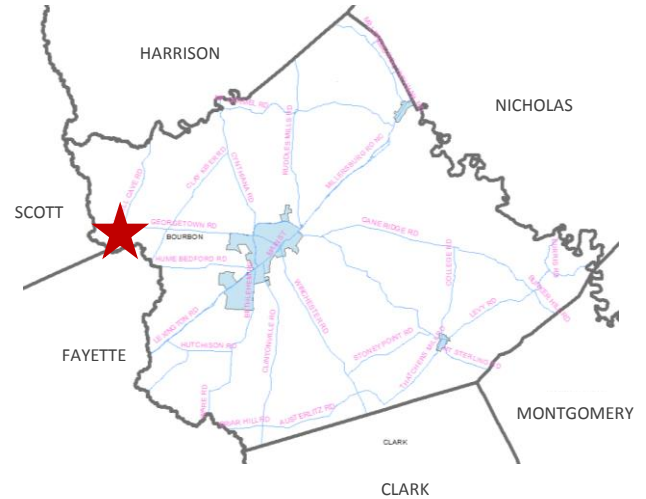


# Staff Report

Bourbon County Joint Planning Office  
County Board of Adjustments Meeting  
July 18, 2017



**Case Number:** CUP 17-01  
**Applicant:** Jeremy and Allie Barnett  
**Location:** 162 Russell Cave Rd.  
**Request:** Conditional Use Permit for non-commercial campground to house 4 RV sites.  
**Zoning:** A-1 Agricultural  
**Violation Date:** May 25  
**Site Visit:** June 1, June 7, June 8  
**Building Permit:** June 2  
**Application Date:** June 23  
**Legal Notification:** June 28 (*Bourbon County Citizen*)

## Proposal:

Applicant requests a conditional use permit for a non-commercial campground with four (4) sites with electrical and utility hook-ups for recreational vehicles (RVs) to house farm laborers.

## Property Background:

Parcel# 005-00-00-011.01

Current Owner: Jeremy and Allie Barnett

Current Use: The following activities involving horses: Riding lessons, training, and projects for educational purposes.

Property Size: 6.9 acres

Existing Structures: 1,280 barn/residence

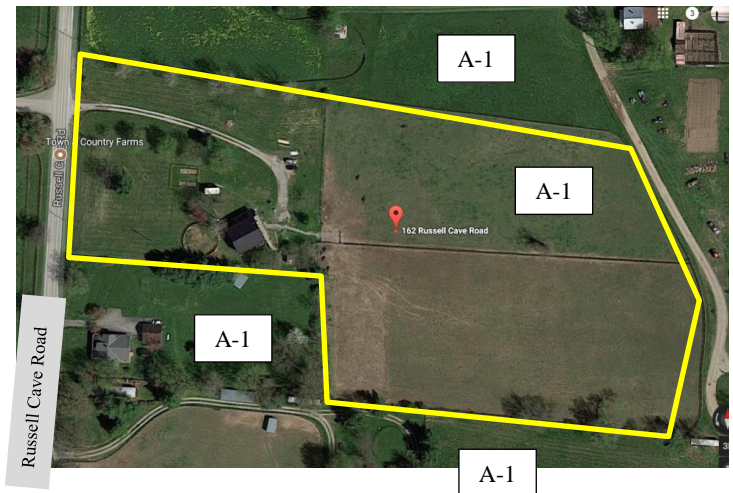
Front Building Setback: Approx. 200 ft

Road Frontage: Approx. 290 ft.

## Surrounding Conditions:

- Adjoining properties share same zoning of A-1 Agricultural.
- One (1) bordering property is zoned agricultural yet considered a lot of record\* that is approximately 1.4 acres.

\*According to the Bourbon County Zoning Ordinance, a lot of official record means at the time of the adoption of the Bourbon County Zoning Ordinance these lots do not include sufficient land to conform to the yard and minimum acreage requirements of the A-1 Agricultural District.



## Findings:

Bourbon County Zoning Ordinance Section 3.21: Use Permitted in Agricultural (A-1) zone. (A) Production of agricultural, horticultural, floricultural or viticultural crops or livestock commodities...

Kentucky Revised Statutes (KRS) 100.111: "Agricultural use" means the use of: (a) A tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants...

This definition also means the use of at least five (5) contiguous acres used for the following activities involving horses: 1. Riding lessons, 2. Rides, 3. Training, and 4. Projects for educational purposes.

Bourbon County Zoning Ordinance Section 3.22 "Uses by Conditional Use" of the Agricultural (A-1) zone in the Bourbon County Zoning Ordinance states allowable uses as the following:

### **H. Commercial and non-commercial outdoor recreational facilities including...campgrounds...not to exceed ten (10) electrical and utility hook-ups for recreational vehicles...**

Category	Requirements	Existing Conditions	Staff Comments
Zoning	A-1 Agricultural	See ordinance language above.	<b>Conforming.</b>
Use	See above for Agricultural definitions. Non-commercial campground not to exceed ten (10) electrical and utility hook-ups.	Horse riding lessons, rides, training, and projects for educational purposes. Proposed: Non-commercial campground for four (4) electrical and utility hook-ups.	<b>As of May 25, 2017, site is in violation of the zoning ordinance with one (1) RV that is inhabited and two (2) other sites that are being prepared for occupancy.</b>
Area, Road Frontage, and Setback	3.24: Road frontage of 250 ft or greater. 3.24: Front setback of 125 ft from right-of-way.	Road frontage: 290 ft. Front setback: 200 ft. Proposed setback for RV sites: 142 ft.	<b>Conforming.</b>
Distance from Adjacent Structures	N/A	Closest adjacent residence is over 200 ft away from proposed RV sites.	-
Existing Structure(s) on Property	N/A	Footprint of existing residence and proposed sites: Minimal.	<b>Minimal footprint.</b>

**Findings:**

Category	Requirements	Existing Conditions	Staff Comments
<p>Access to Property <i>See Photos 1-4</i></p>	<p>N/A</p>	<p>Gravel driveway.  Plank fencing along front of property.</p>	<p>-</p>
<p>Number of Residents Housed</p>	<p>No more than ten (10) RV sites</p>	<p>Proposed: Three (3) RV guests.</p>	<p><b>Conforming.</b></p>
<p>RV Site Requirements</p>	<p>Per Bourbon County Health Department and State Cabinet for Health and Family Services, applicant is exempt from State RV Park Requirements given non-commercial intent and scale of site (four sites).</p>	<p>Currently, three RVs are located on property. One RV is inhabited while construction is underway on residence.</p>	<p><b>While two (2) of the three (3) RVs are not inhabited currently, applicant has already invested in two concrete pads and electrical/utility hook-ups for each site. The electrical work has not been inspected and has yet to be approved.</b></p>
<p>Traffic Volume (Trips per day)</p>	<p>Estimated at 2 trips per acre per day for agricultural land.</p>	<p>14 trips per day.</p>	<p><b>Trip estimates not including residents of RV sites. Board may inquire of applicant how many additional trips are anticipated.</b></p>

**Findings:**

Category	Requirements	Existing Conditions	Staff Comments
Food Service	Food service shall be provided according to the following: 902 KAR 45:005	None.	<b>No food service proposed.</b>
Wastewater Treatment	See Bourbon County Health Department Site Evaluation in application. Staff attended both site visits conducted by Bill Caldwell of the Bourbon County Health Department.	Existing: 1,000 gallon tank. Proposed: 1,000 gallon tank.	<b>According to Bourbon County Health Department site evaluation, a minimum 1,000 gallon septic must be installed in order to service three (3) RVs. One (1) RV can be service by existing septic.</b>
First Response	New RVs are typically required to have HUD tags that verify state inspections.	Have RVs been inspected by HUD Standards?	<b>Clarify of applicant whether RVs have obtained HUD tags. Require applicant to install smoke detectors in all RVs.</b>
Open space and landscaping	Agricultural District does not contain landscaping requirements. However, staff strongly recommended applicant to consider landscaping to screen campground from road and adjacent properties.	A-1 Agricultural district does not contain landscaping or open space requirements.	While landscaping requirements are not required, staff recommends a landscaping plan to screen the campground from the roadway and minimize visual impact created on surrounding properties.
Electric	State Electrical Inspection Standards		Obtain all necessary state electrical inspections upon upgrades and new construction.



2

1

3

5

6

4

Town & Country Farms  
Rd Bell Cave Rd

353







According to KRS 100, a "Conditional use permit" means legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the board of adjustment, consisting of two (2) parts:

- (a) A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
- (b) A statement of the specific conditions which must be met in order for the use to be permitted;

**Staff Recommendation:**

---

**Approve application 17-01 for a Conditional Use Permit to operate a non-commercial campground not to exceed four (4) sites with utility and electrical hook-ups.**

**Approval is recommended with the following conditions:**

- According to Bourbon County Zoning Ordinance, fine applicant 2x application fee for violation of zoning ordinance for residing in an RV. (\$300).
- According to the Bourbon County Zoning Ordinance, penalty for violation of building permits are double the regular fee. (\$40)
- **Applicant must install landscaping, install septic and obtain all other necessary inspections and certifications prior to occupancy.**
- Any exterior lighting placed on property be shielded to minimize any glare on adjacent property owners.
- Facility must be in compliance with all other building, fire safety, and health standards specified by federal, state and local laws and regulations.
- Operation will be subject to annual inspection by Code Enforcement staff and unannounced inspection upon receipt of complaints.