

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

October 17, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 17, 2022, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

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

The following Commission Members were present:

Eddie Atnip	Joan Norris
Joe Austin	David Rutherford
Lewis Bauer	Janis Turner
Bobby Bunnell	Candy Wethington
Thomas Grubbs	Maria Westcott
Tommy Gumm	Forrest Wise

Ricky Houchens was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Candy Wethington and seconded by David Rutherford to approve the September 19, 2022 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 David Rutherford to approve the invoices as presented. Motion unanimously carried.

Agenda Item # 3 - Committee Report

There were no committee reports.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending September 30, 2022.

The bank balance as of September 30, 2022, was \$28,100.53. Deposits in the amount of \$4,760.00 were received from Barren County and \$1,095.00 from the City of Glasgow in the month of September 2022. The Treasurer's Report was filed as presented.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, stated that David Pike would conduct a training in Bowling Green, KY on November 7, 2022, 4:00 PM – 8:00 PM at the BRADD office. The cost of the meeting and dinner will be \$10.00 per person.

He also reminded everyone that work on the 2024 Comprehensive Plan will begin on January 1.

II. PUBLIC HEARING:

1. 101722-01-P – Zone Change Application – Charlotte Vasquez, Applicant/Owner – R -2 (Multi-Family Residential District) to NB (Neighborhood Business District – Property located at 50 Tisdale Street – 2.5 +/- Total Acres – Park City

Chairman Tommy Gumm opened the hearing and served as the Hearing Officer. Chairman Gumm acknowledged KRS 100.213 for any Map Amendment.

A public hearing was conducted.

Chairman Gumm swore in Thom Kendall, Planning Administrator, who stated that all notifications had been made and placed in the paper and presented the proposed Map Amendment Application and Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the Zone Change.

Charlotte Vasquez spoke in favor of the zone change.

Chairman Gumm asked if anyone wanted to speak in opposition of the Zone Change.

No one in opposition came forward.

Chairman Gumm closed the hearing.

A motion was made by Bobby Bunnell and seconded by Janis Turner to approve the Zone Change Application for the property located at 50 Tisdale Street, Charlotte Vasquez, Applicant/Owner, because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

2. **101722-01-C – Zone Change Application** – *Tony Hogan, Applicant/Owner – R-1 (Single Family Residential District) to B-2 (General Business District) – Property located approximately one thousand four hundred and sixty (1,460') feet northeast of the Old Horse Cave Road and North Dixie Highway (US 31W) intersection and adjacent to the West Les Turner Road and Old Horse Cave Road intersection – 39.24 +/- Total Acres – Cave City*

Commission Members Forrest Wise and Bobby Bunnell recused themselves from the proceedings due to owning property adjacent to the subject property.

Chairman Gumm opened the hearing.

Kevin Myatt, Planning Director, was sworn in, who stated that all notifications had been made and placed in the paper and presented the proposed Map Amendment Application and Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the Zone Change.

No one in favor came forward.

Chairman Gumm asked if anyone wanted to speak in opposition of the Zone Change.

No one in opposition came forward.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the Zone Change Application for the property located approximately one thousand four hundred and sixty (1,460') feet northeast of the Old Horse Cave Road and North Dixie Highway (US 31W) intersection and adjacent to the West Les Turner Road and Old Horse Cave Road intersection, Tony Hogan, Applicant/Owner because the proposed map amendment is in agreement with the adopted Comprehensive Plan. Motion unanimously carried.

Commission Members Forrest Wise and Bobby Bunnell returned to the meeting.

III. SUBDIVISION:

1. **101722-01-B – Agricultural Application for Division of Real Estate** – *RS Mills, Inc., Applicant/Owners(s) – 3 Tracts – 31.41 +/- Acres Under Review – 42.06 +/- Total Acres – Property located at 943 Jack Brown Road – Barren County – Plans prepared by Leftwich Land Surveying, Inc.*

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 Exception. It is located at 943 Jack Brown Road, a County maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. The existing vehicular way is noted in Plat Book 17, Page 251, see Attachment D.
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 Exception (see Proposed Plat) contains three (3) Tracts consisting of 5.04, 13.67 and 12.70 +/- total acres. Tracts one and two both meet the minimum requirements of 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.

A motion was made by Lewis Bauer and seconded by Candy Wethington to approve the application for Agriculture Division of Real Estate at 943 Jack Brown Road because the proposed division does meet the minimum standards set forth in KRS 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.

2. 101722-02-B – Preliminary and Final Plat – Willie Groce Road Subdivision – K&M Services, LLC, Applicant/Owners(s) – Willie Groce Road – 26 Lots – 106.87 +/- Total Acres – Glasgow – Plat prepared by Pittman Green

Staff Findings:

1. 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.

2. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the plat, in addition to the local Fire Chief and the Health Department.
3. The proposed land division is to be serviced by three (3) proposed fire hydrants located near the property lines between proposed Lots eight (8) and seven (7), proposed Lot fourteen (14), and between proposed Lots twenty (20) and twenty-one (21). The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
4. Entrances onto Willie Groce Road will require approval from the Barren County Road Department.

Staff Recommendation:

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

A motion was made by Janis Turner and seconded by Eddie Atnip to approve the Preliminary and Final Plat for K&M Services, LLC Owner/Applicants, 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 Plat. Motion unanimously carried.

3. 101722-03-B – Subdivision Regulations Pre-Subdivision Variance Application –
Woodland Station Development, LLC, Owner/Applicant(s) – Property located approximately One Thousand Two Hundred (1,200') feet south of the Harry King Road and Happy Valley Road (Hwy 90) intersection and Two Thousand Seven Hundred (2,700') feet northwest of the Flint Knob Road and Happy Valley Road (Hwy 90) intersection – Five (5') foot variance to the Seventy-Five (75') foot Lot Width Requirement – Article 502.2 of the Barren County Subdivision Regulations – Phase 2 of the Subdivision – 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. The applicant is requesting a Five (5') foot variance to the Seventy-Five (75') foot road frontage requirement, Article 502.2.1 of the Barren County Subdivision.
3. Attachment B is a general vicinity map of the subject property. The property is located along Happy Valley Road (KY-90), a state-maintained roadway.

4. Attachment C is an Aerial Photo map, which shows the subject property and the existing roadway.
5. A similar Variance was granted on September 19, 2022, for Lots 135-139, 168-171, 176-177, 179-182, 187-190 and 193-194 (indicated in Red on Attachment D).
6. The proposed Subdivision, shown in Attachment D, depicts the proposed roadways and existing residence on the subject property.
7. Although some of the lots noted on the application and indicated on the attached drawing are lots that had previously received the variance on September 19, 2022 the applicant has shown all lots requesting the variance for clarification. This includes all phases of construction. Proposed lots requiring the five (5') foot variance are numbers 27, 29-32, 35-37, 48-59, 65-67, 78-83, 96-98, 109-115, 131-139, 161-164, 180-182, and 7-189 (indicated in Red on Attachment D).
8. All the proposed lots exceed the minimum seven thousand five hundred (7,500) square foot lot size requirement per Article 502.2 of the Subdivision Regulations.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the Variance Application for Woodland Station Development, Owner/Applicants, for the property in the Four Thousand Block of Happy Valley Road (Hwy. 90) 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. DEVELOPMENT PLAN:

1. **101722-01-G – Preliminary Plan** – *Storelocal Glasgow Storage – Doug Pyles, Applicant – Danny and Mariam Gibson, Owner(s) – Property located approximately one thousand two hundred (1,200)' feet northeast of the Northeast of the Happy Valley Road and N L Rogers Wells Boulevard intersection and two hundred and fifty (250)' feet south of the Magnolia Drive and N L Rogers Wells Boulevard intersection – 1 Tract – 5.889 +/- Total Acres – Glasgow – Plans Prepared by Vantage Engineering*

Staff Findings:

1. Currently the subject property is zoned I-1 (Light Industrial District). It is located along N.L. Rogers Wells Boulevard (US-31E).
 - a. The property received a zone change from B-2 (General Business District) to I-1 (Light Industrial District) on July 18, 2022, with the following binding elements:

