



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-40
Owner/ Applicant:	Robert Hodges
Rezone:	AG non-conforming to R-1
Location	225 & 227 Pryor Valley Rd
Parcel:	036-N00-02-019
Legislative Body:	Unincorporated area of the county
Size:	2.14 Acres more or less
Purpose:	Create two lots and bring property into compliance
Comprehensive Plan	Low Density Residential

Countywide Criteria

Environmental

1. The property is not in the flood plain.

Compatibility and Character

1. Overall density will not change and is compatible with the area.
2. There are no known historic sites on the property.

Utilities and Services

1. Utilities are available to the affected properties

Transportation

1. Traffic will not be increased and has adequate access to Pryor Valley Rd.

Development Area Criteria

Compatibility and Character

2. Overall density will not change and is compatible with the area.

Utilities and Services

1. Utilities are available in the general area.

Future Land Use Map Commercial Criteria

2. Single-Family Dwellings (typically about 3-4 units per acre)

Current Land Use

The property is currently vacant.

R-3 Setbacks and Buffers

Front: 50

Side: 15

Rear: 25

Buffering will not be required adjacent to residential zoning.

Lot Size

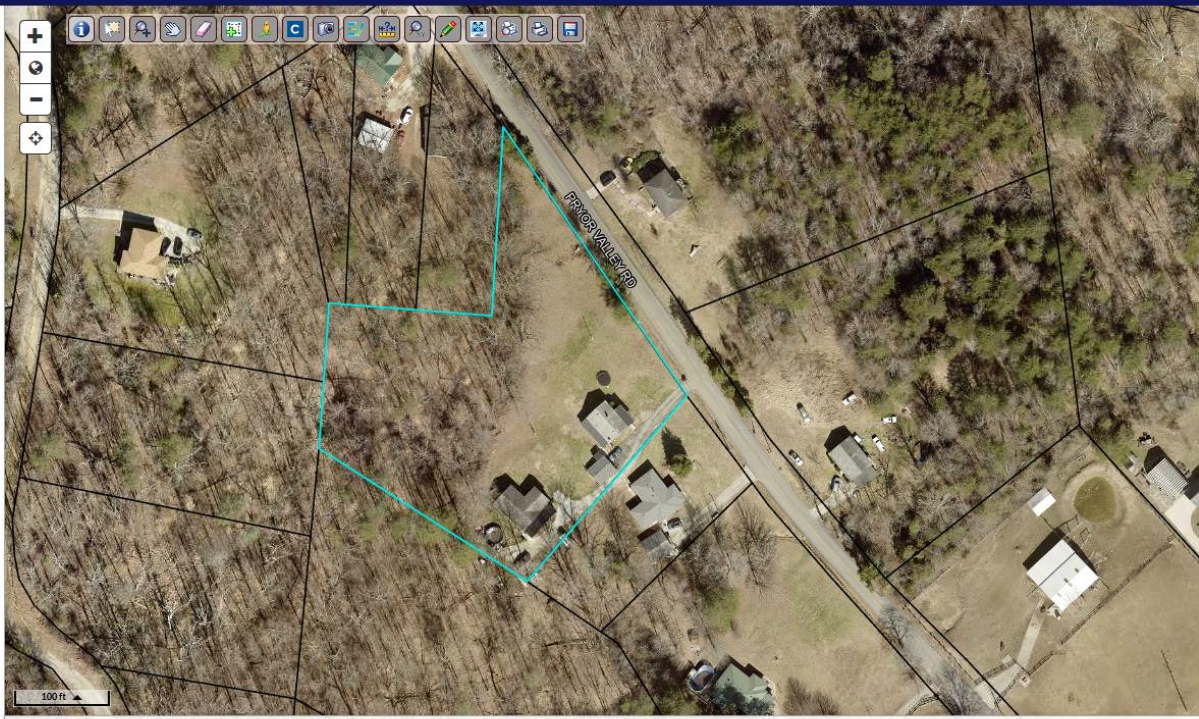
1. Every single-family dwelling shall be located on a single lot of not less than fourteen thousand (14,000) square feet in area. The minimum lot width at the building line shall not be less than one hundred (100) feet. 2. Two-family dwellings or duplexes shall require a minimum lot size of not less than seventeen thousand five hundred (17,500) square feet with a minimum lot width measured at the building line of not less than one hundred twenty-five (125) feet.

beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=18&PageID=82338&Q=535955640&KeyValue=399725

Bullitt County Plann... iWorQ Kentucky Flood Haz... Sign In Bullitt County Plann... Citrix XenApp - App... Kentucky's Incorpor... KY KCOJ Docket Instrument Inquiry Protected

c.net™ Bullitt County, KY PVA

Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator



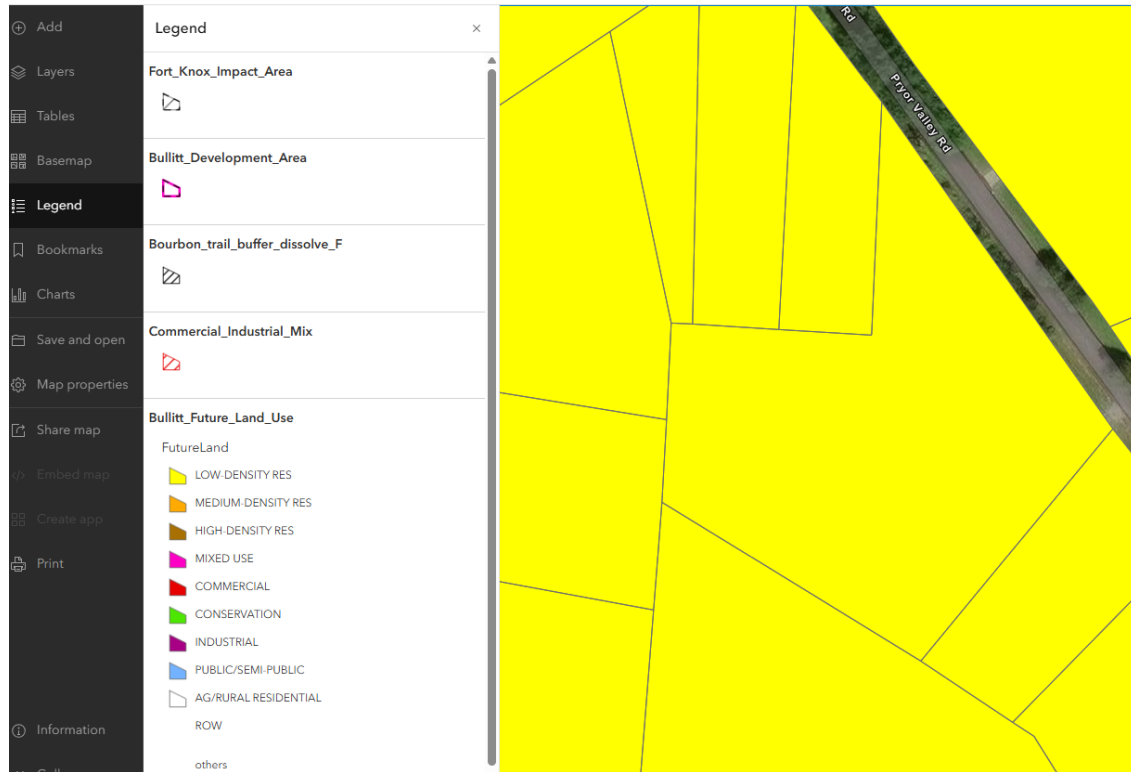
Parcel ID 399725
Sec/Twp/Rng n/a
Property Address 225 PRYOR VALLEY RD
District
Brief Tax Description

04-County / Zoneton Fire
PRYOR VALLEY RD

Alternate ID 036-N00-02-019
Class Residential
Acreage 2.137

Owner Address HODGES ROBERT GARY & MATSON TIARRA B
225 PRYOR VALLEY RD
SHEPHERDSVILLE KY 40165

2045 Bullitt County Comprehensive Plan



County Kentucky Zoning Classification





Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard

[Users Guide](#) [Video Tutorial](#) [Risk MAP Tutorial](#) [Resources](#)

Layers

- ☒ Data Location
 - ☐ Areas of Approximate WSE Data Availability
- ☒ WSEL and Model Data Available
 - ☒ Stream Lines
- ☒ NFHL Data
 - ☒ FIRM Panels
 - ☒ LOMRs
 - ☐ LOMAs
 - ☒ Profile Baselines
 - ☒ Water Lines
 - ☒ Cross-Sections
 - ☒ Levees
 - ☒ Flood Hazard Boundaries
 - Limit Lines
 - NP
 - SFHA / Flood Zone Boundary
 - Flowage Easement Boundary
- ☒ Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee
 - Area with Risk Due to Levee

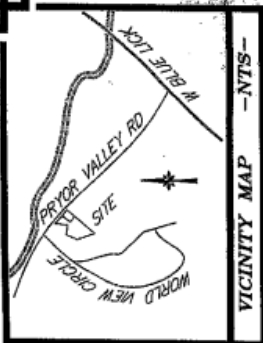


The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

TrD – Trappist Silt Loam Moderately deep upland soils. Moderately deep, silty clay loam, silt loam or fine sandy loam soils of the uplands with slopes about 6 to 30 percent and moderate productivity potential.

LfE – Lenberg Carpenter: Moderately deep upland soils. Moderately deep, silty clay loam, silt loam or fine sandy loam soils of the uplands with slopes about 6 to 30 percent and moderate productivity potential





VICINITY MAP -NTS-

- LEGEND**
- INDICATES SET 1/2" REBAR 18" LONG WITH ORANGE PLASTIC CAP STAMPED JCMH NY PLS 3886
 - INDICATES FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED MARMSTRONG PLS 541
 - INDICATES FOUND 6" SAND STONE STANDING AT A FALLEN FENCE CORNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY SURVEYING BOARD. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY SURVEYING BOARD. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT AND THE KENTUCKY SURVEYING BOARD.

JAMES C. McAdams III
3886

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF KENTUCKY

MINOR SUBDIVISION PLAT

FOR
ROBERT HODGES & TIARRA MATSON
225 PRYOR VALLEY ROAD
SHEPHERDSVILLE, KENTUCKY 40165

SCALE: 1" = 100' DATE: 06/30/25 DWM BY: JCMH

8120 IRVINGBURG ROAD
KENTON, KY 40127
(502) 312-2848
mccadamsurvey@gmail.com

McAdams
SURVEYING

PURPOSE

THE PURPOSE OF THIS SURVEY AND MINOR PLAT IS TO SEPARATE 2 HOMES ON 1 PROPERTY AS TO CONFORM TO CURRENT PLANNING & ZONING REGULATIONS AND TO PURCHASE ADDITIONAL LAND ENLARGING TRACT 2

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPROPRIATIONS, RESTRICTIONS AND/OR EASEMENTS IN EFFECT TO DATE. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE BULLITT COUNTY PVA OFFICE ON MAY 9, 2025.

OWNER CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DEPICTED HEREON HAVE REQUESTED THIS DEMONSTRATION / DEMONSTRATION AND HEREBY APPROVE IT AS SHOWN.

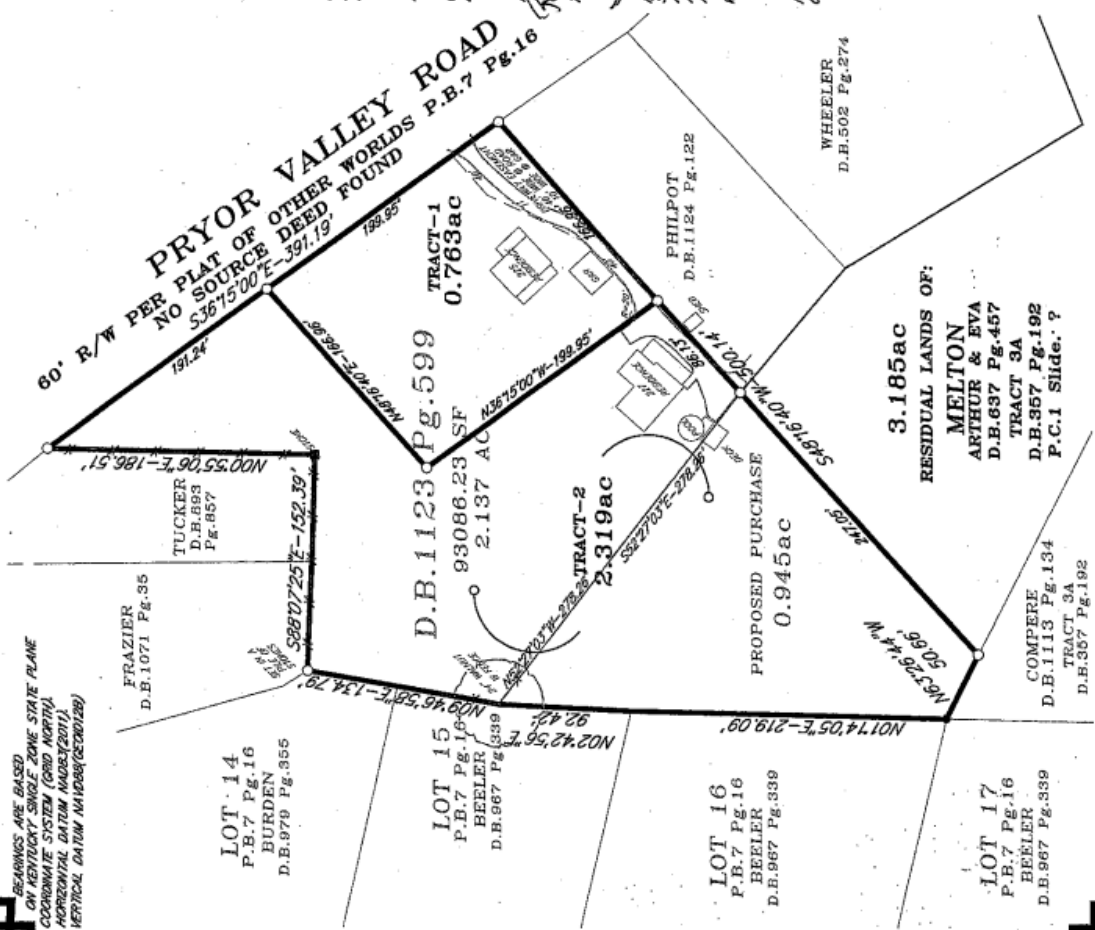
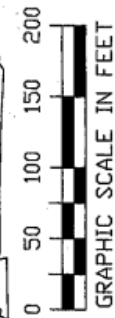
ARTHUR MELTON RESIDUAL AND SELLING DATE 7-8-25
Tierra Matson
EVA MELTON RESIDUAL AND SELLING DATE 7-8-25
Robert Hodges TRACT 1 & 2 DATE 7-8-25
Tierra Matson TRACT 1 & 2 DATE 7-8-25

NOTARY CERTIFICATION

I, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE OF KENTUCKY, AT LARGE, DO HEREBY CERTIFY THAT THE ABOVE SIGNATURES WERE SIGNED, SUBSCRIBED, SIGNED, ACKNOWLEDGED AND DELIVERED BY EACH, BEING THEIR LAWFUL ACT AND DEED FOR THE PURPOSES STATED.

WITNESS MY HAND THIS 8th DAY OF July 2025

NOTARY PUBLIC
COMMISSION EXPIRES 8/24/2025



BEARINGS ARE BASED
ON KENTUCKY SINGLE ZONE STATE PLANE
COORDINATE SYSTEM (GEO NORTH)
HORIZONTAL DATUM NAD83(2011)
VERTICAL DATUM NAVD83(2011)