

# CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY



February 17, 2011  
7:00 p.m.  
Bowling Green City Commission Chambers  
1001 College Street

## I. ADMINISTRATIVE REVIEW:

- A. ROLL CALL
- B. APPROVAL OF FEBRUARY 3, 2011 MINUTES
- C. FINANCIAL REPORT
- D. REPORT ON SUBDIVISION APPROVALS

## II. PUBLIC HEARINGS:

### A. DETAILED DEVELOPMENT PLAN:

- 1. 2011-01-DP - Bowling Green Area Chamber of Commerce, Inter-Modal Transportation Authority, Inc. and Bowling Green Area Economic Development Authority, Inc. have applied for approval of a Detailed Development Plan on a tract of land containing approximately 17 acres located at 275 Technology Way, approximately 1,150 feet from Commonwealth Boulevard. The Plan proposes the construction of an approximately 126,000 square foot speculative industrial building, with a possible 108,000 square foot expansion for a total of approximately 234,000 square feet. Also proposed are all required drainage, parking and landscaping. This property is zoned HI (Heavy Industry) and LI (Light Industry) with Binding Elements.

**B. ZONE CHANGES AND VARIANCES:**

1. 2011-04-Z-BG - Leon Tarter, Reeves Family, LLC., and Kanubhai Patel have filed an application to re-zone a tract of land containing 9.02 acres located at the intersection of Nashville Road and Memphis Junction Road from HI (Heavy Industrial) to PUD (Planned Unit Development) with a general development plan.
2. 2011-V-03 - Leon Tarter, Reeves Family, LLC., and Kanubhai Patel have filed an application for two Variances on property located at the intersection of Nashville Road and Memphis Junction Road: a 165 foot Variance from the required 250 foot set back from a residential use or residential zone for a drive-thru and a 100 foot Variance from the required 500 foot set back for a fueling station for medium and heavy trucks. This property is zoned HI (Heavy Industry) with a pending zone change to PUD (Planned Unit Development).
3. 2011-05-Z-BG - Shelton Investments, LLC., c/o Tony Rhoades, Managing Partner, have filed an application to re-zone a tract of land containing 2.046 acres located in Woodland Station Subdivision which is at the corner Dishman Lane Extension and Raintree Drive from OP-R (Office Professional – Residential) to GB (General Business) with a general development plan.
4. 2011-V-04 - Shelton Investments, LLC., c/o Tony Rhoades, Managing Partner, have filed an application for a Variance on property located on Dishman Lane Extension at the corner of Dishman Lane Extension and Raintree Drive. The applicants have requested a change of 5% from the required 75% lot coverage for a proposed total of 80% lot coverage. This property is zoned OP-R (Office Professional – Residential) with a pending zone change to GB (General Business) with Binding Elements.

**C. TEXT AMENDMENT:**

The City-County Planning Commission will hold a public hearing to consider a text amendment to the Zoning Ordinance of Warren County in order to revise Article 1, 2, 3, 4 and Appendix A (Exhibit E).

**III. ADDITIONAL NEW BUSINESS:**

- 1) **CCPC – Engineer Contractual Services Agreement**