

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

June 20, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, June 20, 2022, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Chairman Gumm also read a letter from David Jessie dated June 13, 2022 resigning his position on the Planning Commission for personal reasons. Chairman Gumm acknowledged receipt of Mr. Jessie's letter and Chairman Gumm expressed his appreciation to Mr. Jessie for his time served on the Commission.

Chairman Gumm called the meeting to order and called for a roll call of members.

The following Commission Members were present:

Eddie Atnip	Ricky Houchens
Joe Austin	David Rutherford
Lewis Bauer (Zoom)	Janis Turner
Bobby Bunnell	Candy Wethington
Tommy Gumm	Forrest Wise (Zoom)

Joan Norris was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Candy Wethington and seconded by Eddie Atnip to approve the May 24, 2022, Special Called meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The invoices were presented for payment.

A motion was made by Eddie Atnip and seconded by Candy Wethington to approve the invoices as amended for Fuel and submitted. Motion unanimously carried.

Agenda Item # 3 - Committee Report

Candy Wethington, Nominating Committee, presented the Nominating Committee report and recommended that all prior year officers: Chairman – Tommy Gumm, Vice-Chairman – Lewis

Bauer, Secretary – Treasurer – Janis Turner, Recording Secretary – Wanda Kinslow and Legal Counsel – Charles A. Goodman, III will keep their positions for the upcoming year.

A motion was made by Bobby Bunnell and seconded by Eddie Atnip to accept the recommendation of the Nominating Committee that all officers of the previous year keep their positions for the 2022 – 2023 year. Motion unanimously approved.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending May 31, 2022.

The bank balance as of May 31, 2022, was \$25,454.72. Deposits in the amount of \$1,935.00 were received from Barren County and \$3,515.00 from the City of Glasgow in the month of May 2022. The Treasurer’s Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt stated a computer for the Planning Administrator is needed. The quote for the computer was \$1,728.00. The amount for this computer purchase is in the budget.

A motion was made by Candy Wethington and seconded by Janis Turner to proceed with the purchase of a computer at a cost of \$1,728.00. Motion unanimously approved.

II. PUBLIC HEARING:

1. 062022-01-B – Test Amendment – Amendment to the Barren County Subdivision Regulations – Article 12 – Barren County

Chairman Gumm opened the hearing and served as the Hearing Officer.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made and placed in the paper and presented the proposed Text Amendment and Staff Report.

The following is a portion of Article 12, 1200.0 General

“No Final Subdivision Plat shall be approved by the Planning Commission or accepted for record by the County Clerk until the required improvements listed in these Subdivision Regulations are constructed in a satisfactory manner and certified as such by

the Developer's Engineer and inspection approval is given by the Planning Commission's Designated Representative. If such improvements have not been fully constructed at the time of consideration of the Final Plat, the Planning Commission may, but is not required to do so, permit the plat to be approved and recorded prior to completion of such improvements. The Planning Commission may permit approval of a Final Plat (allowing the sale of Tracts/Lots) once DGA is installed in accordance with the requirements set forth in Article 11 of these Regulations. For any such case, the Developer, to cover the full cost of completing all incomplete improvements, must post an acceptable improvement guarantee. If a developer has opted to sell Tracts/Lots after DGA has been installed but before a base coat of asphalt is installed the improvement guarantee will be acted upon by the Planning Commission if the surface coat of asphalt has not been installed within a period of two (2) years."

Chairman Gumm asked if anyone wanted to speak in favor of the Text Amendment. No one spoke in favor of the Text Amendment.

Chairman Gumm asked if anyone was in opposition to the Text Amendment. No one spoke in opposition of the Text Amendment.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Text Amendment as presented. Motion unanimously carried.

- 2. 062022-01-G – Zone Change Application – K&M Services, LLX, Owner/Applicant – R-1 (Low Density Residential District) to R-2 (Medium Density Residential District) – Property located approximately three hundred (300') feet south of the Pebble Drive and Lexington Drive intersection and four hundred and sixty (460') feet north of the Robert Bishop and Lexington Drive intersection – 15.6 +/- Total Acres – Glasgow**

Chairman Gumm opened the hearing and served as the Hearing Officer.

A public hearing was conducted.

Chairman Gumm stated that he had served on this Commission over 30 years and he believed that this was the first time that we have had a situation like we currently have. Chairman Gumm asked for the Planning Commission's Legal Counsel to speak to this particular situation just so everybody understands where we are.

Charles A. Goodman, III: Good evening. We are here for the Subdivision Amendment. My name is Charlie Goodman, I'm Legal Counsel for the Planning Commission, you can tell that I am because I'm the only one wearing a coat and tie. I've been asked to make some comments

about some procedural matters that are before you. Now those of you that were in attendance last month may have the idea this is deja vu all over again, as we say. Ah, and as the Chairman said this is literally a unique situation. We've never had this happen before and because we never had this happen before we have no procedural prohibition against the same zone request being brought up very close in time after the previous one was denied. The reason that we don't, witness the fact that it hasn't happened to the knowledge to the Chairman in 30 years, is because you try to do the same thing twice and expect a different result is a definition of something different than what it is. But this is different. It's different in the sense that the proponents have supplied and will, as we understand it, bring forth before the Commission new evidence in support of their request evidence that was not considered by the Commission the first time. So, if the proponents consider it worth their time and expense, we don't do this for free, to bring it before the Committee again we are obligated to hear it again. So I hope you understand that. Those of you who were here last time will recall and this is a procedural line and sensitive matter and I need to explain this to you and this is for the benefit of the Commission as well as for those others in attendance. Last time it was proposed at the zone change be approved subject to a voluntary concession by the proponents. Ah, in the form of a Binding Element. What a Binding Element is, it operates just exactly like a subdivision restriction, I think many of your are familiar with subdivision restrictions. When you bought your homes you wanted to make sure you were in compliance with the subdivision restrictions. These, these Binding Elements are, in this case, are what amounts to subdivision restrictions as meets and binds upon and the commission, run with the land and that is fancy real estate talk for and goes with the properties forever. Once it's established, unless it's revoked, even before the commission, it ain't gonna happen. This binding element is pretty much established and for the Commission's benefit we were dealing with one proposed binding element the last time but you are not just limited to one to a customer. There can be a variety of binding elements which operate as binding subdivision restrictions in whatever form or fashion that is agreed to by and between the proponent and the Commission. Really what we are saying is what the Commission will listen and discern in order to get approval, of the Commission for the, for the zone change. So I just want to explain that to everybody this is purely a procedural matter. Those speaking in favor and speaking yes will need to come up to the microphone because this is being recorded, and you have to, its required that you, its recorded, we have to get your statements, you have to be sworn in and please, please, please remember most of the Commission are not, maybe except for me, are not subject to short term memory loss and when one thing is said it really doesn't need to be repeated 4 or 5 times after that. We know, OK. I just wanted to lay some informal ground rules for you and give some explanation. Thank you.

Chairman Gumm: Mr. Goodman, one other thing, would you please address, ah, how within the regulations that a time frame can be put in the motion in regard to how long, this, before it can be brought back before the Commission.

Mr. Goodman: Even though we've never done this before and did not do it the last time, it doesn't mean you can't. Ah, regroup with that prohibition, we can set whatever would be considered a repeat time frame with working again, if in fact, ah, it is denied. We can do that.

Ah, we can, again, we don't like to do things that are against the interest of having people, ah, to have the ability to come before the Commission with whatever they want or are interested in. In terms of Public interest. We, you know, have to do that that but certainly legally will have to do that.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all notifications had been made and placed in the paper and on the property and presented the proposed Zone Change Application and Staff Report.

Chairman Gumm: I have a question. In regard to the existing Comprehensive Plan, ah, there is the existing zoning map, there is a difference.

Mr. Myatt: There is, yes sir.

Chairman Gumm: Because the property to the north is, has changed since the Comprehensive Plan, am I correct?

Mr. Myatt: Ah, the property to this side right here?

Chairman Gumm: Yes sir.

Mr. Myatt: Yes sir. Ah, that was proposed to be all in one, obviously its current zoning is a R-2 classification. It was proposed to be R-1 behind these lots here, however, that development has the Planning Commission for single family homes there. That is what the developer is doing, that subdivision is a recorded subdivision. The current zone map calls for that property to be R-2 and it is R-2. Ah, single family homes are being built there. They do have the option, there is no binding element because that property was already zoned R-2, there was no binding element that could be placed on that property to restrict them for putting in multi-family units. So, as it stands right now, currently that subdivision right there that's behind those lots on Lexington could have multi-family dwellings if the lot meets the minimum square footage.

Mr. Goodman: For the Commission's benefit, I'm not sworn in but the procedural matter, we are talking about the current Comprehensive Plan will be reviewed and subject to change in 2004.

Mr. Myatt: 2024.

Mr. Goodman: 2024, yes.

Mr. Myatt: So, as we are all aware the Comprehensive Plan is a required document by the State Statutes. It is not a plan that we just decided to come up with. Anywhere in the State of Kentucky that has a planning unit, they are required by law to have a Comprehensive Plan, a Future Land Use Map must be accompanied with that Comprehensive Plan. That

Comprehensive Plan is required by law, per statutes, to be amended every five (5) years. Now, you could get and say we are keeping it the same and going on. Its pretty poor planning and we don't do that. We hold multiple meetings, multiple public meetings for the citizens of Barren County, Glasgow, Cave City and Park City who come to these meetings because of the Future Land Use Projection's Map for them, for the citizens to voice their concerns, their ideas or any other data they might want to present that would say, hey this area needs to be in this type of framework. Anybody can apply for that and those meetings and have those maps amended during the time we review. If it meets what the area looks like out there, the Planning Commission, you all have to take that into consideration. But, State Statues does require that they be amended every five (5) years to reflect what is going on in the neighborhood and your county and cities.

Commission Member Eddie Atnip: Kevin, help me with the R-2, when was that granted?

Mr. Myatt: Ah, the one that is across...

Member Atnip: Across the road.

Mr. Myatt: Ah, it was done prior to me to being here. I started in 2004, this zoning classification has been here for at a period of 30 years because the zoning map that I have, that we have is an older zoning map from the 1990's shows this as an R-2 classification as well.

Commission Member Ricky Houchens: Mr. Chairman, it is my understanding that the applicant was not here and for not having testimony to answer those questions.

Chairman Gumm: Making an assumption that they are but we will find out in just a minute when we ask for the next person. Anything else for Kevin. Of course we can always call Kevin back if something comes up and we need his expertise we'll ask him to come back to the microphone.

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

Tim Whitworth, I live in Hardinsburg, KY, 814 Fairvance Road.

Chairman Gumm: OK. Can you solemnly swear or affirm the testimony you are about to give is the truth and nothing but the truth?

Mr. Whitworth: Yes sir.

Chairman Gumm: You may proceed.

Mr. Whitworth: I work with K & M Services. K & M Services, K is Kenny Whitworth, that was my uncle, ah, he is with Mike Jones, that's where the M comes in. Kenny unfortunately passed away in August of a heart attach on a hunting trip. So his business got took over by his son Jerod who is unable to be here tonight. But Jerod had asked me to come to work for him three (3) months ago. So, this is kind of one the first things that came up at that time. Ah, K & M has a lot of things in Glasgow, Jerod has just bought a lot in Glasgow. He stays here during the week sometimes, he asked me to come and give you this. I'm not a professional presenter but I'll do my best. I'll apologize that nobody was here last time.

The name of this subdivision, they want to call Calumet Subdivision. As you see here, the next slide if you don't mind. What we are looking at here, we think that the statute 100.213, there have been major changes of economic, physical or social nature in the area involved which were not anticipated in the Comprehensive Plan which substantially altered the basic character of the area. What we are going to try to do is give you evidence tonight that has changed. Barren County needs new housing, Barren County, the county reached out to someone to do a housing assessment and it shows the need for new housing. We will show you some of that information that was provided, it's like a 200 page document. We will try to point some of those things out in the presentation.

And also, the single largest economic city in the state of Kentucky just happens to be Glendale which is 50 miles up the road. The second largest economic announcement in the State's history is in Bowling Green which is 20 miles. We feel that's going to be a big economic change to this area and talk about that in a minute. This is a copy of the Housing Assessment, I'm sure you probably have a copy of the housing assessment. This is done by the National Research, they have done several of these, several hundreds of these, I should say and they've done one for Barren County in January – March, I think it is the time period that they did it. They've done several for Evansville, Bowling Green and different cities for housing needs and other cities. This shows, this takes just a second to load so I apologize. (A recorded message from WBKO referencing a housing shortage in Barren County.) We are hoping to be the local government to come together working with the community, working with developers. (Another recorded message from WBKO.) Next slide. We will try to go through some of the information that was presented in the House Assessment Report.

I'm going to hit some of the highlights of the report. It says "While Barren County offers for sale products and a variety of price points, develops a small inventory label product, it provides many good choices for existing and future residence. May lend the ability to areas of the County. There is a chart here showing how many pieces of property, I think, on the market at that time. Skip down here to the highlight part.

There is very limited available affordable housing priced between \$150,000.00 and \$199,000.00 and between \$200,000.00 and \$299,000.00 and \$999,000.00. Therefore, it is likely that the PSA, PSA is the Primary Service Area of Barren County. It is difficult to retain an existing retracting economy, middle income households and accommodating these current

Barren County residents. This may limit economic job growth retention as well as high paying job opportunities in Barren. So you can see this House Assessment the need for housing in Barren County.

The County has an overall housing gap of 3,035 units. It is projected the County has a five (5) year rental housing gap with 1,160 units and a For Sale housing gap of 1,875 units. Here is a chart of the For Sale Properties. Entry level For Sale Homes, less than 90,000. We are projecting that there is going to be a need of 255 homes. Low Income For Sale Housing is \$90,000 for entry-level for sale homes, we are projecting in the next five (5) years 309. Moderate Income For Sale Housing which is \$143,217 price point, you are looking at 787, ah, High Income For Sale Housing is 217 and above, you are looking at 524 units short for a total 18,075. The bottom two (2) units are typically what we are trying to look at as far as what we would like to do.

The next slide basically is a stepping stone, a stepping stone for plans that they would like to recommend to Barren County. Consider modifying policies to encourage or support the development of new residential units. One of the key findings from the report is that there is a minimum availability of existing housing spot in the county while the demographic growth over the next few years is significant and requires steady introduction of new residential units to keep pace with the growing housing demand. There are only a few units in the Barren County development pipeline. Local governments that support housing policies such as expanding residential density to allow for more units, modifying unit size and requirements, lack of smaller units, requiring fewer parking spaces, and expanding tax abatements to affording or expanding TIF districts. Waving/deferring/lowering government fees and exploring other methods, specifically targeted to the type of house. Example, affordable senior, etc that are needing houses.

Ah, this is another table, it summarizes distribution table For Sale Residential Units are highest point in Barren County. You can see this is as of March 8th. Some of you folks I talked to, ah, basically don't think this has changed a whole lot since this survey. This price up in in 99,000 is 33 units away with 100 – 149,012; 151 – 199,910, 200,000 – 249,256; 250 – 299,200; 300,000 and above – 23 for a total of 86. Ah, there's very little amount price between 150,000 and 199,000 and 200,000 to 299,000. Therefore, it is likely that the PSA, Primary Service Area, has difficulty retaining existing or tracking new sales of houses. Accommodating the needs of current county residents. This may limit economic and job growth potential, as well growth of commercial opportunities in Barren County.

This chart is looking at housing units that are being built, 2000 – 2009 is 13 available houses, 2010 – present needs. It notes that homes built in 2000 or later average number of days on the market ranging from 83 – 87 which is below the average days on the market of 100 days figures now. The more days on the market shows small amount in market figures.

This is commuting patterns and I would not have dreamed of this but it says in addition, ah, 7,924 people commute in Barren County from surrounding areas. The 7,924 non-residents account for nearly half of the workforce.

If there is support for new housing at a particular price point or concept and such product is not offered in a specific area, households may leave the area and seek this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocating to the PSA (Barren County) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, or location. Over two-thirds (69.9%) of the for-sale housing gap is for product priced at \$143,001 and higher. As such, the PSA housing stock may not be able to meet current or future demand, which may limit the market's ability to serve many of the households seeking to purchase a home in the PSA, particularly moderate and higher income households. Regardless, we believe opportunities exist to develop a variety of product types at a variety of price points. The addition of such housing will better enable the PSA to attract and retain residents (including local employees), as well as seniors, families, and younger adults.

In terms of product design, we believe a variety of product could be successful in Barren County. Based on current and projected demographics, as well as the available inventory of for-sale housing (Note: Very few one- and two-bedroom units were identified as being available for purchase), we believe a combination of one- and two-bedroom condominium units could be successful, particularly if they are located in or near the more walkable areas of Barren County. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, could be successful in attracting/serving area seniors, particularly those seeking to downsize from their single-family homes. Attached townhouse/row house design units would likely appeal to younger adult/millennial households. Larger, traditional detached single-family homes catering to families could be successful in this market, particularly product serving moderate and higher income households. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom units.

The shortage of homes in Barren County has a housing gap of 1,875 units for years 2021-26. There were six (6) homes for sale in the moderate price range on the market for 85 days, that same number any moderate price range homes was 787 units needed. There are 7,924 people commuting into Barren County from surrounding areas on a daily basis. This represents a need for future residential development.

Some of the major economic changes, the battery plant, the battery plant in Glasgow. Also, Bowling Green has just announced the second largest economic development project in the State's history. The index what they, Glasgow and Bowling Green do and how they are together. *(Video played)*

This is from kystats.ky.gov and shows who commutes, where they commute from into Barren County each day. You can see it. 339 Hardin County and Warren County 974 commute

into Barren where people live here, where they are, they are this is showing. County from Hardin County into Barren County is 339, this chart is showing a little more than more assessment of 130 people commuting to Barren County to work. From Warren County to Barren where they are going 974 , they are showing right now 479 drive to Hardin County each day, 2,738 are going to Warren. It kind of shows you that if housing be here it still is economic growth. Glendale and Warren County they can still live here, drive there. Not to mention, I think, there have been some good economic changes in this community.

In the next couple of charts, this kinds shows, already has been shown to you and their chart is probably a whole lot better than mine. This from Q Public, this is all public record, what I'm going to show you. Anybody can pay \$100.00 to the PVA and get access to this information. So this is the chart of Cardinal Court, Pebble Drive. Go to the next chart. This concern and information, I know during the last meeting which was brought up to my understanding about property values. It is my understanding that we will not be lowering the overall value. We hope that all these, we will put on the record that page 23 actually has overstated all of this, it is right in my chart. You asked me about Cardinal Court values, I believe \$273,200 in Pebble Drive should be \$217,200. I apologize for these problems. The next chart kinda shows you where we get the property values for those particular areas that we touch. Pebble Drive, Cardinal Court and Calumet, the average home \$236,784 that's taking in all the lots. \$107,000 on the Cardinal Court properties, so this kinda gives you an idea, we are thinking our homes will be priced. This was just, I went to Remax, actually, PVA Office, and asked for, how do you value homes here in Barren County, so this is just an example. 1,500 SF home, \$110.00/SF is probably put the bigger homes at \$165,000. This is an example or illustration purposes and also the way it works if you sold that home for \$240,000 then that's what it is going to be valued is \$240. I think that's all I have to present.

We feel there is a need for this property. I know when it started, the cost of utilities, infrastructure has now rocketed so, ah, that's another reason why they want to get started. Thank you.

Chairman Gumm: Just hold it Tim. The Commission Members may have questions. Eddie.

Commission Member Atnip: Yes, What is your minimum square footage for these buildings?

Mr. Whitworth: Ah, minimum square footage, I know there is, I don't know if there is a minimum that we are looking at. I think if it would be anything, 1,400 SF and above plus the garage but as far as the minimum. I don't know if they have a minimum unless Kevin you know something I don't.

Commission Member Atnip: Do you have the drawings?

Mr. Whitworth: Ah, you know you're opening 200 ballpark is what we are thinking. Again, I know since that early conversation things have gone up and the freight has gone up. Ah, I want to tell you low 200's to 220 would be a better price.

Commission Member Atnip: I know they've built some houses.

Mr. Whitworth: I know they had, ah, and I'm gonna let Greg Scott, when he gets sworn in he can answer some of those. I know they have redone a lot of properties as far as building new, I'm gonna let Greg answer that. I don't know if they built something brand new in this area.

Commission Member Atnip: Because, brick veneer on a house certain. Question, are they likely to keep those?

Mr. Whitworth: Those are being discussed, and vinyl and a combination of around.....

Commission Member Atnip: Concrete driveways?

Mr. Whitworth: I think that, Yes, that's gonna be a requirement on, pretty sure.

Commission Member Atnip: What about out buildings?

Mr. Whitworth: I don't know that that has been discussed yet but they would probably put something in there about size. And I'm not sure if its been to zoning, is there anything like that?

Mr. Myatt: There are no restrictions on, ah, the R-2 Zoning restrictions nor restrictions privately.

Mr. Myatt: Any private restrictions requested by subdivisions are civil. Those are enforced as a civil matter by home owners or the home owners association. We can only enforce the zoning ordinance and setback, Barren County, ah, our regulations state. So, any exterior or, or designs, there is nothing in Glasgow, Barren County that affects your parcel. Any setbacks or unattached accessory structures, that is enforced where they can set it on the property. Outside of that is all we can enforce.

Chairman Gumm: I'm a little confused then because I was under the impression that certain binding elements would be put on this property which would be the same as a subdivision restriction.

Mr. Myatt: Certainly. If a binding element is placed on this property, we would enforce that per the zoning of, as it stands right now, there will be private restrictions be placed on the developer or the owner of any piece of property, we cannot enforce it.

Chairman Gumm: I have another question for Tim then. Do you have the authority to bind the applicant in regard to any Binding Elements that this Commission might put on this property?

Mr. Whitworth: Ah, when you say Binding Element, for example, I know I have talked to Jared about combined square footage of the garage and house, built on a 1,800 – 2,000 SF, is that what you are referring to?

Chairman Gumm: That might be one of the, I, I'd like that to be broad, but I'm not setting any of those binding elements right now. I'm just administering this hearing so, but I think it would be beneficial to know and maybe we have to ask those questions before you can answer that question.

Mr. Whitworth: As far as binding, me personally, I would say tonight...

Chairman Gumm: Yes sir.

Mr. Whitworth: Ah, I don't know that I can give you everything you want to know.

Chairman Gumm: OK.

Bobby Bunnell: Are these single family homes?

Chairman Gumm: That's all to my understanding at this particular point. OK. Thank you.

Chairman Gumm: At this time is there anyone else in the audience that would like to speak in favor of the zoning change? Raise your right hand. Please state your name and your current address.

Greg Scott: Greg Scott, 1340 South Fork Road, Glasgow, KY.

Chairman Gumm: Greg, do you solemnly swear, affirm and attest the testimony you are about to give is the truth and nothing but the truth?

Mr. Scott: I do.

Chairman Gumm: You may proceed.

Mr. Scott: We will kinda feel around a little, of course talking about certain periods. Process the remaining portion of properties. We've made several investments in property bought around here. I've taken several chances here fortunately makes some changes in the community. But what we are talking about out there, in front of the old Coxs place, where I understand is, you know, if it was bought a little bit of restrictions as far as necessary thing to follow through by

doing this, but we have been not only helpful here locally, Scottsville, Greensburg, Brownsville, Hardinsburg. Places across the map here, it kinda around here back in Glasgow, things are going on that. Gonna have a big, big meeting and I've worked with a few little projects now, it was them, Turner on Front Street. We got the contract that piece of property contract. For things we want to change the whole appearance, increase the value of the property around. And that is what we are more interested in doing and we are going need to do. Till you met Jared, Jared is a people person, just like his Dad. And I mean he is going to go the extra mile to do what is necessary. Pulling this together, this is one thing that, you know, different people use it. Real Estate Agents don't have any. They don't have anything around here to sell, they keep selling the same homes over and over. You know, somebody who bought 3 or 4 houses and and before I got renovating them, and what we had going on, the other buildings around, well I'd like to buy one, so you get a little of profit off the first one and so the new homes are gonna be in our operation now. Now these homes, families are gonna buy homes like these on Pebble Drive, 2,000 square footage there, you know, 1,500 – 1,600 SF house and 500 for the garage and somebody, I think, mentioned, I think you did sir, about the facade on the front, with, talking about bricks and brick façade, ah, you know, the building, every house will not look alike, I mean that's not what we are talking about. We may start in there, we may build a couple of houses ourself to get things started and then we may have builders coming out of the woodwork and, we don't know. But, again as you were saying, yes there will be restrictions on what could be built on that lot and, just like this home association in other areas and whoever is on that committee or board or whatever have to meet and make some changes. Somebody might want to do something different and then some will do it themselves. But there is a need and where there is, we're just trying to pull some things together and what we can help here. Now we want Glasgow, we want Glasgow to grow, and you know, if there is no growth we don't have any town.

