

## AARC Minutes Work Session February 14, 2018

### **Present**

Skip Phillips, Lori Garkovich, John Wilhoit, Lindy Huber

### **Election of Officers**

Lori moved and John seconded to re-elect the same slate of officers. All APPROVED.

Skip Phillips, Chair

Lindy Huber, Vice Chair

Lori Garkovich, Secretary

### **Approval of minutes of December 13, 2017**

Motion to approve by Lindy, second by Lori. All approved.

### **Discussion of streamlining of application process for Bed and Breakfast/Inn establishments**

AAR needs to look at how other communities (e.g., Bardstown, Harrodsburg) approve and regulate their Bed & Breakfasts.

If we modify the process, it will take quite a bit of education for property owners and the public to insure everyone understands what is a Bed & Breakfast or an Inn, how they operate, how they can contribute to tourism and tourism dollars.

This should be sponsored by the Tourism Commission. Lindy volunteered to reach out to them about this.

A key change is Article V, Section 507.

B & B/Inns of 4 rooms or more may allowed as a conditional use in designated District upon application to the Board of Adjustment, *unless specified otherwise herein...*

A second key change is 507 P

When a Bed and Breakfast/Inn establishment **for four or more guest rooms or any events with any B & B/Inn** are being proposed in an Agricultural (A1) District, the application shall be reviewed by the Agricultural Advisory Review Committee as an “agricultural enterprise” prior to Board of Adjustment review.

*Will add to 507H*

The resident owner, lessee, or owner's agent shall **provide evidence of complying** with all business license and revenue collection ordinances of Woodford County, Versailles, and Midway, **including providing a copy of the business license to the Planning Office annually.**

Need to be sure that we retain the requirement for the owner, lessee, or owner's agent is required to be on the property.

Need to do a more aggressive educational effort to inform public about the requirement for obtaining a business license and gaining other approvals

*Article VII 701.3 F Accessory Uses*

Bed and Breakfast/Inn establishments for 3 sleeping rooms or less, on a minimum of 5 acres, offering NO events, and all other conditions in Article V, Section 507 A-R are met and are reviewed by the Agricultural Advisory Review Board.

*Article VII 701.4 J*

Bed and Breakfast/Inn establishments shall be reviewed by the Agricultural Review Committee as an "agricultural enterprise" prior to Board of Adjustment review when four or more sleeping rooms are proposed or if any events are being proposed. (See Article V, Section 507).

*Article II 212 - Definitions*

Bed & Breakfast/Inn Establishment

An establishment in a dwelling or structure located on land which is occupied and operated by the owner, lessee or owner's agent, that supplies temporary accommodations to overnight guests **(including vacation business rentals)** for a fee.

Will need to revise current decision tree to be sure an applicant can still accumulate enough points to get approval or have a separate decision tree for use by 3 or fewer rooms and NO events B & Bs/Inns

**Motion made by John, second by Lori, to forward to the Planning Commission these proposed text amendments as discussed in order to provide consistency in the application of the existing ordinance on Bed and Breakfast/Inn establishments and to support the economic benefit of tourism in Woodford County. ALL APPROVED**