



**Thursday November 3, 2022
Special Zoning Committee Meeting
Oak Grove Council Chambers**

The Oak Grove Zoning Committee met in Special Session on November 3, 2022, at 9:30 a.m. The meeting was held in the Oak Grove Council Chambers located at 8505 Pembroke Oak Grove Road Oak Grove, Kentucky. Present for the meeting were: Council Member Jackie Oliver, Council Member Jean Leavell, Council Member Edward Cook, Public Works Director Martin Nuss, Code Enforcement/Zoning Inspector Angel Willis, Tom Britton and one associate from CDS, and City Clerk Lorelynn Fisher. There were approximately 3 individuals present for the meeting.

CALL TO ORDER

Meeting was called to order at 9:30 a.m.

APPROVAL OF MINUTES

Council Member Jackie Oliver made a motion to approve the minutes from September 29, 2022. Council Member Edward Cook seconded the motion. A voice vote was taken with all in favor; the motion carried.

AGENDA

Subdivision Guidelines: Britton discussed Article I. General Provisions Section 1.05 Administration. Britton stated that for anything related to right-of-ways, water and sewer extensions and related improvements, the inspection and final approval of such improvements and the acceptance, maintenance, and release of surety instruments for required public improvements is the city's responsibility. Britton discussed the applicable rules and standards for subdivision guidelines. Article I General Provisions Section 1.10 Enforcement, Violation, and Penalties-Britton stated he would need to discuss this section with his attorney and the city's attorney to go over what type of enforcement the city should have for these guidelines. Article 5 Public Improvement Specifications Division 2 Street Design, Improvements, and Dedication Britton stated language was added that if this division did not specify standard for construction, material type, inspection, or testing the requirements the default is Standard Specifications for Kentucky Road and Bridge Construction. Under Article 5 Public Improvement Specifications Section 5.22 Street Design in General Britton stated that city's have the ability to adopt an official map that includes future layouts of roads, streets, and public spaces. Also, under Article 5 Section 5.23 Blocks- Britton stated that this limits the length of blocks to not less than 400 feet nor more than 1,000 feet in length. There are talks about changing those numbers. Pavement width was discussed which is measured from the edge of the pavement to the edge of the pavement and does not include with the width of the curb. Article 5 Public Improvement Specifications Section 5.27 Cul-De-Sacs and Dead-End Streets- was talked about. Currently, the residential cul-de-sacs shall have a minimum right-of-way radius of 40 feet and minimum outside edge-of-payment radius of 35 feet. For nonresidential cul-de-sacs shall have a minimum right-of-way radius of 50 feet and minimum outside edge-of-

pavement radius of 45 feet. The maximum length of the cul-de-sac was reduced from 800 feet to 500 feet. Article 5 Public Improvement Specifications Section 5.32 Curbing and Standard for Open Ditching was discussed. The city wants curb and gutter. Article 5 Public Improvement Specifications Section 5.33 Compaction and Composition of Street Construction-Subgrade shall be constructed in conformance with KYTC Standard Specifications for Road and Bridge Construction. If the compacted subgrade method is used as listed in 207 then the finished, compacted thickness shall be at least 12 inches thick with a density of 95%. For Residential/Commercial Streets Material Thickness for DGA Base was increase to 8 inches, Material Thickness for Bituminous Concrete Base Course was increased to 3 inches, and Material Thickness for Bituminous Concrete Surface Course didn't change leaving to be 1 inch. For Industrial Streets Material Thickness for DGA Base is 6 inches, Bituminous Concrete base Course is 5 inches, and Bituminous Concrete Surface Course is 1 ½ inches. Committee asked for the DGA base to change from 6 inch to 8 inch. Committee also requested that sidewalks be mandatory. Materials and specifications for all street signs and markings shall be in accordance with the latest approved edition of the Manual on Uniform Traffic Control Devices for Streets and Highways. Street furniture (park benches, ect) shall be placed where needed and not interfere with the safe use of the sidewalk or roadway. Street furniture shall not be placed within the street's right-of-way except when incorporated into the design of an approved Planned Unit Developed or specifically authorized by the Oak Grove City Council. Decorative and Substitute Materials were also discussed. The Oak Grove City Council may approve sidewalks and/or street surfaces that incorporate decorative elements or substitute materials provided the request is accompanied by certification from the developer/owner and Public Works Director. The dedication and subsequent acceptance of streets and sidewalks containing decorative elements or substitute materials shall in no way obligate the City of Oak Grove to repair or replace any damaged or deteriorated section to the original design standard. More information was discussed on that topic. Required Plans; Inspections; As-builts; Acceptance was briefly discussed. Plan Required-Street construction shall not commence until a preliminary plat, illustrating the proposed street, has been approved by the Planning Commission and street construction plans, consistent with the requirements of this Article, have been submitted to and approved by the City of Oak Grove Public Works Director Department. More information was discussed on that topic as well. Subdivision to be served by utilities. Required utilities include electric power, public water to include the installation of fire hydrants, and sewer service. Natural gas, telephone, and other utilities may also be provided. The extension of utilities to service individual lots within a subdivision shall be at the developer's expense. Mandatory extension or connection ordinance was discussed. Britton is supposed to look at the language for that. More information on that topic was discussed. Utility easements are required. To provide the installation and perpetual maintenance of natural gas, water and sewer, telephone, and electric services, utility easements shall be provided along the front property line adjacent to the street. Easements shall be not less than twenty (20) feet in width. In blocks greater than 500 feet in length, one (1) side yard utility easement of no less than twenty (20) feet in width (ten [10] feet per lot) shall be provided for every 250 feet of street frontage. It shall not apply in zoning districts where buildings are permitted to be located on the front property line. For general requirements all subdivisions shall comply with the City of Oak Grove Flood Damage Prevention and Storm Water Management ordinances. The planning commission may require documentation from the developer/owner with accompanying certification from the City of Oak Grove of such compliance prior to the approval of any subdivision. Solar farms were brought up by the committee who asked if solar farms had to be so many feet from a subdivision. Britton responded saying the instrument for regulating size, setbacks, distances, is the zoning provision.

ADJOURNMENT

Council Member Jackie Oliver made a motion to adjourn the meeting. Council Member Edward Cook seconded the motion. A voice vote was taken with all in a favor; the motion carried. The meeting was adjourned at approximately 10:20am

APPROVED:

Council Member Richard Baker

DATE

Council Member Jean Leavell

DATE

Council Member Edward Cook

DATE

ATTEST:

Lorelynn Fisher, City Clerk

DATE

DRAFT