

**Joint City-County Planning Commission  
of  
Barren County, Kentucky  
September 18, 2023**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 18, 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	Joan Norris
Joe Austin	David Rutherford (Zoom)
Bobby Bunnell	Janis Turner
Thomas Grubbs (Zoom)	Maria Westcott
Tommy Gumm	Candy Wethington
Ricky Houchens	Forrest Wise

Lewis Bauer was absent.

**I. GENERAL BUSINESS:**

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

A motion was made by Eddie Atnip and seconded by Joan Norris to amend the minutes to include a correction on page 6 so the binding elements to read as follows, “the demolition shall occur as soon as possible within 180 days”. Motion unanimously carried. A motion was made by Forrest Wise and seconded by Janis Turner to approve the August 21, 2023, meeting minutes as amended. Motion unanimously carried.

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

The invoices for September were presented for payment.

A motion was made by Ricky Houchens and seconded by Maria Westcott to approve the invoices as presented. Motion unanimously carried.

**Agenda Item # 3 – Committee Report**

There was no Committee Reports.

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

Janis Turner, Treasurer, presented the Treasurer’s Reports for the period ending August 31, 2023.

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

Kevin Myatt, Planning Director, reported that the training on October 19<sup>th</sup>, 2023, 4:00 – 8:00 PM at the BRADD Conference Center was moved to November 2<sup>nd</sup>, 2023. Mr. Myatt explained the additions to the Planning Commission’s website of Floodplain Management and Short-Term Rental information.

**II. PUBLIC HEARING:**

**1. 091823-01-P – Text Amendment – Amendment to the Park City Zoning Ordinance – Park City Zoning Ordinance Review Committee – Park City**

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.

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

**III. SUBDIVISION:**

**1. 091823-02-P – Final Plat & Street Acceptance – Parkview Estates Subdivision/Abbi Court – Phase 2 – Mike White, Applicant/Owner – Property located along Bardstown Road – 13 Lots – 5.11 +/- Total Acres – Park City – Plat Prepared by LEI Landmark Engineering**

Staff Findings:

1. The proposed development received preliminary approval on June 21, 2021.
2. The proposed development is being divided along proposed road frontage and each lot exceeds the minimum lot size requirements, per Section 502.2.1 of the Barren County Subdivision Regulations, see Sheet C2.0. The lots are to be served by sewer as indicated on the proposed site utilities sheet.
  - a. Lot number 17 is to be utilized as the drainage retention area for this proposed development and is labeled as a non-buildable lot and must remain that way.
3. The proposed roadway shown on Sheet C2.1 meets the width and grade standards of Article 6 (Street Design Standards) of the Subdivision Regulations.
  - a. The proposed road name, Abbi Court, has been approved by the B.I.T.S. (Barren Information Technology Systems) office.
  - b. The following sheet is an “As-Built” survey of the roadway. Pictures of the development are shown on this sheet as well.
4. All site water runoff is to drain to the proposed drainage area via ditches along the proposed roadway as indicated by Sheet C3.0.
  - a. The applicant’s engineer designed a sinkhole box to be placed inside the proposed retention basin on top of an existing sinkhole. Details for this box are given on Sheet C6.0.
5. Erosion control measures have been, and continue to be, implemented on the site with no issues noted during site visits.
6. All utilities are available to each lot by WRECC, SCRTC and the Caveland Environmental Authority (CEA).
  - a. The applicant is proposing the development be serviced by two fire hydrants: one, an existing hydrant located on Lot #15 and a proposed hydrant near the entrance to the Subdivision.
  - b. Sheet C5.0 shows the water and sewer connections for each lot. The sewer connects to an existing manhole located on Lot #16. The water is to connect to an existing water line on lots 16 & 18. Easements for these utilities are also shown on Sheet C5.0.

- c. There is a new manhole in the roadway.
7. Attachment B is the proposed plat which will be recorded in the Barren County Clerk's Office. The plat meets all the recording requirements of the Subdivision Regulations.
8. The applicant has filed a Letter of Credit with the Planning Commission staff in the amount of \$121,740.00 to cover all roadway construction expenditures plus 10% of the construction contract. Approval of this Final Plat will negate the need for the Letter of Credit.

Staff Recommendation:

It is the Staff's recommendation of approval of the Final Plat and proposed roadway, Abbi Court.

A motion was made by Janis Turner and seconded by Candy Wethington to approve the Final Plat of Parkview Estates Subdivision and the Street, Abbi Court, for Mike White, Owner/Applicant, because the proposed Subdivision and Roadway 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 Final Plat and Roadway. Motion unanimously carried.

**2. 091823-01-B – Subdivision Regulations Setback Encroachment Variance – Tina Jackson & Sandra Compton, Owner/Applicant(s) – 1880 Coral Hill Halfway Road – Twenty-nine and one half (29.5') foot Variance to the Thirty-five (35') foot Front Yard Setback Requirement – Article 503.0 of the Barren County Subdivision Regulations – Barren County**

Staff Findings:

1. The applicant has filed a Subdivision Regulations Encroachment Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a twenty-nine and one half (29.5') foot variance to the thirty-five (35') foot Front Yard Setback requirement, Article 503.1.1 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The proposed property is located along Coral Hill Halfway Road (HWY 2131), a State maintained roadway.
4. Property photos, shown in Attachment C, depict the roadway and existing structure on the subject property.

5. As noted on the application the applicant was unaware of the setback requirement. The subject property is on more than ten (10) contiguous acres and the structure is strictly for agricultural purposes; thus, making this structure exempt from building permit requirements.
6. Attachment D is a plot plan showing the proximity of the structure to the adjacent roadway. As noted on the plot plan the structure is located five and one half (5.5') feet from the front property line (R.O.W.). This encroaches into the front yard setback Twenty-Nine and one half (29.5') feet.
7. The structure also encroaches into an existing drainage easement, see Attachment E. This easement is also depicted on the aforementioned plot plan. The Planning Commission staff has received confirmation from the KYTC District 3 office that the State has no conflict with the structure in its current location.

A motion was made by Eddie Atnip and seconded by Bobby Bunnell to approve the Setback Encroachment Variance application for Tina Jackson & Sandra Compton, Owner/Applicants, because the proposed 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.

**3. 091823-02-B – Subdivision Regulations Setback Encroachment Variance Application –**  
*Wayde & Iris Barnes, Owner/Applicant(s) – 1409 Old Munfordville Road – Twenty-four (24') foot Variance to the Thirty-Five (35') foot Front Yard Setback Requirement – Article 503.0 of the Barren County Subdivision Regulations – Barren County*

Staff Findings:

1. The applicant has filed a Subdivision Regulations Pre-Construction Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a twenty-four (24') foot variance to the thirty-five (35') foot Front Yard Setback requirement, Article 503.1.1 of the Barren County Subdivision Regulations.
3. Attachment B is a general vicinity map of the subject property. The property is located along a dead-end section of Old Munfordville Road, a County maintained roadway. The property is adjacent to the Glasgow City Limits.
4. Property photos, shown in Attachment C, depict the roadway and proposed building pad on the subject property.

5. Attachment D is a proposed plat showing the proposed accessory structure and the Variance is being requested for a proposed garage. As noted on the plat, a ten (10') foot sewer line easement is located behind the proposed garage. Also noted in the application the applicant states that the ground beyond the sewer line easement often stays wet. As shown on the plat, much of the surrounding area is located within the floodplain thus resulting in a hardship of usable land.

A motion was made by Bobby Bunnell and seconded by Maria Westcott to approve the Setback Encroachment Variance application for Wayde and Iris Barnes, Owner/Applicants, because the proposed 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 and the special circumstances of site limitations due to the floodplain on the property. Motion unanimously carried.

**4. 091823-03-B – Agricultural Application for Division of Real Estate – Blake Oliver, Applicant/Owner – 2 Tracts – 101.603 +/- Total Acres – Property located approximately three thousand three hundred and fifty (3,350') feet north of the North Lucas Road in the One Hundred block of North Lucas Road – Barren County – Plans prepared by Pride 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 199 N. Lucas Road, a County maintained roadway. The division begins approximately three thousand three hundred and fifty (3,350') feet north of the North Lucas Road in the One Hundred block of North Lucas Road.
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 22, Page 192, 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 Exemption (see Proposed Plat) contains two (2) Tracts; Tract #1 consisting of 68.000 +/- total acres and Tract #2 consisting of 33.605 +/- 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 Forrest Wise and seconded by Candy Wethington to approve the Agricultural Application for Division of Real Estate for Blake Oliver, 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.

