

## Steve Tinnell

---

**From:** Steve Tinnell  
**Sent:** Monday, May 18, 2015 5:03 PM  
**To:** Steve Tinnell; themccartinco@aol.com  
**Cc:** Debbie Watson; Greg Bell  
**Subject:** CVS Project

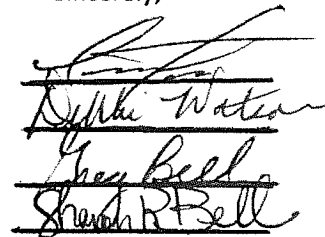
Division of Planning and Design  
Project Ref: New CVS Pharmacy  
9410 Bardstown Rd.  
Fern Creek, Ky. 40291  
Attn: Ms. Julia Williams

Ms Williams,

I am writing today to express our thoughts on the proposed CVS project at the above mentioned location. After meeting with representatives of this project, and through agreed upon terms and conditions by all parties, the home owners at 6604 Orchard Club Place- Greg and Sharon Bell as well as the home owners at 6606 Orchard Club Place- Debbie Watson and Steve Tinnell, have decided not to oppose this project. We four home owners have met several times including a meeting with Pat Berry of MSD. He assured us this project would have little to no effect on the drainage of adjacent properties. We now think the CVS pharmacy may well be our best option when thinking of all the different types of businesses that could be built behind our homes. I feel confident they will be good neighbors to our community. Please see our four signatures below confirming this letter. Thanks.

Sincerely,

STEVE TINNELL  
DEBBIE WATSON  
GREG BELL  
SHARON BELL



Steve Tinnell  
THE ATLAS COMPANIES  
Direct Phone: 502-779-2146  
Direct Fax: 502-810-2246  
Email: [steve.tinnell@atlas-co.com](mailto:steve.tinnell@atlas-co.com)  
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## Williams, Julia

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**From:** Murrell Kinkade <mrknavy@gmail.com>  
**Sent:** Wednesday, May 20, 2015 7:13 AM  
**To:** Williams, Julia  
**Subject:** Case Number 13DEVPLAN1003

Ms. Williams, just want to add my two cents to the issue regarding the building of a CVS drugstore at Seatonville Road and Bardstown Road. This is in my mind a classic example of a business not caring about the neighborhood or its impact on a neighborhood.

This area is flood prone at times of long, hard continuous rain. I have lived here since 1999 and have seen the intersection covered with water more than once. This construction will only make the situation worse during bad times. Plus traffic here is a bear already. This will only aggravate an already bad situation.

Please do not allow this building and rain shedding parking lot here.

Thank you,  
Murrell Kinkade  
6405 Farmgate Court  
40291 502 231 6644

## Williams, Julia

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**From:** Steve Tinnell <stevet@atlas-co.com>  
**Sent:** Tuesday, May 19, 2015 2:45 PM  
**To:** Williams, Julia  
**Cc:** Gary McCartin; Debbie Watson; Greg Bell  
**Subject:** Proposed CVS Project  
**Attachments:** Scan001.pdf

Ms. Williams,

Good afternoon Julia. My name is Steve Tinnell and I live at 6606 Orchard Club Place with my wife Debbie Watson. Our property, as well as our neighbors property Greg and Sharon Bell, is located adjacent to the proposed site of the new CVS pharmacy. Please see the attached document for our thoughts and comments concerning this proposed project. If you have any questions you may contact us at the above email addresses. Thank you for your time and consideration.

