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Cover Page:

Zoning Map Amendment Biggby Coffee Shop Rezoning Opposition Letters

August 10, 2025

Oldham County Planning Commission

C/o Anna Barge , Senior Planner
Oldham County Planning and Zoning
Via email: ABARGE@Oldhamcountyky.gov

Re: Docket PZ-25-016
Biggby Coffee Shop Rezoning
1913 S. Highway 53, LaGrange, KY

In opposition to Rezoning

Dear Commissioners:

Please consider not recommending the rezoning of this lot from C1 to C2.

It would seem that a little coffee shop is a minor issue, but I am very concerned that rezoning the entire 2.44-acre lot (47-00-00-34A&24D) with two separate buildings means that it will be easily developed into a business that is not compatible with its proximity to our homes and lake. C2 zoning can adversely include:

- Vehicle Repair including service stations,
- Vehicle washer
- Restaurants with drive-thru facilities
- Adult Entertainment

The Commission knows that Crystal Lake Club members actively work to protect the water quality of Currys Creek and quality-of-life we have enjoyed for 60 years. C1 zoning has been a smart compromise for this part of Highway 53. As LaGrange and Oldham County become pressured by more and more development, we ask that you help us continue to protect the original intent of the C1 permitted use and recommend to keep it C1.

If the Commission recommends this change to the entire lot, due to the inability to separate the building's suites or its two buildings into smaller lots, please add these binding elements to be attached to the Certificate of Land Use.

1. Only the small "coffee shop" suite in the north east corner of 1913 S. Highway 53, LaGrange, KY, is allowed the extended benefits of C2 zoning and only for the creation of the proposed external food service window and food business.
2. None of the other buildings or suites on this lot shall use the additional C2 benefits including Vehicle Repair (including service stations), Vehicle washer, Restaurants with drive-thru facilities, or Adult Entertainment.
3. There shall be no access to the outside service window, from any other suite in the building, including other suite's products, goods or services (including vaping goods).

4. Require the 8-foot fence from the northern end of the parking lot to the dumpster between 1917 and 1919 S. Highway 53, LaGrange, per the discussion during the community meeting.
5. Require an automatic closing system for the trash dumpster and the enclosure around it.
6. Require regular trash removal, cleanup and fence maintenance along the entire property border with the Crystal Lake Club.
7. Require lighting shields suitable to the homes behind the drive-up window.

Thank you for your consideration,

A handwritten signature in blue ink that reads "James D. Allen". The signature is fluid and cursive, with a horizontal line extending from the end.

James D. Allen – President Crystal Lake Club, Inc.
1416 Oldham View Dr.
LaGrange, KY 40031

August 12, 2025

Oldham County Planning Commission
c/o Anna Barge, Senior Planner
Oldham County Planning and Zoning
Via email: abarge@oldhamcountyky.gov

To Whom it May Concern,

I hope this letter finds you well. I am writing to formally express my concerns regarding the recent rezoning efforts that are being proposed for the adjoining parts of our building. As you may be aware, the proposed rezoning would allow for the establishment of a drive-thru coffee shop in close proximity to our eyecare office, Gaddie Eye Center. To this end, the flow of traffic to enter the drive-thru would line up directly in front of our office's entrance.

We are deeply concerned about the impact this development will have on our patients, many of whom have vision disabilities and mobility challenges. The increased flow of drive-thru traffic poses a significant risk to their safety. Navigating through a busy parking lot with frequent drive-thru traffic can be particularly hazardous for individuals generally, but especially so to those with impaired vision and limited mobility.

Additionally, the traffic congestion caused by vehicles lining up for the drive-thru will severely impede patient parking and their ability to depart safely after receiving care at our office. Our patients rely on accessible and convenient parking to ensure they can attend their appointments without undue stress or difficulty. The proposed drive-thru will compromise this essential aspect of our service.

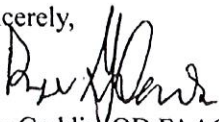
Given these concerns, we strongly oppose the rezoning efforts. Protecting the safety and well-being of our patients is of utmost importance, and we believe that maintaining a safe and accessible environment is crucial for their continued care.

Alternatively, to the extent this drive-thru is permitted and as was discussed during the May 22, 2025 technical meeting, we reiterate KY Traffic's suggestion to **eliminate the entrance point between AT&T and Gaddie Eye Center so that everyone would have to use the light entrance to the right-hand side of AT&T.** Using the light entrance as suggested above would control the flow of traffic and combat individuals speeding in from Highway 53 that may pose a danger to our patients parking in that vicinity.

We appreciate your understanding and support in this matter. Please let us know if there are any steps we can take to further discuss this issue or provide additional information.

Thank you for your attention to this important matter.

Sincerely,



Ben Gaddie, OD FAAO
Gaddie Eye Center