

**Dock, Joel**

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**From:** Karl Sebree <karlsebree@bellsouth.net>  
**Sent:** Tuesday, October 30, 2018 2:38 PM  
**To:** Dock, Joel  
**Subject:** A CONCERN.

Tuesday, Oct. 30, 2018

Mr. Dock,

I have been **very concerned** that when, in my "comparison comments", I make reference to the Case No. 9-05-04 (June 2004) that was DENIED a zone change ON THE VERY SAME SITE AS CASE NO 18zon1058, that is requesting a zone change and build a storage facility.

If the proponents or the Commission members may ask 'for what reasons was it Denied?'

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My **only source** for accurate answers are provided in the 125 page Docket that I obtained from Metro Planning & Development.

In the PLANNING COMMISSION MINUTES - April 15, 2004. - PUBLID HEARING - Pages 19 & 20.

The reasons for a denial are contained in four summary paragraphs on pages 19 & 20., three beginning with **WHEREAS.....**and one with **RESOLVED.....**

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I have a copy of pages 19 & 20 to send to you if it is not too late. and I can scan it in to an email.

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I truly hope that the fact that this Case & Denial are a matter of record, that the details why do not have to be explained.

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Your response to the above would be apprecheated. KARL M. SEBREE

PS: Be aware that I am 86 and recently lost my vision in one eye, so I am slower now.



PLANNING COMMISSION MINUTES

April 15, 2004

PUBLIC HEARING

DOCKET NO. 9-05-04VW

residences; it is an isolated commercial use that is proposed for development along a street in a non-commercial area; and

Policies 14.2, 14.4, 14.5 - the property does not have a septic system, but one is proposed; there are no sewers and no plans for future installation. The Commission does not wish to establish a precedent of allowing development where there are no sewers, because the Comprehensive Plan suggests that such development not be allowed; and

~~WHEREAS, the Commission finds that the circumstances of this particular situation, which include the uniqueness of the lot, the fact that it is too small, and that parking cannot be located in the rear due to the proposed septic system; along with the traffic situation, would cause the proposal not to be in conformance with other applicable guidelines of the Comprehensive Plan; now, therefore be it~~

~~RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby RECOMMEND to the Louisville Metro Council that the change in zoning from R-4 Single Family Residential to OR Office Residential, along with the requested variance and waiver, on property described in the attached legal description be DENIED.~~

The vote was as follows:

YES: Commissioners Howard, Thieneman, Hamilton, Queenan, Richard, Abstain, Carlson, and Ernst.

NO: Commissioners Adams and Wells-Hatfield.

NOT PRESENT: No one.

ABSTAINING: No one.

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along the street. He could not guarantee that no one would park there after hours. Commissioner Abstain asked if the Winchester entrance was the only entrance possible. Commissioner Adams said there was literally no added traffic, in a relative sense, from the 13 houses on North Winchester Acres Road, and he quoted some statistics from the traffic report indicating that there was a negligible effect on the total amount of increased trips on the street.

Commissioner Carlson asked about a right-turn lane on Chamberlain Lane onto Winchester Acres Road. Commissioner Adams explained why this was not a viable idea, and the safest plan was to have the office's access off Winchester Acres. There was some discussion about what might happen to future properties that could be rezoned, and where their entrances might be. Commissioner Adams said that the traffic signals at Collins Lane would help. Commissioner Ernst said that this small office building should be compatible with the neighborhood. Commissioner Richard was concerned about the lack of sewers in the area, and was concerned about setting a precedent of commercial developments on septic systems. Commissioner Ernst said the precedent had already been set as far as allowing commercial developments on this road. Commissioner Howard was concerned about the LDC policies mentioned in the staff report. She felt that the lot is too small for the request. Commissioner Richard felt that Cornerstone 2020 sets a new standard. Commissioner Adams was concerned about the Planning Commission being consistent in their rulings regarding properties on septic systems. Both Commissioners Howard and Thieneman felt that the Planning Commission judged all cases on an individual basis, and that some projects could be approved with septic systems, although this project had additional problems besides the septic systems.

In a business session subsequent to the public hearing on this request, the Commission took the following action.

On a motion by Commissioner Richard, the following resolution was adopted:

→ **WHEREAS**, The Commission finds that based upon testimony and evidence submitted during the public hearing, Land Development and Transportation Committee review, the staff report and the file of the case for property located at 2801 Chamberlain Lane, that the application for change in zoning from R-4 Single-Family Residential, to OR - Office Residential, is in violation of the following guidelines of the Comprehensive Plan:

Policy 2.2 - the property is not situated around an activity center, and is located on the corner of a collector and a residential street, that is surrounded by

## Dock, Joel

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**From:** christopher boone <chris@boone.ws>  
**Sent:** Friday, October 26, 2018 4:45 PM  
**To:** Dock, Joel  
**Cc:** Stuckel, Glen; Hewitt Tommy  
**Subject:** 18ZONE1058 and 1061

Dear Mr. Dock and Mr. Stuckel,

As a resident of Anchorage I have noticed continuous development in our East-end area without the necessary improvements to the roadways. Traffic has become a nightmare in our surrounding area. North English Station Road between Shelbyville Road and the Gene Snyder is so overloaded it can't handle the traffic. As a result, countless drivers are opting to drive through all Anchorage Streets looking to avoid the congestion. My residential street (Log Cabin Lane) has continuous cut-through traffic day and night putting our kids at great risk and ruining the tranquility of our neighborhood.

Will there be any requirement for developers to provide enhanced roadways? If not, please register my vote against approval for these projects.

Sincerely,  
Chris Boone  
12001 Log Cabin Lane  
Anchorage, KY 40223  
502.314.1046

## Dock, Joel

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**From:** Dock, Joel  
**Sent:** Tuesday, October 2, 2018 12:43 PM  
**To:** 'Karl Sebree'  
**Subject:** RE: Case # 18ZONE1058

You may submit comments prior to the meeting for incorporation into the record. The LD&T meeting is a technical meeting where items such as traffic, lighting, setback, design are taken into consideration. Ultimately, the goal of the meeting is to determine if the application is technically ready for public hearing to discuss the matter of zoning. The Public hearing will most likely occur on Nov. 1 and notice will be sent to those individuals who received notice of the LD&T meeting.

Thanks,

Joel P. Dock, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
*LOUISVILLE FORWARD*  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
502-574-5860  
<https://louisvilleky.gov/government/planning-design>



**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*



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**From:** Karl Sebree [<mailto:karlsebree@bellsouth.net>]  
**Sent:** Tuesday, October 2, 2018 10:20 AM  
**To:** Dock, Joel  
**Subject:** Case # 18ZONE1058

Tuesday Oct. 2, 2018 Karl M Sebree. [karlsebree@bellsouth.net](mailto:karlsebree@bellsouth.net) 241-1694

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I am interested in this case because after living at 3110 N. Winchester Acres Rd. for 41 years, with my wife (deceased), I sold the property to Mr. & Mrs. JT Edwards, our friends. I hold the mortgage on the property, thus my current interest in this case 18ZONE1058.

I received the "Notice of Public Meeting". I am 86 now and need understanding of a couple items.

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I had overlooked your name as Case Manager and called Louisville Metro Planning and Design Services (574-6230).

I do not recall her name, but she was very patient and kind in helping me.

My first question of her, was about my wanting to make a statement in opposition, thinking this meeting on Oct. 11, was the final one before a decision was either "APPROVED" or "DENIED".

She explained that it was not and that I did not have to attend. That at some future date I would be notified of the final meeting.

She also explained that it would be held at the old jail building, inasmuch as this case would seemingly not have enough votes via a petition to change it.

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Regarding my comments I wish to make at the meeting, do I need to send to you a copy in advance for approval ? Or submit it to someone at the meeting before I read it when called ?

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Thanks for your attention to my concerns.