



Bullitt County Planning and Zoning Conditional Use Permit Staff Report

Docket No:	2025CU-16
Owner/Applicant:	Katrina Kaufman
Location:	875 E Pioneer Dr
PVA #:	048-000-00-060 located in the unincorporated area of the county
Request:	Operation Air B-N-B
Zone:	Conservation

CONDITIONAL USE: A use which is essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless special restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulations.

Section 5.305 Table of Type of Application Review by Zone

Tourist Homes are allowed in the Conservation zoning classification with a granting of a conditional use permit.

Current Land Use

The property is **developed**. If developed, the following structures are located on the property **Residential home as well as a detached garage**.

Requested Conditional Use Permit

The applicant has requested a conditional use permit for a short-term family friendly rental on property located at 875 E Pioneer Dr. The immediate plan is to use the main home as a vacation rental, with future phases focused on restoring and enhancing the two existing structures on the property to additional rental opportunities. Property sets on 21 acres and borders the Boy Stout Property of 1,000 acres.

Specifics

- Attached 2-car garage and large parking pad.
- Existing septic system sized to accommodate large family
- High speed Wi-Fi and internet
- Trash collection service available

