

URBAN GROWTH DESIGN REVIEW BOARD
Wednesday, May 17, 2017
City Hall - Commission Chambers
3rd Floor, 1001 College Street, Bowling Green, KY

MEMBERS PRESENT:

David Sowders, Chairman
Laura Jones
Russell Brown
John Williams
Laura Southard
Chip Hightower

STAFF PRESENT:

Ben Peterson, Executive Director
Rachel Hurt, Planner
Hon. Hamp Moore, Attorney
Jessica Martin, Admin. Assist.

Chairman David Sowders called the Meeting to order. Chairman David Sowders asked Jessica Martin to call the roll and determine a quorum.

A. DETERMINATION OF QUORUM

Jessica Martin conducted roll call and determined six (6) of the seven (7) members were present at the time of roll call. The quorum was determined to be present with six (6) members in attendance at the time roll call was taken.

B. APPROVAL OF MINUTES

Chairman Sowders asked if all Board members had received and read the Summary Minutes of the meetings held on March 15, 2017. Being no questions or comments, the Motion was made by Mr. Hightower, seconded by Mr. Williams. The vote was six (6) yeas to approve the Summary Minutes of the March 15, 2017 meeting.

C. PUBLIC MEETING

Chairman Sowders stated there were no public hearings on tonight's agenda.

D. OLD BUSINESS

Chairman Sowders stated there was no old business on tonight's agenda.

E. ADDITIONAL BUSINESS

Chairman Sowders called the only item on the agenda as: "Recommendation to remove a portion of 2398 Scottsville Road and 1109 Lovers Lane from the Urban Growth Overlay District."

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

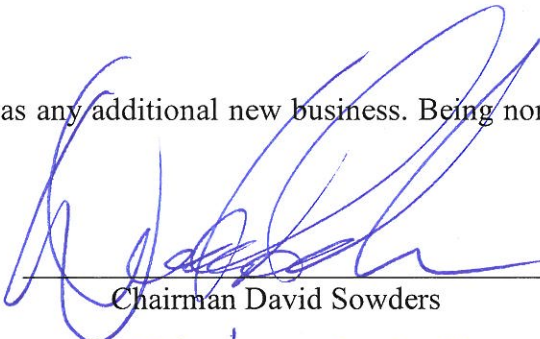
Chairman Sowders asked if there were any questions. Ms. Southard asked about the existing Toyota building and how a portion of it was in the Overlay District but didn't have to have an ODP. Ms. Hurt explained that the current track that the Toyota dealership is located has more than 50% out of the Overlay District; therefore they were not required to have an ODP. Ms. Southard asked about the plans for the Lovers Lane track. Mr. David Stumbo came forward and was sworn in along with his attorney Mr. Pierce. He stated he hasn't nailed it down yet, explained the history of the property, and stated it could either be a 2nd dealership or a parking lot. Ms. Southard expressed her concerns of setting a precedence of removing it from the overlay district so they do not have to comply with the strict signage, landscaping, and building materials. There was discussion of the difference of the restrictions of the Overlay District and the zoning designation, the precedence it may cause, and Hon. Hamp Moore read the purpose of the Overlay District, Section 4.9. Ms. Southard pointed out that she felt it would be ok to remove the portion of the tract on Scottsville Road since it will match with the boundary line of the Overlay across the street. Ms. Hurt explained that if they combine the tract they could still be exempt from the ODP requirements if 1109 Lovers Lane remains in the Overlay District because more than 50% of the lot will be out of the District. Mr. Pierce argued how this property is a unique parcel because it expands multiple properties and is a car dealership. After further discussion, all parties agreed to leave 1109 Lovers Lane in the district.

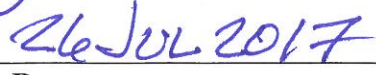
Chairman Sowders asked if there were any other questions. Being none, he asked if there were any questions or opposition in the audience. Being none, he asked for a motion.

ACTION: Ms. Southard made a motion, seconded by Mr. Hightower, to RECOMMEND the properties located at 2398 Scottsville Road (portion of) be removed from the Lovers Lane Urban Growth Overlay District. I further find that removal of the aforementioned properties from the Lovers Lane Overlay: 1) Will not adversely affect the adjacent properties; 2) Will not circumvent the intent of the Lovers Lane Overlay District; and 3) The property developed in a manner not anticipated when the Overlay District was established. A vote of six (6) yeas, so approved.

F. ADJOURN

Chairman Sowders asked if there was any additional new business. Being none, the meeting was adjourned.



Chairman David Sowders


Date