

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. _____ Fee Amount: \$ _____ Date Fee Received: _____

1. APPLICANT Kiki L. Courtelis Owner (if different) _____

MAILING ADDRESS 241 Russell Cave Road, Georgetown, KY 40324

PHONE NO. _____ (HOME) (859) 987-2883 _____ (WORK)

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

Location 2975 Georgetown Road, Paris, KY 40361

3. SUBDIVISION N/A

4. EXISTING USE Prior residence. ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST Conditional use permit for special events 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.

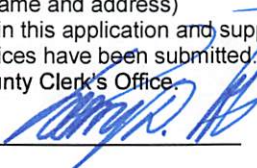
CHECKLIST:

- 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.

Terry D. Towles, Attorney for Applicant

APPLICANT SIGNATURE



6/27/2023

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. You are not required to employ an attorney but you are encouraged to do so.

TERRY D. TOWLES
ATTORNEY AT LAW

June 27, 2023

Paris-Bourbon County
Joint Board of Adjustment
Paris, KY 40361

RE: Conditional Use Permit for Special Event
Venue in Agricultural (A-1) Zone.

Dear Members of the Board of Adjustment:

I am writing to you in my capacity as an attorney representing Town & Country Real Estate Holdings, LLC (“Town & Country”) as the owner of the property located at 2975 Georgetown Road (the “Property”) which is zoned Agricultural (A-1) in Bourbon County. Town & Country is requesting approval to host a “Special event venue, to include ceremonial events such as weddings, associated auxiliary events, charitable events, fundraisers, and corporate picnics” as allowed by the Zoning Ordinance Article 3-22(Y) as a conditional use in the Agricultural (A-1) zone. To my knowledge, there have been no prior actions taken by the Board of Adjustment on this property.

The Property, located at 2975 Georgetown Road, encompasses 11 acres and is located well off the roadway and from any surrounding neighbors. The Property itself is a part of Town & Country Farms (the “Farm”) which in its entirety encompasses nearly 300 acres. The nearest residential property on Georgetown Road not owned by or located on the farm is 3122 Georgetown Road, which is located a little more than a half mile away from the Property.

The proposed use of the Property as a special event venue would involve utilizing the exterior of the Property for outdoor ceremonial purposes. In addition, the interior of the main residence would be made available for small group showers, teas, and wedding party preparation only. The cottage, which is situated directly behind the main house, would be open for wedding party preparation and nightly stays upon request.

The Property will be available for rental throughout the year, with bookings starting as early as 10:00 am for photography, decorating, and events typically held in the early part of the day. All festivities, both inside the main house and on the lawn, including music, will end by 11:00 pm. To ensure there be no disruption to neighboring properties, music played prior to 10:00 pm will not exceed a sound level of 60 dB(A), while music played after 10:00 pm will not exceed a sound level of 55 dB(A).

Only individuals tasked with cleaning up will be permitted to remain on the property after the event ends. The only exception to this rule will be for specially approved overnight stays in the main house.

The venue capacity for events held on the lawn of the Property is set at 200 people, while any event or activity taking place inside the main residence will be limited to 50 individuals. Parking for guests will be available behind the cottage adjacent to the black barn, with additional parking available behind the main house and in front of the cottage. Upon approval, the small paddock beside the main house gardens may also be used for additional parking. Any event with 100 or more attendees will require a valet service to ensure smooth and efficient parking. The entrance and exit for guests will be through an automatic gate located directly in front of 2975 Georgetown Road.

Alcohol and food will not be provided by the venue. Individuals renting the venue will be required to provide their own alcohol and food. Only individuals who have successfully completed the Kentucky Server Training in Alcoholic Regulations course ("STAR") will be permitted to bartend. Additionally, any food served will be provided and prepped by a license catering company.

The Property features exterior lighting throughout the venue, but there are no concerns about lighting spilling onto adjoining properties due to the Property's location. Renters are allowed to use votive candles for outdoor use only, as long as the flame is contained. Patio heaters are also permitted at the expense of the renter. Battery-operated candles shall be the only candles permitted inside the main house and cottage. It is strictly prohibited to use lanterns or fireworks of any kind on the Property at any time.

Town & Country will be responsible for arranging for the removal of trash through Rumpke. Restroom facilities will be available in both the main house and cottage. If approved in advance and at their own expense, renters of the venue may provide outsourced mobile restrooms.

Thank you for your time and consideration. We look forward to presenting this Conditional Use Application to the Board of Adjustment for its favorable consideration.

Best Regards,



Terry D. Towles

Town & Country Real Estate Holdings, LLC
Board of Adjustment
Notification List

3161 Georgetown Road	William and Elizabeth Revocable Trust PO Box 13411 Lexington, KY 40583
3232 Georgetown Road	Kathleen A. Carvin 3232 Georgetown Road Paris, KY 40361
3204 Georgetown Road	Diamond Creek Farm LLC 3204 Georgetown Road Paris, KY 40361
3150 Georgetown Road	Tracy and Karen Sharp 3150 Georgetown Road Paris, KY 40361
3122 Georgetown Road	Douglas and Barbara Sharp 3122 Georgetown Road Paris, KY 40361
3000 Georgetown Road	John B. Mahan 3000 Georgetown Road Paris, KY 40361
2950 Georgetown Road	Elizabeth Jacobson 2950 Georgetown Road Paris, KY 40361
Russell Cave Road	Randall Davis Wells 2347 Cynthiana Road Georgetown, KY 40324
161 Russell Cave Road	Thomas and Joan Young 13890 Williston Way Naples, Florida 34119

304 Russell Cave Road

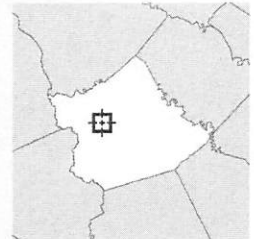
Tyler Jordan Ishmael
304 Russell Cave Road
Georgetown, KY 40324

322 Russell Cave Road

Chad and Donna McFarland
322 Russell Cave Road
Paris, KY 40361



Overview



Legend

- Parcels
- Roads

Parcel ID	005-00-00-002.01	Physical Address	2975 GEORGETOWN RD	Land Value	\$175,000	Last 2 Sales	
Property Class	Farm	Mailing Address	TOWN & COUNTRY REAL ESTATE HOLDINGS	Improvement Value	\$0	Date	Price
Taxing District	00	Address	241 RUSSELL CAVE RD	Total Taxable Value	\$1,221,200	1/18/2008	0
Acres	11.0		GEORGETOWN KY 40324	Living Area	7,718	11/30/2004	\$939900

Date created: 6/26/2023
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Developed by  **Schneider**
 GEOSPATIAL

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this 16 day of October, 2015, by and between **LOUISE H. COURTELIS**, a single person, of 2975 Russell Cave Road, Paris, KYK 40361, PARTY OF THE FIRST PART, and **TOWN & COUNTRY REAL ESTATE HOLDINGS, L.L.C.**, a Kentucky Limited Liability Company, with a mailing address of 241 Russell Cave Road, Georgetown, KY 40324, PARTY OF THE SECOND PART.

The property tax bill for the current year should be mailed "in care of" Town & County Real Estate Holdings, L.L.C., 241 Russell Cave Road, Georgetown, KY 40324.

WITNESSETH:

That the Party of the First Part does hereby remise, release, quitclaim and convey unto the Party of the Second Part, in fee simple, its successors and assigns forever, all of the right, title, interest or claim of the Party of the First Part in and to the following described real property in Bourbon County, Kentucky, to-wit:

TRACT 1

Being all of Lot No. 3 of a subdivision plat of Unit 1-A, Pennland, Incorporated, prepared by John George Home & Assoc., of record in the Bourbon County Clerk's Office in Plat Cabinet A, Slide 138 and shown as Pennland-Unit 1A on Consolidation Minor Subdivision of Pennington Property of record in Plat Cabinet B, Slide 378, in the aforesaid Clerk's Office; said property contains 10.85 acres and designated as 2975 Georgetown Road.

TRACT 2

Being all of Parcel C (consisting of 128.9789 acres of land) of the Agricultural Land Division for Parsons Commercial Maintenance & Construction Co., Inc., an Illinois corporation, as shown by plat of record in Plat Cabinet C, Slide 94, of the Bourbon County Clerk's Office; the subject property being known as 3005 Georgetown Road.

