

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

December 19, 2022

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 19, 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 (Zoom)	Joan Norris (Zoom)
Joe Austin	David Rutherford
Lewis Bauer (Zoom)	Janis Turner
Bobby Bunnell	Maria Westcott
Thomas Grubbs	Forrest Wise
Tommy Gumm	

Ricky Houchens and Candy Wethington were absent.

I. GENERAL BUSINESS:

Chairman Gumm asked the Commission to change Item III – Development Plan from Preliminary and Final Plan to Preliminary Plan.

A motion was made by Janis Turner and seconded by David Rutherford to change the Development Plan from a Preliminary and Final Plan to a Preliminary Plan. Motion unanimously carried.

Agenda Item # 1 - Approval of Minutes

A motion was made by Forrest Wise and seconded by Bobby Bunnell to approve the November 21, 2022 meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The invoices for December were presented for payment.

A motion was made by David Rutherford and seconded by Joan Norris to approve the invoices as presented. Motion unanimously carried.

Agenda Item # 3 - Committee Report

Chairman Gumm appointed the following 2024 Comprehensive Plan Committee. They are as follows: Candy Wethington, Forest Wise, and Ricky Houchens. Chairman Gumm stated that all Commission Members would have the opportunity to work on the Comprehensive Plan.

Agenda Item # 4 – Treasurer’s Report

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

The bank balance as of November 30, 2022, was \$10,119.54. Deposits in the amount of \$2,500.00 were received from Barren County and \$150.00 from the City of Glasgow in the month of November 2022. The Treasurer’s Report was filed as presented.

Agenda Item # 5 – Director’s Report

Kevin Myatt reminded the Commission that the KAPPA 2023 Spring Conference would be held at the Barren River State Park on May 18th – May 19th, 2023. There will be other sessions for the Commission Members to attend to get their continuing educational hours.

II. PUBLIC HEARING:

1. 121922-01-C – Zone Change Application – Kelly Walker, Applicant/Owner – R-2 (Two-Family Residential District) to B-2 (General Business District) – Property located at 109 North 9th Street – 1.5 +/- Total Acres – Cave City

Commission Member David Rutherford recused himself from the proceedings due to a possible conflict of interest.

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 Kevin Myatt, Planning Director, 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.

Brandon Wright, Cave City Councilman, 1007 Meadowland Drive, Cave City, KY, was sworn in. Mr. Reynolds said he was neither in favor nor in opposition of the proposed zone change but was present for informational purposes only and to relate the feelings and thoughts of

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the neighbors about the proposed zone change. The neighbors were concerned about the increased traffic and the large trucks that would be in the area where their children would be playing.

Chairman Gumm asked if there was anyone else in the audience that would like to speak in favor of the zone change.

Kelly Walker, 230 Smiths Grove, Brownsville, KY was sworn in and spoke in favor of the proposed zone change.

Mayor Dewayne Hatcher, Mayor of Cave City, KY was sworn in and spoke in favor of the proposed zone change. Mayor Hatcher stated that if the future business of the proposed area had a lot of equipment, he would like to see a gated seven (7') foot fence constructed around the property.

No one else spoke in favor of the zone change.

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

Lester Carney, 409 Old Bardstown Road, Cave City, KY was sworn in and spoke in opposition. He felt the current zoning classification for the area was appropriate and that the safety concerns of the neighborhood would be diminished if a business was allowed to locate there.

Loretta Reynolds, 1009 Greenhill Drive, Cave City, KY was sworn in and spoke in opposition. She felt the current zoning needs to remain "Residential".

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Joe Austin to deny the Zone Change Application for the property located at 109 North 9th Street, Cave City, because based on the testimony as heard in this hearing in this meeting, the property should remain R-2 due to public safety concerns of the area. Chairman Gumm asked for any further discussion on the motion.

Commission Member Bobby Bunnell: What year the Comprehensive Plan was done for Cave City?

Kevin Myatt: The Zoning Ordinance was done in 2008, but the last time the Comprehensive Plan was done was in 2019.

Commission Member Bunnell: And that plan shows that development there, or the zoning would be for the B-2, is that correct?

Mr. Myatt: That's correct. All Future Land Use Maps have to have public involvement, we have two (2) meetings in Cave City showing that Public Zoning for each projection map for Cave City, the same as we do for Glasgow, Park City and Barren County. It's a scenario that is slated to be commercial, it's just a blueprint, it's a guide, it's not gospel but by law we have to have those public meetings, but that is what is actually participating for that reason.

Commission Member Bunnell: If that remains R-2 then the development there could be multifamily apartments?

Mr. Myatt: As it stands right now, the individual could put six (6) to seven (7) duplexes on the property. If the subject, if the structure, is either a change of use or is demolished and residential structures are placed on it, he could use the entire property. Right now, that is seven (7) duplexes that could be put on it.

Commission Member Forrest Wise: When the property was purchased from Square Deal, was there a zone change requested at that time?

Mr. Myatt: No. No zone change was requested at that time.

Charles A. Goodman, III: Mr. Atnip, on your motion, under these circumstances I think you alluded to certain factors in support of the motion, that if you would state that again in terms of Findings and Facts.

Eddie Atnip: Let the Findings and Facts show that the neighborhood, residential, and all its surroundings and roadways are not sufficient to handle large truck traffic and have visited that area several times.

A roll-call vote was taken with 9-Yea votes and 1-Nay (Bunnell) vote. Motion carried.

David Rutherford returned to the meeting.

2. 121922-01-G – Zone Change Application – K & M Services LLC, Applicant/Owner – B-2 (General Business District) to R-3 (Small Lot Medium Density Residential District) – Property located at 302 South Morgan Street and 400 & 402 East Wayne Street – 0.77 +/- Total Acres – Glasgow

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 Kevin Myatt, Planning Director, 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 spoke in favor of proposed Zone Change Application.

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

Laurie Chitterden, 1333 Dickerson Day Drive, Gallatin, TN (Zoom) was sworn in. She asked how many houses would be placed on the subject property.

Kevin Myatt: Currently there are four (4) units on the property. There could be four (4) structures with eight (8) units.

No one else spoke in opposition.

Chairman Gumm closed the hearing.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the proposed Zoning Map Application because the proposed map amendment is in agreement with the adopted Comprehensive Plan and the findings and facts indicate the subject property is in an area where residential uses are in existence at this time. Motion unanimously carried.

III. DEVELOPMENT PLAN:

- 1. 121922-02-G – Preliminary Plan** – *Glasgow Dollar General – Rafferty Development LLC, Applicant/Owner(s) – Property located approximately 15 100 Leslie Avenue – 1 Tract – 2.20 +/- Total Acres – Glasgow – Plans prepared by Paul Primavera & Associates*

Staff Findings:

1. The subject property received a zoning change from I-1 (Light Industrial District) to B-2 (General Business) on September 19, 2022. The proposed use is in compliance with the zoning.
2. The development will contain approximately 2.20 total acres. The majority of the existing site is relative flat with a steep slope, sloping north along West Main Street. Currently the Tract consists of an existing warehouse building with the remainder of the site being vacant.

3. Sheet 101 shows detailed drawings with dimensions, etc. for the proposed parking layout and building locations.
 - A. As indicated on Sheet 101 the applicant is proposing one (1) building. The total square footage for the proposed building is 10,640 square feet. The applicant is proposing thirty-six (36) parking spaces. The parking requirement in Section 158.400(9) is one (1) space per three hundred (300) square feet of floor space. The proposed development would require thirty-six (36) minimum parking spaces.
 - B. The site will utilize the two (2) existing entrances, one (1) on Leslie Avenue and one (1) on West Washington Street.
 - C. Drive aisle widths all meet or exceed the Glasgow Zoning Ordinance requirements. As shown on Sheet 101 the applicant intends to utilize the entrance onto West Washington Street for truck traffic. The truck turning radius diagram shown indicates that the truck egress is sufficient as drawn.
 - D. As required by Section 158.028 (C)(2) a ten (10') foot landscape buffer area is proposed along the eastern property line that is adjacent to residential area. In agreement with the Glasgow Zoning Ordinance landscape buffer requirements a six (6') foot tall privacy fence is proposed along the LBA.
 - E. The required building setbacks are as follows: thirty-five (35') feet off of the Leslie Avenue right-of-way, twenty-five (25') feet from West Washington Street, twenty-five (25') feet from West Main Street and twenty (20') feet from the adjacent property owner to the east. The proposed building is situated behind these setbacks. Also, as indicated on Sheet 101 no portion of the building or any signage is located within the visibility triangle found in Section 158.022 of the Glasgow Zoning Ordinance.
 - F. One (1) free standing sign is proposed along West Main Street.
 - G. A retaining wall with a handrail is proposed along West Washington Street, a detail is shown on the plan sheet (Sheet 101).
4. The proposed drainage layout is shown on Sheet 201.
 - A. As shown on the plans, stormwater is proposed to drain in the same manner as the existing site. As noted at the bottom of Sheet 201 the post construction site has less impervious area than that of the pre-construction site. In light of that fact the runoff coefficient is also reduced.

- B. The area leading to the retaining wall from West Washington Street is proposed to be a 3:1, mowable, slope.
5. Sheet 301 indicates the proposed utility connections for the project.
- A. A proposed 1” waterline is to connect to the existing waterline located along West Main Street.
 - B. Sewer connection is to be made to an existing sewer cleanout, also along West Main Street.
 - C. Overhead, electrical, phone and cable service is available along West Washington Street.
6. Proposed erosion control measures are also shown on Sheet 401.
- A. Silt fence is shown at the proposed stock pile location.
 - B. Silt fence is proposed along the perimeter of the toe of all slopes.
 - C. Both entrances will be utilized as construction entrances.
7. Construction details are shown on the corresponding plan sheets as well as Sheet 502.

Staff Recommendation:

It is the Staff’s recommendation of approval of the Preliminary and 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 runoff to the surrounding developments.

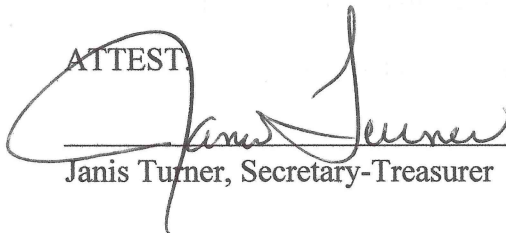
A motion was made by David Rutherford and seconded by Joe Austin to approve the Preliminary Development Plan for Glasgow Dollar General because the proposed development plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance and subject to Staff Findings and Recommendation of approval of the proposed development with conditions that adequate soil erosion controls be implemented before and during construction. Motion unanimously carried.

There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 8:20 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF
BARREN COUNTY, KENTUCKY

By: 
Tommy Gumm, Chairman

ATTEST

Janis Turner, Secretary-Treasurer