

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

**December 16, 2019**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 19, 2019 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm called the meeting to order.

The roll was called with the following Commission Members present:

Eddie Atnip	David Jessie
Joe Austin	Joan Norris
Brad Bailey	David Rutherford
Lewis Bauer	Janis Turner
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Rondal Brooks was absent.

**I. GENERAL BUSINESS:**

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

A motion was made by Forrest Wise and seconded by Candy Wethington approve the minutes of the November 18, 2019 meeting as presented. Motion unanimously carried.

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

The December 2019 invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by Joan Norris to pay the December 2019 invoices as presented for payment. Motion unanimously carried.

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

The Committee's report will be submitted in the Director's report.

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

The bank balance at the end of November was \$14,583.74. Deposit in the amount of \$4,810.00 consisted of: \$1,735.00 from Barren County fees and \$3,075.00 in fees from the City of Glasgow.

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

Kevin Myatt, Planning Director, reminded commission members that the next two (2) monthly meetings would be on the third Tuesday night due to the regular meeting dates being on a holiday.

Mr. Myatt told the Commission Members he would have the Comprehensive Plan on a CD and give each of them a copy at the next meeting.

**II. PUBLIC HEARING:**

**1. 121619-01-B – Subdivision Regulations Pre-Subdivision Variance Application – James Peden, Owner/Applicant – Property located at 5124 New Bowling Green Road – Five (5’) foot to the Five (5’) foot Accessory Structure Setback Regulation – Article 503.2 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 five (5') foot variance to the five (5') foot accessory structure setback requirement, Article 503.2 Barren County Subdivision Regulations. The aforementioned Article states that all accessory structures in residential subdivisions shall be five (5') feet from all property lines.
3. Attachment B is the general vicinity map at a three (300') hundred foot scale and Attachment C is at a one hundred fifty (150') foot scale.
4. Attachment D is the Aerial Photo map.
5. Attachment E is the proposed property survey completed by Pride Land Surveying.
6. Attachment F is the Property Photo map.

A motion was made by Brad Bailey and seconded by Janis Turner to approve the Variance Application for James Peden for property located at 5124 New Bowling Green 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.

**III. SUBDIVISION:**

- 1. 121619-02-B – Preliminary & Final Plat** – *Sunnybrook Farms – Sunnybrook Farm Trust, Applicant/Owner – Property located along the 700 Block of New Salem Road – 5 Tracts – 2.393 +/- Total Acres – Barren County – Plans Prepared by Pride Land Surveying*

Staff Findings:

1. The proposed development is being divided along existing maintained road frontage and meet or exceed the minimum lot size requirements, per Article 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.
2. Electric, cable and telephone are available to each lot by Farmers Rural Electric and SCRTC; Water and sewer services are available from Glasgow Water Company.
3. All tracts are serviced by an existing fire hydrant located just north of Tract 5.
4. All overhead utility easements are noted on the plat.
5. Portions of Lots 1-3 are located within the FEMA Floodplain and are noted on the plat.

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 Lewis Bauer to approve the Preliminary and Final Plat for Sunnybrook Farm Trust, Applicants/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.

- 2. 121619-03-B Preliminary & Final Plat** – *Malcolm Gardner, Applicant/Owner – Property located One Thousand (1,000') feet south of the Harry King Road and Happy Valley Road intersection and Three Thousand (3,000') feet north of the Flint Knob Road and Happy Valley intersection – 9 Tracts – 111.639 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying*

Staff Findings:

1. The proposed development is being divided along existing maintained road frontage and meet or exceed the minimum lot size requirements, per Article 502.2.1 and 502.2.2 of the Barren County Subdivision Regulations.

2. Electric, cable and telephone are available to each lot by Farmers Rural Electric and SCRTC; Water service is available from Glasgow Water Company.
3. Tracts 1-8 to be serviced by a proposed fire hydrant to be located between Tracts 4 & 5.
4. All of the proposed lots meet minimum lot size requirements set by Barren County Health Department for septic service.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Plat, subject to an agreement made with the Glasgow Water Company pertaining to the proposed fire hydrant.

A motion was made by Lewis Bauer and seconded by Janis Turner to approve the Preliminary and Final Plat for Malcolm Gardner, 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 Preliminary and Final plat subject to an agreement made with the Glasgow Water Company pertaining to the proposed fire hydrant, if the land is subdivided into lots. Motion unanimously carried.

**IV. DEVELOPMENT PLAN:**

1. **121619-01-G – Final Development Plan – Maddox Manor Development – Maddox Manor of Glasgow, LLLP, Applicant/Owner – Property located across from the intersection of Noah Drive and Parkview Drive and Montessori Way and Parkview Drive – 1 Lot – 6.56 +/- Total Acres – Glasgow – Plans Prepared by Dyer & Associates, Inc.**

Staff Findings:

1. Currently the subject property is located within a B-3 (Highway Business) District.
2. As shown on Sheet C2.0, the Applicant is proposing a new contained development consisting of residential, medical, adult daycare and office uses within the proposed seven (7) new structures.
3. The existing tract of land contains 6.56 total acres, of which 5.22 acres will be disturbed during construction within two phases. The site slopes primarily to the west towards an existing blue line stream as shown on Sheet C1 & C2.

4. Also on Sheet C2, the applicants are proposing two new entrances. One entrance is located on Parkview Drive (a City street) and the other is on Montessori Way, a current Private roadway which has been approved by the City of Glasgow Infrastructure Committee to become a city maintained roadway.
5. Section 158.400(1, 10, 12 & 17) of the Glasgow Zoning Ordinance requires a total of 102 parking spaces for the development. The applicant is proposing 104, plus 13 Handicap accessible spaces.
6. Sheet C3 is the detailed proposed grading sheet for the development.
  - A. As shown on the plans, the storm water runoff is to drain to one of two proposed retention basins located at the north and southwest portions of the site, then towards an existing blue line stream, via a system of proposed drop box inlets and underground piping.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheets C4 & C4.1 shows Erosion Control measures implemented in two phases during the site's development.
9. All utilities are available to the site. Final approval of development plans have been approved by Glasgow Water Company and Glasgow EPB. The site shall be covered by four proposed fire hydrant located in the development.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Plans 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.

A motion was made by Eddie Atnip and seconded by David Jessie to approve the Final Development Plan for Maddox Manor of Glasgow, LLP, 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 that Montessori Way, a private roadway was adopted by the City of Glasgow to become a city-maintained roadway. Motion unanimously carried.

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There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 7:28 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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