

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

October 18, 2021

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 18, 2021 at 7:00 PM in the Council Chambers of the Glasgow City Hall.

In the absence of Chairman Tommy Gumm, Vice-Chairman Lewis Bauer, called the meeting to order at 7:00 PM.

The roll was called with the following Commission Members present:

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

Gary Carroll, Tommy Gumm, and Ricky Houchens were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Forrest Wise and seconded by Joe Austin to approve the September 20, 2021 minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The October 18, 2021, invoices were presented for payment.

A motion was made by Candy Wethington and seconded by Joan Norris to approve the invoice as presented. Motion unanimously carried.

Agenda Item # 3 – Committee Reports

Vice-Chairman Bauer appointed the following to the Cave City Development Planning Ordinance Committee: David Rutherford and Forrest Wise will serve on the committee with Kevin Myatt, the JCCPC Planning Director.

Agenda Item # 4 - Treasurer's Report

The bank balance as of September 30, 2021, was \$47,704.77. Deposits in the amount of \$4,550.00 were received from Barren County and \$350.00 from the City of Glasgow in the month of September 2021. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, reported the KAPA Fall Conference was held last month. KAPA will decide later if the conference will be made available by means of video to the public. The fee for this video would be less than the cost of attending the conference.

Mr. Myatt will send the number of educational hours to each Commission Member before the end of the year.

II. SUBDIVISION:

- 1. 101821-01-B – Preliminary and Final Plat – Sherry Arritt and Bennie Anderson, Applicant/Owner(s) – Property located along Hwy. 90 (Burkesville Road) and Green Valley Road – 7 Tracts – 17.91 +/- Total Acres – Glasgow – Plans prepared by Leftwich Land Surveying, Inc.**

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The proposed development is being divided along existing road frontage and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren County Subdivision Regulations.
3. The proposed plat is shown on two sheets: the first sheet showing the proposed division and the second with the appropriate signatures.
4. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the second page of the plat.
5. The proposed land division is to be serviced by an existing fire hydrant located at the southeast corner of Tract #3. The existing hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.

6. Entrances onto Green Valley Road will require approval from the Barren County Road Department, while tracts requesting entrances along Highway 90 (Burkesville Road) will require approval from the Kentucky Transportation Cabinet, as noted on the plat.
7. The proposed tracts will have access to a proposed thirty (30') foot ingress/egress & utility easement shown beginning on Green Valley Road and ending at Tract #1.
8. As noted on the plat Tract #1A must be sold with Tract #1 or to an adjoining property owner of Tract #1A. The tract does exceed the minimum lot size requirement set forth in the Subdivision Regulations, however, due to its existing shape it would not be possible to accommodate the required setbacks for construction.

Staff Recommendation:

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

A motion was made by David Rutherford and seconded by Joe Austin to approve the Preliminary and Final Plats for Sherry Arritt and Bennie Anderson, Applicant/Owner(s) for property located along Hwy 90 (Burkesville Road) and Green Valley Road, 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.

III. DEVELOPMENT PLAN

1. **101821-01-G – Preliminary Plan** – *South Green Elementary – Glasgow Independent Schools, Applicant/Owners(s) – Property located at 711 S.L. Rogers Wells Boulevard – 1 Tract – 6.50 +/- Total Acres – Glasgow – Plans prepared by American Engineers, Inc.*

Staff Findings:

1. Currently the subject property is dual zoned, located within an R-1 (Low Density Residential) District and B-2 (General Business) District.
2. The existing tract of land contains approximately 15.935 total acres with 6.5 total acres being disturbed on the site for the proposed addition. The majority of the existing site slopes to the south and to the west, see Sheet C-2.0.
3. Sheet C-2.1 shows the proposed demolition of the existing parking area. As indicated the parking in its entirety is to be removed. Sheet C-2.2 depicts the proposing phasing of construction.

- A. As noted on Sheet C-2.1 the fence along the western most property line is to be removed and the area is to be cleared and grubbed. The Kentucky Department of Transportation has agreed to allow the clearing within the Right-of-Way.
4. The Applicant is proposing the construction / addition to an existing elementary school totaling 115,297 sq. ft. as noted on sheet C-3.0. Sheets C-3.1 – C-3.4 are detailed drawings with dimensions, etc. for the proposed parking layout.
 - A. As indicated on Sheet C-3.0 the applicant is proposing a total of 143 parking spaces. The requirement in Section 158.400(15) is two (2) spaces per classroom. The elementary school addition would require an additional twelve (12) spaces; the applicant is proposing thirty-eight (38).
 - B. Widening of the entrance and reconstruction of the piping under the existing entrance have been approved by the Kentucky Department of Transportation. As shown on Sheet C-3.4 the Kentucky Department of Transportation has approved work within the Right of Way of US 31-E (S L. Rogers Wells Boulevard) to restrict traffic from turning left into this new entrance and only allow northbound traffic to turn right into the development.
5. Sheet C-4.0 through C-4.2 are detailed proposed grading sheets for the development.
 - A. As shown on the plans, stormwater runoff coefficient has increased so additional retention is proposed for the development. Plans indicate four (4) additional drainage basins to accommodate this increased runoff to restrict the water flow to previous rates prior to the additional impervious area. The proposed stormwater is to exit the site the same of that prior to construction.
 - B. A retaining wall is proposed on the west side of the proposed main drive aisle. The retaining wall is approximately twelve (12') feet tall at its highest point. Construction Details, Sheet C-7.3, proposes a guard rail to be constructed on top of the proposed retaining wall. A detail for this guard rail is shown on Sheet C-7.2.
6. Sheet C-5.0 and C-5.1 show Phase 1 and Phase 2 erosion control measures to be implemented.
 - A. During Phase 1 of construction silt fencing, inlet protection and rock check dams are proposed at the inlets and along ditches and toe of slopes. Additional erosion control methods are in place for the hillside in an effort to reinforce sediment control by “J” hook style silt fencing.

- B. Phase 2 of construction will utilize rip-rap in the ditch areas and erosion control blankets being used once final grade has been met in grass areas. Additional inlet protection is also proposed for all proposed inlets.
7. Sheet C-6.0 depicts the preliminary utility design for the project. Final Plans will require documentation from the appropriate utility provider before Final approval.
- A. The applicant is proposing attachment to existing site utilities for water, sewer, gas, and electrical service.
 - B. An existing manhole is to be utilized for the sewer connection with cleanouts proposed along the proposed line periodically.
 - C. A meter vault and an additional fire hydrant are proposed on the northeast corner of the building in the parking area. A fire hydrant is also proposed on the southwest side of the building.
8. Construction details are shown on Sheets C-7.0 – C-7.5.
9. A stormwater maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator prior to Final Approval.

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 the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water runoff to the surrounding developments, no construction is allowed for the proposed retaining wall until all engineered plans are submitted.

A motion was made by Joan Norris and seconded by Janis Turner to approve the Preliminary Development Plan for South Green Elementary 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 of: Adequate soil erosion controls be implemented and no building development to occur on any other proposed Tract until a Final Plan has been submitted. Motion unanimously carried.

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.

Page Six
October 18, 2021

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Lewis Bauer, Vice-Chairman

ATTEST:

Janis Turner, Secretary-Treasurer