

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: 12-4-24

Application No. _____

Hearing Type:

☒ Dimensional Variance

☐ Conditional Use Permit

☐ Appeal

Applicant's Name: Scott Adams

Mailing Address: 99 Classic Ln.

City/State/Zip Code: Murray, KY 42071

Telephone Number: 270.978.9788

Address of Property Requesting Hearing: 1560 Gravel Lick Branch Rd. Waco, KY

Property Owner's Name: Scott & Susan Adams

Existing Land Use: Home building site Existing Zoning Classification: _____

DIMENSIONAL VARIANCE:

If requesting a "Dimensional Variance" describe in detail below the nature of the variance requested (use separate sheet if additional space is needed). Site plan drawn to scale must be provided. Due to the shallowness of the property and proximity to Gravel Lick Branch waterway; I request to change the offset to 20 feet from the center of the road.

CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

APPEAL:

If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant:  Date: 12-4-24



Madison County

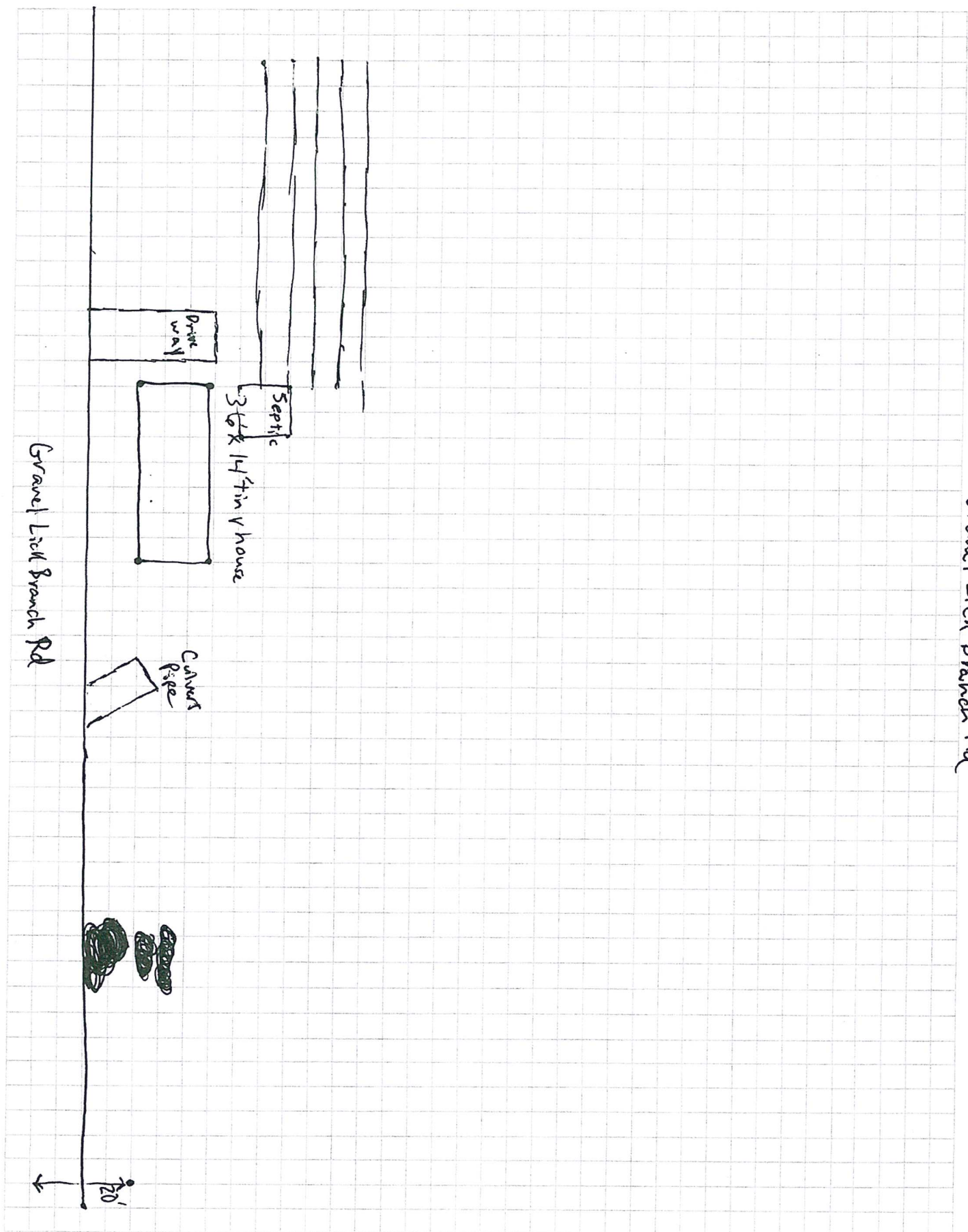
Gravel Lick Branch Rd



Scale $\frac{1}{4}" = 5'$ feet

print-graph-paper.com

1560 Gravel Lick Branch Rd



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Application for Public Hearing

Date: _____

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☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Megan Bloomer

Mailing Address: 1950 Curtis Pike

City/State/Zip Code: Richmond, KY 40475

Telephone Number: 818-584-4405

Address of Property Requesting Hearing: 1920 Curtis Pike

Property Owner's Name: Megan Bloomer

Existing Land Use: _____ Existing Zoning Classification: _____

DIMENSIONAL VARIANCE:

If requesting a "Dimensional Variance" describe in detail below the nature of the variance requested (use separate sheet if additional space is needed). Site plan drawn to scale must be provided.

CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

This application seeks an occupancy revision to the current Conditional Use Permit issued on June 17, 2021 for the event venue at 1920 & 1950 Curtis Pike, Richmond, KY 40475 to allow for 300 event guests and 15 overnight guests. Please see additional pages for more detailed information.

APPEAL:

If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant:  Date: 12/17/2024

I am requesting an increase in the occupancy under the existing Conditional Use Permit (Document # 2014049033, Issued June 17, 2021) for the property at 1920 & 1950 Curtis Pike, Richmond, KY.

Since opening the event venue in 2021, we have hosted over 100 events and welcomed over 10,000 guests to Madison County. Recently, we have seen an increase in the demand for larger event guest counts. Our average guest count in the last 12 months has been 175-200 guests. We have been able to fully accommodate these larger guest counts as one-off scenarios, but we are seeing the demand continue for larger events. There is limited event space in Madison County for events with more than 200 guests. With the size of our property (51 acres), we have the capacity to host these larger events with an occupancy modification to the permit.

I am requesting the occupancy of the conditional use permitted be modified to allow for 300 event guests and 15 overnight guests. The only projected impact of this revision to the property would be additional field space that would be dedicated for parking. This field is already kept cut so there would not be an impact to the hay production from the property. Having hosted over 100 events at the venue since 2021, our staff is incredibly competent at getting guests on and off the property safely and without impact to the traffic flow on Curtis Pike. We have maintained an excellent relationship with neighbors and continue to ensure that things like music volume and timing are managed to ensure minimal impact or inconvenience. I continue to live onsite as my primary residence. We have been present for every event to take place on the property to ensure these regulations and restrictions are always adhered to. We have recently developed a relationship with Richmond Police Department and have hired off-duty officers to ensure the safety of all guests and residents utilizing Curtis Pike. To my knowledge, we have not received any complaints about traffic, noise, or the general use of the property for events. The approval of the occupancy increase will allow us to continue attracting events to this area and allow us to remain competitive with similar venues in the area.

I am enclosing a copy of the existing Conditional Use Permit issued on June 17, 2021 for reference of all other property uses and conditions.



Planning & Building Codes
135 W. Irvine St., 3rd Floor
Richmond, KY 40475
859-624-4780
www.madisoncountky.us

DOCUMENT NO. 2014049033
RECORDED August 18, 2021 02:41:00 PM
TOTAL FEES \$50.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: BRIAN C ABNEY
COUNTY: MADISON COUNTY
BOOK: MC382 PAGES: 627 - 627

CERTIFICATION OF LAND USE RESTRICTION

NAME: Megan Bloomer

ADDRESS: 1920 & 1950 Curtis Pike, Richmond Ky 40475.

TYPE OF RESTRICTION(S):

- ☐ Zoning Map Amendment: _____ To _____ Zone
- ☐ Development Plan
- ☐ Unrecorded Subdivision Plat
- ☐ Dimensional Variance
- ☒ Conditional Use Permit
- ☐ Conditional Zoning Condition
- ☐ Other; Specify: _____

SPECIFICATIONS:

The Madison County Board of Adjustments has approved a conditional use permit for an event venue located at 1920 & 1950 Curtis Pike: With the following enclosures 1-7 made a part of this permit. (Please see attached document for enclosures.) Enclosure 6 is amended to say no more than 8 people overnight & max occupancy is 100 People. The only permanent signage would be a 2x3 foot sign identifying the property & two temporary traffic flow signs to be posted on the day of the events only.

Issued: June 17th, 2021.



Director, Planning & Development

