Joint City-County Planning Commission
of
Barren County, Kentucky

September 10th, 2026

The Joint City-County Planning Commission of Barren County, Kentucky met in a special called session on Thursday, September 10th, 2026, at 5:00 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	Maria Westcott
Lewis Bauer	Candy Wethington
Bobby Bunnell	Forrest Wise
Tommy Gumm	
Joan Norris	

Joe Austin, Thomas Grubbs, Ricky Houchens, David Rutherford, and Janis Turner were absent. A quorum was present for the September 10th meeting.

I. GENERAL BUSINESS:

Agenda Item # 1 – *Approval of Minutes*

A motion was made by Bobby Bunnell and was seconded by Maria Westcott to approve the August 17th, 2026, meeting minutes as presented. Motion carried unanimously.

II. DEVELOPMENT PLAN:

1. **091026-01-G – Preliminary and Final Development Plan** – *Barren County Economic Authority, Owner / Scott Murphy & Daniel LLC, Applicant – South Cooper Industrial Park – Lot 2 Speculative Building – Property located at 103 Beltline Boulevard – 1 Tract – 15.32 +/- Total Acres – Glasgow – Plans Prepared by Scott & Murphy Inc.*

   Staff Findings:

   1. Currently the subject property is located within an I-2 (Heavy Industrial) District.
   2. The existing tract of land contains 15.32 total acres with approximately 6.5 total acres being disturbed during the speculative phase of construction.

3. As shown on Sheet C-1.0 the existing site is vacant and the current water runoff feeds two (2) existing detention ponds; one on the current Lot and the other on an adjacent Lot to the north. A partial temporary construction entrance already exists for the subject property.

4. The Applicant is proposing the construction of a 60,000 ft² industrial speculative building. There is no immediate tenant for the site, see Sheet C-2.0.

5. For the speculative phase of development, the applicant is proposing that initially only one gravel driveway provides access to the building with a small gravel parking area. Once possession of the development has been taken over by future tenants, another development plan approval by the Planning Commission will be required to ensure that the development plan ordinance regulations are met.

6. Sheet C-3.0 is a detailed proposed grading sheet for the development.

    a. As shown on the plans, storm water runoff is to continue to go to existing ponds within the park, one (1) on the subject property to the south and another on an adjacent property to the north.

    b. The storm water runoff generated by the building and site work is to sheet flow to the aforementioned retention ponds. Stamped drainage calculations have also been provided by the applicant.

7. Initial, intermediate, and final erosion control procedures on shown on Sheets C-4.0 through C-4.2. The initial erosion control methods are as follows:

    a. During the initial phase of construction the temporary construction entrance is to be lengthened to accommodate construction.

    b. Approximately 310 LF of silt fence is to be installed on the north side of the property and approximately 230 LF on the west side of the property.

    c. Stone bag protection is proposed for the inlet headwall of the existing retention basin.

8. Intermediate erosion control methods are to remain the same with the exception of an added “stockpile area” and rock check dams added to the swale leading to the off-site pond.

9. Sheet C-4.2 shows the final phase of erosion control which consists of removing the methods from previous phases and seeding the previously disturbed area.

10. Sheet C-5.0 shows the details for the speculative phase of construction for the subject property.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Development Plan subject to the following conditions: adequate soil erosion and sedimentation control measures, shown on the approved plans, be implemented during and after site construction in order to reduce soil erosion and to minimize water runoff to the surrounding developments. Building occupancy cannot occur other than for the purposes of marketing the building to potential tenants without a separate development plan approval.

A motion was made by Lewis Bauer and was seconded by Eddie Atnip to approve the Preliminary and Final Development Plan for Barren County Economic Authority, Owner / Scott Murphy & Daniel LLC, Applicant, for the property located at 103 Beltline Boulevard, 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 during and after site construction. In addition to this, building occupancy cannot occur other than for the purposes of marketing the building to potential end users or tenants without a separate development plan approval.

There being no further business to come before the Commission, upon the motion of Bobby Bunnell, seconded by Forrest Wise, and unanimously carried, the meeting was adjourned at 5:11 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

_____
Janis Turner, Secretary-Treasurer