

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

**August 21, 2023**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, August 21, 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	Forret Wise

David Rutherford was absent.

**I. GENERAL BUSINESS:**

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

A motion was made by Janis Turner and seconded by Candy Wethington to approve the June 20, 2023, meeting minutes as submitted. Motion unanimously carried.

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

The following invoices July (No Meeting) and August were presented for payment:

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

**Agenda Item # 3 – Committee Report**

Glasgow Zoning Ordinance Revision Committee stated they would make their statements during the agenda item for the hearing.

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

Janis Turner, Treasurer, presented the Treasurer's Reports for the period ending June 30, 2023 and reviewed the end of the year statement of as well as presenting the report for the period ending July 31, 2023.

The bank balance as of June 30, 2023, was \$5,106.20. Deposits in the amount of \$2,875.00 were received from Barren County and \$525.00 from the City of Glasgow and the balance as of July 31, 2023 was \$19,389.39. Deposits in the amount of \$2,250.00 were received from Barren County and \$325.00 from the City of Glasgow. The Treasurer's Report was filed as presented.

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

Kevin Myatt, Planning Director, reported there would be some training hours available on October 19, 2023, 4:00 – 8:00 PM at the BRADD Conference Center. Mr. Myatt distributed a list of the Continuing Education hours.

Mr. Myatt presented the following Flood Safety Tips and made them available to the public at the meeting:

- Keep all brush and debris out of streams and ditches; this helps flood water to flow freely.
- Store valuables and insurance papers in a waterproof container.
- Call 270-659-0661 to find out if your property is in a flood risk zone.
- Get a building permit before building in a flood plain.
- If the road is under water, turn around, don't drown.
- Ask your insurance agent if you are covered for flood damage.

## **II. SUBDIVISION:**

- 1. 082123-01-B – Agricultural Application for Division of Real Estate – Marta Cunningham, Applicant/Owner – 1 Tract – 5.28 +/- Total Acres – Property located at 1133 Coral Hill Road – Barren County – Plat 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 1133 Coral Hill Road (KY 740), a State 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 Deed Book 319, page 15, which calls reference to a previously recorded Deed Book 38, Page 498, see Attachment D. The roadway is also recorded in Plat Book 6, Page 724, see Attachment E.
5. Attachment F is a survey showing the vehicular way and proposed Tract. The proposed division of property that is presented for the proposed Agricultural Exemption (see Proposed Plat) contains one (1) Tract consisting of 5.28 +/- total acres.
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 Eddie Atnip and seconded by Lewis Bauer to approve the Agricultural Application for Division of Real Estate for Marta Cunningham, Owner/Applicant, because the proposed Subdivision does meet the standards set forth in KRS chapter 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. 082123-02-B – Preliminary & Final Plat – W.T. & Georgia Edwards Subdivision – W.T. & Georgia Edwards, Applicant/Owner(s) – 7745 Edmonton Road – 6 Tracts – 35.771 +/- Total Acres – Barren County – Plat Prepared by Pride Land Surveying, Inc.**

Staff Findings:

1. Attachment A is the application signed by the applicant / owner.
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. As noted on the Plat, the proposed subdivision is not located within a flood prone area and is not indicated to be in a wetland or soil sensitive area.

4. All utilities, other than sewer, are available to the proposed Tracts 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. The existing building shown on Tract #1 is over the Front Yard Setback along C. Wilson Road. A Variance note has been provided on the proposed plat.
6. The proposed Tracts do not meet the requirements for fire hydrant coverage since three (3) of the proposed Tracts exceed ten (10) acres in size and the remaining Tracts total less than four (4) proposed Tracts from the Parent Tract. This meets the requirements of Section 702.0 of the Barren County Subdivision Regulations.
7. Entrances onto C. Wilson Road will require approval from the Barren County Road Department. Any proposed entrances onto Edmonton Road (US 68 / KY 80) will require approval from the Kentucky Department of Transportation. There is an existing entrance for Tract #1 along Edmonton Road (US 68 / KY 80).

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 Janis Turner to approve the Preliminary and Final Plat for W.T. & Georgia Edwards, 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 Recommendation of approval of the proposed Preliminary & Final Plat. Motion unanimously carried.

### **III. PUBLIC HEARING:**

1. **082123-01-G – Zone Change Application** – *Jackie & John Taylor, Applicants/Owners – R-2 (Medium Density Residential District) to B-2 (General Business District) – Property located at 203 McKenna Street – 0.37 +/- Total Acres – Glasgow*

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

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.

John “Tag” Taylor, 108 Central Avenue, Glasgow, KY spoke and gave an overview of the history of the property and why the property needed to be rezoned due to the actions taken to expand the storage for his business on the adjacent property.

Mr. Myatt re-read the Binding Elements so that the Applicant to accept them.

Mr. Taylor stated that he is in agreement with the binding elements.

Mr. Goodman, JCCPC legal counsel, asked if the applicant would consider accepting the one hundred and eighty (180) days stipulation for demo once this application is approved.

Mr. Taylor said he would accept that.

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 Bobby Bunnell 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 the adjacent property is zoned commercial and that the applicant has agreed to the Binding Elements stated that a demo permit from the building inspector’s office be obtained and to be done as soon as possible or within one hundred and eighty (180) days once the minor conveyance plat is recorded and that no residential dwelling is permitted to be built on the subject property as long as the accessory structure is being utilized as commercial on the property. Motion unanimously carried.

**2. 082123-02-G – Text Amendment** – *Amendment to the Glasgow Zoning Ordinance – Glasgow Zoning Ordinance Review Committee – Glasgow*

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.

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

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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 Candy Wethington and seconded by Joan Norris to approve the Text Amendment as presented. Motion unanimously carried.

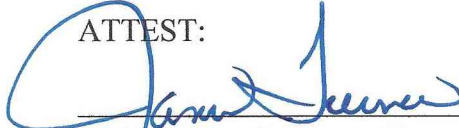
There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 8:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By:

  
Tommy Gumm, Chairman

ATTEST:

  
Janis Turner, Secretary-Treasurer