



Bullitt County Planning and Zoning Conditional Use Permit Staff Report

DOCKET NO.:	2025CU-11
Owner/ Applicant:	Brandon & Tristin Hanna
Location:	825 Hoagland Hill Rd
PVA#:	083-000-00-010 located in the unincorporated area of the county
Request:	Conditional Use Permit to run a short-term rental on property
Acreage:	63 acres more or less
Zoning:	Agricultural

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 agricultural 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 and garage as well as an existing Airbnb.**

Requested Conditional Use Permit

The applicant has requested a conditional use permit for a short-term rental on property located at 825 Hoagland Hill Rd. In 2022 a Conditional Use Permit (2022CU-04) was granted for an Airbnb.

Specifics

- Construct a 1 bedroom, 1 bath 30' Dome Home short-term rental on back portion of property.
- Septic Permit has been approved
- A 35' access easement will be provided to the site with ample parking spaces.
- Rental agreements are for 2-7 days maximum
- Will be advertised on Airbnb site
- Similar to existing dome structure on property

Justification

There are currently no hotels in the Mt. Washington area and this would add value to the area. The proposed location of the building will be shielded from public view by existing tree coverage.

