

CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY



March 18, 2010
7:00 p.m.
Bowling Green City Commission Chambers
1001 College Street

I. ADMINISTRATIVE REVIEW:

- A. ROLL CALL
- B. APPROVAL OF MARCH 4, 2010 MINUTES
(Minutes will be distributed prior to the March 18th meeting)
- C. MONTHLY FINANCIAL REPORT
- D. REPORT ON SUBDIVISION APPROVALS
- E. LETTERS OF CREDIT AND PERFORMANCE BONDS
 - 1. Renew the letter of credit for Cherry Farms Section 1, Revision 1 (Sidewalks) in the amount of \$5,000.00 from Cherry Park, LLC.
 - 2. Release the cash bond for landscaping 5646 Old Nashville Road Loop 2 in the amount of \$2,100.00 from Taz Trucking.
 - 3. Release the cash surety for McKinney Farms Subdivision Section 1 in the amount of \$7,160.00 from Grasston, LLC.
 - 4. Release the cash surety for landscaping Hillvue Heights Church in the amount of \$10,000.00 from Hillvue Heights Church.

II. PUBLIC HEARINGS:

A. DETAILED DEVELOPMENT PLANS:

- 1. 2010-02-DP Kroger - Country Oven and Denham Blythe Co., Inc. have applied for approval of a Detailed Development Plan on a tract of land containing 39.17 acres, located at 2840 Pioneer Drive. The Plan proposes the construction of a 62,850 square foot addition to the existing 180,652 square foot bakery for a total finished area of 243,502 square feet. Also proposed is all required drainage, parking and landscaping. This property is zoned HI (Heavy Industry).

2. 2010-03-DP Warren County Board of Education has applied for approval of a Detailed Development Plan on a tract of land containing 22 acres, located on Elrod Road between Gallant Fox Street and Belle Haven Boulevard. The Plan proposes the construction of a two-story, 80,915 square foot elementary school, and all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with a general development plan.

B. AMENDMENT TO BINDING ELEMENTS:

1. 2010-04-DP Summit Partners, Inc. et al have filed an application to amend the general development plan on approximately 249.81 acres, located on Dillard Road, between Dillard Road, Preakness Way, and along the CSX Railroad, approximately 865' from Dillard Road. This property is zoned RS-1A (Single Family Residential) with Binding Elements.

C. ZONE CHANGE & CONDITIONAL USE PERMIT:

1. 2010-05-Z-CO James T., Jr. & Judith B. Cook have filed an application in order to rezone a tract of land containing 3.93 acres, located at 9207 Russellville Road, northwest intersection of Richpond-Rockfield Road and Russellville Road, from AG (Agriculture) to HB (Highway Business) with a general development plan.
2. 2010-C-01 James T., Jr. & Judith B. Cook have filed an application for a Conditional Use Permit on a tract of land containing 3.93 acres, located at 9207 Russellville Road, northwest intersection of Richpond-Rockfield Road and Russellville Road. The Applicants are requesting to utilize up to 10,000 square feet of building area for the proposed commercial use on the property. This property is zoned AG (Agriculture) with a pending zone change request to HB (Highway Business) with a general development plan.

III. ADDITIONAL NEW BUSINESS:

1. 2009-2010 Budget Amendment