

ON MONDAY, SEPTEMBER 9, 2019, THE BOARD OF ADJUSTMENT HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: David Prewitt, Frank Stark, Al Schooler, Tim Turney, Fred Powers

MINUTES: A motion was made by Mr. Stark, as seconded by Mr. Prewitt, to approve the August 5, 2019 minutes, as submitted. The motion carried with five (5) aye votes.

PUBLIC HEARING: Application #09-016-2019 – Conditional Use Permit – Duncan Lloyd, Owner and Dee Dee Lloyd, Applicant – 241 High Street – R-3 District – Article V & VII, Sections 507, 709.4, 708.4, 705.4(H) – Owner/Applicant are seeking an amendment to their Conditional Use Permit for operating a three room Bed & Breakfast/Inn to include hosting weddings and events in the garden area at rear of home on farm.

Chairman Turney opened the hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Lloyds were requesting to amend their Conditional Use Permit which they received for their Bed and Breakfast to now include events. This would include hosting weddings and events in the garden at the rear of their home on the farm. Mrs. Wilson did provide the Board the previous CUP. The subject property is approximately 25.876 acres and is currently zoned R-3 (Medium Density Residential). The property is located on the northwest side of High Street, southwest of Wooldridge Lane. There are no previous Board of Adjustment cases involving this portion of this property other than the noted CUP in 2015. They are amending their CUP to include up to 20 events annually for up to 300 guests per event. Mrs. Wilson provided the Board with all the Sections of the Zoning Ordinance. All public notices were sent out and Mrs. Wilson was in receipt of one letter of support from an adjoining neighbor.

The Site Plan showed that there was adequate space to accommodate off-street parking. The request for the CUP appeared to meet all of the necessary criteria listed above and within the associated Ordinances.

Mrs. Wilson highlighted additional conditions that were added to the original CUP:

1. **This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.**
2. **The Applicants shall comply with all other federal, state and local regulatory entities and shall provide copies to the Planning Commission office of any and all permits issued on behalf of the Applicant as a result of the approval of the CUP.**
3. **The Applicants shall obtain all necessary permits from the Versailles-Midway-Woodford County Building Inspector and the Woodford County Health Department prior to operation of the B&B/Inn.**
4. **The Conditional Use Permit shall become null and void upon the sale or transfer of the property.**
5. **The Applicants shall return to the Board prior to ANY changes to the approved conditions.**
6. **The Applicants will operate no more than three (3) rooms located within the main house.**
7. **B&B/Inn Conditions A-R –Section 507 will all be met.**
8. **Maximum number of guests is 300.**
9. **Lighting will be limited to downward directed lights. Lighting is located in trees and consists of white Christmas tree lights and white bistro lights.**
10. **Amplified music will comply with the City's noise ordinance.**
11. **Maximum number of events will be 20 per year.**

12. **Portable restroom facilities will be provided.**
13. **Members of the bridal party will be able to utilize the front of the main residence to prepare for their weddings. (Same area used as B&B/Inn)**
14. **All events will be catered. No cooking will be done in the residence or in any of the existing structures on the farm.**
15. **Directional signage may be provided, but only on the day of the event.**

Mrs. Wilson noted that the Lloyds have had several wedding for family and friends.

Chairman Turney asked if any Board members had questions for Mrs. Wilson. Hearing none, Chairman Turney called upon Mrs. Lloyd for comments.

DeeDee Lloyd, applicant was present and noted that their daughter got married on the farm in 2016 and an employee was married there as well as a few others. The largest wedding they have had was for 250 people and they didn't have any problems. Mr. Powers noted concern regarding traffic backing up on High Street due to the one entrance. Mrs. Lloyd noted that it should not be a problem because the driveway was long. Chairman Turney asked where headlights would hit when leaving the property on High Street. Mrs. Lloyd noted that they would hit the Buffins house and Mrs. Wilson noted that was who the support letter was from.

No one was present for public comment.

Chairman Turney closed the hearing and asked for a motion to approve or deny the Conditional Use Permit.

A motion was made by Mr. Powers, as seconded by Mr. Stark, to approve, based on the Findings and Facts in staff report, Application #09-016-2019 – Conditional Use Permit – Duncan Lloyd, Owner and Dee Dee Lloyd, Applicant – 241 High Street – R-3 District – Article V & VII, Sections 507, 709.4, 708.4, 705.4(H) – Owner/Applicant are seeking an amendment to their Conditional Use Permit for operating a three room Bed & Breakfast/Inn to include hosting weddings and events in the garden area at rear of home on farm with the attached fifteen (15) conditions as noted in the staff report. The motion carried with five (5) aye votes.

A motion was made by Mr. Stark, so moved by Chairman Turney, to adjourn at 6:38 p.m. The motion carried with five (5) aye votes.

Tim Turney, Chairman

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