

# CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY



**December 6, 2007  
7:00 p.m.  
Bowling Green City Commission Chambers  
1001 College Street**

## I. ADMINISTRATIVE REVIEW:

- A. ROLL CALL
- B. APPROVAL OF NOVEMBER 15, 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 Springfield Subdivision Section 5 in the amount of \$30,000.00 from Horizon Development.
  - 2. Call, extend, reduce or release the letter of credit for Timber Ridge Subdivision in the amount of \$10,000.00 from Perry Arnold, Inc.
  - 3. Call, extend, reduce or release the letter of credit for Hillview Mills Subdivision Section 1 Commercial (Sidewalks) in the amount of \$50,448.00 from Baker & Hilliard.
  - 4. Call, extend, reduce or release the letter of credit for Hillview Mills Subdivision Section 1 Residential (Sidewalks) in the amount of \$96,200.00 from Baker & Hilliard.
  - 5. Call, extend, reduce or release the letter of credit for Hillview Mills Subdivision Section 1 Residential (Construction) in the amount of \$59,000.00 from Baker & Hilliard.
  - 6. Call, extend, reduce or release the letter of credit for Hidden River Subdivision Section 6 (Ashton Place) in the amount of \$13,122.00 from Ed Young.
  - 7. Call, extend, reduce or release the letter of credit for Lots 2-1,2-2,3-1 & 3-2 Louisville Road in the amount of \$13,485.00 from Joseph W. Allen.
  - 8. Call, extend, reduce or release the letter of credit for Deer Park Subdivision Section 5 in the amount of \$37,250.00 from Developing Partners, LLC.
  - 9. Call, extend, reduce or release the letter of credit for Pine Terrace Subdivision in the amount of \$36,080.00 from Richard Rogers.
  - 10. Call, extend, reduce or release the letter of credit for Fieldstone Farms Subdivision Section 1 in the amount of \$26,450.00 from Developing Partners, LLC.
  - 11. Call, extend, reduce or release the letter of credit for Avery Center (Landscaping) in the amount of \$2,500.00 from Tom Avery.

12. Release the letter of credit for Blockbuster Video (Landscaping) in the amount of \$9,100.00 from Shelton Homes, LLC.
13. Release the cash surety for landscaping Warren County Sheet Metal in the amount of \$450.00 from Jeff Curtis.

## II. PUBLIC HEARINGS:

### A. DETAILED DEVELOPMENT PLANS:

1. 2007-30-DP National Corvette Museum has filed for approval of a Detailed Development Plan on a tract of land containing 34.75 acres located at 350 Corvette Drive. The Plan proposes an addition of 46,628 square feet to the existing 67,878 square foot commercial building and all required parking, drainage and landscaping. This property is zoned HB (Highway Business) with Binding Elements.
2. 2007-31-DP Stonehenge Properties, LLC has filed for approval of a Detailed Development Plan on a tract of land containing 2.087 acres located at the intersection of Audley Avenue and Torridge Avenue. The Plan proposes the construction of (5) two-story 8-plexes, containing (24) one-bedroom units each and (16) two-bedroom units each for a total of (40) units. The Plan also proposes the construction of all required parking, drainage and landscaping. This property is zoned RM-4 (Multi-Family Residential) with Binding Elements.
3. 2007-32-DP Greenwood Plaza, LLC and Houchens Properties have filed for approval of a Detailed Development Plan on a tract of land containing 2.560 acres located at 2375 Gary Farms Boulevard, 286' to Campbell Lane. The Plan proposes the construction of a 1,728 square foot commercial building and all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development).
4. 2007-33-DP Peter Patel & Ikon Construction have filed for approval of a Detailed Development Plan on a tract of land containing 2.27 acres located at 1953 Mel Browning Street, approximately 793 to Scottsville Road. The Plan proposes the construction of a three (3) story, approximately 40,000 square foot hotel building and all required parking, drainage and landscaping. This property is zoned HB (Highway Business).
5. CD-07-5-BG Riverview Business Park Development and J. Allen Builders, Inc. have filed for approval of a Detailed Development Plan on a tract of land containing 1.20 acres located at 1990 Louisville Road, 161.54' to the point of intersection U. S. Hwy. 31W (Louisville Road). The Plan proposes the conversion of a one-story office building containing a total of 9,990 square feet and eleven units to condominium units. This building is currently under construction and includes all required parking, drainage and landscaping. This property is zoned LI (Light Industry) with Binding Elements.

B. ZONE CHANGES:

1. 2007-37-Z-CO Rebecca Dunn Estate and Ricky W. Dunn have filed an application in order to rezone two tracts of land containing a total of 3.893 acres, located at 397 & 425 Martinsville Road, approximately 1,550' to Smiths Grove-Scottsville Road (KY Hwy 101) from AG (Agriculture) to RE (Residential Estate).
2. 2007-38-Z-BG Dominion Seven, LLC and Music City USA, Inc. have filed an application in order to rezone four tracts of land containing a total of 13.944 acres, located at the northwest corner of Central Avenue and Nashville Road (U. S. 31W) and Flex Park Drive from LI (Light Industry) to HB (Highway Business) with a general development plan.

C. CELL TOWER AND VARIANCE:

1. 2007-01-T-CO Crown Castle USA has filed an application for approval of a wireless communications tower (cell tower) located at 427 Skees Road. The proposed overall tower height will be 240 feet. This property is zoned AG (Agriculture).
2. 2007-V-34 Crown Castle International and Albert R. & Helen Skees have filed an application for a variance of approximately 885' from the required setback of 1500' from a residential district in order to locate a wireless communications tower (cell tower) at 427 Skees Road. This property is zoned AG (Agriculture).

III. ADDITIONAL NEW BUSINESS:

- A. US 231 & I-65 Memorandum Of Understanding – Mac Yowell