

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

**June 1, 2020**

The Joint City-County Planning Commission of Barren County, Kentucky met in a Special Called meeting on Monday, June 1, 2020 at 5:30 PM on Zoom in 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
Rondal Brooks	Candy Wethington
	Forrest Wise

Tommy Gumm and Ricky Houchens were absent.

**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 March 16, 2020 meeting as presented. Motion unanimously carried.

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

The following April and May 2020 invoices were presented for payment.

A motion was made by Forrest Wise and seconded by Joan Norris to pay the April 2020 invoices as presented for payment. Motion unanimously carried.

A motion was made by Eddie Atnip and seconded by Joan Norris to pay the May 2020 invoices as presented for payment. Motion unanimously carried.

**Agenda Item # 3 – Committee Reports**

Vice-Chairman Bauer created a Nominating Committee with Rickey Houchens, Joan Norris and Rondal Brooks serving.

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

The bank balance as of March 31<sup>st</sup>, 2020 was \$45,626.27. Deposits in the amount of \$3,785.00 consisted of: \$3,610.00 from Barren County fees and \$175.00 for fees from the City of Glasgow.

The bank balance as of April 30<sup>th</sup>, 2020 was \$36,683.41. Deposits in the amount of \$2,025.00 consisted of: \$1,875.00 from Barren County fees and \$150.00 for fees from the City of Glasgow.

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

Kevin Myatt, Planning Director, told the Commission that there are some preliminary discussions with Chris Shirley on road development and subdivision regulations and at the next meeting in July, there should be some further discussion on how to proceed.

**II. SUBDIVISION:**

- 1. 060120-01-B – Agricultural Application for Division of Real Estate – Carlton & Ann Bruce Botts, Applicant/Owner – 1 Tract – 5.000 +/- Total Acres – Property located approximately six hundred fifty (650') feet northeast of the New Salem Road and Woodson Way intersection and approximately two thousand three hundred and thirty (2,330') feet northwest of the New Salem Road and H Miller Road intersection – Barren County – Plans prepared by Pride Land Surveying**

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 approximately six hundred fifty (650') feet northeast of the New Salem Road and Woodson Way intersection and approximately two thousand three hundred and thirty (2,330') feet northwest of the New Salem Road, a State maintained roadway and H Miller Road intersection, a County maintained roadway.
3. The proposed division takes place along an existing right-of-way, see Attachment C, Property Photos Map. The existing sixty (60') foot right-of-way is shown in plat book 8, page 823 (signed & recorded on March 15<sup>th</sup>, 1988) and plat book 18, page 196 (signed & recorded on April 20<sup>th</sup>, 2006) (Attachment D) which connects to New Salem Road, a State maintained roadway.

4. Attachment E is the aerial photo map of the proposed tract and existing vehicular way.
5. Attachment F is a survey showing the proposed tract. The Agricultural Exemption (see Proposed Plat) contains 5.000 +/- total acres total acres in one tract.
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 Eddie Atnip and seconded by Joan Norris to approve the application for Agriculture Division of Real Estate for Carlton Botts, Applicant/Owner, for the property located approximately six hundred fifty (650') feet northeast of the New Salem Road and Woodson Way intersection and approximately two thousand three hundred and thirty (2,330') feet northwest of the New Salem Road and H Miller Road intersection 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 unanimously carried.

### **III. DEVELOPMENT:**

1. **060120-01-G – Preliminary Development Plan** – *Ken Ford, Applicant/Owner(s) – Glenview Development – 3.17 +/- Total Acres – Corner of Glenview Drive and Scottie Drive Intersection – Glasgow – Plans prepared by American Engineers, Inc.*

#### Staff Findings:

1. Currently the subject property is located within an R-4 (Medium Density Multi-Family) District.
2. The existing tract of land contains 3.17 total acres with 2.50 total acres being disturbed. The majority of the site slopes to the south-southwest, see Sheet C-2.0.
3. As shown on Sheet C-3.0 the Applicant is proposing the construction of a total of 28,800 square feet in eight new buildings.

4. Section 158.400(1) of the Glasgow Zoning Ordinance requires a place of dwelling to provide two (2) spaces for each unit. The minimum required parking spaces is ninety six (96); the applicant is providing ninety six (96) spaces. ADA requirements require six (6) handicap spaces; the applicant is providing six (6).
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 via sheet flow to three separate proposed retention basins located to the north, west and south of the property.
  - B. Drainage/Runoff from the eastern side of development is to be via a proposed ditch line running the length of the property.
  - C. Sheet C-4.0 also shows the pre and post drainage and runoff calculations show a coefficient increase of 0.29 resulting in the need of the proposed basins.
  - D. The proposed entrance shown
6. The Planning Commission granted a zone change for the subject property on November 21<sup>st</sup>, 2005, Agenda item #101705-01-G and a Binding Element was placed on the property that no entrances will be permitted on Scottie Drive and only three (3) entrances will be permitted onto Glenview Drive. The proposed entrance from this development will be one (1) of the allowed entrances onto Glenview Drive.
7. Sheet C-4.0 shows a proposed new access roadway and grading. This access must be at least one hundred (100') feet from the intersection of Glenview Drive and Scottie Drive and is subject to approval by the City of Glasgow Department of Public Works.
8. A storm water maintenance agreement has been signed with the City of Glasgow Stormwater Coordinator.
9. Sheet C-5.0 shows Erosion Control measures implemented during the sites initial development by phasing.
10. This site is to be serviced by two (2) proposed fire hydrants to be located as discussed and approved by the City of Glasgow Fire Chief.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Development Plan subject to the following conditions: adequate soil erosion and sedimentation control measures, shown on

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the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water runoff to the surrounding residential developments.

A motion was made by Eddie Atnip and seconded by Forrest Wise to approve the Preliminary Development Plan for Ken Ford, Applicant/Owner, because the proposed Development 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. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 6:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

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

ATTEST:

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