

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

March 20, 2023

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 20, 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	Janis Turner
Bobby Bunnell	Maria Westcott
Thomas Grubbs	Candy Wethington
Tommy Gumm	Forrest Wise

David Rutherford was absent.

Chairman Gumm asked that Agenda Item II, Public Notice: Short Term Rental & Zone Classification Discussion be moved to the last of the agenda.

A motion was made by Eddie Atnip and seconded by Lewis Bauer to approve the request to move Agenda Item II, Public Notice: Short Term Rental & Zone Classification Discussion to the last part of the agenda. Motion unanimously carried.

I. GENERAL BUSINESS:

Agenda Item # 1 - Approval of Minutes

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the February 21, 2023, meeting minutes as presented. Motion unanimously carried.

Agenda Item # 2 - Approval of Invoices

The invoices were presented for payment.

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

Agenda Item # 3 - Committee Report

Ricky Houchens, Comprehensive Plan Committee, reported his committee met and will make a report at the April meeting.

Agenda Item # 4 - Treasurer's Report

Janis Turner, Treasurer, presented the Treasurer's Reports for the period ending February 28, 2023.

The bank balance as of February 28, 2023, was \$54,655.01. Deposits in the amount of \$1,410.00 were received from Barren County and \$935.00 from the City of Glasgow. The Treasurer's Report was filed as presented.

Agenda Item # 5 - Director's Report

Kevin Myatt reported that the Spring KAPA Conference will be held on May 18th and 19th, 2023 at the Barren River State Park. Commission members can attend either one (1) day or both days and can get several of the required Continuing Education hours. Mr. Myatt reminded the commission members they can view videos to get some of the required Continuing Education hours.

III. PUBLIC HEARING:

- 1. 032023-01-C – Zone Change Application – Cave City Experience, LLC, Applicant/Owner – I-2 (Heavy Industrial District) to B-2 (General Business District) – Property located at 110 Chapatcha Drive – 4.875 +/- Total Acres – Cave City**

Chairman Gumm opened the hearing and served as the hearing officer.

Bobby Bunnell recused himself from the actions of this Zone Change request due to a possible conflict of interest.

Chairman Gumm reminded the Commission they would need to acknowledge the necessary finding for a map amendment in accordance with KRS 100.213.

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.

Greg Davis, 209 Wilderness Road, Cave City, KY represented the owners who are in

other states at the present and stated he thought this project would be an asset for the city, county and state.

Commission Member Eddie Atnip asked Mr. Davis what the purpose of this property would be if rezoned.

Mr. Davis said the purpose would be tourism and hospitality. He stated the facility would be an upscale lodge and upscale restaurant.

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

No one spoke in opposition of the zone change.

Chairman Gumm closed the hearing.

A motion was made by Eddie Atnip and seconded by Janis Turner to approve the proposed zoning because the proposed map amendment is not in agreement with the adopted Comprehensive Plan, however the proposed B-2 (General Business District) is more appropriate for the property and to let the Record of Fact show that this will not change the general vicinity or create a hazard. Motion unanimously carried.

Commission Member Bobby Bunnell returned to the meeting.

II. SUBDIVISION:

- 1. 032023-01-B – Subdivision Regulations Pre-Subdivision Variance Application –**
Douglas Furlong, Owner/Applicant(s) – Proposed Lots 2, 3, and 4, located approximately Three Hundred (300') feet from the New Bowling Green Road and Junior Drive intersection – Seven (7') foot Variance to the One Hundred Twenty-Five (125') foot Minimum Lot Width Requirements – Article 502.1.2 of the Barren County Subdivision Regulations – 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 Seven (7') foot variance to the One Hundred Twenty-Five (125') foot minimum lot width requirement, Article 502.1.2 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The proposed properties are Lots # 2, # 3, and # 4, located approximately Three Hundred (300') from the New

Bowling Green Road and Junior Drive intersection, along Junior Drive, a County maintained roadway.

4. Property photos, shown on Property Photo Map, Attachment C, depict the roadway and existing residences on the subject properties.
5. All the residences shown on the Property Photo Map, Attachment C, were originally built on a single Tract of land; now the applicant is proposing to subdivide the Parcel to create individual Lots.
6. As noted on the Application the homes were originally built in the 1960's and 1970's before the minimum Lot width was one hundred twentyfive feet and in some cases before the Subdivision Regulations were adopted in 1978.
7. Attachment F is a proposed plat showing the proposed Lots. The Variance is being requested for Lots #2, #3 and #4. The proposed Lots meet the minimum lot size requirements of Section 502.2.2 of the Subdivision Regulations. The houses will be located behind the required setbacks of Section 503.1.

A motion was made by Lewis Bauer and seconded by Joan Norris to approve the Variance Application for Douglas Furlong, Owner/Applicant, for proposed Lots 2, 3 and 4 located approximately Three Hundred (300') feet from the New Bowling Green Road and Junior Drive intersection because the granting of the Variance will not adversely affect the public health, safety or welfare, neither will not alter the essential character of the general vicinity; and it will not cause a hazard or a nuisance to the public. Motion unanimously carried.

2. Preliminary and Final Plat – Douglas Furlong Subdivision – Douglas Furlong, Applicant/Owner(s) – Junior Drive – 9 Tracts – 5.922 +/- Total Acres – Barren County – Plat prepared by Pride Land Surveying, Inc.

Staff Findings:

1. Attachment A is the application signed by the applicant/owner(s).
2. The proposed development is being divided along existing road frontage and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren County Subdivision Regulations, see Attachment B.
3. A Seven (7') FOOT Variance was granted to the minimum Lot width requirement for Lots # 2, #3, and # 4.

4. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the physical plat, in addition to the local Fire Chief and the Health Department.
5. Proposed Tracts are to be serviced by one (1) existing fire hydrant located along Junior Furlong Drive and Bon Ayr Road. The hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
6. The homes shown on the Plat are existing and were constructed in the 1960's and 1970's on a single parcel of land. All homes are shown behind the applicable setbacks with the exception of the existing house on Lot # 1. It was considered an existing non-conforming structure.
7. Entrances onto Junior Road are existing. Any future entrances 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 Ricky Houchens and seconded by Joe Austin to approve the Preliminary and Final Plat, Douglas Furlong, Owner/Applicant, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings of Recommendation of approval of the proposed Preliminary and Final plat with no stipulations. Motions unanimously carried.

3. 032023-04-B - Preliminary and Final Plat – K & M Services Subdivision – K & M Services, Applicant/Owners(s) – Old Bowling Green Road (KY 1297) – 8 Tracts 19.53 +/- Total Acres – Barren County – Plat prepared by Pittman Green, LLC.

Staff Findings:

1. Attachment A is the application signed by the applicant/owner(s).
2. The proposed development is being divided along existing road frontage and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren Country Subdivision Regulations, see Attachment B.
3. All utilities are available to each lot by Farmers Rural Electric, SCRTC, and the Glasgow Water Company and each has signed the physical plat, in addition to the local Fire Chief and the Barren County Environmentalist.

4. Entrances onto Old Bowling Green Road (KY 1297) require approval from the Kentucky Transportation Cabinet; their signature is provided on the physical Plat. Proposed and existing entrance locations are noted on the Plat.
5. A forty (40') ingress/egress easement is shown on Parcel D. This is to serve as the location of the proposed entrance for Parcel C.
6. Proposed Tracts are to be serviced by a proposed fire hydrant located at the intersection of Parcels D and E. The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.

Staff Recommendation:

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

A motion was made by Eddie Atnip and seconded by Forrest Wise to approve the Preliminary and Final Plat for K & M Services, Owner/Applicants, because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations. Motion unanimously carried.

4. 032023-04-B – Preliminary & Final Plat – Larry Douglas Morrison Subdivision – Larry Morrison, Applicant/Owner(s) – New Bowling Green Road (US 68/KY 80) – 18 Tracts – 204.752 +/- Total Acres – Barren County – Plat prepared by Pride Land Surveying, Inc.

Staff Findings:

1. Attachment A is the application for the proposed subdivision.
2. The proposed development is being divided along existing road frontage along New Bowling Green Rd (US 68/KY 80), Park City-Glasgow Road, Bishop Road, and SouthGassaway Road and each Tract exceeds the minimum lot size requirements, per Article 502.2.2 of the Barren County Subdivision Regulations.
3. Tract # 16 is to be added to an existing Tract also owned by Mr. Morrison, found in Deed Book 286, Page 231.
4. 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.
5. The proposed land division is to be serviced by a proposed fire hydrant located near the property line of Tract # 1 and # 2, along Park City-Glasgow Road. The remainder of the Tracts either exceed ten (10) acres in size or are protected by an existing hydrant at the

intersection of Bishop Road and South Gassaway Road. The proposed hydrant coverage meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.

6. Entrances onto Park City-Glasgow Road, Bishop Road or South Gassaway Road will require approval from the Barren County Road Department. Entrances onto New Bowling Green Road (US 68/KY 80) will require approval from the Kentucky Transportation Cabinet.
7. The majority of Tract # 4 and portions of Tracts # 1, # 2, # 5, # 13, # 17 and # 18 are located within the FEMA Flood Hazard Area. Any construction proposed within those areas will require guidance from the Barren County Flood Plain Coordinator prior to a building permit being issued.
8. As noted on the Plat, a substantial portion of Tracts # 4, # 5, and # 7 have a large gas transmission within them. No construction can take place within this area without permission from the utility provider.

Staff Recommendation:

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

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the Preliminary and Final Plat for Larry Morrison, Owner/Applicant, 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 & Final plat. Motion unanimously carried.

II. PUBLIC NOTICE:

1. **032023-1-G – Short Term Rental & Zone Classification Discussion** – *A review and discussion of what Short-term Rental uses are and how they are addressed within the Kentucky Building Code and the various Zoning Ordinances of the Cities within Barren County – No action will be taken.*

Commission Member Eddie Atnip presented several facts relating to AirBnb facilities, a commercial business. He also reviewed the local regulations for R-1, Low Density Residential District, 158.075 in the Glasgow Zoning Ordinance. He continued his review by referring to the R-2 regulations in the Glasgow Zoning Ordinance. Mr. Atnip expressed his concerns about the AirBnb's and suggested moving forward with the development of a regulations for the R-1 classification by putting AirBnb restriction in it.

Charles A. Goodman, III, Attorney, suggested a committee investigate the matter and come back to the Commission with a brief analysis of the matter.

Page Eight
March 20, 2023

Director Kevin Myatt explained some guidelines for AirBnb's.

Chairman Gumm asked how many AirBnb's had been requested. Mr. Myatt responded that 6 – 10 requests have been made.

Chairman Gumm asked about gathering information from other cities that has several B&Bs for the Commission to review. Mr. Myatt said he would get the requested information.

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 8:15 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: 
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer