

**URBAN GROWTH DESIGN REVIEW BOARD**  
**Wednesday, November 16, 2016**  
**City Hall - Commission Chambers**  
**3<sup>rd</sup> Floor, 1001 College Street, Bowling Green, KY**

**MEMBERS PRESENT:**

**David Sowders, Chairman**  
**Laura Jones**  
**Russell Brown**  
**John Williams**  
**Alice Ford**

**STAFF PRESENT:**

**Ben Peterson, Executive Director**  
**Steve McWhorter, Plan Reviewer II**  
**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 five (5) of the seven (7) members were present at the time of roll call. The quorum was determined to be present with five (5) 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 October 19, 2016. Being no questions or comments, the Motion was made by Ms. Jones, seconded by Ms. Ford. The vote was five (5) yeas to approve the Summary Minutes of the October 19, 2016 meeting.

**C. PUBLIC MEETING**

Mr. John Williams left the chambers, making the number of board members four.

Chairman Sowders called the only item on the agenda as: *ODP-08-2016 – Mount Victor Estates, LLC and Luke Williams have filed an application for approval of an Overlay Development Plan on a tract of land located at 161 Old Lovers Lane, Bowling Green, Kentucky. This property is zoned RM-3 (Multi-Family Development), with a general development plan.*

Mr. Steven McWhorter 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 from the board. Ms. Ford asked about the access to Steeple Chase. Luke and Zach Williams came forward and were sworn in. They explained the

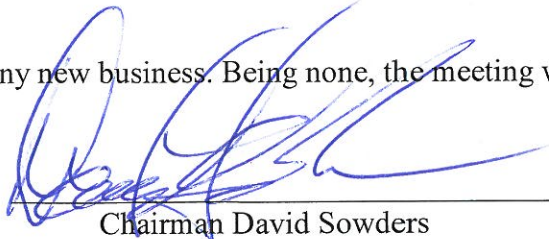
access would be by the driveway that is existing on the lot for the duplex and staff stated any VUA will have to be landscaped to meet the Zoning Ordinance. Ms. Jones asked about signage and lighting at the Steeple Chase entrance. Mr. Williams stated there will be lighting but have not determined which access will have the sign. Ms. Ford asked if it would be gated. The applicants answered no. Ms. Jones asked about the fencing. Mr. Williams showed the metal aluminum that was used on the second floor balcony will be used for all fencing areas that he pointed out to block the drive from residential use and around the pool. All exterior is now grey even if the conceptual drawings do not show that. There was a question about the metal that was used on buildings that are built now that was not approved back in February. Mr. Williams explained where the metal roofing was put on certain buildings. Mr. Arnold showed a picture of the lights that will be used in the parking areas. Ms. Martin asked for that picture to be emailed to us. After discussion of fencing and signage, it was agreed that the fencing and signage could be staff approval.

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. Laura Jones made a motion, seconded by Mr. Russell Brown, to approve the Overlay Development Plan, within the Cemetery Road Urban Growth Overlay District, docket number ODP-08-2016 with the following conditions: 1) The drainage plan must be reviewed and approved by the Warren County Public Works Department, prior to obtaining a building permit. 2) A plat must be submitted and recorded revising the existing drainage easement and possibly revising existing and proposed utility easements, prior to obtaining a building permit. 3) The developer must submit any fence and signage (location and material) which must be staff approved at the building permit level. My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 3.18 and Section 4.9. Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan. A vote of four (4) yeas, so approved.**

**ADDITIONAL BUSINESS:**

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



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Chairman David Sowders



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Date