

**BOONE COUNTY PLANNING COMMISSION  
VIA LIVE VIDEO TELECONFERENCE  
BURLINGTON, KENTUCKY  
PUBLIC HEARINGS  
DECEMBER 2, 2020  
7:30 P.M.**

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Chairman Rolfsen opened the Public Hearing at 7:42 p.m. and welcomed everyone to the Planning Commission's December 2, 2020 Public Hearing via Live Video Teleconference.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mrs. Lori Hellman  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
Mrs. Katie Nolan  
Mr. Kim Patton, Vice Chairman  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mr. Michael D. Schwartz, Planner  
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the first item on the Agenda at 7:42 p.m.

**ZONING MAP AMENDMENT - Michael Schwartz, Staff**

Request of **Triple Crown Developers, LLC (owner by contract)** for a Zoning Map Amendment from Public Facilities (PF) to Suburban Residential One (SR-1) for a 49.3355 acre site located on the south and east sides of the Count Fleet Drive/Man O' War intersection, south and east of the property at 757 Count Fleet Drive, south of the properties at 11261 through 11317 Longden Way, east of the properties at 801 and 805 Count Fleet Drive and the properties at 12004 through 12056 Jockey Club Drive, and north of the properties at 1004 through 1124 McCarron Lane, Boone County, Kentucky. The request is for a zone change to allow a subdivision for detached single family dwellings.

Staff Member, Michael Schwartz, presented the Staff Report, which included a PowerPoint presentation. The site is approximately 49 acres and is located at the intersection of Count Fleet Drive and Man O'War Boulevard. In 1987, the area north of this section was rezoned to SR-2/R/PD. Prior to 1992, the site was zoned A-2. The 1990 Comprehensive Plan identified the site as Suburban Density Residential. The site was subsequently rezoned to Public Facilities (PF) as part of the 1992 Zoning Update. In 1995, the Comprehensive Plan was changed to Public/Institutional (P). The remaining portion of the property will be retained by St. Elizabeth Medical Center and contains approximately 43 acres. The site has approximately 340 feet of frontage along Count Fleet Drive and approximately 145 feet of frontage along Man O' War Boulevard. This site is currently vacant and has a 100 foot wide overhead electric transmission easement that forms a portion of the eastern boundary of the site and then bisects the northern half of the site. There is an 8 inch public water line that runs along all of the adjoining streets. The site is currently zoned PF or Public Facilities. Mr. Schwartz identified the surrounding zoning and land uses and the topography of the site. The 2040 Future Land Use Map designates the site as Public/Institutional. Pages 2-6 of the Staff Report refer to text of the Our Boone County – Plan 2040. Count Fleet Drive and Man O' War Boulevard are County maintained roads. There is a 6 foot wide sidewalk/bike path along the south and east sides of these roadways. Mr. Schwartz showed photographs of the site and adjoining properties. The submitted Concept Development Plan shows 125 buildable lots at a density of 2.53 units per acre. There is a provision for a public street system within a 50 foot right-of-way. Access is planned via the current intersection of Count Fleet Drive and Man O' War Boulevard. A street connection to the remainder of the St. Elizabeth Medical Center property is planned. There is also a provision for an approximate 1.2 acre HOA Green Space lot. The applicant has submitted photographs showing the type of dwelling units that will be constructed on the site.

In regards to Staff comments, Mr. Schwartz referenced the findings necessary for granting a Zoning Map Amendment. Staff notes that the existing Triple Crown Country Club Subdivision lots adjacent to the site has developed at a density of 2.70 dwelling units per acre. The average building footprint of the houses that are adjacent to the site in question measures fifty (50) in width by fifty-three (53) feet in depth. Based on the lot layout and the location of the 100-foot wide overhead electric easement, and given the required setbacks of the SR-1 district, placing a house on lots 48 and 62 will be problematic without variance(s). The applicant should address how they intend to construct a typical home on these lots, given the above mentioned constraints. Count Fleet Drive and Man O War Boulevard were constructed without curbs. Longden Way, Jockey Club Drive, and McCarron Lane have been constructed with roll curbs. The applicant should

identify the street profile that is to be provided in the proposed development. An inter-departmental email was sent to Boone County Public Works, Boone County Schools, Sanitation District No. 1, and the Walton Fire District requesting comments pertaining to the submitted application. A comment was received from Boone County Schools. The email stated that due to the student population at Gray Middle School and Ryle High School, any residential development in this area will strain the infrastructure of these schools that are currently over capacity. To alleviate this situation, they would request that the proposed development be phased.

Staff has received an email from an adjacent property owner (Keith and Debra Wertman) stating that there should be a landscape buffer/setback requirement between the patio homes of Saratoga Springs and the proposed development. After the Staff Report was finalized, the Staff received several emails. Mr. Schwartz summarized the comments – What is the cost range of the homes? Will the homes be constructed to the current TCC guidelines? Will these homes be part of the TCC HOA? Who are the planned builders for the area? Will any of the lots be sold separate from the builder? When will they be available for purchase? Given approval, when is the project expected to begin? Will there be any type of buffer such as trees or landscaping for the residents on the north side of McCarron Lane? The site was originally proposed to be open space. The proposed development will put a strain on limited utilities. The additional traffic will be detrimental to safety given the access point to Richwood Road and the use of golf carts. The homes along Jockey Club Drive have a steep hillside behind their property where it will affect the back yards of the new homes. Perhaps, pine trees could be installed as a buffer. The new homes will be too close to the existing homes. This is too much density. Drainage is a concern especially for the lots located along Longden Way. Has there been any studies concerning the displacement of wildlife?

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Tony Berling, Triple Crown Developers, stated that he has been working with St. Elizabeth for the past 6 months. The overall site is planned to be residential and with some sort of medical office building and/or assisted living facility. St. Elizabeth still doesn't know exactly what they want to build on the site. Mr. Berling showed the phasing plan for the site. It will be 3 phases in a 3 year period. Phase 1 will be 20 acres. Phase 2 will be 13.8 acres and Phase 3 will be 14.8 acres. There will be 128 lots. There will be 75 foot wide lots that will abut Jockey Club and Saratoga Springs. The lots in Jockey Club are 70 foot wide and the lots along Saratoga Springs are 60 foot wide. The proposed lots are wider. The lots that are along Count Fleet are 90 feet wide. There are 2 groups of lots. The two builders will be Fischer Homes and the Drees Company. The 75 foot wide lots will be developed first and then the 90 foot lots. Everything will be brick wrapped. Price range will be a minimum of \$400,000. The project will be phased to help the School District. Chairman Rolfsen asked how the developer will build a house on lots 48, 62 and 65? Mr. Berling responded that the plan is drawn on a 100 scale and he knows he has to meet all of the requirements. He will have to make it work. They may have to lose a lot. In response to the earlier questions offered by Mr. Schwartz, Mr. Berling responded that they will build the streets with rolled curbs. Man O' War Boulevard connects to American Pharoah and then to Richwood Road. All homes will be constructed to TCC guidelines. All of the homes will be part of the TCC HOA. The lots will not be sold separate from the builder. The lots will be available this time next year. The project will begin as soon as possible. The buffer will depend on the topography of each lot. A berm or landscaping

could be installed. The Jockey Club lots are a lot deeper and he questioned why a buffer would be needed? They have a nice berm or buffer already in place. Both sites existing and proposed are residential zones so the uses are compatible. Mr. Berling stated there will be 2 detention ponds built along Longden Way. Lots 73 and 77 will be detention ponds. There won't be any detention going into Saratoga Springs.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Zoning Map Amendment request?

Mr. John Hochstrasser, 11317 Longden Way, stated that he lived on Lot 26. The applicant addressed his storm water concern with the construction of 2 ponds. All the stormwater from Cameron Court empties into the back of Lot 29. He gets 50% of the storm water from Longden Way plus whatever comes off the St. Elizabeth property. It is not some small runoff but rather 3 rivers from the St. Elizabeth area. The back yard of Lot 29 has been unusable since the house was built. He previously submitted this information to Staff. He has lived in the area for 27 years. He tries to keep stormwater out of his weep holes. He can't make any changes because it would affect people upstream. An increase in volume will be detrimental to the existing houses.

Ms. Lori Eggemeier, 12032 Jockey Club Drive, inquired about a buffer between the back of her yard and the back of the proposed lots. Perhaps, it could be pine trees? Who decides this and when will we get it? She needs a little more clarification.

Ms. Mary Finke, 1108 McCarron Lane, asked for a tree buffer. Her lot sits below the planned lots and she prefers not having people look into her windows.

Ms. Heather Heldman, 12024 Jockey Club Drive, stated that even if her lot is deeper, she has one of the steeper inclines. It is flat then it goes up a story in height. They will be looking into their bedroom windows. She is concerned about the effect of this on her property value.

Ms. Karyn Gavzer, 1532 Bailey Court, expressed a concern about increased traffic and property values. The schools are also overburdened.

Mr. John Lorms, 11287 Ross Court, stated that he is a realtor. The project is a great idea. We are expecting this to happen. He suggested wider home sites. There is a need for more space between the lots. It will provide a better value for everybody. The homes will not be cheap. He would like to see more side yard entry and 3 car garage homes. It is the best solution for what that price of land is today. It is better to have housing than big medical buildings that will overlook everyone's house.

Ms. Angie Becraft, 801 Man O' War Boulevard, stated that her house will be the most impacted. She has already sent an email to Staff. The proposed lots need to not only be wider but also deeper. She expressed a concern about stormwater runoff. She has an unsightly culvert in her back yard with water on her lot. She wants to see a drainage plan. The lots at the corner are small and landscaping already exists. It looks nice as a green space. It would be nice to keep the corner as green space. She really thinks drainage is going to be a serious issue.

Ms. Julie Williams, 1036 McCarron Lane, asked if there was a plan to move the utility lines? If they are staying, what is the easement on both sides?

Chairman Rolfsen asked if any Board Members had questions or comments?

Mr. McMillian asked where was the other exit to the development? Mr. Schwartz reviewed the submitted plan. There is only one at the main intersection. The proposed new road is intended to go through the St. Elizabeth property and extend to Richwood Road. Mr. Berling responded there are several ways to get out of Triple Crown Subdivision using Man O' War Boulevard or Count Fleet Drive. Mr. McMillian asked when the extension of the road would be finished? Mr. Berling replied that he doesn't know and he can't control St. Elizabeth. Mr. McMillian explained that if you have a place to get in, you must have a place to get out now. Mr. McMillian asked if there was a temporary solution while St. Elizabeth decides when to build the road? Mr. Berling stated that he thought the Saratoga Springs community would not want the traffic.

Mrs. Kegley asked the applicant to be prepared to discuss in detail the drainage and buffer at the Zone Change Committee Meeting. The residents may want to tune in to the Committee Meeting. We will look at the elevation changes and how it affects the adjoining properties.

Mr. Bunger asked if the applicant could look at the possibility of walls, ponds and other options in order to address the resident's concerns about change to topography and drainage.

Mr. Schwenke noted there is a substantial culvert and ingress located 600 feet west of the Richwood Road/Triple Crown Boulevard intersection. It may be on the St. Elizabeth property. Mr. Berling replied that the curb cut can serve both properties. Mr. Berling responded that they hope to do a joint venture with the hospital. Maybe there is a master plan for the remaining St. Elizabeth property.

Mr. Schwartz responded that the overhead electric easement is 100 feet wide centered on the existing poles. This easement will not be moved. No structure can be built in the easement area – no house, pool, shed, etc. Mr. Berling stated that the easement area is green space. He stated there is over 4,000 feet of adjoining property owners. To landscape all of it is a tremendous expense. Maybe some of the area could be landscaped.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 16, 2020 at 5:00 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on January 2, 2021 at 7:00 p.m.** If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 8:34 p.m.

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

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**Kevin P. Costello, AICP**  
**Executive Director**

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mr. Kim Bunger, Secretary/Treasurer  
Ms. Corrin Gulick  
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Mrs. Lori Hellman  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Don McMillian  
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Mr. Kim Patton, Vice Chairman  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mr. Brad Shipe  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer

**COMMISSION MEMBERS NOT PRESENT:**

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mr. John Harney, GISP, GIS System Administrator

Chairman Rolfsen introduced the second item on the Agenda at 8:35 p.m.

**ZONING MAP AMENDMENT – Todd Morgan, Staff**

Request of **Viox & Viox, Inc. (applicant)** for **James R. Wright, Michael A. Brown, Lee Ann Brown, Megan Lee Rudolph, and Phillip Andrew Rudolph (owners)** for a Zoning Map Amendment from Suburban Residential Two (SR-2) to Suburban Residential Two/Planned Development (SR-2/PD) for a 11.9101 acre site located on the southeast corner of the US 42/Callie Way intersection, the southeast corner of the Frogtown Road/Callie Way intersection, along the south and east sides of Callie Way, and including the properties at 2054, 2058, 2066, and 2070 Christ Court and the properties at 10320 and 10324 Lea Way, Union, Kentucky. The request is for a zone change to allow duplexes and patio homes.

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation. The site is 11.91 acres in size. It is Lot 5 of Union Pointe Centre Subdivision and is located in the City of Union. Mr. Morgan described the location of the site and adjoining properties. The site is accessed from Callie Way. Six duplex units have been built on the site along with the driveway network. Two sections of the existing private street network will be removed so that the new development can occur. The six existing duplex units will remain and 47 new units are proposed. There are 5 patio homes proposed and 42 attached duplex units. A new access point is proposed on Callie Way. All the streets will be publicly maintained with 26' wide right of ways and 25' pavement widths. The existing sidewalk system will remain and new sidewalks are shown on one side of the new streets. Forty-three guest/overflow parking stalls are shown on the HOA parcels. A patio area with picnic tables and benches is shown on the submitted plan near the retention lake. A large retaining wall is proposed north of lot 47 and the Chris Court cul-de-sac. What is the height of it and what will be the construction materials? Mr. Morgan showed photographs of the proposed residences purposed by Fischer Homes. A landscape plan was submitted with the request. The street frontage landscaping will be continued. The applicant wants to follow the original proposal along the Cool Springs property lines but since then, the landscaping requirements have increased. On Page 2 of the Staff Report, there is a listing of waivers being requested by the applicant under the Planned Development (PD) requirements. Mr. Morgan reviewed these waivers.

First, Section 941 of the Boone County Zoning Regulations principally permits patio homes with clusters of 20 more contiguous units, detached single-family landminiums with clusters of 20 or more contiguous units, and duplex units with garages in SR-2 zones. The maximum intensity is 8 dwelling units per acre.

The development doesn't contain 20 contiguous single-family patio homes and each patio home and duplex unit will be on its own lot of record as part of a landminium.

Mr. Morgan referred to the chart in the Staff Report that summarizes the proposed changes to the SR-2 single family patio home standards – lot sizes, road frontage and building setbacks. A chart summarizing the proposed change to SR-2 duplex standards was also presented as noted in the Staff Report – lot size, road frontage and building setbacks. In addition, some of the existing duplexes don't meet the proposed building setbacks because the existing private driveways are being converted to public streets. Thus, the applicant is requesting variances. The applicant

normally would have to meet the requirements of Buffer Yard B but they would like to keep the previously approved buffer yard of 10 feet and fewer trees. Finally, the applicant would like to deviate from the current street frontage requirements and plant 1 large tree per 40 linear feet along Callie Way and the street frontage buffering in front of the new units be based on the housing model. Additional landscaping would be added in those areas which are marked as high impact sites.

Mr. Morgan reviewed the site history dating back to 2005/2006. Originally, 38 duplex units and 1 patio home were approved. The original building intensity was 3.26 dwelling units per acre. That was one of the conditions. The proposed intensity is 4.45 dwelling units per acre. In addition, the applicant submitted building elevations of the proposed residential buildings. The units were Colonial style to match the office buildings.

The site slopes down towards the existing retention pond along U.S. 42 and the creek along Frogtown Road. Mr. Morgan showed photographs of the site and adjoining properties. The Future Land Use Map designates the site as High Suburban Density (HSD), up to 8 dwelling units per acre either attached or detached. The parcel is located in the Union Town Plan and the Union Town Plan Map does not reflect the approved zone change in 2005/2006.

In terms of Staff Comments, the zone change application to SR-2/PD was submitted for the following reasons: The 2005/2006 Zone Change approval limited the building intensity of the residential lot to 3.26 dwelling units per acre. The proposed building intensity is 4.45 dwelling units per acre. The 2005/2006 approved building elevations showed the ranch duplexes would be Colonial in style, constructed predominately with brick, and have similar detailing as the office/commercial buildings. The proposed patio homes and duplexes don't comply with the approved elevations. The SR-2 zone principally permits detached single-family landminiums. It does not permit individual duplex units to be platted as part of a landminium. The applicant can seek this change as part of a Planned Development. Finally, variances are being sought to the SR-2 patio home and duplex standards (see pages 2-4 of the Staff Report). These Variances can be sought as part of the Planned Development.

The governing bodies need to determine whether the proposal is in agreement with the Our Boone County Plan 2040 (the adopted Comprehensive Plan) and the Union Town Plan. Staff has the following comments: The subject property was rezoned to Suburban Residential Two (SR-2) in 2005/2006. One of the findings found in the December 7, 2005 Zone Change Committee Report was the request was in general agreement with the Boone County Comprehensive Plan. One of the conclusions provided was the Colonial/ranch duplexes presented by the applicant were consistent with a single-family vision when considering the residential area has been limited to 3.26 dwelling units per acre and that all but one of the Union Town Plan's residential design criteria were being incorporated into the plan. The 2040 Future Land Use Map designates the majority of the site for "High Suburban Density Residential" uses based on the 2005/2006 zone change. The Demographics Element includes the following section which pertains to mixed-use and high density residential development. "New residential development, regardless of the type, should be evaluated for its impact on the county's existing infrastructure and natural environment

to ensure that it fits in with existing surrounding development through proper buffering and design.”

The project must also be evaluated by the Planned Development Overlay Standards. In regard to open space, Staff recommends that a second park plaza or seating area be provided in the HOA area between units 21 and 35. A Planned Development should also have substantial landscaping. Is the existing condition regarding landscaping sufficient enough or should it be upgraded to meet the current requirements? In Planned Developments, it is recommended that materials be largely masonry. Staff is concerned that the proposed patio homes and duplexes do not relate to the current architectural theme and that the predominate material appears to be siding. Staff would like the applicant's team to address the following: The submitted housing brochures show the front facades of the Winthrop and Maxwell units can have optional stone or brick. Is there a minimum masonry percentage on the front facades of all buildings (Winthrop, Maxwell, Hudson and Wembley)? Based on the elevations, the sides and rear of the buildings appear to be all horizontal siding. Is the siding vinyl or composite? Is the proposed roofing 3 dimensional asphalt shingles? A large retaining wall is shown to the north of unit 47. How tall is this wall? What are the proposed building materials? In addition, the second access point off Callie Way is being proposed to be located near a radial curve. Staff would like the applicant to analyze the sight distance to make sure it's adequate.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. RJ Riegler, RJR Development Company, referred to his PowerPoint presentation. He gave an overview of RJR Development Company, LLC. He has a working relationship with all of the developers in the area and his wife is a realtor with ReMax Affiliates. His most recent development is Mary Lou Estates off Big Bone Road. This site has been sitting for 13 years. The HOA for the subdivision is up to date and in good standing. The site has been closely studied in order to make it successful. Mr. Riegler stated that they are asking for 4 things. First is a request for public roadways since it started with private streets. HOAs usually don't have the money to repave private streets. His company is willing to spend the money upfront. They are requesting variances in order to have professionally maintained areas. A second change is to switch from condominiums to landominiums in order to obtain financing more easily. Third, his company is requesting to build a different product than what was previously approved. The residential portion of the development has sat dormant for 13 years. Six condominiums were originally built by the developer. Four of the six are still owned by the developer. They are difficult to sell. As a result, they chose Fischer Homes because they know the market and have the experience to turn around dormant properties. Fischer Homes turned around Tanners Cove and Whitestone Links. The proposed increase in building intensity is still lower than what is allowed up to 12 dwelling units per acre. They have purposely left some of the existing buffer to help screen the development. About 45% of the acreage will be green or open space. They have assembled a good team to finish the site.

Ms. Michelle Bollman, Viox & Viox, Inc. stated that the current zoning is SR-2/CD and they are requesting SR-2/PD/CD. The Future Land Use Map designates the site as HSD – residential uses up to 8 dwelling units per acre. They are not going to disturb the creek area along Frogtown Road. Ms. Bollman showed the previously approved Concept Development Plan that depicted 39 units and private streets. The developer will install a fountain in the existing retention lake. In addition, they will add lettering for a sign on the existing stone walls/monuments. The existing trail around the lake will be resurfaced along with an existing trail located along Callie Way. Forty-seven new residential units are proposed on the site. This is an ideal location for this type of housing because it is located along a major transportation corridor in close proximity to local schools and other office and commercial uses. The HOA will maintain all landscaping and recreational open spaces as well as pedestrian connections. Along with the 47 new homes will be the 6 existing residential units. A Buffer Yard is shown around the perimeter of the site. A retaining wall is planned at the end of Chris Court. The maximum height of it will be 6 feet and it will be 150 feet long. Depending on the final grades, the retaining wall may go away. It will be a block wall. Due to the small number of additional residential units, it didn't necessitate a traffic impact study. Because Lea Way and Chris Court are being planned as public streets, they will need building setback variances. It would be front and side yard setback variances. The 10 foot rear yard setback variance is being requested in order to have a larger landscaping buffer. The landscaping and open space wraps the site. They will also add the same type street lights to the streets. Ms. Bollman summarized why she thought the project met all of the Planned Development Guidelines. The project meets the mixed use component since it is a part of a larger development with office and retail. Lot 5 will include many pedestrian connections. Lot 5 will have 5.4 acres of open space – green lawns, landscaping, pond, walking trail and bench seating. Lettering will be added to the existing entry monument. Street lights will be installed throughout the new area. Finally, landscaping will include existing mature trees and new additional buffer per the original zone change conditions (Condition D).

Ms. Tanya Gaynor, Viox & Viox, Inc., showed the existing landscape buffer on the site. The layout of the homes match the existing topography and graded conditions. They have agreed to provide more landscaping to the buffer yards facing Cool Springs Subdivision Condition D as noted on the December 7, 2005 Committee Report. Some of the existing vegetation might be slightly impacted from the grading of the site. On the southern property line, the existing fence will remain. Some of the existing trees will remain. She showed a layout of the street trees and a landscaping package around the units and the high impact areas. Ms. Gaynor also showed a layout of the seating area and the area also includes a walking trail. A fountain will be reinstalled in the lake. The seating area will include benches and tables.

Mr. John Haas, Fischer Homes stated that his Company has had success in turning 2 mothballed communities around. By completing a development, it will allow others in the area to sell their homes. The existing homes are based on 15 year old designs. All brick exteriors promote monotony throughout the community. There is no differentiation of colors. Today, homeowners want a more architectural variety. He showed a variety of patio homes – American and Coastal Classic. The customer can select either brick or stone wrap. There is a variety of gables, dormers, siding and colors. The Wembley design can be built with a slab or with a walkout basement between 1,200 – 2,200 square feet. The Hudson is a 2 story house. There are 5 color packages for each building. There is only 12 feet between buildings so the side of a building really cannot be seen. There has been a lot of changes in architecture and materials in the last 15 years.

Fischer homes is very excited about this community. The proposed layout fits in with neighborhood surroundings.

At this time, Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the Zoning Map Amendment request?

Seeing no one, Chairman Rolfsen asked if any Board Members had questions or comments? He stated that he didn't know if all brick homes were monotonous. Cool Springs Subdivision is mostly brick. How does the Fischer Home product fit in? The Wembley has a garage door as its front. What percentages of the homes will be a Wembley? Ms. Bollman replied 32 out of the 47 homes will be the Wembley type. The Maxwell and Winstrop are okay in terms of design as noted by Chairman Rolfsen. Mr. McMillian agreed with Chairman Rolfsen. Chairman Rolfsen asked what is the chance of a number of Wembley type units being tweaked? Mr. Riegler replied that they Wembley type units are paired patio units. Some of the other type can't fit of the other lots due to the fact they are walk out units. He leans on the builders to determine what the market is saying and what is selling. The paired patio homes are selling quickly. Chairman Rolfsen noted that the project is connecting to pre-existing homes that are in a high end community. How could it blend in more? Mr. Riegler noted that the homes in Cool Springs are not all brick. Some are only brick wrap with exposed foundations. Mr. Riegler thought the landscape buffer would help screen the differences. Houses in the Union area have now more siding than brick. Harmony Subdivision is an example.

Mrs. Kegley thought a picture of the rear elevations would be helpful. That is what Cool Springs residents will see not the front or garage doors. What would you see along U.S. 42 and Callie Way?

Mr. Bunger asked if there would be an HOA that would control what would be built in the back like sheds? Mr. Riegler responded that the back area will be an HOA maintained area. There will be deed restrictions for this 20 foot area. Mr. Haas responded that they don't allow any sheds or additions. Mr. Riegler stated that they originally had 6 more units but they removed them to allow more open space/buffer. Mr. Bunger asked if the project will be phased? Mr. Riegler replied that the first phase will include completing Lucille Lane loop. A second phase would be to extend the road to the Chris Court cul-de-sac. Mr. Harper asked what would be the price range of these homes? Mr. Haas responded from \$200,000 - \$300,000 with options.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 16, 2020 at 5:00 P.M. via Live Video Teleconference. This item will be on the Agenda for the Business Meeting on January 2, 2021 at 7:00 p.m.** If someone wants to observe the Committee Meeting please contact the office and provide the necessary information for logging into the meeting. The Chairman closed the Public Hearing at 9:50 p.m.

**APPROVED:**

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**Charlie Rolfsen**  
**Chairman**

**Attest:**

\_\_\_\_\_  
**Kevin P. Costello, AICP**  
**Executive Director**