

April 11, 2022

Louisville Metro Planning & Design Services  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202

Re: Letter of Explanation for Revised Development Plan for a Plan Certain Site and a Pre-Application  
for a Private Proprietary Club

Dear Sir or Madam:

On behalf of Chris Thieneman (the "**Applicant**"), I am submitting a Revised Development Plan for a Plan Certain Site and a Pre-Application for a Conditional Use Permit for a private proprietary club located at 10200 Glenmary Farm Drive, Louisville, KY 40291, parcel ID# 2535000C0000 (the "**Property**").

Formerly, the Glenmary Country Club was operated on the Property and eight other parcels located in the Glenmary Subdivision (the "**Other Recreation Areas**"). Jefferson County approved the general plan for the Glenmary Subdivision in 1988, as filed by the original developer, HFH, Inc. (hereinafter "**HFH**"). HFH plainly intended to dedicate the aforementioned areas to a golf course, swimming pool, tennis courts, and other recreational activities. This is demonstrated by the text of the Supplemental Declaration of Covenants Conditions and Restrictions for Section II, executed on March 14, 1990 and filed in the Office of the Jefferson County Clerk (the "**Declarations**"), applicable to the Property. This is further demonstrated by the "Recreation Area" designation shown on Tract C on Section 2 of the Glenmary Subdivision Plat recorded at Plat Book 37, pp. 99, 100, and 101, as revised by the Minor Subdivision Plat attached to the Deed recorded at Deed Book 6063, p. 56, in the Office of the Jefferson County Clerk (the "**Plat**").

HFH operated the Glenmary Country Club until filing for bankruptcy in 1996. As part of that bankruptcy action, HFH sold the Property and the Other Recreation Areas. Subsequent owners experienced financial difficulty as the popularity of the golf course declined. The Glenmary Country Club closed in 2015, leaving the Property and the Other Recreation Areas vacant and unused. The immediate former owners, Par Golf, LLC, received approval for a Minor Subdivision Plat under Planning Commission Docket No. 19173, but that decision was reversed by the March 1, 2018 Order entered in Glenmary Homeowner's Association, Inc. v. Par Golf, LLC, et al., case nos. 14-CI-0844 and 14-CI-2143. AL CAT, LLC, and Valley Station Towne Center, LLC, Kentucky limited liability companies solely managed by the Applicant, took ownership of the Property as tenants-in-common on May 21, 2021.

The Applicant now proposes to reopen the clubhouse as a private proprietary club. A private proprietary club is a conditional use permitted on properties zoned R-4 and containing at least 2 acres. This use also comports with the recreational use provision contained in the Declarations and on the face of the Plat. The current plans for the club include a restaurant and a number of amenities exclusively for members. If warranted by interest, the Applicant also hopes to develop a mini-amphitheater and barn space for live entertainment and events.

The Applicant has enclosed a Site Plan as required. No new buildings will be constructed; the existing clubhouse and barn shown on the Site Plan will be renovated. There will also be no changes to the existing parking lot. However, the surrounding site layout and landscaping has been reconfigured for the development of the following amenities: practice putting and chipping greens, a swimming pool, a sand volleyball court, a driving range, and a golf cart parking lot. The proposed mini-amphitheater will be constructed where the Glenmary Country Club pool was formerly located. The old pool has been filled in due to nuisance and safety concerns, and the natural topography of this area is most suitable for the structure.

The Applicant believes that the proposed use and changes to the Property will not only restore its productive use, but enhance the area for the benefit of the Glenmary Subdivision. The Applicant has been working with Glenmary residents to develop a plan that works for the entire community. We look forward to further discussing the Project with you and your office.

Thank you for your attention to this matter. Please contact me if you have any questions or require additional information.

Sincerely,



Jeffrey A. McKenzie  
Partner

Enclosure