BEING the same property conveyed to Louise H. Courtelis, a single person, by deed dated January 18, 2008, and of record in the Office of the Bourbon County Court Clerk in Deed Book 274, at Page 78.

LOUISE H. COURTELIS
RICHARD STIFFLEADS
BOURBON COUNTY CLERK

2015 OCT 29 PM 12:42

TO HAVE AND TO HOLD all of the right, title, interest or claim of First Party, in and to the above described properties, together with all improvements and appurtenances thereunto belonging, unto the Party of the Second Part, its successors and assigns forever, together with all improvements thereon and appurtenances thereunto belonging.

IN TESTIMONY WHEREOF, witness the signature of the Party of the First Party, this the day, month and year first above written.

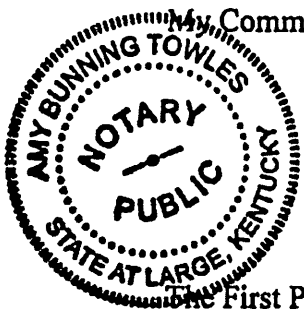
Louise H. Courtelis
Louise H. Courtelis

PARTY OF THE FIRST PART

STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing deed was subscribed, sworn and acknowledged to before me this the 16 day of October, 2015, by Louise H. Courtelis, Party of the First Part.

My Comm. Expires: January 5, 2019



Amy Bunning Towles ID 525375
Notary Public, State at Large, KY

CONSIDERATION CERTIFICATE

The First Party and the Second Party, after being duly sworn, certify that no cash consideration was paid by Second Party to First Party for the transfer of the property described above. First Party is quitclaiming any interest she may have in the above described real property to Second Party, Town & County Real Estate Holdings, L.L.C., which is an LLC that First Party is a Member and the sole beneficiary of the trust created therein. This statement by First Party

and Second Party is for the purpose of and is designed to comply with KRS Chapter 382. The First Party and the Second Party state that the estimated fair cash value of the above described real property, as established by the Property Valuation Administrator for Bourbon County, KY, is \$3,150,000.00.

Louise H. Courtelis

Louise H. Courtelis

PARTY OF THE FIRST PARTY

TOWN & COUNTRY REAL ESTATE HOLDINGS, L.L.C. a Kentucky Limited Liability Company

BY *Louise H. Courtelis*

Louise H. Courtelis, Member

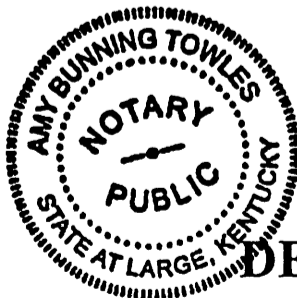
PARTY OF THE SECOND PART

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was subscribed, acknowledged and sworn to before me this 16 day of October, 2015, by Louise H. Courtelis, single, Party of the First Part.

My Comm. Expires: January 5, 2019



Amy Bunning Towles #525375
Notary Public, State at Large, Kentucky

STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing Consideration Certificate was subscribed, acknowledged and sworn to before me this 16 day of October, 2015, by Louise H. Courtelis, Member, for and on behalf of Town & County Real Estate Holdings, L.L.C., a Kentucky Limited Liability Company, Party of the Second Part.

My Commission Exp.: January 5, 2019



Amy Bunning Towles ID 525375
Notary Public, State at Large, Kentucky

This instrument was prepared by Terry D. Towles, Attorney at Law, of 1835 Main Street, Paris, Kentucky 40361.

Terry D. Towles
Terry D. Towles

NO TITLE EXAMINATION
OR TITLE CERTIFICATION



State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County
Court, do certify that the foregoing

Deed
was, on the 16 day of Oct., 2015
at 12:42 P.M., lodged in my office for record, and
that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.
Given under my hand

120450
Filed on: 10/29/2015 12:00:00 AM
Book: DEED Number: 299
Pages: 203 - 206
Richard Stipp Eads, Bourbon County
DC: MARY TALBOT

Richard Stipp Eads
DEED Book 299 Page 206