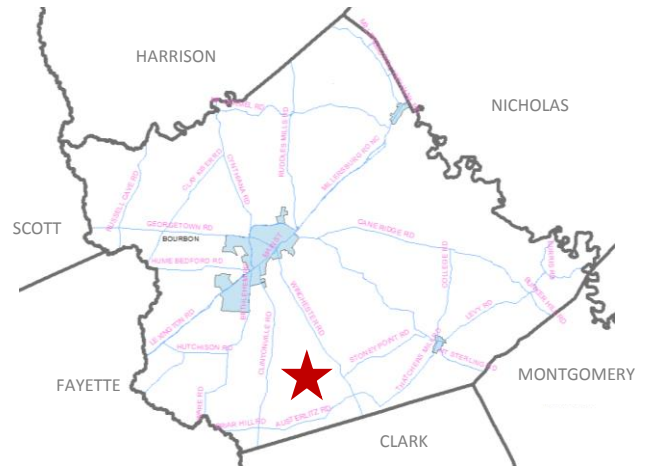


Staff Report

Bourbon County Joint Board of Adjustments Meeting
February 18, 2020

Case Number: CUP 19-06
Applicant: Milestone Event Barn
Owner of Property? Yes
Location: 825 Escondida Rd.
Request: Conditional Use Permit for Special Event Venue
Zoning: Agricultural (A-1)
Application Date: December 23, 2019
Legal Advertisement: February 6, 2020
Site Visit: February 5, 2020
Signage Confirmation: February 5, 2020



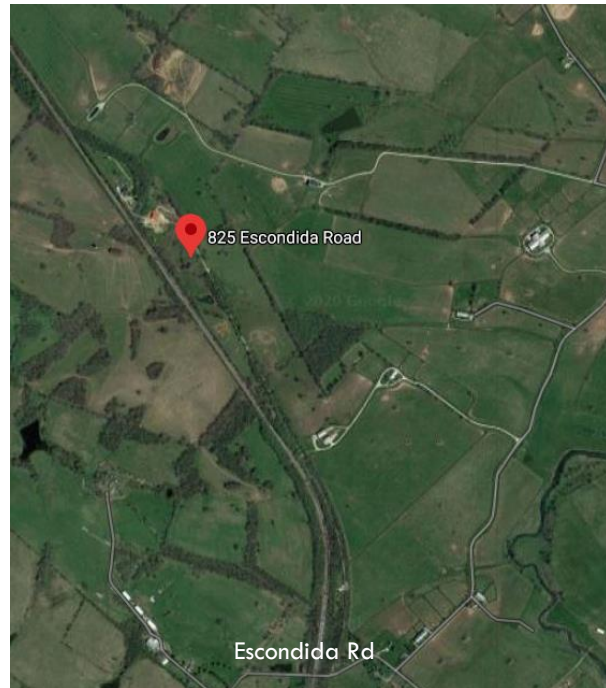
Proposal:

Applicant seeks a conditional use permit in the A-1 Agricultural zone for the operations of a special event facility on a 36 acre parcel of land located off of Escondida Rd.

Background:

Owner: James Miles
Parcel Size: 36 acres
Existing Structures: Main residence and 5,120 sf barn.
Floodplain (Y/N): No
Setback of existing barn:
Front: Over 1 mile
Side: Approx. 140 ft. and 250 ft.
Rear: Approx. 1,000 ft.

Closest Residence: Approx. 4,000 ft. along driveway closer to entrance at Escondida Rd.



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

Barn exterior



Barn interior sliding doors



Findings

Maximum capacity: Unknown. State inspection and review may dictate maximum capacity.

Trash Disposal:

Staff ensures that garbage is properly disposed of.

Restrooms:

Existing: One ADA compliant restroom exists in the 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 smaller doors are planned to be installed for ingress/egress. Two fire extinguishers are located in the barn with signage; each in opposite sides of the building.

Inside open flames (including candles/lit cigarettes/cigars) and fireworks are prohibited.

Sparklers are permissible on the exterior of the building.

Noise Control:

There is currently no curfew set for the facility.

Lighting:

Applicant plans to install exterior lighting that are on at the time of events.

Parking and Facility Access:

Parking is located in front and to the side of the barn. Parking direction and additional staffing currently is not planned for.

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

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.

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. This recommendation is with the following conditions.

Applicant must comply with all of the requirements of building, housing and other state regulations PRIOR to operation. Applicant shall supply all state inspection paperwork with approvals to the Planning Office PRIOR to operation.

Prior to and following events, applicant put out temporary signage on either side of tunnel on Escondida Rd. to make drivers aware of upcoming special event location.

Applicant assign additional staff to direct parking prior to event.

Other 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.

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 from Site Visit:



View of entrance drive from Escondida Rd.



Eastbound view of Escondida Rd.



View of gravel entrance drive to property



Westbound view of Escondida Rd.



Interior Heat Vent (6 total)



Heating System

Signage confirmed February 5, 2020



Additional gravel parking



Grass field parking area