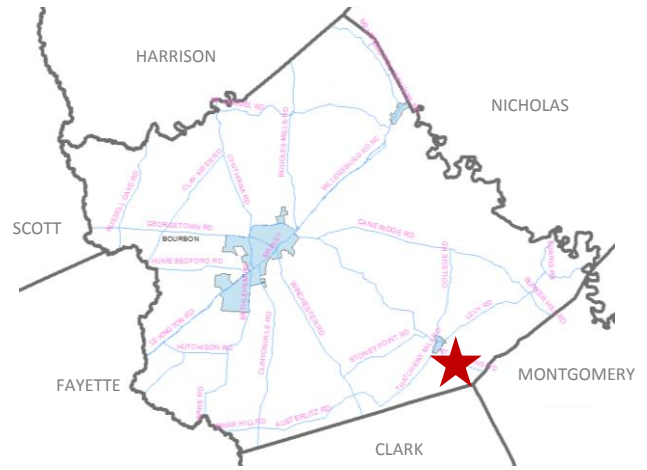


Staff Report

Bourbon County Board of Adjustments Meeting
February 19, 2019

Case Number: CUP 19-03
Applicant: Weddings at Walnut Spring Farms LLC
Owner of Property? Yes
Location: 128 Gay Rd.
Request: Conditional Use Permit for Special Event Venue
Zoning: Agricultural (A-1)
Application Date: December 1, 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:

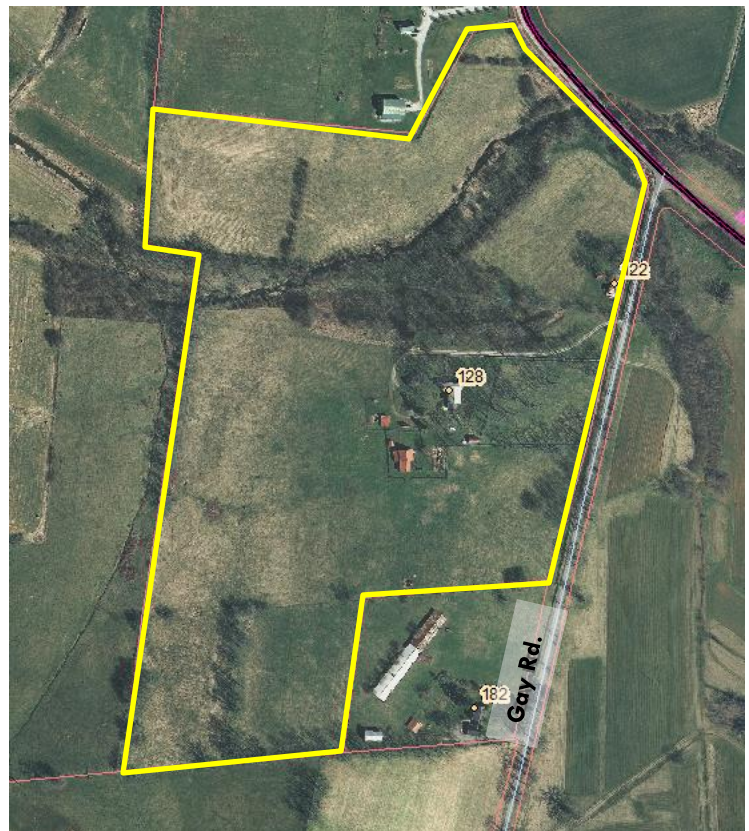
Parcel Size: 48 acres

Existing Structures:

- Event barn
 - o Approx. 430 ft front setback
- Primary/main house
 - o Approx. 450 ft front setback

Closest residential structure: 770 ft

Floodplain (Y/N): No



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



Findings

Facilities: Main event barn was constructed for special event rentals and exterior area of barn is used for outside gathering.

Season: Unknown

Hours/Curfew: Curfew is 2 a.m., however usually by midnight the event is over. Typically band/DJ is finished by 10 p.m.

Capacity: 250 people

Parking and Facility Access: There are two parking areas in nearby fields. At time of event, staff is present to direct traffic.

Trash Disposal: It is the responsibility of the renter to clean-up after the event. The owner is responsible for garbage disposal through Rumpke container/dumpsters.

Restrooms/wash stations: There is one restroom located in the barn which is tied to the same septic for the house.

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: During all events, sliding doors to barn are open. There is one fire extinguisher located in the barn. No open flames are allowed inside of the barn.

Noise Control: There is no cutoff for music, however typically the DJ/band is finished by 10 p.m.

Lighting: Downward facing light is located at the sliding door to the barn.

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

Liability Insurance: Renters are required by contract to obtain a special event liability insurance policy.

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.

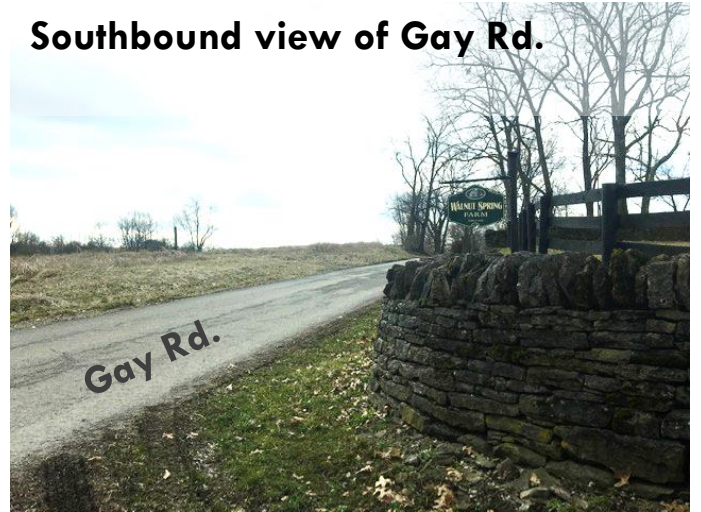
Applicant must comply with all of the requirements of building, housing and other regulations.

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



Southbound view of Gay Rd.



Outdoor event area



Northbound view of Gay Rd.



Gate leading to field parking area