

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

November 18th, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, November 18th, 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	Maria Westcott
Thomas Grubbs	Candy Wethington
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 October 29th, 2024.

A motion was made by Forrest Wise and was seconded by Candy Wethington to approve the meeting minutes for October 29th as presented. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The Invoices were presented for payment.

Before the approval of invoices, Kevin Myatt, Planning Director, stated that an invoice was received at 5:00 PM before the meeting. The invoice was a total of \$41.83 for Keystops, LLC (fuel). Mr. Myatt stated that the amended total of the invoices will be \$12,405.26.

A motion was made by Eddie Atnip and was seconded by David Rutherford to approve the invoices as amended. Motion carried unanimously.

Agenda Item # 3 – Committee Report

Kevin Myatt, Planning Director, presented the Comprehensive Plan committee report. He stated that the Comprehensive Plan Committee is continuing progress, and that the Committee has requested a six (6) month extension.

A motion was made by Lewis Bauer and was seconded by Janis Turner to approve a six (6) month extension for the Comprehensive Plan Committee. Motion carried unanimously.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on October 31st, 2024.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that on Monday, December 2nd, there will be a public meeting for Glasgow’s Future Land Use map from 5:00 to 6:30 PM. In addition to this, Mr. Myatt stated that next calendar year (2025) is the last year for Commission Members to obtain eight (8) hours of continuing education. He also stated that the Barren County Development Center building will be completed in December, and that he expects the office to move from City Hall to the Development Center around that time, however, the Planning Commission will still meet in Glasgow’s City Hall Council Chambers.

II. PUBLIC HEARING:

- 1. 111824-01-P – Zone Change Application** – *Anthony and Lindsay Huff, Owner / Humble Home Solutions LLP, Applicant – R-2 (Two Family Residential District) to B-1 (General Business District) – Property is located east of the North Hayden Street and Mammoth Cave Avenue intersection and approximately three hundred and seventy-five (375’) feet north of the Mammoth Cave Avenue and Third Street Intersection – 1.58 +/- Total Acres – Park 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 proposed Map Amendment Application and Staff Report.

Commission Member Eddie Atnip asked how wide North Hayden Street is currently.

Mr. Myatt stated that it is about twenty (20’) feet wide.

Commission Member Atnip asked how wide Mammoth Cave Avenue is.

Mr. Myatt stated that it is twenty-two (22') feet wide, however, there is a curve in the road and that it decreases to twenty and a half feet in the curve. He also stated that on the dead-end portion of North Hayden Street, the road decreases to one lane which is roughly fifteen (15') feet, and that section of North Hayden Street cannot be extended or connected to anything as it is a dead-end.

Commission Member Atnip asked what the requirement was for North Hayden Street to be widened.

Mr. Myatt stated that the bare minimum width is twenty-two (22') feet wide, and the minimum for a commercial roadway is twenty-four (24') feet.

Commission Member David Rutherford asked how far the subject property is from the downtown area of Park City.

Mr. Myatt stated that the subject property is two blocks from 31-W, roughly seven hundred (700') to eight hundred (800') feet.

Chairman Gumm asked if North Hayden Street is a city-maintained street.

Mr. Myatt confirmed that North Hayden is a city-maintained street.

Chairman Gumm asked if the city is responsible to widen the road.

Mr. Myatt stated that the city would be responsible for the widening of the roadway unless the Commission places a binding element for the developers to widen the roadway.

Chairman Gumm asked how the developer could guarantee the Commission that they will widen the roadway.

Mr. Myatt stated that the developers would need to be sworn in under oath and agree to the binding element that the developers are responsible for widening the roadway.

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

Chairman Gumm swore in Tim Humphrey, of Hendersonville, Tennessee.

Mr. Humphrey stated that he is the owner of Humble Home Solutions and that his company wants to build affordable housing. He also stated that his business would hire another company to widen the roadway, and that himself and his business consultant would oversee that project.

Chairman Gumm asked Mr. Humphrey who would be responsible for the cost of widening the roadway.

Mr. Humphrey stated that at this time, he does not know, because from his understanding the Commission has to determine who is responsible for that cost, his company or the City of Park City. However, if the

Commission determines that his business is the responsible party, he will get in contact with the City of Park City and would further negotiate with them.

Commission Member Atnip asked Mr. Humphrey how many units he plans to build.

Mr. Humphrey stated that he is planning to build three triplex buildings, making nine units total. He also stated that his business has considered building four duplexes for a total of eight units. In addition to this, Mr. Humphrey stated that these units will be similar to an Air BNB, not like a traditional motel.

Chairman Gumm asked if anyone else 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.

Chairman Gumm swore in Scott Rogers, of Park City, Kentucky.

Mr. Rogers stated that he has concerns because the subject property is directly adjacent to his home, and he does not know how long people will be renting space on the subject property.

Chairman Gumm asked if anyone else in the audience had a general question or wanted to speak in opposition of the proposed Map Amendment.

Chairman Gumm swore in Frankie Froggett, of Center, Kentucky.

Mr. Froggett stated that his wife owns ten acres of land that adjoins the subject property. He stated that he thinks the proposed Map Amendment might enhance the value of his wife's property, if it gets approved.

Mr. Myatt stated that from the Staff's understanding, the proposed Map Amendment was for a hotel or a motel because the maximum rental stay for short term rentals is thirty days per State Statutes. Mr. Myatt also asked if Mr. Humphrey could further explain the duplexes, and what kind of hotel he plans to build.

Mr. Humphrey stated that the results of the final development would be a decision for an investor, and that the last plans that he saw was for four duplexes, with each unit being six hundred and forty (640) square feet. He also stated that the units are intended to be sold individually to anybody who would be interested in ownership. Mr. Humphrey stated that he is not sure why his business consultant stated that they would be building a motor court or motel style building, because from his understanding they plan to build four duplexes.

Mr. Myatt stated that currently the property is zoned as R-2 (Two-Family Residential District), which does allow for duplexes to be constructed, however, they cannot be landlocked. He also stated that there are specific requirements that need to be met for duplexes to be constructed, such as the amount of property per duplex, and that the properties need to be along North Hayden Street unless Mr. Humphrey plans to construct a roadway to the duplexes. In addition to this, Mr. Myatt stated that a planned unit development has a minimum requirement of three acres, and the subject property only has 1.58 acres. Mr. Myatt stated that Mr. Humphrey could build an Air BNB with duplexes, but that Mr. Humphrey would need to meet with Park City's Board of Adjustments.

Mr. Humphrey stated that he apologizes for the confusion and that he is willing to do what the Commission deems as necessary in this situation.

Chairman Gumm asked if anyone else wanted to speak in opposition or has a general question.

Commission Member Thomas Grubbs asked if the B-1 zoning allows residential use.

Mr. Myatt stated that the B-1 zoning does allow residential use, but that doing so would revert the zoning back to the current R-2 classification requirements. He also stated that the Staff's understanding was that the submitted Map Amendment Application was for a hotel or motel with two to three stories.

Chairman Gumm adjourned the public hearing.

A motion was made by Eddie Atnip and was seconded by Janis Turner to put a continuation of the proceedings until the next regularly scheduled meeting, if allowed by State Statutes. Motion carried unanimously.

III. DEVELOPMENT PLAN:

1. 111824-01- G - Preliminary & Final Development Plan – Chick-Fil-A, Applicant/ Owner(s) – Property located at 850 N.L. Rogers Wells Boulevard – 1 Tract – 2.47 +/- Total Acres – Glasgow – Plans Prepared by GBC Design, Inc.

Staff Findings:

1. The applicant is proposing a Chick-Fil-A restaurant along N.L. Rogers Wells Boulevard, Glasgow; see the submitted application, Attachment A.
2. Currently the subject property is vacant. The property is relatively flat, with a steeper slope accessing N. L. Rogers Wells Boulevard, see Sheets C-010.1 and C-100, existing topographic maps.
3. Demolition for the project is shown on Sheet C-100. Demolition includes the existing asphalt pavement from the entrance, existing fencing, light poles to be relocated, and sanitary manholes to be removed and replaced.
 - a. Coordination with the applicable utility companies will be required before demolition construction is to begin.
 - b. The electrical line crossing the existing entrance is to be taken underground. This has been coordinated with the Electric Plant Board.
4. Sheet C-200 is the site layout for the proposed development with more detailed dimensions given on Sheets C-205 and C-210.
 - a. The existing entrance approved by the Kentucky Transportation Cabinet will be utilized for access to N.L Rogers Wells Boulevard. As shown on the plans a turning lane along N.L. Rogers Wells Boulevard (US 31-E) is being proposed. A bond showing coordination with the

Kentucky Department of Transportation has been submitted.

- b. Section 158.400(13) requires one (1) parking space per four (4) seats at maximum capacity. This would require a total of twenty-six (26) spaces, the applicant is proposing fifty-six (56) parking spaces. This includes the outdoor dining area.
 - i. The three (3) 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.
 - c. Asphalt pavement is proposed for the drive aisles and parking areas. Concrete paving is proposed for the drive-thru as well as the dumpster pad.
 - d. Curb and gutter is proposed along the parking areas and landscape islands.
 - e. An ADA compliant concrete sidewalk is proposed along the west side of the proposed building where the ADA spaces are located.
 - f. A separate canopy is proposed along the southernmost portion of the drive-thru aisle.
 - g. The proposed dumpster pad is to be enclosed and gated. Details for both are shown on Sheet C-205.
 - h. No free-standing sign is proposed with this development.
 - i. Lighting is to "shoe-box" style lighting that is to shine down on the subject property only.
5. The proposed grading and drainage as well as the proposed erosion control measures are shown on Sheets C-300 through C-350.
- a. The drainage report submitted in a separate document, not shown, indicates the calculations state that the runoff coefficient does increase, so on-site retainage will be required.
 - b. A retention area is proposed on the west side of the development to service the entire site. Storm water is proposed to flow to this retention area via storm piping, concrete flumes and ditching.
 - i. There is a small portion of impervious slope that will drain to the adjacent property owner. It is not anticipated by the Engineer that this will increase the existing flow to the adjacent property.
 - c. The retention area has a proposed outlet structure which will impede the flow to release at a rate of that previously established by the pervious site into an existing ditch via a concrete headwall.
 - d. There is grading proposed on the adjacent property, and Attachment C is a written agreement between the two parcel owners allowing it.

6. Sheet C-310 shows the proposed erosion control for the development.
 - a. Drainage areas are delineated on the plan sheet.
 - b. Temporary seeding and mulching and then permanent seeding and mulching is proposed for the entirety of the site.
 - c. Soil stabilization blankets are proposed outside of the parking area for all proposed grading.
 - d. A temporary construction entrance is proposed leading from N.L. Rogers Wells Boulevard.
 - e. Silt fence is proposed around the entirety of the site.
 - f. Inlet protection is proposed around the proposed storm drainage inlets.
7. Sheets C-320 through C-350 show the details for the drainage and the erosion control methods.
8. Construction details are given on Sheets C-400 through C-404.
9. All the proposed utilities, shown on Sheet PS-100.
 - a. The proposed water service is to be fed from the east side of N. L. Rogers Wells Boulevard; road boring is proposed and to be coordinated with the Glasgow Water Company.
 - b. A water line will come from the building to a proposed hydrant in the parking lot and also to a service line from the building to the dumpster area is proposed.
 - c. Sanitary sewer is to exit the building in two (2) locations. One (1) will feed a proposed grease trap on the south side of the building. The other exits the building near the restroom location. Both connect and lead to an existing lateral connection point and make connection per Glasgow Water Company recommendations.
 - d. A pad mounted electrical transformer being fed from an existing pole is proposed for the electrical service. The line leading from the proposed transformer to the building will be an underground service.
 - e. Natural gas provided by Atmos is to be supplied from an existing line located on the east side of the proposed building.
10. Sheet L-101, the Landscaping Plan, shows the areas intended for landscaping as required by Section 158.028 of the Glasgow Zoning Ordinance. The proposed plan meets the adopted plantings list. Planting details are shown on the following page.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary and Final Development Plan, Chick-Fil-A, 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 proposed fence will be around the entire property.

Mr. Myatt stated that the fence will only be adjacent to the neighboring residential properties.

Commission Member Atnip asked what size the water line will be.

Mr. Myatt stated that the water line is six inches with a two-inch line to the building.

A motion was made by Bobby Bunnell and was seconded by Lewis Bauer to approve the Preliminary and Final Development Plan for Chick-Fil-A, Applicant, for the property located at 850 N. L. Rogers Wells Boulevard because the proposed development 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 conditions of adequate soil erosion control measures to be implemented before, during, and after site construction. Motion carried unanimously.

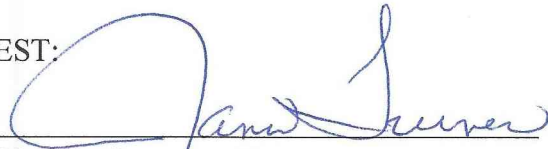
There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Bobby Bunnell, and unanimously carried, the meeting was adjourned at 8:01 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

OF

BARREN COUNTY, KENTUCKY

By: 
Tommy Gumm, Chairman

ATTEST: 
Janis Turner, Secretary-Treasurer