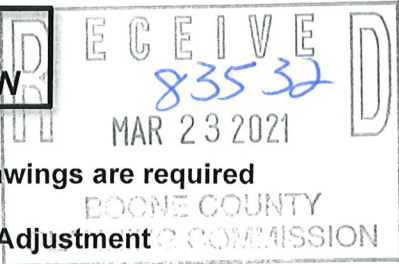


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

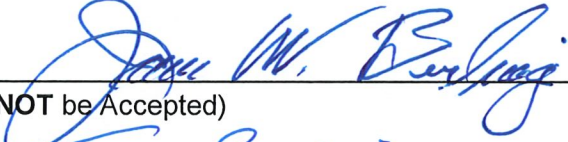
Site Plan Review is not granted by the appropriate Board of Adjustment

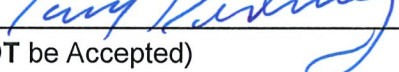
An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

- 1. Check One Boone Florence Walton Union
- 2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
- 3. Applicant: Tony Berling
Address: 1671 Park Road - Suite One
Fort Wright KY 41011
City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com
- 4. Description of Request:
Requesting the name Justify Drive instead of Count Fleet Drive on the Preliminary Plat review
from Boone County Planning Commission.
- 5. Name of Development: Triple Crown Country Club - Section No. 34
- 6. Location of Development: Man O' War Blvd.
Union KY 41091
City State Zip Code
- 7. Acreage Under Review: N/A
- 8. Lot Number and Name of Subdivision (if part of a subdivision):
Triple Crown Country Club - Section No. 34
- 9. Current Owner: Triple Crown Developers, LLC
Address: 1671 Park Road - Suite One
Fort Wright KY 41011
City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com

10. Proposed Use(s) on Site: Residential
11. Total Square Footage of Existing and/or Proposed Buildings: N/A
12. Current Zoning: SR-1
13. 1161 762 2064
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: 2/09/2021
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3-23-21 Fee Received: \$716.00 Receipt #: 83532
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: April 14, 2021
5. Board Action: May 12, 2021
- Approved
- Approved with Conditions (see #6)
- Denial (See #7)
6. Conditions of Approval: _____
- _____
- _____
- _____
- _____
7. Reasons for Denial: _____
- _____
- _____
- _____
- _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#7

APPLICANT: Tony Berling, on behalf of Triple Crown Developers, LLC, per James W. Berling

LOCATION: At the intersection of Count Fleet Drive with Man O War Boulevard

ZONING: Suburban Residential One (SR-1)

DATE: April 14, 2021

DESCRIPTION OF REQUEST AND ISSUE

- A. On March 11, 2021, the applicant submitted a Preliminary Plat for Triple Crown Subdivision, Section 34. This submittal included the extension of Count Fleet Drive, with the name of the extension being Justify Drive. Staff notified the applicant that the name of the street had to be changed from Justify Drive to Count Fleet Drive. The applicant modified the submittal and the Preliminary Plat was approved.
- B. The applicant is appealing the Boone County Planning Commission staff decision that the name of a new street must be changed to Count Fleet Drive rather than Justify Drive, as proposed (see attached email sequence).

SITE HISTORY

- 1987 The area to the north of the site was rezoned to SR-2/R/PD
- Prior to 1992 Based on information contained in the Boone County GIS, the site was zoned A-2
- 1990 The 1990 Comprehensive Plan identified the site as Suburban Density Residential
- 1992 As part of the 1992 zoning ordinance update, the site was zoned PF
- 1995 The 1995 Comprehensive Plan identified the site as Public/Institutional
- 2021 On February 9, 2021, the Boone County Fiscal Court approved a zoning map amendment, changing the site in question, from PF to SR-1 (R-21-001-A).
- 2021 On March 24, 2021, the Boone County Planning Commission staff approved a Preliminary Plat for Triple Crown Subdivision, Section 34, with the subject street name being County Fleet Drive.

APPLICABLE REGULATIONS

- A. Section 150 of the Boone County Subdivision Regulations state that the Planning Commission's authority and responsibility include the review, process, and approval of

all plans or plats.

- B. Section 150 of the Boone County Subdivision Regulations state that the Planning Commission may delegate any tasks to its administration.
- C. Section 155 of the Boone County Subdivision Regulations state that an applicant, developer, or property owner may seek a waiver of any subdivision regulation.
- D. Section 160 of the Boone County Subdivision Regulations state that any person or entity claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision by the Zoning Administrator or the Boone County Planning Commission's Staff relative to the administration of these regulations may appeal such decision to the Board of Adjustment and Zoning Appeals within thirty (30) days.
- E. Section 305.A of the Boone County Subdivision Regulations state that proposed streets, which are in alignment with other existing streets, shall bear the names of existing streets unless separated by an intersecting collector or arterial street, or a legislative or fire district boundary.

STAFF COMMENTS

- A. The primary reason for the continuation of street names across intersections is to provide consistency for emergency services.
- B. The applicant has indicated that there are three instances, within Triple Crown Subdivision, where the street name changes at an intersection. These three instances are:
 - 1. Where Man O War Boulevard intersects with Jockey Club Drive/Reigh Count Drive.
 - 2. Where Man O War Boulevard intersection with Del Mar Court/Citation Drive.
 - 3. Where Man O War Boulevard intersects with Cloverbrook Drive/Bridlegate Drive.

It is the staff position that errors made in the past should not be perpetuated.

- C. As previously noted, proposed streets, which are in alignment with other existing streets, shall bear the names of existing streets unless separated by an intersecting collector or arterial street. Neither Man O War Boulevard or Count Fleet Drive are identified as either collector or arterial streets.
- D. As previously noted, proposed streets, which are in alignment with other existing streets, shall bear the names of existing streets unless separated by a fire district boundary. Based on information contained in the Boone County GIS, intersection is not split by a fire district boundary.
- E. Staff sent an email to the Union Fire Protection District and the Walton Fire District

asking: (1) to confirm the fire district boundary line that is in the Boone County GIS; and (2) if they had an opinion as to whether the new street extension should be named County Fleet Drive or Justify Drive, from a safety/emergency response viewpoint. Chief Morgan, Union Fire Protection District, replied that the fire district boundary is correct and that he would defer to Captain Alexander regarding the street name, since the entire project is within the Walton Fire District. Captain Alexander, Walton Fire District, replied that the fire district boundary is correct and that the street name should remain Count Fleet Drive. However, Captain Alexander also stated that since there will be new addressing, from an emergency response standpoint, either name would be ok.

F. Staff has received an email from Angie Becraft pertaining to this request (see attached).

DECISION AND BASIS FOR DECISION

The decision in question, and the basis for this decision, are described in the previously mentioned email with the last date of March 22, 2021.

CONCLUSION

Section 160 of the Boone County Subdivision Regulations give the Boone Board of Adjustment and Zoning Appeals the authority to act on this request. In order for an appeal to be granted, the Board must determine that the administrative decision in question is in error.

Respectfully submitted,



Michael D. Schwartz
Planner

Attachments

- Vicinity Map
- Fire District Map
- Subdivision Context Map
- Concept Plan/Preliminary Plat
- Application
- Email Chain between Staff and Applicant, last date of March 22, 2021
- Applicant's Basis for Appeal
- Emails from Chief Morgan and Captain Alexander
- Email from Angie Becraft

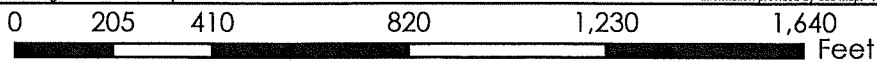
Boone County GIS Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

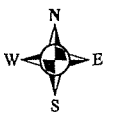


1 inch = 400 feet



Map Created: 01/01/2018

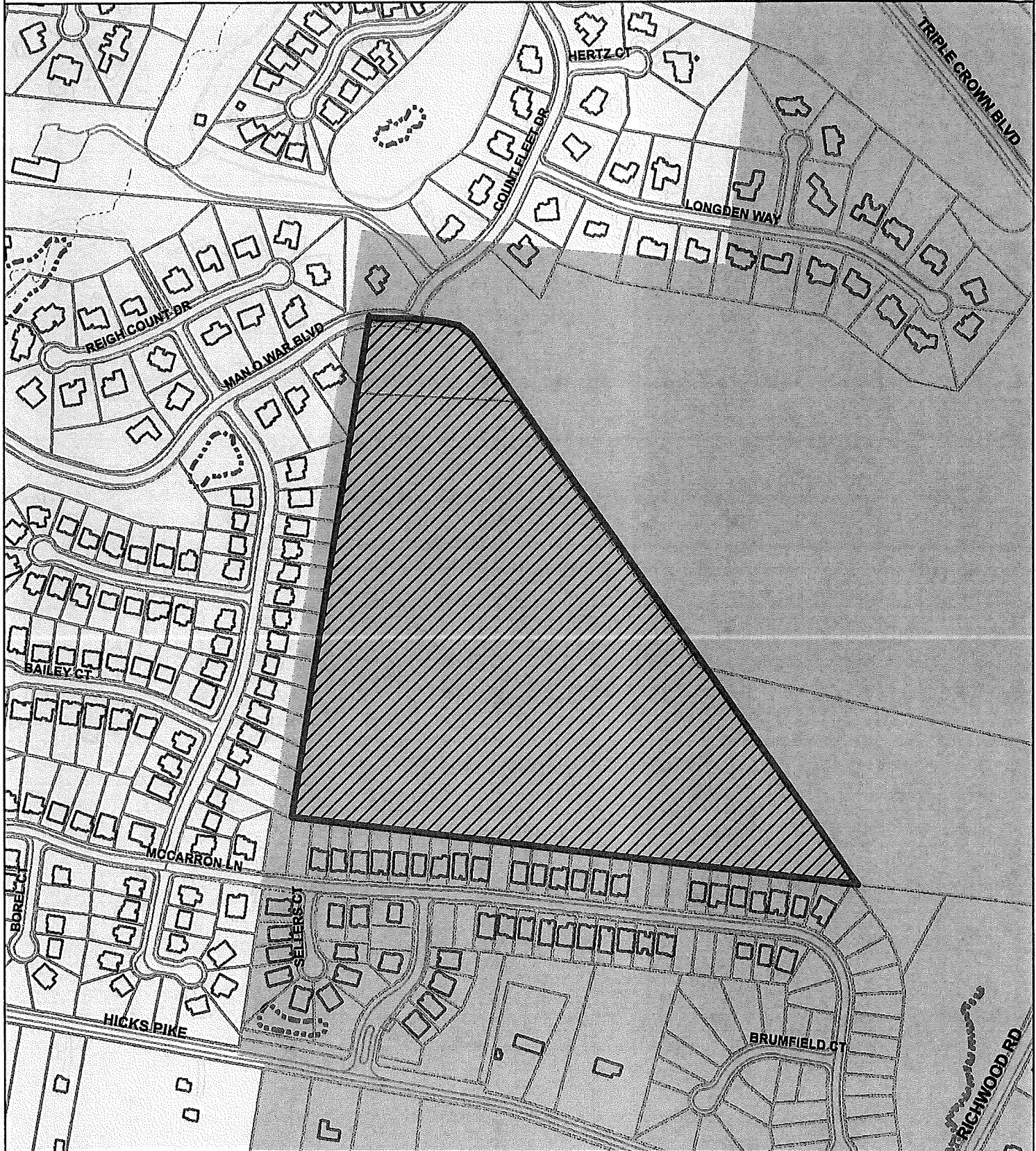
Boone County GIS - Putting Northern Kentucky on the Map



File Path: G:\Data\GIS\Boone County GIS 2018
ArcMap Document: *.mxd

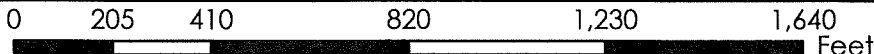
Fire District Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

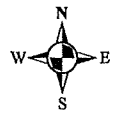


1 inch = 400 feet



Boone County GIS

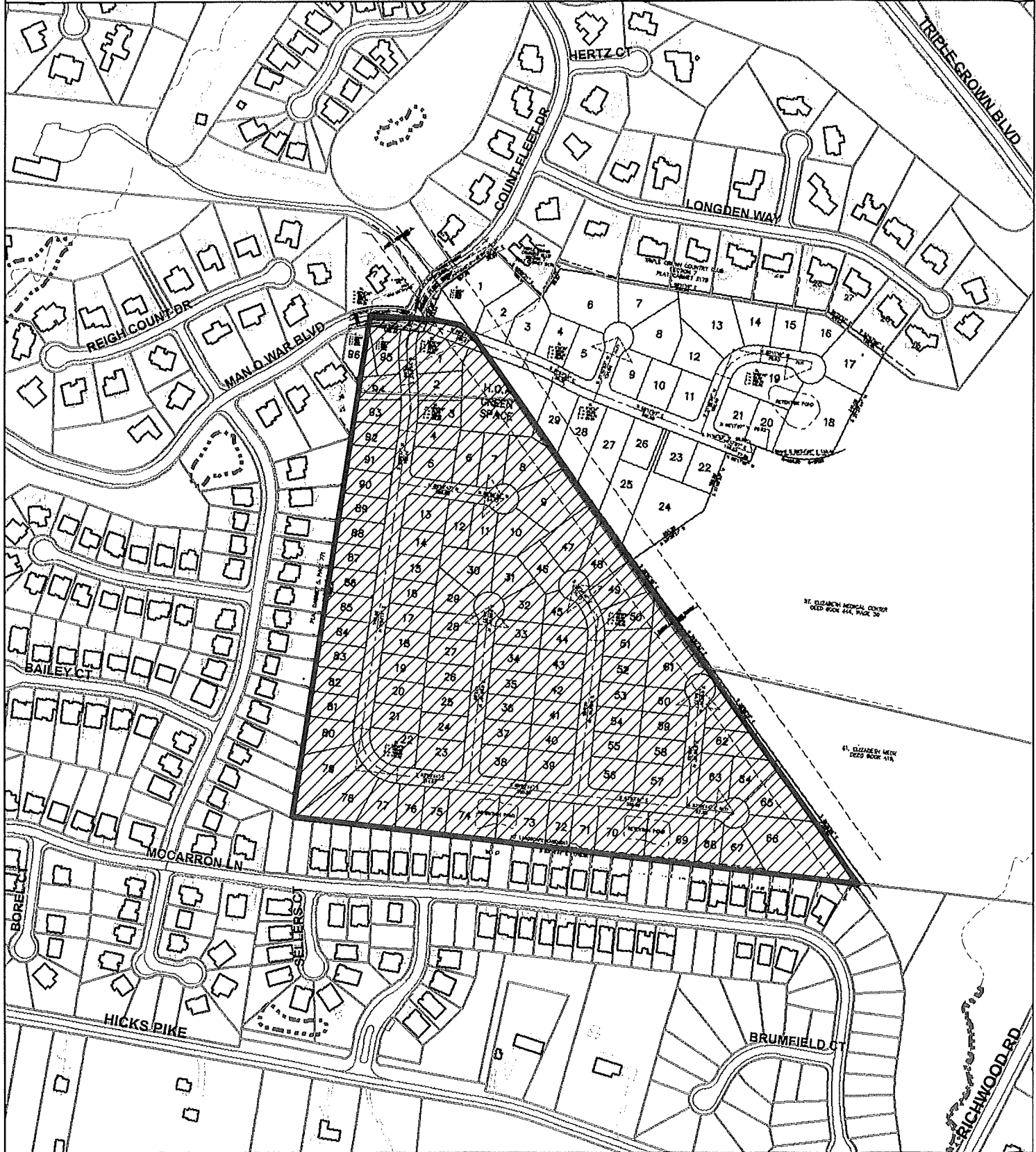
Map Created: 01/01/2018



With Files: 01/01/2018
ArcMap Document: *.mxd

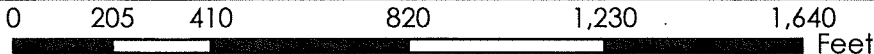
Subdivision Context Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



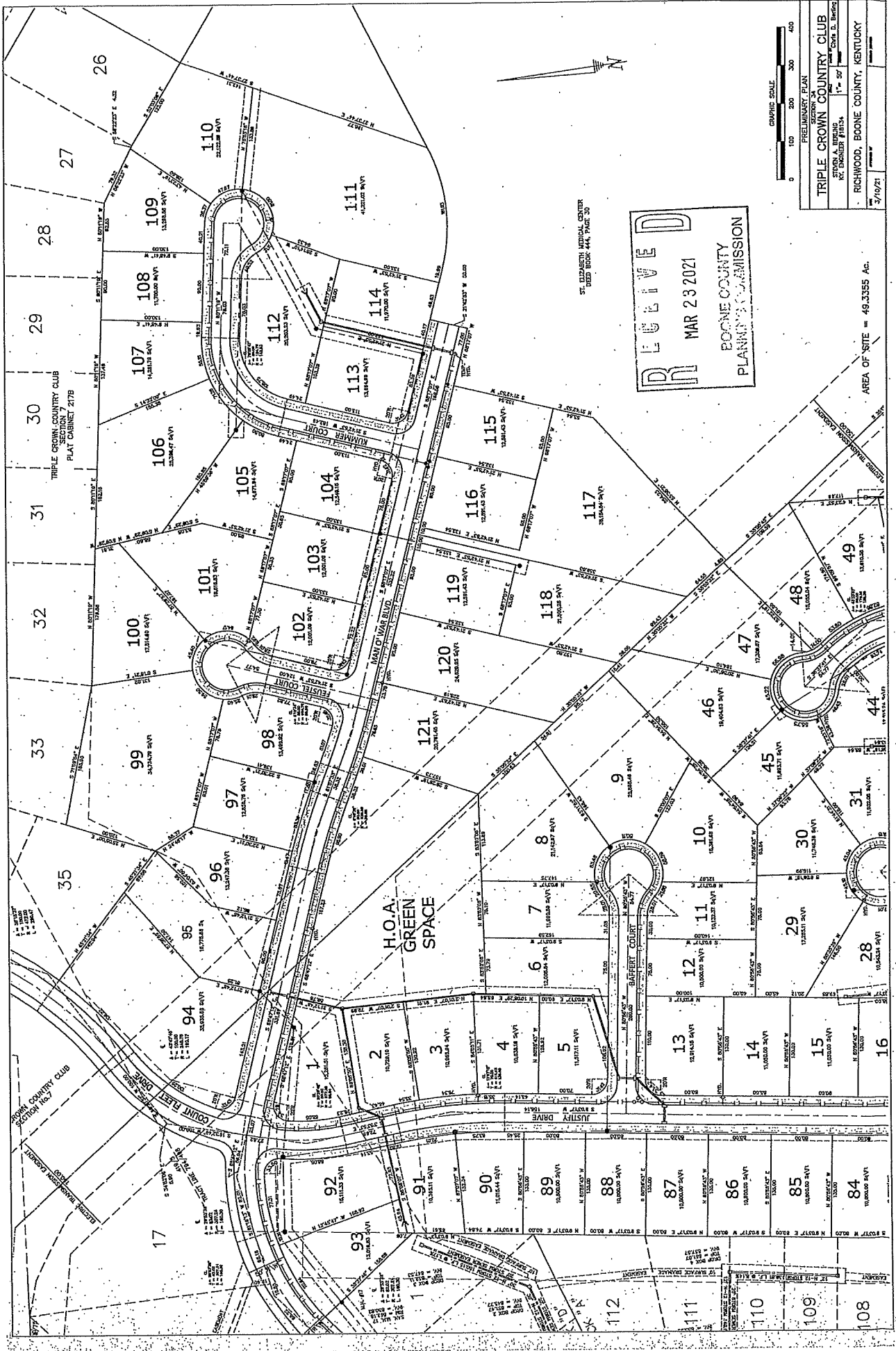
1 inch = 400 feet



Boone County GIS

Map Created: 01/01/2018

With Files 2 Edited by 0/0/0 11/11
ArcMap Document: *.mxd



RECEIVED
 MAR 23 2021
 BOONE COUNTY
 PLANNING COMMISSION

PRELIMINARY PLAN	
SECTION 3A	
TRIPLE CROWN COUNTRY CLUB	
DATE PREPARED	DATE OF MEETING
BY	FOR
RICHWOOD, BOONE COUNTY, KENTUCKY	
3/19/21	

ST. ELIZABETH MEDICAL CENTER
 USED BOOK 444, PAGE 35

AREA OF SITE = 49.3355 AC.

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
83532
MAR 23 2021
BOONE COUNTY
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Tony Berling
Address: 1671 Park Road - Suite One
Fort Wright KY 41011
City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com
4. Description of Request:
Requesting the name Justify Drive instead of Count Fleet Drive on the Preliminary Plat review
from Boone County Planning Commission.
5. Name of Development: Triple Crown Country Club - Section No. 34
6. Location of Development: Man O' War Blvd.
Union KY 41091
City State Zip Code
7. Acreage Under Review: N/A
8. Lot Number and Name of Subdivision (if part of a subdivision):
Triple Crown Country Club - Section No. 34
9. Current Owner: Triple Crown Developers, LLC
Address: 1671 Park Road - Suite One
Fort Wright KY 41011
City State Zip Code
Phone Number: 859-331-9191 Fax Number: 859-344-7422
Email: tberling23@gmail.com

Residential

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: _____ N/A
12. Current Zoning: _____ SR-1
13. _____ 1161 _____ 762 _____ 2064
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____ 2/09/2021
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3-23-21 Fee Received: \$ 716.00 Receipt #: 83532

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

Michael Schwartz

From: Kevin Wall
Sent: Monday, March 22, 2021 12:07 PM
To: Tony Berling
Cc: Michael Schwartz
Subject: RE: Triple Crown Preliminary Plat Revision Letter

Section 305.A refers to collectors and arterials, not subcollectors. Individual collectors and arterials are identified by name in Section 3210 of the zoning regulations.

From: Tony Berling [mailto:tberling23@gmail.com]
Sent: Monday, March 22, 2021 12:03 PM
To: Kevin Wall
Cc: Michael Schwartz
Subject: RE: Triple Crown Preliminary Plat Revision Letter

EXTERNAL MESSAGE

Kevin:

Can you not consider Man O' War Blvd. as a Subcollector Street since it's 28 feet wide from Hicks Pike to Count Fleet Drive? Also, Man O' War Blvd will connect to Richwood Road once ST. E decides what to do with their property.

See attached,

Thank you,

Tony Berling
TRIPLE CROWN DEVELOPERS, LLC
1671 PARK RD. SUITE ONE
FORT WRIGHT, KY 41011
WORK: (859) 331-9191
CELL: (859) 240-7788



From: Kevin Wall <KWall@boonecountyky.org>
Sent: Monday, March 22, 2021 11:08 AM
To: Tony Berling <tberling23@gmail.com>
Cc: Michael Schwartz <mschwartz@boonecountyky.org>
Subject: RE: Triple Crown Preliminary Plat Revision Letter

The Board of Adjustment application is the proper form. The standard items (fee, list of adjoining owners, etc.) need to be included with the application. The next BOA submittal deadline is 3/23/21 (tomorrow).

From: Tony Berling [mailto:tberling23@gmail.com]
Sent: Monday, March 22, 2021 11:02 AM
To: Kevin Wall
Cc: Michael Schwartz
Subject: RE: Triple Crown Preliminary Plat Revision Letter

EXTERNAL MESSAGE

Kevin:

I will change the street name for the approval of the preliminary plat, but I do want to appeal let me know what application to use and a deadline for the appeal.

Thank you,

Tony Berling
TRIPLE CROWN DEVELOPERS, LLC
1671 PARK RD. SUITE ONE
FORT WRIGHT, KY 41011
WORK: (859) 331-9191
CELL: (859) 240-7788



From: Kevin Wall <KWall@boonecountyky.org>
Sent: Monday, March 22, 2021 10:18 AM
To: Tony Berling <tberling23@gmail.com>
Cc: Michael Schwartz <mschwartz@boonecountyky.org>
Subject: RE: Triple Crown Preliminary Plat Revision Letter

Tony:

Per Section 160 of the subdivision regulations, you can appeal a Zoning Administrator or BCPC Staff decision relative to the administration of the subdivision regulations to the Board of Adjustment. This is a public hearing process that takes normally takes between 30 and 60 days to complete. From what I see here, comment #5 in Michael's review letter is the proper application of Section 305.A "Street Names." This section is not concerned with private decisions such as development theming. The first sentence of this section states, "Proposed streets, which are in alignment with other existing streets, shall bear the names of existing streets unless separated by an intersecting collector or arterial street, or a legislative or fire district boundary." The proposed street is in alignment with the existing Count Fleet Drive, the separating street (Man O' War Boulevard) is not a collector or arterial street per Section 3210 of the zoning regulations, and the new street is not separated from the existing Count Fleet Drive alignment by a legislative or fire district boundary. The key to a successful appeal is demonstrating that the administrative decision is in error and not just contrary to one's goals or wishes.

kw

From: Tony Berling [mailto:tberling23@gmail.com]
Sent: Monday, March 22, 2021 9:48 AM
To: Kevin Wall
Subject: FW: Triple Crown Preliminary Plat Revision Letter

EXTERNAL MESSAGE

Kevin:

Attached are Michael Schwartz's comments on Triple Crown Country Club – Section No. 34.

I am OK with the comments except No. 5 changing the street name Justify to Count Fleet, we have this entire community themed after the Triple Crown winner "Justify" including new entry walls.

Let me know what I need to do to appeal this comment?

Thank you,

Tony Berling
TRIPLE CROWN DEVELOPERS, LLC
1671 PARK RD. SUITE ONE
FORT WRIGHT, KY 41011
WORK: (859) 331-9191
CELL: (859) 240-7788



From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Monday, March 22, 2021 6:31 AM
To: 'Tony Berling' <tberling23@gmail.com>
Subject: Triple Crown Preliminary Plat Revision Letter

Tony –

Please find attached the revision letter for the above referenced project.

The hard copy will be placed in the mail today.

Michael D. Schwartz, Planner



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

Tony Berling

From: Tony Berling <tberling23@gmail.com>
Sent: Monday, March 22, 2021 1:51 PM
To: 'Kevin Wall'
Cc: 'Michael Schwartz'
Subject: RE: Triple Crown Preliminary Plat Revision Letter
Attachments: SKM_C25821032213540.pdf

Kevin:

We spoke earlier but I was wrong there are three cross streets on Man O' War Blvd.

- 1). Reigh Count Drive and Jockey Club Drive
- 2). Citation Pointe and Del Mar Drive
- 3). BridleGate Drive and Cloverbrook Drive

Attached is the Fire Protection District Map for Union and Walton and the proposed street Justify Drive would be in Walton Fire District where as Count Fleet is Union Fire District?

I would suggest the proposed red line to separate the two districts and allow the street name to be called Justify Drive.

Thank you,

Tony Berling
TRIPLE CROWN DEVELOPERS, LLC
1671 PARK RD, SUITE ONE
FORT WRIGHT, KY 41011
WORK: (859) 331-9191
CELL: (859) 240-7788

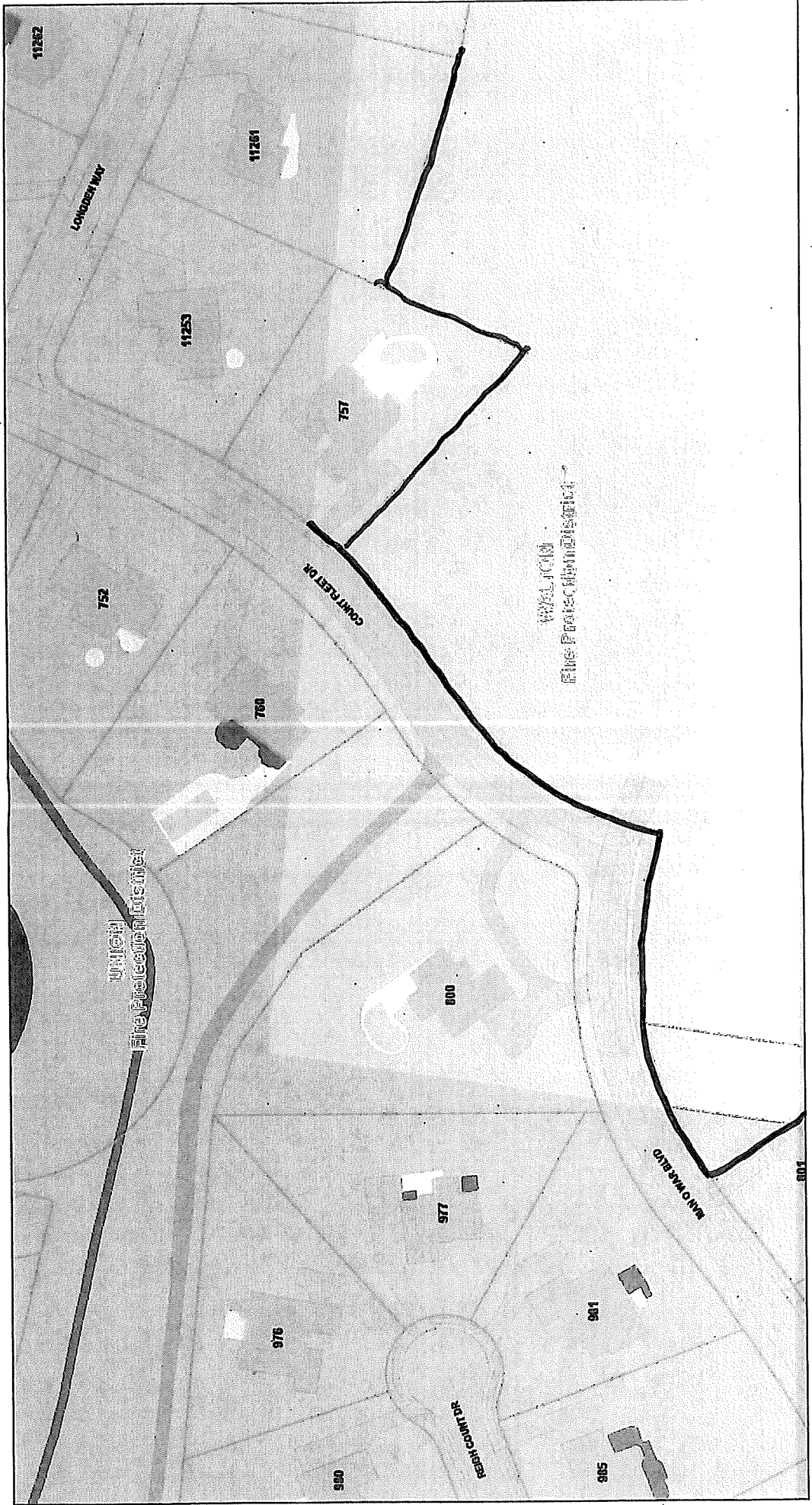


BRIDLE GATE
SECTION 29

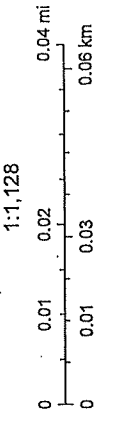
SARATOGA SPRINGS
SECTION 32



Boone County, Kentucky



3/22/2021, 1:41:08 PM



- Residential Streets
- Building Footprints
- Tax Parcels
- Paved Areas
- Roadway
- Private Roadway
- Driveway
- Patio
- Sidewalk
- Walking Trail
- Recreation Features
- Golf Hole

Michael Schwartz

From: Michael Schwartz
Sent: Thursday, March 25, 2021 6:41 AM
To: 'Capt. Charlie Alexander'; 'Morgan, Michael'
Subject: Fire District Boundary
Attachments: Triple Crown Fire District Boundary.pdf

Gentlemen –

A new section of Triple Crown Subdivision has recently been approved. This new section will create a four-way intersection with Count Fleet Drive and Man O War Boulevard. The proposal is to: (1) extend Man O War Boulevard to the east, and keep the name on the new street section; and (2) extend Count Fleet Drive to the south and east, paralleling Jockey Club Drive and McCarron Lane – the proposal is to also name this new street extension Justify Drive.

I have two questions:

1. Can you please identify the boundary between the Walton Fire District (purple) and the Union Fire District (green)
2. Do you have an opinion as to whether the new street extension should be named Count Fleet Drive or Justify Drive, from a safety/emergency response viewpoint

I would appreciate it if you could get back to me as soon as possible.

Michael D. Schwartz, Planner

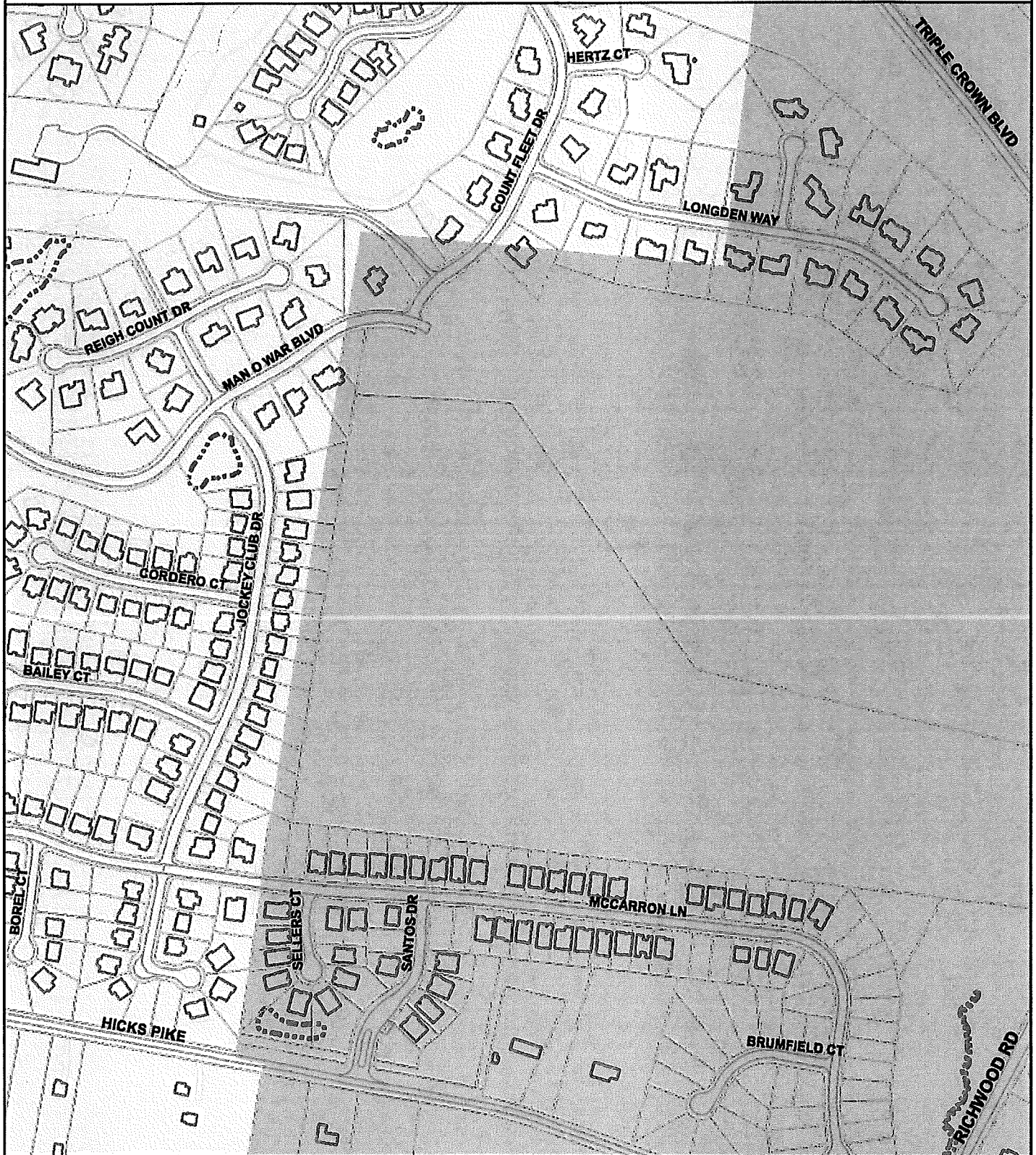


BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

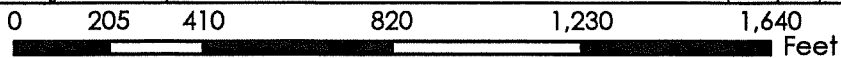
Fire District Boundary Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with the best Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS



Map Created: 01/01/2018

ArchMap Document: *.mxd

Michael Schwartz

From: Morgan, Michael <m.morgan@unionky911.org>
Sent: Thursday, March 25, 2021 9:14 AM
To: Michael Schwartz; 'Capt. Charlie Alexander'
Subject: RE: Fire District Boundary

EXTERNAL MESSAGE

Hi Michael,

As for question 1, I can confirm that the green is the Union Fire District. With that being said and the entire project is in the Walton Fire District, I will defer question 2 to Captain Alexander.

Thanks,

Michael Morgan, Fire Chief

Union Fire Protection District
9611 U.S. Hwy. 42
Union, KY 41091
859.384.3342 Ext. 102 Office
859.620.0675 Cell

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution, or disclosure by others is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete all copies of this message.

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Thursday, March 25, 2021 6:41 AM
To: 'Capt. Charlie Alexander' <Charlie.Alexander@waltonfireky.com>; Morgan, Michael <m.morgan@unionky911.org>
Subject: Fire District Boundary

Gentlemen –

A new section of Triple Crown Subdivision has recently been approved. This new section will create a four-way intersection with Count Fleet Drive and Man O War Boulevard. The proposal is to: (1) extend Man O War Boulevard to the east, and keep the name on the new street section; and (2) extend Count Fleet Drive to the south and east, paralleling Jockey Club Drive and McCarron Lane – the proposal is to also name this new street extension Justify Drive.

I have two questions:

1. Can you please identify the boundary between the Walton Fire District (purple) and the Union Fire District (green)
2. Do you have an opinion as to whether the new street extension should be named Count Fleet Drive or Justify Drive, from a safety/emergency response viewpoint

I would appreciate it if you could get back to me as soon as possible.

Michael D. Schwartz, Planner



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

Michael Schwartz

From: Capt. Charlie Alexander <Charlie.Alexander@waltonfireky.com>
Sent: Thursday, March 25, 2021 9:31 AM
To: Michael Schwartz; 'Morgan, Michael'
Cc: Chief Joey Vest
Subject: RE: Fire District Boundary

EXTERNAL MESSAGE

Michael,

Question 1:

The purple shaded areas...I can confirm are Walton Fire District Boundaries.

Question 2:

The street extension, I would prefer it remain Count Fleet for the ease of my folks. However with a new street name comes new addressing so therefore from an emergency response standpoint either way is ok.

Chief Morgan,

I have copied Chief Vest on this as well, as this area is developing the district boundaries may need to be adjusted to follow the property lines versus "by way a crow fly's" to prevent CAD issues later on.

Thank you,

Charlie Alexander

Captain

Walton Fire District

Station: (859)485-7439

Cell: (859)816-8686

Fax: (859)485-4161

Email: charlie.alexander@waltonfireky.com



The information contained in this email message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any review, dissemination, distribution or copying is strictly prohibited. If you have received this email message in error, please notify the sender by reply email and delete the message and any attachments.

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Thursday, March 25, 2021 6:41 AM
To: Capt. Charlie Alexander <Charlie.Alexander@waltonfireky.com>; 'Morgan, Michael' <m.morgan@unionky911.org>
Subject: Fire District Boundary

Gentlemen –

A new section of Triple Crown Subdivision has recently been approved. This new section will create a four-way intersection with Count Fleet Drive and Man O War Boulevard. The proposal is to: (1) extend Man O War Boulevard to the east, and keep the name on the new street section; and (2) extend Count Fleet Drive to the south and east, paralleling Jockey Club Drive and McCarron Lane – the proposal is to also name this new street extension Justify Drive.

I have two questions:

1. Can you please identify the boundary between the Walton Fire District (purple) and the Union Fire District (green)
2. Do you have an opinion as to whether the new street extension should be named Count Fleet Drive or Justify Drive, from a safety/emergency response viewpoint

I would appreciate it if you could get back to me as soon as possible.

Michael D. Schwartz, Planner



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

Michael Schwartz

From: Gie <pegasuslinks@gmail.com>
Sent: Monday, April 05, 2021 9:24 AM
To: Michael Schwartz
Subject: Triple Crown Street Name

EXTERNAL MESSAGE

This e-mail is in reference to the street naming of the new section in Triple Crown Subdivision. As an adjoining property owner and long time resident of Boone County, forcing the developer to name the new street County Fleet Drive is not consistent with the spirit of the community. Justify Drive is an appropriate name for a community celebrating the Triple Crown for which is a crucial event supporting one of Kentucky's most prominent strengths, the thoroughbred industry.

It seems there are more important issues like drainage, traffic congestion, green space preservation, privacy and school capacity for which the planning commission should focus on and allow the new street to be named as proposed Justify Drive.

Best Regards,
Angie Becraft
801 Man O War Boulevard, Union Ky.

Michael Schwartz

From: Chief Joey Vest <Joey.Vest@waltonfireky.com>
Sent: Thursday, April 22, 2021 9:10 PM
To: Michael Schwartz
Cc: Morgan, Michael; Capt. Charlie Alexander
Subject: FW: District Boundaries Triple Crown
Attachments: Triple Crown.pdf

Importance: High

EXTERNAL MESSAGE

Mr. Schwartz,

Please see the attached document with the appropriate adjusted district boundary lines between Walton and Union Fire Districts. I've been in communication with Chief Morgan about this matter which you presented, and we both agree that the changes which are reflected on the document attached to this message are appropriate. Additionally, we both have reviewed the proposed changes which you originally sent, and are in agreement that they would not be correct nor appropriate at this time. If you have any questions, please don't hesitate to contact me directly anytime at 859-485-7439.

Thank You,
Chief Joey Vest
Walton Fire Protection District

Chief Joey Vest
Walton Fire District
12600 Towne Center Dr.
P.O. Box 007
Walton, KY 41094
859-485-7439

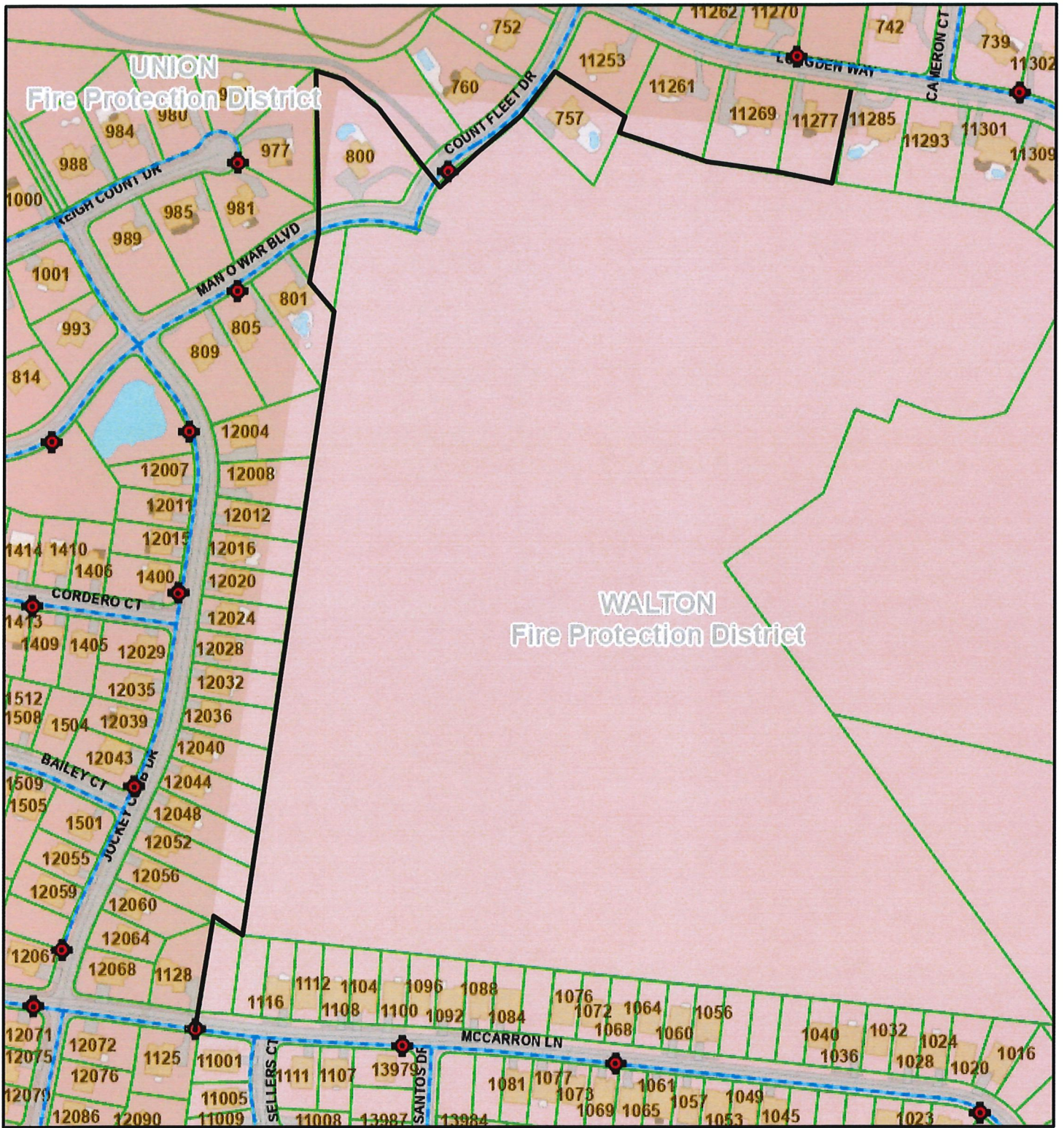


but instead, the result of what we can envision with our minds.

Notice: This message and attachments are intended only for the use of the party to whom it is addressed and may contain privileged, confidential information. If you receive this message in error, please delete this message from

your system without copying it or forwarding it, and notify the sender of the error by replying via e-mail or by calling Walton Fire Protection District at (859) 485-7439, so that our address record can be corrected. Dissemination, distribution or copying of this message and attachments is strictly prohibited and may be unlawful.

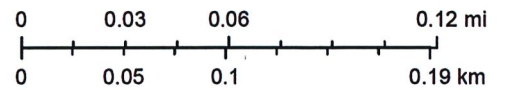
BooneMap Online



4/22/2021, 8:38:01 AM

1:4,514

- | | | |
|---------------------|-------------------|--------------------------------|
| Residential Streets | Private Roadway | Swimming Pool |
| Building Footprints | Exterior Features | Walking Trail |
| Tax Parcels | Deck | Building Site Number (Labels) |
| Parcel Tract Lines | Driveway | Intermittent Blue Line Streams |
| Paved Areas | Patio | Waterbodies |
| Roadway | Sidewalk | |



GIS Services Division, Boone County Planning Commission