Commission Member Candy Wethington: How many lots?

Mr. Scott: 54. And like I said, we might have to drop, somebody buy a couple lots and it's just like water on the side of the road, I have two lots beside me and they are not sold, you know, I'll buy each lot, the kids want to be out riding around on their go cart, those are things that, you know, not only work from home, we are doing a spec building in the city of Greensburg. We've plan to pour a concrete floor, add onto the building. We've got manufacturing company coming thru and all towns up and down the road here like what's going on in Glendale. Everything is moving, like 3 or 4 of those huge dump trucks and about 35 – 40 dozers, track over the property that this time Eric got that much going on but, so there are some benefits that roll of from Bowling Green from Glendale and whatever you all think. Eric ain't jumping in with all this tonight but I don't know. Any questions.

Commission Member Atnip: Back to square foot, can you accept, can you agree 1,800 with the square feet.

Mr. Scott: No sir. I can't make that decision, 1800 SF, that would be the garage and the house.

Commission Member Atnip: Yes.

Mr. Scott: Yes, I can agree to that.

Commission Member Atnip: So, here is what I've got written down. Single family, got a minimum square feet footage of 1,800, paved, concrete...

Mr. Scott: Driveway?

Commission Member Atnip: Paved, paved driveway.

Mr. Scott: ok.

Mr. Scott: Anybody else?

Chairman Gumm: Anyone else in the audience at this time who would like to speak in favor of the zone change application?

No one spoke in favor of the Zone Change Application.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed Zone Change

Wendy Webb: Wendy Webb, 111 Pebble Drive, Glasgow, KY.

Chairman Gumm: Do you solemnly swear or affirm that the testimony you are about to give is the truth and nothing but the truth?

Ms. Webb: I do.

Chairman Gumm: You may proceed.

Ms. Webb: My first thought is that I read the minutes and it was clear message in the minutes that those changes were not in agreement with the adopted Comprehensive Plan. And unless the contents of the Plan changed since last month, it is still against it. Ah, my second point is referring to this learning map, ah, east of the survey map. I hear neighboring thing, the man on the street, ah, even a tradeoff. There are two very small, or two ducts. One is in a tiny spot sitting where it is the sectioned at 1040 is developing right now. I supposed is really pissed. They are behind each side of them. So, everything else is on the north side. This leads into my third points. I did a lot of reading trying to make myself when you are talking about some rain.

In chapter 5, Recommendation # 2 states, and I quote “Conservative and maintain the existing housing stock and promote programs that encourage and support housing rehabilitation and neighborhood conservation infill development”. They have said that they want houses that have a brick front but that is not in writing anywhere. This definitely, we feel like, and I will talk about that in a minute. Ah, the next is also a comprehensive plan, ah, Row 18, Objective 7 under Land Use states to ensure that, to all agencies are developing compatible with the surrounding land uses. Even though, I’m sorry, even though it is going to be used for residential property, I can’t help but picture three homes sitting on my lot that I have on Pebble Drive. Ah, its going to be very congested. There is already a lot of traffic on Lexington Drive, ah, added 54 new homes will definitely add to traffic on Lexington Drive. We know that land was sold there were going to be houses built on there. We just ask that it stays the way it was so that it will be not be houses on top of each other. I read in your application for a change even though they will not decrease our home values, however, that’s his opinion. We have our opinion and we are going to fight. Ah, we are to have a drive, it will be 20 years in August. We paid premium prices for our lots and homes back then. For this reason, we wanted that area, it was pretty, it was safe. It was, ah, we liked the restrictions we have in our neighborhood. Ah, which brings me to, know that you all, you’ve got restrictions, as far as building, as far as how many, putting carports in the back, having junk cars sitting in the back yard. That’s our back yard so we are asking for restrictions and then have a neighborhood, may or may not have restrictions but an ordinance is definitely a positive see we have monitors. Ah, I’ve got off track, I’ve already talked about. Ah, housing, square feet, we are not against, we’re not against, we know it’s not going to, would like for it to remain all in one, so that our neighborhood environment could be the way we would like for it to be. Ah, we understand the people on the other side of this, ah, like in their back yard, it is not a subdivision, however its still not one. So, we would like for it to remain low residential. You can still build houses and need for homes in our town but we way. Ok.

Chairman Gumm: Thank you. Anyone else would like to speak in opposition to the zone change?

Chris Couch: Can we ask questions?

Chairman Gumm: I’d like to ask you to come up and be sworn in first. Raise your right hand and give your name and address please.

Mr. Couch: Chris Couch, 119 Pebble Drive, Glasgow, KY. *(had difficulty in hearing and understanding Mr. Couch’s entire presentation.)*

Chairman Gumm: Chris, do you solemnly swear or affirm that the testimony you are about to give is the truth and nothing but the truth?

Mr. Couch: I certainly do.

Chairman Gumm: You may proceed.

Mr. Couch: May I ask a question?

Mr. Couch: I wasn't sure about the proper procedure. You could tell by tennis shoes and t-shirt that I live here, we are all just local folks. Now, the people, are they from here, grew up here?

Chairman Gumm: We are probably not picking that up on the microphone, so just come up and stand beside Chris, you can do it that way?

Mr. Scott: So you are asking if I was raised here? Yes, I was raised here. I'm from a small community of Haywood.

Mr. Couch: You might be able to answer this one. We don't want anybody to think that we aren't friendly to our neighbors but we just want to look out for ourselves. There are some pretty big developments. Like I said, (inaudible) just regular folks. But that is kinda weird, I don't know the (inaudible).

Mr. Scott: Those type of things in the restrictions for subdivisions. Yes, the long way around, you get back to this, there is roughly more 1,800 – 2,000 SF homes (inaudible) and it's going to be a brand new house, throughout, the same thing 15 years, even 20 ago, even 10, we got strict building codes, electrical codes and all that, so we can't do what, I don't know how to say it, can't do the shoddy work as 10 – 20 years ago. So, the only standard, so I think all of that... I'm gonna think that you have to see the mess out the back door. It's not to say that you were looking out the back door and have a lot straight behind you on that street. It's all over \$60,000.00 (inaudible). You sit there on the empty side and go over there and (inaudible). We want to help bring some homes to Glasgow. You know all the needs that are there. That's going to increase taxes and stuff on these homes

Commission Member Wethington: Up there where it showed lots and higher prices, so we are talking \$100,000 - \$107,000 per acre? And you can look into the back of Cardinal Court, we are not looking at \$275,000 homes.

Mr. Couch: That's right. They don't look at anything that's a green space separating the big tall trees.

Commission Member Wethington: As I set on the back deck on Pebble and can see Cardinal Court, and but, you know, so,

Mr. Scott: I do the same thing where I live right now.

Chairman Gumm: Chris do you have any other questions? I know, maybe in the audience, I think.....

Mr. Couch: No. So, my question was, would the properties be (inaudible). There is a binding agreement to the property that certain number of paved driveways, etc.? Do they charge on Binding Agreements on just like, just like the single family dwellings?

Mr. Whitworth: I'm under the assumption you had to have a paved driveway in Barren County. Is that not the case in the City?

Commission Member Atnip: That shouldn't happen.

Mr. Whitworth: I've been working Roger Simmons of the street. Now the requirements, or not long, we've got to do curb and gutter for the subdivision.

Mr. Goodman: You are asking a legal question and a Binding Elements will kind of explain. The Binding Element can be made by the Commission as a condition for approval. Yes, it's given but the Commission can make it a condition for approval. That's the way it works. My second point. If they show up. It was talked about was that it was a single family dwelling.

Commission Member Gumm: Mr. Goodman, I have a question. I think normally we have, if they pose a Binding Element, we normally have someone here representing the applicant, though it doesn't have to be. But is that necessary or could you put Binding Elements on, we put binding elements and that be a condition of this, of the approval. I'm not trying to put words in anybody's mouth, I'm just trying to get clarification for everybody on the Commission. Do you understand my question?

Mr. Goodman: Yes, I understand your question. I'm just working on the answer. Ah, I think that the Commission could, the only problem I have is when will we know that that step, with condition that is subject to has been met over the extra parts. That is the only part I had.

Chairman Gumm: Kevin, do you have anything to add to what Mr. Goodman said?

Mr. Goodman: We could make it a condition, a condition but its going to have to be some, some way that there is a finality to it one way or another so it can be submitted to the City Council. I don't think that they would have it submitted to them with that still hanging around.

Chairman Gumm: Ok, I think you've answered the question, or my question.

Commission Member Wethington: So, what, was the data from the PVA and the notes that were gathered from the entity legally or was it an opinion of somebody's or was it the data company?

Mr. Whitworth: It came from Q Public, it is the Barren County PVA.

Commission Member Bunnell: There was a special element of 1,800 square feet.

Mr. Whitworth: 1,800 SF and buying the house and garage. Right?

Chairman Gumm: Thank you. You had your hand up?

Ms. Webb: The issue that I've got is Cardinal Court. All of the people that on that part of the streets live to the north and is conditioned off by vegetation.

Chairman Gumm: At this time is there anyone else in the audience that would like to speak in opposition to this proposed zone change?

Brian Banister: Brian Banister, I live at 126 Pebble Drive, Glasgow, KY.

Chairman Gumm: Sir, do you solemnly swear or affirm that the testimony you are about to give is the truth and nothing but the truth?

Mr. Banister: I do.

Chairman Gumm: Alright, you may proceed.

Mr. Banister: *(Voice muffled, could not understand.)*

Mr. Whitworth: As I understand it 1,300 SF home with a garage to 1,800 SF. But the maximum sized house you can build on the lots is 2,400 SF.

Mr. Banister: Right now it is hard to tell what sizes the house will be, it will be fairly easy to (inaudible) and (inaudible).

Chairman Gumm: Thank you sir. Anyone else in the audience that would like to speak in opposition to the zone change?

There being no further comments, Chairman Gumm closed the hearing.

Commission Member Atnip: Mr. Chairman, If I counted correct, the lots are 54, 54 homes, and the big deal, we know which side of that property they will be located with 15 homes on the north side adjacent to Pebble Drive.

Chairman Gumm: Any occurrence would be in accordance with the unofficial zoning map.

Commission Member Atnip: *(having trouble understanding Eddie.)* If you go by and find the prices of the houses on that side of the road, and go back, way back, if you lived across the road, which they about the same as you thought that would build so, so, let's just not the duration, people might build there, back in the later days, the same little houses and whatnot to (inaudible) to visually.

Lady from audience asked a question.

Chairman Gumm: I'm sorry mam, we are out of the hearing at this time.

Commission Member Houchens: So we had some Binding Elements that were added onto the request.

Chairman Gumm: I think I asked that question earlier.

Commission Member Houchens: You did, but I didn't get an answer.

Chairman Gumm: You didn't get a clear answer. I got a clear answer.

Commission Member Houchens: You got an answer.

Chairman Gumm: The answer was no, not to all the binding elements. The 1,800 and single family is all I've heard. OK.

Commission Member Houchens: I just wanted to make sure.

Chairman Gumm: OK.

Mr. Goodman: The law says the Binding Elements have to be agreed to, prior to the vote so we would have to have somebody with authority to do that.

Chairman Gumm: But for clarification, we are not the final approval body, so between this, again, I'm not trying to put words in anybody's mouth, just trying to clear up the cabbage. It would be an opportunity to do that from the time that we pass this on to the City Council.

Mr. Myatt: My understanding that the Public Hearing is now closed.

Chairman Gumm: It is.

Mr. Myatt: Once it goes to the City Council, there can be no other testimony given. They can make a recommendation to approve or deny.

Mr. Goodman: There can be nothing, can be a "no" vote in the Council Meeting. That's why it must be exact so that there has to be an analogy to it in order to take it to the City Council.

Mr. Goodman: The Planning and Zoning Commission recommends only on the agreement with the Binding Elements that have to be in agreement at that time. If there isn't, then there, that recommendation fails. And the only recourse left would have to be for the proponent, I'd hesitate to say, to come back before the Commission again with somebody with authority to

acknowledge those agreements. If that Commission thinks the Binding Elements are different ones than the initial ones, now that's up to you.

Chairman Gumm: That would all have to be done after the hearing is closed because the motion is not made until we close the hearing, so what you are saying is that if we put binding elements on this motion that someone would have to step to the microphone and agree to those binding elements.

Mr. Goodman: Yes.

Chairman Gumm: Right.

Mr. Goodman: So we don't have that person now?

Chairman Gumm: No sir, we do not.

Mr. Whitworth: If we make an agreement they would back me up.

Mr. Goodman: There has to be a sensual agreement by the proponent. Having said that, once the motion is made, we'll give you the opportunity to check with the owner to see what they would have you to do.

Bunnell: Mr. Chair, I would like to make a motion to approve the proposed zoning because: there have been changes of economic, physical and social nature within the area and also to approve the following Binding Elements 1) 1,800 Homes; 2) Paved the Concrete driveways; 3) Curb and gutter; and 4) only single Family Homes.

Chairman Gumm: I have a motion, do I have a second?

Commission Member Atnip: Second.

Chairman Gumm: Now any further discussion from the motion? If there are no further questions, we will have a roll call vote.

Mr. Goodman: Mr. Chairman, I think they need to go on record that they agree to the Binding Elements.

Chairman Gumm: Oh, Ok. Before we, before we finally vote? OK, alright. Thank you, Charlie.

Mr. Whitworth: Yes, we agree.

Commission Member Gumm: Alright, thank you.

A roll call vote was taken with a vote of 7-Yes/2-No.

Chairman Gumm: Seven (7) Yes; Two (2) No's. The zone change application is approved by this Commission and will be passed on to the Glasgow City Council.

IV. SUBDIVISION:

1. **062022-02-B – Agricultural Application for Division of Real Estate – Bradford Bailey Estate, Owner, Megan Bailey Komar, Applicant – 7 Tracts – 58.41 +/- Total Acres – Property located at 6921 Finney Road – Barren County – Plans prepared by Leftwich 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 at 6921 Finney Road, a State maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. There is an existing gravel drive with an easement per plat book 21, page 819 (Attachment D), which connects to Finney Road (Hwy 252).
5. Attachment E is a survey showing the vehicular way and proposed Tracts. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains 58.41 +/- total acres. The applicant is proposing seven (7) proposed Tracts, all in excess of five (5) acres, with Tract One (1) having the road frontage required by the Barren County Subdivision Regulations.
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.

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A motion was made by David Rutherford and seconded by Eddie Atnip to approve the Agricultural Application for Division of Real Estate for the Bradford Bailey Estate, Owner, for property located at 6921 Finney Road, Barren County, because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22).

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 9:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer