



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-36
Owner:	Poe Shep LLC
Applicant:	BHW Properties LLC
Rezone:	R-3 to B-2
Location	W Blue Lick Rd
Parcel:	036-000-00-013D
Legislative Body/Size:	Shepherdsville 1.699 acres +/- Unincorporated Area 2.497 acres +/-
Purpose:	Dollar General
Comprehensive Plan	High Density Residential

Countywide Criteria

Environmental

1. A portion of the Development is in the flood plain, however the building will not be.
5. Detention basins are noted on the site plan. Drainage will be reviewed and approved by the City of Shepherdsville as part of the site plan approval.

Compatibility and Character

1. Overall density is compatible with existing development in the area.
2. There are no known historic sites on the property.

Utilities and Services

1. Utilities are available in the area

Transportation

1. West Blue lick is a state road with sufficient capacity for the project.
Ingress/Egress will be reviewed and approved by KYTC District 5 staff.
2. ROW is sufficient.
3. There is only one access point shown.

Development Area Criteria

Compatibility and Character

2. Overall density is compatible with existing development in the area.

Utilities and Services

1. Utilities are available in the area.
2. Fire Hydrant location will be review by the Fire Department as part of site plan approval.

Future Land Use Map High Density Residential Criteria

10. Supportive Uses (must support or serve an intended use):
 - a. Public Uses

b. Neighborhood Commercial (should serve the nearby residents rather than a larger market and be located on the same parcel/within a multi-family development or be located at a strategic crossroad within a residential development).

i. Neighborhood Retail & Services Uses (such as a “corner store,” dry cleaners, or daycare but should not include high traffic uses such as gas stations)

Current Land Use

The property is currently vacant.

R-1 Setbacks and Buffers

Front: 0

Side: 0

Rear: 0

Buffering will not be required adjacent to residential zoning.

Lot Size

5.702

c. There shall be no minimum area or lot width requirements within the “B-2” zone.

d- There shall be no minimum front, side or rear yard requirements in this zone

e- There shall be no height limitations in this zone.

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Parcel ID: 711631145
Sec/Twp/Rng: n/a
Property Address: W BLUE LICK RD
District: 11-Shepherdsville City
Brief Tax Description: TRACT 2 - PLAT 5-023 - MINOR PLAT FOR POE SHEP LLC
(Note: Not to be used on legal documents)

Alternate ID: 036-000-00-013D
Class: Residential
Acreage: 4.62

Owner Address: POE SHEP LLC
111 W WASHINGTON ST #101
LOUISVILLE KY 40202



Bullitt Future Land Use

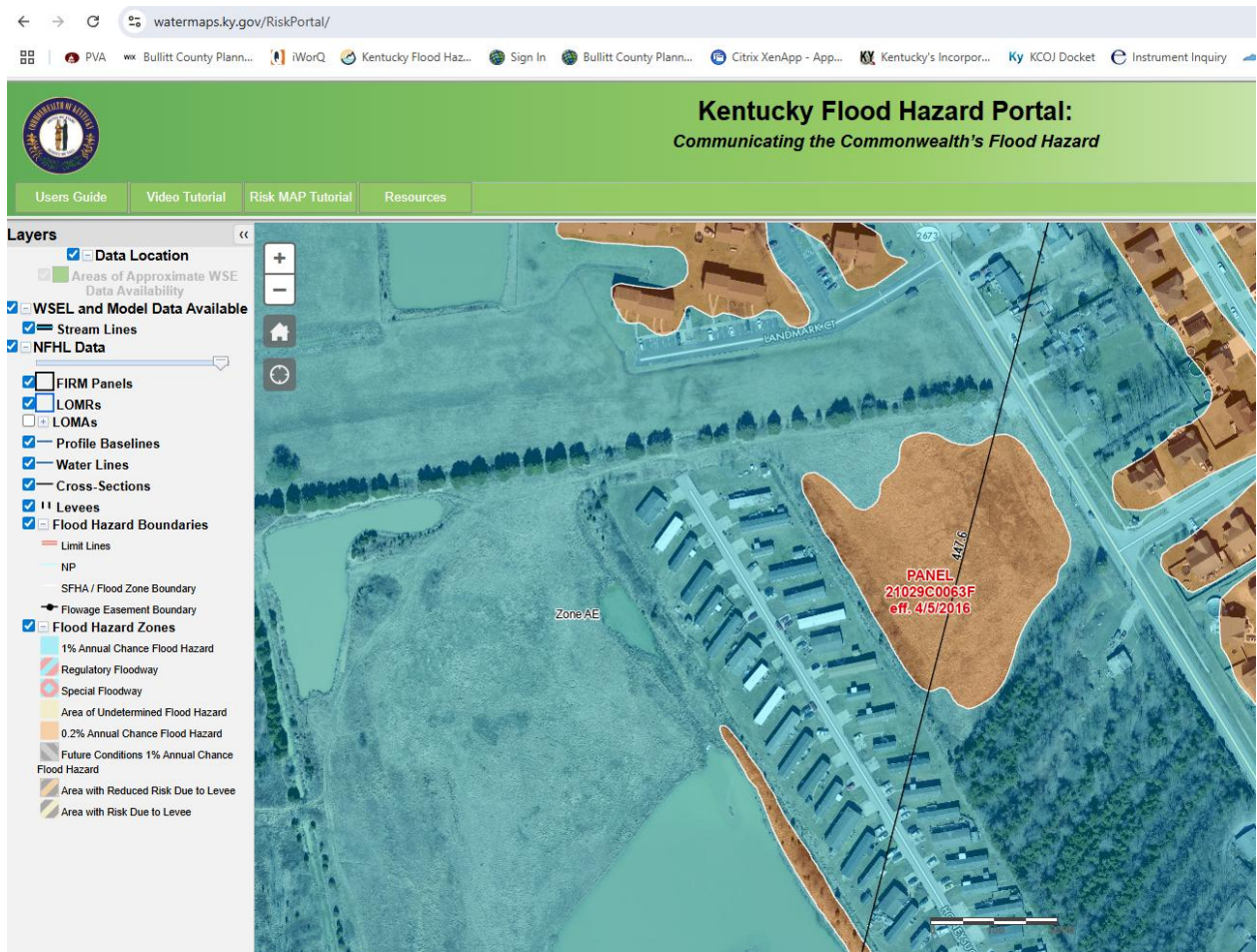
FutureLand

-  LOW-DENSITY RES
-  MEDIUM-DENSITY RES
-  HIGH-DENSITY RES
-  MIXED USE
-  COMMERCIAL
-  CONSERVATION
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  AG/RURAL RESIDENTIAL



Bullitt County Zoning

-  AG
-  B-1
-  B-2
-  C
-  EP
-  EP-A
-  FN
-  I-G
-  I-L
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4
-  SPLIT
-  SR



The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

Mc – McGary Silt Loam: Poorly drained clayey soils. Deep, poorly drained clay, silty clay, and silty clay loam and loam soils of the flood plains and stream terraces with moderate to high productivity potential.

