

**Minutes of January 12, 2022  
AARC Meeting**

**Present**

**Election of Officers**

Chair

Vice Chair

Secretary

**Approval of minutes of December 8, 2021 AARC meeting – Work Session.**

Motion made by

Motion seconded by

Motion

APPROVED

**New Business**

**POSTPONED: Application – 01-002-2022 – John Wickliffe Faust – 11881 Troy Pike – A-1 District. Owner is proposing an Agricultural Plant for construction of a distillery and supporting structures for the production of bourbon allowed by Article VII, Section 701.8 (A&G).**

Due to inclement weather the Site Visit was unable to be held so this item will be rescheduled. The Site Visit and Public meeting will be re-advertised once determined.

**Application 01-001-2022 – Abbey Acres Farm – 3325 Old Frankfort Pike – OHA-1 District. Owner is proposing to convert an under-utilized barn into an event center (10 per year) allowed by Article VII, Section 701.**

Abbey Acres is a 5.78 acres farmstead located in the Old Frankfort Road Historic Overlay District. The farm currently has 2 donkeys and one horse and a flock of chickens. The barn is used for equipment storage as the animals remain outside and there is a separate chicken coop. The applicant seeks approval to convert the existing barn into an event venue for a maximum of 10 events per year with up to 130 persons per event, all of which will conclude at 10 pm. The Woodford County Health Department has reviewed the documentation on the septic system and signed a certificate of

approval for its use for this purpose. Visitors will be allowed to interact with the livestock on the farm.

### **Observations from January 10, 2022 Site Visit**

On Monday, January 10, 2022, members of the AARC (Lori Garkovich, Skip Phillips, Floyd Raglin, Bob Rouse) and the Planning Director (Pattie Wilson) and the Building Inspector (Josh Stevens) visited the farm and spoke with representatives of the applicant, Joey Svec, Building the Bluegrass Consultant; and, Jason Hester, Designer for Building the Bluegrass.

The farm has a main house, a 2 car garage, and a barn. The barn has 6 stalls, a tack room, a wash bay, and 2 offices, one of which serves as the downstairs access to a legal nonconforming apartment on the second floor that is occupied by applicant's parents. **I thought there were 7 stalls – need to confirm.**

Description of the setting:

- Directly behind the barn on the south there is a small patio and a large round pen and behind this is the applicant's property line that is bordered by a pasture that belongs to the residents of 3443 Old Frankfort Pike. This is open pasture that occasionally has cattle.
- To the west of the barn is the property boundary fence (@100 ft from the barn). The adjacent property (3417 Old Frankfort Pike, Firegate 36) is a legal nonconforming tree service business with a residence and with no crops nor livestock.
- East of the barn is the first of two pastures and the one closest to the barn will be the parking area for up to 30 vehicles. The pasture farthest from the barn will serve as a natural buffer for the farm and home at 3237 Old Frankfort Pike (Firegate 34).
- Beyond the immediately adjacent residence to the east is Hedden Rd, and the first residence on the west side of Hedden Rd (1731, Firegate 2) does abut with the back of the applicant's property.
- There are no residences on the north side of Old Frankfort Road directly opposite the entrance to the applicant's property.

Description of the proposed event space

- The existing 6 **(or 7)** stalls will become separate seating areas (48-60 persons) and the main aisle will be a central reception area with additional seating for 48-72 persons for a total capacity of 108 to 132 **(opening paragraph states max of 130 – need to clarify).**
- The wash stand will be the site of a new men's and women's bathroom with a small vestibule.
- Food and beverages associated with events will be prepared off site and catered to the event.

- The building inspector noted that the front and back sliding doors will not meet fire code and there will need to be a clearly marked door at each end that opens outward with required panic bars.
- The primary activities will be confined primarily to the inside of the barn, although the round pen may be used for ceremonies or other activities. Furthermore, in good weather, visitors will likely go outside to interact with the livestock and enjoy the landscape. This prompted a discussion of the posting of boundary signs and “No Trespassing” signs on boundary fences.
- There will likely be minimal use of exterior lighting other than that which already exists on the farm. If additional is used, it will be string lights.
- Amplified vs acoustic music was questioned as well as location of band. More info was needed on this.
- Because of the interest in hosting small weddings, committee members asked about amenity accommodations such as:
  - Changing rooms for bride and groom parties
  - Set up areas for catering and parking for catering trucks
  - Use of event tents on the property associated with events
  - Disposal of trash from events.
- The applicant’s intention is to upgrade the exterior of the existing 2 story double car garage so that it matches that of the main home and barn and is in compliance with the codes of the Historic Overlay District. This led to a discussion of the potential of the garage as a location for bride and groom party dressing rooms and caterer set up space.
- There is no intention to pave any additional exterior surface.
- The driveway entrance to the farm is short with an automatic gate. There is a potential for visitors coming for events will back up on Old Frankfort Pike as up to 30 vehicles arriving at the same time for an event enter the property.
- There is no signage on the entrance to the farm indicating its name and this will need to be placed with a recommended additional sign indicating the Abbey Farm entrance is X distance from the sign on the left/right.

## **Discussion**

### **Committee member scores on the decision tree**

Garkovich  
 Phillips  
 Raglin  
 Rouse

## **Recommendation**

**Conditions**

No Trespassing signs on the boundary fences.

Signage

- Prior to the entrance to the farm event site

- At the entrance to the farm event site

- Interior directional signs for parking

Contract explicitly defines:

- Areas where visitors are allowed

- End time for an event

- Live music confined to the interior of the barn

Appropriate placement of Emergency Exits