

APPLICATION TO PLANNING COMMISSION

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. CUP 21-04 Fee Amount: \$ 250⁰⁰ ^{Pd. ce.} Date Fee Received: 7/23/20

1. APPLICANT Ally Barnett Owner (if different) Ally + Hanna Barnett

MAILING ADDRESS 1022 Southridge Ln Synthiana, KY 41031

PHONE NO. 859-588-3286 (HOME) _____ (WORK) _____

2. PLEASE CIRCLE: Paris Bourbon County / Millersburg/ North Middletown

Location 1640 Synthiana Rd. Paris, KY 40361

3. SUBDIVISION _____

4. EXISTING USE agricultural farm ZONING DISTRICT agriculture

5. DESCRIPTION OF REQUEST We are hoping to create an agricultural tourism destination complete with an orchard, pumpkin patch, storefront and event venue.

7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT– Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Ally Barnett
APPLICANT SIGNATURE

July 23rd, 2021
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.



STEPPING STONE
— FARM —
EST. 1992

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361
(859) 987-2150

Dear Planning Commission,

Stepping Stone Farm, LLC will be owned and operated by Ally and Hanna Barnett who are sister-in-laws. Our business is a legally organized LLC with a 50/50 ownership. We are working to create an agricultural educational playground for central Kentucky through a pumpkin patch and orchard. The storefront will consist of local farm products and Kentucky Proud goods displaying the farm to consumer interaction. The farm will also include a 2,736 square foot venue to host weddings, school trips and other events. Our goal is to start construction in fall of 2021 and plan to open the storefront in the summer of 2022.

Farming has been in the Barnett family for generations and we have a passion for cultivating not only the land, but family values and a community driven vision. Hanna has a retail background and a desire to create a family business. Ally obtained a degree in Public Health from the University of Kentucky and is working on her masters in Community and Leadership Development with research in agriculture safety education, also from the University of Kentucky. She is a former event and wedding planner at Ashford Acres Inn and has a dream of creating a space for fellowship and collaboration for the agriculture community to blend with guests visiting the orchard. Brandon Barnett, who will be managing the orchard and vegetable production, has farmed his entire life. His background includes beef cattle, alfalfa hay, corn, tobacco and hemp.

For the last five years we have opened our farm to the community during the peak of sunflowers season. We have thoroughly enjoyed being a destination for families to enjoy the farm for the short three weeks of summer but are looking to provide a yearlong experience for families.

To our knowledge, there have been no prior actions taken by the board of adjustments on this property.

Thank you for your time and consideration.

Sincerely,

Ally Barnett and Hanna Barnett, co-owners



Pumpkins

Sunflowers

Wildflowers

Blackberries

Blueberries

Strawberries

Peach trees

Apple Trees

Playground

Bean Maze

Corn Maze

Apple trees

Proposed Venue

Gravel Venue Parking

Proposed Store

Gravel Orchard Parking



STEPPING STONE

— FARM —

EST. 1992

Venue Vision

Stepping Stone Farm event venue will be the agritourism destination in central Kentucky valuing community and family by providing an affordable country setting to host weddings, family reunions, showers and other family events.

Goals

Stepping Stone Farm currently offers up the property during the summer months as a free place to bring the family for pictures among their sunflower patch. This 2 week long event, along with keeping the public updated with the updates of the farm, has amassed a FaceBook following with almost 7,000 likes.

With the opening of the agritourism and event venues in 2022, Stepping Stone Farm hopes to continue to offer the farm to the public from May through October each year, and the venue all year long. The goals below correlate with that effort:

Venue:

Short Term -

- physical building built to include: large open space, bathrooms, kitchen prep area, small grooms
- suite, and large bridal suite
- obtain an ABC license and build a bar inside
- outdoor pebble area with firepits and market lights
- two school trips a week during the month of October
- space rented two-three weekends a month
- white chairs and tables for 150 guests

Long term -

- Upgrade landscape details
- upgrade chair and table options
- upgrade kitchen prep area with warmer and more fridge space
- upgrade fire pit area with additional firepits, games and concrete seating area
- church pews for ceremony

Location

The property is at 1640 Cynthiana Rd. Paris, KY, and centrally located between, Cynthiana, Paris and Georgetown. Approximately 20 acres will be deeded off from an approximately 150 acre farm currently operating as a cattle farm. The venue will be located on the back of the farm in relation to the orchard and storefront.

