

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

August 19th, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, August 19th, 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
Lewis Bauer	Janis Turner
Bobby Bunnell (Zoom)	Candy Wethington
Thomas Grubbs	Maria Westcott
Tommy Gumm	Forrest Wise
Ricky Houchens	

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

Chairman Gumm entertained a motion to approve the meeting minutes for July 15th.

A motion was made by Forrest Wise and seconded by Candy Wethington to approve the July 15th meeting minutes as presented. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

Before the invoices were submitted for payment, Kevin Myatt, Planning Director, informed all Commission Members about an online continuing education resource available through the American Planning Association (APA) website. Membership costs \$1,150 per year and is available to any interested Commission Member. Mr. Myatt also stated that while the APA membership includes in-person training opportunities, the Commission will not cover these costs. If Commission Members want to include this membership cost in the invoices, an amendment is needed.

The invoices were presented for payment.

A motioned was made by Eddie Atnip and seconded by Ricky Houchens to approve the amended invoices to include payment for APA Membership. Motion carried unanimously.

Agenda Item # 3 – Committee Report

Kevin Myatt, Planning Director, stated that the Comprehensive Plan Committee is still in progress and will be discussed in September. He also stated that the Land Use Committee will have upcoming public discussions with the community regarding Planning and Zoning in the County.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on August 15th, 2024.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that the local APA Kentucky Chapter will hold a free half day conference in Hopkinsville on August 23rd, from 8:00-2:30.

II. PUBLIC HEARING:

1. 081924-01-G – Text Amendment – Amendment to the Glasgow Zoning Ordinance – Glasgow

Chairman Gumm reminded the audience that if anyone wishes to speak in favor or opposition, or if they have a question, they will need to be sworn in.

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

Chairman Gumm reminded the Commission that necessary findings of fact must be in accordance with KRS 100.211 and 100.213 for Text Amendments.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Text Amendment were made such as posts on the Commission’s Website and Facebook page, advertisements in the local newspaper, and presented the proposed Text Amendment along with the Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the proposed Text Amendment.

Nobody present spoke in favor of the proposed Text Amendment.

Chairman Gumm asked if anyone present wanted to speak in opposition of the proposed Text Amendment.

Nobody present spoke in opposition of the proposed Text Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Forrest Wise and was seconded by Candy Wethington to approve the proposed Text Amendment for Glasgow, as presented. Motion carried unanimously.

2. 081924-01-C – Text Amendment – Amendment to the Cave City Zoning Ordinance – Cave City

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

Chairman Gumm reminded the Commission that necessary findings in fact must be in accordance with KRS 100.211 and 100.213 for Text Amendments.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Text Amendment were made such as posts on the Commission’s Website and Facebook page, advertisements in the local newspaper, and presented the proposed Text Amendment along with the Staff Report.

Chairman Gumm asked if anyone wanted to speak in favor of the proposed Text Amendment.

Nobody present spoke in favor of the proposed Text Amendment.

Chairman Gumm asked if anyone wanted to speak in opposition of the proposed Text Amendment.

Nobody present spoke in opposition of the proposed Text Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Maria Westcott and seconded by Joan Norris to approve the proposed Text Amendment for Cave City. Motion carried unanimously.

3. 081924-02-C – Zone Change Application – Branstetter Family Holdings LLC, Owners / K&M Services, Applicant – AG (Agricultural District) to B-3 (Highway Service Business District) – Property is located at 2001 Doyle Street – 81.8 +/- Total Acres – Cave City

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all notifications of the proposed Zone Change were made, such as signage placed upon the subject property, advertisement in the local newspaper, and posts on the Commission's Website and Facebook page.

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

Commission Member David Rutherford asked for further clarification of the wetlands on the property.

Mr. Myatt stated that if the Cave City Commission does approve the proposed Map Amendment Application, the applicants would need to provide a Development Plan and that the wetlands would have to be taken into consideration when the property is developed.

David Rutherford asked if that would be addressed by the Commission.

Mr. Myatt stated that the Commission would not address it, and that the submitted Development Plan would address those concerns. He added that what is presented tonight is a proposed conceptual plan, and that they may change.

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

Earl Branning, of Cave City, was sworn in by Chairman Gumm.

Mr. Branning stated that he believes the proposal would be beneficial to Cave City. He also asked if the conceptual plan is available for the public to view.

Mr. Myatt stated that the public is able to obtain the conceptual plan through an open record request. However, because the plan is conceptual, there is potential for the plan to change.

Charley Goodman, JCCPC Legal Counsel, asked for clarification on the Commission using the conceptual plan in deliberation to approve or deny the proposed Map Amendment.

Mr. Myatt stated that the purpose of the conceptual plan is to show what the applicant can potentially develop on the property.

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

Nobody 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 Forrest Wise to approve the proposed Zone Change for Branstetter Family Holdings LLC, because it is in agreement with the Comprehensive Plan future land use projections map. Motion carried.

4. 081924-03-C – Zone Change Application – *Branstetter Family Holdings LLC, Owners / K&M Services, Applicant – AG (Agricultural District) to I-2 (Heavy Industrial District) – Property is located at 2001 Doyle Street – 59.5 +/- Total Acres – Cave City*

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all notifications of the proposed Zone Change were made, such as signage placed upon the subject property, advertisement in the local newspaper, and posts on the Commission's Website and Facebook page.

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

Eddie Atnip asked for further clarification on the road access to the property.

Mr. Myatt stated that Gardner Lane is not the only way to access this property, and that other entryways may be developed.

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

Nobody present spoke in favor of the proposed Zone Change.

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

Nobody present spoke in opposition of the proposed Zone Change.

Chairman Gumm closed the public hearing.

A motion was made by David Rutherford and seconded by Candy Wethington to approve the proposed Zone Change for Branstetter Family Holdings LLC, because the proposed Map Amendment Application is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

5. 081924-04-C – Annexation and Zoning Application – *Branstetter Family Holdings LLC, Owners / K&M Services, Applicant – Annex to I-2 (Heavy Industrial District) and annex to B-3 (Highway Service Business District) – Property is located at the end of Peden Road – 245.29 +/- Total Acres – Cave City*

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all notifications were made, such as signage placed upon the subject property, advertisement in the local newspaper, and posts on the Commission's Website and Facebook Page.

Commission Member Thomas Grubbs asked if there were any karst areas on the site.

Mr. Myatt stated that the applicants had a core drilling sample taken, and that there were no other indications of karst topography other than the wetland areas having some karst topography. He also stated that the core drilling sample has not been submitted to the Planning and Zoning office yet.

Charley Goodman, JCCPC Legal Counsel, suggested to add compliance with CSX Railway requirements into the binding elements in addition to Barren County Roadway Standards.

Mr. Myatt stated that the addition of a binding element would need to be agreed upon by the Applicants.

Commission Member Lewis Bauer asked if there were two requests for annexation on the subject property.

Mr. Myatt stated that there is only one request of annexation, and that the property is in four parcels of land. Part of which belongs to Branstetter Family Holdings, and the other part is in Mr. Branstetter's name, which is why there are two consents of signature included with the Map Amendment Application.

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

Nobody present spoke in favor of the proposed Zone Change.

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

Nobody present spoke in opposition of the proposed Zone Change.

Chairman Gumm closed the public hearing.

A motion was made by David Rutherford and seconded by Janis Turner to approve the proposed Annexation and Zone Change for Branstetter Family Holdings LLC, however the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, but that approval is contingent upon approval of the binding elements as proposed by the administrator.

Chairman Gumm asked if there was anyone in the audience who could speak on behalf of the applicant to acknowledge the acceptance of the binding elements proposed in the motion.

