

# Staff Report

Bourbon County Joint Planning Commission  
March 18, 2021

**Case Number:** DVP 21-01  
**Applicant:** David & Erika Puryear  
**Location:** 141 Winchester Rd.  
**Jurisdiction:** City of Paris  
**Request:** Amended Final Development Plan  
**Zoning:** B-2 (General Commercial)  
**Original Development Plan Approval Date:**  
November 15, 2018  
**Site Visit:** February 27, 2021



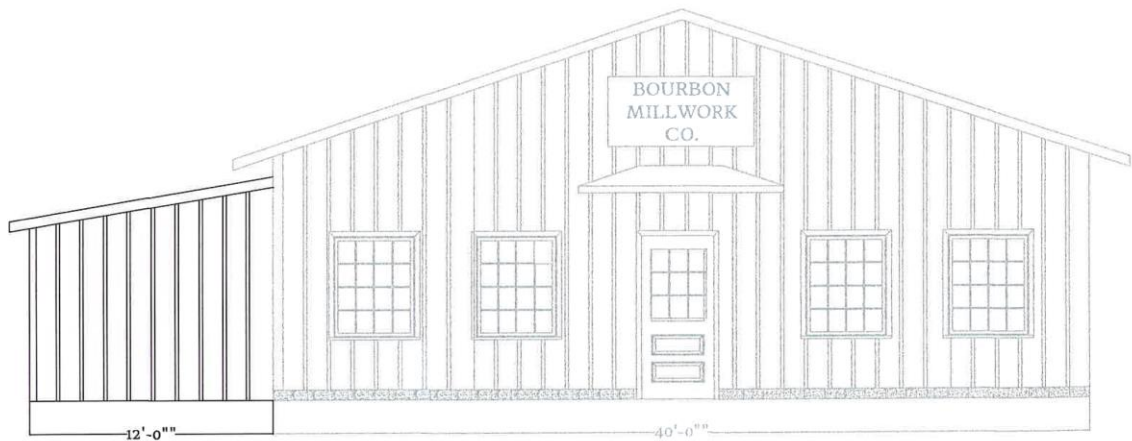
## Proposal:

Applicant requests approval for an amended development plan to add a 12 ft 6 in x 24 ft (300 square feet) addition on the southern side of the existing primary structure and 6 ft x 8 ft (48 square feet) addition at the rear entrance of the building. Applicant also requests a side setback variance of 16 ft. on the southern side of the property.

## Background:

Original development plan application approved at the November 15, 2018 Planning Commission Meeting. Building was completed in 2019. A setback variance on the southern side of the property was approved at 15 ft. Applicant is requesting an additional 1 ft. to make the side setback variance of 16 ft.

Existing Structure: 3,200 sf woodworking shop.  
Floodplain: No  
Ingress/egress: W



CATEGORY	REQUIRED	PROPOSED
ZONING	B-2 General Commercial	Conforming.
AREA, ROAD FRONTAGE, & SETBACKS	<p>Minimum lot area: .5 acre  Minimum lot width at building setback line: 150 ft.  Minimum setback requirements:  Front: 50 ft  Side: 25 ft  Side: 50 ft (if adjoining a residentially zoned property)  Rear: 50 ft  Maximum building height: 35 ft.</p>	<p>✓ Lot size: .55 acre  ✓ Lot width: 160 ft  ✓ Front setback: 59 ft.  Southern side setback: 9 ft.*  ✓ Rear setback: 100 ft.  ✓ Building Height: under 35 ft.</p> <p>Side setback variance request 16 ft.</p>
OFF STREET PARKING	<p>1 space for every 2 employees on maximum working shift and 1 spaces for every 300 sf of retail space.  Required: 4 spaces  No change in requirements from original development plan.</p>	✓ Conforming
SIGNAGE		✓ Conforming
DRAINAGE	<p>Post-construction runoff should be less than or equal to pre-development runoff.</p>	<p>✓ Applicant proposes the addition of a bioswale area to capture additional runoff from the additional 348 sf of runoff from the proposed building additions.</p> <p>See GRW review memo below.</p>
LANDSCAPING	No additional landscaping required	✓ Conforming

**Staff Recommendation:**

Staff recommends approval of amended development plan DVP 21-01 for a 348 ft. addition to the existing primary structure at 141 Winchester St. Also recommended for approval is a 16 ft. side variance request on the southern side of the property as the request is in character with the surrounding properties.

- Building plans shall be submitted to the Bourbon County Joint Planning Office Building Inspector prior to construction.
- Contact Planning Administrator for inspection of bio-swale area when ready.
- Any expansion of approved plans shall require an amended development plan.



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# Technical Memorandum

**To:** Andrea Lacy  
Bourbon County Joint Planning  
Commission

**Date:** February 22, 2021

**GRW Project No.:** 4602-04

**From:** GRW Engineers

**Subject:** **February TRC – Puryear Holdings, LLC – 141 Winchester Street**

1. Final Development Plan request by Puryear Holdings, LLC for property located at 141 Winchester Street, Paris, Bourbon County, KY to construct two overhangs onto an existing building.
  - The stormwater regulations for the City of Paris require detention if the post developed runoff from a development exceeds the pre developed condition. This project will increase the runoff slightly due to the additions.
  - If the plan is able to show no net increase in the impervious area of the site then no additional detention is required. If there is a net increase in impervious area then detention will be required. The detention can come in the form of green infrastructure, such as bio-retention swale, rain garden, etc and can be submitted to the Planning Office for approval.



**Additional site visit photos**

*image source: Staff 02/27/2021*

