

**Minutes of AARC Meeting
January 11, 2017**

Present

John Wilhoit, Skip Phillips, Lori Garkovich, Lindy Huber, and Pattie Wilson (Planning Director)

Election of Officers – Motion was made by Lori Garkovich with second by Lindy Huber to nominate the current slate of officers for 2017. Those being:

Skip Phillips, Chairman

Lindy Huber, Vice Chair

Lori Garkovich, Secretary

Motion approved 4 -0

Approval of minutes of December 14, 2016 – Motion was made by Lori Garkovich with second by John Wilhoit to approve the minutes as submitted.

Motion approved 4-0

At this time Lindy Huber recused herself from these deliberations as she was the applicant for the following application.

New Business

Application #001-003-2017

Applicants Paul and Lindy Huber of Seldom Scene Farm at 3605 Watts Ferry Rd to do short-term rental of renovated cabin on the property located at 3300 Watts Ferry Rd under Article VII, Section 701.4(J).

Review of Application – Paul and Lindy Huber of 3300 Watts Ferry Road and doing business as Seldom Scene Farm – A-1 and CO-1 Districts - Owners are seeking a review for the operation of a bed and breakfast located at The Cottage on Seldom Scene (The Cottage) farm for visitors to Woodford County. Visitors would be able to purchase the fiber art Lindy Huber produced from the fibers of her llamas, alpacas, and sheep.

On Friday January 6 the members of the AARC as well as Pattie Wilson (Planning Director) met with Lindy and Paul Huber at the farm located at 3300 Watts Ferry Rd where the agri-tourism enterprise is proposed. The purpose of this site visit was to visually evaluate the possible impacts of the proposed agri-tourism enterprise on the character of surrounding properties.

Background

The Huber's own nearly all the acreage on one side of Watts Ferry Rd from where it dead-ends at the Kentucky River to the intersection at Hippe-Agee Rd. On the other side, they have acquired the properties closest to the barn and The Cottage.

Thus, the closest neighbor on the applicant's side of Watts Ferry Rd is nearly three miles away while the nearest neighbor on the opposite side of Watts Ferry is between $\frac{1}{4}$ and $\frac{1}{2}$ mile away from The Cottage. Because the restored log cabin is located across from the cliffs above the Kentucky River and is at least $\frac{1}{4}$ mile from the nearest residence, it is very unlikely that visitors arriving for an overnight stay would be a nuisance for neighbors.

The Cottage is an original log cabin (circa 1800s) that has been completely restored to an exceptionally cozy home. The footprint of The Cottage is similar to the original log cabin as several of the additions that accumulated over the decades were removed. The applicants have an inspected septic system and a liability insurance policy that covers visitors the B&B. Moreover, since the cabin has been at this site for over two hundred years, the storm water runoff will not be altered by the use of the cabin for the purpose of a B&B

The Cottage has 2 bedrooms and no events are planned at this time. If events are desired, the applicant will reapply to the Board of Adjustments and be reviewed by the AARC. However overnight visitors to The Cottage will be able to hike the existing farm trails.

Directional signage to The Cottage will be added to Watts Ferry Rd. Boundary signs for the farm will be added to the few locations where it would be possible for visitors to wander from Seldom Scene farm.

Members of the AARC scored this application between 770 and 800 (the maximum points possible).

Discussion at meeting based on decision tree

Reviewed the initial notes from the visit.

Recommendation - Approved

The AARC recommends to the Board of Adjustment approval of a conditional use permit for application #001-003-2017 by Paul and Lindy Huber to operate a bed and breakfast at The Cottage of Seldom Scene Farm (3300 Watts Ferry Rd) which is a part of Seldom Scene Farm at 3605 Watts Ferry Rd.

Motion to approve by Lori Garkovich with second by John Wilhoit based on the application and exhibits, the site visit, and the public meeting with the following conditions:

2 bedrooms

No events will be held at the cabin by guests

Placement of directional signage on Watts Ferry Rd

Motion was unanimously approved 3-0.