

**Joint City-County Planning Commission  
of  
Barren County, Kentucky**

**January 19, 2016**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, January 19, 2016 at 7:00 PM in the chambers of the Glasgow City Hall.

The following Commission Members were present:

Brad Bailey  
Danny Basil  
Lewis Bauer  
Rondal Brooks  
Freddie Button

Tommy Gumm  
David Rutherford  
Janis Turner  
Candy Wethington  
Forrest Wise

Eddie Atnip, Joan Norris and Joel Wilson were absent.

**I. GENERAL BUSINESS:**

**Agenda Item # 1 – Approval of Minutes**

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the December 21, 2015 minutes. Motion unanimously carried.

**Agenda Item # 2 – Approval of Invoices**

The following invoices for January, 2016 were presented for payment.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the January 2016 invoices as presented for payment.

Forrest Wise amended his motion to include the \$200.00 invoice to Campbell, Myers, and Rutledge for preparation of the 2015 W-2 forms. Janis Turner seconded the amendment. A vote was taken on the amendment and the motion unanimously carried.

A vote was then taken on the original motion with the amendment and the motion was unanimously carried.

**Agenda Item # 3 – Treasurer's Report**

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of December was \$26,972.29. Deposit in the amount of \$3,905.00 consisted of: \$3,135.00 from Barren County fees, \$770.00 in fees from the City of Glasgow.

**Agenda Item # 4 – Committee’s Report**

Chairman Gumm appointed the Budget Committee for the 2016-2017 fiscal year. They are as follows: Candy Wethington, Chairman, Danny Basil and Eddie Atnip. Chairman Gumm will serve as ex-officio member.

**Agenda Item # 5 – Director’s Report**

Kevin Myatt, Planning Director, informed the Commission Members he had not sent a gift basket to Joel Wilson who has been ill because they were unaware of Mr. Wilsons circumstances at the present moment, however Mr. Myatt stated that a basket will be sent to Mr. Wilson if his health does improve.

**II. PUBLIC HEARING:**

- 1. 011916-01-G – Zone Change Application – Joe David Houchens and Trent Riddle, Applicants/Owners – R-1 (Low Density Residential) District to R-3 (Small Lot Medium Density Residential) District – Property located at the intersection of Glenview Drive and Homewood Boulevard and one thousand four hundred thirty five (1,435’) feet east from the Homewood Boulevard and North Race Street intersection – 7.955 +/- Total Acres – Glasgow**

A public hearing was conducted.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt also explained that one sign had been damaged during the previous storms. Mr. Myatt explained the proposed Map Amendment.

Chairman Gumm asked if anyone present would like to speak in favor of the proposed request.

No one present addressed the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed request.

No one present addressed the Commission.

A motion was made by Danny Basil and seconded by Brad Bailey to approve the Zone Change Application for Joe David Houchens, et al because the proposed map amendment is in agreement with the adopted Comprehensive Plan, and the proposed conceptual development is in agreement with the characteristics of the surrounding neighborhood. Motion unanimously carried and recommendation will be forwarded to the Glasgow City Council.

### **III. SUBDIVISION:**

- 1. 011916-01-B – Agricultural Application for Division of Real Estate – Roger Hawkins, Applicant/Owner – Property located at 234 Oak Hill School Road – 1 Tract – 31.905 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.**

The following Staff Findings and Recommendations were presented.

#### Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which connects to Oak Hill School Road, a County maintained roadway.
3. The proposed division is being divided along an existing gravel platted road (See Property Photos, Attachment C), and has access to Oak Hill School Road.
4. Attachment D is an Aerial Map showing the existing roadway.
5. The Tract of land consists of 31.905 acres currently owned by Roger Hawkins. The proposed division of property that is presented for the proposed Agricultural Exemption contains 27.633 acres and is serviced by an existing vehicular way noted on an existing plat (Plat Book 11, Page 704) and recorded on May 12th, 1994. As noted on the plat there was a prior Agricultural Exemption applied for in 1994. The applicant is wishing to sever 4.272 acres from the parent Tract to be added to an adjacent property; see Attachments E and F. Further division of the Tract requires Planning Commission approval. If approved the proposed Tract will still meet all the requirements of an Agricultural Exemption.
6. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a

new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.

7. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Lewis Bauer and seconded by Rondal Brooks to approve the application for the Agriculture Division of Real Estate because the proposed division does meet the minimum standards set forth in KRS Chapter 100.11(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

**2. 011916-02-B – Agricultural Application for Division of Real Estate – *Stephen and Brenda Eller, Applicant/Owner – Property located at 550 McGuire Road – 2 Tracts – 86.45 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.***

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which connects to McGuire road, a County maintained roadway, which leads to HWY 163 (Tompkinsville Road), a State highway.
3. The proposed division is being divided along an existing gravel platted road (See Property Photos, Attachment C), and has access to McGuire Road.
4. Attachment D is an Aerial Map showing the existing roadway.
5. The existing Tract of land consists of 86.314 acres currently owned by Stephen and Brenda Eller. Currently, the Tract is a land locked piece of property with no road frontage on a Government maintained roadway.
6. Attachment E is a signed Affidavit from 1974 stating the existence of the existing roadway.
7. The applicant is proposing two (2) new Tracts, a 5.150 acre Tract which contains a residence, and an 81.164 acre Tract consisting of the open farm land and agricultural buildings, see Attachment F (provided Plat).

8. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.
9. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by David Rutherford and seconded by Brad Bailey to approve the application for Agriculture Division of Real Estate because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion carried unanimously.

**3. 011916-03-B – Preliminary and Final Plat – Harold and Gylinda Nuckols, Applicant/Owner – Property located at Stovall Road – 10 Tracts – 7.780 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along existing road frontage and each Lot exceeds the minimum lot size requirements of Article 502.1.2.
2. Section 700.0 of the Barren County Subdivision Regulations states that land that is subdivided into large Tracts of at least ten (10) contiguous acres shall be exempt from the requirements of this Article until it is re-subdivided according to the requirements. Once land is subdivided into any series of Lots totaling four (4) or more from the parent Tract no portion of the property subdivided may be re-subdivided into Tracts of less than ten (10) contiguous acres in size until adequate water supply service and fire hydrant improvements have been constructed. The proposed plat meets all the aforementioned regulations.
3. Arrangements have been made with the Glasgow Water Company for the locations of the proposed fire hydrants, however, sanitary sewer is not available to the subject property.
4. The appropriate addresses have been assigned and shown on the proposed plat.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Plat.

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A motion was made by Danny Basil and seconded by Janis Turner to approve the Preliminary and Final Plat for Harold and Gylinda Nuckols, Applicants/Owners because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the proposed plat. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by Rondal Brooks, and unanimously carried, the meeting was adjourned at 7:35 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer