

**Joint City-County Planning Commission
of
Barren County, Kentucky
September 16th, 2024**

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, September 16th, 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
Bobby Bunnell	Janis Turner
Tommy Gumm	Candy Wethington
Ricky Houchens	Maria Westcott
	Forrest Wise

Commission Members Lewis Bauer and Thomas Grubbs were not present at the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

Chairman Gumm entertained a motion to approve the meeting minutes for August 27th.

A motion was made by Joan Norris and was seconded by Candy Wethington to approve the August 27th special called meeting minutes as presented. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

A motion was made by Bobby Bunnell and was seconded by Joan Norris to approve the invoices as presented. Motion carried unanimously.

Agenda Item # 3 – Committee Report

Kevin Myatt, Planning Director, stated that there are no active committee reports as of September 16th.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on September 16th, 2024.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that there will be a special called meeting on Tuesday, October 29th, 2024 at 5:00 PM, and that notification has to be sent out seven days before the special called meeting.

II. PUBLIC HEARING:**1. 091624-01-G – Zone Change Application – *Splash Car Wash, Inc., Owner / GBC Design, Inc., Applicant – I-1 (Light Industrial District) to B-2 (General Business District) – Property is located at 850 N L. Rogers Wells Boulevard – 2.47 +/- Total Acres – Glasgow***

Chairman Gumm reminded the audience that if anyone wants 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 officer.

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Zone Change were made, such as signage placed upon the subject property, advertisement in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission’s Website and Facebook page. Mr. Myatt presented the proposed Zone Change Application and Staff Report.

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

Chairman Gumm swore in Allen Wiley of Akron, Ohio.

Mr. Wiley stated that he is the Civil Engineer for the proposed structure. He also stated that the landscape buffer will meet all of the City’s requirements, and that they will meet all of the City’s requirements for landscaping and buffering. Mr. Wiley stated that there will not be any free-standing signage on the development and that all site lighting will have cutoff fixtures to keep the light from disturbing those living in the residential area.

Chairman Gumm swore in Todd Williams of Fayetteville, Georgia.

Mr. Williams stated that he is the Atlantic Region Development Director for Chick-Fil-A. He thanked the Commission for allowing him the opportunity to share what the company has planned for Glasgow, and that he is here to answer any questions that the Commission or audience members may have.

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

Nobody present spoke in opposition.

Chairman Gumm closed the public hearing.

A motion was made by Eddie Atnip and was seconded by Janis Turner to approve the proposed Zone Change for Splash Car Wash, Inc., Owner / GBC Design, Inc., because the proposed Zone Change is in agreement with the adopted Comprehensive Plan and approval is contingent upon the agreement of the following Binding Elements: the property along and parallel to the South side of Magnolia Drive is to remain residential, signage requirements are to remain either non-illuminated or on a dimmer switch after dark, any proposed wall or parking lot lighting is to be “shoebox” style and must shine downward, and no entrance from this development is to occur onto Magnolia Drive. Mr. Williams agreed to the Binding Elements. Motion carried unanimously.

- 2. 091624-01-C – Zone Change Application – Miller and Smith Properties, LLC, Owner/Applicant – B-2 (General Business District) to I-1 (Light Industrial District) – Property is located approximately seven hundred and eighty (780’) southwest of the Huckleberry Knob Road and Mammoth Cave Road intersection – 2.215 +/- 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 appropriate notifications of the Zone Change have been sent out, such as signage placed upon the subject property, advertisements in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission’s Website and Facebook page.

Chairman Gumm asked if there was a current survey for the subject property.

Mr. Myatt confirmed that there was a survey done by Pride Land Surveying submitted with the Application, but that it is for viewing purposes only and not for recording.

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

Chairman Gumm swore in Joe Miller of Munfordville, Kentucky.

Mr. Miller stated that he is the owner of the property, and that he sees that the RV Park has a need for storage as many of the customers travel from place to place for work and that storage would be beneficial to the customers.

Commission Member Eddie Atnip asked if the storage units would be closed.

Mr. Miller confirmed that the storage units will be enclosed with overhead doors.

Chairman Gumm asked if anyone in the audience 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 was seconded by Bobby Bunnell to approve the proposed Zone Change for Miller and Smith Properties, LLC, Owner / Applicant, because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, however the proposed change fits within the general business atmosphere and approval of the proposed Zone Change is contingent upon agreement of Binding Elements: the applicant has agreed to the Binding Element of the development only allowing for mini-storage warehousing (Exhibit A of the presentation), and that lighting should be designed to shine downward with wall pack lighting to shine down. Mr. Miller agreed to the Binding Elements. Motion carried unanimously.

3. 091624-02-G – Zone Change Application – Zach & Jennifer Fisher and Jason & Michelle Lynch, Owners/Applicants – AG (Agricultural District) and R-1 (Low Density Residential District) to R-1 (Low Density Residential District) – Properties are located 106 Firethorn Street, at the end of Firethorn Street and approximately six hundred and twenty (620') feet from the Autumn Ridge Road and Firethorn Street intersection – 6.99 +/- Total Acres – Glasgow

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

A public hearing was conducted.

Chairman Gumm swore in Thom Kendall, Planning Administrator, who then stated that all appropriate notifications of the Zone Change have been sent out, such as signage placed upon the subject property, advertisements in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission's Website and Facebook page.

Chairman Gumm asked if anyone in the audience 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 in the audience 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 Forrest Wise and was seconded by Eddie Atnip to approve the proposed Map Amendment Application for Zach & Jennifer Fisher and Jason & Michelle Lynch, Owners / Applicants, because the proposed Zone Change is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

4. 091624-03-G – Zone Change Application – Zach Fisher & Jennifer Fisher, Owner/Applicant – AG (Agricultural District) and R-1 (Low Density Residential District) to R-1 (Low Density Residential District) – Property is located at the end of Oak Leaf Street, approximately five hundred and sixty-five (565') feet from the Autumn Ridge Road and Oak Leaf Street intersection – 3.13 +/- Total Acres – Glasgow

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

A public hearing was conducted.

Chairman Gumm swore in Thom Kendall, Planning Administrator, who then stated that all appropriate notifications of the Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, and posts on the Commission's Website and Facebook page.

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

Chairman Gumm swore in Chris Stonerock of Glasgow, Kentucky.

Mr. Stonerock stated that the current owner has done a good job cleaning up the property. He also stated that he wanted to ask the current property owner a question.

Chairman Gumm swore in Zach Fisher of Glasgow, Kentucky.

Mr. Stonerock asked Mr. Fisher what he is planning to do with the property.

Mr. Fisher stated that one of his daughters will build a home on the property at some point.

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

Chairman Gumm swore in Richard Whitten of Danville, Kentucky.

Mr. Whitten stated that he is at the meeting on behalf of Francis Steenberg, who lives near the subject property. He stated that Ms. Steenberg had concerns of access to the half-acre lot that she had purchased because the subject property is directly adjacent to the lot she had purchased.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that the plat the Commission signed off on required for Mr. Fisher to have road frontage on his property for approval, which is why a portion of his property is directly in front of Ms. Steenberg's.

Chairman Gumm closed the public hearing.

A motion was made by Janis Turner and was seconded by Bobby Bunnell to approve the proposed Map Amendment Application for Zach and Jennifer Fisher, Owner/Applicant, because the proposed Zone Change is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

5. 091624-02-C – Annexation and Zoning Application – Blossom Hills Subdivision, Applicant / Owner – Annex to R-3 (Multi-Family Residential District) – Property is located approximately one thousand three hundred and fifty (1,350') feet from the Estes Road and Happy Valley Road intersection – 22.64 +/- 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 appropriate notifications of the Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission's Website and Facebook Page.

Commission Member Eddie Atnip asked if there was any requirement in Cave City for a sanitary sewer for an R-3 development, or if septic tanks were allowed on the development.

Mr. Myatt stated that septic tanks are permitted in an R-3 Zoning classification but that the Health Department would determine the size of a lot required for a septic tank, so the owner or developer may need to add more parcels together in order to place a septic system on the parcel.

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

Chairman Gumm swore in Leslie Lloyd of Cave City, Kentucky.

Ms. Lloyd stated that nobody in the subdivision was told that the Zone Change was going to be for multifamily development.

Chairman Gumm asked if Ms. Lloyd had anything in writing in regard to the proposed Zone Change.

Ms. Lloyd stated that she did not have anything in writing, but that she did have plats that showed the half-acre lots in the subdivision, and that she spoke with neighbors but that they did not understand that the zoning included a request for an R-3 Zoning Classification because they thought it was only to be annexed into city limits.

Charlie Goodman, JCCPC Legal Counsel, stated that to request a zone change, all property owners must agree to it, and sign documents. In this case, Ms. Lloyd has verbally withdrawn her application. As a result, because Ms. Lloyd does not support the zone change, proceeding with the application could pose risks for the Commission, given the verbal withdrawal.

Chairman Gumm asked if the Commission has a copy of the document requesting annexation that Ms. Lloyd signed.

Mr. Myatt confirmed that the Commission has a copy of the document requesting annexation.

Chairman Gumm asked if there was a copy of the signed document requesting the R-3 Zoning Classification.

Ms. Lloyd stated that there was not one, as she was just made aware of the proposed Zone Change the other day.

Mr. Myatt stated that Ms. Gilbert's (subdivision owner) properties were requested to be zoned R-3, and the entire subdivision was signed for this zoning application. However, there is no way to make property owners to sign the zone change application, as he has no way to contact the owners to make them come in to sign. Additionally, state statute requires zoning to be applied within a specific timeframe after annexation.

Commission Member Eddie Atnip asked how long the Commission has to make a decision regarding the proposed Zone Change.

Mr. Myatt stated that he believes the Commission has a timeframe of 60 days.

Commission Member Eddie Atnip asked when the annexation application was turned in to the Commission.

Mr. Myatt stated that it was received at the end of July, and that it was turned in by the City of Cave City.

Commission Member Eddie Atnip asked if there was anything received for the Zone Change.

Mr. Myatt stated that there was nothing turned in for the Zone Change, and that unfortunately he cannot make the property owners come turn anything in.

Mr. Goodman asked where the Commission got an R-3 Zoning Classification from.

Mr. Myatt stated that was what the projected land use called for on the property.

Commission Member Bobby Bunnell asked if the Commission would be held in contempt on making a decision because of the state statute regarding the time frame of the Zone Change.

Mr. Myatt stated that when the annexation was done it was to be an R-3 Zoning Classification. He also stated that the City of Cave City requested that the annexation should be done first, so there was no Zone Change Application to be signed because the City was not applying any Zone Change at that point, so the Staff could not get them to sign an application at that point.

Chairman Gumm closed the public hearing.

Commission Member Eddie Atnip asked if this could be tabled or delayed until the next meeting, and stated that he has concerns about if there is a written document that places restrictions on the proposed Zone Change.

Chairman Gumm stated that there probably would not be any new documentation received by the time for the next meeting.

A motion was made by Eddie Atnip and was seconded by Forrest Wise to approve the proposed Zone Change for Blossom Hills Subdivision, Owner/Applicant, because the proposed Map Amendment is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

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

6. 091624-03-C – Annexation and Zoning Application – Patton Funeral Home, Applicant / Owners – Annex to B-2 (General Business District) – Property is located at 9315 Happy Valley Road – 2.15 +/- 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 appropriate notifications of the proposed Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission's Website and Facebook page.

Chairman Gumm asked if anyone in the audience 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 in the audience 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 Forrest Wise and was seconded by Candy Wethington to approve the proposed Map Amendment for Patton Funeral Home, Owner/Applicant, because the proposed Zone Change is not in agreement with the adopted Comprehensive Plan but that there have been other Zone Changes and Annexations in the area. Motion carried unanimously.

7. 091624-04-C – Annexation and Zoning Application – Caveland Baptist Church Inc., Applicant / Owner – Annex to B-2 (General Business District) – Property is located at 9325 Happy Valley Road – 7.32 +/- 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 appropriate notifications of the proposed Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, certified mail sent out to adjacent property owners, and posts on the Commission's Website and Facebook page.

Chairman Gumm asked if anyone in the audience 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 in the audience 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 was seconded by Joan Norris to approve the proposed Zone Change for Caveland Baptist Church, Inc. / The Place, Owner/Applicant, because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, however, the proposed zoning is more appropriate.

II. DEVELOPMENT PLAN:

- 1. 091624-04-G – Preliminary and Final Development Plan – Affordable Storage Guys-Glasgow – James & Sandra Heltsley, Applicant / Owner(s) – Property located at 196 S. L. Rogers Wells Boulevard (US 31E) – 1 Tract – 4.00 +/- Total Acres – Glasgow – Plans Prepared by Van Meter and Slavey, Inc.**

Staff Findings:

1. Currently the subject property is located within an I-1 (Light Industrial) District. The proposed mini-storage development does comply with the Glasgow Zoning Ordinance.
2. The property contains approximately 4.00 total acres. The majority of the site is vacant with water flowing from east to west, away from S.L. Rogers Wells Boulevard (U.S. 31-E). Steeper slopes border the western property line with an existing retention area located on the adjacent Lowe's development, see Sheet C1-0.
3. As noted on Sheet C1-0 there is an existing parcel owned by Texas Gas Transmission Corp. along the southern most property line. An existing right-of-way for Cross Street (noted in Deed Book 161, Pg. 105) accesses Texas Gas's property and will not be accessed by the subject property. The CSX railroad right-of-way borders the northern most property line.
4. Sheet C2-0 is an overall plan sheet showing the proposed development.
 - A. As indicated on Sheet C-2.0 the applicant is proposing seven (7) mini-storage buildings and one (1) office building. All the proposed buildings are to be located outside the sewer and electrical easements located on the north side of the property.
 - B. Access to the development will be through the adjacent Lowe's parking lot at an existing drive aisle connection. According to Sheet C3-0, an agreement is shown and recorded in miscellaneous book 87, page 968 that allows for the utilization of access to the subject property.
 - C. The applicant is proposing ten (10) customer parking spaces. There are also twenty (20) RV and / or boat storage spaces on the northern most property line. The plans indicate that the minimum requirement for ADA accessible parking spaces is being met. In agreement with the City of Glasgow Zoning Ordinance, Section 158.254, the development will be completely enclosed by a fence. The fence will be required to limit the opacity to no less than eighty (80%) percent.
 - D. The parking area also meets the minimum requirement for drive aisle width. The drive aisles and the parking spaces are proposed to be heavy duty pavement.

- E. The westernmost edge of the proposed parking area will have a 6” header curb.
 - F. The only other proposed curb is a 12” barrier curb in the landscape island adjacent to the office building.
 - G. An enclosed dumpster is proposed at the front of the property.
5. The proposed drainage layout is shown on Sheet C3-0.
- A. As shown on the plans, the stormwater is proposed to be diverted to drainage structures located within the drive aisles and flow to the proposed retention pond located on the west side of the development.
 - i. Details and profiles for the storm structures are shown on Sheet C3-1.
 - B. The engineer has provided stormwater runoff calculations indicating that the runoff coefficient has been increased requiring the proposed retention pond.
6. Sheet C4-0 indicates the proposed utility connections for the project.
- A. A proposed 6” water line will feed one (1) proposed fire hydrant in the landscape island adjacent to the office building.
 - B. The sewer for the proposed office building will tie in to the existing sewer line on the north side of the property.
7. Proposed erosion control measures are shown on Sheet C-5.0.
- A. Silt fence is shown at the toe of the slope along the north, south and west sides of the development.
 - B. A temporary construction entrance is proposed near Cross Street.
 - C. Inlet protection is provided at all the proposed storm inlet structures.
 - D. Headwalls are proposed at the outlet end of all storm piping. Rip-rap is proposed at the outlet of the headwall within the retention pond and the headwall at the pond outlet.
8. Existing vegetation on the west side of the property does count towards the required landscape VUA (vehicle usage area) of Section 15.028(B)(f); in addition to the proposed landscaping shown on Sheet C-6.0, the requirements are being met.
9. Construction details are shown on the corresponding pages throughout the plan set.

Staff Recommendation:

It is the Staff’s recommendation of approval of the Preliminary & 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.

A motion was made by Bobby Bunnell and was seconded by Janis Turner to approve the Preliminary and Final Development Plan for Affordable Storage Guys – Glasgow, James & Sandra Heltsley, Owner/Applicant(s) because the proposed Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinances, and Staff Findings do recommend approval of the proposed development with conditions of adequate soil erosion control measures to be implemented before, during, and after construction. Motion carried unanimously.

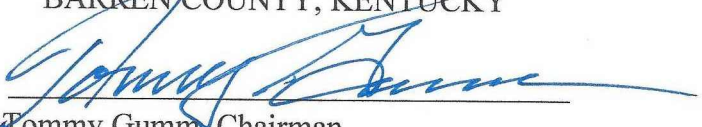
There being no further business to come before the Commission, upon the motion of Eddie Atnip, seconded by Bobby Bunnell, and unanimously carried, the meeting was adjourned at 9:00 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

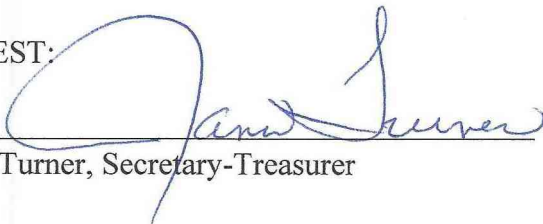
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer