

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT

Conditional Use Permit/ Home Occupation

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

Office Use only:

Application No. CUP 25-01 Fee Amount: \$ 250.00 Date Fee Received: 1-23-25

1. APPLICANT Bulleit Land & Cattle Owner (if different) _____

MAILING ADDRESS 125 Chinoe Rd Lexington KY 40502

PHONE NO. 859-327-2028 (HOME) tucker.bulleit@gmail.com (WORK)

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

Location 903 Storey Point Rd Paris, KY 40361

3. SUBDIVISION N/A

4. EXISTING USE Cattle Farm ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST Request to build a single family dwelling for Owner/manager to live on farm

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.

X [Signature]
APPLICANT SIGNATURE

1-23-25
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.

January 22nd, 2025

To whom it may concern,

Hello! My name is Tucker Bulleit, and I am the Operations Manager for Bulleit Land and Cattle – located at 901 Stoney Point Road. We had originally hired Koller Warner to build a home on the farm, however after the close of the year, we've come to the conclusion that we would like to self-perform (general contract) the house ourselves for multiple reasons. In doing so, Warner left us with little knowledge of where and how much (or little) progress has been done on achieving permits for the build. We met with Micki Sosby earlier today and learned about the conditional use permit. Please see the below narrative/plans/descriptions in addition to legal documentation (at state and federal level) which are attached, hard-copy, as well.

Written summary explaining the need for additional housing:

On the farm, we currently have a tenant house located at 901 Stoney Point Road. It is located close to Stoney Point, and near the entrance to the farm. When we purchased in 2018, there was a small tenant house further down the farm road, which we demolished promptly. It was labeled as "903." To avoid confusion, and billing, we would like to file the "new-build" house as 903 since it's an existing address on property, and also already exists with the postal service. The new-build proposal is for a manager's house, about a ½ mile into the farm, away from other buildings and structures. It will have its' own driveway. This additional, single-family dwelling is necessary to the farm manager for being able to do his farming operation more effectively and efficiently.

This farm has never been a "hobby" farm as we contract soybean and black angus cattle annually, in addition to small amounts of hay and sunflowers. We have equipment buildings, tobacco sheds and tractor barns throughout. We regularly have fencers, fence painters, mowers, sprayers and tree workers on site working. Although there isn't a fortune to be made in the current market, we try our best to be a large, well-respected, agricultural farm in Bourbon County. We have multiple, logo'd, farm trucks and numerous workers on-site every day. The main need for additional housing is that it saves the manager from a 30-minute commute, (one-way) every day, when tasks are required on the property. There's also peace-of-mind, further theft deterrent, and pushes our safety-conscious view of the property and livestock business as a whole.

Legal Description of property:

Farm #21-017-1593 located at 901 Stoney Point Road, Paris, KY, 40361 has an EIN Tax ID of #83-1681309. The 768 acres are on farm 1593, tract 913. The KY tax exemption number is AE-000028996. It is one, large, parcel of contiguous land bought from Homer Short around 2018. The farm has (just short of) one mile of road frontage on Stoney Point Road and is almost completely surrounded by Stoner and Strodes Creeks.

Proposed use:

The filing for a conditional use permit is rather straightforward as there are no signs, utilities, sidewalks, boundaries, streetlights, easements, service areas, or loading areas impacted as the site location is in the middle of a 200-acre field. The house has it's own driveway off the central farm road, and will have a small, circular driveway out front. It will not have any economic, noise, glare, or odor effects on surrounding properties.

Narrative on prior actions:

Since purchase in 2018, we have not made any "new builds;" therefore, we should have zero prior actions taken by the Board of Adjustment on this property.

Adjourning property owners include:

John Sikura, Hill 'n' Dale at Xalapa Farms, 2308 N. Middletown Road, Paris, KY 40361

Arthur Hancock, Stone Farm, 200 Stoney Point Road, Paris, KY 40361

Chet Lott, Augustus Hill Farm, 700 Spears Mill Road, Paris, KY 40361

Lane Edward/Gail McMichael (600 Spears Mill) PO BOX 717, Paris, KY 40362

John Stewart/Jeffrey Stewart, 368 Thomas Road, Paris, KY 40361

Cindy and Malcolm Smith, 393 Thomas Road, Paris KY 40361

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Tucker Bulleit', written over a horizontal line.

Tucker Bulleit

Operations Manager
Bulleit Land & Cattle
901 Stoney Point Road
Paris, KY 40361

CONTRIBUTION DEED

THIS CONTRIBUTION DEED made and entered effective as of the 18th day of September, 2018, by and between **BETSY BROOKS BULLEIT, AS TRUSTEE OF THE BULLEIT FAMILY REVOCABLE FARM TRUST**, with a mailing address of 760 Montclair Drive, Lexington, Kentucky 40502 ("Grantor"); and **BULLEIT LAND AND CATTLE, LLC**, a Kentucky limited liability company, with a mailing address of 125 Chinoe Road, Lexington, Kentucky 40502 ("Grantee"). The in-care-of tax mailing address for this property is c/o Bulleit Land and Cattle, LLC, 125 Chinoe Road, Lexington, Kentucky 40502.

WITNESSETH:

WHEREAS, Grantor is the sole member/manager of Grantee;

WHEREAS, Grantor owns the hereinafter described property; and

WHEREAS, Grantor wishes to contribute its interest in the hereinafter described property to Grantee in exchange for membership interest in Grantee.

NOW, THEREFORE, for the above-stated consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby sell, grant and convey unto Grantee, in fee simple, the following described real property with improvements thereon located in Bourbon County, Kentucky, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference; provided however, this conveyance is made subject to all easements, restrictions and zoning ordinances of record affecting said property and the taxes and assessments for the current year.

TO HAVE AND TO HOLD said property unto Grantee, its successors and assigns forever.

Grantor does hereby release and relinquish unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest in and to the above described property, including all exemptions allowed by law, and hereby covenants to and with Grantee, that Grantor will **WARRANT SPECIALLY** the title to said property.

Grantee hereby assumes and agrees to pay all subsequent taxes and assessments against said property, including for the current year.

This conveyance is a transfer of title, for nominal consideration, by a person to a corporation, partnership, limited partnership or limited liability company (as specified above) in an amount equal to the portion of the value of the property transferred that represents the proportionate interest of Grantor of the property in the Grantee to which the property was transferred, and thus is exempt from real estate transfer tax by virtue of KRS 142.050(7)(k). The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135, and Grantor and Grantee state that the estimated fair cash value of the property is \$4,228,235.00.

RETURN TO:
P. Branden Gross
Bingham Greenebaum Doll LLP
300 W. Vine St., Ste. 1200
Lexington, Kentucky 40507

18 SEP 25 PM 3:36

BOURBON COUNTY CLERK
RICHARD STIPP EADS
RECORDED FOR RECORD

IN TESTIMONY WHEREOF, the undersigned has executed this instrument as of the dates set forth below but is effective as of the date first above written.

GRANTOR:

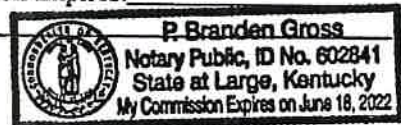
THE BULLEIT FAMILY REVOCABLE
FARM TRUST

By: Betsy Brooks Bulleit, Trustee
Betsy Brooks Bulleit, Trustee

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

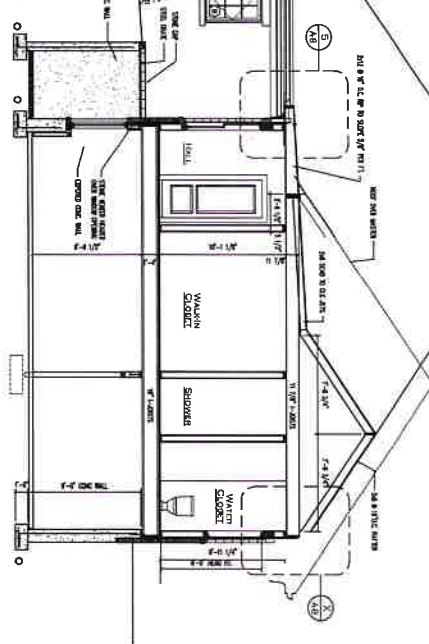
The foregoing Deed and Certification of Purchase Price was subscribed, sworn to and acknowledged before me this the 17th day of September 2018, by Betsy Brooks Bulleit, as Trustee of THE BULLEIT FAMILY REVOCABLE FARM TRUST, on behalf of said trust.

P. Branden Gross
NOTARY PUBLIC, State-at-Large, Kentucky
My Commission Expires: _____
Notary Id.: _____



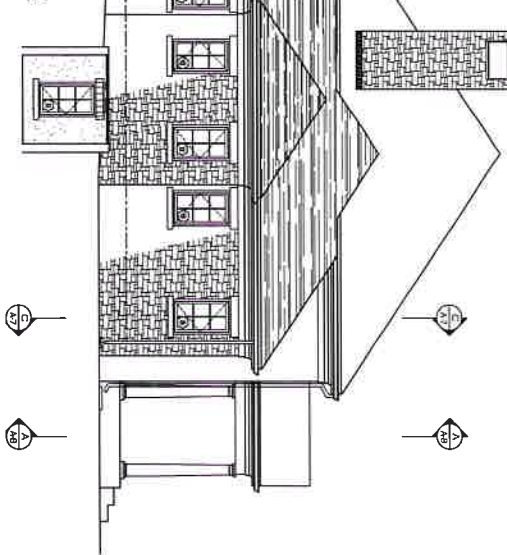
A SECTION
A5 SEC.M.17A-100

A SECTION
A5 SEC.M.17A-100



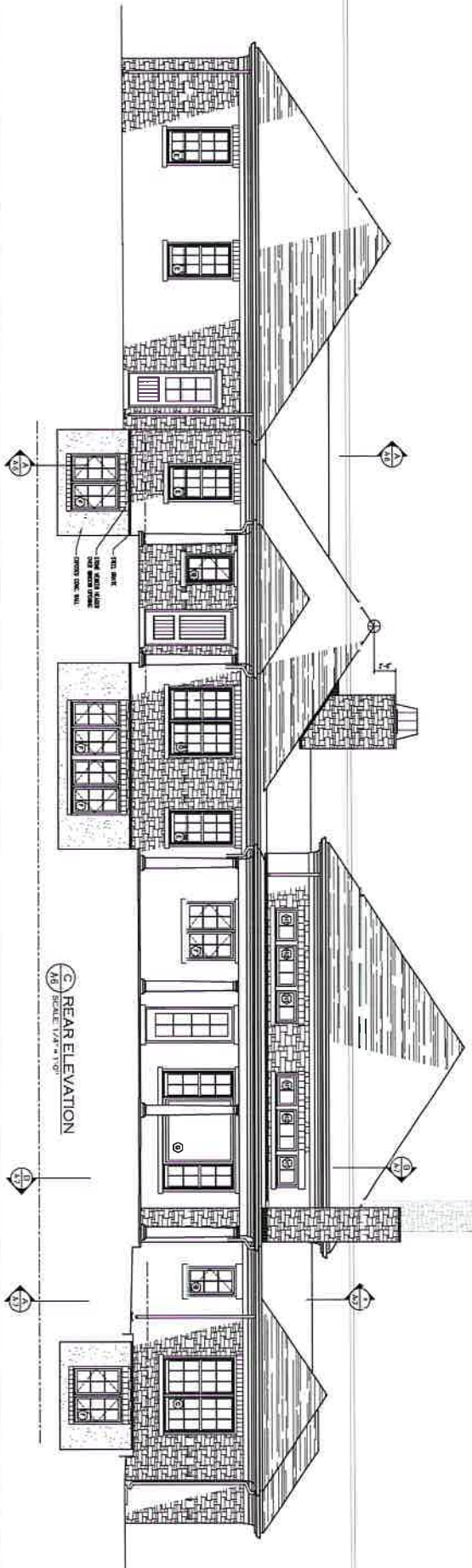
B LEFT ELEVATION
AG SCALE: 1/4" = 1'-0"

B LEFT ELEVATION
AG SCALE: 1/4" = 1'-0"



C REAR ELEVATION
SCALE 1/4" = 1'-0"

C REAR ELEVATION
SCALE 1/4" = 1'-0"





Overview



Legend

-  Parcels
-  Roads

Parcel ID	048-00-00-022.00	Physical Address	901 STONEY POINT RD	Land Value	\$3,448,700	Last 2 Sales	
Property Class	Farm	Mailing Address	BULLEIT LAND AND CATTLE LLC	Improvement Value	\$0	Date	Price
Taxing District	00		125 CHINOE RD	Total Taxable Value	\$1,565,640	9/18/2018	0
Acres	765.001		LEXINGTON KY 40502	Living Area	2,111	8/3/2018	\$4228235

Date created: 1/22/2025

Last Data Uploaded: 1/21/2025 7:13:56 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend


- Parcels
- Roads

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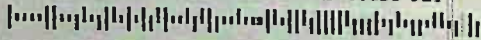
Date created: 1/22/2025
Last Data Uploaded: 1/21/2025 7:13:56 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

- 1 current tenant house (near Stoney Point Rd.)
- 2 tobacco barn
- 3 tractor barn
- 4 horse barn
- 5 equipment building
- X proposed (new) ^{farm} manager house

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

001712.882674.199155.27#41 1 MB 0.424 914



BULLEIT LAND AND CATTLE LLC
BETSY B BULLEIT SOLE MBR
125 CHINOE RD
LEXINGTON KY 40502

Date of this notice: 08-28-2018

Employer Identification Number:

Form: SS-4

Number of this notice: 00

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 940
Form 943

01/31/2019
01/31/2019

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

Commonwealth of Kentucky
Michael G. Adams, Secretary of State

LARP
1030793
Michael G. Adams
KY Secretary of State
Received and Filed
4/5/2024 1:04:34 PM
Fee receipt: \$15.00

Michael G. Adams
Secretary of State
P. O. Box 1150
Frankfort, KY 40602-1150
(502) 564-3490
<http://www.sos.ky.gov>

**Annual Report
Online Filing
For the Year 2024**

ARP

Company: BULLEIT LAND AND CATTLE, LLC
Company ID: [REDACTED]
State of origin: Kentucky
Formation date: 8/21/2018 12:00:00 AM
Date filed: 4/5/2024 1:02:44 PM
Fee: \$15.00
Principal Office

125 CHINOE ROAD
LEXINGTON, KY 40502

Registered Agent Name/Address

S & H LEXINGTON, LLC
250 WEST MAIN STREET
SUITE 2300
LEXINGTON, KY 40507

Members/Managers

Manager	Betsy Bulleit	760 Montclair Drive LEXINGTON Kentucky 40502
Manager	Thomas E. Bulleit III	125 Chinoe Rd LEXINGTON, Kentucky 40502

County:	Bourbon
Business size:	Small
Business type:	Agricultural Production - Crops

Signatures

Signature	Betsy Brooks Bulleit
Title	Mgr.