

ORDINANCE NO. 2021-002

AN ORDINANCE TO RE-ZONE APPROXIMATELY 4.22 ACRES LOCATED AT 0 KENTUCKY STREET AND 0, 302 & 332 LAUREL STREET, THE CITY OF SMITHS GROVE, COMMONWEALTH OF KENTUCKY.

WHEREAS, the City-County Planning Commission of Warren County, Kentucky did submit a recommendation to re-zone portions of tracts of land containing approximately 4.22 acres located on a portion of 0, 302 & 332 Laurel Street and a portion of 0 Kentucky Street, presently owned by Edgehill Farms, Inc. & John Franklin Ballance, **from** LI (Light Industrial), HI (Heavy Industrial and RS-1A (Single Family Residential), with a development plan **to** LI (Light Industrial) and GB (General Business), with a development plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Smiths Grove, Commonwealth of Kentucky, as follows:

Approval of the recommendation for re-zoning of the property owned by Edgehill Farms, Inc. c/o John F. Ballance, located a 0 Kentucky Street and 0, 302 & 332 Laurel Street from RS-1A (Single Residential) and HI (Heavy Industrial) to LI (Light Industrial) and GB (General Business), PVA Parcel Number 080B-01-309A.

This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on April 26, 2021, with a vote of 3 yea and 2 nay and given a final reading on May 24, 2021 with 3 yea and 2 nay and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS 424 and KRS 83A.

ADOPTED: May24, 2021

ATTEST: Nancy Howard
City Clerk, City of Smiths Grove

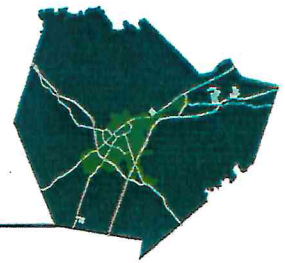
APPROVED: David L. Hiffey
Mayor, City of Smiths Grove

**SMITHS GROVE CITY COMMISSION
ORDINANCE NO. 2021-002**

**Ordinance to Re-Zone Approximately 4.22 Acres Located at 0 Kentucky Street and 0, 302
& 332 Laurel Street, City of Smiths Grove, Commonwealth of Kentucky**

On May 24, 2021, upon recommendation from the City-County Planning Commission of Warren County, KY, the City of Smiths Grove Commission voted to approve the re-zoning of approximately 4.22 acres of land owned by Edgehill Farms, Inc. and John Franklin Ballance. The property located at 0 Kentucky Street and 0, 302 & 332 Laurel Street is approved for re-zoning **from** LI (Light Industrial) , HI (Heavy Industrial) and RS-1A (Single Family Residential) with a development plan **to** LI (Light Industrial) and GB (General Business), with a development plan.

A full copy of the Ordinance 2021-002 Re-zoning the property owned by Edgehill Farms, Inc and John Franklin Ballance, located at 0 Kentucky Street and 0, 302, & 322 Laurel Street, Smiths Grove, KY can be requested from the City-County Planning Commission of Warren County, 270-842-1953 or at City Hall, 146 S. Main St., Smiths Grove, KY, 270-563-4014 or by email request to smithsgrovecityhall@smithsgrove.org.



April 5, 2021

City of Smiths Grove
P. O. Box 114
Smiths Grove, KY 42171

SUBJECT: Recommendation to re-zone
Approximately 4.22 acres located at 0 Kentucky Street and 0 & 332
Laurel Street
From: LI (Light Industrial), HI (Heavy Industrial) and RS-1A (Single
Family Residential)
To: LI (Light Industrial) and GB (General Business)

Dear Mayor:

The City-County Planning Commission of Warren County met in a Special Called meeting on Thursday, March 18, 2021, via video teleconference on ZOOM with ten (10) members present for this case. After a public hearing had been conducted, the Planning Commission approved, (10 years) a recommendation to Smiths Grove City Commission to rezone portions of tracts of land containing approximately 4.22 acres located on a portion of 0, 302 & 332 Laurel Street and a portion of 0 Kentucky Street in Smiths Grove from LI (Light Industrial), with a development plan conditions, HI (Heavy Industrial) and RS-1A (Single Family Residential) to LI (Light Industrial) and GB (General Business), both with a general development plan. This property is presently owned by Edgehill Farms, Inc. & John Franklin Ballance.

Please find enclosed a packet of the proposed Zone Change, copy of the approved development plan conditions, and the Summary Minutes which is a summary of the evidence and testimony as presented by the proponents and/or opponents of the proposed amendment.

Sincerely,

CITY-COUNTY PLANNING COMMISSION

A handwritten signature in blue ink that reads "Jessica Martin".

Jessica Martin
Administrative Assistant II

Enclosures

DEVELOPMENT PLAN CONDITIONS

This Statement of Development Plan Conditions is filed pursuant to Section 3.11 of the Joint Zoning Ordinance of Warren County, Kentucky.

Property Owners: EDGEHILL FARM, INC.

Property Address: Laurel Street, Smiths Grove

PVA Parcel # 080B-01-309

SOURCE OF TITLE: Deed Book 1067, Page 532 & Deed Book 1067, Page 666

Acreage: 1.82 Acres

DEVELOPMENT PLAN CONDITIONS (LI)

- 1. Any existing sinkholes on the property shall be undisturbed to the greatest extent possible. If disturbed, the sinkhole will be repaired prior to any construction above said sinkhole.**
- 2. Any existing mature trees on the property shall be preserved to the greatest extent possible.**
- 3. Access points shall be reviewed and approved by the Warren County Road Department, and also in coordination with the City of Smiths Grove.**
- 4. Commercial buildings shall be constructed of wood, metal, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade.**
- 5. The following uses shall not be permitted on the property: commercial parking; active outdoor recreation and entertainment; sportsmen's farm and firearm range; manufactured and mobile home sales; light aviation; mining; telecommunications tower; truck stop; and towing operations.**
- 6. All new utility lines on the property shall be underground (as permitted by utility companies).**
- 7. Only one freestanding sign per developed lot, excluding directional signs shall be placed on the Property. Any freestanding sign shall be a maximum of 100 square feet and a maximum of 20 feet tall.**
- 8. Lighting on the property shall be directed away from, and shall be shielded to prevent light trespass or reflection onto any adjoining residential properties.**

The foregoing Development Plan Conditions shall be binding upon the owner, his or her heirs, successors, personal representatives, assigns the Planning commission and legislative bodies of Bowling Green and Warren County, Kentucky, as of the date of adoption unless otherwise amended pursuant to Section 3.12.8 of the Warren County Zoning Ordinance.

Date of Adoption of Development Plan Conditions: _____

Signed this ____ day of _____, 2021.

DEVELOPMENT PLAN CONDITIONS

This Statement of Development Plan Conditions is filed pursuant to Section 3.11 of the Joint Zoning Ordinance of Warren County, Kentucky.

Property Owners: EDGEHILL FARM, INC.

Property Address: Laurel Street, Smiths Grove

PVA Parcel # 080B-01-309

SOURCE OF TITLE: Deed Book 1067, Page 532 & Deed Book 1067, Page 666

Acreage: 2.40 Acres

DEVELOPMENT PLAN CONDITIONS (GB)

- 1. Any existing sinkholes on the property shall be undisturbed to the greatest extent possible. If disturbed, the sinkhole will be repaired prior to any construction above said sinkhole.**
- 2. Any existing mature trees on the property shall be preserved to the greatest extent possible.**
- 3. Access points shall be reviewed and approved by the Warren County Road Department, and also in coordination with the City of Smiths Grove.**
- 4. Commercial buildings shall be constructed of wood, metal, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade. Multi-family buildings shall be constructed of wood, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade.**
- 5. The following uses shall not be permitted on the property: commercial parking; active outdoor recreation and entertainment; sportsmen's farm and firearm range; manufactured and mobile home sales; light aviation; mining; telecommunications tower; truck stop; and towing operations.**
- 6. All new utility lines on the property shall be underground (as permitted by utility companies).**
- 7. Only one freestanding sign per developed lot, excluding directional signs shall be placed on the Property. Any freestanding sign shall be a maximum of 100 square feet and a maximum of 20 feet tall.**

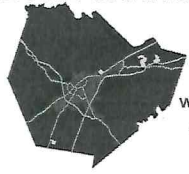
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Date of Adoption of Development Plan Conditions: _____

Signed this ____ day of _____, 2021.

- 8. Lighting on the property shall be directed away from, and shall be shielded to prevent light trespass or reflection onto any adjoining residential properties.**
- 9. If the existing residential structure at 332 Laurel Street is demolished/removed, a reasonable effort shall be made to donate any salvageable materials to the Habitat for Humanity ReStore or similar organization prior to demolition.**
- 10. Development shall be allowed up to 28,000 sf commercial buildings and up to 40 multi-family units.**
- 11. Multi-family buildings will be limited to two stories with a maximum of 8 units.**

FLUM AMENDMENT AND ZONE CHANGE STAFF REPORT CCPC



City-County
Planning Commission
warrenpc.org | (270) 842-1953
922 State Street, Suite 200
Bowling Green, KY 42101

DOCKET/CASE/APPLICATION NUMBERS
2021-10-FLUM & 2021-19-Z-SG

PUBLIC HEARING DATE
March 18, 2021

APPLICANTS/PROPERTY OWNERS
**Edgehill Farm, Inc.
c/o John Ballance**

DEVELOPMENT LOCATION
**0 Kentucky Street and 0 & 332
Laurel Street**

PRE-APP DATE
November 10, 2020

PVA PARCEL NUMBERS
080B-01-309A

BRIEF SUMMARY OF REQUEST: The applicants are proposing to amend the FLUM for 2.4184 +/- acres located on a portion of 0 Kentucky Street and a portion of 0 and 332 Laurel Street from Light Industrial to Neighborhood/General Commercial. If the FLUM amendment is successful, the applicants would like to rezone that portion of the development from RS-1A (Single Family Residential) to GB (General Business) in order to develop the properties with a mixture of multi-family residential and commercial uses. The applicants would also like to rezone 1.8 +/- acres located on a portion of 0 Kentucky Street from RS-1A and HI (Heavy Industrial) to LI (Light Industrial) in order to bring the current development into compliance.



CURRENT ZONING	PROPOSED ZONING	FUTURE LAND USE	SIZE OF DEVELOPMENT	OTHER INFORMATION
RS-1A & HI	GB & LI	Light Industrial	LI – 3.7286 +/- Acres	<input checked="" type="checkbox"/> Development Plan Conditions
CURRENT LAND USE	PROPOSED LAND USE	FLUM AMENDMENT	GB – 2.4184 +/- Acres	<input checked="" type="checkbox"/> General Development Plan
Single Family Residential & Industrial	Industrial, Commercial & Multi-Family Residential	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PROPOSED DENSITY 23.01 du/ac	<input type="checkbox"/> Neighborhood Meeting
				<input type="checkbox"/> Traffic Impact Study (TIS)
				<input type="checkbox"/> Environmental Assessment
				<input type="checkbox"/> Public Comments

DEVELOPMENT HISTORY: Industrial and Residential are the original zoning classifications for the properties. In 1997, Smiths Grove adopted a new zoning map establishing the zoning for these properties as I-2 (Heavy Industrial) and R-1 (Single Family Residential). The properties were converted from I-2 and R-1 to HI and RS-1A through an amendment to the Zoning Ordinance in 2001.

COMPATIBILITY with COMPREHENSIVE PLAN: The properties are designated as Light Industrial on the FLUM. The applicants have requested to amend the FLUM from Light Industrial to Neighborhood/General Commercial for a portion of the development. The Planning Commission should determine if the proposed development is compatible with the surrounding area.

COMPATIBILITY with the SURROUNDING DEVELOPMENT: The properties are located in the City of Smiths Grove. A site characteristic review indicates that there are adequate facilities and infrastructure available to support the proposed development, with an exception noted regarding road width. There are several mature trees located in the central portion of the property at 0 Kentucky Street. There are known sinkholes in the vicinity. The existing home at 332 Laurel Street was built in 1896. Site design has been addressed in the General Development Plan and development plan conditions, in conjunction with the requirements of the Zoning Ordinance. The Planning Commission should determine if the proposed development compatible with the surrounding area.

POINTS TO CONSIDER:

- ❖ The Planning Commission should consider if the argument provided by the applicants to amend the FLUM meets the criteria outlined in LU-1.1.4 of the Comprehensive Plan.
- ❖ If the FLUM amendment is approved, the GB portion of the proposal would be consistent with the FLUM and Neighborhood/General Commercial category. The LI portion of the proposal is consistent with the FLUM and the Light Industrial category.
- ❖ The proposed development complies with a majority of the site characteristics review criteria and some of the review criteria for site design.
- ❖ The Planning Commission should consider if the proposed development is compatible with the surrounding area.

FLUM Amendment and Zone Change Staff Report

Note: Please see attached pre-application information for FLUM category descriptions and other below-referenced material.

FUTURE LAND USE MAP

FLUM Designation: Light Industrial, with a proposed FLUM amendment to Neighborhood/General Commercial for a portion of the development (please see the attached Future Land Use Map).

