

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

**January 22, 2019**

The Joint City-County Planning Commission of Barren County, Kentucky met in a regular session on Tuesday, January 22, 2019 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	Ricky Houchens
Danny Basil	Joan Norris
Lewis Bauer	Janis Turner
Rondal Brooks	Candy Wethington
	Forrest Wise

Freddie Button and David Rutherford were absent.

Chairman Gumm called the meeting to order.

A roll call was made with eleven (11) Commission Members present.

Chairman Gumm expressed sympathy to Charles A. Goodman, III and the family of Larry D. Garmon. A moment of silence was observed in memory of Mr. Garmon.

**I. GENERAL BUSINESS:**

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

A motion was made by Eddie Atnip and seconded by Brad Bailey to approve the minutes of the November 19, 2018 meeting as presented. Motion unanimously carried.

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

The following December, 2018 and January, 2019 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Joan Norris to pay the December 2018 and January 2019 invoices as presented for payment. Motion unanimously carried.

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

There was no Committee report.

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

The bank balance at the end of November was \$18,042.01. Deposit in the amount of \$2,400.00 consisted of: \$2,400.00 from Barren County fees and \$0.00 in fees from the City of Glasgow.

The bank balance at the end of December was \$8,697.82. Deposit in the amount of \$4,225.00 consisted of: \$1,985.00 from Barren County fees and \$2,240.00 in fees from the City of Glasgow.

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

There was no Director’s Report given.

**II. PUBLIC HEARING:**

- 1. 012219-01-G – Zone Change Application – W. F. McShane, Jr. Owner – Roger Payne Applicant – R-1 (Low Density Residential District) & B-2 (General Business District) to B-2 (General Business District) – Property located approximately four hundred and ninety (490’) feet southwest of the East Main Street and Lenna Drive intersection and north of the Beverly Drive and Lenna Drive intersection – 0.906 +/- 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.

Commission Member Ricky Houchens asked what business would be located on the property?

Mr. Myatt replied it was for storage for equipment.

Commission Member Houchens then asked if the property would be sold or leased?

Mr. Myatt replied it would be sold.

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

No one present spoke in favor of the proposed Map Amendment.

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

No one present spoke in opposition to the proposed Map Amendment.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Rondal Brooks to approve the proposed Map Amendment because the proposed map amendment is in agreement with the adopted Comprehensive Plan's Future Land Use Projections Map. Motion carried unanimously.

### **III. VARIANCE:**

**1. 012219-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Lacey Harrison, Applicant – Steven & Kim Wilson, Owner – Property located at 2891 Oak Grove Church Road – Article 501.2 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. As indicated on the Application the applicant is requesting a twenty (20') foot variance to the Minimum Road Frontage requirement of sixty (60') foot (Article 501.2 Barren County Subdivision Regulations). Subject property to be divided along a public roadway (Oak Grove Church Road) and the resulting parcel conforms to all other Barren County Subdivision Regulations. Lot Two is requesting the twenty foot (20') foot variance to the minimum road frontage to allow Lot One to maintain the minimum lot size and building setback regulations (Article 502.2.2 Barren County Subdivision Regulations).
3. Attachment B is the general vicinity map at a three hundred (300') foot scale. The property is located on Oak Grove Church Road, a county maintained roadway.
4. Attachment C is the Property Photo map.
5. Attachment D is the Aerial Photo map.

6. Attachment E is the proposed plat provided by the Applicant from Pride Land Surveying, and the remaining parcel does not meet the minimum requirements within Barren County Subdivision Regulations.

A motion was made by Brad Bailey and seconded by Janis Turner to approve the Variance Application for Lacey Harrison, Applicant, Steven and Kim Wilson, Owner, for property located at 2891 Oak Grove Church Road because the granting of the Variance will not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity and will not cause a hazard or a nuisance to the public. Motion unanimously carried.

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

1. **012219-01-P – Preliminary Plat** – *Mike White, Applicant/Owner – Parkview Estates Subdivision – Phase 1 – Property located along Blakeman Street and Bardstown Road – 10 Lots – 2.266 +/- Total Acres – Park City – Plans Prepared by LEI Landmark Engineering*

#### Staff Findings:

1. The proposed development, Phase 1, is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Article 5, Section 5.6 of the Park City Zoning Ordinance.
2. Currently the subject property is located within an R-2 (Medium Density Residential) District. The R-2 District requires that all single family lots have a minimum of 7,500 square feet. The proposed Lots shown on Phase 1 do meet that regulation.
3. The Park City Board of Adjustments met on December 21<sup>st</sup>, 2018, and granted variances of five (5') feet to the thirty-five (35') foot Front Yard Setback requirement for Lots 8, 23 & 24, eleven (11') foot to the seventy-five (75') foot Minimum Lot Width requirement for Lots 1-6, and 9-23 and fifteen (15') foot to the twenty-five (25') foot Rear Setback requirement for Lots 16 & 17.
4. All utilities are available to each lot by Warren Rural Electric and Caveland Environmental Authority.
5. All tracts shall be serviced by existing fire hydrants and no further hydrants are required. There are three current fire hydrants available to service the proposed lots.
6. All proposed lots shown must meet all necessary requirements to gain entrance permits for Blakeman Street and Bardstown Road from the Park City City Hall.

Staff Recommendation:

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

A motion was made by Danny Basil and seconded by Rondal Brooks to approve the Preliminary Plat for Parkview Estates Subdivision, Mike White, Applicant/Owner, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and the zoning does allow for the proposed Preliminary plat and subject to Staff Findings and Recommendations of approval of the proposed Preliminary plat. Motion unanimously carried.

**V. DEVELOPMENT PLAN:**

- 1. 012219-02-G – Preliminary and Final Development Plan** – *Newcomb Oil Company, Applicant/Owner – Property located at 800 Happy Valley Road – 1 Lot – 3.30 +/- Total Acres – Glasgow – Plans prepared by Randolph Engineering and Surveying, Inc.*

Staff Findings:

1. Currently the subject property is located within a B-2 (General Business) District.
2. The existing tract of land contains 3.39 total acres, of which 2.358 acres will be disturbed during construction. The site slopes primarily to the south towards the corner of KY 31E (N L Rogers Wells Boulevard) and KY 90 (Happy Valley Road).
3. As shown on Sheet C2.0, the Applicant is proposing to remove the existing building and pump canopies and replace with a new 4,400ft<sup>2</sup> building and pump canopies.
4. Section 158.400(9) of the Glasgow Zoning Ordinance requires a commercial or retail use to provide one (1) space for every 300 square feet of gross floor area. The applicant is proposing the construction of 27 spaces where 15 are required. Additionally, two (2) of the spaces being proposed will be ADA accessible where two (2) are required.
5. Sheet C2.2 is the detailed proposed grading sheet for the development.
  - A. As shown on the plans, the majority of storm water runoff is to drain towards the south of the site to an existing storm sewer along KY 90 (Happy Valley Road) or to a proposed retention basin located at the property's northwest boundary via a system of proposed drop box inlets.

6. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
7. Sheet C2.1 shows Erosion Control measures implemented during the site's development.
8. All utilities are available to the site. Water and gas shall be delivered via proposed underground service from the south of the property while sewer shall be from the west of the property. Clint Harbison, Engineer for the Glasgow Water Company, has requested that any approval of the site be contingent upon the relocation of the proposed sewer line. The site shall be covered by a proposed fire hydrant located on KY 90 (Happy Valley Road).
9. Section 158.029 of the Glasgow Zoning Ordinance requires a landscape buffer when a commercial property is adjacent to a residential property. The Glasgow Board of Adjustment granted a variance on January 22<sup>nd</sup>, 2019, to the subject property because of the existing vegetation canopy that is adjacent to the residential property and the topographical difference between the two properties.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Development Plan subject to the following conditions:

1. Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water quality impacts where the natural ground cover has been disturbed.
2. Any approval will be contingent on the new location of the proposed water and sewer line and confirmed by Clint Harbison, Glasgow Water Company engineer.

A motion was made by Ricky Houchens and seconded by Rondal Brooks to approve the Preliminary and Final Development Plan for Newcomb Oil Company because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendations of approval of the proposed development with conditions that adequate soil erosion controls be implemented and being contingent upon approval by the Glasgow Water Company pertaining to the water and sewer locations. Motion carried with Danny Basil abstaining.

Danny Basil resigned as a Commission Member due to being appointed City Attorney. He expressed his appreciation for being able to serve on the Commission. Chairman Gumm thanked Mr. Basil for his service.

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There being no further business to come before this meeting, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting adjourned at 7:42 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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