Building

Stepping Stone Farm venue will stand out from others with having heat and air, attached bridal/groom suites, large covered seating area, restrooms, and a prep kitchen which none of the event "barns" locally have. The venue will start out very simple with white round or rectangular tables, black chairs, a wooden built bar and a fridge. The prep kitchen will be stocked with

basics like a sink, refrigerator and warmer, but will not be an area for cooking. Both dressing rooms will have mirrors, stools, a couch and mini fridge for guests to relax as they prepare for the big day. The space will be air conditioned and heated for comfort and provide the adequate amount bathroom stalls for both men and women, both being handicap accessible.

Traffic

Our location is also an advantage right on Highway 27 with easy access from larger cities like Lexington and Cincinnati. This portion of 27 has large shoulder areas for guest to pull over if a line were to occur.

Entry

An entry will be built per regulations by the Kentucky Transportation Cabinet with appropriate sight lines.

Parking

A gravel parking lot of 100 cars with handicap accessibility and overflow grass parking is planned, located to the side of the venue and fenced off from the surrounding properties, road and orchard.

Utilities

Water and electric lines pass through the farm and will be extended to our building location. Septic to accommodate a large bathroom will be built.

Noise

Residential locations are a significant away from the venue to limit noise impact on surrounding properties. Weekends are the expected popular times for higher volumes of guest and noise. Noise limit times will also be placed in our contract.

Hours

Stepping Stone Farm plans to open May-December on Wednesday-Sunday from the hours of 10am-6pm for tours of the venue and open year round for weddings and events.

Waste

An adequate sized handicap accessible restroom will be attached to our venue. Waste cans will be strategically placed around the property and emptied as needed.

Liability

Stepping Stone Farm, LLC will be insured under Kentucky Farm Bureau and have a 450k policy on the store, 100k on store contents, 20k on store spoilage, 250k on the event venue, 50k on the venue contents, 5k on event venue spoilage and 1 million to 2 million for liability. Kentucky Farm Bureau has quoted this policy with an annual premium of \$6,085.

Economic Impact

We will look at what the competing venues are priced at to create a competitive advantage. Hanna and Ally will be working together to include their experiences to create prices. Ashford Acres Inn charges \$7,500 for a Saturday wedding and Side Saddle Inn charges \$1,500. We would like to be somewhere in the middle and potentially change depending on the season. Charging more in the fall and less in the winter.

The event venue will start out as simply a space that can be rented with tables and chairs available. The venue will also offer a full bar and bartender upon request. In the beginning, the

set-up, decor, catering staff, etc. will not be offered. However, there is a long term goal of introducing more availability of details once a profit is being made and demand is high.

Event Venue Pricing:

- \$2,000 for 10:00am - 11:59pm Friday
- \$3,000 for 10:00am - 11:59pm Saturday
- \$500 for a four hour rental of space Sunday-Thursday
- Includes all tables, chairs, church pews, decor on property, use of event venue kitchen. Does NOT include set up or clean up. Does include a day of coordinator. A \$1,000 fee will be endured if weddings are not cleaned up before 10:00am the next day. Dinner catering not available. Does not include a bar fee of \$200 if needed.

Not only will this business help Stepping Stone Farm, the agritourism destination and venue will bring guest from around Kentucky into Bourbon County to shop, eat, buy gas, etc. supporting existing and future businesses.

Employment

Stepping Stone Farm plans to hire 1-2 full time managerial positions with numerous part time/seasonal assistants described below:

Part time assistant coordinator -

This employee should have adequate knowledge of the weddings and events, have a hard and fast paced work ethic and be a friendly face for guest. Must be organized and solve problems that arise during an event.

Part time marketing specialist -

This employee will be paid hourly and must have previous knowledge as a marketing specialist. They will be responsible for adding and updating new material to our social media platforms as well as designing print and radio material for advertising purposes.

Bartender -

This employee will be paid hourly, plus tips. Must be over the age of 20, have previous knowledge of bartending or a fast learner. Must complete or have previously completed in the last three years, the Server Training in Alcoholic Regulations course through the Kentucky Department of Alcoholic Beverage Control. Employees must be trustworthy and be responsible for ensuring no one under 21 is drinking. Must complete inventory at the end of every shift and thoroughly lock up all alcohol.

Collaborations

Collaborations are endless for our venue as guest will be searching for florals, catering, officiants, decor, rentals, etc. We will create a document of preferred local vendors highlighting trusted sources to partner with for events at Stepping Stone Farm Venue.



STEPPING STONE

— FARM —

EST. 1992

Orchard Vision

Stepping Stone Farm will be the agritourism destination in central Kentucky valuing community, family, and agriculture education by providing local fresh fruits and vegetables, with unique family farm experiences and lessons on Kentucky's value agriculture products.

Goals

Stepping Stone Farm currently offers up the property during the summer months as a free place to bring the family for pictures among their sunflower patch. This 2 week long event, along with keeping the public updated with the updates of the farm, has amassed a FaceBook following with almost 7,000 likes.

With the opening of the agritourism and event venues in 2022, Stepping Stone Farm hopes to continue to offer the farm to the public from May through October each year, but capitalize on their efforts. The goals below correlate with that effort:

Farm Goals:

Short Term -

- Start an orchard with 3 acres of apple trees and 5 acres of peach trees in 2022.
- Plant a u pick 5 acre pumpkin patch with an additional 10 acres to be used if needed for visitors
- 1 corn maze
- 1 bean maze
- 1 sunflower field
- Plant and harvest one tomato greenhouse, sold retail through the store front in 2022
- Plant and harvest 5 acres of strawberries, sold retail through the store front in 2022

Long Term -

- 25 acres of apple trees
- 2 tomato greenhouses
- wagon rides around the farm
- more variety in our pumpkin patch
- creating an offsite pumpkin patch to haul pumpkins in
- 1 colored sunflower field
- 1 wildflower/zennia field
- 1 lavender field
- planting peach trees
- 1 greenhouse for hanging baskets

Store/Bakery/Playground Goals:

Short Term -

- 1 physical storefront on property
- storefront to include products from at least 10 different agriculture community members
- 1 small bakery inside storefront with limited choices
- a variety 8-10 yard games for kids

- tables and chairs for seating
- seasonal inventory in the store
- a gravel parking lot big enough for 100 cars with additional handicap parking

Long Term -

- increase the amount of inventory inside our storefront to impact additional farmers or craftsmen
- increase store storage space and bakery space
- increase variety of yard games
- additional pavilions for seating to be rented out for events
- fruit/jam baskets for holiday season
- gravel walking paths and wagon path
- in house petting zoo and permanent structure
- increase variety in store and bakery
- outdoor "classroom" for agriculture education purposes
- hire full time help for bakery and store
- sell cold cut sandwiches out of bakery

Location

The property is at 1640 Cynthiana Rd. Paris, KY, and centrally located between, Cynthiana, Paris and Georgetown. Approximately 20 acres will be deeded off from an approximately 150 acre farm currently operating as a cattle farm.

Building

The front of the farm will consist of the store, bakery, storage, and playground, then beyond will be the bean maze, corn maze, pumpkin patch and orchard. The Kentucky Proud store and kitchen is a 100'x180' building including a large covered deck and ample storage/freezer space with still plenty of room for guests to roam in the air conditioned space storefront. Handicap accessible restrooms will also be located in this building and accessible from the outside. For the store, after the initial building, shelving, countertops, a cash register and two ipads with a POS system will be needed. Covered outdoor seating is also attached to the building creating a shaded space for parents to watch the kids on the playground or enjoy items from the kitchen. The kitchen will need to be stocked with a three compartment sink, convection oven, stove, fryer, warmer, prep area, mixers and cooking utensils. Freezer and cooler space are essential to the operation as many items will need prepped and frozen ahead of time.

Traffic

Our location is also an advantage right on Highway 27 with easy access from larger cities like Lexington and Cincinnati. This portion of 27 has large shoulder areas for guest to pull over if a line were to occur.

Entry

An entry will be built per regulations by the Kentucky Transportation Cabinet with appropriate sight lines.

Parking

A parking lot of 100 cars with handicap accessibility and overflow grass parking is planned, located in front of the storefront and fenced off from the store, play area, road and orchard.

Play Area

The playground equipment will be handmade utilizing many items from the farm like hay bales, tractor tires and old tractors as well as building wooden slides, obstacle courses, corn pits and swings. The petting zoo will be a large area with quality fencing to house goats, donkeys,

sheep, chickens, turkey, etc. Fencing will be put around the entire playground creating an extra layer between the children and US 27.

Utilities

Water and electric lines pass through the farm and will be extended to our building location. Septic to accommodate a large bathroom will be built. A well for irrigation of crops has been proposed.

Noise

The play area will be placed strategically away from other properties to limit noise impact on surrounding properties. Residential locations are a significant away from the playground area. Weekends are the expected popular times for higher volumes of guest and noise.

Hours

Stepping Stone Farm plans to open May-December on Wednesday-Sunday from the hours of 10am-6pm.

Waste

An adequate sized handicap accessible restroom will be attached to our storefront and kitchen. If needed, portalets will be placed on the back of the farm. Waste cans will be strategically placed around the property and emptied as needed.

Lighting

All lighting will be shielded to consider traffic on US 27 and surrounding homes.

Liability

Stepping Stone Farm, LLC will be insured under Kentucky Farm Bureau and have a 450k policy on the store, 100k on store contents, 20k on store spoilage, 250k on the event venue, 50k on the venue contents, 5k on event venue spoilage and 1 million to 2 million for liability. Kentucky Farm Bureau has quoted this policy with an annual premium of \$6,085.

Economic Impact

We will look at what the competing orchards are priced at to create a competitive advantage. Brandon, Hanna and Ally will be working together to include their experiences to create prices. Bi-water charges one fee of \$12.50 to include all activities where Evans is all separate cost depending on the activity. We would like to be somewhere in the middle and potentially change depending on the season. Charging more in the fall and less in the spring.

Store produce and product prices will be similar to Reed Valley Orchard as they will be mentoring us along the way and will also be dependent on partnered farmer pricing. Pumpkins will be categorized into small, medium and large and priced accordingly. We will be modeling our tomato pricing from Butch Case Farms in Owenton and utilizing his expertise to guide us.

Our strawberry operation will be influenced by Mark Wilson and his business Wilson's Cedar Point Farm who has mastered the strawberry industry. Working with the owners of Evans Orchard, we plan to price our apples comparably.

Admission Fees:

- May to June: \$5 each, children 2 and under are free
- July to August: \$10 each, children 2 and under are free
- September to October: \$12 each, children 2 and under are free

Kitchen/Store Items:

- Prepared Meals: Average meal purchased of \$10 per plate
- Baked Goods: Average transaction purchase of \$5 per patron
- Fruit/Tomato Pricing:
 - Apples: \$50 per bushel
 - Strawberries: \$5 per quart
 - Tomatoes: \$2 per pound
 - Peaches: \$96 per bushel
 - Pears: \$96 per bushel
 - Pumpkins: Averaging \$6 per pumpkin

Not only will this business help Stepping Stone Farm, the agritourism destination will bring guest from around Kentucky into Bourbon County to shop, eat, buy gas, etc. supporting existing and future businesses.

Employment

Stepping Stone Farm plans to hire 1-2 full time managerial positions with numerous part time/seasonal assistants described below:

Part time bakery assistant -

This employee should have adequate knowledge of the kitchen and baking procedures, have a hard and fast paced work ethic and be a friendly face for customers. Must complete a kitchen safety course provided by the Kentucky Department of Public Health.

Part time store assistant -

This employee must understand that friendly customer interaction is a top priority, have a background or willingness to learn about the different agriculture products provided in the store and ability to discuss the difference in varieties of products. We will be looking for an employee with a genuinely good character and holds the values of the family farm.

Part time farm assistant -

This employee must be able to see what needs to be done and do it without being told. Have an understanding of pumpkin, apples and tomatoes plants to assist in the production from start to finish. This employee will spend the majority of time outdoors.

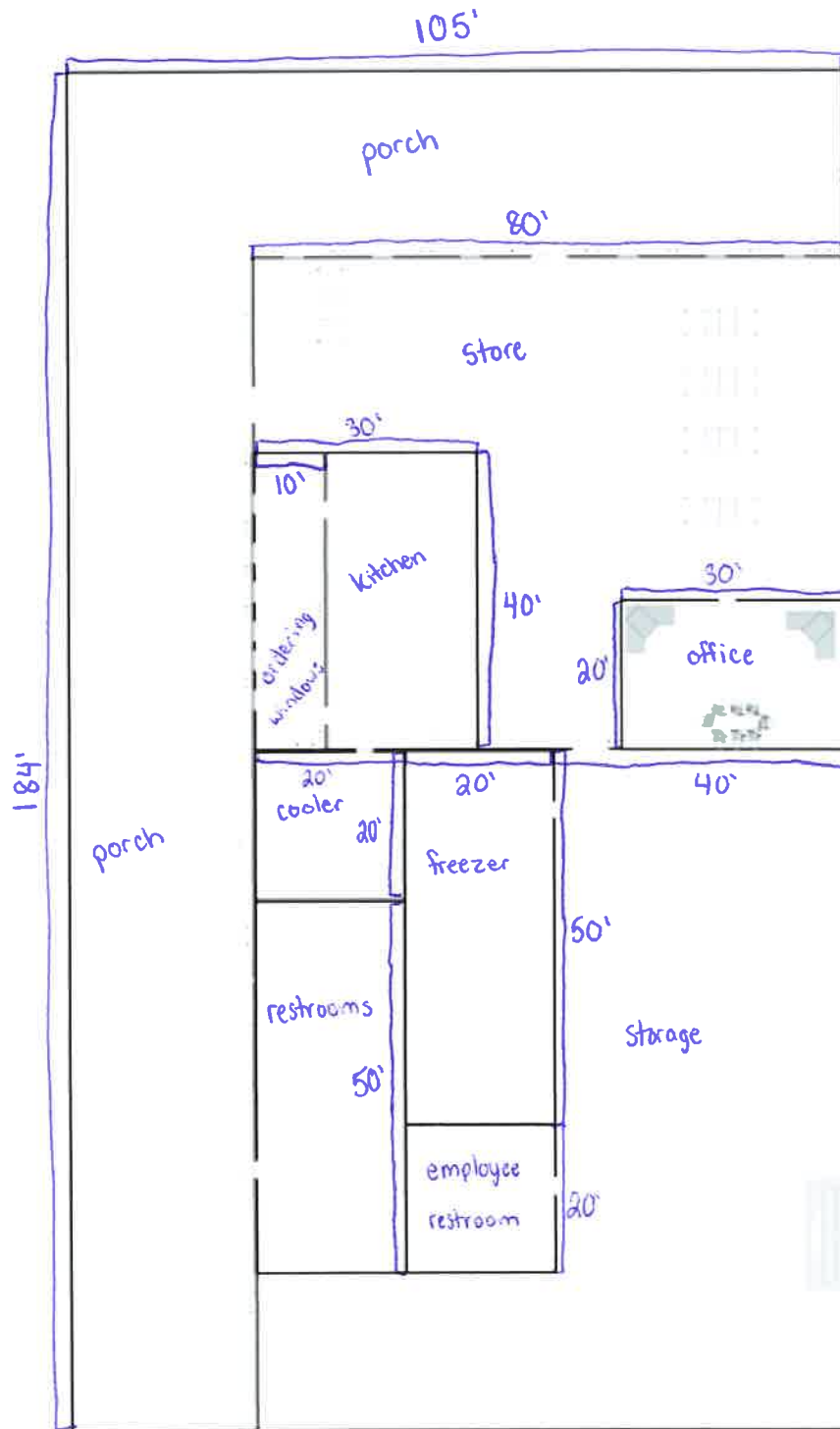
Part time marketing specialist -

This employee will be paid hourly and must have previous knowledge as a marketing specialist. They will be responsible for adding and updating new material to our social media platforms as well as designing print and radio material for advertising purposes.

Collaborations

Store items will be available as they are seasonally available and originate from either the Barnetts or purchased from local vendors for resale. The Barnetts will be growing pumpkins, apples, peaches, pears, strawberries and tomatoes. For the fruit trees, they are being mentored by Dana Reed at Reed Valley Orchard and plan to purchase fruits and bramble berries from them until their own orchards are established. In our store, collaborations are endless as you will find local vegetables, honey, meat, eggs, flowers, jerky, soaps, hemp products etc. and showcasing each county they are produced in.

Store front



Event Venue



ADJACENT PARCELS

1936 Cynthiana Rd
KUSTER THEODORE R JR
1165 NORTH MIDDLETOWN RD
PARIS KY 40361

MT CARMEL RD
SHAWHAN PLACE LLC
1936 CYNTHIANA RD
PARIS KY 40361

414 MT CARMEL RD
OVERLY EQUINE LLC
6902 EAST HORSEHOE RD
ORANGE CA 92869

PEACOCK RD
ALEX AND MICHELLE BARNETT
1022 SOUTHRIDGE LANE
CYNTHIANA KY 41031

1568 CYNTHIANA RD
HOGAN DONALD & SANDRA
1525 MILLERSBURG RD
PARIS KY 40361

1795 CYNTHIANA RD
CHERPITEL ALIANA & RISON
FARRIS ALLEN
1795 CYNTHIANA RD
PARIS KY 40361

TOWNSEND VALLEY RD
WHEELER JUANITA
PO BOX 5147
PARIS KY 40362

1683 CYNTHIANA RD
ECKLAR GARY A & SANDY H
P O BOX 6
CYNTHIANA KY 41031

1669 CYNTHIANA RD
BURBERRY WESELY M &
ELIZABETH E 705 LINK AVE
PARIS KY 40361

1617 CYNTHIANA RD
FERRELLGAS INC
ONE LIBERTY PLAZA
LIBERTY MO 64068

1581 CYNTHIANA RD
JONES DONALD WAYNE & DIANA G
1248 CLAY KISER RD
PARIS KY 40361