- i. The development of this property is limited to mini-storage warehousing as shown on the concept drawing submitted at the public hearing.
 - ii. The signage be restricted to that allowed in Glasgow Zoning Ordinance and incorporate a dimmer switch that restricts light after dark or be non-illuminated.
 - iii. That lighting shine downward as per the exhibits presented at the hearing.
 - iv. That the area between the existing R-1 (Single Family Residential District) lots and the intersection of Magnolia and US-31E with a continuous rear yard line with the existing R-1 (Single Family Residential District) rear yard line be restricted to single family use.
2. The development will contain approximately 5.889 total acres. The majority of the existing site slopes to the north to an existing drainage swale, see Sheet 2. Currently the Tract consists of a vacant lot.
3. Sheet 2 shows detailed drawings with dimensions, etc. for the proposed parking layout and building locations.
 - A. As indicated on Sheet 2 the applicant is proposing a total of nine (9) buildings. The total square footage for the proposed buildings is in agreement with the approved zone change exhibit although there are more buildings than that shown on the exhibit. The applicant is proposing six (6) parking spaces. The parking requirement in Section 158.400(9) is one (1) space per one thousand (1,000) square feet of floor space. The proposed development would require five (5) minimum parking spaces.
 - B. Drive aisle widths all meet the Glasgow Zoning Ordinance requirements.
 - C. As required by Section 158.028 (C)(2) a thirty-five (35') landscape buffer area is proposed along the western and norther property lines that are adjacent to residential neighborhoods. In agreement with the Glasgow Zoning Ordinance landscape buffer requirements a continuous hedge and tree line is proposed along the residential LBA running parallel with Magnolia Drive. A six (6') foot tall privacy fence is proposed along the western LBA to avoid conflict with overhead powerlines. This fencing continues along the property line along the southern LBA. A decorative fence and gate, shown on Sheet 6, is proposed for the remainder of the development.
 - D. There is only one proposed entrance into the development from N. L. Rogers Wells Boulevard (US 31-E).

4. The proposed drainage layout is shown on Sheet 3.
 - A. As shown on the plans, stormwater is proposed to drain to a proposed basin on the northern most property line via drainage structures and sheet flowing. Water along the eastern side of the development is proposed to drain via ditching to the aforementioned basin.
 - B. The applicant proposes altering the existing drainage swale within the residential lots to accommodate the outlet and spillway for the basin. This area is noted as a “Proposed 50’ Residential Drainage Easement”.
 - C. In order to minimize water impacts to Magnolia Drive when housing development occurs on the Single-Family Residential lots a ditch is proposed along the right-of-way that also leads to the proposed drainage easement.
5. Proposed erosion control measures are also shown on Sheet 3.
 - A. Inlet protection is shown at each storm inlet structure.
 - B. Silt fence is proposed along the perimeter of the site at the toe of all slopes.
 - C. The construction entrance will be located at the sole entrance location for the site.
 - D. Rock check dams are proposed at varying intervals within the proposed ditching.
 - E. Rip-rap aprons are shown at all pipe outlets.
6. Sheet 4 shows the proposed utility connections for the site.
 - A. The applicant is proposing attachment to an existing manhole on the west property line for sanitary sewer.
 - B. One (1) fire hydrant is proposed for the proposed development. As shown on the plans it is proposed to connect to an existing line in the curve of Magnolia Drive and then locate the fifteen (15’) foot water easement within the twenty (20’) rear yard setback. The proposed hydrant is to be located outside the proposed fencing at the request of the City of Glasgow Fire Chief.
 - C. Telephone and Electrical service is available along N.L. Rogers Wells Boulevard (US-31E).
7. Construction details are shown on Sheets 5 and 6.

8. The Landscaping sheet, Sheet L1, meets the requirements of the landscaping portion of the Zoning Ordinance by proposing trees in all landscaping islands as well as additional shrubbery.
9. A stormwater maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator prior to Final Development Plan 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. The following recommendations are also made as they relate to this development:

- 1) Any work done within the Right-of Way of Magnolia Drive in relation to the proposed ditching will require approval of the City of Glasgow Superintendent of Public Works.
- 2) A storm water maintenance agreement must be signed with Public Works prior to Final approval.

A motion was made by David Rutherford and seconded by Joe Austin to approve the Preliminary Development Plan for Storelocal Glasgow Storage 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 before and during construction and the following binding elements as imposed by the Zone Change that all signage be restricted to that allowed in Glasgow Zoning Ordinance and incorporate a dimmer switch that restricts light after dark or be non-illuminated, that lighting shine downward as per the exhibits presented at the hearing, and that the area between the existing R-1 (Single Family Residential District) lots and the intersection of Magnolia and US-31E with a continuous rear yard line with the existing R-1 (Single Family Residential District) rear yard line be restricted to single family use. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 8:08 PM.

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JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer