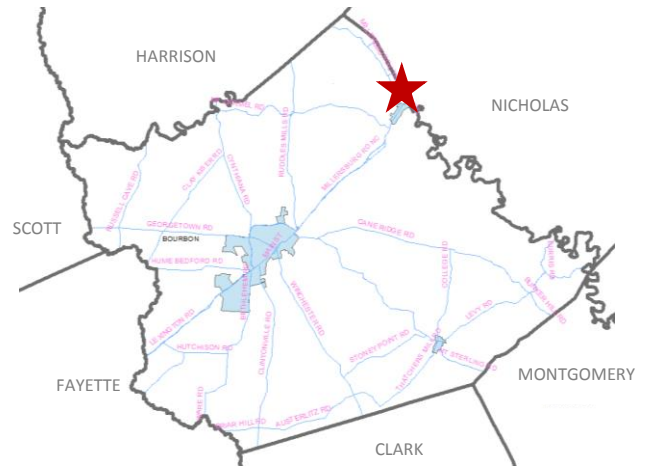


Staff Report

Bourbon County Board of Adjustments Meeting
February 19, 2019

Case Number: CUP 19-01
Applicant: Keith and Karin Buchanan
Owner of Property? Yes
Location: 203 Maysville Rd.
Request: Conditional Use Permit for Special Event Venue
Zoning: Agricultural (A-1)
Application Date: January 2, 2019
Legal Advertisement: February 7, 2019



Proposal:

Applicant seeks a conditional use permit in the A-1 Agricultural zone to operate a special event facility on their property of primary residence.

Background:

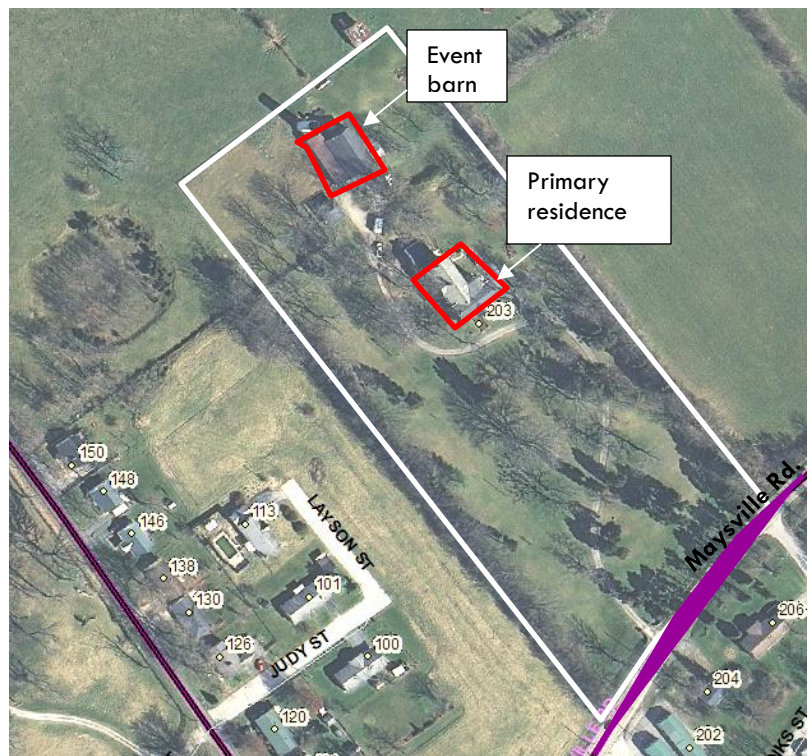
Parcel Size: 6 acres

Existing Structures:

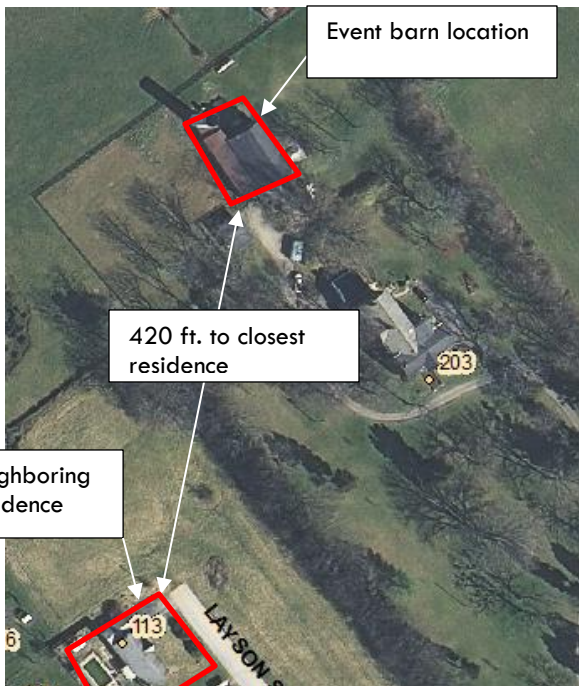
- Event barn
 - o Approx. 740 ft front setback
- Primary/main house
 - o Approx. 480 ft front setback

Closest residential structure: 420 ft

Floodplain (Y/N): No



Aerial imagery shown for descriptive purposes only. Measurements are approximate and not shown to scale.



Event Barn

Findings

Facilities: Main event barn is used for reception purposes. Exterior of main home is available for ceremonial purposes. Interior of main home is open to wedding party for preparation only.

Season: April to November

Hours/Curfew: Music cutoff is 11:30 and renters must leave by midnight.

Capacity: Historically up to 200 people. Any more than 200 and they need to rent a tent.

Parking and Facility Access: Parking is available behind the barn in a field that contains designated gravel strips. Owner requires valet if event is over 200 in attendance. Staff is available for traffic control and there are additional chains and directional signage.

Trash Disposal: Owner is responsible for garbage disposal through Rumpke container/dumpsters.

Restrooms/wash stations: Two restrooms are located in barn with two stalls in each restroom.

Food Safety: Food and drink is the responsibility of the renter. If serving alcohol, need to have a liquor license. No cash bar allowed.

Fire Safety: Renters can use votive candles or lanterns as long as the flame is contained. However, mostly battery candles are used. Patio heaters are available for outdoor use but not allowed in the interior space. Only sparklers are allowable. No fireworks or lanterns.

Noise Control: Music is allowed outdoors. Cut off is by 11:30 p.m.

Lighting: Exterior lighting is located on the event barn that aims downward.

Additional Security: Owners are on-site during all events.

Liability Insurance: Renters are required by contract to obtain a special event liability insurance policy with venue listed as policyholder.

Additional Comments

A “conditional use” is a use which is essential to or would promote the public health, safety, or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

A “conditional use permit” is the legal authorization to undertake a conditional use...as authorized by the board of adjustment, consisting of:

1. A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
2. A statement of the specific conditions which must be met in order for the use to be permitted.

Staff Recommendation

Staff recommends approval of this conditional use permit for the operation of a special event venue as the proposed venue would not negatively affect the health, safety, and welfare of the community.

Required Conditions:

Bourbon County Zoning Ordinance:

1. The maximum permissible sound level at the adjoining property line(s) shall not exceed:
 - a. 60 dB(A) 7:00 a.m. to 10:00 p.m.
 - b. 55 dB(a) 10:00 p.m. to 7:00 a.m.
2. All outdoor lighting must be pointed downward and shielded so as not to spill onto adjoining properties.
3. Designated parking areas shall be sufficient to accommodate the maximum capacity and shall not encroach on any public right-of-way.

KRS 100.237

The board shall have power to revoke the conditional use permit if noncompliance occurs.

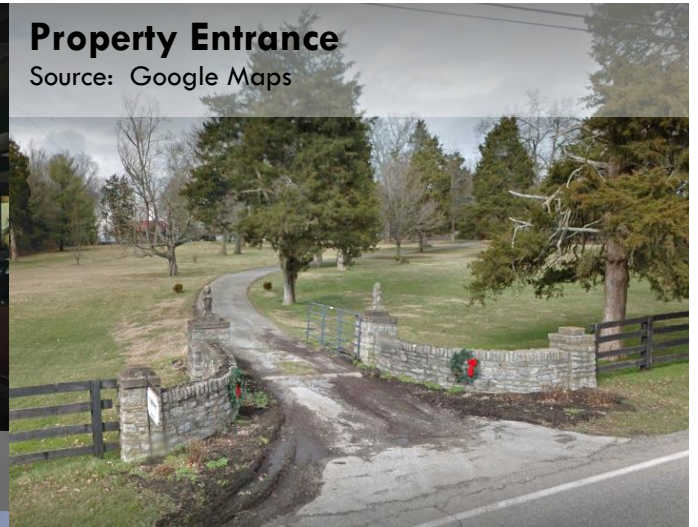
Applicant must comply with all of the requirements of building, housing and other regulations.

If the condition is proposed to be expanded upon in the future beyond the previously established boundaries of the initial conditional use, then the expanded conditional use shall be reviewed by the board.

Additional Photos:



Event barn interior



Property Entrance

Source: Google Maps



Main Residence



View of Maysville Rd.

Source: Google Maps

View of parking at rear of property with gravel drive. Rear of property is adjacent to the Millersburg bypass.

