

## Williams, Julia

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**From:** Steve Hardin <shardin@cambus.com>  
**Sent:** Tuesday, October 16, 2018 11:09 AM  
**To:** Eatherly, Kip  
**Cc:** rcreak; Williams, Julia  
**Subject:** Update

Hi Kip,

Just wanted to give you a heads up of the neighborhood opposition to PRD zoning proposed for 14714 Old Henry Road which surrounds Woodmont.

Here is a a petition that is being signed by the neighborhood:

<https://c.cambus.com/petition/>

Here are the bullet points for opposition:

<https://c.cambus.com/woodmont/OppositionPRD.pdf>

More info on the development:

<https://c.cambus.com/woodmont/>

Please forward this on to any concerned constituents.

Thank you!

Steve Hardin  
3903 Woodmont Park Lane

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**Steve Hardin**  
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## Williams, Julia

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**From:** Steve Hardin <shardin@cambus.com>  
**Sent:** Wednesday, October 10, 2018 12:25 AM  
**To:** Williams, Julia  
**Cc:** rcreak  
**Subject:** Opposition to PRD - Meadow Point  
**Attachments:** OppositionPRD.pdf

Hi Julia,

Can you please include the attached as part of the paperwork distributed to the committee regarding Meadow Point for Thursday meeting?

I will unfortunately be in Atlanta on a scheduled trip and unable to attend Thursday.

We are gathering signatures and plan to have enough signatures in time to schedule a night meeting.

Thank you,  
Steve Hardin

3903 Woodmont Park Lane

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## Opposition to PRD Rezoning Request and Related Variances

### **Meadow Point Development - 14706 Old Henry Road**

Steve Hardin, 3903 Woodmont Park Lane, shardin@cambus.com

- Dramatically changes the characteristic of the Woodmont neighborhood on the south side near Old Henry Road, as the proposed condo development borders all sides of the neighborhood. The Oakvista Way stub will connect to this condo development when 14704 Old Henry Road is redeveloped.
- PRD zoning will most likely destroy the existing 20-50 year old tree canopy. Retaining the R-4 minimum setback would save more trees (30 feet setback instead of 25 feet)
- Developer not honoring required setbacks of PRD within his development, and asking for a variance waiver to enhance his profitability at the expense of the look and feel of his own neighborhood and surrounding area.
- Retention basin encroaches on Old Henry Rd. Highway buffer. Other area developers have honored the 50' Parkway Buffer (this developer is asking for a variance waiver). The proposed frontage visual has not been submitted by the developer.
- Existing property owner occupying southwest corner (Ms. Forester) will be surrounded by an inaccessible new road -- which fails to enhance her safety or access.
- MSD has no sewer connection to this proposed development -- Oldham County has not yet approved this development for sewers, and is waiting for applicant to submit required paperwork per OCEA engineers.
- PRD justifications provided by Developer doesn't meet the spirit and intent of the PRD zoning requirement -- "creative and imaginative residential projects with usable open space". The proposed condo units have a very similar look and feel to nearby condo units with very little open space.
- Property line setbacks (buffer) are not consistent with surrounding property owners.
- Developer has not submitted a detailed tree canopy or landscaping plan. No visuals provided to date.
- Berm / Landscaping opportunities will be limited under the proposed condo plan because of required drainage and drainage challenges within property. (property is lower than surrounding)
- Fails to conform to the **Old Henry Subarea Plan** adopted by Cornerstone 2020.
- Doesn't conform with existing area suburban zoning transitions in the Old Henry area:  
PEC (Thorton's, Zaxby's) -> PED (Hamilton Springs) -> K-5A (The Ridge, Falls of Old Henry) -> R-4 (Woodmont, Fox Run)
- The proposed development is not spatially related in any way to surrounding neighborhoods. (Fox Run, Woodmont, Fairfield)
- Inconsistent building set-back along Old Henry Road vs. Woodmont homes facing same direction.
- Sidewalk stub on Oakvista Way does not align with proposed development.
- Rezoning should be considered when it can protect, conserve and enhance the surroundings.

## Mattingly, Laura L

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**From:** Steve Hardin <shardin@cambus.com>  
**Sent:** Tuesday, May 15, 2018 3:05 PM  
**To:** Williams, Julia  
**Cc:** Mattingly, Laura L  
**Subject:** PRD Zoning - Meadow Point Development on Old Henry

Hi Julia,

Thanks for your helpful information on the phone today. You provided a lot of relevant information that answered my questions.

Below is the LDC information I found on setback minimums for PDC. If I'm reading this correctly, PDC requires 0ft setback from front, side, and rear. Is this correct?

<https://c.cambus.com/woodmont/img/setbacks.png>

Below is an image of the proposal that I superimposed over our Woodmont neighborhood (source: LOJIC) -- as you can see, the dense proposal is out of character with the surrounding neighborhood and doesn't seem to be a compatible transition.

<https://c.cambus.com/woodmont/img/LOJIC-Meadows-Woodmont.jpg>

Thanks again for your time and expertise.

Steve Hardin  
3903 Woodmont Park Lane

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## Mattingly, Laura L

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**From:** Traci Hargadon <thargadon@caldwelltanks.com>  
**Sent:** Tuesday, April 17, 2018 4:31 PM  
**To:** Mattingly, Laura L  
**Cc:** 'scubifrog@gmail.com'  
**Subject:** Zoning Change #18ZONE1033

**Categories:** To Do

Ms. Mattingly,

In regards to the proposed zoning change on Old Henry Road address of 14714 named Meadow Pointe or to whom it may concern, we do NOT have the infrastructure to support more traffic. I don't know who needs to be advised but our roads; Old Henry and Factory are terribly overburdened as it is. There are already homes being built in the Fox Run Reserves, apartments being added on Factory towards La Grange and no one is improving these 2-lane country roads. Can someone please put a halt to more residential dwellings until the roads are updated? I'm not opposed to progress but safety should come first and our families traveling these roads are at risk with higher volumes of traffic.

Thank you for your time,  
Traci

Traci Hargadon  
*Safety Administrative Coordinator*



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