

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

October 21st, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, October 21st, 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 (Zoom)	Joan Norris
Joe Austin	David Rutherford
Lewis Bauer	Candy Wethington
Bobby Bunnell	Maria Westcott
Thomas Grubbs	Forrest Wise
Tommy Gumm	

Commission Member Ricky Houchens and Treasurer Janis Turner were both absent from the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

Chairman Gumm entertained a motion to approve the meeting minutes for September 16th, 2024.

A motion was made by Forrest Wise and was seconded by Joan Norris to approve the meeting minutes for September 16th as presented. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The Invoices were presented for payment.

Prior to approval, Kevin Myatt, Planning Director, stated that a \$39.08 fuel charge for Keystops, LLC, was not included in the presented invoices. The correct total for the amended invoices would be \$11,858.53.

A motion was made by Bobby Bunnell and was seconded by Candy Wethington to approve the invoices as amended. Motion carried unanimously.

Agenda Item # 3 – Committee Report

Kevin Myatt, Planning Director, stated that the Comprehensive Plan Committee is still making progress, however, in the next sixty days there will be a meeting for Glasgow's Land Use.

Agenda Item # 4 – Treasurer's Report

Janis Turner, Treasurer, was not present at this meeting but all Commission Members received a copy of the Treasurer's Report in the meeting information packet for October 21st, 2024.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, stated that there will be a Special Called Meeting held on Tuesday, October 29th, 2024, in the Glasgow City Council Chambers at 5:00 PM.

II. PUBLIC HEARING:**1. 102124-01-C – Text Amendment – Amendment to the Cave City Zoning Ordinance – Cave City**

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 read that any approval or denial will need to be in accordance with KRS 100.211-.213.

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

A public hearing was conducted.

Chairman Gumm swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the Text Amendment have been made, such as advertisements placed in the local newspaper, posts on the Commission's Website and Facebook page, and a public meeting that was held in September.

Mr. Myatt presented the proposed Text Amendment and Staff Report.

Chairman Gumm asked if anyone in the audience 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 in the audience 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 Joan Norris to approve the proposed Text Amendment for the Cave City Zoning Ordinance. Motion carried unanimously.

2. 102124-02-C – Zone Change Application – Mike Branstetter, Owner/Applicant – R-2 (Two-Family Residential District) to B-2 (General Business District) – Property is located at north of the Meadowlane Drive and South Dixie Highway intersection and at the Ford Drive and South Dixie Highway intersection – 0.58 +/- Total Acres – Cave City

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.213.

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, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Nobody present spoke in favor of the proposed Map Amendment.

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

Nobody present spoke in opposition of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

A motion was made by David Rutherford and was seconded by Bobby Bunnell to approve the proposed Map Amendment Application for Mike Branstetter, Owner/Applicant, because the proposed Zone Change is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

3. 102124-01-G – Zone Change Application – Steven Hernandez, Owner/Applicant – I-1 (Light Industrial District) to R-1 (Low Density Residential District) – Property is located at 808 South Lewis Street – 0.24 +/- Total Acres – Glasgow

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.213.

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 proposed Zone Change have been made, such as signage placed upon the subject property, advertisements in the local newspaper, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Nobody present spoke in favor of the proposed Map Amendment.

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

Nobody present spoke in opposition of the proposed Map Amendment.

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 Application for Steven Hernandez, Owner/Applicant, for the property located at 808 South Lewis Street, because the proposed Zone Change is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

4. 102124-03-C – Zone Change Application – Kentucky Industrial Alliance, Owners/Applicants – AG (Agricultural District) to I-2 (Heavy Industrial District) – Property is located at 1304 & 1312 South Dixie Highway – 52.46 +/- Total Acres – Cave City

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.213.

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, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Nobody present spoke in favor of the proposed Map Amendment.

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

Nobody present spoke in opposition of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

Commission Member Lewis Bauer asked if Mr. Myatt could review the previous Zone Change on the property located south of the subject property.

Mr. Myatt stated that it was the next agenda item, and that the consent for Annexation has been signed for that property.

A motion was made by Eddie Atnip and was seconded by Lewis Bauer to approve the proposed Map Amendment Application for Kentucky Industrial Alliance, Owners/Applicants, for the property located at 1304 & 1312 South Dixie Highway because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, however, the proposed Map Amendment is more appropriate than the current zoning of the subject property as there is existing Industrial property in the area. Motion carried unanimously.

5. 102124-04-C – Annexation and Zoning Application – Kentucky Industrial Alliance, Owners/Applicants – Annex to I-2 (Heavy Industrial District) – Property is located at 29459 Louisville Road – 39.51 +/- Total Acres – Cave City

Chairman Gumm reminded the Commission Members that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.211.

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 Map Amendment have been made, such as signage placed upon the subject property, advertisements in the local newspaper, posts on the Commission's Website and Facebook page, and certified mail sent out to adjacent property owners.

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

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

Nobody present spoke in favor of the proposed Map Amendment.

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

Nobody present spoke in opposition of the proposed Map Amendment.

Chairman Gumm closed the public hearing.

A motion was made by Bobby Bunnell and was seconded by Joan Norris to approve the proposed Map Amendment Application for Kentucky Industrial Alliance, Owners/Applicants, for the property located at 29459 Louisville Road, because the proposed Map Amendment is in agreement with the adopted Comprehensive Plan. Motion carried unanimously.

III. SUBDIVISION:

- 1. 102124-01-B – Subdivision Regulations Pre-Construction Variance Application –**
Tommy Hatcher, Owner/Applicant – 457 Owen Road – Two Hundred and Sixty-Two and One-Half (262.5') foot Variance to the Five Hundred (500') foot Access Strip Length Requirement – Article 502.3 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 Two Hundred and Sixty-Two and One-Half (262.5') foot variance to the Five (500') foot Access Strip Length Requirement, Article 502.3 of the Barren County Subdivision Regulations.
3. Attachment B is a vicinity map showing the location of the subject property. Property photos are shown in Attachment C.
4. The applicant is wishing to divide his property for his son to eventually build a home on the rear of the property and has provided a proposed survey, see Attachment D. The applicant is aware that this length is beyond the minimums for the Barren County Subdivision Regulations and has confirmed he is waiving the public safety aspect of the intent of the regulation.
5. Both proposed properties shown on Attachment D do meet the Barren County Subdivision Regulations for lot size, roadway access, and setback requirements.

Commission Member Thomas Grubbs asked if this specific regulation was in place for fire protection.

Thom Kendall, Planning Administrator, confirmed that was correct, and that the applicants are aware of the regulations and what they are asking the Commission to consider.

Commission Member Grubbs asked if the Variance was noted on the deed.

Mr. Kendall stated that it is not currently on the deed, but that if it is approved, it will be recorded in a Miscellaneous Book in the Barren County Clerk's office and that information will be shown on a title search on the plat.

A motion was made by Lewis Bauer and was seconded by David Rutherford to approve the Subdivision Regulations Pre-Construction Variance Application for Tommy Hatcher, Owner/Applicant, for the property located at 457 Owen Road, because the proposed variance will not alter the essential character of the general vicinity, nor would it cause a hazard or nuisance to the public. Motion carried unanimously.

2. 102124-03-B – Agricultural Application for Division of Real Estate – *Mayes Thompson, Applicant/Owner – 3 Tracts – 153.46 +/- Total Acres – Property located approximately seven hundred (700') feet north of the Beckton-Rocky Hill Road and Green Creek Road intersection – Barren County – Plans prepared by Pride Land Surveying*

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the two proposed tracts are 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 approximately seven hundred (700') feet north of the Beckton-Rocky Hill Road and Green Creek Road intersection, in the fifteen hundred block of the Beckton-Rocky Hill 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 22, Page 305, 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 consisting of 22.315 and 102.987 +/- total acres. Tract #2 as shown on the proposed plat does meet the minimum requirements of the Barren County Subdivision Regulations.
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.

Chairman Gumm asked if the subject property was three total tracts.

Kevin Myatt, Planning Director, confirmed that the property consists of three total tracts, but that only two of the three tracts are applying for the Agricultural Exemption.

A motion was made by Lewis Bauer and was seconded by Candy Wethington to approve the Agricultural Application for Division of Real Estate for Mayes Thompson, Owner / Applicant, for the property located approximately seven hundred (700') feet north of the Beckton-Rocky Hill Road and Green Creek Road intersection, because the proposed Division does meet the minimum standards set forth in KRS 100.111, and evidence in the Application supports that the division is for agricultural use only as it is not intended for residential development. Motion carried unanimously.

IV. DEVELOPMENT PLAN:

1. **102124-03-C – Preliminary & Final Development Plan – Phoenix Project Duplex Development – Ben Stevens, Applicant/Owner – Property located at 406 - 410 Wall Street – 1 Tract – 4.40 +/- Total Acres – Cave City – Plans Prepared by Arnold Consulting Engineering Services**

Staff Findings:

1. Currently the subject property is vacant. The site consists of a small, wooded area and has a higher elevation in the middle that slopes away in all directions on the property, see Sheet C1.
2. The property is zoned B-2, General Business and does permit residential dwelling units and development per Article 9 (9.1 M) of the Cave City Zoning Ordinance.
3. Sheet C2 is the site layout for the proposed development.
 - a. The proposed development consists of three (3) single-story duplex dwellings. The buildings are proposed behind the applicable setbacks.
 - b. The new entrance for the development will require approval by the Cave City Street Department.

- c. Article 15.5 of the Cave City Zoning Ordinance requires two (2) parking space per dwelling unit. Six (6) parking spaces would be the minimum required; the plans are proposing twenty-eight (28).
 - i. The plans are proposing two (2) ADA accessible parking spaces.
 - ii. An ADA compliant flush curb is proposed to allow access to the sidewalk network.
 - iii. As noted on Sheet C2 the goal of the plans is to “comply with all accessibility standards”.
 - iv. Wheel curb stops are proposed for the handicap stalls because that is the portion proposed that is flush with the top of the sidewalk edge (there are 4 proposed wheel curb stops for the flush mounted parking lot area). The remainder of the development parking will be below the top of sidewalk edge.
 - d. A sidewalk is proposed around the perimeter of the parking area.
 - e. The parking lot is proposed to be light duty pavement.
 - f. The twelve (12’) foot by twenty-four (24’) foot pad on the west side of the parking lot is for trash cans or a dumpster. Cave City has no landscape ordinance requiring this area to be shielded from public view.
4. The proposed grading and drainage is shown on Sheet C3.
- a. As indicated on the provided drainage calculations, the runoff coefficient does increase, so on-site retainage will be required.
 - b. The applicant proposes expanding an existing drainage swale, likely a sinkhole, on the northeast side of the development as well as utilizing an existing sinkhole on the south end of the development and per the submitted stamped drainage report, the site runoff is contained and absorbed by the existing drainage swales.
5. Sheets C4 shows the proposed erosion control for the development.
- a. A construction entrance (also main entrance) is to be used along Wall Street.
 - b. Silt fence is proposed around the entirety of the disturbed area.
 - c. Rip-Rap is proposed at the outlet of all headwalls.
6. Proposed utilities are shown on Sheets C5 and C6.

- a. The proposed water service is to be fed from an existing line located along Wall Street with three (3) separate service lines.
- b. Sanitary sewer will also be three (3) separate service lines connecting to the existing sanitary sewer along Wall Street. Coordination will need to be arranged with Caveland Environmental Authority. Sanitary cleanouts are proposed at all the buildings.
- c. The existing electrical pole in the parking lot will be removed and two (2) poles are proposed which will feed the site.
- d. Telephone and Cable will be provided by an existing pole near the eastern most property corner.

7. Construction details are shown on Sheet C7.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary and Final Development Plan, Phoenix Project Duplex Development, 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 Bobby Bunnell asked for the location of the nearest fire hydrant.

Kevin Myatt, Planning Director, stated that the closest fire hydrant is located on Wall Street, which is one hundred (100') to one hundred and fifty (150') feet away from the subject property.

A motion was made by Bobby Bunnell and was seconded by Maria Westcott to approve the Preliminary and Final Development Plan for Phoenix Project Duplex Development, Ben Stevens, Owner/Applicant, for the property located at 406 through 410 Wall Street, because the proposed Preliminary and Final Development 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 proposed development and that approval is contingent upon the conditions of adequate soil erosion control measures to be implemented before, during, and after site construction. Motion carried unanimously.

There being no further business to come before the Commission, upon the motion of Forrest Wise, seconded by Candy Wethington, and unanimously carried, the meeting was adjourned at 8:07 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

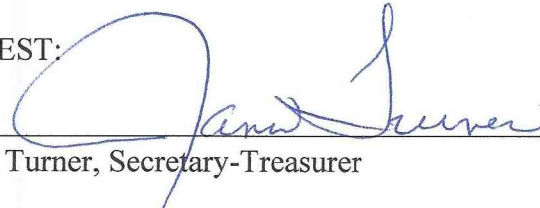
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer