

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

**January 17, 2023**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, January 17, 2023, 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	Ricky Houchens
Joe Austin	Joan Norris
Lewis Bauer (Zoom)	David Rutherford (Zoom)
Bobby Bunnell	Janis Turner
Thomas Grubbs	Candy Wethington
Tommy Gumm	Forrest Wise

Maria Westcott was absent.

**I. GENERAL BUSINESS:**

Chairman Gumm asked that Agenda Item # 2, Approval of Invoices, be moved to follow the action after Subdivision.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the request to move Agenda Item # 2, Approval of Invoices, to follow the action after Subdivision. Motion unanimously carried.

**Agenda Item # 1 - Approval of Minutes**

A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the December 19, 2022 meeting minutes as presented. Motion unanimously carried.

**Agenda Item # 3 - Committee Report**

Kevin Myatt, Planning Director, told the Commission that quarterly meetings would be held in each represented area, Glasgow, Barren County, Cave City and Park City, and later monthly meetings would be held to work on the Comprehensive Plan update. More intense work will begin next year.

**Agenda Item # 4 – Treasurer’s Report**

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

The bank balance as of December 31, 2022, was \$32,264.35. Deposits in the amount of \$4,675.00 were received from Barren County and \$1,675.00 from the City of Glasgow in the month of December 2022. The Treasurer’s Report was filed as presented.

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

Kevin Myatt, Planning Director, reported that the BRADD office would be holding a Comprehensive Economic Development Strategy Conference for Barren County on January 31, 2023. There will be conferences held in 10 counties and Barren County is the first. The conference is free. A lot of information will be presented at this conference. Mr. Myatt will check to see if this conference qualifies for Continuing Education Hours. The Conference will be held at the Cave City Convention Center.

**II. SUBDIVISION:**

- 1. 011723-01-B – Subdivision Regulations Pre-Subdivision Variance Application – William Lee Colynn Mayes and Bailee Jill Mayes, Owner/Applicants – Property located at 1809 Austin Tracy Road – Five Hundred Eighteen (518’) foot Variance to the Five Hundred (500’) foot Access Strip Length Restriction – Article 502.3 of the Barren County Subdivision Regulations – Barren County**

Janis Turner recused herself from the proceedings.

William Lee Colynn Mayes, 1809 Austin Tracy Road, Austin, KY was sworn in. Mr. Mayes stated that he understood that the proposed structure will not be available to the protection of the fire hydrant and that he is waiving that part of the regulations and that he is assuming that risk.

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 Hundred Eighteen (518’) foot variance to the Five Hundred (500’) foot access strip length restriction, Article 502.3 of the Barren County Subdivision.

3. Attachment B is a general vicinity map of the subject property. The property is located along Austin Tracy Road (KY-87), a State maintained roadway.
4. Attachment C is a Property Photo map, which shows the subject property and the existing roadway.
5. The proposed Plat, shown in Attachment D, depicts the proposed layout. Section 502.3 of the Barren County Subdivision Regulations states that the maximum length for an access strip is Five Hundred (500') feet. The applicant is requesting an additional Five Hundred Eighteen (518') feet in length and acknowledges the public safety requirement is null.
6. As shown on the proposed Plat, the parcel will contain 2.02 acres and will be more than one hundred forty-seven (147') feet in length at the building setback line, meeting the remaining requirements of the Barren County Subdivision Regulations.

A motion was made by Eddie Atnip and seconded by Joe Austin to approve the Variance Application for William Lee Colynn Mayes and Bailee Jill Mayes, Owner/Applicants, for the property located at 1809 Austin Tracy Road 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 as well as the applicant stating he is aware of the potential dangers of the fire hydrant regulation being waived. Motion unanimously carried.

Janis Turner returned to the meeting.

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

The invoices were presented for payment.

A motion was made by Bobby Bunnell and seconded by Thomas Grubbs to approve the invoices as presented and to include payment to the Barren County Clerk for a Recording Fee for William Lee Colynn Mayes in the amount of \$50.00 and a future fuel invoice from Keystops, LLC. Motion unanimously carried.

### **III. DEVELOPMENT PLAN:**

1. **011723-01-G – Preliminary Plan – Don Franklin Dealership – Glasgow Land LLC, Applicant/Owner(s) – Property located at 1001 Happy Valley Road – 1 Tract – 28.54 +/- Total Acres – Glasgow - Plans prepared by American Engineers, Inc.**

Janis Turner and Tommy Gumm recused themselves due to a possible conflict of interest.

Vice Chairman Lewis Bauer assumed the chair.

Staff Findings:

1. Currently the subject property is zoned I-1 (Light Industrial District). It is located along Happy Valley Road (KY-90).
2. The property received a Final Development Plan approval for Don Franklin Nissan on January 19, 2021. This development plan is for an additional building within this development. The newly disturbed area exceeds one (1) acre (2.02 acres).
3. The entire development contains approximately 28.54 total acres with approximately 2.02 total acres being disturbed for this portion of the development. The majority of the existing site slopes from east to west, see Sheet C-2.1.
4. Currently the area consists of land that is majority vacant, with utilities within the area to be capped off or relocated, see Sheet C-2.2.
5. Sheet C-3.0 shows detailed drawings with dimensions, etc., for the proposed parking layout and building locations.
  - A. As indicated on Sheet C-3.0 the applicant is proposing a total of thirty-four (34) parking spaces. The parking requirement in Section 158.400(21) is one (1) space per four hundred (400) square feet for showroom and office space plus two (2) spaces per service bay. Considering the usage of the existing parking lot the proposed development exceeds the required minimum. A pedestrian walking path is proposed to be stripped between the (two) 2 dealerships.
  - B. Drive aisle widths within the public parking areas meet all Glasgow Zoning Ordinance requirements, see Sheet C-3.1.
  - C. As required by Section 158.028 (B), the minimum landscaping provisions will apply to the proposed development and should be shown on the Final Development Plans.
  - D. No new entrances are proposed onto Happy Valley Road (KY 90).
6. The proposed drainage layout is shown on Sheet C-4.0.
  - A. As shown on the plans, stormwater is proposed to drain to an existing basin on the northwest corner of the existing development by sheet flowing and ditching, see Sheet C-4.1.

- B. The existing basin is proposed to be enlarged to accommodate additional water runoff as shown on Sheet C-4.2.
7. Proposed erosion control measures are also shown on Sheet C-5.0 and C-5.1.
- A. Silt fence is proposed along the perimeter of the site at the toe of all slopes.
  - B. The construction entrance will be located at the southeast corner of the site.
  - C. Rock check dams are proposed at varying intervals within the proposed ditching.
  - D. Erosion control blankets are proposed on the slopes of the proposed grading and ditch liner is proposed within all ditching.
8. Sheet C-6.0 shows the proposed utility connections for the site.
- A. The applicant is proposing attachment to an existing manhole north of the proposed building for sanitary sewer.
  - B. Two (2) fire hydrants are proposed for the proposed development. As shown on the plans it is proposed to connect to an existing water line along Happy Valley Road (KY-90).
  - C. Telephone and Electrical service is available at a pole on the north side of the existing development. The applicant will provide telephone and electrical service underground from that location.
9. Construction details are shown on Sheets C-7.0 – C-7.2.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary Development Plan for Don Franklin Dealership, 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 Eddie Atnip and seconded by Joe Austin to approve the Preliminary Development Plan for Don Franklin Dealership – Glasgow Land, LLC, Applicant/Owner, 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 with conditions.

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There being no further business to come before the commission, upon the motion of Candy Wethington, seconded by Joan Norris, and unanimously carried, the meeting was adjourned at 7:30 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By:   
Tommy Gumm, Chairman

ATTEST:  
  
Janis Turner, Secretary-Treasurer