

SUMMARY MINUTES
City-County Planning Commission of Warren County
April 18, 2019 @ 6:00 p.m.
City Hall - Commission Chambers
3rd Floor, 1001 College Street, Bowling Green, KY

PRESENT:

Albert Rich
Mary Vitale
Mary Belle Ballance
Sandy Clark
Chuck Coppinger
Tim Graham
Christiaan Volkert
Gregory Gay
Dean Warren
Eric Madison
Tim Huston

The City-County Planning Commission of Warren County was called to order by Vice-Chairman Tim Huston. He announced that Docket Number 2019-18-Z-BG – Stagner Farms, LLC has been withdrawn.

A. ROLL CALL:

Vice-Chairman Huston requested Jessica Martin to conduct roll call in order to determine a quorum. A quorum was determined with eleven (11) of the twelve (12) Commissioners present at the time of the roll call.

B. APPROVAL OF MINUTES:

Vice-Chairman Huston stated all Commissioners had received the Minutes of the meeting held on April 4, 2019 in their packets. Vice-Chairman Huston asked if there were any corrections to the minutes. Being none, he asked for a motion. The Motion was made by Commissioner Gay that the minutes be approved, seconded by Commissioner Vitale, and agreed upon (9 years and 2 abstained) to approve the Summary Minutes of the April 4, 2019 meeting as written.

Hon. Hamp Moore, of Cole and Moore Law Office, Attorney for the Planning Commission, requested the Chairman order that the Joint Zoning Ordinance of Warren County, Kentucky; the Subdivision Regulations; and the Comprehensive Plan with all of its elements effective as of this date (April 18, 2019) be introduced as exhibits for each of tonight's hearings. He further requested the Chairman order that the Staff Report, with all attachments together, along with the Commission's entire file for the applications be likewise introduced as exhibits. Hon. Hamp Moore asked that the Oath be administered to Ben Peterson, Executive Director, Monica Ramsey, Planner, and Rachel Hurt, Planner be sworn as witnesses before the Planning Commission and that their oath and qualifications be reflected in the record for tonight's hearing. Vice-Chairman Huston so ordered and swore in the witnesses.

C. FINANCIAL

Vice-Chairman Huston stated the March Financial Report was in the packets. He asked if there were any questions or comments. Being none, he moved on to the next item on the agenda.

D. PRELIMINARY SUBDIVISIONS & SITE DEVELOPMENT PLANS

Vice-Chairman Huston asked if there were any questions or comments on the Subdivision and/or Site Development Plan approvals. Being no questions or comments, he proceeded to the next item on the agenda.

E. LETTERS OF CREDIT AND PERFORMANCE BONDS

Vice-Chairman Huston stated there were three letters of credit or performance bonds on tonight's agenda.

1. Renew the letter of credit for South Glen Gables, Section 4 in the amount of \$52,800.00 from South Glen Properties, LLC.
2. Renew the letter of credit for Eagle Ridge in the amount of \$162,000.00 from Berkshire Hathaway Home Services Partner Realty.
3. Replace the performance bond on Serenity Estates in the amount of \$93,000.00 with a cash bond from Desert Sunrise Property Management, LLC.

Vice-Chairman Huston asked if there were any questions. Being none, he asked for a motion. The motion was made by Commissioner Clark, seconded by Commissioner Coppinger, and agreed upon (11 yeas) to approve the above Letters of Credit and Performance Bonds.

F. OLD BUSINESS

Vice-Chairman Huston announced there was one item for old business for tonight's agenda.

2019-02-Z-CO – Johnny Britt, et. al. & James E. Cook have filed an application to rezone tracts of land containing approximately 2.96 acres located at 2071 Goshen Church South Road from AG (Agriculture) to R-E (Residential Estate), with a general development plan.

Mrs. Monica Ramsey stepped to the podium to present the staff report. (*Note: Staff reports available upon Open Records Request*).

Vice-Chairman Huston asked if there were any questions from the Commissioners. Commissioner Clark asked where the proposed access will be. Mrs. Ramsey pointed out the two access points and stated any new access points will need to be coordinated with the Warren County Public Works. Vice-Chairman Huston asked if the applicant has anything he would like to add. Mr. James Cook, 2071 Goshen Church South Road came forward and was sworn in. He stated he lived there almost all his life and needed to go through this process to subdivide the property so it can be deeded to him. Commissioner Coppinger asked how far this property was from the new Gott Fire Department. Mr. Cook stated about 3-4 miles away. Commissioner Clark asked if Mr. Cook was proposing a driveway onto Bethel Lane. Mr. Cook answered no. Commissioner Clark asked if there was sight distance problem in the curve. Mr. Cook stated no there was not and the driveway is an existing shared driveway. Vice-Chairman Huston asked if there were any questions or opposition in the audience. Being none, he asked for a motion.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Warren, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2019-02-Z-CO. Based upon the testimony and

documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the objectives and action items presented in the staff report. Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing. The vote was eleven (11) yeas, so recommendation will be for approval.

G. PUBLIC HEARINGS

Vice-Chairman Huston called the only item:

2019-17-Z-BG – DKB Investments, Inc. and Bronson Spears has filed an application to rezone a tract of land containing approximately 5.58 acres located at the end of Orange Court from AG (Agriculture) and HB (Highway Business) to HB (Highway Business), with a general development plan.

Mrs. Rachel Hurt stepped to the podium to present the staff report. (*Note: Staff reports available upon Open Records Request*).

Vice-Chairman Huston asked if there were any questions from the Commissioners. Commissioner Clark asked how tall the sign could be. Mrs. Hurt stated the Zoning Ordinance allows up to 30 feet in height for the Highway Business zoning. Commissioner Warren asked if the sign doesn't comply with the guidelines. Mrs. Hurt stated the monument style sign is a recommendation in the Scottsville Road Corridor Study and not a hard fast rule in the Zoning Ordinance. She stated there are several existing signs in the Scottsville Road Corridor that are not monument style signs. Commissioner Clark asked how tall a two story building would be. Mrs. Hurt stated that can vary but it probably would be around 30 feet. Commissioner Clark expressed her concern about the vacant lot between the property in question and Scottsville Road. Mrs. Hurt explained this property is in the High Rise Sign district and could have a second sign that is taller than 30 feet since they are in this specific district. Commissioner Graham asked about the recommendation for external materials. Mrs. Hurt went over the recommendation from the Corridor Study. Commissioner Coppinger asked if it was a fair statement to say most the rezonings that have been applied for after the Corridor Study was made has complied with the recommendations. Mrs. Hurt stated that would be a fair statement. Vice-Chairman Huston asked if the applicant would like to add anything. Mr. Bronson Spears, 990 Country Club Estates, Glasgow came forward and was sworn in. He explained his project and stated with all the apartments coming in they did an economic study showing all the storage units within a radius is at 95% occupancy. He stated they are looking at evergreen trees to cover up the metal. Commissioner Graham asked if Mr. Spears would be considered of extending the material requirement to all facades facing Scottsville Road. Mr. Spears stated he would be willing to do that. He further stated they planned on doing a monument style sign. Commissioner Graham asked if he would be willing to change the conditions to state that and prohibiting the LED signs. After discussion: Hon. Hamp Moore asked if Mr. Spears agrees to amend condition #9 to read: **The visible facades of office and storage units facing Scottsville Road will be developed with brick, stone or other modern masonry material. The storage buildings that face Scottsville Road will be screened with evergreen trees as generally shown on the Rezoning Exhibit 'B'.** Mr. Spears agreed. Hon. Hamp Moore asked Mr. Spears if he agrees to a new Condition 13 to read: **"No LED signs will be permitted. Signage shall be a monument style sign."** Mr. Spears agreed. Vice-Chairman Huston asked if the Commissioners had anything further. Being none, he asked if

there were anyone in the audience with any questions or opposition to this request. Being none, he asked for a motion.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Coppinger, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2019-17-Z-BG. Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the objectives and action items presented in the staff report. Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing. The vote was eleven (11) yeas, so recommendation will be for approval.

H. NEW BUSINESS

Vice-Chairman Huston asked if there were any new business. Being none, he moved to adjourn.

I. ADJOURN

Vice-Chairman Huston stated there was no additional business to come before the Commission; the meeting was adjourned.



VICE-CHAIRMAN, TIM HUSTON

** Video is available upon Open Records request. This concludes the Summary of Minutes.*