

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

March 16, 2020

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 16, 2020 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	Ricky Houchens
Joe Austin	David Jessie
Brad Bailey	Joan Norris
Lewis Bauer	David Rutherford
Rondal Brooks	Janis Turner
Tommy Gumm	Candy Wethington

Forrest Wise was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Ricky Houchens and seconded by Eddie Atnip to approve the minutes of the February 18, 2020 meeting as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The March 2020 invoices were presented for payment.

A motion was made by Rondal Brooks and seconded by Lewis Bauer to pay the March 2020 invoices as presented for payment. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

There were no Committee Reports.

Agenda Item # 4 - Treasurer's Report

The bank balance as of February 29th, 2020 was \$54,235.60. Deposits in the amount of \$3,675.00 consisted of: \$3,300.00 from Barren County fees and \$375.00 for fees from the City of Glasgow.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, told the Commission that the KAPA Spring Conference will be held the 3rd Week of May (16th – 17th).

A motion was made by David Jessie and seconded by Brad Bailey to authorize Kevin Myatt and Brian McKeever to attend the KAPA Spring Conference at the Land Between the Lakes. Motion unanimously carried.

II. PUBLIC:

1. **Chris Shirley** – Mr. Shirley addressed the Commission and asked if the Subdivision Regulations could be relaxed for road construction.

Kevin Myatt, Planning Director, asked that an official document be sent to the next Legislative Body asking what can be done to allow road work to start prior to the finalization of the subdivision and if any incentives can be discussed to allow the Legislative Bodies to take over a roadway before it is completed.

It was understood that at the next Planning Commission meeting, there would be an agreement to begin putting together a committee to discuss the topics mentioned and to further the discussion.

III. VARIANCE:

1. **031620-01-B – Subdivision Regulations Pre-Subdivision Variance Application – Gary Bell, Executor, L. Rogers Wells Jr. Estate, Owner – Property located at 1330 Bluff Springs Road – One Thousand Five Hundred and Sixty-Two (1,562’) feet to the Five Hundred (500’) foot Access Strip Length Regulation – Article 502.3 of the Barren County Subdivision Regulations – 1 Lot – Barren County**

Charles A. Goodman, III, Attorney, recused himself from Agenda Items III and IV due to a conflict of interest.

Staff Findings:

1. As indicated on the Application the applicant is requesting a One Thousand Five Hundred and Sixty-two (1,562') foot Variance to the Five Hundred (500') foot Maximum Depth Access Strip length, Article 502.3 Barren County Subdivision Regulations.
2. The applicant has filed a Subdivision Regulations Pre-Subdivision Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
3. Attachment B is the general vicinity map at an eight (800') hundred foot scale. The property is located on Bluff Springs Road (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 proposed parcel does meet the minimum requirements within the Barren County Subdivision Regulations.

A motion was made by Rondal Brooks and seconded by Joan Norris to approve the Variance Application for the L. Rogers Wells, Jr. Estate, Applicant/Owner, for the property at 1330 Bluff Springs 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. **031620-02-B – Preliminary & Final Plat** – *L. Rogers Wells Jr. Estate – Gary Bell, Executor, L. Rogers Wells Jr. Estate, Owner – Property located 1330 Bluff Springs Road – 11 Tracts – 517.511 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying*

Staff Findings:

1. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.2 of the Barren County Subdivision Regulations.
2. The Barren River District Health Department reviewed and has signed the proposed plat because all lots are to be served by septic systems.

3. All utilities are available to each lot by FRECC, SCRTC and the Glasgow Water Company.
4. Tract 7 received a variance for the access length strip. Tract 9 shown on the plat has existing road frontage of Twenty-nine (29.91') feet with a ten (10') foot easement as recorded in Plat Book 19, Page 127 on Lecta-Kino Road and is a non-conforming tract of land.
5. A portion of Tracts 1, 2 and 9 are indicated to be located in the FEMA Flood Hazard Areas as shown on the proposed 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 Janis Turner to approve the Preliminary and Final Plat for the L. Rogers Wells Jr. Estate Subdivision 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.

V. DEVELOPMENT PLAN:

1. **031620-01-G – Final Development Plan** – *Southside Baptist Church, Applicant/Owner(s) – 5.6 +/- Total Acres – 175 Bishop Lane – Glasgow – Plans prepared by American Engineers, Inc.*

Staff Findings:

1. Currently the subject property is located within an AG (Agricultural) District.
2. The existing tract of land contains 10.242 total acres with 6.0 total acres being disturbed. The majority of the site slopes to the southeast, towards Scottsville Road (US 31-E), see Sheet C-2.0.
3. As shown on Sheet C-3.0 the Applicant is proposing a 14,718 square foot building.
4. Section 158.400(4) of the Glasgow Zoning Ordinance requires a place of public assembly to provide one (1) space for each five seats available at maximum capacity. The minimum required parking spaces is seventy (70); the applicant is providing one hundred ninety five (195) spaces. ADA requirements require six (6) handicap spaces; the applicant is providing eight (8).

5. Sheet C-4.0 is a detailed proposed grading sheet for the development.
 - A. As shown on the plans storm water runoff is to drain to the southeast side of the site, to two proposed retention basins.
 - B. Drainage/Runoff from the western side of development is to be connected to proposed DBI's on the northwest and southwest section of the development and drain to the proposed retention basin via proposed ditch line. Drainage/Runoff from remaining development to be connected to proposed DBIs on the eastern end of the parking lot and drain via proposed twelve (12") inch CMP to the east into the basins.
 - C. The remaining development is to sheet drain to east of the property to the proposed basins.
 - D. Sheet C-4.0 also shows the pre and post drainage and runoff calculations show a coefficient increase of 0.22 resulting in the need of the proposed basin.
6. Sheet C-4.1 shows a newly proposed access roadway and grading. This portion of the development is located in the unincorporated area of the County and an entrance permit was approved by the KTC Department of Highways on 12-31-19.
7. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
8. Sheet C-5.0 & C-5.1 shows Erosion Control measures implemented during the sites initial development by phasing.
9. This site is to be serviced by one (1) proposed fire hydrant to be located two hundred (200') feet from proposed driveway entrance and Bishop Lane, see Sheet C-6.0 for approved Glasgow Fire Department hydrant location.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Development Plan subject to the following conditions: 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 David Rutherford and seconded by Joe Austin to approve the Final Development Plan for Southside Baptist Church because the proposed Subdivision does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject

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to Staff Findings and Recommendations of approval of the proposed development with conditions that adequate soil erosion controls be implemented. Motion unanimously carried.

Mr. Goodman returned to the meeting.

There being no further business to come before the Commission, upon the motion of Rondal Brooks, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer