

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

December 16th, 2024

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 16th, 2024, at 7:00 PM in the Council Chambers of the Glasgow City Hall.

Per the suggestion of Charley Goodman, JCCPC Legal Counsel, Commission Member Eddie Atnip was elected to serve as Chairman Pro Tempore through a unanimous vote, due to technical difficulties with zoom.

Temporary Chairman Atnip called the meeting to order and called for a roll call of members.

The following Commission Members were present:

Eddie Atnip	David Rutherford
Joe Austin	Janis Turner
Lewis Bauer (Zoom)	Candy Wethington
Bobby Bunnell	Maria Westcott
Thomas Grubbs (Zoom)	Forrest Wise
Joan Norris	

Chairman Gumm and Commission Member Ricky Houchens were not present for the meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

Temporary Chairman Eddie Atnip entertained a motion to approve the minutes for November 18th, 2024.

Mr. Goodman suggested a correction under agenda item 111824-01-P (Zone Change Application). He stated that the Commission’s motion needs to go before the Chairman’s action, and that the Chairman’s action should have been that the Chairman adjourned the public hearing until the next regularly scheduled meeting.

A motion was made by Forrest Wise and was seconded by Bobby Bunnell to approve the November 18th minutes as amended. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

A motion was made by David Rutherford and 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 December 16th.

Agenda Item # 4 – Treasurer’s Report

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

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that tomorrow, December 17th, the Planning and Zoning office will be closed to move offices over to the Barren County Development Center at 200 South Green Street. The new office will be located on the second floor of the Development Center.

II. PUBLIC HEARING:

- 1. 11824-01-P – Zone Change Application – Anthony & 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**

Temporary Chairman Eddie Atnip reminded the Commission that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.211-213. He also reminded the audience that if anyone wishes to speak in favor or opposition of the proposed Map Amendment, or if they have a question, they will need to be sworn in.

At this point, Vice-Chairman Lewis Bauer joined the meeting via zoom, and Temporary Chairman Atnip relinquished his role as Chairman. Vice-Chairman Bauer will continue the meeting as Chairman for the remainder of the hearings.

Mr. Myatt stated that this agenda item is a continuation of the last meeting for clarification purposes.

Vice-Chairman Bauer opened a public hearing and served as the officer.

A public hearing was conducted.

Vice-Chairman Bauer swore in Kevin Myatt, Planning Director, who then stated that all appropriate notifications of the proposed Map Amendment have been made, such as advertisements placed in the local newspaper, signage placed upon the subject property, certified mail sent out to adjacent property owners, and posts on the Commission's Website and Facebook page.

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

Commission Member Eddie Atnip asked if Mr. Myatt has had any discussions with City Officials of Park City.

Mr. Myatt stated that he did not speak with any City Officials today, but there are some City Officials in attendance.

Commission Member Bobby Bunnell asked if there was further clarification on the proposed motor court structure.

Mr. Myatt stated that the plan of the motor court was not what the applicant had discussed at last month's meeting. The motor court is a simple hotel that guests can drive up to the rooms that they will be staying in. He also stated that from the Staff's understanding, the proposed structure will offer short-term transient lodging, not long-term lodging, and if the Commission wants to make a Binding Element for lodging it is their decision.

Commission Member Atnip asked if the proposed structure is one-story.

Mr. Myatt confirmed that the proposed structure is designed for one-story.

Commission Member Bunell asked if there was evidence of the structure meeting required setbacks.

Mr. Myatt stated that the plan submitted by the applicant was to show what they want to build on the subject property, but that the setbacks displayed in the plan do not meet the minimum standards.

Commission Member Candy Wethington asked how many units are planned for the proposed structure.

Mr. Myatt stated that because the proposed structure is for transient lodging, there is no zoning code that can dictate how many units the applicant is permitted to build. However, if the units were to be sold or used as long-term housing, the applicant would need to meet the unit per acre requirement.

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

Dave Shirley, of Lufkin, Texas, was sworn in. Mr. Shirley stated that motor court style hotels of the past are making a comeback, and that at Park City's request there is no reason to compete with Cave City's lodging options. He also stated that his solution was to build a boutique motel with 21 units that can sleep anywhere from two to six people. In addition to this, Mr. Shirley stated he feels that the proposed Map Amendment should be approved to go before Park City's Commission because he can't expend his resources on this project for it to be denied.

Vice-Chairman Bauer asked if there was anyone else in the audience who wanted to speak in favor of the proposed Map Amendment.

Nobody else spoke in favor of the proposed Map Amendment.

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

Scott Rogers, of Park City, Kentucky, was sworn in. Mr. Rogers stated that he is one hundred percent against the proposed Map Amendment, because his home is only fifteen feet from the proposed structure. He also stated that he had concerns of privacy and asked if there would be a privacy fence put between the residential and general business zoning.

Vice-Chairman Bauer asked if there were others in the audience who wanted to speak in opposition of the proposed Map Amendment.

Mike Burgess, of Park City, Kentucky, was sworn in. Mr. Burgess stated that he is one of the City Commissioners for Park City, and that the City is supportive of all growth, but the City does not want growth in that specific location because it is in a residential area. He also stated that he does not believe the proposed Map Amendment would pass if it was brought before the Park City Commission.

Vice-Chairman Bauer asked if anyone else wanted to speak in opposition of the proposed Map Amendment.

Mr. Shirley stated that he wanted to readdress the Commission. Mr. Shirley then stated that if the Commission chooses not to pass the proposed Map Amendment, he accepts that decision, and that his company has been working on this project for four months, but they will come before the Commission again. He also stated that he apologizes for representing his plans because he did not know that the City Commission didn't want the proposed structure in that location.

Vice-Chairman Bauer asked if anyone in the audience had a general question.

Nobody else had any further questions for the proposed Map Amendment.

Vice-Chairman Bauer closed the public hearing.

A motion was made by Bobby Bunnell and was seconded by Eddie Atnip to deny the proposed Map Amendment for Humble Home Solutions, LLP, because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, and findings of fact show that there is uncertainty of who is responsible for altering the roadway, as well as the absence of other commercial properties in the vicinity. Motion carried unanimously.

2. 121624-01-G – Zone Change Application – Kentucky Industrial Alliance LLC, Owner / Applicant – OP (Office and Professional) to B-3 (Highway Service Business District) – Property is located at 110 Physicians Boulevard – 2.59 +/- Total Acres – Glasgow

Vice-Chairman Bauer reminded the Commission that acknowledgements of necessary findings to the Map Amendment must be in accordance with KRS 100.211-213. He also reminded the audience that if anyone wishes to speak in favor or opposition of the proposed Map Amendment, or if they have a question, they will need to be sworn in.

Vice-Chairman Bauer opened a public hearing and served as the officer.

A public hearing was conducted.

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

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

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

David Broderick, attorney for the Kentucky Industrial Alliance LLC, thanked the Commission for the opportunity to speak and stated that recent socio-economic changes in the area have shifted the use of the property from medical offices to a more commercial purpose. He stated that the building is large, with 18,000 square feet, and will employ around 50 people. He also stated that the property is buffered from nearby residential areas. In addition to this, Mr. Broderick stated that he can answer questions that anyone may have, and if there was anybody who opposed the proposed Map Amendment, he can address their concerns.

Vice-Chairman Bauer asked if anyone else wanted to speak in favor of the proposed Map Amendment.

Nobody present spoke in favor of the proposed Map Amendment.

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

Nobody spoke in opposition of the proposed Map Amendment.

Vice-Chairman Bauer asked if anyone in the audience had a general question about the proposed Map Amendment.

Maretta Lindsey, of Glasgow, Kentucky, was sworn in. Ms. Lindsey stated that she has concerns of the subject property's vicinity to residential areas because she owns property on Hudson Lane that she plans to sell.

Mr. Broderick stated that there is only one entrance (Physicians Boulevard) to the subject property, which comes from the main road (N L Rogers Wells Boulevard), and there is no access to the property from the Robert Bishop Road right-of-way. He also stated that he believes the subject property is isolated from the residential developments.

Vice-Chairman Bauer asked if anyone else in the audience had a question about the proposed Map Amendment.

Nobody else had any further questions about the proposed Map Amendment.

Vice-Chairman Bauer closed the public hearing.

A motion was made by Eddie Atnip and was seconded by Bobby Bunnell to approve the proposed Map Amendment for Kentucky Industrial Alliance LLC, Applicant, property located at 110 Physicians Boulevard, because the proposed Map Amendment is not in agreement with the adopted Comprehensive Plan, however, there have been socio-economic changes in the area that support the proposed Map Amendment and approval is contingent upon the agreement of binding elements of no additional access to local roads other than that which already exists. Motion carried unanimously.

Mr. Broderick accepted the binding elements placed by the Commission on behalf of the Applicant.

III. DEVELOPMENT PLAN:

- 1. 121624-02-G – Final Development Plan – Harold Bishop Lane & 4 Plex Harold Bishop Lane – Ken Ford, Applicant / Owner – Property located along Harold Bishop Lane – 1 tract – 4.61 +/- Total Acres – Glasgow – Plans Prepared by American Engineers, Inc.**

Staff Findings:

1. The applicant is proposing a 4-Plex development, consisting of eight (8) 4-Plex residential dwellings. The property is zoned R-2 (Medium Density Residential District). The subject property consists of 4.6 Total Acres, which would allow ten (10) 4-Plex units.

2. Sheets C-100 and C-101 depict the existing topographic information for the site. Currently the site consists of vacant land, which slopes toward Harold Bishop Road.
3. As shown on the Demolition Plan, Sheet C-102, the portion of Harold Bishop Road, east of Hudson Lane, is to be removed as well as the entrances within the right-of-way. Widening the pavement and re-working the ditches within the existing right-of-way is part of this project.
 - a. A typical section for the proposed roadway widening and a pavement schedule is shown on Sheet C-200.
 - b. The following sheet, Sheet C-300, offers a plan view of the roadway. Curbing is proposed on the south side of Harold Bishop Road; the north side has no existing guttering.
 - c. These roadway improvements must be approved by the Glasgow Superintendent of Public Works, Jim McGowan.
4. Sheet C-301 is the proposed site layout for the development. The applicant is proposing eight 4-Plex dwelling units and Section 158.400(1) requires two (2) parking spaces per unit. The applicant is proposing eight (8) parking spaces per dwelling unit.
5. The drive aisles do meet the minimum width requirements, see Sheet C-302. Each aisle has a "T" turnaround at the end. These aisles are not to be considered for maintenance of the Glasgow Street Department.
6. The proposed grading is shown on Sheet C-400. The increased impervious area produces the need for on-site retention.
 - a. The plans propose two (2) basins in a series to catch and detain the runoff derived from the increased impervious area.
 - b. The runoff is to reach the basins by way of concrete flumes and sheet flowing.
 - c. Ditching along the proposed improvements of Harold Bishop Road are separate from the site runoff.
7. The southernmost slope is to be a 2:1 slope.
8. Sheets C-500 and C-501 show the proposed erosion control for Phase 1 and Phase 2 of the development.

Phase 1:

- a. A temporary construction entrance is proposed at the end of Harold Bishop Road.

- b. A silt fence is proposed at the toe of slopes on the eastern edge of the property.

Phase 2:

- a. Phase 2 will also require erosion control blankets along the slopes.
 - b. The same construction entrance is to be used in the second Phase of construction.
 - c. Rock check dams are proposed withing all the ditches.
 - d. Inlet protection is proposed at all headwalls and drainage structures.
9. The proposed water connection is shown on Sheet C-600.
 - a. The proposed water line is to connect to an existing line on the north side of Harold Bishop Road.
 - b. One (1) hydrant is proposed at the end of each “T” turnaround.
 10. Five (5) manholes are proposed for the gravity sewer system, see Sheet C-601.
 - a. The sewer is to connect to an existing manhole inside the existing Harold Bishop Road.
 - b. This system has been approved by the Glasgow Water Company.
 11. As noted on Sheet C-601 there is an existing Glasgow Electric Plant Board easement on the property. Connection coordination is taking place with the EPB.
 12. Details for the site development are shown on Sheets C-700 through C-703.

Staff Recommendation:

It is the Staff’s recommendation that this Final Development Plan for Harold Bishop Road 4-Plex 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.
- 2) The roadway improvements must be approved by the Superintendent of Public Works as they are implemented.

A motion was made by Forrest Wise and was seconded by Joan Norris to approve the Final Development Plan for Harold Bishop Lane & 4 Plex Harold Bishop Lane, Ken Ford,

Applicant/Owner, because the proposed development does meet the minimum standards set forth in section 152 of the Glasgow Development Ordinance and the Staff recommends the approval of the proposed development with conditions of adequate soil erosion control measures to be implemented before, during, and after site construction in addition to roadway approval from the Superintendent of Public Works.

Mr. Myatt reminded the Commission that there will be a Special Called Meeting on Monday, December 30th, 2024, in the Glasgow City Council Chambers at 5:00 PM.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Janis Turner, and unanimously carried, the meeting was adjourned at 8:19 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

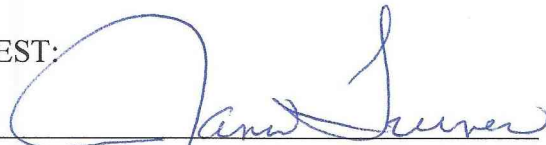
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gumm, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer