



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:	Shepherdsville
Size:	1.67 Acres more or less
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.

qPublic.net™ Bullitt County, KY PVA

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

Layer List Legend

Quick Links:
Property Search
View Map

Layers:
☐ DeedBook/Page
☒ Parcels
☐ Parcel Numbers
☐ Yearly Sales
☒ Roads
☒ USA Major Highways
☒ City Labels
☐ Railroads
☐ Streams and Rivers
☐ Lakes
☒ County Outlines
☐ Assessment Layers
☐ Aerial Photography
☒ 2025 Aerial Photos
☐ 2024 Aerial Photos
☐ 2023 Aerial Photos
☐ 2020 Aerial Photos
☐ 2018 Aerial Photos (NAIP)
☐ 2016 Aerial Photos
☐ 2014 Aerial Photos
☐ 2012 Aerial Photos
☐ 2010 Aerial Photos
☐ 2006 Aerial Photos
☐ 1995 Aerial Photos
[Restore Layer Defaults](#)

Parcel ID 711631145
Sec/Twp/Rng n/a
Property Address W BLUE LICK RD
District
Brief Tax Description

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










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

11-Shepherdsville City
TRACT 2 - PLAT 5-023 - MINOR PLAT FOR POE SHEP LLC
(Note: Not to be used on legal documents)



Bullitt Future Land Use

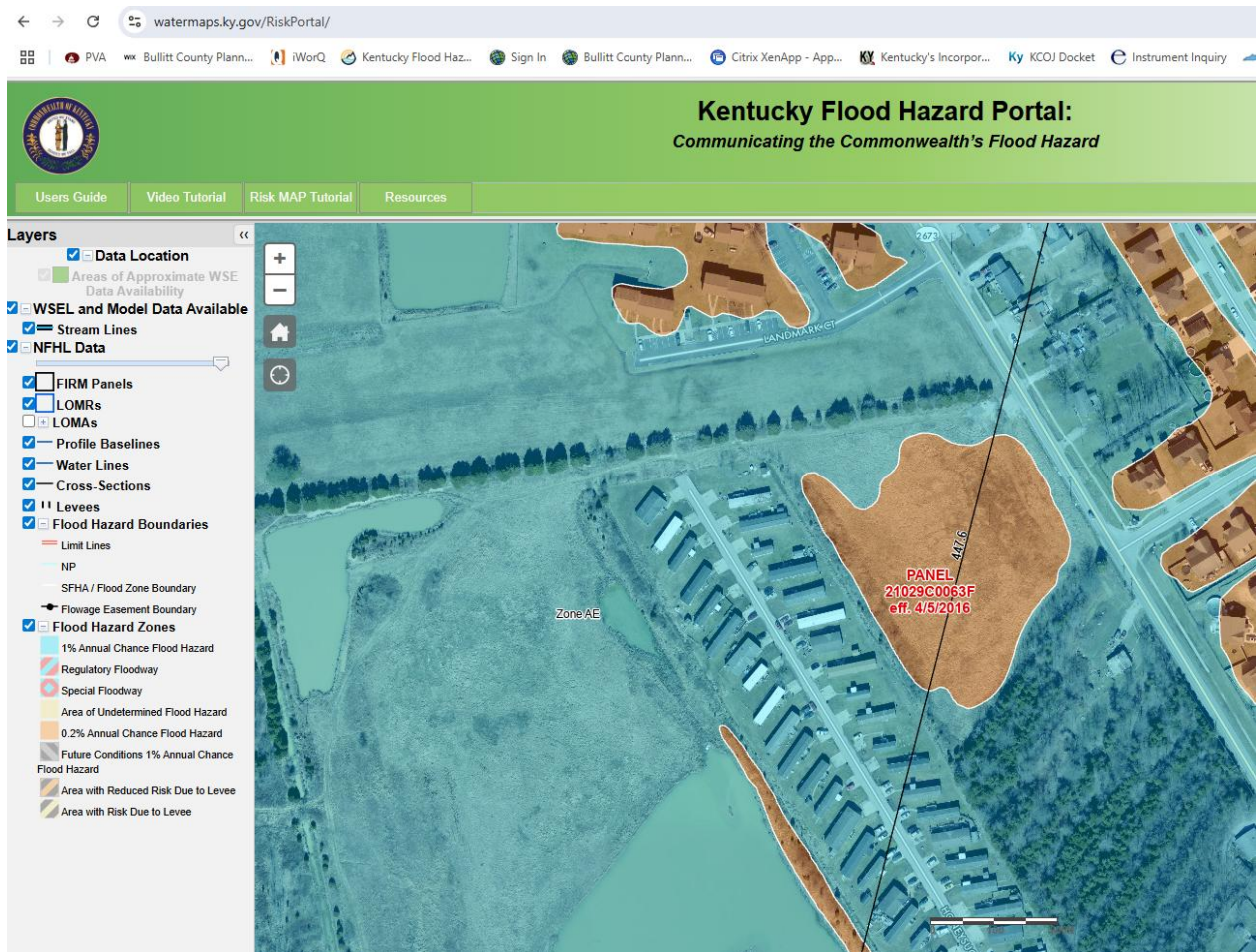
FutureLand

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



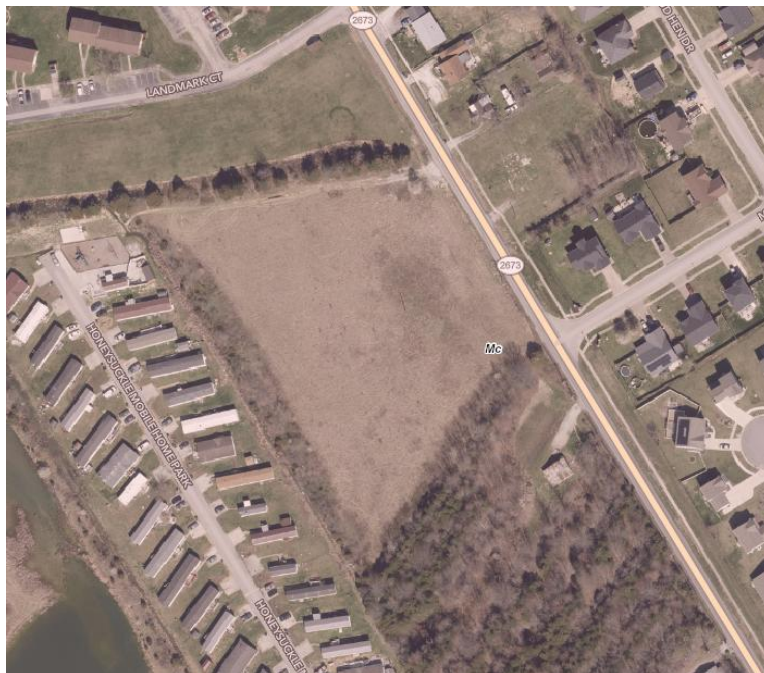
Bullitt County Zoning

-  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.



PRELIMINARY SITE PLAN

CITY, STATE, ZIP: SHEPHERDSVILLE, KENTUCKY 40165
STREET: BLUE LICK ROAD (KY HWY 2673)

PROTOTYPE: TYPE B
BLDG/SALES SF: 10640 / 8513

DEVELOPER
COMPANY: BHW PROPERTIES

DRAWN BY
COMPANY: VANTAGE
ENGINEERING PLC

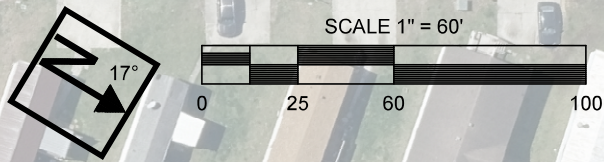
DATE
5/15/2025

ACREAGE: 4.20 AC
PARKING SPACES: 35

NAME: ERIC BREWER

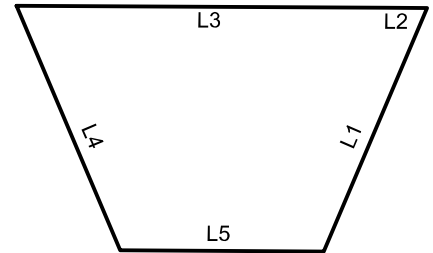
NAME: JUSTIN MCCANE

PHONE: 859-734-0560

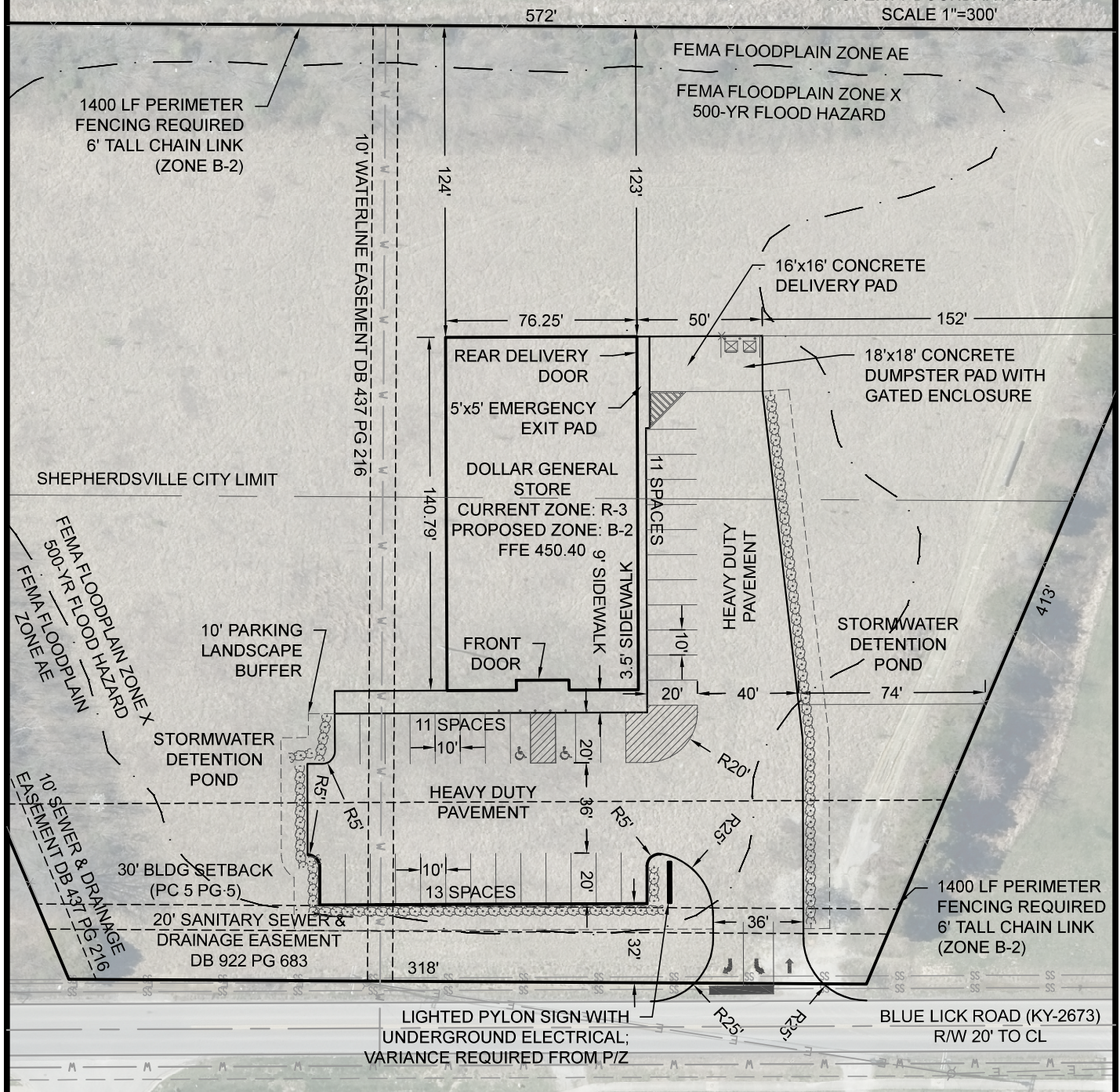


LINE	DISTANCE
L1	413'
L2	69'
L3	572'
L4	415'
L5	318'

DIMENSIONS SHOWN ALONG PROPERTY,
RIGHT-OF-WAY OR LEASE LINES ARE
PRELIMINARY AND SHOWN FOR
INFORMATIONAL PURPOSES ONLY.



PROPERTY BOUNDARY INSET
SCALE 1"=300'



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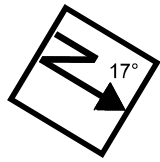
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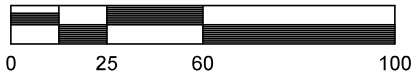
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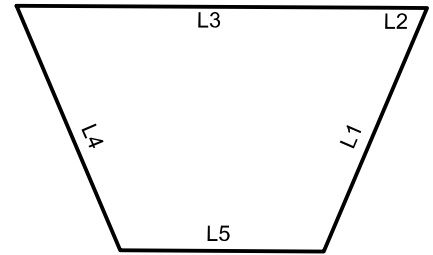


SCALE 1" = 60'

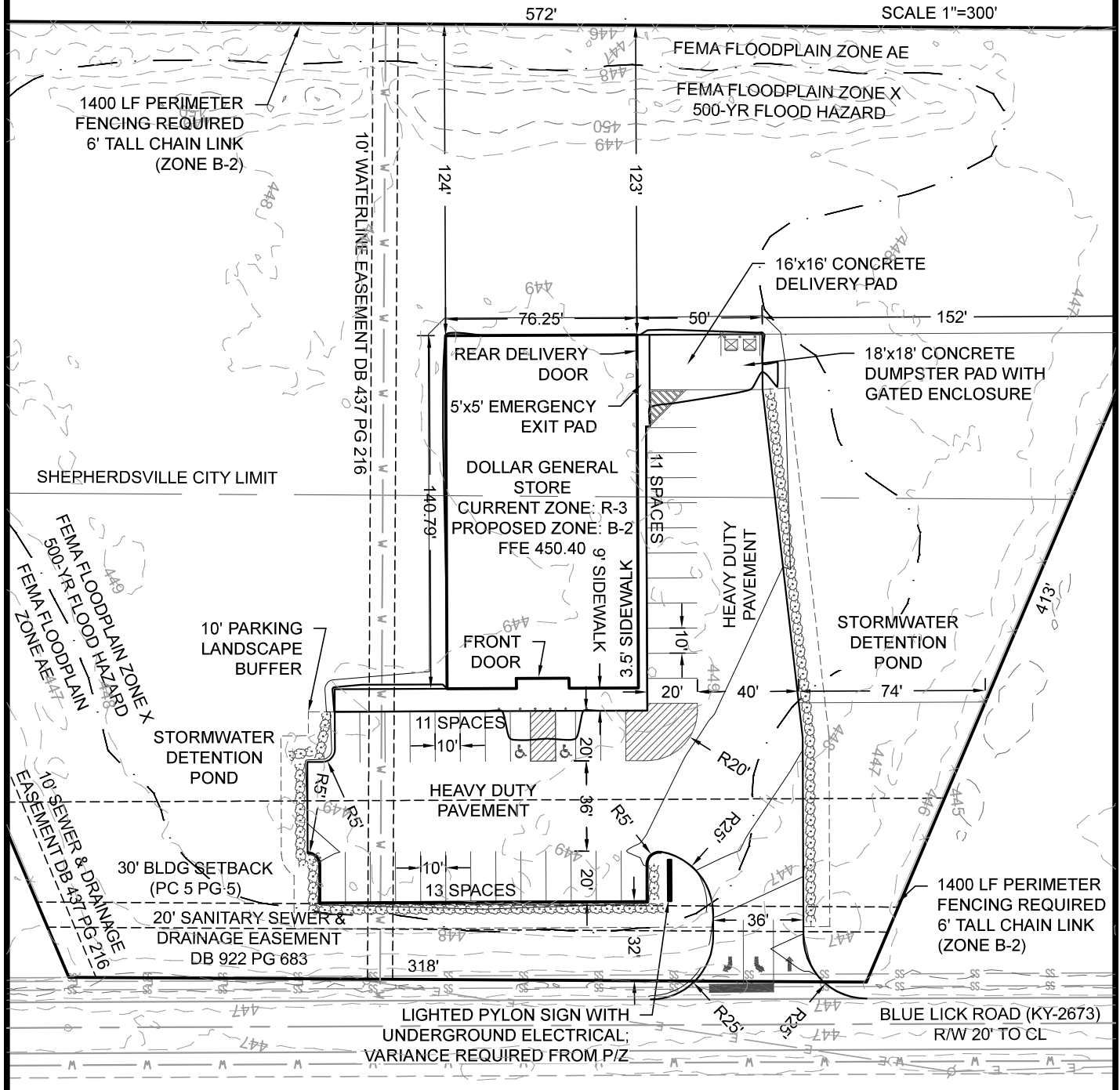


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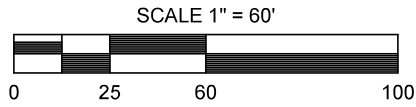
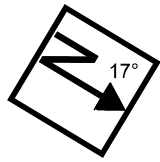
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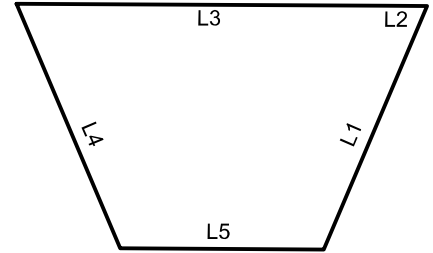
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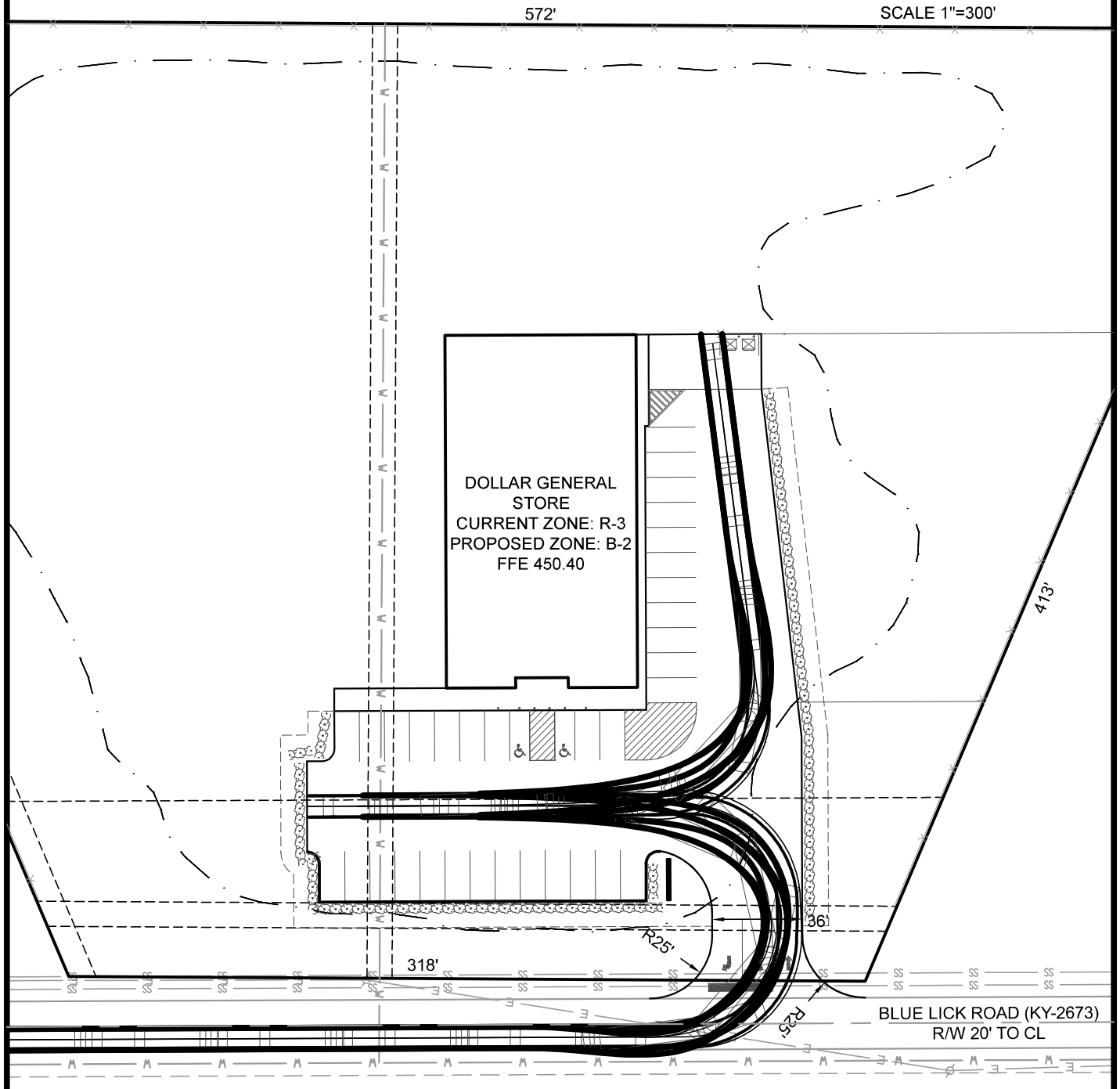
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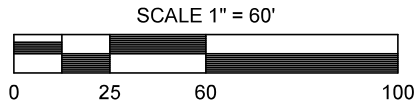
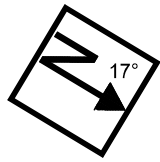
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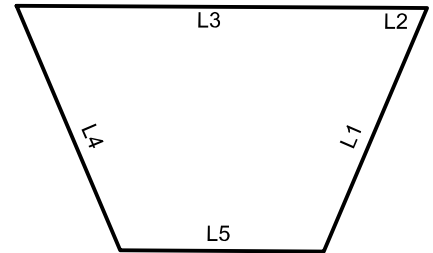
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