

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

December 15th, 2025

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, December 15th, 2025, 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
Tommy Gumm	Candy Wethington
Thomas Grubbs	Forrest Wise

Ricky Houchens was absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Forrest Wise and was seconded by Candy Wethington to approve the November 17th meeting minutes as amended. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

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

Agenda Item # 3 – Committee Report

There were no active Committee Reports.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on December 15th, 2025.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report. He stated that the deadline for continuing education hours is December 31st, and that starting on January 1st the update to state statutes will be in effect. Commission Members will have four years from their appointment date to obtain eight hours of continuing education credits.

II. PUBLIC HEARING:

- 1. 121525-01-C – Annexation and Zoning Application** – *Kentucky Industrial Alliance, Owners/Applicants – Annex to I-2 (Heavy Industrial District) – Property is located at the intersection of Herbert Turner Road and Hughes Road and at the end of Hughes Road – 137.67 +/- Total Acres – 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 100.211-213.

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 certified mail sent out to adjacent property owners, advertisement in the local newspaper, signage placed upon the subject property, and posts on the Commission’s Website and Facebook page.

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

Chairman Gumm asked if anyone in the audience would like to speak in favor of the proposed Annexation and Map Amendment.

Nobody spoke in favor of the proposed Annexation or Map Amendment.

Chairman Gumm asked if anyone in the audience would like to speak in opposition of the proposed Annexation and Map Amendment, or if anyone had a question.

Craig Reynolds, of Cave City, Kentucky, was sworn in. Mr. Reynolds asked if there would be any potential effect on taxes.

Mr. Myatt stated that the PVA determines property value based upon developments on the property, not the zoning classification.

Mr. Reynolds also asked if the applicant could request access onto Herbert Turner Road and stated concerns of traffic if access was granted.

Mr. Myatt stated that the applicant could request access onto Herbert Turner Road, however, if the applicant did want to request access, they would need to have a traffic study completed for Final Development Plan requirements of the Commission. Mr. Myatt also stated that as of now, the applicant's plans do not include access of the local street network, and that there are plans of an internal roadway for industrial capacity that will connect to Kentucky Highway 90.

Chairman Gumm asked if anyone else would like to speak in opposition of the proposed Annexation and Map Amendment, or if anyone else had a question.

No one else present spoke in opposition to the proposed Annexation and Map Amendment or had any further questions.

Chairman Gumm closed the public hearing and entertained a motion.

A motion was made by Lewis Bauer and was seconded by Eddie Atnip to approve the Annexation and Map Amendment Application for Kentucky Industrial Alliance, Owners/Applicants, for the property located at the intersection of Herbert Turner Road and Hughes Road. The proposed Annexation and Map Amendment are not in agreement with the adopted comprehensive plan, however, recent changes to the industrial areas that have been developed recently make the proposed Annexation and Map Amendment appropriate. Motion carried unanimously.

2. 121525-01-G – Zone Change Application – Peoples Bank, Owner / Brew Team KY, LLC, Applicant – I-1 (Light Industrial District) to B-3 (Highway Service Business District) – Property is located at 1000 West Main Street – 1.58 +/- Total Acres – Glasgow

Janis Turner recused herself from the Public Hearing due to a potential conflict of interest and exited the room.

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 100.211-213.

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 certified mail sent out to adjacent property owners, advertisement in the local newspaper, signage placed upon the subject property, and posts on the Commission's Website and Facebook page.

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 Text Amendment.

Sean Johnson, of Bowling Green, Kentucky was sworn in. Mr. Johnson stated that he is the General Manager of the South Central Kentucky market of Seven Brew, and that the company is very excited for the opportunity to bring a location to Glasgow. Mr. Johnson also stated that he wanted to be present at the meeting to answer any questions that the Commission has.

Chairman Gumm asked if Mr. Johnson provided the layout on the plans that the Commission is reviewing.

Mr. Johnson stated that the plans were provided by the Franchise Team, and that they also filled out and submitted the applications.

Commissioner Thomas Grubbs asked Mr. Johnson if he had an estimated customer count per hour or day.

Mr. Johnson stated that the customer count can vary greatly on any given day or hour, with weekends typically being the busiest time. In addition to this, Mr. Johnson stated that the grand opening week is usually the busiest time for each location. However, Seven Brew is very active in working with local Police Departments to establish a presence to help maintain safety and traffic flow.

Chairman Gumm asked if anyone else would like to speak in favor of the proposed Map Amendment.

No one else present spoke in favor of the proposed Map Amendment.

Chairman Gumm asked if anyone would like to speak in opposition of the proposed Map Amendment or if anyone had a question.

Leigh Lessenberry, of Glasgow, Kentucky, was sworn in. Mr. Lessenberry thanked the Commission for their efforts and what they do for the community. Mr. Lessenberry stated that he is not trying to impede growth in Glasgow and that we all agree that we want Glasgow to grow and flourish, but that he does have concerns of safety because of the accessibility of the proposed location of Seven Brew. Mr. Lessenberry explained that this location is already a very busy intersection, with traffic sometimes lining up past the Lessenberry Do It Center building at 1010 West Main Street. Tate Inc. will be opening soon and there will be many more drivers taking 68 and 80 West, and there have been numerous accidents with injuries occurring in the area. Mr. Lessenberry added that one of his employees was involved in an accident and had to take seven months off work to recover. Mr. Lessenberry also stated that he believes the risk of this development far outweighs the benefits.

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

Robert H. Lessenberry, of Glasgow, Kentucky, was sworn in. Mr. Lessenberry shared the same safety and traffic concerns as Mr. Leigh Lessenberry.

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

Glasgow Police Chief Guy Howie was sworn in. Chief Howie stated that he was asked to attend this meeting and provide accident statistics as a neutral party. Chief Howie stated that he does not know if any traffic studies have been done in this location, but that there have been 52 wrecks at this intersection, with 25 of them being on West Main Street. He stated that in his line of work, 52 collisions in one year is a lot, especially for one location. Chief Howie also stated that he is not opposed to this development, that he is just here to provide information.

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

Mr. Johnson stated that he is not familiar with the area, and asked if there could be a possibility of a traffic light to help regulate the flow of traffic.

Mr. Myatt stated that traffic lights are regulated by the state, and they will do a study on that portion for traffic flow and the accidents that occurred. If the state deems that a traffic light or some kind of signal would need to be put in, they will implement what they believe is necessary as it is the State Transportation Cabinet's responsibility.

Chairman Gumm asked if anyone else had a question about the proposed Map Amendment.

Mr. Leigh Lessenberry asked if a traffic study could be conducted before a decision is made by the Commission.

Charley Goodman, JCCPC Legal Counsel, stated that the Applicant can reapply with a traffic study, but that he cannot say that it would result in more favor of the application, and that it cannot be done at this stage as the Commission is bound to what is submitted on the application right now.

Commissioner Lewis Bauer asked Mr. Johnson if there were any traffic studies conducted by Seven Brew while they were planning the development of this location.

Mr. Johnson stated that any planning or studies would be completed through the Site Development Team, and he unfortunately does not have that information.

Seeing that no one else approached the podium, Chairman Gumm closed the public hearing and entertained a motion.

Commissioner Eddie Atnip stated that before the Commission proceeds further, he wanted to restate that the Commission is charged by KRS to provide for health, safety, and welfare of the community when considering Map Amendments.

A motion was made by Eddie Atnip and was seconded by Thomas Grubbs to deny the Map Amendment Application for Peoples Bank, Owner / Brew Team KY, LLC, Applicant, for the

property located at 1000 West Main Street due to potential health and safety factors that could be caused by traffic. Motion carried 9-1 via a roll call vote as requested by Chairman Gumm.

Mr. Myatt stated that this application will not be forwarded to Glasgow City Council as the Commission has denied it. This item will go to Circuit Court if the Applicant seeks the appeal process.

III. SUBDIVISION:

1. 121525-01-B – Agricultural Application for Division of Real Estate – Annias Yoder, Applicant / John Manion, Owner – 3 Tracts – 60.20 +/- Total Acres – Property located at the end of AM Harmon Road – Barren County – Plat prepared by Leftwich 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 along an existing vehicular way which accesses AM Harmon Road. Property photos of the roadway are shown on Attachment C.
3. The Aerial Photo Map, Attachment D, shows the proposed tracts and indicates that the property is agricultural in nature.
4. Attachment E is a plat which received a previous Agricultural Exemption approval from the Joint City-County Planning Commission in 2017. The vehicular way is shown on this plat as well as the original land division.
5. The existing vehicular way is noted in Plat Book 17, page 58.
6. Attachment F is the proposed Plat.
 - Tract #1 through Tract #2C (four tracts total) is a further division of the existing property, with Tract #1 located completely in Warren County and the majority of Tract 2A in Warren County and portions of Tracts #2B & 2C in Warren County however the latter two tracts front in Barren County.
 - All the proposed Tracts exceed twenty (20) acres in size.
7. 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.

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.

A motion was made by Lewis Bauer and was seconded by Candy Wethington to approve the Application for Agricultural Division of Real Estate for Annias Yoder, Applicant / John Manion, Owner, for the property located at the end of AM Harmon Road because the proposed Division does meet the minimum standards set forth in KRS 100.111(2)(20)(22), and evidence in the application supports that the Division is for agricultural use only and not for residential development. Motion carried unanimously.

IV. DEVELOPMENT PLAN:

1. **121525-02-G – Revision to a Final Development Plan** – *Newcomb Oil Co LLC, Applicant/Owner – Property located at 2455 New Bowling Green Road – 1 Tract – 4.43 +/- Total Acres – Glasgow – Plans Prepared by Kenner Randolph Engineering & Surveying*

Staff Findings:

1. The applicant is proposing an amendment to the development plans for the Five Star convenience store along New Bowling Green Road (US 68 / KY 80) at the intersection of New Bowling Green Road and Donnelley Drive, Glasgow; see the submitted application, Attachment A.
2. The original development plans were approved on July 21, 2025, by the Joint City-County Planning Commission.
3. Changes to the original plans consist of the following:
 - a. An additional buried fuel tank between the residential and commercial fueling canopies.
 - b. An additional pump beneath the commercial fueling canopy.
 - c. An entrance from the development onto Donnelley Drive.
4. The entrance will include an entrance lane from the County maintained roadway, and both a left and right turning lane, see Sheet C2.7.
 - a. Replacement and lengthening of the culvert tile is proposed, as well as a catch basin on the south side of the entrance.
5. There is an existing entrance at this location along Donnelley Drive for the property. Any improvements will have to be approved by the Barren County Road Department

Staff Recommendation:

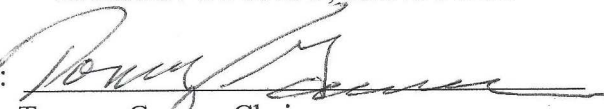
It is the Staff's recommendation that this Final Development Plan Amendment to the Five Star development plans, be approved subject to the following conditions:

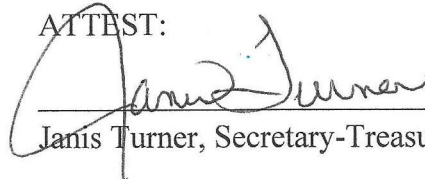
- 1) Adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction to reduce soil erosion and to minimize water runoff to the surrounding properties. In agreement with Staff findings the proposed silt fencing is to encompass the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

A motion was made by Bobby Bunnell and was seconded by Janis Turner to approve the Revision to the Final Development Plan for Newcomb Oil Co. LLC, Applicant/Owner, for the property located at 2455 New Bowling Green Road, 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 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 Eddie Atnip, seconded by Bobby Bunnell, and unanimously carried, the meeting was adjourned at 8:35 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: 
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer