

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

**July 16, 2018**

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Monday, July 16, 2018 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

The following Commission Members were present:

Eddie Atnip	Tommy Gumm
Brad Bailey	Joan Norris
Danny Basil	David Rutherford
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
Freddie Button	Forrest Wise

Ricky Houchens was absent.

A roll call was made with twelve (12) commission members present.

**I. GENERAL BUSINESS:**

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

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the minutes of the June 18, 2018 Meeting as presented. Motion unanimously carried.

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

The following June, 2018 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the June invoices as presented for payment. Motion unanimously carried.

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

Kevin Myatt, Planning Director, told the group the Comprehensive Plan Committee Meetings will begin in August.

**Agenda Item # 4 – Treasurer's Report**

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of June was \$8,724.70. Deposit in the amount of \$3,630.00 consisted of: \$2,125.00 from Barren County fees and \$1,505.00 in fees from the City of Glasgow.

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

There was no Director's report.

**II. PRESENTATION:**

**1. Doug Shulte, with Gennex Solar, LLC – Presentation of Alternative Energy**

Mr. Myatt introduced the group from Gennex Solar, LLC.

Kara Price, Director of Project Development, Doug Shulte, Director of Operations for Kentucky, and Chris Robotham, Managing Director, all with Gennex Solar, LLC, were present for the presentation.

Ms. Price and Mr. Shulte gave an overview of the work of Gennex Solar, LLC to the Commission Members. They told of completed projects in North Carolina and of a project in Harrison County, KY.

Charles A. Goodman, III, Attorney, asked if Gennex could provide sample regulations from counties in North Carolina that did not have county wide zoning.

Mr. Myatt thanked Gennex for making their presentation.

**III. PUBLIC HEARING:**

- 1. 071618-01-G- Zone Change Application – Betty Bailey, et al., Applicant/ Owner – I-2 (Heavy Industrial District) to B-3 (Highway Service Business District) – Property located approximately three hundred and seventy (370’) feet west of the Carroll Knicely Drive and New Bowling Green Road intersection and approximately six hundred (600’) feet east of the Circle Road and the New Bowling Green Road intersection – 0.913 +/- Total Acres – Glasgow**

A public hearing was conducted.

Chairman Gumm reminded everyone on the Commission that any approval or denial must be in accordance with KRS 100.213.

Kevin Myatt, Planning Director, was sworn in and reported to the best of his knowledge all appropriate notices had been posted. 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.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Proposed Zone Change for Betty Bailey, et. al., Applicant/Owner, from I-2 (Heavy Industrial District) to B-3 Highway Service Business, because the subject property is in an area where residential, commercial and industrial uses are in existence and the proposed classification is more appropriate than the classification given to it in the current zoning comprehensive plan and that the change will not adversely affect the safety, welfare of the people and will not change the characteristics of the neighborhood. Also, the one (1) Binding Element is that the property must get on the public sewage system prior to opening. Motion unanimously carried.

#### **IV. SUBDIVISION:**

- 1. 071818-01-G – Preliminary and Final Plat – Zach Fisher, Applicant/Owner 9 Tracts – 23.770 +/- Total Acres – Oaks of Autumn Ridge Subdivision – Glasgow – Plans prepared by Pride Land Surveying**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along proposed road frontage and lots 1-6 exceed the minimum lot size requirements, per Section 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations. Lots 7-9 are non-conforming lots that must be added to the adjacent properties as indicated on Plat.

2. All utilities are available to each lot by Farmers Rural Electric, SCRTEC, and Glasgow Water Company. All existing FRECC & SRCTC lines have been noted with all applicable Right-of-Way easements
3. All tracts are currently serviced by existing fire hydrants.
4. All of the proposed lots currently have access to the Glasgow Sewer utility and all proposed lots meet minimum lot size requirements set by Barren County Health Dept. for septic service.

Staff Recommendation:

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

A motion was made by Eddie Atnip and seconded by Danny Basil to approve the Preliminary and Final Plat for Zach Fisher, Applicant/Owner, 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 Final Plat. Motion unanimously carried.

- 2. 071618-01-B – Preliminary and Final Plat – Mary Jo Hughes, Owner – Temple Dickinson, Master Commissioner, Applicant – 9 Tracts – 115.356 +/- Total Acres – Property located along Coral Hill Road (Hwy. 740) and Jack Smith Road – Barren County – Plans prepared by Pride Land Surveying**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. All utilities are available to each lot by Farmers Rural Electric, SCRTEC, and Glasgow Water Company. All existing FRECC & SRCTC lines have been noted with all applicable Right-of-Way easements
3. Tracts 7-9 are currently serviced by an existing fire hydrant located approximately one hundred feet (100') northwest along Jack Smith Road from Tract 7. Lots 1-6 are not currently serviced by a fire hydrant. Any future subdivision of these lots shall require the installation of fire hydrant(s) and has been noted on the Plat.

4. None of the proposed lots currently have access to the Glasgow Sewer utility. All proposed lots meet minimum lot size requirements set by Barren County Health Dept. for septic service.

Staff Recommendation:

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

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the Preliminary and Final Plat for Mary Joe Hughes Subdivision, Owner 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 Preliminary and Final Plat. Motion unanimously carried

There being no further business to come before this meeting, upon the motion of Danny Basil, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 8:10 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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Janis Turner, Secretary-Treasurer