

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

**March 18<sup>th</sup>, 2024**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 18<sup>th</sup>, 2024, 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)
Lewis Bauer	Janis Turner
Bobby Bunnell	Maria Westcott
Thomas Grubbs	Candy Wethington
Tommy Gumm	Forrest Wise

Ricky Houchens was not present at the meeting.

**I. GENERAL BUSINESS:**

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

A motion was made by Forrest Wise and seconded by Joan Norris to approve the February 20<sup>th</sup>, 2024, meeting minutes as presented. Motion unanimously carried.

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

The invoices were presented for payment.

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

**Agenda Item # 3 – Committee Report**

Kevin Myatt, Planning Director, stated that there were not any updates to be included in the Committee Report. He added that the Comprehensive Plan Committees (for Park City and Cave City) have already held their meetings, and that there would be two additional Comprehensive Plan Committee meetings.

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

Janis Turner, Treasurer, presented the Treasurer's Reports for the period ending February 29, 2024.

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

Kevin Myatt, Planning Director, presented the Director's Report. He stated that there would be a spring conference held at Dale Hollow State Park. The conference will be held May 16<sup>th</sup> through May 17<sup>th</sup>.

## **II. PUBLIC HEARING:**

### **1. 031824-01-P – Zone Change Application – City of Park City, Applicant / Owner – AG (Agricultural District) & I-1 (Industrial District) to B-1 (General Business District) – Property located at 351 Old Dixie Highway – 17.279 +/- Total Acres – Park City**

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

Chairman Gumm reminded the Commission Members that there must be necessary findings in accordance with KRS 100.211 for Map Amendments.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who stated that all appropriate notices regarding the zone change have been made, such as property notices in the local newspaper, signage placed upon the subject property, website and social media notification, and certified mail notices were sent out to adjacent property owners.

Mr. Myatt presented the Map Amendment Application and the Staff Report.

Commission Member Lewis Bauer asked to review the Flood Hazard Area (from map 7.2 of the Barren County Environmental Sensitive Areas of the 2019 Barren County Comprehensive Plan) to clarify the location of the Flood Hazard Area (highlighted in blue on the exhibit).

Chairman Gumm asked if anyone wanted to speak in favor of the proposed zone change.

No one present spoke in favor of the proposed zone change.

Chairman Gumm asked if anyone wanted to speak in opposition of the proposed zone change.

Thomas Neville (via Zoom), of 4580 Park City Bon Ayr Road, Park City, KY, was sworn in by Chairman Gumm. Mr. Neville stated his concern regarding the proposed zone change because the subject property (17 acres, owned by City of Park City) sits North of his farmland, and he

does not want his farmland to be moved from the Agricultural District (AG) to the General Business District (B-1).

Mr. Myatt stated that the proposed change would only affect the property that is owned by the City of Park City, if the JCCPC approves the change.

Mr. Neville asked to review Exhibit E once again.

Mr. Myatt presented Exhibit E and clarified that the map is a Future Land Use Map from the adopted Comp Plan of 2019, and that it is not the current zoning for the properties. He stated that at the time, it was anticipated that the property could be industrial, but that a zone change would have to take place, and for that to happen Mr. Neville would also need to sign the application.

Mr. Neville clarified that for a zone change, as the adjacent property owner he would have to concur and sign the application, thus agreeing with a future zone change.

Mr. Myatt stated that if Mr. Neville does not complete a zone change application he will still be zoned in the Agricultural District (AG).

Chairman Gumm asked Mr. Neville if he had any other concerns or questions.

Lynn Neville (present via Zoom with Mr. Neville) wanted to speak as well.

Lynn Neville, of 4580 Park City Bon Ayr Road, Park City, KY, was sworn in by Chairman Gumm. Ms. Neville asked that as far as the zone change goes, would there be a future meeting to announce what business would be placed on the subject property, and if the City of Park City would make an announcement.

Mr. Myatt clarified that there are requirements set in place by the development plan, and that it is not required to announce incoming business in the newspaper, however the Commission does put that information on its website monthly. He also stated that if this application is approved, the JCCPC meeting minutes won't be approved until April (15<sup>th</sup>) and that they would not be forwarded to Park City for final approval until May, additionally the second reading would not take place until June, making July the earliest that anything could be built. In addition to this, Mr. Myatt stated that the Commission is not required to notify adjacent property owners but that it is required to be placed on the JCCPC website as an agenda item. He told Ms. Neville that she can view each agenda that gets uploaded and attend the monthly meetings as they are open to the public.

Ms. Neville stated that they (herself and Mr. Neville) just had concerns regarding the zone change because their property is close to the subject property.

Mr. Myatt stated that the Planning Commission understands the concerns, and that when the development plan is submitted the engineers and developers will be required to adhere to those kinds of concerns.

Ms. Neville also stated that there are sinkholes present in the floodplain that was shown on Exhibit E. She asked if there would be a karst study done.

Mr. Myatt stated that it is not necessarily required, but that it would probably benefit the property owner to have studies conducted on the sinkholes. Mr. Myatt also stated that because the sinkholes are in the floodplain, there are special circumstances for the application.

Chairman Gumm asked if there was anyone else who wanted to speak in opposition of the zone change.

Nobody else present spoke in opposition of the proposed zone change.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and seconded by Thomas Grubbs to approve the proposed zone change because the map agreement is not in agreement with the adopted comprehensive plan, however the proposed zoning is more appropriate. Chairman Gumm called for a discussion on the motion and he asked Mr. Myatt if he had a staff recommendation or if there would be restrictions for items that do not agree with the adopted comprehensive plan. Mr. Myatt stated that only the development plan would have the restrictions. For this specific property and zone change, and with regard of the floodplain, the state and county requirements must be met, additionally a landscape buffer would need to be in place only if there is going to be commercial development.

Chairman Gumm asked if anyone present wanted to further discuss the motion. Nobody present had any further discussion regarding the motion. Motion carried unanimously.

### **III. SUBDIVISION:**

1. **031824-01-B – Variance Application** – *Arlie J. Thomas & Virginia Thomas Estate, Owner / Brian Daniel Thomas & Mika Autumn Thomas Applicant(s) – 2557 & 2577 Roseville Road – Five (5') foot Variance to the One Hundred Twenty-Five (125') foot Minimum Lot Width Requirement and a Nine (9') foot Variance to the One Hundred Twenty-Five (125') foot Minimum Lot Width Requirement – Article 502.1.2 of the Barren County Subdivision Regulations – Barren County*

#### Staff Findings:

1. The applicant has filed a Variance Application in the appropriate time and has explained the proposed request, see Attachment A.
2. The applicant is requesting a variance to the One-Hundred Twenty-Five (125') Lot Width Regulation for two (2) proposed Tracts, Article 602.2 of the Barren County Subdivision Regulations.

3. Attachment B is the proposed plat. Lot #1 noted on the Plat will require a nine (9') foot variance to the minimum width requirement and Lot #2 will require a five (5') foot variance to the requirement.
4. Both proposed Tracts exceed the minimum Lot size requirement of twenty-five thousand (25,000<sup>2</sup>) square feet.
5. The existing mobile home shown on Lot #2 currently exists over the thirty-five (35') Front Yard Setback and is considered an existing non-conforming structure.
6. Attachment C is property photos of the proposed Tracts.

Commission Member Eddie Atnip asked why the mobile home has not been adjusted in accordance with the setback requirement.

Thom Kendall, Planning Administrator, stated that based off the photo and age of the mobile home, it may have been placed on the property prior to 1978, which was before the Subdivision Regulations had been set, and it was certainly there before the 2006 plot plan requirement.

Commission Member Forrest Wise asked if there was no mention of any variance setback.

Mr. Kendall confirmed that there was no variance setback, but that there is a note on the plat that acknowledges the existence of the mobile home, and if this application were to pass it would get its own variance review number from tonight's meeting. Mr. Kendall further explained that because the existing mobile home has been on the property for many years a note was placed on the plat to recognize the structure, which is a note that states that the structure is not in agreement with the subdivision regulations as the structure was there prior to the subdivision regulations were proposed.

Commission Member David Rutherford asked if this specific application was two lots being created from one larger existing lot.

Mr. Kendall confirmed that was correct.

Eddie Atnip asked if the mobile home on the property was vacant, Mr. Kendall stated that he believes it may be occupied.

A motion was made by Eddie Atnip and seconded by motioned Janis Turner to approve the variance application for the Arlie & Virginia Thomas Estate, because the proposed variance will not adversely affect the public health, safety, or welfare, nor will it alter the essential character of the general vicinity, nor cause a hazard or nuisance to the public. Motion unanimously carried.

- 2. 031824-02-B – Preliminary & Final Plat – Glover Subdivision – William & Barbara Glover, Applicant/Owner(s) – Poplar Spring Road and Glover Road – 7 Tracts – 69.143 +/- 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. 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, with the exception of 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. No hydrants are proposed for this division. Three of the tracts are in excess of ten (10) acres with only four (4) being proposed less than ten (10) acres. This meets the fire hydrant coverage requirements of Section 702.1 of the Subdivision Regulations.
6. Entrances onto Glover Road and Poplar Spring Road 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 Lewis Bauer and seconded by Candy Wethington to approve the preliminary and final plat for William & Barbara Glover, Applicant/Owner, because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and Staff Findings do recommend the approval of the preliminary and final plat. Motion unanimously carried.

- 3. 031824-03-B – Preliminary & Final Plat – Coral Hill Subdivision – Jared Whitworth, Applicant/Owner(s) – Coral Hill Road (Hwy. 740) and Jack Smith Road – 20 Tracts – 40.454 +/- Total Acres – Barren County – Plat Prepared by Pittman Green 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 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. Sarah Payton, with the Kentucky Department of Transportation, has signed the proposed plat and approved the entrance locations shown.
6. Approval from the Barren County Road Department will be required for Tracts located along Jack Smith Road.
7. There is a thirty (30') foot electric easement that crosses proposed Tracts #18, 19 & 20, however, there is adequate usable lot area remaining. There is also an existing Septic Line Easement for the adjacent property shown on Tract #18.
8. The proposed Tracts are to be serviced by proposed hydrants at Lot #6, Lot #18, and at the intersection of Coral Hill Road (KY 740) and Jack Smith Road. The 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.

Commission Member Eddie Atnip asked to review the map of lot #18 once again to clarify the shape of the lot because a line showing an easement was present on the image.

Mr. Kendall confirmed that the map displayed one lot, lot #18, which included an easement and a septic line on the lot.

Kevin Myatt, Planning Director, added that this information has been recorded in book D426 on page 456.

A motion was made by Maria Westcott and seconded by Joan Norris to approve the preliminary and final plat for Jared Whitworth, Applicant/Owner, because the proposed subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations, and Staff Findings do recommend approval of the preliminary and final plat. Motion unanimously carried.

**4. 031824-04-B – Preliminary & Final Plat – Burkesville Road Subdivision – Jared Whitworth, Applicant/Owner(s) – Burkesville Road (Hwy. 90) and Old Josh Road – 10 Tracts – 16.66 +/- Total Acres – Barren County – Plat Prepared by Pittman Green 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. 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 applicant is proposing that the land division be serviced by one (1) proposed fire hydrants, located at Lot #4 along Burkesville Road (KY 90) and two (2) existing hydrants. The existing hydrants (not shown) are located along Burkesville Road (KY 90) and Old Josh Road. This combination of hydrants provides adequate fire hydrant coverage in agreement with Section 700.0 of the Subdivision Regulations.
6. Sarah Payton, with the Kentucky Department of Transportation, has signed the proposed plat and approved the entrance locations shown.
7. Approval from the Barren County Road Department will be required for Tracts located along Old Josh Road.
8. Lot #8 has a sixty (60') ingress/egress easement which will allow Lot #6 and #7 to use an existing KYTC entrance.

Staff Recommendation:

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

Commission Member Eddie Atnip asked to clarify the size of the easement on lot #8.

Mr. Kendall confirmed that the easement is sixty (60') foot.

A motion was made by Bobby Bunnell and seconded by Candy Wethington to approve the preliminary and final plat for Jared Whitworth, Applicant/Owner, because the proposed subdivision does meet the minimum standard set forth in the Barren County Subdivision Regulations, and Staff Findings do recommend the approval of the proposed preliminary and final plat. Motion unanimously carried.

**IV. DEVELOPMENT PLAN:**

1. **031824-01-C – Preliminary and Final Development – JB's RV Park – JB Enterprises of Cave City, Inc., Applicant / Owner(s) – Property located at 610 Mammoth Cave Street – 1 Tract – 6.52 +/- Total Acres – Cave City – Plans Prepared by Arnold Consulting Engineering Services, Inc.**



Prior to the presentation, Commission Member Bobby Bunnell recused himself due to a possible conflict of interest and left the room.

Staff Findings:

1. The proposed use is allowed in the B-2, General Business, Zoning District per Section 9.1(P) of the Cave City Zoning Ordinance.
2. The development will contain approximately 6.52 total acres. The majority of the existing site is slightly sloping southwest toward Mammoth Cave Street. Currently the Tract consists of vacant land, see Sheet C1.
3. Sheet C2 shows detailed drawings with dimensions, etc. for the proposed parking layout and drive aisle locations.
  - a. As indicated on Sheet C2 the applicant is proposing forty-nine (49) proposed RV parking locations.
  - b. The parking lots, as well as the drive aisles, are proposed to be gravel. A detail for each is shown on Sheet C6.
  - c. The entrance at Mammoth Cave Street is proposed to be heavy duty bituminous pavement.
  - d. As required by Section 15.24(G) of the Cave City Zoning Ordinance, the RV campground is no closer than fifty (50') feet of any right-of-way line or street or any private property. The setback is shown on Sheet C2.
4. The proposed drainage layout is shown on Sheet C3.
  - a. As shown on the plans drainage retention is required per the increase in the runoff coefficient due to pervious area.
  - b. The developer's engineer has designed a detention pond adjacent to Mammoth Cave Street, which is the toe of the slope for the entire site, to handle the anticipated increase in stormwater runoff.
  - c. Water then exits the site through proposed piping which leads to an existing culvert under Mammoth Cave Street.
5. Sheet C4 is the proposed erosion control measures for the site development.
  - a. A Temporary Construction Entrance is to be installed at the only entrance to the site.

- b. Silt fencing is proposed around the perimeter of the site.
6. The proposed utilities are shown on Sheet C5.
  - a. A proposed 2” waterline is to connect to the existing waterline located along Mammoth Cave Street and then be located along both exterior drive aisles.
  - b. Sewer connection is to be made to an existing sewer manhole located along Mammoth Cave Street. Three manholes are proposed within the interior of the development with sewer service lines being available to all the RV sites.
7. Construction details are shown on Sheet C6.

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.

Commission Member Eddie Atnip asked if there was currently drainage under Mammoth Cave Road.

Mr. Myatt confirmed that there is current drainage, however it will need to be extended out as it currently stops in the right of way located on Mammoth Cave Road.

Eddie Atnip also asked if this property is surrounded by commercial property.

Mr. Myatt stated that it is not, the property to the east is zoned R-1 (single family residential property) which is roughly 10-12 acres in size, the property to the west or northwest is zoned commercial.

Eddie Atnip asked if Cave City had a landscape buffer ordinance to require shielding to the residential neighborhood.

Mr. Myatt stated that Cave City does not have a landscape buffer ordinance, but that there may be considerations for such ordinances by Cave City.

Commission Member Joe Austin asked if section 152 of the Glasgow Development Ordinance would be of any concern to Cave City.

Mr. Myatt stated that it would not affect Cave City as the city has its own development planning ordinances.

A motion was made by Joe Austin and seconded by Thomas Grubbs to approve the preliminary and final development plan for JB’s RV Park, JB Enterprises of Cave City, Applicant/Owner, because the plan does meet the minimum standards set forth in section 152 of

the Cave City Development Ordinance, and Staff Findings do recommend the approval of the preliminary and final development plan. Motion carried unanimously.

At this point, Commission Member Bobby Bunnell returned to the meeting.

There being no further business to come before the Commission, upon the motion of Janis Turner, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 7:56 PM.

JOINT CITY-COUNTY PLANNING COMMISSION  
OF  
BARREN COUNTY, KENTUCKY

By: \_\_\_\_\_  
Tommy Gumm, Chairman

ATTEST:

\_\_\_\_\_  
Janis Turner, Secretary-Treasurer