Steve Tinnell  
THE ATLAS COMPANIES  
Direct Phone: 502-779-2146  
Direct Fax: 502-810-2246  
Email: [steve.tinnell@atlas-co.com](mailto:steve.tinnell@atlas-co.com)  
[Like us on Facebook!](#)

*Check out our new look at [www.atlas-co.com](http://www.atlas-co.com)!*

## Williams, Julia

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**From:** Robert McDonald <rmc91514@att.net>  
**Sent:** Tuesday, May 12, 2015 10:43 AM  
**To:** Williams, Julia; teenahal@aol.com  
**Subject:** CVS Proposal at Seatonville and Bardstown Rds

Dear Ms. Williams,

I am writing in reference to the proposed CVS drugstore at the corner of Seatonville and Bardstown Roads. I lived at 9514 Seatonville Road for 19 years and was heavily involved with the proposed Walgreens on the same property many years ago. I thus have in-depth knowledge of the property and its inherent constraints.

This property is the focal point for drainage for hundreds of acres. It has flooded many times in the recent past. Development here invites exacerbation of this flooding and will adversely affect public safety at this intersection during flash flood events. Furthermore, it will present a C-1 "bubble" surrounded by R-1 subdivisions and churches. These facts are well documented in the record.

This essentially the same project was rejected when the Commission, in its wisdom, rejected the Walgreens proposal. I urge the Planning Commission to protect the health, safety, and quality of life of the public by rejecting this ill-conceived commercial development yet again.

Cordially,  
Robert McDonald

## Williams, Julia

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**From:** Lynette Drury <lynette\_drury@hotmail.com>  
**Sent:** Monday, May 11, 2015 9:40 PM  
**To:** Williams, Julia  
**Subject:** 9420 Seatonville Road

I am opposed to the building of a CVS at the corner of Bardstown and Seatonville Road. There is enough traffic at that intersection and another store at that location would only make thing worse. I am unable to make the meeting on May 21, 2015. Please use this email as my vote to **NOT** build the CVS at 9420 Seatonville Road.

Thank you

Lynette Drury  
Seaton Place Resident

## Williams, Julia

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**From:** Julia Donta <juliadonta@yahoo.com>  
**Sent:** Monday, May 11, 2015 4:15 PM  
**To:** Williams, Julia  
**Subject:** Case Number: 13DEVPLAN1003

I am totally against the proposal to build a CVS at the corner of Bardstown and Seatonville Road!!! There is already too much traffic in this area..the famous red light there on the Seatonville Road side is always 4 minutes long. There are 3 churches in this area, many businesses and we certainly do NOT need two or more entries/exits in this small area. In addition the stream causes flooding and other problems now and is an environmentally constrained area. There are too many flat open areas in this area which could handle a CVS...there is already a Walgreen's, Walmart and Kroger pharmacies in a 3 block area. I live in Seaton Place...what are we considered....misfits?????

Julia Donta

## Williams, Julia

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**From:** Ron Bierly <rkbbfg@twc.com>  
**Sent:** Monday, May 11, 2015 9:54 AM  
**To:** Williams, Julia  
**Cc:** mg3rd@juno.com; teenahal@aol.com  
**Subject:** Case Number 13DEVPLAN1003

To Whom It May Concern:

I live in Seatonplace, my home is behind the Fern Creek Christian Church. My wife and I have the following concerns regarding the CVS proposal at the corner of Seatonville Bardstown Roads:

-Traffic is terrible along this section of Bardstown Road. The addition of cars trying to get in and out of another business will only make it worse. It will be so close to the light and the church. It has taken me over 20 minutes to get from that light to the Gene Snyder Freeway at 4:00 p.m.; a trip that should take 5 minutes. This past Sunday at 2 in the afternoon the traffic was backed up on both sides. We were at this corner and the cars were lined both directions as far as you could see.

This is a very busy corner. Cars turning from north Bardstown road to Seatonville Road will have to watch for those trying to get out of CVS and vice versa. I can't imagine trying to leave using the Bardtown Road exit to turn south on Bardstown Road.

- We do not like that businesses are leaving abandoned buildings only to move a short distance away. Right now there is an abandoned Walgreens store at Watterson Trail, they moved less than a mile away.

- This corner is too small for the proposed CVS. Eight waivers are a lot of variances to ask for and should indicate that this space is not suitable.

- The environmental impact is also a concern. As you know, Cedar Creek runs through this area. We like the natural look it gives the community. There are also flooding concerns. The creek runs behind our neighbor and curves by the church toward Bardstown Road. During the last heavy rain it overflowed and came up to the neighbor's house. From the straw and driftwood you can tell it overflowed up to the roads in this area along Bardstown Road.

- We like the idea of a small park for this area.

We hope you will consider these concerns and not allow this proposal to go through.

Ron and Brenda Bierly  
6403 Farmgate Court  
Louisville, KY 40291

## Williams, Julia

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**From:** Peter Bodnar <pdb3@aye.net>  
**Sent:** Monday, May 11, 2015 2:14 PM  
**To:** Williams, Julia  
**Cc:** TeenaHal@aol.com; mg3rd@juno.com  
**Subject:** 9420 Seatonville Rd./ case #13DEVPLAN1003

Dear Ms. Williams,

CVS proposes to devastate the current landscape with holding basins, building & parking lots. All in the Flood Plain!!! "...no more building in the flood plain" says MSD's Brian Bingham in the Courier-Journal.

This case represents the worst history of sprawl—consuming irreplaceable resources and mutilating critical environmental structures for a quick, private, monetary gain—while the tax paying public is left to try to remediate the damage after the developers have moved on. One of the saddest things of this whole affair is that development money won't let this corner go. First Walgreens, then 1st National, now CVS—in order to abandon its store less than half a mile up the road. This is not a place, a town or a landscape to CVS—only a spot on a map DIRECTLY OPPOSITE FROM WALGREENS!

Communities must stop being simply a pawn in a devastating global corporate chess game of profits.

Huge environmental loss. Very small community gain. The most forward looking thing that could be done in this case is for MSD to purchase the property for flood management purposes.

Thanks for your concerns in this matter,

Peter Bodnar III  
Co-president, Floyds Fork Environmental Association



## Williams, Julia

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**From:** Cheri Reece <j777@bellsouth.net>  
**Sent:** Saturday, May 02, 2015 2:22 PM  
**To:** Williams, Julia  
**Cc:** teenahal@aol.com; mg3rd@juno.com  
**Subject:** 9420 Seatonville Road

Ms. Williams,

I am writing in response to information regarding a proposed CVS at the corner of Seatonville and Bardstown Road. This area is so overloaded with traffic this would only create more issues. Accidents already occur at this intersection on a regular basis. This side of Bardstown Road is primarily residential at this intersection and the lights would be disruptive to surrounding property owners and reduce property values and resale potential. And I would invite Planning and Design to take a drive through this area in the middle of a heavy rain when the water is at or over Seatonville Road. A paved parking lot will only add to the flooding problem. Also, across the intersection is a Walgreens and a 3 minute drive either direction on Bardstown Road there is a Rite Aid and a CVS. This area does not need another retail establishment on this corner.

Sincerely,

Cheri C. Reece

6411 Cedar Branch Court

Seaton Place

Louisville, Ky 40291

Sent from my iPhone

**Williams, Julia**

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**From:** TeenaHal@aol.com  
**Sent:** Wednesday, April 22, 2015 10:46 PM  
**To:** Davis, Brian  
**Cc:** Williams, Julia; TeenaHal@aol.com  
**Subject:** Request for 13DEVPLAN1003 to go to the full Planning Commission for a hearing

## FLOYDS FORK ENVIRONMENTAL ASSOCIATION

6505 Echo Trail  
Louisville, KY 40299  
502 267-6883

4-15-15

TO: Brian Davis & Julia Williams & LDT Committee Members  
FROM: Teena Halbig, Immediate Past President FFEA  
RE: 13DEVPLAN1003 – CVS proposal

FFEA is requesting a PUBLIC HEARING before the FULL 10 member Planning Commission.

Floyds Fork Environmental Association (FFEA) has been involved with this parcel/acreage for many years. About 1998, the Planning Commission denied Walgreens to locate at 9420 Seatonville Road. The old Fiscal Court and County Judge/Executive denied the proposal. Walgreens sued the Fiscal Court and the Fiscal Court won.

FFEA was also involved when First Federal Savings & Loan proposed a bank at this location. Due to the bad economy awhile back, it appears this bank no longer is interested {they had a lot of violations by MSD and Planning's Codes & Regulations Enforcement Officer April Robbins}. Not all these problems were taken care of by the bank.

This site is a highly constrained environmental site with Cedar Creek, tributary to Floyds Fork Creek running parallel to Bardstown Road and another tributary parallel to Seatonville Road. We have many other facts to present and request an opportunity for this case to have a date set for a public hearing.

Thank you for consideration of our request.

## Williams, Julia

---

**From:** Greg Bell <gtbellrn@att.net>  
**Sent:** Wednesday, April 22, 2015 10:19 AM  
**To:** Tonya Gross Callahan  
**Cc:** K7130@aol.com; Lonnie Gaines; Rickie Bledsoe; Debbie Watson (DWATSO6@atlas-co.com); traceybennett92@gmail.com ; chancey117@yahoo.com; Val Winburn; Maupin, William; Masticola, Laura E.; Robin Bowling; stevet@atlas-co.com; Robin J. Engel ; Engel, Robin; Nolan, Mike C; Williams, Julia  
**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

The crossdrain pipe is very small and needs to be enlarged. They can clear the debris, but it will only be a matter of time before it is clogged again.

On Apr 22, 2015 8:39 AM, Tonya Gross Callahan <tonya.callahan@louisvillemsd.org> wrote:  
Good morning Councilman Engel,

The inspection at this location was completed on April 16, 2015. The inspector observed that the ditchline along Bardstown Road and in the rear of 6606 Orchard Club Place was clear of standing water. If there were any water that the inspector could not view due to privacy fences it would likely be private, with the fences creating the problem.

The inspector also noted that the crossdrain pipe along Seatonville Road at the gravel intersection of the field across from 9419 Seatonville Rd at Fern Creek Church, is blocked with debris and needs to be cleared to allow water to flow. This was referred to Public Works with the request to remove the debris from the pipe across from 9419 Seatonville Rd.

This is assigned to William (Kinter) Maupin. I have copied him on this email so he will be aware of your office's involvement.

Thanks,

Tonya Callahan  
I&FP Administrative Supervisor



3050 Commerce Center Place  
Louisville, KY 40211  
office: 502-540-6936  
cell: 502-558-3226  
fax: 502-540-6803

**From:** Engel, Robin [mailto:Robin.Engel@louisvilleky.gov]  
**Sent:** Tuesday, April 14, 2015 12:37 PM  
**To:** Tonya Gross Callahan  
**Cc:** Debbie Watson (DWATSO6@atlas-co.com); GTBellRN@att.net; traceybennett92@gmail.com; chancey117@yahoo.com; K7130@aol.com; stevet@atlas-co.com; Williams, Julia; Robin J. Engel; Robin Bowling; Val

Winburn; Rickie Bledsoe; Lonnie Gaines

**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Tonya,

I appreciate your quick follow-up to Ms. Watson, and confirming the service request number for this matter. Good job MSD!

Regards,

District 22 Councilman Robin J. Engel

Louisville Metro Council

City Hall - 2nd Floor

601 W. Jefferson Street

Louisville, KY 40202

Phone: (502) 574-1122

Email: [robin.engel@louisvilleky.gov](mailto:robin.engel@louisvilleky.gov)

---

**From:** Tonya Gross Callahan [<mailto:tonya.callahan@louisvillemtd.org>]

**Sent:** Monday, April 13, 2015 11:53 AM

**To:** Engel, Robin

**Cc:** Debbie Watson ([DWATSO6@atlas-co.com](mailto:DWATSO6@atlas-co.com)); [GTBellRN@att.net](mailto:GTBellRN@att.net); [traceybennett92@gmail.com](mailto:traceybennett92@gmail.com); [chancey117@yahoo.com](mailto:chancey117@yahoo.com); [K7130@aol.com](mailto:K7130@aol.com); [stevet@atlas-co.com](mailto:stevet@atlas-co.com); Williams, Julia; Robin J. Engel; Hodge, Monica; Robin Bowling; Val Winburn; Rickie Bledsoe; Lonnie Gaines; Robin Bowling

**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Re-sending due that I received a delivery failed message-embedding pics rather than attaching.

---

**From:** Tonya Gross Callahan

**Sent:** Monday, April 13, 2015 11:46 AM

**To:** 'Engel, Robin'

**Cc:** 'Debbie Watson ([DWATSO6@atlas-co.com](mailto:DWATSO6@atlas-co.com))'; '[GTBellRN@att.net](mailto:GTBellRN@att.net)'; '[traceybennett92@gmail.com](mailto:traceybennett92@gmail.com)'; '[chancey117@yahoo.com](mailto:chancey117@yahoo.com)'; '[K7130@aol.com](mailto:K7130@aol.com)'; '[stevet@atlas-co.com](mailto:stevet@atlas-co.com)'; 'Williams, Julia'; 'Robin J. Engel'; 'Hodge, Monica'; Robin Bowling ([robin.bowling@louisvillemtd.org](mailto:robin.bowling@louisvillemtd.org)); Val Winburn ([val.winburn@louisvillemtd.org](mailto:val.winburn@louisvillemtd.org)); Rickie Bledsoe ([rickie.bledsoe@louisvillemtd.org](mailto:rickie.bledsoe@louisvillemtd.org)); Lonnie Gaines ([lonnie.gaines@louisvillemtd.org](mailto:lonnie.gaines@louisvillemtd.org)); Robin Bowling ([robin.bowling@louisvillemtd.org](mailto:robin.bowling@louisvillemtd.org))

**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Good morning Councilman Engel,

After further review, and speaking with Ms. Watson, I have initiated Service Request number 4427211 and assigned an inspection to Val Winburn, the District Drainage Inspector. It appears based on the attached pictures, the first two (left to right) indicate debris within the state right of way of Seatonville Rd., however there may be additional issues with assets not in the right of way (flooding) and as described in the email below that would warrant an MSD inspection to determine if these issues are private or if public water is involved.

We will report the inspector's findings/recommendations upon completion of the inspection and then determine what other departments or agencies might need to become involved to help resolve these concerns.

## Williams, Julia

---

**From:** Tonya Gross Callahan <tonya.callahan@louisvillemsd.org>  
**Sent:** Monday, April 13, 2015 11:53 AM  
**To:** Engel, Robin  
**Cc:** Debbie Watson (DWATSO6@atlas-co.com); GTBellRN@att.net; traceybennett92@gmail.com; chancey117@yahoo.com; K7130@aol.com; stevet@atlas-co.com; Williams, Julia; Robin J. Engel; Hodge, Monica; Robin Bowling; Val Winburn; Rickie Bledsoe; Lonnie Gaines; Robin Bowling  
**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Re-sending due that I received a delivery failed message-embedding pics rather than attaching.

**From:** Tonya Gross Callahan  
**Sent:** Monday, April 13, 2015 11:46 AM  
**To:** 'Engel, Robin'  
**Cc:** 'Debbie Watson (DWATSO6@atlas-co.com)'; 'GTBellRN@att.net'; 'traceybennett92@gmail.com'; 'chancey117@yahoo.com'; 'K7130@aol.com'; 'stevet@atlas-co.com'; 'Williams, Julia'; 'Robin J. Engel'; 'Hodge, Monica'; Robin Bowling (robin.bowling@louisvillemsd.org); Val Winburn (val.winburn@louisvillemsd.org); Rickie Bledsoe (rickie.bledsoe@louisvillemsd.org); Lonnie Gaines (lonnie.gaines@louisvillemsd.org); Robin Bowling (robin.bowling@louisvillemsd.org)  
**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Good morning Councilman Engel,

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We will report the inspector's findings/recommendations upon completion of the inspection and then determine what other departments or agencies might need to become involved to help resolve these concerns.



Pic 1



Pic 2

Pic  
3







Thanks,  
Tonya Callahan  
I&FP Administrative Supervisor

# MSD

Metropolitan Sewer District

3050 Commerce Center Place  
Louisville, KY 40211  
office: 502-540-6936  
cell: 502-558-3226  
fax: 502-540-6803

**From:** Tonya Gross Callahan  
**Sent:** Friday, April 10, 2015 4:26 PM  
**To:** 'Engel, Robin'  
**Cc:** Debbie Watson ([DWATSO6@atlas-co.com](mailto:DWATSO6@atlas-co.com)); [GTBellRN@att.net](mailto:GTBellRN@att.net); [traceybennett92@gmail.com](mailto:traceybennett92@gmail.com); [chancey117@yahoo.com](mailto:chancey117@yahoo.com); [K7130@aol.com](mailto:K7130@aol.com); [stevet@atlas-co.com](mailto:stevet@atlas-co.com); Williams, Julia; Robin J. Engel; Hodge, Monica; Robin Bowling ([robin.bowling@louisvillemسد.org](mailto:robin.bowling@louisvillemسد.org))

**Subject:** RE: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Ru. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Councilman Engel,

This may involve other MSD Departments aside from Drainage to address properly. I will research this further on Monday and advise.

Thanks,

Tonya Callahan  
I&FP Administrative Supervisor

**MSD**

Metropolitan Sewer District

3050 Commerce Center Place

Louisville, KY 40211

office: 502-540-6936

cell: 502-558-3226

fax: 502-540-6803

---

**From:** Engel, Robin [<mailto:Robin.Engel@louisvilleky.gov>]

**Sent:** Thursday, April 09, 2015 4:14 PM

**To:** Tonya Gross Callahan

**Cc:** Debbie Watson ([DWATSO6@atlas-co.com](mailto:DWATSO6@atlas-co.com)); [GTBellRN@att.net](mailto:GTBellRN@att.net); [traceybennett92@gmail.com](mailto:traceybennett92@gmail.com);

[chancey117@yahoo.com](mailto:chancey117@yahoo.com); [K7130@aol.com](mailto:K7130@aol.com); [stevet@atlas-co.com](mailto:stevet@atlas-co.com); Williams, Julia; Robin J. Engel; Hodge, Monica

**Subject:** Re: District 22 MSD Drainage Concerns Re: Seatonville Rd. and Bardstown Rd. Intersection / Impact on Ledgewood Subv., Fern Creek 40291

Hello Tonya (MSD),

Recently neighbors from the Ledgewood Subdivision in Fern Creek attended my annual District 22 Town Hall meeting, and they shared their concerns about poor water drainage issues, and water standing in their yards that MSD needs to address. The neighbors provided the attached pictures to validate their concerns. Ledgewood Subdivision is a small neighborhood located directly off of Seatonville Road from Bardstown Road. Their subdivision is directly impacted by the vacant property next door located at the intersection of Seatonville Road and Bardstown Road. This property is currently being proposed for the development of the new CVS Pharmacy. When the First Federal Savings Bank originally planned to build at this site, they ended up selling the property to CVS Pharmacy due to lack of funding. CVS Pharmacy's development application is going through the Planning and Design process now for approval by the Planning Commission. Ms. Julia Williams is the Case Manager (574-6942) whom I have copied on this message so that she will add the neighbors' concerns into the official record for the Planning Commission to review.

One neighbor, Ms. Debbie Watson who lives at 6606 Orchard Club Place in the Ledgewood Subdivision, expressed her concerns about water retention not being normal behind some of the houses in the neighborhood. She stated that the builder said it was not designed to resemble a pond when rainfall occurs, and that MSD needed to clear the clogged drainage pipes in order for the properties to correctly drain. The creek that runs alongside Seatonville Road is filled with trash and debris thereby blocking

drainage as you can see in the attached photos. The waterways need to be unclogged and cleaned up to allow proper drainage flow.

The attached photos show two drainage pipes, and then the opposite side of the access where the two drainage pipes are covered up due to the branches, rocks and trash that needs to be removed. Another picture shows flooding behind houses that back up to the Seatonville Road side. As you can see, the water comes up on the banks very high and the trash stays embedded in the muddy mess. There are other photos available, but due to size limit and because they are large in volume to forward, I'll have to send them separately to you.

Please enter a service request for an MSD inspector to make a site visit and determine what can be done to rectify these issues. You may contact Ledgewood subdivision neighbor, Ms. Debbie Watson, directly at THE ATLAS COMPANIES, Direct Phone: 502-779-2145, Direct Fax: 502-810-2245, or via email address: [DWATS06@atlas-co.com](mailto:DWATS06@atlas-co.com) and she can inform the other neighbors of the MSD site visit. Please include all of the above-listed neighbors' email addresses on your reply.

Thank you for your assistance with this request.

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

## Williams, Julia

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**From:** Debbie Watson <DWATSO6@atlas-co.com>  
**Sent:** Friday, March 06, 2015 12:58 PM  
**To:** Williams, Julia  
**Cc:** gtbellrn@att.net; Steve Tinnell  
**Subject:** FW: RE: CVS Property At Seatonville Rd and Bardstown Rd.

Hi Julia,

I live next to Greg Bell at 6606 Orchard Club Place. I am also interested in what is going to be on the property behind my house. I am the house without a privacy fence. I back directly to the field and the Wise property.

My husband and I are very opposed to a CVS being built on that land. I am a nature lover and thought that the creek and trees could not be disturbed. Is there anything that we, (the Ledgewood neighbors) can do to make our opinion known.

Can you let me know. I appreciate your help and your time.

Thank You.

Debbie Watson  
THE ATLAS COMPANIES  
Direct Phone: 502-779-2145  
Direct Fax: 502-810-2245

---

**From:** Greg Bell [mailto:gtbellrn@att.net]  
**Sent:** Thursday, March 05, 2015 5:34 PM  
**To:** Debbie Watson  
**Subject:** Fwd: RE: CVS

----- Forwarded message -----

**From:** "Williams, Julia" <Julia.Williams@louisvilleky.gov>  
**Date:** Jan 14, 2015 5:03 PM  
**Subject:** RE: CVS  
**To:** Greg Bell <gtbellrn@att.net>  
**Cc:**

MSD did not grant them a variance for the stream crossing they were originally proposing. They are now working with the church to obtain access through the church property. The church is apparently interested in buying the "Wise" property (the property that separates the church site and the CVS site). If the church buys the property and consolidates it with their property then CVS can use the church site for access to their site. Nothing new has been submitted. I expect something to be filed soon but they may be waiting until the church purchases the property.

Thanks

Julia

**From:** Greg Bell [mailto:gtbellrn@att.net]  
**Sent:** Wednesday, January 14, 2015 2:10 PM  
**To:** Williams, Julia  
**Subject:** RE: CVS

[Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov)

Useful Links:




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Planning and Design's Website: <http://www.louisvilleky.gov/PlanningDesign/>



The link below will take you directly to a page where you can review the staff report and supporting documents for a case.:

<http://www.louisvilleky.gov/PlanningDesign/IWantTo/View+all+meeting+agendas+and+supporting+materials.htm>

 Please consider the environment before printing this email

## Williams, Julia

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**From:** TeenaHal@aol.com  
**Sent:** Friday, January 10, 2014 3:17 PM  
**To:** Williams, Julia  
**Cc:** Mims, James L; TeenaHal@aol.com  
**Subject:** Re: corner of Seatonville Road and Bardstown Road in Fern Creek

Hi,  
Thanks - and I am trying to reach MSD.  
There was a proposal for a Walgreens here many, many years ago under the old Fiscal Court that was DENIED. Scott Hagan/Hogan sued Fiscal Court and Fiscal Court WON.  
Years later, he got the Walgreens built diagonally across from this site. You might be familiar with the newer Walgreen - the detention is on this site for the proposed CVS that needs to be retained.  
We have a CVS just down the road in Fern Creek and we have two Rite Aid in the area, Walgreens pharmacy and Kroger pharmacy, etc.  
FFEA would like to look several issues and hope the developer is amenable to using some green management practices. There is another proposal nearby for Raizin Cane restaurant with drive through that is going to BOZA to request change in the side yards - again green management needs to be used here, too.  
Setback from the stream should be in accordance with regs.  
Thanks!  
Sincerely,  
Teena Halbig  
President  
FFEA

In a message dated 1/10/2014 12:32:20 P.M. Eastern Standard Time, [Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov) writes:

There is not a current case manager for this proposal. The case number is 13devplan1003 and I put a copy of your email in the file. I don't believe the plan has been scanned.

Thanks

Julia

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**From:** [TeenaHal@aol.com](mailto:TeenaHal@aol.com) [<mailto:TeenaHal@aol.com>]  
**Sent:** Thursday, January 09, 2014 6:06 PM  
**To:** Williams, Julia  
**Cc:** Mims, James L; [TeenaHal@aol.com](mailto:TeenaHal@aol.com)  
**Subject:** corner of Seatonville Road and Bardstown Road in Fern Creek

Hi,  
I request notice about this CVS plan and any neighborhood meeting by the developer - or can you tell me who I can contact - we remain concerned about the stream on this property. Is a plan available in the file or electronically?

In the past, 5 large trees: two - 11", two - 12", one - 15" and one -16" caliper trees were ILLEGALLY cut down right on the stream bank. I have photos. Trees were replanted as ordered - but during the drought and as far as I can tell, these did not

survive. IPL should see that these trees will be replanted. And a 32 inch tree not far from the stream, Cedar Creek, tributary to Floyds Fork Creek was cut down.

And there is detention space for the Walgreens diagonally across the road.

There is a stream along Seatonville Road, too, (on the state right of way) where the former developers of First Federal Savings Bank should not have cut trees and vegetation.

You should have reports in your file for violations from PDS IPL and MSD. I recall meeting on site with IPL's April Robbins? some years ago.

I was on Seatonville Road when it flooded over top the road so water management is important for this area.

Use of pervious pavement, vegetation (silky dogwoods were recommended by MSD and the report of Phyllis Croce should be written and included in PDS records) etc. are important factors and not encroaching in the stream buffer is important since this intersection flooded about 2 foot deep in 1997 and nearly 900 acres drains to this intersection.

We know something will be built on this site and want best management practices and green management used as much as possible.

Please put these comments in the case file.

Thanks

Sincerely,

Teena Halbig

President

Floyds Fork Environmental Association

6505 Echo Trail

Louisville, KY 40299

267-6883

[teenahal@aol.com](mailto:teenahal@aol.com)

In a message dated 1/9/2014 4:03:57 P.M. Eastern Standard Time, [Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov) writes:

There is a proposal in for a CVS at that location.

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**From:** [TeenaHal@aol.com](mailto:TeenaHal@aol.com) [<mailto:TeenaHal@aol.com>]

**Sent:** Thursday, January 09, 2014 4:02 PM

**To:** Williams, Julia

**Subject:** corner of

Hi Julia,

At the corner of Bardstown and Seatonville Roads, I saw two persons there today - is First Federal Savings and Loan going to move forward on their about 5 year old plan? or is something else to be built there?

Thanks for any information.

Regards,

Teena