

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT

Conditional Use Permit

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

Office Use only:

Application No. CUP23-01 Fee Amount: \$250.00 Date Fee Received: 3/10/2023

1. APPLICANT Drew & Hollie Hatmaker Owner (if different)

MAILING ADDRESS 555 Tarr Rd Paris, Ky 40361

PHONE NO. 423-506-8844 (Drew) (HOME) 859-707-5248 (Hollie) (WORK)

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

Location 555 Tarr Rd & 529 Tarr Rd

3. SUBDIVISION N/A

4. EXISTING USE farm ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST CONDITIONAL USE PERMIT for Air BnB
Special 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.

Hollie Hatmaker
APPLICANT SIGNATURE

3/9/2023
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. An individual applicant may choose to have an attorney represent them. All entities must be represented by an attorney.



555 Tarr Rd :: Paris, KY 40361
www.hatmakerhomestead.com

March 10, 2023

Dear Board of Adjustments,

We are honored to be a small part of the budding Agritourism industry within Bourbon County. Our county has a rich history of being deeply rooted in production Agriculture, and we hope to continue these traditions at Hatmaker Homestead; our family operated vegetable and poultry farm.

Both Drew and I grew up raising and exhibiting livestock across the United States through FFA, 4-H, and various breed associations. Our families raised us to appreciate the hard work, dedication, and values that Agriculture teaches. We hope we are raising our two sons with those same principles in mind.

In 2018, we purchased our dream property on Tarr Road. The property had no physical structures, and we began planning and dreaming of the future. What began as a personal garden for our family, and laying hens for eggs has grown into a direct to consumer operation to help provide fresh, local foods to our community. Aside from growing and producing fruits, vegetables, and meat; we believe that it is very important to help educate our community on where their food comes from, how it is produced, and the importance of the consumer's support of local farms.

This year with the completion and opening of our farm store we look forward to welcoming consumers to our farm to purchase local goods as well as attend classes and special events focusing on local foods.

To our knowledge, there have been no prior actions taken by the Board of Adjustments on this property. Therefore, we are requesting a Conditional Use Permit for 529 and 555 Tarr Rd.

Thank you for your time and consideration. We look forward to working together toward the betterment of Paris-Bourbon County.

Sincerely,

Drew & Holli Hatmaker

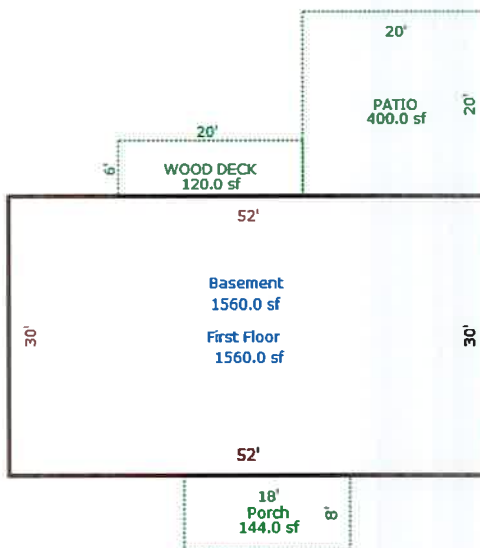
Plans for 529 Tarr Road

In the fall of 2019, we purchased the property at 529 Tarr Road. This property was the longest adjoining property line, and allowed us more pasture for expansion. The property has a single-family residence, and we felt with the growth and demand of Airbnb's this was a good opportunity for us to try.

The Airbnb will allow for families traveling to the area to escape to the country, surrounded by farm land and livestock to enjoy their vacation. Renters will have access to the entire first floor of the property as well as an outside deck, firepit, and a large backyard. All Airbnb guests agree to a set of rules put forth by Airbnb and the property owner. Renters should have no effect on neighboring properties.

The outside backyard of the property would allow us to host small farm to table dinners under the beautiful maple tree. The back of the farm will be utilized for hay production, and pastured poultry production.

Floor Plan for 529 Single-Family Residence



529 Tarr Rd

Property Key

A: The Spring Valley Inn, Airbnb
Single-Family Residence



Plans for 555 Tarr Road

While 555 Tarr Road is home to our primary residence, the additional acreage of this property is used for Agriculture productions such as fruits, vegetables, production hens, and pastured poultry. The property has 3 high tunnels for vegetable production as well as a small greenhouse for plant germination and production.

This Spring we are completing our multipurpose Agriculture building on our property. The building is primarily a work space for our farm including storage, refrigerators/freezers, and workspace. It also has a small kitchen to utilize for making jams, pickles, and baked goods under our Home Processing License. The front part of the building will be home to our farm store where we will sell our fruits, vegetables, and meats along with other Kentucky Proud products as well as local meats we do not produce. Aside from the multipurpose uses for our own personal use we are looking to offer the programs and events.

Seasonal Special Events

In the fall, we plan to host "Fall on the Farm" where community members and consumers can come out to the farm to purchase their fall décor needs such as pumpkins, mums, corn stalks, and straw bales. This event would take place in front of the multipurpose Agriculture building with access to the farm store, and there would be no admission price. Parking would be in the front field as you pull into the property, and porta pottys would be brought in.

Educational Tours/Classes

One of our favorite things about being involved in Agriculture is sharing our story, knowledge, and experiences with others. We hope to host leadership, community, and school groups at the farm to learn about our farm, our growing practices, and the importance of local food production. This can be done at the multipurpose Agriculture building, or by a walking tour of the property.

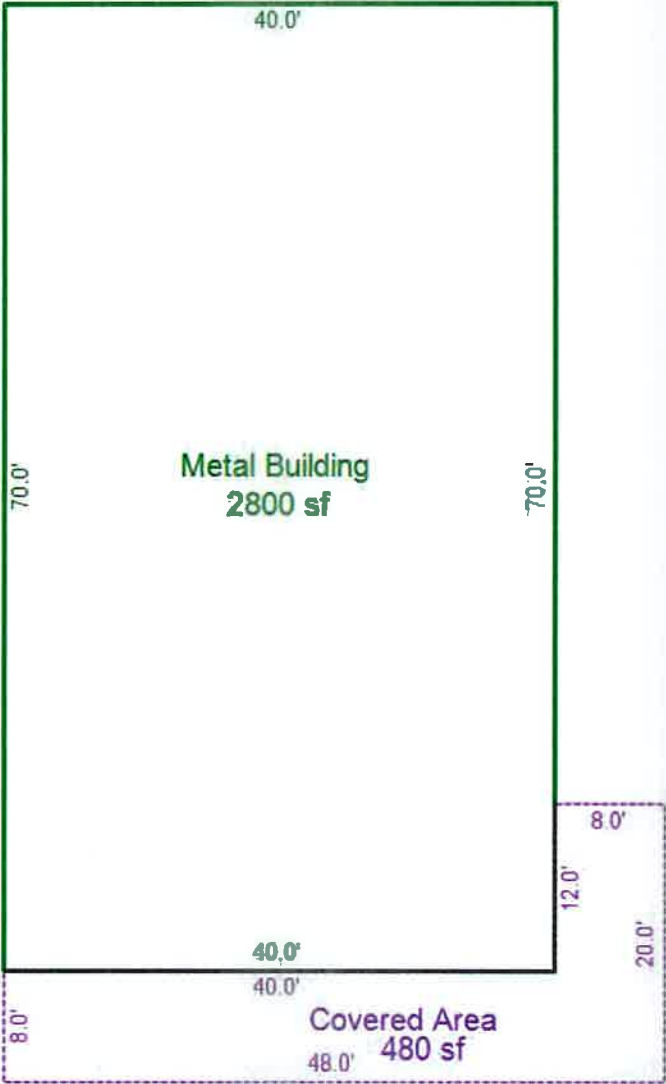
At the multipurpose Agriculture building, we plan to host Educational Classes and Workshops like a flower arrangement class or cooking class. These are a great hands-on experience where community members are able to get their hands dirty learning about growing, producing, or the usage of a product we produce. These can be hosted year-round and change with the seasons and what is available in the garden.

Special Events/Dinners

We all know that we learn better when we can experience something whether it be by seeing, touching, or tasting. With a Farm to Table dinner, we are able to share with guests the foods that are produced at Hatmaker Homestead, and served to them at a dinner on the same property. Farm to Table dinners in recent years have become widely popular and perhaps one of the best ways of showcasing local foods to consumers.

These dinners would be help in front of the multipurpose Agriculture building with direct access to parking, restrooms, and kitchen areas.

Multipurpose Agriculture Building at 555 Tarr Rd



- Building Includes:
- Storefront Area
 - Bathroom
 - Workspace
 - Kitchen
 - Wash Area

555 Tarr Rd

Property Key

A: Multipurpose Agriculture Building

B: Greenhouse

C: High Tunnel

D: High Tunnel

E: High Tunnel



Adjacent Parcels to 555 and 529 Tarr Rd

1079 Jackstown Rd

Thornton Michael J
1079 Jackstown Rd
Paris, KY 40361

1021 Jackstown Rd

Settles Paul Anthony
1021 Jackstown Rd
Paris, KY 40361

1067 Jackstown Rd

Madere Laura
1067 Jackstown Rd
Paris, KY 40361

575 Tarr Rd

Puckett David Jr. & Stacy
575 Tarr Rd
Paris, KY 40361

515 Tarr Rd

Wilson Sarah C
515 Tarr Rd
Paris, KY 40361