Chairman Gumm swore in Mike Jones, of Smiths Grove, Kentucky, who then acknowledged and accepted the proposed binding elements put forth in the motion.

Mr. Goodman asked what Mr. Jones' relation was in regard to the applicant.

Mr. Jones stated that he is a business partner in K&M services.

Motion carried unanimously.

6. 081924-05-C – Zone Change Application – Knob City Land Company, c/o Chris Robertson, Owner/Applicant – R-2 (Two-Family Residential District) to R-4 (High Density Residential District) – Property is located at 201 Quigley Street – 0.346 +/- Total Acres – Cave City

Commission Member Forrest Wise recused himself for the agenda item.

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

A public hearing was conducted.

Chairman Gumm Swore in Kevin Myatt, Planning Director, who then stated that all notifications were made, such as signage placed upon the subject property, advertisement in the local newspaper, and posts on the Commission's Website and Facebook page.

Commission Member David Rutherford asked for clarification on the number of fourplexes to be placed on the property.

Mr. Myatt confirmed that only one fourplex will be built on the property, which will be one whole structure containing four units.

David Rutherford asked for clarification regarding the square footage of the fourplex.

Mr. Myatt stated that the current R-2 Zoning Classification does not allow fourplexes, and that a duplex is the largest structure permitted in an R-2. He also stated that in an R-2 Zoning Classification, the Applicants could place two duplexes on the property, but that they could not be physically connected with the current zoning.

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

Nobody present spoke in favor of the proposed Zone Change.

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

Chairman Gumm swore in Angie Branning, of Cave City, who then stated concerns of traffic and parking in the neighborhood, potential changes in values of homes, and safety concerns regarding developments. She stated that there is a building owned by the same company that still has broken glass around the development.

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

Chairman Gumm swore in Russell Smith, of Cave City, who then stated concerns of parking and traffic safety. He also stated that on Second Street, a large sinkhole opened, and asked if anyone had done a study on the ground.

Chairman Gumm swore in Mayor Dewayne Hatcher of Cave City. Mayor Hatcher stated that Cave City had American Engineers Inc. complete engineering and repairs to the sinkhole. Mayor Hatcher also stated that from his understanding, the applicants could put two duplexes on the property under the current zoning as opposed to placing one fourplex containing four individual units on the property.

Commission Member Eddie Atnip asked if there was currently on street parking.

Mr. Myatt stated that from his understanding there is not on-street parking, and that the Cave City Development Ordinance does not allow parking onto an area where a person would have to back out into the street, so all parking would have to be done internally.

Commission Member Thomas Grubbs asked what the parking requirements would be on a fourplex.

Mr. Myatt stated that the requirements are two parking spaces per dwelling unit, so eight total parking spaces.

Thomas Grubbs asked if a fourplex would automatically require a Development Plan, or if the size of the fourplex would determine if a Development Plan is needed.

Mr. Myatt stated that a Development Plan is based upon how much total ground is disturbed, if the entire lot is disturbed then a Development Plan is required to be submitted to the Commission for review. Otherwise, minimum requirements of the Development Plan (parking, setbacks, and building codes) must be met.

Commission Member Candy Wethington asked if the development is going to be two duplexes, side by side, or a single fourplex.

Mr. Myatt stated that if there is enough room, and if the structure is behind setback lines, the fourplex could be the same width as two duplexes sitting side by side, but that it would be connected instead of two separate structures.

Eddie Atnip asked if there would be the same amount of traffic if there were two duplexes or a single fourplex, as parking would be the same in both cases.

Chairman Gumm closed the public hearing.

A motion was made by Lewis Bauer and seconded by Eddie Atnip to approve the proposed Zone Change for Knob Land Company for the property located at 201 Quigley Street because the proposed Zone Change is not in agreement with the adopted Comprehensive Plan, but the requested Zoning Classification does agree with the intended purpose of the R-4 High Density Residential District. Motion carried with a vote of 10-2 in favor.

At this point, Chairman Gumm called for a five-minute recess.

Commission Member Forrest Wise returned to the meeting.

III. SUBDIVISION:

- 1. 081924-01-B – Agricultural Application for Division of Real Estate – Jerry Greer, Applicant / Owner- 2 Tracts – 38.874 +/- Total Acres – Property located at 1503 South Fork 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 1503 South Fork Road, a County maintained roadway.
3. The proposed division takes place along an existing vehicular way, see Attachment C, Property Photos.
4. The existing gravel road is noted on Plat Book 2, Page 95, 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) Tract consisting of 19.404 and 18.970 +/- total acres.
6. KRS 100 exempts any division of a parcel of land into a tract of at least five (5)
7. 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.

8. 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.

Kevin Myatt, Planning Director, presented the application for Agricultural Division of Real Estate.

A motion was made by Eddie Atnip and seconded by Joan Norris to approve the application for Agricultural Division of Real Estate for the property located at 1503 South Fork Road, Jerry Greer, Owner/Applicant, because the proposed division does meet the minimum standards set forth in KRS 100.111(2)(20)(22). Motion carried unanimously.

2. **08124-02-B – Final Plat** – *Royal Troon Subdivision – 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 – 28 Lots – Phase 1A – 19.54 +/- Total Acres – Barren County – Plat Prepared by Bryant Engineering, Inc.*

Staff Findings:

1. Phase One of Royal Troon Subdivision was given Preliminary Approval on September 9, 2022. This Final approval is for Phase 1A. This phase is highlighted in yellow on Attachment A, the proposed plat. Lots 61 through 89 would receive Final approval within this Phase.
2. The proposed Subdivision Plans, Attachment B, is being divided along proposed road frontage; all road names and addresses have been approved by the B.I.T.S. office. The proposed roadway network will access Happy Valley Road (KY-90).
 - A. As shown on the roadway typical on Sheet C9.01 the proposed roadway meets the minimum standards of the Barren County Subdivision Regulations with twenty-two (22') foot asphalt roadways, curb and gutter, and a five (5') foot sidewalk on each side of the proposed roadways.
3. In accordance with Article 502.2.1, Lots Served by Sewer, of the Barren County Subdivision Regulations the lots are a minimum of seven thousand five hundred (7,500) square feet in size.
4. Sheet C2.01 is a Master Key map for the grading sheets for the proposed subdivision. Sheets C2.06, C2.07, C2.08 and C2.09 are the grading sheets for Phase 1A.
 - A. Sheet C2.06 indicates that Lots 61-66 will sheet flow to Nicklaus Avenue where it will flow via storm drain to an existing detention pond along Trevino Court. Lots

84 through 89 will partially flow to this same detention pond and also offsite. All roadway drainage is to flow to his pond.

- B. Sheet C2.07 shows Lots 68 through 70 flowing to Retention Basin A. The roadway drainage in this area also flows to this basin.
 - C. Lots 67 through 83, shown on Sheet C2.08, sheet flow to neighboring property, while the roadway drainage flows to the aforementioned pond along Trevino Court.
 - D. The remaining Lots for Phase 1A sheet flow to the proposed Retention Basin E, see Sheet C2.09, while the roadway drainage flows to the aforementioned Retention Basin A.
5. The proposed water service for the development is also shown on the corresponding grading sheets.
- A. Two (2) proposed hydrants are proposed along Nicklaus Avenue; see Sheets C2.08 and C2.09; hydrants are highlighted. These hydrants meet the minimum required hydrant coverage requirements.
 - B. A 6” water line is available to the lots within this proposed Phase.
6. Sheet C2.09 shows a proposed lift station which is fed by a proposed 6” sewer force main which will serve the lots within Phase 1A.
7. Inserted within the Plan Set is Attachment C, which indicates wetland areas located within the subject property as well as the surrounding properties. As indicated on the Attachment the majority of properties to the north and to the west are located within the Wetland Area Map, Map 7.2 of the adopted 2019 Comprehensive Plan. Although these areas are indicated to be within a soil sensitive area; they are not located within the FEMA designated flood hazard area. This Wetland Area also existing within a portion of Phase 1A.
8. Sheets C3.01 - C3.02 depict the roadway profiles that correspond to the stationing shown on the grading sheets. The proposed grade is in agreement with the Subdivision Regulations.
9. Profiles for the sections of force main sewer and pump stations shown on sheets C5.01 and C5.04. The Glasgow Water Company has approved these plans.
10. Sheet C7.01 gives greater detail of the grading at the street intersection of Nicklaus Avenue and Ballesteros Drive, highlighted in red.
11. Erosion control and sediment prevention is show on Sheet C8.01.

- A. Temporary inlet protection bags (TIPs) are proposed at each storm drain inlet along the proposed roadways.
 - B. Within the proposed ditches the applicant proposes rock check dams. With Phase 1 of development only one (1) RCD is proposed at the Happy Valley Road culvert crossing.
 - C. Silt fence is proposed along the entirety of the grading extends of the project along the toe of slope. It is recommended that this be installed for the entire project with this Phase 1 approval.
12. Sheets C9.01-C9.09 show the construction details for the development including roadway typicals, sidewalk, curb and gutter, storm drainage, septic system information, and erosion control measures.
13. A letter of credit in the amount required to cover the total road construction costs plus fifteen (15%), meeting the subdivision regulation requirements of Article 1201.2, has been submitted

Staff Recommendation:

It is the Staff's recommendation that this Final Subdivision Plan, Royal Troon Subdivision, Phase 1A, be approved subject to the following conditions:

1. Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction to reduce soil erosion and to minimize water runoff to the surrounding properties. In agreement with Staff findings the proposed silt fencing is to encompass the entirety of this development.

Kevin Myatt, Planning Director, presented the Final Plat and Staff Report. Mr. Myatt also stated that he believes the Applicant originally intended for this to be part of Phase One when it was brought before the Commission in June.

Chairman Gumm asked if the runoff coefficients for the lots with natural drainage had been considered in the event of developments, such as building a roof or paving a driveway.

Mr. Myatt confirmed that the runoff coefficients had been considered for the lots planned to have natural drainage, which would slow down water runoff given there is grass and vegetation on the lot.

Commission Member Thomas Grubbs asked whether the lot with the storm basin and lift station will be dedicated solely to those structures, with no other developments to be built on the site.

Mr. Myatt confirmed that was correct, and that the Water Company requested to have access to that lot off a cul-de-sac as opposed to having to enter around the basin.

A motion was made by Lewis Bauer and seconded by Janis Turner to approve the Final Plat for Royal Troon Subdivision, Woodland Station Development LLC, Owner/Applicant, 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 Final Plat upon the following stipulations of adequate soil erosion measurements and controls are implemented during construction in addition to silt fencing encompassing the entirety of the development. Motion carried unanimously.

IV. DEVELOPMENT PLAN:

- 1. 081924-02-G – Final Development Plan – Barren Judicial Center – Barren County Public Properties Corp, Applicant / Owner(s) – Property located along West Main Street (KY 90) – 2 Tracts – 2.96 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.**

At this point, Chairman Gumm and Commission Member Joan Norris both recused themselves. Chairman Gumm also turned the Chair over to Vice-Chairman Bauer.
Staff Findings:

1. Currently the subject properties are vacant. The existing buildings shown on Sheet C-200 have been removed. The southern portion of Ford Drive is to be relocated as reflected in the subsequent sheets. The development is divided by West Water Street.
2. The following sheet shows the proposed site demolition. Areas proposed for concrete and paver removal are cross hatched. Removal of curb and gutter as well as rocked areas are also noted. The proposed site layout is notated in red.
3. Sheet C-300 is the site layout for the proposed development.
 - A. The proposed judicial center will front on the relocated Ford Drive and be situated at the intersection of Ford Drive and West Main Street.
 - B. The new entrance for the relocated portion of Ford Drive has been approved by the Kentucky Transportation Cabinet.
 - C. There is an agreement between the Glasgow Water Company and Barren County Public Properties Corp to close West Water Street to through traffic east of the entrance (at the approximate location at the end of the pavement shown on Sheet C-300).
 - D. A Variance was granted by the Glasgow Board of Adjustment (Appeal # 837) which granted approval for the development to utilize off-site parking. However,

the parking has been reconfigured to have sufficient parking on the subject property.

- E. Section 158.400(9) requires one (1) parking space per three hundred (300') square foot of floor space. This would require a total of one hundred eighty-three (183) spaces, the applicant is proposing one hundred ninety-two (192).
 - i. The eight (8) ADA accessible parking spaces shown do meet the minimum amount required by the Building Code.
 - ii. All parking spaces and drive aisles meet or exceed the minimum standards of Section 158.400 of the Zoning Ordinance.
- F. The relocated Ford Drive will meet the roadway standards set forth in the Barren County Subdivision Regulations. Plans and profile sheets will need to be submitted before Final Development Plan approval.
- G. The various paving materials include heavy duty asphalt for the roadways, light duty asphalt for the parking areas, heavy duty concrete paving for the dumpster pad, light duty concrete paving for the civilian parking area closest to the building, and stamped concrete for pedestrian crossings.
- H. Curb and gutter is proposed along all the roadways as well as the parking areas and landscape islands.
- I. An ADA compliant concrete sidewalk is proposed along the east side of the relocated Ford Drive, and West Main Street. Concrete benches are proposed at several locations along this sidewalk.
- J. Stop bar and stop sign locations are to be approved by the City of Glasgow Street Department, Superintendent.
- K. The building is accessible to West Main Street pedestrian traffic via a staircase or an ADA compliant sidewalk.
- L. The site will consist of four (4) retaining walls. Structural drawings for the walls requiring building permits, those taller than forty-eight (48") inches, are shown on Sheets S0.90 and S0.91.
 - i. A guardrail meeting the requirements of the Building Code will be required for the top of all retaining walls adjacent to walking surfaces that are more than thirty (30") above grade. A detail is shown on Sheet C-703.
- M. The proposed dumpster pad is to be enclosed and gated. Details for both are shown on Sheet C-703.

- N. All pedestrian crossings of City Streets, including the entrance of Ford Drive from West Main Street are to have striping meeting ADA accessibility standards.
 - O. The two (2) eastern most parking lots, closest to the proposed building, are to be enclosed with chain link fencing. Both are accessible by motorized sliding gates opened by pedestal mounted card readers.
 - P. The roadway profiles, shown on Sheet C-301, meet the requirements of the Barren County Subdivision Regulations as they relate to proposed roadways.
- 4. Roadway profiles for Ford Drive are shown on Sheet C-301. The 3.00% grade approaching West Main Street meets the required maximum slope for an approach.
 - 5. Site dimensions are shown on Sheet C-302.
 - 6. The proposed grading and drainage is shown on Sheet C-400 through C-404.
 - A. As indicated on the provided drainage calculations, the runoff coefficient does increase, so on-site retainage will be required.
 - B. A retention area is proposed on the north side of West Water site for the entire site. All storm water is proposed to flow to this retention area via storm piping, concrete flumes and sheet flowing.
 - C. The retention area empties into an existing storm drainage system inlet.
 - D. A series of trench drains, slotted drains and french drains located around the perimeter of the building lead to the proposed storm drainage system, which leads to the aforementioned retention area. The retention inlet then drains to an existing drainage structure which to be modified to accommodate a french drain before connecting to the existing storm drainage.
 - E. The building guttering system is also proposed to feed this storm drainage arrangement.
 - 7. Sheets C-500 and C-501 show the proposed erosion control for Phase 1 and Phase 2 of the development.

Phase 1:

- A. Erosion control blanket is proposed for Phase 1 where excessive demolition and grading is to take place.
- B. A temporary construction entrance is proposed leading to the future parking area.
- C. Silt fence is proposed at the toe of slopes during the early stages of construction.

- D. Inlet protection is proposed around the existing storm drainage inlets.
- Phase 2:
- A. Phase 2 will also require erosion control blankets along the steeper slopes.
 - B. The same construction entrance is to be used in the second Phase of construction.
 - C. All proposed inlets will have stone bag protection; a detail for the measure is shown on Sheet C-701.
 - D. Rip-Rap is proposed at the outlet of all headwalls.
8. All the proposed utilities, shown on Sheet C-600, are to enter the proposed building on the east side.
- A. The proposed water service is to be fed from an existing line located along West Water Street. The proposed vault location has been approved by the Glasgow Fire Department. Both domestic and fire suppression lines will come from the vault.
 - B. Sanitary sewer is to exit the building in two (2) locations and utilize an existing sanitary manhole in the Right-of-Way of West Water Street. Three (3) sewer cleanouts are proposed in this new line.
 - C. A pad mounted electrical transformer being fed from an existing pole mounted transformer is proposed for the electrical service. The line leading from the proposed transformer to the building will be an underground service.
 - D. Natural gas provided by Atmos is to be supplied from an existing line located on the north side of West Water Street.
9. Construction details are shown on Sheets C-700 through C-703.
10. Sheet L-100, the Landscaping Plan, shows the proposed landscaping as required by Section 158.028 of the Glasgow Zoning Ordinance.

Staff Recommendation:

It is the Staff's recommendation that this Final Development Plan, Barren County Judicial Center, be approved subject to the following conditions:

1. Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction to reduce soil erosion and to

minimize water runoff to the surrounding properties. In agreement with Staff findings the proposed silt fencing is to encompass the entirety of this development.

Commission Member Eddie Atnip asked if the Final Development would have any impact on the Cultural Center.

Mr. Myatt stated that there could potentially be an impact on the Cultural Center.

Commission Member Thomas Grubbs asked if access to Water Street on the south would still be open.

Mr. Myatt stated that from his understanding, the roadway will still be open, just not for through traffic.

Charley Goodman, JCCPC Legal Counsel, asked if Liberty Street would be affected by this.

Mr. Myatt stated that Liberty Street would not be affected.

Thomas Grubbs asked if the plans called for installing a backup generator.

Mr. Myatt stated that he would assume that there would be a backup generator as that is involved with the building code aspect.

A motion was made by Thomas Grubbs and seconded by Candy Wethington to approve the Final Development Plan for the Barren Judicial Center because the proposed Development Plan does meet the Minimum Standards set forth in Section 152 of the Glasgow Development Ordinance, and Staff Findings do recommend the approval of the proposed development with the conditions of adequate soil erosion controls to be implemented before, during, and after construction. Motion carried.

Vice-Chairman Bauer reminded the Commission of the Special Called Meeting that is going to be held on Tuesday, August 27th, at 5:00PM in the Glasgow City Council Chambers.

There being no further business to come before the Commission, upon the motion of Thomas Grubbs, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 9:09 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

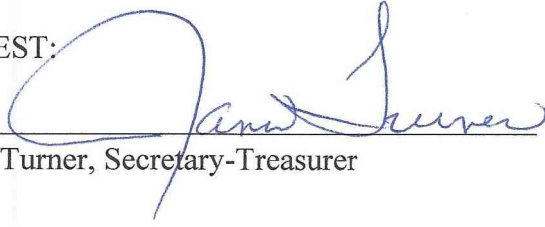
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Janis Turner", is written over a horizontal line.

Janis Turner, Secretary-Treasurer