

September 2, 2024

Our proposed Special Use for the property located at 1300 Hwy 29 N will insure that the 20.4 acres and the existing historic farm house will remain rural and consistent with AR zoning. The FLU is currently set at rural and it is our intention to maintain this family farm as a family farm. We purchased it in 2018 from the Hull family and they can trace their family's connection to the farm back to the 1940's and the Alewine family before that. The AR zoning allows (with Special Use approval) for a Bed & Breakfast as long as it is limited to no more than ten guest units (Sec. 9-5-2). Our farm has less than 10 guest units. There are currently no ACC roads, water lines, or sewer lines accessing the property and according to the FLU and P & Z there is no intention of expansion onto our property. The proposal will not have an adverse effect on the surrounding area since this farm has been here for 100+ years and is accessed via a private driveway. The existing architecture of the farmhouse is common vernacular for homes of this age located in rural areas. The 1300 sq ft size is smaller than the residential neighborhoods that surround our property. There will be no contributing environmental impacts to the surrounding area. The house sits in the middle of a 21 acre regenerative agriculture farm. We have minimal exterior lighting and all exterior lighting fixtures have shields to focus light down. Neighboring houses are not visible from the existing farmhouse and there is no impact on future transportation corridors.

We have managed the farmhouse as a STR since 2021 and have had a very successful relationship with every guest. We have a private entrance and driveway to minimize impact to neighbors. We carefully select clientele based on past ratings and their response to our initial email asking why they are coming to town. Our rural location deters the party crowd and we book to families or travelers looking for a quieter place to stay and those that appreciate the natural setting.

Our proposed Special Use will require no additional work or expansion as everything is in place to run this STR and farm successfully. We are seeking to convert a successful STR into a legal STR with the changing rules in ACC.