

**AARC Minutes
October 14, 2009**

Present

John Wilhoit, Dianne MacDonald, Skip Phillips, Lori Garkovich, Pattie Wilson

Guest:

Bob Cromartie of Ardmore Stud, LLC

Minutes:

Approval of minutes of September 10, 2008 AARC meeting was unanimous.

Review of application of Alan Briggs/Ardmore Stud, LLC

The following motion was unanimously **approved**:

The AARC recommends to the Board of Adjustment the approval of the application of Alan Briggs/Ardmore Stud, LLC (2519 McCracken Pike, A-1 Zoning District) to utilize dwellings on the farm as a bed & breakfast/inn with some seasonal events with the following conditions:

- a. No more than 24 special events (private or nonprofit) per year**
- b. A limit of 200 persons per event**

Justification for the approval of this application:

The AARC conducted a site visit on Wednesday October 7, 2009 at 8AM.

The primary use of this 125+ acre Ardmore Stud is as a Thoroughbred farm. The proposed bed & breakfast/inn will be within the main residence and a guest cottage (old slave quarters) for a total of 5 bedrooms and 3.5 baths. The bed & breakfast/inn will be operated as an incidental and secondary use of the dwelling and at least one of the owners of the farm shall be occupying the main house. The one bedroom guest cottage is primarily used by clients/customers of the Thoroughbred operation and will be available for bed & breakfast visitors when not needed by the farm business.

The application acquired 105 points on the decision tree, substantially above the 70 point requirement for consideration for approval. The applicant has provided proof of insurance, approval by the health department of septic systems and the kitchen that will be used to provide meals to guests. Water is drawn from wells and an ultraviolet treatment system is used to purify the water for use by people and horses.

The main house bed & breakfast/inn is physically separated from the barns and the horse farm operation by a creek and is physically distant from all adjacent properties. Next to the main house which will be the primary bed & breakfast/inn is a restored cattle barn which houses the farm office and is suitable for hosting small events. Across the creek on the operational horse farm, there is an 18 stall barn where events can also be held.

The owners have conducted in-depth reviews of the historic records associated with the house and have restored the main house, a barn and other out-buildings as close as possible to their original character. The owners want guests to have an educational experience, learning both about the history of the area as well as all aspects of the operation of a commercial

Thoroughbred farm. Guests will be accompanied by a staff member when they visit the horse farm operation side of the farm.

There will be 14 parking spaces available for Bed and Breakfast/Inn guests.

All interior roads on the farm are paved.

Events will be limited to those seasons when they do not infringe on the operations of the Thoroughbred farm, the primary agricultural enterprise on this farm, and will be limited in size because the owners do not want to disturb pastures with significant amounts of field parking. On their farm in Florida, the owners hosted small weddings and civic events in partnership with their local Chamber of Commerce and other nonprofit organizations. This farm is ideally suited for smaller events and for the film industry because it represents a "classic" Kentucky cattle/horse farm.

It was the conclusion of the AARC members that this proposal met all the requirements under Woodford County's Bed and Breakfast/Inn Establishments (Amended December 2006) ordinance as well as the AARC's decision criteria for Agri-Tourism/Businesses.

Other business

Review of the progress on implementing the Woodford Rural Land Board following its approval by the Fiscal Court. Lori reported that they were working on the proposed By-Laws and had drafted letters to go out to agencies that will be making recommendations for Board members.

No progress yet on organizing the workshop on Trails/Bed & Breakfasts

Next regular scheduled AARC meeting is November 18, 2009

Submitted by
Lori Garkovich
Secretary AARC