**5. 091823-04-B – Street Acceptance – Proposed Street Acceptance of Madison Lane – Barren County**

Staff Findings:

1. Silver Springs Subdivision received Final approval on May 15, 2017. The subdivision contains twenty-seven (27) lots, twenty-one (21) of which front on Madison Lane.
2. The roadway is being submitted for County Maintenance.
3. Madison Lane is located off Carden Road, approximately nine hundred and fifteen (915') feet south of the Carden Road and Green Plot Road intersection, see Attachment A.
4. Property photos, shown in Attachment B, depict the roadways and existing residences along the proposed Right-of-Way.
5. Attachment C is a letter from Jamie Degroft, the Barren County Road Supervisor, stating the intent of the Barren County Fiscal Court to take over maintenance of the roadway with the approximate length being one thousand four hundred and seventy-five (1,475') feet and a sixty (60') foot Right-of-Way.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the proposed roadway of Madison Lane of Silver Springs Subdivision, because the proposed Roadway does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to the letter of intent from the Barren County Road Supervisor to take over maintenance of Madison Lane. Motion unanimously carried.

#### **IV. DEVELOPMENT PLAN:**

- 1. 091823-01-G – Preliminary Plan – BCEA Spec Building – BCEA, Applicant / Owner(s) – Property located at South Cooper Industrial Park Lot #7 – 1 Tract – 20.144 +/- Total Acres – Glasgow – Plans Prepared by Scott and Murphy**

Staff Findings:

1. Currently the subject property is located within an I-2 (Heavy Industrial) District.
2. The existing tract of land contains 20.144 total acres with 12.649 total acres being disturbed during the speculative phase of construction. The majority of the existing site slopes to the south, away from New Bowling Green Road (US 68 / KY 80) sheet C-0.5.
3. As shown on Sheet C-1.0 the Applicant is proposing the construction of a 100,000 ft<sup>2</sup> industrial speculative building. There is no immediate tenant for the building.
4. For the speculative phase of development, the applicant is proposing that initially only one gravel driveway provides access to the building and ten (10) gravel parking spaces. Once possession of the development has been taken over by future tenants, another development plan approval by the Planning Commission will be required to ensure that the development plan ordinance regulations are met.
5. Sheet C-2.0 is a detailed proposed grading sheet for the development.
  - a. As shown on the plans, storm water runoff on the north side of the building is to drain via proposed drainage offsite to the remainder of the industrial park.
  - b. The storm water runoff generated by the building and site work is to drain via ditches, both to the east and west of the building, to a proposed retention pond near the southern most property line. The outlet for the pond directs water to a reducer that restricts water flow rates more than the undeveloped rate before leaving the site.
    - i. This sheet also serves as the proposed erosion control measures:
      - 1) Silt fencing is proposed around the perimeter of the south side of the site.
      - 2) A temporary construction entrance is proposed off of Beltline Boulevard to the west of the site.
      - 3) Rock check dams are proposed within all the ditches.



- 4) Rip-rap is proposed at the ends of all ditch lines.
  - 5) Inlet protection is proposed at the inlets of all structures on the west side of the site.
  - c. Further explanation and detail of the three (3) drainage areas is shown on Sheet C-2.1 as well as the Pre-Development run-off coefficient.
  - d. Sheet C-2.2 shows the Post-Development run-off coefficient for the site. The proposed detention area is designed to accommodate the additional storm water runoff.
  - e. Sheet C-2.3 includes detention calculations for future expansion of the building, including additional paved parking areas. As shown on the plans the proposed pond will also accommodate the future development.
6. A storm water maintenance agreement must be signed with the City of Glasgow Stormwater Coordinator before Final Approval can be given.
  7. Sheet C-5.0 shows the site utilities. The fire department is requiring a hydrant at the northwest corner of the building as well as designating that area for a fire pit. Electricity to the building is to be supplied from an overhead line coming from the southeast corner of the site.
  8. Details for the erosion control as well as details for the stone and concrete paving are shown on Sheet C-4.0.

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. Should the applicant seek Final approval to obtain a building permit it is noted that building occupancy cannot occur other than for the purposes of marketing the building to potential tenants without a separate development plan approval.

A motion was made by Maria Westcott and seconded by Bobby Bunnell to approve the Preliminary Plan of the BCEA Spec Building for BCEA, 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. Motion unanimously carried.

**2. 091823-02-G – Preliminary Plan – Scenic Lake Apartments – Little T, LLC, Applicant / Owner(s) – Property located along Britthaven Drive and in the Fifteen Hundred Block of Cleveland Avenue (Hwy. 1297) – 1 Tract – 20.913 +/- Total Acres – Glasgow – Plans Prepared by Van Meter and Slavely**

Staff Findings:

1. The multi-family residential development contains approximately 20.913 total acres. The majority of the site consists of a lake with the majority of the remaining property being relatively flat and sheet flowing to the lake. Currently the Tract is vacant, see Sheet C 1-0.
2. The open portion of the property is located within an R-4 (Medium Density Multi-Family Residential District). The applicant is proposing nine (9) 8-Plex, one bedroom, apartment buildings and eight (8) 6-plex, one bedroom, apartment buildings; totaling one hundred and twenty (120) total dwelling units. The R-4 zoning district has a maximum density restriction of twenty (20) dwelling units per net acre, Section 158.143. The proposed development within the R-4 zoning district meets this restriction.
3. Sheet C 2-0 is an overall plan sheet showing the proposed development.
  - a. As indicated on Sheet C 2-0 the applicant is proposing two (2) entrances onto Britthaven Drive. These entrances have been approved by the Glasgow Street Department.
  - b. The applicant is proposing two hundred forty-one (241) parking spaces. The parking requirement in Section 158.400(1) is two (2) parking spaces per dwelling unit. The proposed development would require two hundred forty (240) minimum parking spaces.
4. Sheets C 2-1 through C 2-3 are large scale drawings of the overall site plan. The sheets show detailed dimensions and specifications for the drive aisles, parking spaces and sidewalks.
  - a. The main drive aisle width is 25.97'. This exceeds the minimum width of twenty-four (24') feet required by Section 158.403 of the Glasgow Zoning Ordinance.
  - b. As noted on the plans the drive-aisle is proposed to have heavy duty paving while the parking spaces are proposed to be light duty paving.
  - c. Sheet C 2-2 shows a proposed location for a cluster mailbox located within the landscape island before the large parking area.

- d. ADA accessible parking stalls are provided for each building. The plans do not indicate a sidewalk ramp to accommodate these spaces. The Final plans must show this ADA ramp.
  - e. All apartment buildings access a five (5') foot sidewalk along the proposed drive aisle.
  - f. Sheet C 2-3 shows a proposed dumpster pad at the end of the parking lot. The dumpster pad is proposed to be enclosed, see Sheet C 8-0.
5. The proposed drainage layout is shown on Sheets C 3-1 & C 3-2.
- a. As shown on the plans, the stormwater is proposed to be diverted to drainage structures located within the drive aisle and retention areas located to the west side of the development.
  - b. There is also a larger retention area catching the majority of the piped stormwater as well as the stormwater that sheet flows from the parking area.
  - c. The engineer has provided stormwater runoff calculations indicating that the runoff coefficient has been reduced for water leaving the site.
  - d. Profiles for the proposes storm sewer are provided on Sheet C 5-0.
6. Sheet C 4-1 and C 4-2 indicates the proposed utility connections for the project.
- a. A proposed 6" waterline is to connect to the existing waterline located at the South of the property along Victory Lane and also to an existing waterline within the right-of-way of Britthaven Drive.
  - b. Three (3) fire hydrants are proposed for the development. The locations have been approved by the Glasgow Fire Department.
  - c. Sewer connection is to be made to an existing manhole on the south side of the property adjacent to Victory Lane. The applicant proposes five (5) new manholes for the project with sewer service lines to each individual building.
    - i. Profiles are shown on Sheet C 6-0.
  - d. An existing three phase electrical line cuts through the property; this will service the development. The existing overhead line is located within an existing easement. No buildings are proposed within this easement.

7. Proposed erosion control measures are shown on Sheets C 7-0 through C 7-2.
  - a. Silt fence is shown at the toe of the slope along the south and east sides of the development.
  - b. A large temporary construction entrance is proposed at Britthaven Drive. The Glasgow Street Department has also requested that metal plates be used to limit damage to the existing street.
  - c. Inlet protection is provided at all the proposed storm inlet structures.
  - d. Rip-rap is to be installed at the outfall of all storm pipes.
  - e. As shown on the plans there are two (2) locations for stockpiling material.
8. Construction details are shown on the Sheet C 8-0.

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.

A motion was made by Bobby Bunnell and seconded by Joan Norris to approve the Preliminary Plan of Scenic Lake Apartments for Little T, 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 and that a barrier must be built on slopes of less than 3:1. Motion unanimously carried.

**3. 091823-05-B – Final Development Plan – Royal Troon Commercial Development – 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 – 111.633 +/- Total Acres – Barren County – Plat Prepared by Bryant Engineering, Inc.**

Staff Findings:

1. The subject property is located in the un-incorporated area of Barren County adjacent to the Royal Troon Subdivision. There is no zoning classification or land use restriction, however this development meets the requirements of a PUD (Planned Unit Development)

which is governed by the development requirements of the Barren County Subdivision Regulations.

2. Attachment A is an application for the proposed development.
3. The development will contain approximately 12.4 total acres; it is located adjacent to the northwest of the Royal Troon Subdivision. The majority of the existing site slopes to the north.
4. As shown on Sheet C1.01 the applicant is proposing thirteen (13) 8-Plex residential units, two (2) 6-unit townhouses and an eight thousand (8,000) square foot convenience store / commercial building. There will also be three (3) vacant out lots remaining for future development.
  - a. One (1) entrance to serve the multi-family and the convenience store onto Happy Valley Road (KY-90) is proposed. The proposed roadway is proposed to be a county-maintained roadway; it is thirty (30') feet wide with a fifty (50') foot right-of way and an approximate length of two hundred and twenty-eight (228') feet. This roadway will end just past the entrance for the convenience store lot. The proposed roadway name has been approved by the BITS office.
    - i. All access from Happy Valley Road (KY-90) or any other work within the Right-of-Way is to be coordinated with the Kentucky Transportation Cabinet.
    - ii. Plans for proposed turning lanes approved by the Transportation Cabinet are attached to these plans.
  - b. Drive aisle widths are twenty-four (24') feet for the entire development.
  - c. In accordance with Section 506.3 of the Subdivision Regulations the applicant is proposing two (2) parking spaces per dwelling unit.
  - d. There are three (3) different dumpster pad locations proposed.
5. The applicant is proposing gravity sewer for all the proposed buildings. Sewer is available along Happy Valley Road (KY-90). This system feeds into the residential subdivision, see Sanitary Line H, on the west side of the development.
  - b. Sanitary sewer profiles are provided on Sheet C3.01.

6. The applicant proposes a six (6") inch waterline be located along all the drive aisles with fire hydrants located within the landscaping island of all the multi-family areas, see Sheet C1.01.
7. The proposed drainage layout is also shown on Sheet C1.01
  - a. As shown on the plans, stormwater is proposed to drain to a proposed basin on the northwestern corner of the property via drainage structures and sheet flowing as well as the retention basin within the Royal Troon Residential Subdivision to the south.
  - b. Storm drainage profiles are shown on Sheets C4.01 through C4.03.
  - c. Drainage calculations meeting Section 1004.0 of the Barren County Subdivision Regulations are shown on the plans.
8. Proposed erosion control measures are shown on Sheet C5.01.
  - a. Inlet protection is shown at each storm inlet structure.
  - b. A 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. Headwall silt checks are shown at all pipe inlets and rip-rap for the overflow outlets.
9. Construction details are shown on Sheets C6.01 through C6.03.

**Staff Recommendation:**

It is the Staff's recommendation of approval of the 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. The following recommendations are also made as they relate to this development:

- 1) Any work done within the Right-of Way of Happy Valley Road (KY-90) will require Transportation Cabinet approval and coordination.

A motion was made by Eddie Atnip and seconded by Joe Austin to approve the Final Development Plan of Royal Troon Commercial Development for Woodland Station Development, LLC, Applicant/Owner, because the proposed development plan does meet the minimum standards set forth in Barren County Subdivision Regulations, Article 304 and subject to Staff Findings and Recommendations of approval with conditions that any work done within the Right-of-Way of Happy Valley Road (KY-90) in relation to the turning lane will require approval of the Kentucky Transportation Cabinet.

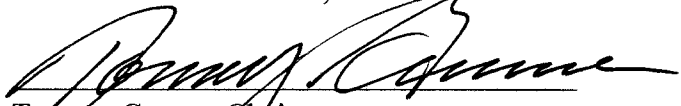
There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 8:40 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

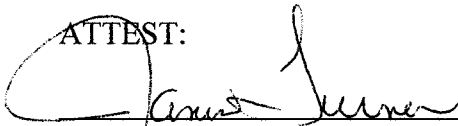
OF

BARREN COUNTY, KENTUCKY

By:

  
Tommy Gumm, Chairman

ATTEST:

  
Janis Turner, Secretary-Treasurer