grove Rd. We moved here 17 years ago to enjoy living in a rural area with our horses and other animals. Would you want this development in your back yard? I think NOT! This proposed plan does not fit our rural area. We are already dealing with increased traffic due to other subdivisions that have been built in our area. I really thought we were done with greedy developers. Enough already! Our roads are narrow and curvey and this proposed development would only cause more traffic causing our roads to be even more dangerous. Then there's also the destruction of trees along and the land, not to mention the ongoing noise! Please consider reducing the density of this plan. Why not homes with 5 acre lots? I truly hope you take our concerns seriously. Thank you for your time. Curtis and Sherry Burkhead

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St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Tuesday, June 29, 2021 1:48 PM
To: Engel, Robin; St. Germain, Dante
Subject: Photo of "path" clearing-Oak Grove Road -21-Zone-0059

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This is a panoramic photo of just one area in which a "path" is being cleared for Geological studies....They need to be stopped until the Re zoning issue is resolved. Thank you! I will send more as well as a video in just a bit.

Gina Enneking
SIU Investigator
Phone: 614-817-0295



From: Gina Enneking <Spottedjack@hotmail.com>
Sent: Tuesday, June 29, 2021 1:34 PM
To: Gina Enneking <Gina.Enneking@safeauto.com>
Subject: Pics

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"No hour spent in the saddle is ever wasted"...

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St. Germain, Dante

From: St. Germain, Dante
Sent: Tuesday, June 29, 2021 2:27 PM
To: Bratcher, Kevin (State Rep.) (LRC)
Subject: RE: OAK GROVE

Rep. Bratcher,

The pictures did not attach. I did get a video that was apparently taken by you from Jared Townes in CM Engel's office. I am doing more research now as to what exactly they are doing, because they are allowed to do geotechnical work but are supposed to clear the minimum necessary to get the geotechnical equipment on the site.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
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-----Original Message-----

From: Bratcher, Kevin (State Rep.) (LRC) <Kevin.Bratcher@LRC.KY.GOV>
Sent: Tuesday, June 29, 2021 1:42 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: OAK GROVE

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Desr

Dante St. Germain, Case Manager Metro Louisville Planning:

At 10302 Oak Grove (or near) there is a bulldozer clearing out trees for a proposed development on 200+ single detached homes. See pics attached.

It is my understanding that mature trees are not to be destroyed until a Design Plan has been approved.

Can you please set me straight if I am wrong?

Kevin D. Bratcher
State Representative
29th Legislative District
Kevin.Bratcher@LRC.KY.GOV

St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Tuesday, July 6, 2021 8:06 AM
To: Webster, Angela
Cc: St. Germain, Dante
Subject: RE: Oak Grove Road -Rezoning area -additional photos

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Good morning, Angela-

These photos are examples of the excavations happening on 21-ZONEPA-0036 . The property address is 10212 & 10302 Oak Grove Road. The initial virtual neighborhood meeting took place on 4/19/2021. The rezoning is being requested from R4-RR. At this time, there has been no approved plan submitted, nor a final rezoning meeting in front of the Council.

Last week, there was a bulldozer on the property dozing down trees where the proposed streets will be in the subdivision. I contacted Robin Engel's office as well as Louisville Metro and the engineer on the project was told to cease all excavating as it appeared excessive for the sampling that they needed.

I spoke with Dante and Jared with regards to this as well as Kevin Bratcher. The excavation was ordered to cease, but the following day, another party arrived to bush hog the property so that the surveying stakes could be seen.

Since this has not been finalized, the land planners have overstepped their bounds on this. The timing was quite questionable as well since Metro Council is currently not in session.

I told Jared that I would send photos of the damage as well as the creel that has been bulldozed through and the creek bed damaged as a result.

Please do not hesitate to call me with any questions!
Thank you!
Gina

Gina Enneking
SIU Investigator
Phone: 614-817-0295



From: Webster, Angela <Angela.Webster@louisvilleky.gov>
Sent: Friday, July 2, 2021 5:06 PM

To: Engel, Robin <Robin.Engel@louisvilleky.gov>; Townes, Jared M. <Jared.Townes@louisvilleky.gov>; Gina Enneking <Gina.Enneking@safeauto.com>; St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Oak Grove Road -Rezoning area -additional photos

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Mrs. Enneking,

I am helping the district 22 office in the upcoming week. Can you give me a little context and exact address to go with these photos?

Sorry for the inconvenience and thank you in advance.

Angela Webster
Get [Outlook for iOS](#)

From: Engel, Robin <Robin.Engel@louisvilleky.gov>
Sent: Friday, July 2, 2021 3:48 PM
To: Webster, Angela
Subject: FW: Oak Grove Road -Rezoning area -additional photos

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Friday, July 2, 2021 3:47:50 PM (UTC-05:00) Eastern Time (US & Canada)
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Engel, Robin <Robin.Engel@louisvilleky.gov>
Subject: Oak Grove Road -Rezoning area -additional photos

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Gina Enneking
Appraiser at SafeAuto
APD Claims Department
Phone: 614-817-0295
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St. Germain, Dante

From: Townes, Jared M.
Sent: Tuesday, August 10, 2021 11:30 AM
To: Gina Enneking
Cc: St. Germain, Dante; Engel, Robin
Subject: 10302 Oak Grove Road

Gina,

I just wanted to reach out and give you and your neighbors a heads up. Planning and Design has approved the engineers of the development at 10302 Oak Grove to come back to the site where they cleared trees to perform rock sounding. Workers are allowed to use a bush hog to cut only tall grass in the area where trees have already come down, nothing more.

Regards,



Jared M. Townes

Legislative Assistant to
Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Wednesday, September 8, 2021 8:30 AM
To: St. Germain, Dante
Subject: FW: PDS Weekly Activity Report 9/8/21
Attachments: IARC_Weekly_Activity_Report_09.08.21.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning, Dante-

I am writing once again to state my disapproval of this major subdivision.(21-Zone-0059) . We have formed the "Protect Fern Creek from High Density Developers" Group to oppose this major Oak Grove Road subdivision. We don't want it and we don't need it! Please listen to the people!

Gina

Gina Enneking
SIU Investigator
Phone: 614-817-0295



From: Louisvilleky.gov <Louisvilleky@public.govdelivery.com>
Sent: Wednesday, September 8, 2021 8:02 AM
To: Gina Enneking <Gina.Enneking@safeauto.com>
Subject: PDS Weekly Activity Report 9/8/21

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- [IARC Weekly Activity Report 09.08.21.pdf](#)

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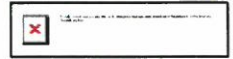
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St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 8:28 AM
To: St. Germain, Dante
Subject: RE: Developments by district

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Thank you so much!

Gina Enneking
Appraiser at SafeAuto
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From: [St. Germain, Dante](#)
Sent: Monday, November 1, 2021 8:26 AM
To: [Gina Enneking](#)
Subject: RE: Developments by district

Ms. Enneking.

I have attached the maps as well as the data set from which the maps are derived. If you have a mapping program, like GIS or PowerBI, you can load the data set by latitude/longitude to make your own maps.

Note that these maps were made for different purposes so the single-family map has a slightly different format than the other maps. However, the data set used is the same.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 8:12 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: Developments by district

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That's interesting. Thank you! If you don't mind sending it, I'd appreciate it!

Gina Enneking
SIU Investigator
Phone: 614-817-0295



From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Monday, November 1, 2021 8:09 AM
To: Gina Enneking <Gina.Enneking@safeauto.com>
Subject: RE: Developments by district

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Ms. Enneking,

The latest maps we have use data from 2010 to 2019. We have nothing more recent than 2019. I am happy to send you what we have, but I'm not sure the data is "fresh" enough for you.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
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From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 7:37 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Developments by district

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Good morning, Dante-

I have ben preparing for the rezoning meeting for Oak Grove Road. Is there a map available of all of the current proposed and in process developments in the Fern Creek corridor? I am looking for some comprehensive information and am not sure of where to go.

Thank you!

Gina

Gina Enneking
SIU Investigator
Phone: 614-817-0295
www.safeauto.com



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St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 8:33 AM
To: St. Germain, Dante
Subject: RE: Petition for Night hearing 21-Zone-0059

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Got it and I am ON IT! Thank you, again for your help!

Gina Enneking
Appraiser at SafeAuto
APD Claims Department
Phone: 614-817-0295
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From: [St. Germain, Dante](#)
Sent: Monday, November 1, 2021 8:31 AM
To: [Gina Enneking](#)
Subject: RE: Petition for Night hearing 21-Zone-0059

Ms. Enneking,

The process is that the case goes to the Land Development and Transportation Committee of the Planning Commission to determine if it is ready for a public hearing. The readiness of a case for a public hearing is dependent upon all technical aspects of the case being addressed. For instance, this case required a traffic study; the LD&T committee will determine if the traffic study was adequate to the requirements and if any public improvements are going to be required from the applicant as a result of what the traffic study states.

If it is determined to be ready for a public hearing, the case will be scheduled for Planning Commission. Planning Commission hearings are usually 3 weeks following LD&T. Occasionally they are scheduled farther out. But the due date for the petition for a night hearing is determined by the Planning Commission public hearing date: 10 days prior if you just want the time moved to after 5:30 (200 signatures) or 15 days if you also want an in-person venue that is closer to the site than downtown (300 signatures).

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
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From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 8:26 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: Petition for Night hearing 21-Zone-0059

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This is the preliminary basically, and then the final goes to the Planning Commission for a final vote? Will it have any bearing if I go to this rezoning meeting and present? Or should I wait to go to the final Planning Commission meeting? I guess I am a little confused by the process. Thank you for answering me, also. I know you have many projects ongoing and I appreciate you taking the time.
Gina

Gina Enneking
Appraiser at SafeAuto
APD Claims Department
Phone: 614-817-0295
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From: [St. Germain, Dante](#)
Sent: Monday, November 1, 2021 8:22 AM
To: [Gina Enneking](#)
Subject: RE: Petition for Night hearing 21-Zone-0059

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Ms. Enneking,

The notice you received is not for the public hearing before the Planning Commission, which has not been scheduled yet. You still have time to collect signatures.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
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From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Monday, November 1, 2021 8:10 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Petition for Night hearing 21-Zone-0059

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Dante-

The notice of public hearing information states that 200 signatures are needed to request a night hearing 15 days prior to the meeting . The Notice received is postmarked 10/29/2021, which is less than 15 days. Can anything be done about this?

Thank you-
Gina

Gina Enneking
SIU Investigator
Phone: 614-817-0295

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St. Germain, Dante

From: Gina Enneking <spottedjack@hotmail.com>
Sent: Monday, May 10, 2021 6:33 PM
To: St. Germain, Dante
Subject: FW: Oak Grove Road Creek/Stream Reassessment request
Attachments: creek5.jpg; creek.jpg

Follow Up Flag: Follow up
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Sent from [Mail](#) for Windows 10

From: [Gina Enneking](#)
Sent: Monday, May 10, 2021 6:15 PM
To: lr1-pagemaster-pa@usace.army.mil
Cc: Dante.St.Germaine@louisvilleky.gov; Robin.Engel@louisvilleky.gov; [the girls](#)
Subject: Oak Grove Road Creek/Stream Reassessment request
Importance: High

Good evening-

I am writing to express concern over the rezoning of a property near my home from R4 and RR to PRD. The 68.57 acres currently sits at 10212/10302 Oak Grove Road, Louisville, KY 40291. The case is 21-ZONEPA-0036 and the Planning and Design Case Manager is Dante St. Germaine.

The developer, JS Acquisitions, is proposing 290 homes to be placed in this acreage. At the neighborhood information meeting, a site map was shown. This map showed Cedar Creek, and what the land planner, David Mindel, called an "intermittent stream" .

I live on an adjoining property and am extremely concerned about the loss of this parklike area, the tree canopy and most of all, the protection of the two water sources in the proposed area. I have attached a few photos of the "intermittent stream" that affords nourishment to a rich area of wildlife as well as a much needed runoff from the more elevated areas nearby.

I am humbly asking that this "intermittent stream" be reassessed as I believe that it is actually a woodland creek that needs to be added to the mapped area and preserved. It is imperative to protect our natural resources and I fear that this one may be destroyed entirely if not revisited.

This property is also home to the Kentucky Glade Cress, which I believe is a protected plant species.

Please do not hesitate to contact me with further questions. I look forward to hearing from you and working with you to conserve this area!

Thank you-

Gina M. Enneking
502-553-7229
8920 Independence School Road
Louisville, KY 40228
spottedjack@hotmail.com

Sent from [Mail](#) for Windows 10



St. Germain, Dante

From: Engel, Robin
Sent: Friday, May 7, 2021 3:04 PM
To: St. Germain, Dante
Cc: mar.durbin.cattle@gmail.com; Townes, Jared M.; Robin J. Engel
Subject: 10212 Oak Grove: Sink Hole Concerns
Attachments: 10212 Oak Grove RD 290 Single Fam.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dante,

Yesterday Mr. Durbin called my office to discuss his concerns about the new development proposed at 10212 Oak Grove Road. He is deeply concerned about the amount of sink holes that this property contains and believes that this could negatively impact the future homes and homeowners. Would you make sure to add this point to the record for this development and make sure that this area is reviewed for threat of sink holes? Additionally, can you help us understand the proposed road conditions? It appears that this property will connect and widen a section of Oak Grove at 10302, is that what I am seeing? It will also have a sub street facing Thomas Grove Road and a connection to Moss Creek Way is that correct? Thank you for your help.

Regards,



Robin J. Engel

Councilman
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-1122
Email: Robin.Engel@louisvilleky.gov

St. Germain, Dante

From: Gina Enneking <Gina.Enneking@safeauto.com>
Sent: Wednesday, April 28, 2021 2:02 PM
To: St. Germain, Dante
Subject: Opposition to Oak Grove Road Rezoning Request-21-ZONEPA-0036

Follow Up Flag: Follow up
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To: Dante St. Germain
Planning & Design Case Manager
Planning and Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202
RE: 21-ZONEPA-0036

Dear Ms. St. Germain-

I am writing in response to a rezoning request on Oak Grove Road- 21-ZONEPA-0036.
Firstly, thank you for taking time to read this. I appreciate your willingness to consider.

I live in a property bordering the proposed subdivision requested by JS Acquisitions. After attending the neighborhood meeting, I have grave concerns. The proposal to level the land and place 290 homes in this area is heinous.

Most of the people that live in this area have moved here to enjoy a peaceful, countrylike setting. The original zoning of this property as RR reflects the desire of the original property owners of 10212 and 10302 Oak Grove Road to preserve this. The quaint country setting with rolling hills, farmland and areas of mature trees are like no other places in this state.

Depending on the season, we enjoy watching the migrating golden and bald eagles, sandhill cranes and blue heron. These species enjoy the privacy that only mature treed areas can provide. We also love to witness the small local herd of deer, wild turkey, great horned owls, foxes and coyotes that frequent the area. The endangered and protected Kentucky Glade Cress plant also incubates and grows in this area-one of only two areas in the state of Kentucky.

The watersheds, running creeks, 2 ponds and waterfalls on this property are balm to the soul for us and provide refreshment to the species that occupy this land.

The infrastructure of this area including the karst ground features, lack of city sewers and the narrow roadways are all reasons that this area has remained and should remain rural.

I am begging you to reconsider the wishes of those of us in the neighborhood and prevent this area from being rezoned.

While I understand that development and change is inevitable, this much change (i.e removing mature trees and habitats only to have to replant new trees to comply with Chapter 10 of the LDC) would mean the utter destruction of land and resources that provide us with clean air, clean water and the preservation of wildlife.

Please consider amending this proposal to include 5 acre lots or similar which would preserve the area and greatly reduce the environmental impact.

In addition to the wildlife issues, the roads here simply cannot handle the traffic. The current situation on Oak Grove, Thixton and Independence School includes roads that are barely 1 ½ lanes wide. The speeding through this area, especially with the sharp curves and long straightaways will spell disaster with at least 580 additional cars traveling these areas to get to Bardstown Road or Beulah Church Road to get to I-265. On my property alone, there have been 2 accidents from vehicles running off of the road due to the narrow width and lack of passing area.

Again, I respectfully ask that you reconsider the rezoning of this property. This area is too rich with nature and character to lose. Once these areas are gone, they are gone forever.

I am not in opposition of having neighbors who can enjoy this area as much as we do; I am simply proposing a more environmentally friendly neighborhood with fewer homes and larger lots with more acreage.

I invite you to come and tour this beautiful land yourself to see what I mean.

Thank you for your consideration-

I look forward to hearing from you!

Gina

Gina M. Enneking/Troubadour Rescue Farm
8920 Independence School Road
Louisville, KY 40228
502-553-7229

Cc: Robin Engel, Jared Townes, Elizabeth Stuber

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