

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

March 16th, 2026

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Monday, March 16th, 2026, 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)	Ricky Houchens
Joe Austin	Joan Norris
Lewis Bauer	Janis Turner
Bobby Bunnell	Maria Westcott
Tommy Gumm	Candy Wethington
Thomas Grubbs	Forrest Wise

David Rutherford 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 January 20th meeting minutes as presented. Motion carried unanimously.

Agenda Item # 2 – Approval of Invoices

The invoices were presented for payment.

A motion was made by Forrest Wise and was seconded by Lewis Bauer to approve the invoices as amended. Motion carried unanimously.

Agenda Item # 3 – Committee Report

There were no active Committee Reports. However, appointments were made for the Budget Committee for the new fiscal year. Chairman Gumm appointed the following Commission Members to the Budget Committee: Thomas Grubbs (Chairman), Forrest Wise, and Maria Westcott.

Agenda Item # 4 – Treasurer’s Report

Janis Turner, Treasurer, presented the Treasurer’s Report for the period ending on March 16th, 2026.

Agenda Item # 5 – Director’s Report

Kevin Myatt, Planning Director, presented the Director's Report and stated that the Spring KAPA Conference will be held in Louisville on April 15th through 17th.

II. DEVELOPMENT PLAN:**1. 031626-01-G – Preliminary & Final Development Plan – *Quail Ridge Subdivision Townhomes – 6 Acres for Sale, LLC, Applicant / Owner(s) – Property located along Bob White Way – 1 Tract – 6.625 +/- Total Acres – Glasgow – Plans Prepared by Southern Civil Engineering*****Staff Findings:**

1. The applicant is proposing a duplex development, consisting of twenty-four (24) duplex residential dwellings. The property is zoned R-3 (Small Lot - Medium Density Residential District). The subject property consists of 6.625 total acres. The proposed number of dwellings complies with the density restrictions of the R-3 Zoning District.
2. Sheets C1.0 depicts the existing topographic information for the site. Currently the site consists of vacant land, which slopes toward the south.
3. Sheet C2.0 is the proposed site layout for the development. The applicant is proposing twenty-four duplex dwelling units and Section 158.400(1) requires two (2) parking spaces per unit. The applicant is proposing four (4) parking spaces per structure.
4. The drive aisle does meet the minimum width requirements, see Sheet C2.0. The proposed drive aisle connects to Bob White Way on both ends and will not be considered a city-maintained roadway.
 - a. An enclosed dumpster pad is proposed in the center of the development.
 - b. A cluster mailbox area is also proposed near the center of the development.
 - c. Sidewalks are proposed on both sides of the drive aisle.
 - d. The drive aisle is proposed as light duty pavement, while the approach to the dumpster pad will be heavy duty concrete.
5. The proposed grading is shown on Sheet C3.0. The increased impervious area produces the need for on-site retention.

- a. The plans propose two (2) basins to catch and detain the runoff derived from the increased impervious area.
 - b. The runoff is to reach the basins by way of piping and sheet flowing.
 - c. Headwalls and splash pads are proposed at the end of all piping.
 - d. A drainage report accompanies the submitted plans.
6. Sheets C4.0 and C4.1 show the proposed erosion control for Phase 1 and Phase 2 of the development.

Phase 1:

- a. Two temporary construction entrances are proposed at the ends of the drive aisle onto Bob White Way.
- b. A silt fence is proposed at the toe of slopes on the southern edge of the property.

Phase 2

- a. The same construction entrances are to be used in the second Phase of construction.
- b. Inlet protection is proposed at all headwalls and drainage structures.

7. The proposed water and sewer connections are shown on Sheet C5.0.
- a. The proposed water line is to connect to an existing line on the south side of Bob White Way.
 - b. Two (2) hydrants are proposed along the proposed drive aisle.
 - c. Four (4) manholes are proposed for the gravity sewer system, see Sheet C5.0.
 - d. The sewer is to connect to an existing manhole on the south east side of the proposed roadway.
 - e. Coordination must be arranged with the Glasgow Water Company prior to installation.
8. As noted on Sheet C6.0 the electricity will come from an existing pole on the eastern side of the development.
9. Details for the site development are shown on Sheet C7.0.

Staff Recommendation:

It is the Staff's recommendation that this Preliminary and Final Development Plan for Quail Ridge Subdivision Townhomes 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 Lewis Bauer and was seconded by Janis Turner to approve the Preliminary and Final Development Plan for Quail Ridge Subdivision Townhomes, Applicant / Owner(s), because the proposed Development Plan does meet the minimum standards set forth in Section 152 of the Glasgow Development Ordinance. Approval requires adequate soil erosion control measures to be implemented before and during construction.

There being no further business to come before the Commission, upon the motion of Candy Wethington, seconded by Joan Norris, and unanimously carried, the meeting was adjourned at 7:15 PM.

JOINT CITY-COUNTY PLANNING COMMISSION

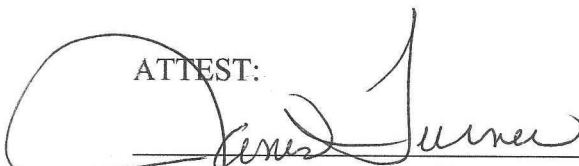
OF

BARREN COUNTY, KENTUCKY

By:


Tommy Gunn, Chairman

ATTEST:


Janis Turner, Secretary-Treasurer