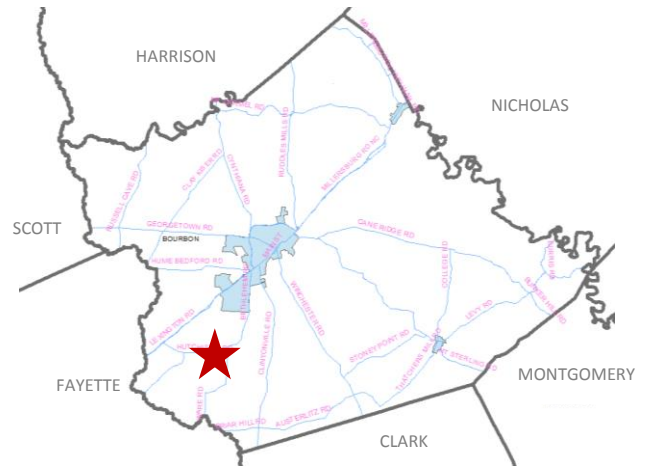


# Staff Report

Bourbon County Board of Adjustments Meeting  
January 15, 2019

**Case Number:** CUP 18-06  
**Applicant:** Ashwood on Antioch Barn, LLC  
**Owner of Property?** No  
**Location:** 4051 Houston-Antioch Rd.  
**Request:** Conditional Use Permit for Special Event Venue  
**Zoning:** Agricultural (A-1)  
**Application Date:** November 10, 2018  
**Legal Advertisement:** January 3, 2019



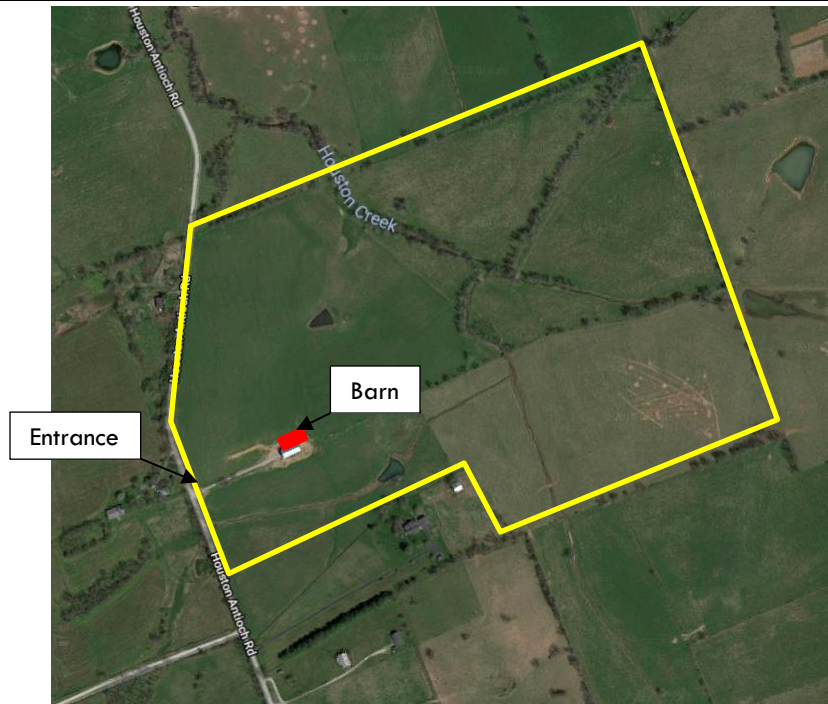
## Proposal:

Applicant seeks a conditional use permit in the A-1 Agricultural zone for the operations of a special event facility on a 97 acre parcel of land located on Houston Antioch Rd.

## Background:

Owner: John O. Venable  
Parcel Size: 97 acres  
Existing Structures:  
Floodplain (Y/N): No  
Setback of existing barn:  
Front: Approx. 420 ft.  
Side: Approx. 370 ft.  
Rear: Approx. 2,000 ft.

Closest Residence: Approx. 570 ft.



*Aerial imagery shown for descriptive purposes only. Any measurements shown are approximate and are not shown to scale.*

## Barn exterior



## Barn interior



## Findings

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**Maximum capacity:** 200 people

**Trash Disposal:**

Dumpsters are located on the other side of farm are serviced by Rumpke. Staff ensures that garbage is not overflowing and transported to dumpsters for proper disposal.

**Restrooms:**

Existing: Rental of toilet facilities (porta potty) are the responsibility of the client. In the future, applicant may consider adding sheds on each side of barn.

**Food Safety:**

Renter is responsible for food whether it is potluck style or by contracting with vendors.

**Alcoholic Beverages:**

Alcoholic beverages are permitted at the venue. If served, the client is responsible for ensure that all beverages are consumed in accordance with the laws and regulations of the State of Kentucky.

**Fire Safety:**

The existing barn contains two sets of large barn doors on either end of the facility. Two fire extinguishers are located in the barn; each in opposite corners of the building.

Inside open flames (including candles/lit cigarettes/cigars) and fireworks are prohibited. However, eight (8) gas heaters are located on the interior space of the building. According to the applicant, only staff are allowed to adjust or move heaters.

Tiki torches are available on the exterior of the facility for outside lighting.

**Noise Control:**

Music is cut off at facility at 11 p.m. Renters and attendees must vacate the property by 1 a.m.

**Lighting:**

If event is not occurring, all lighting is off. There is a shielded exterior light that are on at the time of events.

**Parking and Facility Access:**

Parking is located in front of the barn. On the day of the event 2-4 representatives (staff) assist with parking direction.

**Liability Insurance:** According to applicant, renters are required to have wedding liability insurance.

## Additional Comments

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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.

## Recommendation

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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.

Recommended condition: Any elevated music to be reduced by 10:00 p.m.

**Additional Photos from Site Visit:**



**Fire Extinguisher located in corner of barn**



**Sample of one (of two) exterior barn doors**



**View of entrance drive from barn.**



**View of road from property entrance.**