

CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY



**June 21, 2007
7:00 p.m.
Bowling Green City Commission Chambers
1001 College Street**

I. ADMINISTRATIVE REVIEW:

A. ROLL CALL

B. APPROVAL OF JUNE 7, 2007 MINUTES

C. REPORT ON SUBDIVISION APPROVALS

D. LETTERS OF CREDIT AND PERFORMANCE BONDS

1. Call, extend, reduce or release the letter of credit for The Oaks Subdivision in the amount of \$37,210.00 from Landquest, LLC.
2. Call, extend, reduce or release the letter of credit for The Oaks Subdivision Section II in the amount of \$10,000.00 from Landquest, LLC.
3. Call, extend, reduce or release the letter of credit for Meadowview Subdivision Section 3, Phase 1 in the amount of \$53,250.00 from Edward Grivil.
4. Call, extend, reduce or release the letter of credit for Deer Park Subdivision Section 3 in the amount of \$25,000.00 from Developing Partners, LLC.
5. Call, extend, reduce or release the letter of credit for The Meadows at Smiths Grove Subdivision in the amount of \$217,256.00 from Bryan Groce.
6. Call, extend, reduce or release the letter of credit for Deer Park Subdivision Section 6 in the amount of \$27,697.00 from Developing Partners, LLC.
7. Call, extend, reduce or release the letter of credit for Riverbend Landing Subdivision Section 1 in the amount of \$48,408.00 from Tim Poston/Venture.
8. Call, extend, reduce or release the letter of credit for Charleston Place Subdivision Phase 1 in the amount of \$53,252.00 from Henson Holdings, LLC.
9. Call, extend, reduce or release the letter of credit for Cobblestone Subdivision Sections 1 & 2 in the amount of \$284,360.00 from Mark Douglas and Darrell Oliver.

10. Call, extend, reduce or release the letter of credit for Meadowview Subdivision Section 3, Phase 3 in the amount of \$51,052.60 from Edward Gravid.
11. Call, extend, reduce or release the letter of credit for Sutherland Farm Subdivision Section 2, Phase 2 (Construction) in the amount of \$10,000.00 from Jones & Ritter.
12. Call, extend, reduce or release the letter of credit for Sutherland Farm Subdivision (Sidewalks) in the amount of \$14,289.00 from Gemini Homes, Inc.
13. Call, extend, reduce or release the letter of credit for Sutherland Farm Subdivision Section 2, Phase 1 (Construction & Sidewalks) in the amount of \$81,214.00 from Jones & Ritter.
14. Call, extend, reduce or release the letter of credit for Kelly Heights Subdivision in the amount of \$83,035.00 from Kelly Heights, LLC.
15. Call, extend, reduce or release the letter of credit for Deer Park Subdivision Section 4 in the amount of \$10,000.00 from Developing Partners, LLC.

II. PUBLIC HEARING:

A. DETAILED DEVELOPMENT PLAN:

1. 2007-21-DP J & W Properties of Bowling Green, LLC has applied for approval of a Detailed Development Plan on a tract of land containing 1.6841 acres located on Torridge Avenue, being lots 110 – 113 of Stonehenge Subdivision. The Plan proposes the construction of (3) four-plexes, containing (2) two bedroom units and (2) one bedroom units; (1) eight-plex, containing (4) two bedroom units and (4) one bedroom units; and (1) ten-plex, containing (8) two bedroom units and (2) one bedroom units; for a total of (5) buildings containing 18 two bedroom units and 12 one bedroom units. The Plan also proposes all required parking, drainage and landscaping.

B. AMENDMENT TO BINDING ELEMENTS:

1. 2007-19-DP Arlo Richardson & Son Construction, Inc. has applied for an amendment to the general development plan on a tract of land containing 6.0023 acres located on Dillard Road, approximately 540' from Neal Howell Road. This property is currently zoned RE (Residential Estate) with a general development plan.
2. 2007-20-DP Bowling Green Partners, LLC has applied for an amendment to the general development plan on a tract of land containing approximately 16.59 acres located on Scottsville Road approximately 512' from Plano Road. This property is currently zoned PUD (Planned Unit Development) with a general development plan.

C. ZONE CHANGES & VARIANCE:

1. 2007-20-Z-BG Sheldon Family, LLC and Michael O. and Ellen Buchanon have applied to rezone a tract of land containing 0.4511 acre located on High Street, approximately 400' from Fairview Avenue from RM-2 (Two Family Residential) to GB (General Business) with a general development plan.
2. 2007-21-Z-BG Wes Davis and David & Peggy Sturgeon have applied to rezone a tract of land containing 0.102 acre located at 1025 East 11th Avenue, approximately 230' from U.S. 31W Bypass, from RM-2 (Two Family Residential) to NB (Neighborhood Business) with a general development plan.
3. 2007-V-17 Wes Davis and David & Peggy Sturgeon have applied for three variances for an existing building at 1025 East 11th Avenue, approximately 230' from U.S. 31W Bypass. The requests are for a variance of 11' from the 25' front setback, a variance of 8' from the 10' side setback, and a variance of 3' from the 25' rear setback. This property is zoned RM-2 (Two Family Residential) with a pending application to rezone to NB (Neighborhood Business).

D. TEXT AMENDMENT:

1. 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 the University District (UD) Boundary description as defined in Article 2.6, 3.17, 4.9.4, and Appendix A-Exhibit E.

III. ADDITIONAL BUSINESS: