SMALL LOTS, Continued from Front Page



Photo | Allyson Dix, JPI

Kevin Myatt, director of the Joint City-County Planning Commission, shares an example of a flex duplex design.

lowing additional living structures on lots in the R2 residential zoning districts. Currently, city laws say that if a piece of prop-

mize properties by al-

erty is smaller than the city's 7,500-square-foot (sq. ft.) minimum requirement, it is considered a nonconforming property. Glasgow has around 600 lots in the R2 districts that are smaller than this threshold, with the city owning a few of those.

The initiative, which is

coined the Small Lot Infill Development, will give property owners another option to consider. Myatt said the hope is to allow these small lots the option to house duplexes that are stacked with one on top of another, also known as a flex duplex design. Such a design allows the structure to still appear as a single-family dwelling with one entrance door on the front and other similar characteristics.

The current zoning laws in place do not

allow for the build of a duplex in an R2 classification zone on these non-conforming lots, as they are typically built as side-by-side units, and require much more useable area of the lot. This initiative provides additional opportunities for additional living spaces by allowing the flex duplex design.

Some of these lots are in blighted or dilapidated conditions; however, Myatt said no enforcement on those properties would occur unless they are violating the

city ordinances or there is risk to human life.

The costs associated with tearing down a home and rebuilding another single-family dwelling may be too much for someone to consider, but having something like a flex duplex with two living spaces stacked one on top of the other may be more appealing due to the potential to add two extra sources of income instead of one, Myatt explained.

Myatt said this option might be appealing to individuals who have inherited a piece of property that they may not necessarily want to keep or know what to do with, or someone who wants to consider living in one unit and renting the other out to help subsidize the costs associated with constructing it.

"This initiative, if we say you can put a two-story duplex, gives the opportunity for two forms of income, and it still looks like a single-family home," Myatt said.

"This helps give those who come in asking what their options are, and this gives them another one to consider."

Myatt said everything has a shelf life, and houses are not exempt from deteriorating.

"It's not going to be there 200 years from now," Myatt said. "Even our blue-collar workforce homes built in the 1950s and 1960s are nearing the end of their shelf life."

"How do we help a person maximize their property?" Myatt said. "That's the whole intention of this."

Myatt said he expects others to have concerns about building brand new structures in areas that may increase the rent costs for others living nearby.

"It's either that or they don't do anything to the structures and they deteriorate further, leaving people living in blighted conditions,' Myatt said. "We don't have the ability to

change that or set the market for rent costs in any area."

In addition, the Small Lot Infill Development initiative may spark interest in others, such as developers, builders, and realtors. Ultimately, the initiative is driven by the desire to shape Glasgow's residential development for future generations.

PUBLIC MEETING

The local planning commission is holding a public meeting on Tuesday, June 24 in the council chambers of City Hall, now known as the Luska J. Twyman Municipal Building, at 126 E. Public Square. The meeting will start at 6 p.m. to discuss the Small Lot Infill Development initiative as well as the new state regulations pertaining to qualified manufactured homes. Information on the latter is included in a separate story in print this week.

Solar Project Update

Allyson Dix Managing Editor

An official application has been filed for the Wood Duck Solar project planned for communities in northwestern Barren County. The company filed its application with the Kentucky Public Service Commission (PSC) and Kentucky State Board on Electric Generation on May 19, 2025. Wood Duck Solar filed its initial intent to file an application for a 100-megawatt solar project in November 2024.

Public participation includes a comment period open until July 17, 2025. Individuals can submit public comments either by written letter or online at https://psc. ky.gov/case/searchcasespubliccomments.

Letters can be mailed

The Kentucky Transpor-

tation Cabinet (KYTC) is

warning Kentuckians of

fraudulent text messag-

es impersonating state

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to Kentucky government

The scam messages warn

website addresses.

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the link. Even if the

will be reported and

to the Kentucky Public Service Commission, PO Box 615, Frankfort, KY 40602. Case # 2024-00337 is the reference number for this specific case. As of Tuesday, June 3, around nine public comments have been submitted. A public hearing has been requested to be held in Barren County.

Geenex Solar LLC paid \$110,000 to the Siting Board for application fees, with \$10,000 of that noted for the nonregulated transmission line application fee and the remaining for the "MEGF application". The PSC noted its receipt of the fees on May 16.

Anyone interested in being an intervenor and participating in the evidentiary hearing, which will be held in Frankfort, contact 270-646-5921.

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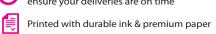
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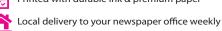
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