

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: 1/27/25

Application No. _____

Hearing Type:

☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Andrew Simpson

Mailing Address: 3026 Pooty Ridge Rd

City/State/Zip Code: Richmond KY 40475

Telephone Number: 859-358-5733

Address of Property Requesting Hearing: 2476 Barnes Mill Rd

Property Owner's Name: Andrew Simpson

Existing Land Use: Agriculture Existing Zoning Classification: Agriculture

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).

Use Barn for Event Space.

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: Andrew Simpson Date: 1/27/25



Driveway →

Parking

DOOSEY RIDGE RD BARNES MILL RD

POOSEY RD

Narrative Statement:

The property is located a minimum of 200 yards from any neighboring residences or businesses, providing a significant buffer zone that helps minimize the impact on adjoining properties. It sits on a parcel with 2 acres of available parking space, ensuring that parking demand can be comfortably met without congestion spilling over onto surrounding areas. The site is positioned at the intersection of three state highways, offering excellent access for vehicular traffic. Given this, traffic flow is expected to be smooth, with minimal disruption to neighboring properties due to the ample road capacity and the site's large open space of over 4,200 square feet.

Utilities are provided by county septic systems and Bluegrass Energy for electric services. The absence of direct municipal sewer connections will be mitigated by the well-maintained county septic system, ensuring the proper management of wastewater. There are no current signs on the property, but a planned sign will be no larger than 4x8 feet, ensuring that visual impact is kept to a minimum. Waste management will be handled by Rumpke trash service, known for its reliable and efficient handling of waste, which will further limit the potential for any disruptive effects.

Economic Effects:

The proposed use of the property, coupled with its strategic location at a three-way intersection of state highways, offers an opportunity to contribute to local economic activity. With a substantial parking area and a relatively low sign size (under 4x8 feet), the business or service could potentially attract customers without overburdening the surrounding area. Given the ample open space and access to public utilities, this development could generate local jobs and contribute to local revenue without disrupting the local economy or property values in the area.

Noise Effects:

Noise levels at the site are expected to be minimal due to the property's significant distance from neighboring properties (at least 200 yards) and the quiet nature of the surrounding area. Traffic noise from the three intersecting highways may be audible from the site itself, but the property's location and the buffer space will prevent this from affecting nearby residences or businesses. Additionally, the site's size and open space offer natural sound attenuation, further limiting any potential noise disruptions to adjoining properties. Activities conducted on the property will be planned to comply with local noise ordinances, ensuring that operations do not negatively impact the surrounding area.

Glare Effects:

Glare from the site is expected to be minimal as there are no significant sources of artificial lighting that would disrupt adjoining properties. The installation of a 4x8 sign is not expected to create significant glare, as the size and placement of the sign will be carefully considered to avoid direct light pollution. Given the surrounding open space and the property's considerable distance from neighboring properties, the potential for light spillage is minimal, ensuring that glare from headlights or signage does not impact adjacent landowners.

Odor Effects:

Odors from the property are unlikely to be a concern for adjoining properties. The use of county septic systems ensures that wastewater is properly managed, and the property is serviced by Rumpke, a reputable waste management provider, reducing the risk of odor from trash collection. Given the lack of any industrial operations on-site and the open nature of the surrounding land, there is little potential for unpleasant odors to travel beyond the property boundaries. If there are any activities that generate odors, they will be monitored and controlled to remain within acceptable limits, in accordance with local regulations.