LU-1.1.4 of the Comprehensive Plan outlines procedures for amending the FLUM. The Planning Commission's approval of a FLUM amendment should be based on at least one of the following criteria:

- ❖ A demonstrated over-riding public benefit of the proposed development (this may include the provision of a majorly public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM).
- ❖ The request is a correction of inconsistencies or mapping errors contained within the FLUM.
- ❖ The proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a compatibility assessment of the proposed use, which includes, but is not limited to, location and bulk of building and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed amendment will not result in development that exceeds the capacity of existing infrastructure (such as roads, water, sewer and stormwater).

The applicants included the following information with their application to address the criteria listed above:

"Compatibility with the surrounding development is addressed with the proposed development plan conditions submitted with the zone change application."

The Planning Commission should consider if the argument provided by the applicants to amend the FLUM meets the criteria listed above in LU-1.1.4.

SITE CHARACTERISTICS REVIEW

Layout, lot sizes and setbacks: The proposed site layout is depicted on the attached general development plan. Lot sizes and setbacks will adhere to the minimum requirements in the GB and LI zones as outlined in the zoning ordinance.

Transportation Infrastructure: The properties have frontage on Kentucky Street, a City of Smiths Grove maintained urban local roadway with fifty (50) feet of right-of-way and fourteen (14) feet of pavement width. The properties also frontage on Laurel Street, a City of Smiths Grove maintained urban local roadway with fifty (50) feet of right-of-way and twenty-one (21) feet of pavement width.

Fire protection: The properties are served by the Smiths Grove Volunteer Fire Department.

Water adequacy: The properties are served by the Warren County Water District (WCWD).

Wastewater adequacy: Public sanitary sewer is available to the properties.

Natural features: There are several mature trees located in the central portion of the property located at 0 Kentucky Street. There are known sinkholes in the vicinity.

Prime farmland: The properties contain soil types that are designated as prime farmland and farmland of statewide importance.

Flood plains and wetlands: There are no known floodplains or wetlands located on the properties.

Cultural or historical features: The residence at 332 Laurel Street was built in 1896, however, it is not a locally designated historic property, nor is it listed on the National Register of Historic Places.

This application complies with the majority of the criteria evaluated in the Site Characteristics Review.



FLUM Amendment and Zone Change Staff Report

SITE DESIGN and COMPATABILITY REVIEW

Surrounding density: The majority of the residential properties in the area are low density residential. The proposed density for the GB portion of the development is 23.01 du/ac.

Surrounding land uses: Please see the attached existing land use map. The surrounding area is comprised of agricultural, single family residential, industrial, public and commercial uses. There are also several vacant tracts in the vicinity.

Surrounding architectural features: Residential structures in the area are one story in height. There are also taller commercial structures present in the vicinity.

Building materials review: The majority of the residential structures in the vicinity have a vinyl exterior. There is also a brick home nearby. Commercial and industrial structures have exteriors comprised mainly of metal with block foundations.

Building orientation: The main building within the development has a front facade oriented toward Laurel Street. Staff suggests that all residential structures be oriented toward Laurel Street or Kentucky Street. The applicants did not address building orientation as a part of their application. The multi-family structures depicted on the preliminary development plan have side facades facing Kentucky Street.

Landscaping and screening: Landscaping will adhere to the standards set forth in the Zoning Ordinance for vehicle use areas and between incompatible land uses.

Proposed open space: The maximum allowable lot coverage in the GB zone is 80%, meaning that portion of the development will contain at least 20% open space. The maximum allowable lot coverage in the LI zone is 90%, meaning that portion of the development will contain at least 10% open space.

Pedestrian, bicycle or transit facilities: There are sidewalks on both sides of Laurel Street.

AREA SPECIFIC POLICY REVIEW

Applicable plan(s): These properties are located within the boundary of the Smiths Grove Rural Village Policy Plan. The applicable policies are outlined below, including a summary for each.

SG-1 To ensure orderly development of vacant tracts and in-fill sites within the City of Smiths Grove, the Future Land Use Map should guide all zoning and development decisions.

The proposed LI zone is consistent with the current Light Industrial FLUM designation. If the proposal to amend the FLUM from Light Industrial to Neighborhood/General Commercial for the GB portion of the development is approved, the proposal will comply with SG-1 and the Smiths Grove Future Land Use Map.

SG-2 Infill residential development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

The residential structures shown on the preliminary development plan and the number of units per building proposed in the DPCs are not a reflection of the character of the existing neighborhood, including size, scale, and architecture. The application does not comply with this policy.

SG-3 New single family residential development of greater than 10 units should be limited in density to no more than 4 units per acre.

There are 32 units shown on the preliminary development plan. The DPCs propose a maximum of 40 units. 40 units on 1.7381 acres results in a density of 23.01 du/ac and does not comply with this policy.

SG-5 New multi-family residential development shall be limited to two-family and townhouses only.

The proposed DPCs allow up to 8 units per building. There are no townhouses proposed. The application does not comply with this policy.



FLUM Amendment and Zone Change Staff Report

SG-8 Commercial development in areas outside of the Highway Commercial district should be limited to a neighborhood size, scale, and type.

The commercial structures shown on the preliminary development plan appear to be residential in scale, as far as the footprints go (+/- 4,000 s.f. or less). The proposed DPCs for the GB portion of the development, however, allow up to 28,000 s.f. of commercial buildings and do not match what is shown on the preliminary development plan. The zoning ordinance permits buildings up to 10,000 s.f. in size, in the proposed GB zone. The applicants have not addressed a maximum building size in their development plan conditions. The proposal therefore does not comply with this policy.

SG-9 Only Light Industrial development and uses should be allowed and should be limited to the areas designated on the Smiths Grove Future Land Use Map.

The LI portion of the proposal complies with SG-9, but the GB portion of the proposal does not. If the FLUM amendment is approved for the GB portion of the development, the rezoning request will comply with this policy.

The staff evaluated the following six (6) Smiths Grove Focal Point Plan policies for compliance:

POLICIES IN COMPLIANCE:

1* and 9*

POLICIES NOT IN COMPLIANCE:

2, 3, 5 and 8

*Denotes policies in both columns

The proposal may comply with 2 policies. The proposal does not comply with 4 of the policies.

GENERAL DEVELOPMENT PLAN / DEVELOPMENT PLAN CONDITIONS

The applicants submitted the following Development Plan Conditions for the GB portion of the development to help address compatibility with the surrounding area:

- 1) Any existing sinkholes on the property shall be undisturbed to the greatest extent possible. If disturbed, the sinkhole will be repaired prior to any construction above said sinkhole.
- 2) Any existing mature trees on the property shall be preserved to the greatest extent possible.
- 3) Access points shall be reviewed and approved by the Warren County Road Department, and also in coordination with the City of Smiths Grove.
- 4) Commercial buildings shall be constructed of wood, metal, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade. Multi-family buildings shall be constructed of wood, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade.
- 5) The following uses shall not be permitted on the property: commercial parking; active outdoor recreation and entertainment; sportsmen's farm and firearm range; manufactured and mobile home sales; light aviation; mining; telecommunications tower; truck stop; and towing operations.
- 6) All new utility lines on the property shall be underground (as permitted by utility companies).
- 7) Only one freestanding sign per developed lot, excluding directional signs shall be placed on the Property. Any freestanding sign shall be a maximum of 100 square feet and a maximum of 20 feet tall.
- 8) Lighting on the property shall be directed away from, and shall be shielded to prevent light trespass or reflection onto any adjoining residential properties.



FLUM Amendment and Zone Change Staff Report

- 9) If the existing residential structure at 332 Laurel Street is demolished/removed, a reasonable effort shall be made to donate any salvageable materials to the Habitat for Humanity ReStore or similar organization prior to demolition.
- 10) Development shall be allowed up to 28,000 sf commercial buildings and up to 40 multi-family units.
- 11) Multi-family buildings will be limited to two stories with a maximum of 8 units.

The applicants submitted the following Development Plan Conditions for the LI portion of the development to help address compatibility with the surrounding area:

- 1) Any existing sinkholes on the property shall be undisturbed to the greatest extent possible. If disturbed, the sinkhole will be repaired prior to any construction above said sinkhole.
- 2) Any existing mature trees on the property shall be preserved to the greatest extent possible.
- 3) Access points shall be reviewed and approved by the Warren County Road Department, and also in coordination with the City of Smiths Grove.
- 4) Commercial buildings shall be constructed of wood, metal, vinyl siding, brick, stone, concrete-based siding, or other modern masonry materials, with no exposed smooth-faced plain block above grade.
- 5) The following uses shall not be permitted on the property: commercial parking; active outdoor recreation and entertainment; sportsmen's farm and firearm range; manufactured and mobile home sales; light aviation; mining; telecommunications tower; truck stop; and towing operations.
- 6) All new utility lines on the property shall be underground (as permitted by utility companies).
- 7) Only one freestanding sign per developed lot, excluding directional signs shall be placed on the Property. Any freestanding sign shall be a maximum of 100 square feet and a maximum of 20 feet tall.
- 8) Lighting on the property shall be directed away from, and shall be shielded to prevent light trespass or reflection onto any adjoining residential properties.

The proposed General Development Plan meets some of the review criteria for site design and meets the minimum requirements of the Zoning Ordinance. Compatibility of the proposed development should be determined by the Planning Commission.

FOCUS 2030 CATEGORY REVIEW**Applicable Goals, Objectives and/or Actions Items**

Future Land Use: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-2, LU-2.1.4, LU-2.3.1, LU-2.5.2, LU-2.8, LU-2.8.1, LU-2.9

Transportation: N/A

Community Facilities: N/A

Parks and Recreation: PR-1.7

Natural and Cultural Resources: NCR-1.1, NCR-1.1.6, NCR-1.3, NCR-2.5, NCR-2.5.3

Housing and Neighborhoods: HN-1, HN-1.3

Economic Development: ED-1, ED-3

This proposal may comply with the FLUM and with LU-1.1.1 and LU-1.1.2, if deemed compatible with the surrounding area and the FLUM amendment to Neighborhood/General Commercial is approved. The Planning Commission should determine if the proposal complies with LU-1.1.3 and if it is compatible with the surrounding area.



FLUM Amendment and Zone Change Staff Report

The proposal may comply with LU-2 if the Planning Commission deems the proposal to be a high quality development that includes design standards tailored to preserve the character of the area.

The proposal generally complies with LU-2.1.4, PR-1.7 and NCR-1.1.6. The applicants agreed in both sets of DPCs that any existing mature trees on the property shall be preserved to the greatest extent possible.

The proposal complies with LU-2.3.1. The applicants have agreed in their DPCs that access points shall be reviewed and approved by the Warren County Road Department, and also in coordination with the City of Smiths Grove.

The Planning Commission should determine if the proposed development is a compatible infill project and if the proposal therefore complies with LU-2.5.2.

The proposal generally does not comply with LU-2.8 and LU-2.8.1. If the proposed FLUM amendment is approved, the applicants will have addressed two of the applicable policies from the Smiths Grove Rural Village Policy Plan. The proposal does not comply with the majority of the applicable policies evaluated in the Smiths Grove Focal Point Plan.

The Planning Commission should determine if the proposed development will protect the character of Smiths Grove, if it is compatible in design and placement with existing structures, contributes to the historic character of the community, and if it complies with LU-2.9.

The proposal complies with NCR-1.1 and NCR-1.3, as the applicants committed in their DPCs that any sinkholes on the property shall be undisturbed to the greatest extent possible. If disturbed, the sinkhole will be repaired prior to any construction above said sinkhole.

The proposal generally does not comply with NCR-2.5 or NCR-2.5.3. The applicants have not agreed to preserve the existing historic home. They did, however, agree that if the existing residence at 332 Laurel Street is demolished/removed, a reasonable effort shall be made to donate any salvageable materials to the Habitat for Humanity ReStore or similar organization prior to demolition.

The proposal may comply with HN-1, and HN-1.3. The Planning Commission should determine if the proposal is a compatible infill development that will maintain or improve the existing character and pattern of development within the area and if it will strengthen existing neighborhoods and districts.

The proposal generally complies with ED-1. If this application is approved, it will help to retain an existing business. The proposed commercial areas may also provide opportunity for new businesses and could help to diversify the local economy.

The proposal complies with ED-3, as the development incorporates an existing small local business.

STAFF REVIEW SUMMARY

The applicants are proposing to amend the FLUM for 2.4184 +/- acres located on a portion of 0 Kentucky Street and a portion of 0 and 332 Laurel Street from Light Industrial to Neighborhood/General Commercial. If the FLUM amendment is successful, the applicants would like to rezone that portion of the development from RS-1A (Single Family Residential) to GB (General Business) in order to develop the properties with a mixture of multi-family residential and commercial uses. The applicants would also like to rezone 1.8 +/- acres located on a portion of 0 Kentucky Street from RS-1A and HI (Heavy Industrial) to LI (Light Industrial) in order to bring the development into compliance. The Planning Commission should determine if the proposed FLUM amendment is compatible with the area and if the argument provided by the applicants to amend the FLUM meets the required criteria listed in LU-1.1.4. If the FLUM amendment is approved, the proposed GB zone may be appropriate given the Neighborhood/General Commercial FLUM designation. The proposed LI zone may be appropriate given the Light Industrial FLUM designation. The proposal complies with some of the review criteria listed in the review process. The Planning Commission should consider if the proposed development is compatible with the surrounding area and if the proposal complies with the FOCUS 2030 Comprehensive Plan.



FLUM Amendment and Zone Change Staff Report

SUGGESTED MOTIONS (FLUM Amendment)

I make the motion to **APPROVE** the proposed Future Land Use Map Amendment, docket number **2021-10-FLUM**.

Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment:

- ❖ Has met the criteria to amend the FLUM as outlined in LU-1.1.4 in the Comprehensive Plan.

Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

I make a motion to **DENY** the proposed Future Land Use Map Amendment docket number **2021-10-FLUM**.

Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment:

- ❖ Has **not** met the directive to amend the FLUM as outlined in LU-1.1.4 in the Comprehensive Plan.

Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.



FLUM Amendment and Zone Change Staff Report

SUGGESTED MOTIONS (Zone Change)

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number **2021-19-Z-SG**.

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.

(Compliance Summary Listed at Bottom of Page - Note Exceptions if Applicable)

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.

I make the motion to **DENY** the proposed Zoning Map Amendment, docket number **2021-19-Z-SG**.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is **not** consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its non-compliance with the objectives and action items presented in the staff report.

(Compliance Summary Listed at Bottom of Page - Note Exceptions if Applicable)

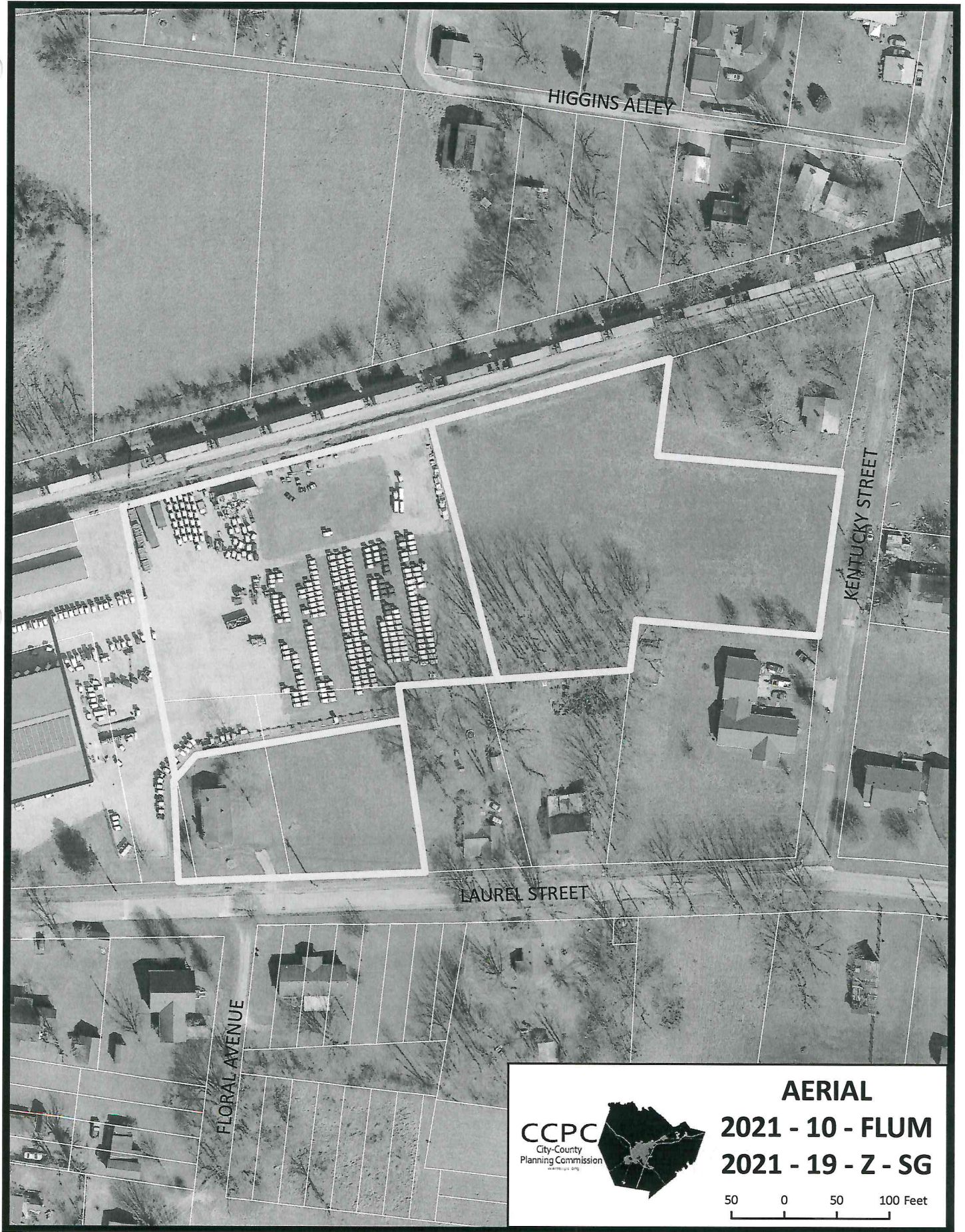
Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

COMPLIANCE SUMMARY

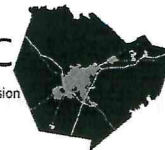
Items In Compliance:			Items Not In Compliance	
<input type="checkbox"/> LU-1.1.1*	<input type="checkbox"/> PR-1.7	<input type="checkbox"/> HN-1*	<input type="checkbox"/> LU-1.1.1*	<input type="checkbox"/> HN-1*
<input type="checkbox"/> LU-1.1.2*		<input type="checkbox"/> HN-1.3*	<input type="checkbox"/> LU-1.1.2*	<input type="checkbox"/> HN-1.3*
<input type="checkbox"/> LU-1.1.3*	<input type="checkbox"/> NCR-1.1		<input type="checkbox"/> LU-1.1.3*	
<input type="checkbox"/> LU-2*	<input type="checkbox"/> NCR-1.1.6	<input type="checkbox"/> ED-1	<input type="checkbox"/> LU-2*	<input type="checkbox"/> NCR-2.5
<input type="checkbox"/> LU-2.1.4	<input type="checkbox"/> NCR-1.3	<input type="checkbox"/> ED-3	<input type="checkbox"/> LU-2.8	<input type="checkbox"/> NCR-2.5.2
<input type="checkbox"/> LU-2.3.1			<input type="checkbox"/> LU-2.8.1	
<input type="checkbox"/> LU-2.5.2*			<input type="checkbox"/> LU-2.5.2*	
<input type="checkbox"/> LU-2.9*			<input type="checkbox"/> LU-2.9*	

**Denotes items in both the compliance and non-compliance columns. Planning Commission to determine compliance with these items.*





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City-County
Planning Commission
www.ccpc.org



AERIAL

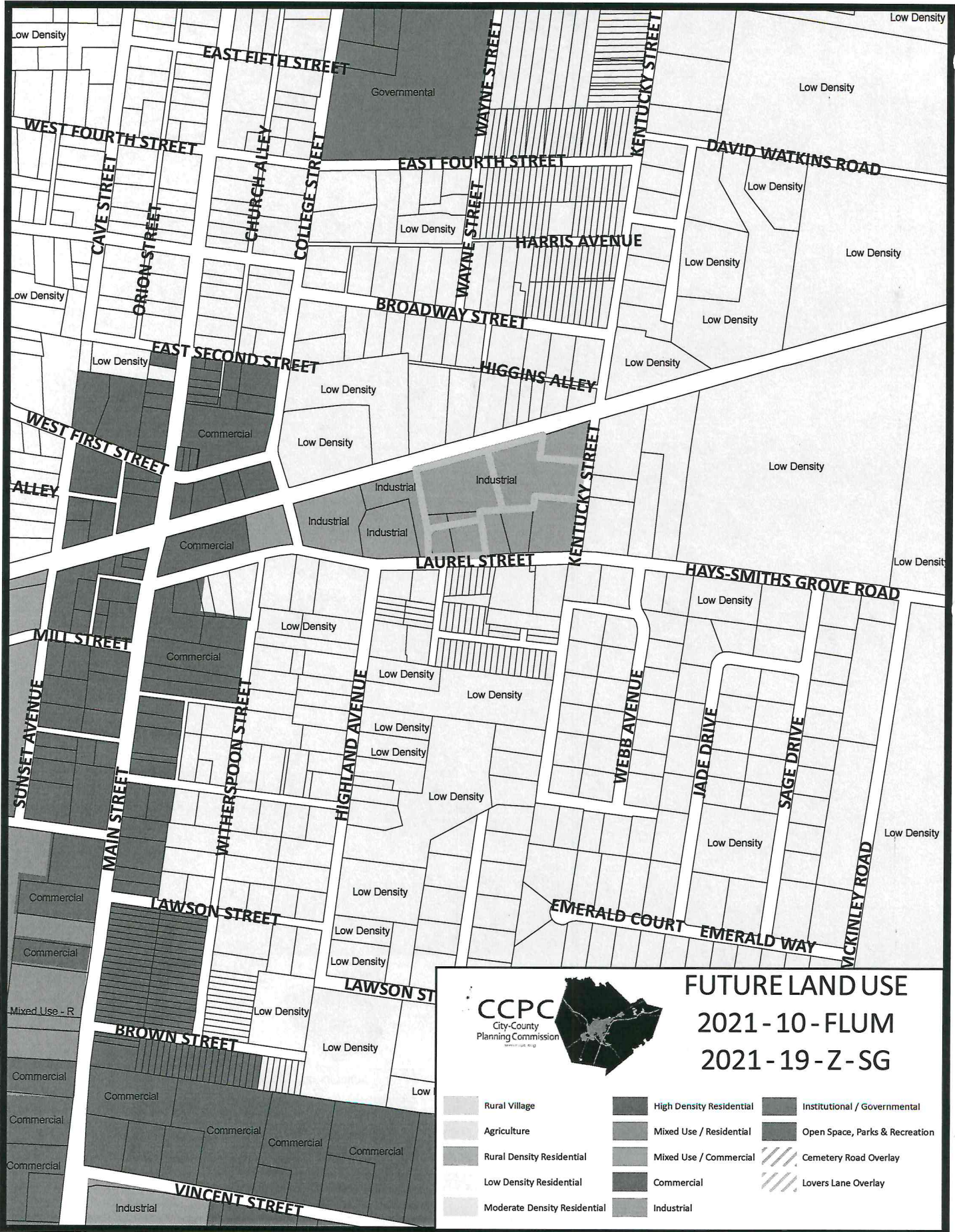
2021 - 10 - FLUM

2021 - 19 - Z - SG

50 0 50 100 Feet







LANDMARK ENGINEERING

FLUM AMENDMENT

2.42 ACRES TOTAL

OWNER/APPLICANT:

EDGEHILL FARM INC
13101 LOUISVILLE ROAD
OAKLAND, KY 42159

TRAVIS
RS-1A

SG DEVELOPMENT,
LLC
RS-1A

SG DEVELOPMENT,
LLC
RS-1A

SG DEVELOPMENT,
LLC
RM-3

JAMES WIRRELL
ESTATE
CARL E BOARD
RM-3

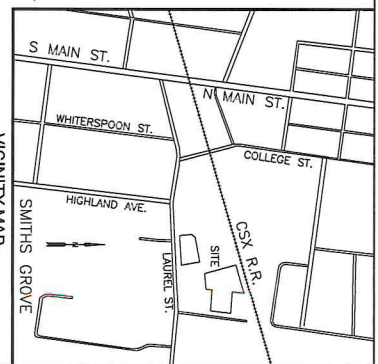
POTTEET
RM-3

FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C0225E DATED MAY 2, 2007.

CSX RAILROAD
~ 66' R/W

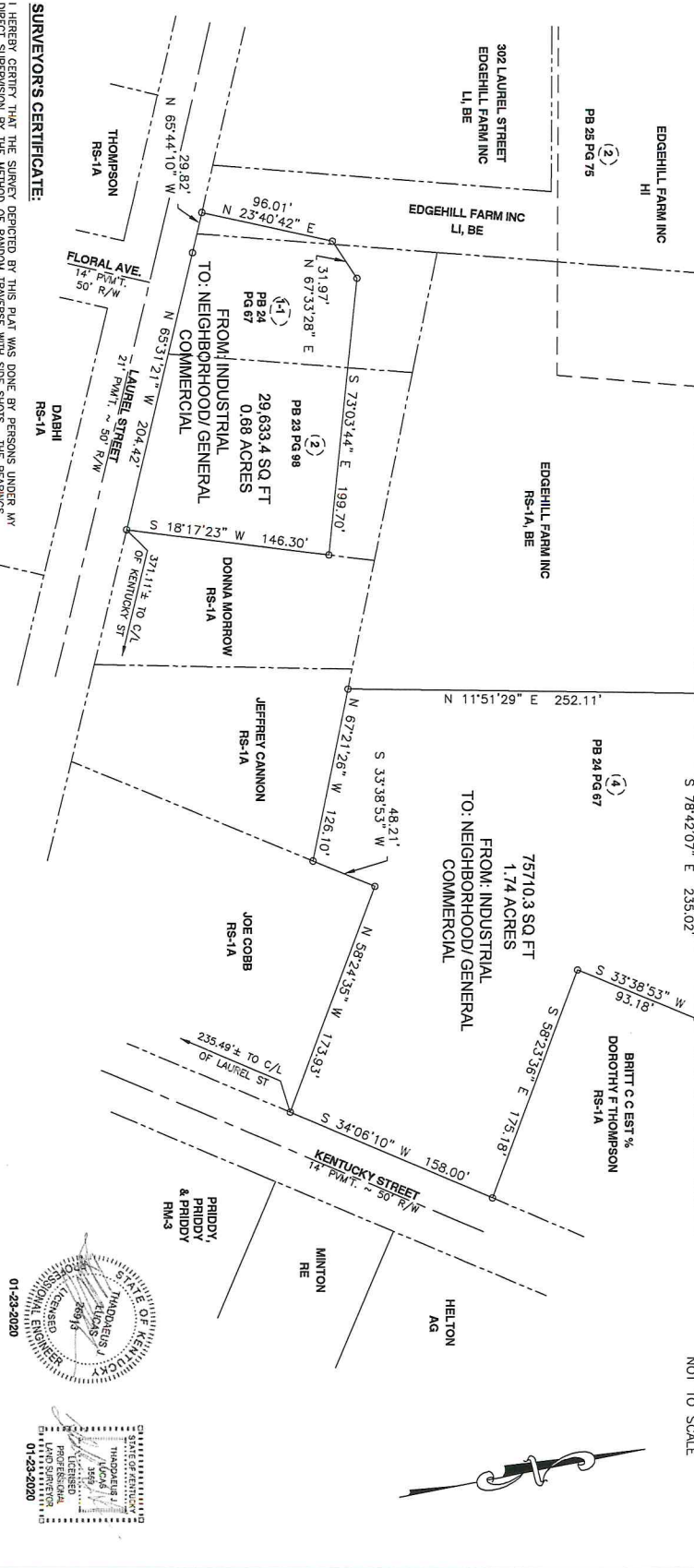
VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY. THE CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THADDEUS J. LUCAS, KY #3589

DATE 01-23-2020



Drawing Scale: 1"=80'

File location: 19221\Zone Change\FLUM Amendment Plat-19221.dwg

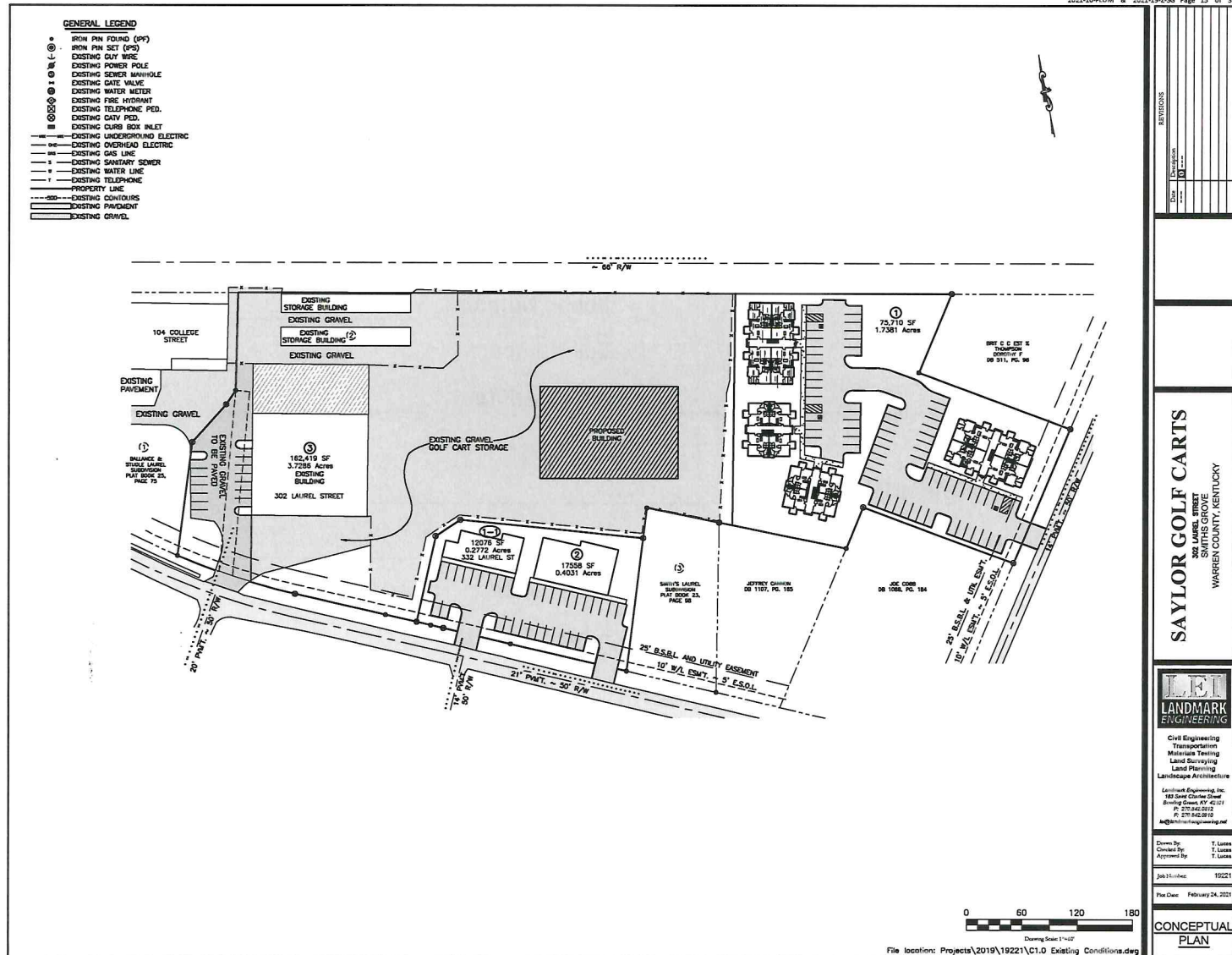
THADDEUS J. LUCAS
REGISTERED PROFESSIONAL ENGINEER
STATE OF KENTUCKY
LICENSE NO. 3589
01-23-2020

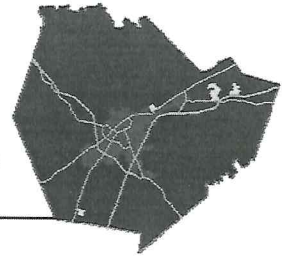
CHARTERED
LAND SURVEYOR
THADDEUS J. LUCAS
01-23-2020

LANDMARK ENGINEERING
19221
01-23-2020

SAYLOR'S GOLF CARTS
302 LAUREL STREET
BOWLING GREEN
WARREN COUNTY, KY

REVISIONS	
Date	Description



CCPCCity-County
Planning Commission
warrenpc.org**APPLICATION FOR FUTURE LAND USE MAP AMENDMENT**

Docket Number: _____ Public Hearing Date: _____
 Date Application Filed: _____ Pre-Application Meeting Date: _____

APPLICANT(S) INFORMATION**1) APPLICANT(S) NAME(S):** EDGEHILL FARM, INC.Names of Officers, Directors, Shareholders or Members (If Applicable):

Mailing Address: _____ Phone Number: _____
 _____ Cell Number: _____
 _____ E-Mail Address: _____

2) PROPERTY OWNER(S) NAME(S): SAME

Mailing Address: _____ Phone Number: _____
 _____ Cell Number: _____
 _____ E-Mail Address: _____

PLEASE USE ADDITIONAL PAGES IF NEEDED**3) APPLICANT(S) ATTORNEY:** _____

Name of Law Firm: _____
 Phone Number: _____ Cell Number: _____
 E-Mail Address: _____

PROPERTY AND PROPOSED DEVELOPMENT INFORMATION

Property Address: LAUREL STREET, SMITHS GROVE, KY
 PVA Parcel Number: 080B-01-309 Current FLUM Designation: INDUSTRIAL
 Acreage: 2.42 ACRES Proposed FLUM Designation: NEIGHBORHOOD/GENERAL COMMERCIAL

PROJECT SUMMARY

Please describe the proposed use of the property

PROPOSED COMMERCIAL USE OR MULTI FAMILY RESIDENTIAL

FINDINGS REQUIRED FOR FUTURE LAND USE MAP AMENDMENT

In order for the Planning Commission to approve the request for a Future Land Use Map (FLUM) amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to how the proposed FLUM amendment satisfies at least one of the following criteria:

- ☐ A demonstrated over-riding public benefit of the proposed development (this may include the provision of a major public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM);
- ☐ The request is a correction of inconsistencies or mapping errors contained within the FLUM; or
- ☒ That the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a compatibility assessment of the proposed use, which includes, but is not limited to, location and bulk of buildings and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed amendment will not result in development that exceeds the capacity of existing infrastructure (such as roads, water, sewer and stormwater).

Please check (✓) one of the above findings of fact and cite specific evidence to address such finding in the space provided below. Please attach additional sheets if more space is needed.

COMPATABILITY WITH THE SURROUNDING DEVELOPMENT IS ADDRESSED WITH THE PROPOSED DEVELOPMENT PLAN CONDITIONS SUBMITTED WITH THE ZONE CHANGE APPLICATION.

APPLICATION CHECKLIST

- ☒ A completed and signed Application
- ☒ Plat prepared by a licensed surveyor (please include one (1) 11" x 17" or smaller copy)
- ☒ Adjacent Property Owners Form
- ☒ Filing and Recording Fees
- ☐ Concept Plan, or Preliminary Development Plan (please include one (1) 11" x 17" or smaller copy)

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s):

Date:

1) _____

(please print name and title)

2) _____

(please print name and title)

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

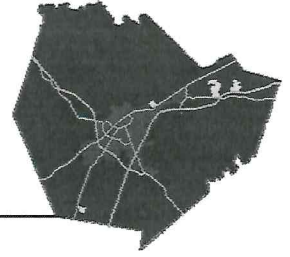
REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: _____

Land Use Certificate Fee: _____

Recording Fee: _____

Date Fees Received: _____

CCPCCity-County
Planning Commission
warrenpc.org**APPLICATION FOR ZONING MAP AMENDMENT**

Docket Number: _____

Public Hearing Date: _____

Date Application Filed: _____

Pre-Application Meeting Date: _____

APPLICANT(S) INFORMATION**1) APPLICANT(S) NAME(S):** EDGEHILL FARM, INC.Names of Officers, Directors, Shareholders or Members (If Applicable):

_____Mailing Address: _____

Phone Number: _____

Cell Number: _____

E-Mail Address: _____

2) PROPERTY OWNER(S) NAME(S): SAMEMailing Address: _____

Phone Number: _____

Cell Number: _____

E-Mail Address: _____

PLEASE USE ADDITIONAL PAGES IF NEEDED**3) APPLICANT(S) ATTORNEY:** _____

Name of Law Firm: _____

Phone Number: _____ Cell Number: _____

E-Mail Address: _____

PROPERTY AND PROPOSED DEVELOPMENT INFORMATIONProperty Address: LAUREL STREET, SMITHS GROVE, KYPVA Parcel Number: 080B-01-309 Acreage: 4.22 ACRESCurrent Zoning: RS-1A, HI, LI, BE Proposed Zoning: LI & GBFLUM Designation: INDUSTRIAL

PROJECT SUMMARY

Please describe the proposed use of the property

Addition on existing commercial building
 Bring existing business uses into compliance with Zoning Ordinance
 Future small business or Multi Family Residential on GB portion of property

FINDINGS REQUIRED FOR ZONE CHANGE

In order for the Planning Commission to make a recommendation for a zoning map amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to:

- ☐ What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate. This explanation shall contain a list of such specific changes, a description as to how said changes were not anticipated by the comprehensive plan, a description as to how said changes have altered the basic character of the area and a description as to how said changes make the proposed amendment to the official zoning map appropriate; or
- ☐ Why the original zoning classification of the property in question is inappropriate or improper; or
- ☒ How the proposed zoning map amendment is in agreement with the FOCUS 2030 Comprehensive Plan, Including the Future Land Use Map (Please see attached Comprehensive Plan Compliance Checklist).

Please check (✓) one of the above findings of fact and cite specific evidence to address such finding in the space provided below. Please attach additional sheets if more space is needed.

The Future Land Use Map currently has identified this area as Industrial use.

The main reason for the Zoning Request is to bring an existing business which has expanded over the years into compliance with the current Zoning Ordinance. The request will also allow for some future growth.

This application is being filed concurrently with a FLUM amendment request for the areas requested for GB zoning to have less intense use than Industrial.

APPLICATION CHECKLIST

- ☒ A completed and signed Application
- ☒ Plat prepared by a licensed surveyor (please include one (1) 11" x 17" or smaller copy)
- ☒ Adjacent Property Owners Form
- ☒ General Development Plan (please include one (1) 11" x 17" or smaller copy)
- ☒ Development Plan Conditions
- ☒ Written Narrative Detailing Compliance with Findings Required for Zone Change on Page 2
- ☒ Application Fees
- ☐ Water/Sewer Verification
- ☐ Traffic Impact Study (If Applicable)
- ☐ Geologic Analysis (Heavy Industrial development with a DRASTIC Index > 160)
- ☐ Neighborhood Meeting Date (If Conducted): _____

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s):

Date:

1) _____

(please print name and title)

2) _____

(please print name and title)

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

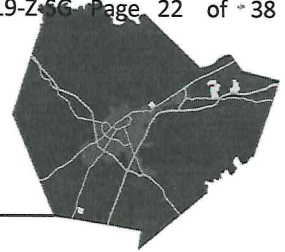
REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: _____
Land Use Certificate Fee: _____
Date Fees Received: _____

Pre-Application Conference
Information

CCPC

City-County
Planning Commission
warrenpc.org



Date: 11/10/2020

PROPERTY INFORMATION

Attendees: John Ballance and Thad Lucas

Property Location: 0, 302 and 332 Laurel Street; 0 Kentucky Street PVA Parcel #(s): 080B-01-227B, 227C, 305, 309 and 309A

Property Owner(s): Edgehill Farm, Inc. and John Ballance Contract Vendee(s): n/a

Current Zoning: RS-1A, LI and HI Proposed Zoning: LI and HI (maybe also GB)

Current Land Use: Commercial Proposed Land Use: _____

APPLICATION TYPE

- ☒ Zoning Map Amendment
- ☒ FLUM Amendment to: _____
- ☐ Development Plan/ Development Plan Conditions Amendment
- ☐ Conditional Use Permit
- ☐ Variance
- ☐ Other _____

ADDITIONAL DOCUMENTATION REQUIRED

- ☐ Traffic Impact Study
- ☒ Development Plan Conditions
- ☒ General Development Plan
- ☐ Water / Sewer Verification
- ☐ Geologic Analysis
- ☐ Other _____

COMPREHENSIVE PLAN / FLUM COMPLIANCE REVIEW

(FLUM and Category Descriptions are Attached)

FLUM Designation

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Rural Density Residential | <input type="checkbox"/> Low Density Residential |
| <input type="checkbox"/> Moderate Density Residential | <input type="checkbox"/> High Density Residential | <input type="checkbox"/> Mixed-Use / Residential |
| <input type="checkbox"/> Mixed-Use / Commercial | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Institutional / Governmental | <input type="checkbox"/> Open Space, Parks & Recreation | <input type="checkbox"/> Rural Village |
| <input checked="" type="checkbox"/> Special Focal Point Plan / FLUM Smiths Grove - Industrial, ALSO SEE SG POLICES ATTACHED AT END OF DOC | | |

Applicable Goals, Objectives and Action Items

Future Land Use

- | | | | |
|--|--|--|-----------------------------------|
| <input checked="" type="checkbox"/> LU-1.1.1 | <input checked="" type="checkbox"/> LU-1.1.2 | <input checked="" type="checkbox"/> LU-1.1.3 | <input type="checkbox"/> LU-1.1.4 |
| <input checked="" type="checkbox"/> LU-2 | <input type="checkbox"/> LU-2.1 | <input type="checkbox"/> LU-2.1.1 | <input type="checkbox"/> LU-2.1.2 |
| <input type="checkbox"/> LU-2.1.3 | <input checked="" type="checkbox"/> LU-2.1.4 | <input checked="" type="checkbox"/> LU-2.3.1 | <input type="checkbox"/> LU-2.3.4 |
| <input type="checkbox"/> LU-2.4 | <input type="checkbox"/> LU-2.5 | <input checked="" type="checkbox"/> LU-2.5.2 | <input type="checkbox"/> LU-2.5.3 |
| <input checked="" type="checkbox"/> LU-2.8 | <input checked="" type="checkbox"/> LU-2.8.1 | <input checked="" type="checkbox"/> LU-2.9 | <input type="checkbox"/> LU-2.10 |

Transportation

- ☐ TR-1.1 ☐ TR-2.1 ☐ TR-3 ☐ TR-4

Community Facilities

- ☐ CF-1.1 ☐ CF-1.4 ☐ CF-2.6 ☐ CF-5.3
- ☐ CF-10.1

Parks and Recreation

- ☐ PR-1.7 ☐ PR-1.8 ☐ PR-3 ☐ PR-5.2

Natural and Cultural Resources

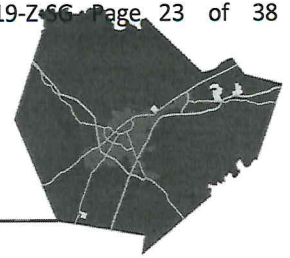
- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> NCR-1.1 | <input checked="" type="checkbox"/> NCR-1.1.6 | <input checked="" type="checkbox"/> NCR-1.3 | <input type="checkbox"/> NCR-1.4 |
| <input type="checkbox"/> NCR-2.1 | <input type="checkbox"/> NCR-2.2 | <input type="checkbox"/> NCR-2.4 | <input type="checkbox"/> NCR-2.4.1 |
| <input type="checkbox"/> NCR-2.4.3 | <input type="checkbox"/> NCR-2.5 | <input type="checkbox"/> NCR-2.5.3 | |

Housing and Neighborhoods

- | | | | |
|--|---------------------------------|--|---------------------------------|
| <input checked="" type="checkbox"/> HN-1 | <input type="checkbox"/> HN-1.2 | <input checked="" type="checkbox"/> HN-1.3 | <input type="checkbox"/> HN-2.1 |
| <input type="checkbox"/> HN-2.3 | <input type="checkbox"/> HN-3.2 | <input type="checkbox"/> HN-3.6 | <input type="checkbox"/> HN-4 |
| <input type="checkbox"/> HN-6 | | | |

Economic Development

- | | | | |
|--|---------------------------------|--|---------------------------------|
| <input checked="" type="checkbox"/> ED-1 | <input type="checkbox"/> ED-1.8 | <input checked="" type="checkbox"/> ED-3 | <input type="checkbox"/> ED-4.5 |
| <input type="checkbox"/> ED-9.1 | <input type="checkbox"/> ED-9.3 | | |



SITE CHARACTERISTICS REVIEW

Layout, Lot Sizes and Setbacks

- ☐ Internal Street(s): n/a ☐ Proposed Setbacks: 25' front, 50' adj. to SF use, otherwise 5' side/rear
☐ Minimum Lot Size: 5,000 SF ☐ Minimum Lot Width: 50 feet

Transportation Infrastructure

What type of Roadway will serve the proposed development?

- ☐ Warren County ☐ Bowling Green ☐ KYTC ☒ Other Smiths Grove

What is the road width of the roadway that will serve the development? 15' +/-

Fire Protection / Water Adequacy

Does the proposed development meet the minimum requirements? ☒ YES ☐ NO

- ☐ All property located within the designated Bowling Green / Warren County Urbanized Area: 600 gallons per minute at 20 pounds of residual pressure.
☒ All property located outside the designated Bowling Green/ Warren County Urbanized Area: 250 gallons per minute with 20 pounds of residual pressure for Agriculture, Rural Residential and/or Residential Estate districts and 600 gallons per minute at 20 pounds of residual pressure for all other districts.

Wastewater Considerations

- ☒ Public Sewer Available ☐ Property within 2,000' of Public Sewer ☐ On-Site Septic System

Natural Features

Are there any natural features present on the property (i.e. streams, ponds, woodlands, sinkholes, etc.)?

There are several mature trees located in the central portion of the property at 0 Kentucky Street.
There are known sinkholes in the vicinity.

Soil Suitability n/a - must connect to sewer

How is the property classified in terms of soil suitability (See Figure 27, APP-63)?

- ☐ Not Limited ☐ Somewhat Limited ☐ Very Limited

Prime Farmland CrB-Prime, CrC-Statewide Importance

How is the property classified in terms of farming suitability (See Figure 28, APP-64)?

- ☒ Prime Farmland ☐ Prime Farmland if Protected from Flooding ☒ Farmland of Statewide Importance
☐ Not Prime Farmland ☐ Unclassified

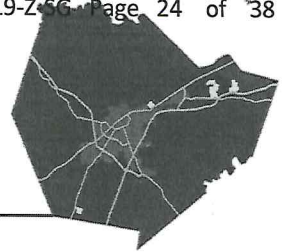
Flood Plains and Wetlands

Is the property (or a portion of the property) located within a flood plain or wetland? ☐ YES ☒ NO

Cultural and Historical Features

Are there any cultural/historical features located on the property (i.e. cemetery, historic structure, etc.)?

The residence at 332 Laurel Street was constructed in 1896.



SITE DESIGN AND COMPATIBILITY REVIEW

Surrounding Density: The majority of the residential properties in the area are low density residential.

Surrounding Land Uses: Agriculture, Single Family Residential and Vacant

Surrounding Architectural Features: Residential structures in the area are one story in height. There are also taller commercial structures present in the vicinity.

Building Materials: The majority of the residential structures in the vicinity have a vinyl exterior. There is also a brick home nearby. Commercial and industrial structures have exteriors comprised mainly of metal with block foundations.

Building Orientation: The main building on the property has a front facade oriented toward College Street.

Landscaping / Screening: As required by the zoning ordinance for vehicle use areas and adjacent to single family residential zone/use

Proposed Open Space: Minimum 10% in LI

Connectivity: n/a

Pedestrian, Bicycle or Transit Facilities: There are sidewalks on both sides of Laurel Street

AREA SPECIFIC POLICY REVIEW ☐ YES ☒ NO

Is the property located within the boundary of any special Focal Point Plans, Overlay Districts, etc?

☐ Cemetery Road Overlay District

☐ Walnut Valley Focal Point Plan

☐ Lovers Lane Overlay District

☐ Cedar Ridge Focal Point Plan

☐ Scottsville Road Corridor Study Area

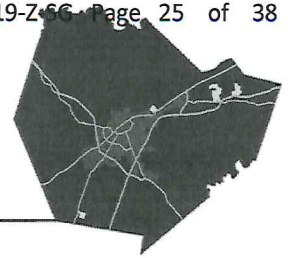
☐ Smiths Grove Focal Point Plan

☐ Woodburn Focal Point Plan

☐ Oakland Focal Point Plan

STAFF NOTES

- Is the property connected to sewer? If not, the most recent building addition should have triggered connection to sewer.
- If portion of 332 Laurel Street is included with the business and rezoned, the portion remaining would not meet the minimum SF required in RS-1A (12,000 SF). Could rezone the remainder to RS-1B or replat with a portion of the property at 0 Laurel Street to obtain 12,000 SF minimum
- Rezone everything to LI with same DPCs to clean everything up?
- For any GB portion, FLUM amendment will be required



FLUM AND CATEGORY DESCRIPTIONS

Future Land Use

Objective LU-1.1.1: Upon Plan adoption, utilize the Future Land Use Map (FLUM, Figure FLU-4) to guide decision-making regarding land uses and development proposals.

Action LU-1.1.1.1: The Future Land Use Map (FLUM, Figure FLU-4) shall be used to determine the consistency which exists between future land use and development proposals.

Action LU-1.1.1.2: The following land use categories are depicted on the FLUM and shall be used in conjunction with the map to determine the consistency of land use and development proposals:

Agriculture (AG)

This land use designation applies to those rural areas relatively remote from the expanding rural-suburban fringe, where agriculture uses are predominant with small and large-scale farm operations. This classification can also include undeveloped areas used for open space and large tract single family residential property.

While the presence of R-E zoned land is acknowledged, and in some small areas, this zoning may even be prevalent, a new "conservation development alternative" to development under conventional AG or R-E zoning, will become available to landowners. Conservation development is an approach to the design of residential subdivisions, which is highly suited to rural areas where the retention of open space, farmland, or uninterrupted vistas of the scenic, rural landscape is desired (See Page FLU-24 for a map of proposed Land Conservation Development Areas). Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Rural Density Residential

This land use designation applies to those rural areas relatively close to the suburban fringe. It also applies to areas where property fragmentation has occurred within unincorporated areas or near farming activities through provisions for "exception lots" in the AG zoning district or through re-zoning and incremental subdivision of land as Residential Estate lots with gross densities ranging from zero (0) dwelling units per acre to one (1) dwelling units per acre. Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Low Density Residential

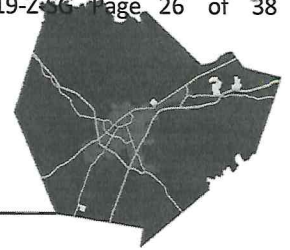
This land use designation comprises areas designated for single-family detached development and attached single-family development including twin homes where each unit is platted on its own individual lot, with gross densities ranging from zero to four and a half (4.5) dwelling units per acre. Higher densities may be possible with a Conservation style development as permitted by the Zoning Ordinance.

Moderate Density Residential

This land use designation encourages areas developed for higher density single-family detached and attached (RS-1C & RS-1D), as well as semi-detached multi-family development such as duplexes and townhouses, apartment buildings, condominiums and mobile home parks. Densities in this land use should range between three and a half (3.5) and thirteen (13) dwelling units per acre.

High Density Residential

This land use designation consists of areas occupied by multifamily housing, including higher density duplexes, townhomes, apartment buildings and condominiums. Densities exceeding eight (8) dwelling units per acre are encouraged in this Future Land Use category. High density single family may also be acceptable at five and a half (5.5) dwelling units per acre or greater.



Commercial

This land use designation consists of a broad array of commercial development, including individual commercial (retail, service, hotel or office) businesses that may exist along a highway corridor or a business district, as well as larger planned shopping centers and office parks. Limited high density multifamily uses are allowed to be mixed into commercial areas. These uses should be limited to upper stories or blended in or scattered among commercial uses. No more than 25% of any contiguous area designated Commercial should contain a multifamily uses. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Mixed Use

The Future Land Use Map includes two categories of mixed land use. They refer to areas that combine complementary activities – for example, retail, office or other commercial uses with residences, or industry with commerce. These can be existing developed areas, such as downtown Bowling Green, which retain a mixture of uses; or undeveloped or developing areas where the basic qualities of those existing mixed-use areas (efficient use of land, higher development intensities, and pedestrian friendliness) are intended to be replicated. Bringing a diversity of uses together, in close proximity with one another, makes it possible to encourage the pedestrian orientation and to reduce vehicular trips and traffic congestion.

The development pattern in mixed-use areas may include different uses housed in different structures (sometimes on a single site), or different uses stacked one on top of another in a single structure. Generally, both of these development types are likely to be found in the mixed land use districts, which differ primarily in the relative amount of each land use that is encouraged in them. There are two sub-categories of mixed-use, based on the predominant character encouraged in each:

Mixed-Use/Residential

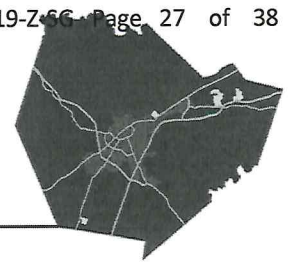
This category applies to mixed-use areas where, taken as a whole, the primary land use is residential in a variety of housing types and densities, balanced by complementary retail, office, institutional and civic uses. The distribution of land among these various activities shall be implemented through specific zoning, with standards addressing the form and character of development to ensure compatibility.

This designation applies to the historic core of downtown Bowling Green or urbanized areas being redeveloped with the primary use as residential where complementary commercial and services are provided in a contiguous area. Here, development standards should be tailored to emphasize an urban character and a mix and intensity of development appropriate to this unique center of activity. When proposed as part of a mixed-use development, Commercial uses should comprise of only twenty five percent (25%) of such development. Standalone Commercial developments should not exceed ten percent (10%) of any contiguous area designated Mixed-Use Residential. No commercial footprint should exceed ten thousand (10,000) square feet. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Mixed-Use/Commercial

This category applies to strategic areas, mostly undeveloped today, that are located near designated industrial parks and accessible from major transportation corridors. These areas are envisioned as predominately large-scale employment and business centers, albeit supplemented by compatible light industrial, retail, services, hotels and, where appropriate, higher density residential development (stand-alone or in mixed-use developments). The distribution of land among these various activities shall be addressed through specific zoning. However, primary activities in these areas may include low and medium-rise office complexes, as well as environmentally friendly manufacturing and business centers.

On large tracts, these uses should be encouraged to develop in a campus-like setting, with quality architecture and generous, connected open space to maximize value, promote visual quality, and encourage pedestrian activity between employment areas and areas of supporting uses such as retail, restaurants, and residential. The primary focus of this category is commercial mixed uses with complementary residential comprising of up to 50% of the contiguous area. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.



Industrial

This land use designation consists of areas developed or suitable for the uses permitted in the light (LI) and heavy (HI) industrial zoning categories. Because such areas require rail and truck access, future industrial development will continue to gravitate to the rail corridors and I-65 interchanges. Complementary service and commercial uses are allowed up to 25% of the total contiguous area. Compatibility will be assessed by applying policies in LU-1.1.3 below in conjunction with a general development plan.

Institutional / Government

This land use designation consists of major public institutions, including the WKU campus and public schools, and governmental functions and operations such as the airport, government offices, and police and fire stations.

Open Space, Park and Recreation

This land use designation applies to all existing City and County owned public parks, golf courses, other recreational facilities, and permanently protected open spaces of countywide significance.

Rural Village

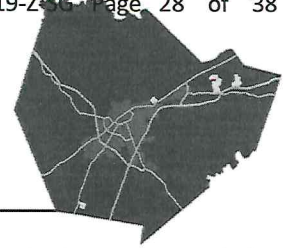
This land use designation is intended to provide for the continued vitality of the existing commercial and residential mixed use areas found in the smaller rural agricultural centers throughout Warren County. The rural village brings a sense of community and identification to the surrounding rural areas with an emphasis on providing essential goods and services to rural residents, but are not intended as employment designations for urban residents.

Neighborhood scale commercial uses are encouraged as pockets of mixed use developments. Commercial uses should be limited in size and scale (less than 10,000 square feet) and only allow uses permitted in the zones outlined in the table below. When proposed as part of a mixed-use development, commercial components should only comprise of no more than 10% of any such development. Standalone commercial development should not exceed more than 25% of any contiguous area designated Rural Village. Limited moderate density multifamily uses may be appropriate in some areas if limited in size and scale. Compatibility will be assessed by applying policies in LU-1.1.3 below, in conjunction with a general development plan, and by applying specific polies found in Focal Point Plans, area plans, corridor studies, or any other plan created and approved by the Planning Commission.

Future Land Use Category	Residential Density Range	Potentially Compatible Zoning Designations
Agriculture	0-0.2**	AG, RR*, RE*
Rural Density Residential	0-1.0**	RR, RE
Low Density Residential	0-4.5**	RR, RE, RS-1A, RS-1B, PUD
Moderate Density Residential	3.5-13	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, PUD, MHP
High Density Residential	5.5 or greater	RS-1D, RM-3, RM-4, GB, OP-R, CB, PUD, MHP
Commercial	25% of development or 10% of total contiguous area	RM-3, RM-4, GB, HB, OP-C, CB, PUD
Mixed-Use / Residential	75% of development or 90% of total contiguous area	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, NB, GB, OP-R, CB, PUD
Mixed-Use / Commercial	50% of contiguous area	RS-1A, RS-1B, RS-1C, RS-1D, RM-2, RM-3, RM-4, OP-C, HB, LI, PUD
Industrial	Not allowed	OP-C, HB, LI, HI
Institutional / Government	Not allowed	P
Open Space, Parks and Recreation	Not allowed	P
Rural Village	75% of development or 90% of total contiguous ar	RR, RE, RS-1A, RS-1B, RM-2, RM-3, NB, OP-R, GB, PUD

* Allowed only with Agriculture FLUM exception lots as defined in LU-1.1.4

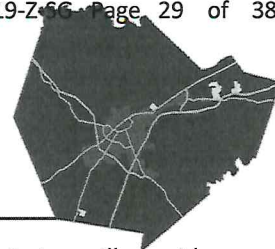
** Higher densities may be allowed in a Conservation Subdivision.



Action LU-1.1.3: Requested re-zonings (zone changes) shall be reviewed for consistency with the FLUM and the Development Review Provisions listed below.

Development Review Provisions

- ❖ **Map and General Policy Review** – The first step in determining compliance with the Comprehensive Plan is determining if the proposed use and zone are in agreement with the Future Land Use Map (LU-1.1.1) and Future Land Use categories listed in LU-1.1.2. Additionally, applicable goals, objectives, and action items found in the Comprehensive Plan that may apply to the proposed use and zone should be identified as part of the community wide development compliance.
- ❖ **Site Characteristics Review** – Unless specifically exempted by the zoning ordinance or by the Planning Commission, all zone change requests must be accompanied by a General Development Plan including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening and buffering utilities, existing and man-made and natural conditions, and all other conditions requested by the Planning Commission and agreed to by the applicant. Each site shall identify the applicable site specific characteristics below and incorporate them on the general development plan, or in the application. The Planning Commission will consider how these items relate to relevant goals, objectives, and action items contained within the comprehensive plan as well as any other applicable codes, regulations or policies.
 - Proposed development layout, lot sizes, and setbacks (HN-1.2)
 - Transportation system adequacy or provisions for improvements (LU-2.3.1, TR-2.1)
 - Fire protection district, nearest station and hydrant locations (CF-1.1, CF-1.4, TR-3, TR-4)
 - Public water location, provider and certification of availability (CF-1.1, CF-1.4)
 - Waste water location, provider and certification of availability (CF-1.1, CF-1.4)
 - Existing natural features (NCR-1.1, NCR-1.3)
 - Identification of prime farmland (Map FLU-2, NCR-2.4)
 - Soil suitability (Map 32)
 - Location of flood plains or wetlands (NCR-1.1)
 - Cultural and/or historical assets being removed or preserved (NCR-2.1, NCR-2.2)
- ❖ **Site Design and Compatibility Review** – All proposals for new development must be assessed to determine their compatibility with the existing surrounding development. Compatibility may be shown because the proposed use is the same as the surrounding neighborhood, or it may be established by site design, buffering, control of access through the adjacent neighborhood, or other measures. Developments should address the following site design and compatibility considerations:
 - Surrounding density (HN-1.2)
 - Surrounding land uses (LU-2)
 - Surrounding building architecture including height, bulk, scale, massing, etc. (HN-1.2)
 - Proposed building materials (HN-1.2)
 - Building orientation in relation to the roadway (HN-1.2)
 - Proposed landscape buffering and/or screening (HN-1.2)
 - Proposed open space (LU-2.1.1, PR-2)
 - Connectivity to adjacent properties (LU-2.1.2)
 - Any pedestrian, bicycle or greenway facilities existing or proposed connections (LU-2.1.3, TR-3, TR-4, NCR-1.4, PR-3)



- ❖ Area Specific Policy Compliance – In addition to the review items above, the Planning Commission will consider area specific policies created in focal point plans, area plans, corridor studies, and/or other similar plans created by the Planning Commission or other local and state government organizations. (LU-2.4, LU-2.8)

Action LU-1.1.4: The following is a recommended protocol for the use of the Future Land Use Map and amending the FLUM.

Purpose / Relationship to Zoning

While the Zoning Map, and its associated zoning districts, defines specific uses and development types currently permitted for individual properties, the Future Land Use Map depicts more broadly the likely pattern of land uses that may exist in the future. Therefore, the FLUM does not directly determine the specific development that may be approved for a particular property. Applicants for zoning changes must demonstrate that the proposed use / development is consistent with the land use designation on the FLUM. However, consistency with the FLUM is only one of several considerations, and all other development criteria must be met for a rezoning approval, per the process laid out in the zoning ordinance and in KRS 100.213. Because FLUM designations are considerably broader than provided in specific zoning districts, several different zoning districts may conform to the provisions of a single FLUM land use category. However, in cases where a proposed development type and associated zoning district is clearly inconsistent with the FLUM, and/or other provisions of the Comprehensive Plan, such rezoning approvals shall not be granted until and unless the FLUM is amended.

Exceptions

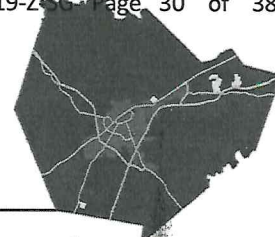
The following types of re-zoning requests shall not require FLUM amendment prior to consideration for approval:

- Emergency situations requiring immediate actions to protect public health, safety and welfare (e.g., providing temporary housing for those displaced by a natural disaster) .
- Corrections of zoning map errors
- Single Family Residential rezoning requests for single family non-conforming parcels that are less than 5 acres in size, and are compatible with existing residential land uses, and where only one new lot is being created from a parent tract that existed prior to July 1, 2001.
- Rezoning requests of 10 acres or less, where a proposed development site lies within two or more future land use designations, if at least 50% of the property lies within a future land use designation which is consistent with the proposed zoning district.
- Rezoning requests for property located within the Agriculture FLUM designation where the result will be the enlargement of an existing agricultural tract and the number of lots will remain the same as (or less than) what existed at the time the rezoning application was filed. The remaining lot must meet the requirements of the proposed zone and no lot resulting may be non-conforming.

Procedures for Amending the FLUM

The Planning Commission's approval of a FLUM amendment request should be based on at least one of the following criteria:

- A demonstrated over-riding public benefit of the proposed development (this may include the provision of a major public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM).
- The request is a correction of inconsistencies or mapping errors contained within the FLUM.
- That the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a compatibility assessment of the proposed use, which includes, but is not limited to, location and bulk of buildings and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed amendment will not result in development that exceeds the capacity of existing infrastructure (such as roads, water, sewer and stormwater).



Goal LU-2: Encourage compact, sustainable, high quality development which protects community character, provides balanced land uses and which is tailored to the variety of urban, suburban and rural sections of Warren County.

Objective LU-2.1: Improve design standards and establish incentives for urban and suburban residential development.

Action LU-2.1.1: Consider increasing or refining the standards for open space retention in new residential development, to ensure an adequate share of such space is usable and of scenic or ecological value.

Action LU-2.1.2: Consider adoption of a "roadway connectivity index" applicable to new residential development or other developments with a significant residential component (40% or more).

Action LU-2.1.3: Consider encouraging new developments to incorporate planned greenway links (as per the Greenbelt Master Plan) into their developments or, at a minimum, to provide connections to the greenway system whenever possible.

Action LU-2.1.4: Consider adopting incentives to promote the preservation of existing trees on private property before, during, and after development, and standards that discourage clear cutting of trees.

Action LU-2.3.1: Improve standards for access management (e.g., review spacing of driveways, consider requiring driveway sharing or parking lot connectivity, etc.) in order to reduce traffic "friction" and enhance safety.

Action LU-2.3.4: Require that proposals for heavy industrial development in areas with a DRASTIC index of greater than 160 be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and storm water management.

Objective LU-2.4: Establish a consistent sector/small area planning process to focus on areas of the County or the City that require special attention and a more detailed level of planning.

Objective LU-2.5: Stabilize and protect Bowling Green's older neighborhoods.

Action LU-2.5.2: Prepare guidelines to ensure the compatibility of infill development, particularly next to historic structures and sites.

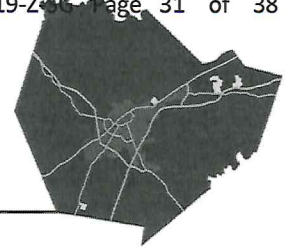
Action LU-2.5.3: Continue to identify and promote opportunities for revitalization and redevelopment.

Objective LU-2.8: Continue to apply selected policies established in prior focal plans and overlay districts, in particular those pertaining to the smaller incorporated cities and corridors.

Action LU-2.8.1: Continue to implement the adopted policy plans for Lovers Lane, Cemetery Road, Walnut Valley, the Cedar Ridge Neighborhood and the rural villages of Smiths Grove, Oakland and Woodburn. Any discrepancies between the 2030 Comprehensive Plan Future Land Use Map and the adopted policy plan maps shall follow that of the adopted policy plan (Volume 2 - Appendix 3).

Objective LU-2.9: Identify techniques to protect the County's small municipalities and rural settlements from development that is out-of-character.

Objective LU-2.10: Identify and designate "special character areas" such as scenic roads and viewsheds for protection.



Transportation

Action TR-1.1: In reviewing development applications, identify the need to retain rights-of-way for roadways depicted in the long-range plans of the MPO and the KYTC.

Action TR-2.1: Continue to require that all private and public development is undertaken in a manner which promotes connectivity and minimizes traffic congestion on the existing road network, by implementing measures such as (but not limited to) the following:

- Adjacent developments shall provide for internal circulation between them in accordance with the subdivision regulations.
- At least one stub street should be constructed into each adjacent undeveloped property of 10 acres or more. The design of future alignment of street extensions onto adjacent tracts should benefit the surrounding community. Subsequent development of these adjacent tracts shall connect to the original stub street.
- Access to existing collector and arterial roads shall be provided by newly constructed public streets spaced not closer than 600 feet on collectors and not closer than 1,320 feet on arterials.
- All residential developments of 10 lots or more shall be served by an interior street system.
- Development within the City limits of Bowling Green shall comply with the City's adopted Traffic Access Management Manual.

Objective TR-3: Pedestrian and Bicycle Mobility: Promote pedestrian and bicycle mobility through an integrated network of sidewalks, paths and trails and through the encouragement of bicycle and pedestrian-friendly streets and land use and development patterns.

Objective TR-4: Transit System: Expand opportunities for transit alternatives to auto-dependence for local, citywide, countywide and regional travel.

Community Facilities

Action CF-1.1: Proactively plan all public facilities to support desired land use patterns. Complete plans within timeframes sufficient to allow strategies for meeting future needs to be implemented before current planned capacities are exceeded.

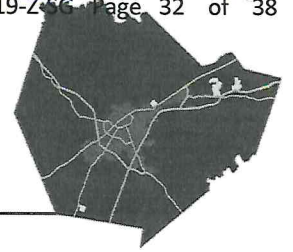
Action CF-1.4: Consider establishing a process for coordinated development review with utility providers, Planning Commission staff, parks department representatives, school district representatives, postal service representatives, fire and police representatives and other such relevant agencies, to expedite and more effectively coordinate development reviews.

Action CF-2.6: On-site sewage disposal systems may continue to be used provided that:

- The Health Department must perform a site evaluation to determine the location, size and type of on-site system to install.
- The site evaluation must be performed and the on-site disposal system located on the site before obtaining a building permit.
- Every on-site disposal system installation, regardless of lot size, must be approved by the Health Department.

Action CF-5.3: Any new subdivision encompassing 5 lots or more shall be required to provide a minimum fire flow of 250 GPM. An exemption for subdivisions consisting of no more than 4 lots will continue to apply.

Action CF-10.1: Promote technologies that reduce the impact of development and human activities on the environment, including sustainable development patterns, green building (e.g., encourage the use of green technologies in new construction, but also place an emphasis on adaptive reuse of existing buildings, and responsible deconstruction and reuse of building materials), alternative transportation, etc.



Parks and Recreation

Action PR-1.7: As necessary, review and enhance standards for new residential developments to ensure:

- Connectivity of open spaces to the County's greenways system.
- Protection of stream corridors and floodplains.
- Protection and enhancement of tree canopy.

Action PR-1.8: Adopt conservation/cluster subdivision design provisions to encourage the protection of open space, farmland, and rural character, making this approach an attractive alternative to conventional development in the AG zoning district.

Objective PR-3: Continue to implement the Greenbelt System Master Plan and other programs that support bicycle and pedestrian recreation and mobility.

Action PR-5.2: Provide and encourage appropriate levels of public access and amenities along the County's blueways, where feasible.

Natural and Cultural Resources

Objective NCR-1.1: Review and, as necessary, modify the land development regulations to ensure that land use and development decisions consider the physical suitability and natural resources of individual sites or areas anticipated for development.

Action NCR-1.1.6: Consider amending the Zoning Ordinance and/or Subdivision Regulations to include standards and incentives for the protection of existing trees on infill and redevelopment sites before, during and after land development. The standards should take into account the health and maturity of existing trees to determine whether trees should remain in place, may be removed, or should be relocated (either on- or off-site) upon development.

Objective NCR-1.3: Ensure that development is compatible with the natural environment, preserves unique landscapes and natural areas, conserves environmental resources and minimizes human impact on the natural environment.

Objective NCR-1.4: Take advantage of local natural resources to create, protect, and enhance, and maintain recreational, educational, and cultural opportunities and activities, as long as such uses are compatible with those resources.

Objective NCR-2.1: Gather, analyze and continuously update data about Warren County's unique cultural resources.

Objective NCR-2.2: Support educational efforts to increase awareness of Warren County's cultural resources and to foster their preservation.

Objective NCR-2.4: Implement strategies and tools to preserve and enhance Warren County's rural and agricultural heritage, including its agricultural landscapes and viewsheds, rural village centers, rural landmarks, and scenic rural corridors, etc.

Action NCR-2.4.1: Use the Future Land Use Map, together with the policies in the Land Use, Transportation, and Community Facilities elements, in particular, to direct development first to areas where infrastructure already exists, in order to reduce the premature development pressure on the countryside.

Action NCR-2.4.3: Adjust zoning and subdivision regulations to require development in rural village centers to be compatible in design and placement with existing surrounding structures, and to contribute to the historic character of the community.

Objective NCR-2.5: Promote the economic viability and vitality of historic neighborhoods, historic districts, and rural landscapes, adjusting local government decision-making processes, as necessary, to adequately consider cultural resources and historic preservation.

Action NCR-2.5.3: Consider cultural historical resources in applicable development review.



Housing and Neighborhoods

Objective HN-1: Promote the development of infill sites with existing urban services and suitable redevelopment projects that maintain or improve existing character, development patterns and urban design.

Action HN-1.2: Establish in the Zoning Ordinance clear compatibility criteria for new redevelopment and infill projects based on factors such as (but not limited to): building scale (massing, height), setbacks, parking location, landscaping and architectural character. Criteria may also include such items as requirements for compatible densities, street patterns, etc. (e.g., average density of new development should not exceed the density by more than 50 percent of the surrounding area, defined as that area located within a 1,000 foot radius).

Action HN-1.3: Continue to identify and promote opportunities for infill and redevelopment, particularly projects which may strengthen existing neighborhoods and districts.

Action HN-2.1: Promote the diversification of new housing stock by applying variable zoning densities and allowing a range of housing types in suitable locations, consistent with the Future Land Use Map. (e.g., mixed-use centers, etc.).

Action HN-2.3: Where housing is in severe disrepair to the point that rehabilitation is financially unfeasible, explore the possibility of acquiring and razing the structure to facilitate developing new housing for low and moderate-income families. In cases of residential structures with historical significance, a higher threshold should apply for determining that rehabilitation is financially unfeasible.

Action HN-3.2: Make revitalization of the "Shake Rag" neighborhood a priority, including housing rehabilitation activities, streetscape improvements, residential infill development, relocation of selected businesses, relocation of overhead utility lines, creation of a "heritage walk" from Fountain Square to the Barren Riverfront, development of minority-owned businesses and identification of historic properties.

Action HN-3.6: Revisit and, as necessary, adjust zoning in neighborhoods which are predominantly single family, but designated for multi-family use. Characteristics of existing zoning designations that may need to be adjusted could include, but are not limited to: (a) failure to protect the primarily single-family neighborhood from more intensive development; and/or (b) failure to promote new residential development that is sensitive in scale, form, and density to the established neighborhood character.

Objective HN-4: Encourage an array of housing options in all parts of Warren County.

Objective HN-6: Provide for the housing needs of the elderly, disabled and those in need of transitional housing.

Economic Development

Objective ED-1: Pursue actions to strengthen core industries, retain existing businesses and industries in the community and attract new businesses and industries, particularly those that will help to diversify the local economy.

Action ED-1.8: Encourage the development and expansion of healthcare facilities and support facilities for those of retirement age.

Objective ED-3: Support local small businesses, entrepreneurial endeavors and industries.

Action ED-4.5: Allow and encourage agri-tourism, farmers' markets, local Co-ops and community supported agriculture (CSAs), farmstands, accessory farm businesses, agricultural festivals, equestrian events and other activities that help to support a viable agriculture economy.

Action ED-9.1: Support new cultural and entertainment venues, such as the development of a whitewater course on the Barren River, and completion of the Heritage Trail (a walking path from Fountain Square to the Riverfront), in Downtown Bowling Green, that complement current establishments such as the minor league baseball stadium, the Southern Kentucky Performing Arts Center and the Historic Railpark and Train Museum.

Action ED-9.3: Consider the need for tourist support facilities (hotels, restaurants, etc.) when making land use and zoning decisions.

Policies Regarding Development in Rural Village Focal Points

ORV-Oakland Rural Village-General Policy Guidance

ORV-1 New development should be planned to contribute to the maintenance and enhancement of the overall quality of life in the community.

ORV-2 The rural village appearance of the primary entrance corridors into the City of Oakland should be preserved and maintained.

ORV-3 To help prevent premature development of land at urban densities, the maintenance of agricultural land use on a permanent basis is encouraged.

ORV-4 Development of any urban density residential or commercial development should be consistent in size and scale with the rural character of the landscape.

ORV-5 Development of new recreation opportunities should be pursued and should offer linkage to the proposed Greenbelt system Master Plan of Warren County.

ORV-6 New development must be consistent with any overlay district adopted for any portion of the Focal Point.

ORV-7 New commercial development within the Oakland Focal Point should be of a neighborhood scale in size, character, and use.

ORV-8 New industrial development within the Oakland Focal Point is not encouraged.

SG-Smiths Grove Rural Village-General Policy Guidance

SG-1 To ensure orderly development of vacant tracts and in-fill sites within the City of Smiths Grove, the Future Land Use Map should guide all zoning and development decisions.

SG-2 Infill residential development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

SG-3 New single family residential development of greater than 10 units should be limited in density to no more than 4 units per acre.

SG-4 All new residential development must have sidewalks, curb, and gutter.

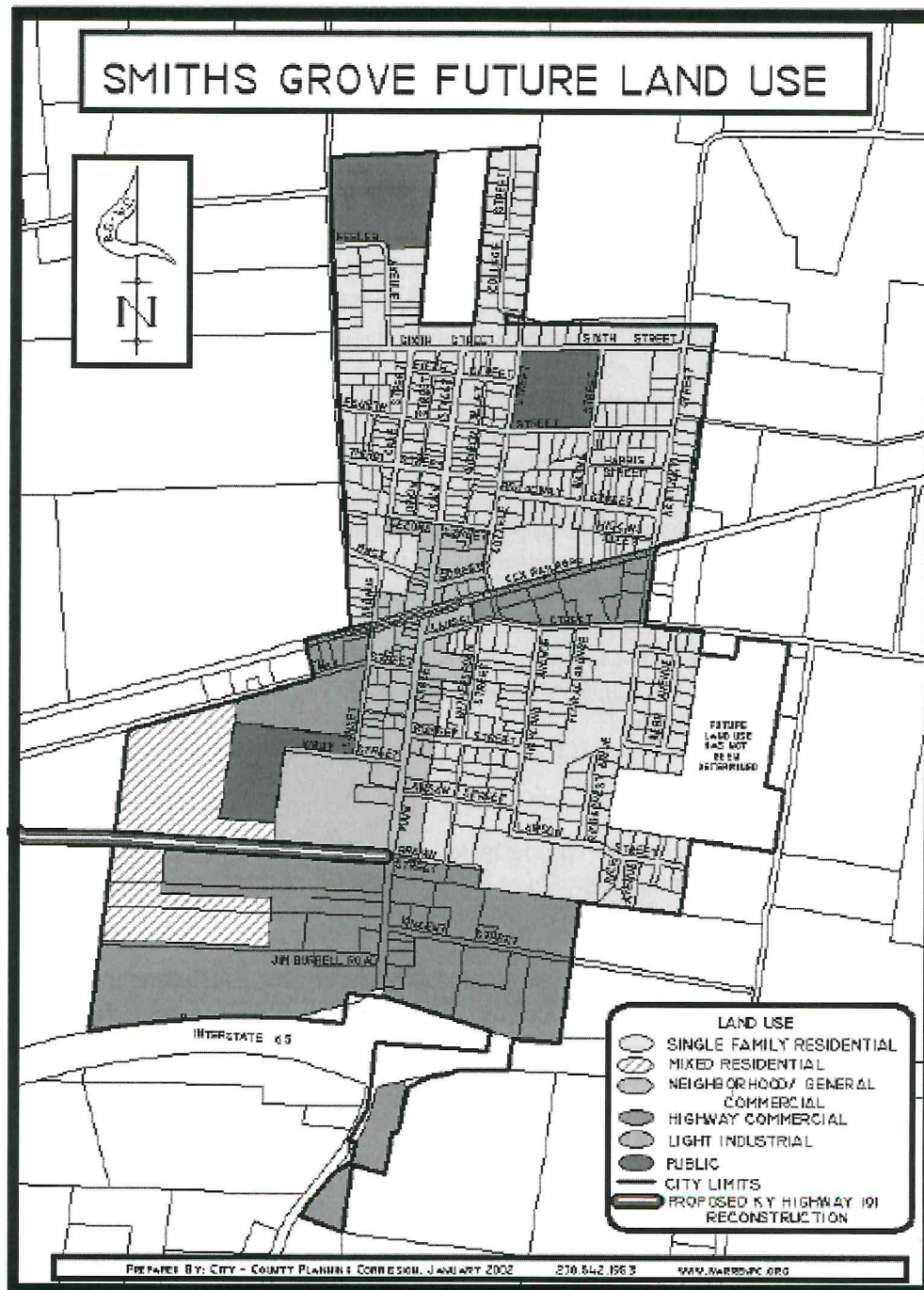
SG-5 New multi-family residential development shall be limited to two-family and townhouses only.

SG-6 Highway commercial development should be limited to the area designated on the Smiths Grove Future Land Use Map.

SG-7 Smiths Grove has a unique tourist market in its antique district and this niche should be encouraged to continue by allowing the mixed use of residential and antique businesses.

SG-8 Commercial development in areas outside of the Highway Commercial district should be limited to a neighborhood size, scale, and type.

SG-9 Only Light Industrial development and uses should be allowed and should be limited to the area designated on the Smiths Grove Future Land Use Map.



From: Monica Ramsey <Monica.Ramsey@bgky.org>

Sent: Wednesday, March 3, 2021 8:51 AM

To: johnfballance@gmail.com; thad@landmarkengineering.net

Subject: Staff Comments: Proposed FLUM Amendment and Zone Change - Kentucky Street and Laurel Street

Good Morning,

In reviewing the proposed FLUM amendment and rezoning applications for the properties located on Kentucky Street and Laurel Street, staff has generated the following comments for your consideration:

FLUM Amendment

- The proposed FLUM designation listed on the FLUM application and on the FLUM plat is not correct. Commercial is not a FLUM category identified on the Smiths Grove FLUM. This should be amended on both the application and FLUM plat and should reference the "Neighborhood/General Commercial" FLUM designation.
- Page 2 of the FLUM amendment lists findings required for the granting of a FLUM amendment. Item 2, "the request is a correction of inconsistencies or mapping errors contained within the FLUM." This item does not seem to be applicable to this request. The statement that was provided on page 2 speaks to the current residential use and zoning, however the proposed FLUM amendment is for a Commercial FLUM designation, not residential. Please revise this section of the application to instead address, item 3, "That the proposed use is clearly compatible with existing surrounding development as demonstrated by the applicant. This review should include a compatibility assessment of the proposed use, which includes, but is not limited to, location and bulk of buildings and other structures, building height, building materials, intensity of use, density of development, location of parking and signage within the surrounding area. In addition, the applicant must prove that the proposed amendment will not result in development that exceeds the capacity of existing infrastructure (such as roads, water, sewer and stormwater)."

Development Plan Conditions (GB)

- Proposed DPC #4 addresses access to the property. Kentucky Street and Laurel Street are maintained by the City of Smiths Grove. This DPC should be amended to include language at the end of the sentence similar to, "and also in coordination with the City of Smiths Grove."
- Proposed DPC #6 addresses building materials for the GB portion of the development. Staff has noted that the majority of the residential structures in the vicinity have a vinyl exterior. There is also a brick home nearby. You may want to consider identifying specific materials for residential vs. commercial structures. Metal materials may not be deemed compatible with the existing residential structures in this area.

FOCUS 2030 Category Review

- LU-1.1.3 from the FOCUS 2030 Comprehensive Plan states that all proposals for new development must be assessed to determine their compatibility with the existing surrounding development. Common items of compatibility evaluated by the Planning Commission include location and bulk of buildings and other structures; density; building height; building orientation; intensity of use/permitted uses; hours of operation for

nonresidential uses; location of parking; utility placement; and signage. Staff suggests addressing these items in your DPCs for both the GB and LI portions of your request. Regarding intensity of use, and considering the proximity of single family residential uses, you may want to consider prohibiting the following: commercial parking; active outdoor recreation and entertainment; sportsmen's farm and firearm range; self-service storage; manufactured and mobile home sales; light aviation; mining; telecommunications tower; truck stop; and towing operations.

- LU-2.8 and LU-2.8.1 relate to the Smiths Grove Focal Point Plan. LU-2.8 states that Planning Commission should continue to apply selected policies established in prior focal plans, in particular those pertaining to the smaller incorporated cities. LU-2.8.1 further supports the implementation of such policy plan. Please see noncompliance items referenced below.
- NCR-2.5 and NCR-2.5.3 promote the preservation of historic resources and structures and state that these items should be considered in development plan review. Staff has noted that the residence at 332 Laurel Street was constructed in 1896. Would you consider incorporating an additional DPC for the GB portion of the development to address these NCR items, and perhaps also committing to donate any salvageable materials from the existing structures to the Habitat for Humanity ReStore or similar organization prior to demolition (in the event that any of the structures are demolished in the future)?

Smiths Grove Focal Point Plan

- Please see applicable SG polices below. The rezoning application, as submitted, does not comply with these policies. Staff suggests revising your development plan conditions and concept plan to address compliance with these items as further noted below.

SG-2 Infill residential development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

The residential structures shown on the preliminary development plan and the number of units per building proposed in the DPCs are not a reflection of the character of the existing neighborhood, including size, scale, and architecture.

SG-3 New single family residential development of greater than 10 units should be limited in density to no more than 4 units per acre.

The DPCs propose a maximum of 40 units. There are 32 units shown on the preliminary development plan. 32 units on 1.7381 acres results in a density of 18.41 du/ac and does not comply with this policy.

SG-5 New multi-family residential development shall be limited to two-family and townhouses only.

The proposed multi-family structures do not comply with this policy.

SG-8 Commercial development in areas outside of the Highway Commercial district should be limited to a neighborhood size, scale, and type.

The commercial structures shown on the preliminary development plan appear to be residential in scale, as far as the footprints go (+/- 4,000 s.f. or less). The proposed DPCs for the GB portion of the development, however, allow up to 28,000 s.f. of commercial buildings and do not match what is shown on the preliminary development plan.

To ensure timely delivery of meeting materials to our Planning Commissioners, please submit any revisions you may have no later than Wednesday, March 10th at 9:00 AM.

Please note that failure to submit revisions prior to this deadline may result in postponement of your application to another hearing date and assessment of a \$100 re-advertising fee; OR the staff report will be sent out as-is and it will be the responsibility of the applicant to address deficient items with the Planning Commission during the public hearing.

Please let me know if you have any questions or concerns regarding the above comments. I am happy to assist however I can.

Sincerely,

Monica Ramsey

Planner I
City-County Planning Commission of Warren County
922 State Street
Suite 200
Bowling Green, KY 42101
P: 270-842-1953
F: 270-842-1282



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SUMMARY MINUTES
City-County Planning Commission of Warren County
Special Call ZOOM Meeting
March 18, 2021 @ 5:00 p.m.

PRESENT:

Mary Belle Ballance
Shannon Blackburn
Sandy Clark
Greg Gay
Tim Graham
Debbie Richey
India Unseld
Mary Vitale
Christiaan Volkert
Dean Warren
Velma Runner

The City-County Planning Commission of Warren County was called to order by Chairman Velma Runner.

A. ROLL CALL:

Chairman Runner requested Jessica Martin to conduct roll call in order to determine a quorum. A quorum was determined with ten (10) of the twelve (12) Commissioners present at the time of the roll call.

B. APPROVAL OF MINUTES:

Chairman Runner stated all Commissioners had received the minutes of the special called meeting held on March 4, 2021. She asked if there were any corrections to the minutes. Being none, she asked for a motion. The Motion was made by Commissioner Volkert that the minutes be approved, seconded by Commissioner Unseld, and agreed upon (7 yeas and 3 abstained) to approve the Summary Minutes of the March 4, 2021 special called 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 (March 18, 2021) 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, Rachel Hurt, Planner and Monica Ramsey, Planner be sworn as a witness before the Planning Commission and that their oath and qualifications be reflected in the record for tonight's hearing. Chairman Runner so ordered and swore in the witnesses.

2021-01-RWC – Gary M. & Betty Vincent have filed an application to close approximately 3,783 square feet of a portion of an unimproved right-of-way located on South Main St between 220 & 234 South Main St in Smiths Grove.

Mrs. Monica Ramsey presented the staff report. (*Note: Staff reports available upon Open Records Request*).

Chairman Runner asked if there were any questions for the staff. Chairman Runner asked if there were any questions or opposition. Being none, she asked for a motion.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Warren, to approve the Right-of-Way Closing, docket number 2021-01-RWC, with the conditions as listed in the staff report. 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 Right-of-Way Closing is in compliance with Section 3.16 of the Warren County Zoning Ordinance. The vote was ten (10) yeas, so approved.

Commissioner Vitale entered the meeting making the total number of commissioners to eleven (11). Commissioner Ballance left the meeting making the total number of Commissioners to ten (10). Chairman Runner announced the next two items on the Agenda:

2021-10-FLUM – Edgehill Farms Inc. & John Franklin Ballance have filed an application for a Future Land Use Map Amendment on portions of tracts of land containing approximately 2.42 acres located on a portion of 0, 302 & 332 Laurel Street and a portion of 0 Kentucky Street in Smiths Grove from Light Industrial to Neighborhood / General Commercial.

2021-19-Z-SG – Edgehill Farms Inc. & John Franklin Ballance have filed an application to rezone portions of tracts of land containing approximately 4.22 acres located on a portion of 0, 302 & 332 Laurel Street and a portion of 0 Kentucky Street in Smiths Grove from LI (Light Industrial), with a development plan conditions, HI (Heavy Industrial) and RS-1A (Single Family Residential) to LI (Light Industrial) and GB (General Business), both with a general development plan.

Mrs. Monica Ramsey presented the staff report. (*Note: Staff reports available upon Open Records Request*).

Chairman Runner asked if there were any questions for the staff. Commissioner Clark asked if the current business is out of zoning compliance. Mrs. Monica Ramsey explained the portion of the existing business that is located in the RS-1A and part of the purpose of the application is to clean up the zoning for the use to continue. Mr. John Ballance, 13101 Louisville Road, was sworn in. He explained they owned and occupied the business since 2013, explained updates he did to the property and how changing lot lines made him aware of the zoning issue. He felt the multi-family was a good barrier between the light industrial. Commissioner Clark asked if he had anything coming in there or just cleaning it up right now. Mr. Ballance stated he had no immediate plans, detailed some site work he has done recently and that he has been in talks of possible purchasing the other tracts in the corner. Commissioner Clark stated it looks a lot better. Chairman Runner asked if there were any questions or opposition. Being none, she asked for a motion on the FLUM

ACTION: Commissioner Gay made the motion, seconded by Commissioner Clark, to approve the proposed Future Land Use Map Amendment, docket number 2021-10-FLUM. Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment has met the criteria to amend the FLUM as outlined in LU-1.1.4 in the 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 ten (10) yeas, so approved.

Chairman Runner asked for a motion on the zone change.

ACTION: Commissioner Richey made the motion, seconded by Commissioner Clark, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2021-19-Z-SG. 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 ten (10) yeas, so the recommendation will be for approval.

Commissioner Ballance returned to the meeting making the total number of Commissioners to eleven (11). Chairman Runner announced the next item on the Agenda:

2021-21-Z-CO – GVTP Development, LLC & Jim Crockett Fish has filed an application to rezone a tract of land containing approximately 13.0156 acres located on 0 Elrod Rd (bounded by Stagner Lane and Emberton Road) from AG (Agriculture) to RS-1D (Single Family Residential), with a general development plan.

Mrs. Rachel Hurt presented the staff report. (*Note: Staff reports available upon Open Records Request*).

Chairman Runner asked if there were any questions for the staff. Commissioner Graham asked if this was an extension to the existing Stagner Farms Subdivision. Mrs. Hurt stated yes and that the only difference is the current development is PUD with differences in front yard setbacks and this portion follows the RS-1D standards. Commissioner Graham asked if this portion will have a different HOA. Mrs. Hurt stated it will be under the Stagner Farms HOA. Chairman Runner asked if there were any further questions. Being none, she asked for the applicant. Mr. Chris Davenport stated this is the same developer and is an extension of Stagner Farms which will all be under the same HOA. He felt it is a great way to fill the area between the current Stagner Farms and the existing church and doesn't have an additional access to Elrod Road. Chairman Runner asked if there were any questions for Mr. Davenport. Being none, she asked if there was anyone in the audience with questions or opposition.

Mr. David Gifford, 213 Gold Rush Drive, was sworn in. He stated he was the pastor of the church that joins the property and asked what screening was discussed. Mrs. Rachel Hurt stated the condition number 12 says: Each lot adjoining Elrod Road shall have sufficient landscape buffer to