

Staff Report

Board of Adjustment Hearing: August 17, 2021

Case Number: CUP 21-03
Applicant: Ally Barnett
Location: 1640 Cynthiana Rd
Request: Conditional Use Permit
Special Event Venue
Agritourism Facility
Zoning: A-1 Agricultural
Application Date: July 23, 2021
Legal Notification: August 5, 2021
Signage Posted: August 10, 2021
Staff Site Visit: August 9, 2021



Proposal:

Applicant requests a Conditional Use Permit for a special event venue with a footprint of 6,600 sq ft. The total building footprint for the farm store is proposed to be 19,320 sf.

Background:

Parcel # 014-00-00-027.00

Owner: Jennifer Barnett

Total Farm Acreage: 184 acres

Existing Structures: Primary house, single-wide manufactured home, tobacco barn and other agricultural structures.

Proposed store setback (approximate): 165 ft.

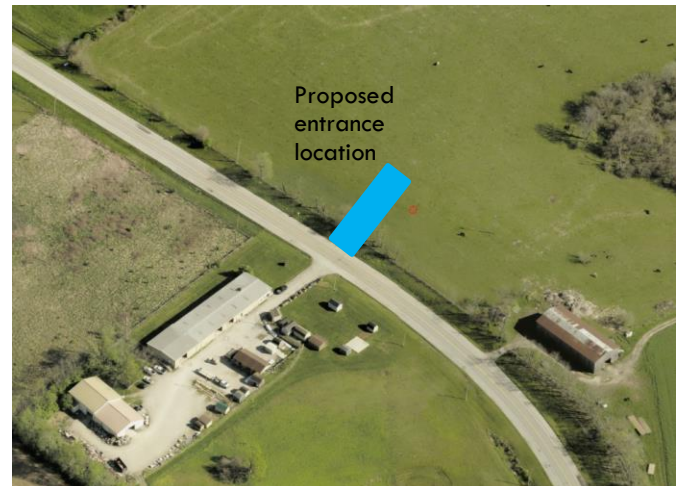
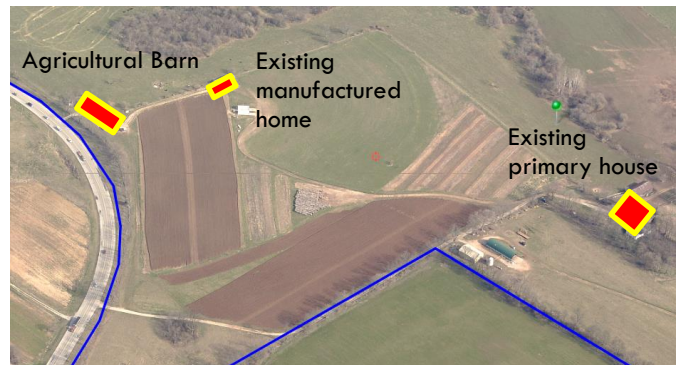
Proposed event venue setback: 1,000 ft.

Distance from special event venue to nearest residence: over 1,200 ft.

Ingress/Egress: The applicant has submitted an encroachment application for a new commercial entrance to be located along Cynthiana Rd. directly across from the commercial shop.

Applicant proposes gravel parking areas to accommodate vehicles along with paved ADA compliant parking spaces.

Is this property floodprone? No, this property is in an area of minimal flood hazard risk.



Bourbon County Zoning Ordinance, 3.22 Uses Permitted by Conditional Use, D. Bed and Breakfast services in residences, limited to four separate accommodations.

STAFF FINDINGS:

- **PARKING:** Gravel parking areas designated to accommodate 100 vehicles adjacent to proposed buildings.
 - **FIRE SAFETY:** All buildings subject to safety requirements of the Kentucky Building Code and as set forth by the Kentucky Fire Marshal and Bourbon County Fire Chief.
 - **CAPACITY:** Building capacity to be set forth by the requirements of the Kentucky Fire Marshal and Bourbon County Fire Chief.
 - **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Site evaluation for septic to be required prior to obtaining building permits for construction.
 - **AGRICULTURAL USE OF PROPERTY:** Fruit, vegetables, and other agritourism purposes.
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SITE PLAN SUBMITTED BY APPLICANT



STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a special event venue and farm store as the application shall not negatively impact the health, welfare, and safety of the community with the following conditions:

Condition 1: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 2: Should a violation be issued, applicant will be subject to revocation of the conditional use permit as determined by the Bourbon County Board of Adjustment.

Condition 3: Any expansion of this use will require an additional conditional use permit application.

Condition 4: Applicant shall provide receipt of commercial encroachment permit approval.

Condition 5: 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.



Southbound view from existing entrance to farm



Northbound view from existing entrance to farm