

HISTORY OF: City-County Planning Commission

The present City-County Planning Commission of Warren County can trace its origin to the formation of the Planning and Zoning Commission for the City of Bowling Green, Kentucky, on April 23, 1954. The first Planning and Zoning Commission met on May 19, 1954, at 10:15 a.m. and consisted of the following individuals:

City Representatives: C. W. Lampkin, Ex Officio - Mayor, City of Bowling Green; Robert Graham, Ex Officio - Chairman, Public Works Board; Mrs. Wallace Barr, Sr.; Mrs. J. L. Thurber; and Herbert Smith

County Reps: Bennie Stephens, Ex Officio - Warren Co Rd Engineer; and J. H. Barnard

Over the next decade, the Planning Commission had several name changes, each reflecting its changing role within the areas it served. In 1958, the Commission's name changed to Bowling Green-Warren County Planning and Zoning Commission. On August 1, 1966, the name of the Planning Commission was changed to its current name -- the City-County Planning Commission of Warren County, Kentucky. On August 24, 1966, the City of Bowling Green, City of Plum Springs, City of Smiths Grove, and Warren County Fiscal Court signed an inter-governmental agreement creating the joint planning unit and joint Board of Adjustments.

The Planning Commission was created under the authority granted by Chapter 100 of the Kentucky Revised Statutes. Today, the Planning Commission is a joint commission consisting of five municipalities -- Bowling Green, Plum Springs, Smiths Grove, Oakland, and Woodburn -- and Warren County. The Planning Commission itself consists of twelve members - four City of Bowling Green representatives, four county representatives, and one representative each from Plum Springs, Smiths Grove, Oakland, and Woodburn.

The Planning Commission today provides a variety of services to the public. Among its primary functions are:

- Implement the Comprehensive Plan, Zoning Ordinance and Subdivision Regulations and prepare amendments thereto;
- Conduct public hearings on the zoning map amendments, development plans, right-of-way closings and street name changes;
- Supervise the construction of streets and public drainage facilities in new and re-developed areas;
- Provide support to the Storm Water Management Authority by maintaining flood plain maps; reviewing all developments for compliance and storm water management regulations; and maintaining the Community Rating System program for the City of Bowling Green and Warren County;
- Maintain the official maps program and Geographic Information System;
- Maintain the 911 database and assign house numbers;
- Provide staff support to the Board of Adjustments; University District Review Committee; Urban Growth Overlay District Committee; Warren County Code Enforcement; Greenways Commission and Historic Preservation Board.

Significant Dates in Planning Commission History

- April 23, 1954 Planning and Zoning Commission for the City of Bowling Green, Kentucky by Mayor C. W. Lampkin.
- March 18, 1957 Subdivision Regulations originally adopted on March 4, 1957, to become effective March 18, 1957, within the City of Bowling Green and within three miles of the city limits.
- March 17, 1958 Commission's name changed to Bowling Green-Warren County Planning and Zoning Commission.
- March 17, 1958 Zoning Ordinance/Resolution of Warren County was adopted by City of Bowling Green and Warren County Fiscal Court.
- August 1, 1966 Commission's name changed to its present name of City-County Planning Commission of Warren County.
- August 24, 1966 Agreement creating a Joint City-County Planning Unit, a joint City-County Planning Commission, and a Joint City-County Board of Adjustments signed by City of Bowling Green, City of Plum Springs, City of Smiths Grove, and Warren County Fiscal Court.
- October 17, 1967 Bowling Green-Warren County, Kentucky, Comprehensive Plan adopted, titled "General Plan, Bowling Green Urban Area".
- July 17, 1969 Land Use Plan for Warren County, Kentucky, adopted.
- December 31, 1969 City of Plum Springs adopted Zoning Ordinance/Resolution of Warren County
- March 22, 1972 Warren County Fiscal Court extended zoning throughout the county, blanket zoned Agriculture.
- October 23, 1972 Smiths Grove, Kentucky, adopted Ordinance prohibiting mobile homes within City Limits except in areas zoned Mobile Home Park.
- April 17, 1975 Bowling Green Land Use Management Plan adopted.
- April 6, 1976 Zoning Ordinance/Resolution of Warren County was re-adopted and re-affirmed by the cities of Bowling Green and Plum Springs and by Warren County.
- April 6, 1976 The Subdivision Regulations were re-adopted and re-affirmed.
- February 8, 1978 Agreement amended creating a Joint City-County Planning Commission of Warren County, Kentucky, and signed by cities of Bowling Green, Plum Springs, Smiths Grove, Woodburn, and Fiscal Court of Warren County, recorded in Book 463, Page 559. Amendment provided for \$50

per month compensation to citizen members and \$200 per month compensation to Chairman.

- October 17, 1978 Agriculture lots shall have a minimum lot size of 43,560 square feet increased from 20,000 square feet.
- October 4, 1979 Bowling Green-Warren County Airport Master Plan Update and Off-Airport Land Use Plan adopted.
- January 2, 1982 Cable Television began televising Planning Commission meetings
- April 15, 1982 Ordinance establishing Rules and Procedures for Appeals to City Commission
- April 5, 1983 Binding Elements originally approved to be filed with zoning map amendment.
- September 3, 1985 Zoning Ordinance of Smiths Grove adopted by City of Smiths Grove, adopted by Planning Commission on July 18, 1985.
- August 10, 1987 Amended Agreement establishing Joint City-County Planning Commission and Joint City-County Board of Adjustments, and signed by cities of Bowling Green, Plum Springs, Smiths Grove, and Woodburn, and Warren County Fiscal Court.
- July 21, 1987 Power given to Planning Commission to hear and decide variances and special exceptions when filed concurrently with an application for a zoning map amendment on the same property.
- October 1, 1988 Subdividing 20 acres or more zoned Agriculture, not involving a new street, shall not require a plat. Prior to this date (since 1958 in City and 1972 in County), it was 5 acres.
- November 17, 1988 Rural Residential District added to Zoning Ordinance/Resolution.
- June 6, 1989 Major subdivisions containing any lots less than 10 acres prohibited in Agriculture district.
- October 20, 1989 Land farming or land spreading required to obtain Special Exception permit in Agriculture District; DRASTIC index adopted.
- January 30, 1990 Fire protection standards required at time of filing zoning map amendment.
- January 30, 1990 Rural Residential District deleted from Zoning Ordinance/Resolution.
- January 30, 1990 Two minor subdivisions with total lots not exceeding four in Agriculture District allowed.
- January 30, 1990 Three or more minor subdivisions prohibited in Agriculture district.

March 16, 1990 University District added to Zoning Ordinance/Resolution.

April 17, 1990 Bowling Green Historic Preservation Board added to Zoning Ordinance/Resolution.

April 19, 1990 Flag lots prohibited.

July 12, 1991 University District Review Committee Text Amendments to Zoning Ordinance/Resolution

September 20, 1991 Applications for zoning map amendment shall be served by sanitary sewer if within 1,000 feet or be on minimum 20,000 square foot lots.

September 20, 1991 No more than 2 units permitted on individual sewage system; 3 or more units require public sanitary sewer.

September 20, 1991 Individual septic systems may not be used in Mobile Home Park District; delete reference to minimum lot size for mobile homes on individual septic system.

September 20, 1991 Required meeting with contiguous neighbors at beginning of each semester by fraternities/sororities.

March 3, 1992 Threshold requirements for filing zoning map amendment may be waived by Planning Commission.

March 17, 1992 Deleted Alternative Multi-Family Development in R-4 District (Land Use Ratio).

May 6, 1993 Adopted landlocked property policy; can record plat for financing purposes only.

January 4, 1994 Minimum lot size for residential without sewer, one acre; two units required 54,450 square feet.

June 17, 1994 Three acres required for commercial or industrial by default without sewer and building less than 6,000 square feet when applying for zoning map amendment.

August 26, 1994 Truck terminal and multiple tenant in excess of 30,000 square feet requires Special Exception in the B-4.

June 13, 1995 New Sign Ordinance adopted.

October 5, 1995 Interpretation made that a single family dwelling and a single family mobile home may be built on lots and parcels of record even though they are totally landlocked.

April 4, 1996 Warren County Code Enforcement Board established.

December 6, 1996	Zoning Ordinance/Resolution amended to rename and define "Special Exceptions" as "Conditional Uses". Criteria for Conditional Uses added.
March 14, 1997	Zoning Ordinance/Resolution amended to add minimum lot size and building line for commercial and industrial districts at 5,000 square feet. with sewer and 3 acres for on-site septic system. B-3 exempted from minimum lot size or width.
March 3, 1998	City of Bowling Green Code Enforcement Board established.
July 24, 1998	Zoning Ordinance/Resolution amended adding a Waste Disposal Facility as a Conditional Use in the Agriculture District. Definition for "Waste Disposal Facility" added to Article 4, Definitions.
December 15, 1998	Landscaping and Land Use Buffer Ordinance adopted by the City of Bowling Green.
March, 1999	Joint Agreement amended to allow City of Oakland to join Planning Commission, applying the jurisdiction of the Planning Commission throughout all of Warren County.
June, 1999	State Court of Appeals decision in <u>LaGrange City Council v. Hall Brothers Company of Oldham County, Inc.</u> that elected office and planning commission are incompatible offices and elected officials advised to remove themselves from the Planning Commission.
January, 2000	Planning Commissioners' compensation increased to \$65 per meeting.
July, 2000	Board of Adjustment members provided \$65 per meeting compensation.
January, 2001	Urban Growth Overlay District adopted for the Cemetery Road Corridor.
December, 2001	Present Zoning Ordinance enacted replacing all previous Zoning Ordinances for all jurisdictions.
July, 2002	Present Subdivision Regulations enacted.
April 5, 2004	FEMA GRANT - Map Modernization Project for Warren County
May, 2004	Establishment of College Hill Local Historic District Western KY University Growth Area Revitalization Project
August, 2004	Text Amendment - Historic Bowling Green Revitalization Project in Downtown BG amended Chapter 99 of the KRS
November 19, 2004	BG-WC Major Thoroughfare Plan
March 2005	Smiths Grove to join/consolidate into Board of Adjustments
May, 2005	Established Chestnut-Dodd Local Historic District - Text Amendment

September, 2005 Amendment to Comprehensive Plan adopting Cedar Ridge Neighborhood Focal Point Plan.

November, 2006 RFP sent out for the new Comprehensive Plan search for consultants

October, 2007 The City-County Planning Commission, in conjunction with the Comprehensive Plan Task Force, began working with the consulting firm of Wallace, Roberts and Todd (WRT) in October of 2007 to develop a new Comprehensive Plan.