

Bullitt County Joint Planning Commission Zoning Map Amendment Staff Report
August 13, 2026

Docket No:	2026Z-38
Owner/Applicant	Gabriel and Alysha Buehler
Rezone	AG to R-1
Location	Skyview Rd
Parcels	007-000-00-017
Legislative Body	Unincorporated
Total Acreage	25.00 total acres more or less
Acreage to be rezoned	14.039 more or less
Purpose	Create 3 lots for Single Family Dwelling
Comprehensive Plan	Agricultural/Rural Residential
Flood Plain Status	Not in Flood Plain
Extensive Grading required	No
Compatible with area	Yes
Historic Sites	No
Fire Department	Nichols Fire
Fort Knox Compatible Use Area	Yes
Road Access	CR-1334
Within Development Area	No



Requested Zoning Requirements

- 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.
- 3. Setbacks
 - Front 50 Feet
 - Side 15 Feet
 - Rear 25 Feet
 - Height Limit 35 feet

Agriculture & Rural Residential Criteria Intended Land Uses

- 1. Agricultural Operations & Activities
- 2. Single-Family Dwellings (typically about 2+ acres per unit)
- 3. Parks & Natural Areas
- 4. Supportive Uses (must support or serve an intended use):
 - a. Agriculturally Based Commercial
 - b. Public Uses

Compatibility & Character

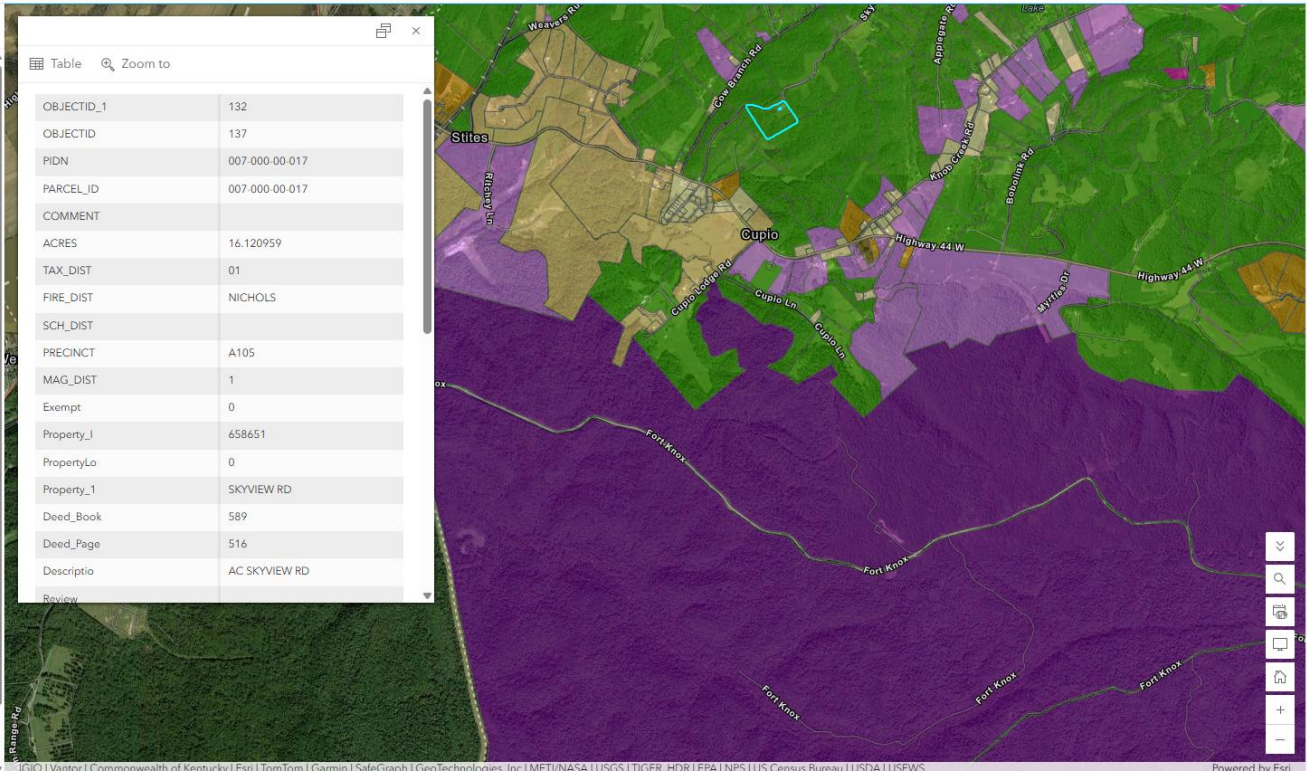
- 1. Development should be rural and reflect the agricultural and/or natural character of the area and be compatible with the impacts from agricultural uses.
- 2. Agricultural operations should be prioritized over non-agricultural land uses.

Fort Knox Compatible Use Area Criteria Intended Land Uses

- 1. The intended land uses should comply with the category on the Future Land Use Map and the development criteria in Checklist
- 3. However, uses that are impacted by noise and/or vibration should be discouraged, specifically:
 - a. Residential uses with lot sizes less than 10 acres;
 - b. Multi-family uses; schools;
 - c. Commercial uses that lodge guests overnight (such as hotels, motels, campgrounds, RV parks, truck/rest stops, and similar); and
 - d. Medical facilities.

Compatibility & Character

- 1. Excessive lighting, use of full cut off light fixtures mounted horizontal to the ground, and building heights (to include cell phone and antenna towers) should be considered in order to minimize conflicts with operations at Fort Knox.



OWNER CERTIFICATION

We certify that we are the owners of this property, as recorded in Deed Book 1132, Page 649 in the Office of the Bullitt County Clerk, and that I have asked that the property be divided so that I may sell a portion of the farm to a family member for their continued use and enjoyment.

Gabriel Buehler 04-4-26
Date
Alysha Buehler 04-4-26
Date

SUNDERLAND
STEVEN & JENNIFER
D.B.899 Pg.212

NOTARY CERTIFICATION

State of Kentucky County of Hardin
I certify that I am a notary for the State-At-Large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

Leida Anderson 4 Apr 26
Notary Public Date
10-14-29
Date Commission Expires
KYNP38639
Commission Number

LEIDA ANDERSON
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION EXPIRES OCTOBER 14 2029

ANIELS
MATTHEW & STEPHANIE
D.B. Pg.

Approved
Bullitt County Joint Planning Commission

This 29 day of June 2024
KEITH
D.B.986 Pg.110
Administrative Official

LINE	BEARING	LENGTH	RADIUS
R10	S72°48'23"E	179.87	661.83'
R11	S63°44'40"E	127.57	
R12	N86°24'44"E	99.53	100.00'
R13	N56°34'08"E	64.76	
R14	N50°45'06"E	29.18	200.00'
R15	N64°56'05"E	188.45	

LINE	BEARING	LENGTH
D1	S43°57'28"W	63.24
D2	S31°10'56"W	112.09
D3	S33°36'02"W	119.55
D4	S25°43'07"W	52.53
D5	S42°16'23"W	117.08

TRACT 1
287668.02 SF
6.804 AC

SKYVIEW DRIVE
points set at 18' offset from center
NO SOURCE DEED FOUND

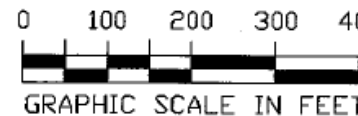
VERIZON LEASE
D.B.743 Pg.467

TRACT 2
449276.06 SF
10.314 AC

HOFFMAN
KEITH
D.B.986 Pg.110

LINE	BEARING	LENGTH	RADIUS
R16	N64°56'05"E	188.45	
R17	N66°56'09"E	13.97	200.00'
R18	N68°56'13"E	146.47	
R19	N32°48'14"E	98.45	75.00'

LINE	BEARING	LENGTH
D6	N42°16'23"E	117.08
D7	N25°43'07"E	52.93
D8	N33°36'02"E	119.55
D9	N31°10'56"E	112.09
D10	N43°57'28"E	63.24



LEGEND

- INDICATES SET 1/2" REBAR 18" LONG WITH ORANGE PLASTIC CAP STAMPED JCM III 3886
- INDICATES SET MAG NAIL WITH ALUMINUM WASHER STAMPED JCM III 3886
- INDICATES FOUND FENCE POST
- OVERHEAD LINES
- X- EXISTING FENCE

BEARINGS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (GRID NORTH) HORIZONTAL DATUM NAD83(2011) VERTICAL DATUM NAVD83(GEOD12B)

BRUCE LARRY
D.B.1146 Pg.904



GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE. THERE APPEARS TO BE UNDERGROUND COMMUNICATIONS ALONG THE SOUTH SIDE OF SKYVIEW ROAD

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 MARCH 11, 2026.

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 USING RTK GPS PROCEDURES USING A JAVAD TRIUMPH 3 BASE AND A JAVAD TRIUMPH LS+ ROVER. THE RELATIVE PRECISION ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.03" + 20PPM. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

STATE of KENTUCKY

JAMES C. McADAMS III
3886

LICENSED PROFESSIONAL LAND SURVEYOR

James C. McAdams III 3/23/26
DATE

MINOR PLAT DIVISION

24.353 acre PROPERTY BELONGING TO
GABRIEL & ALYSHA BUEHLER
SKYVIEW ROAD
WEST POINT, KENTUCKY 40177

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

SCALE: 1"=200'
DATE: 03/23/26
DWN BY: JCM III

JOB NO.:
26-07

8120 BRANDENBURG ROAD
EXRON, KY. 40117
(270) 312-2845
mccadamssurveying@gmail.com

McAdams SURVEYING

Layer List Legend

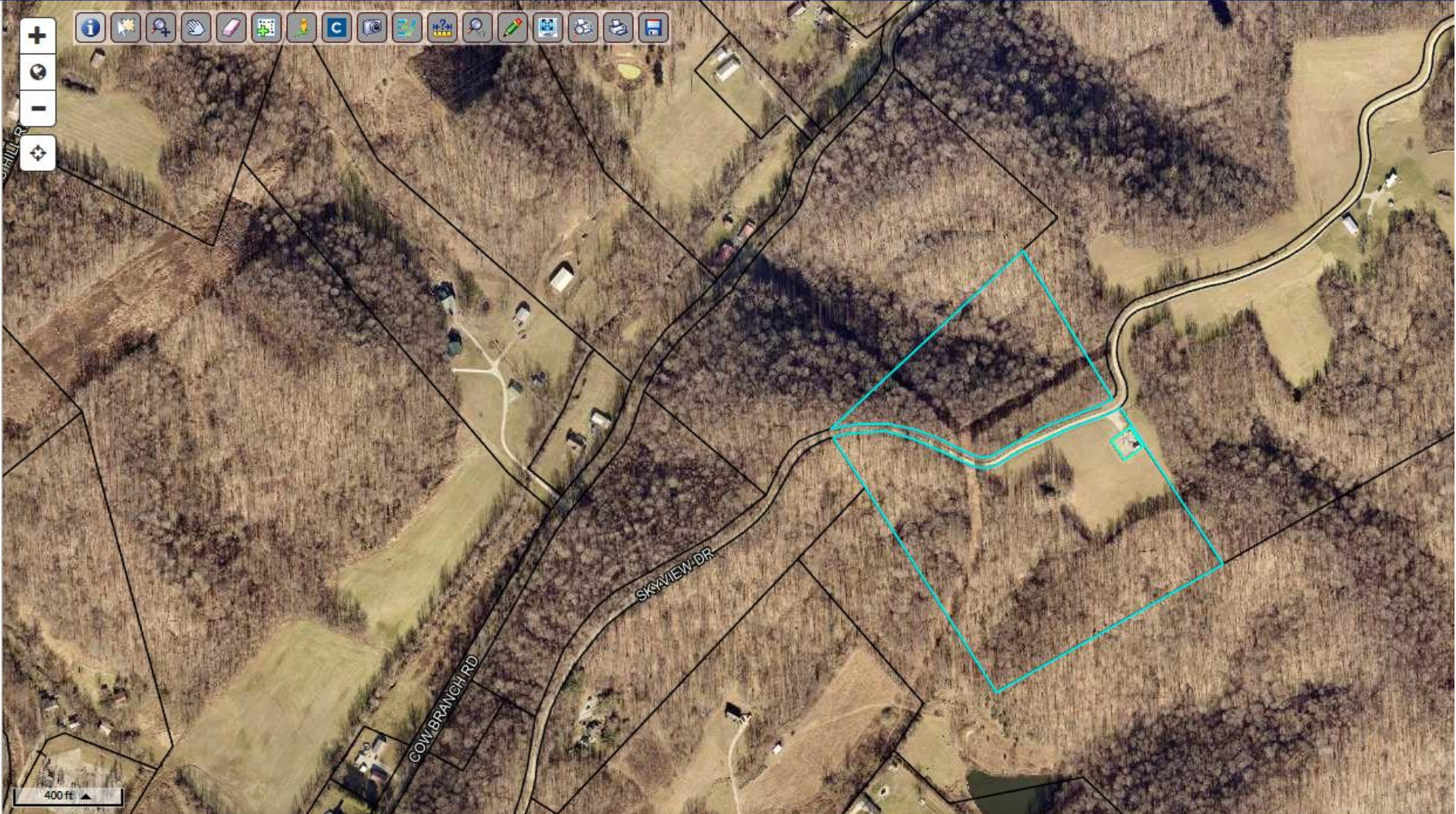
Quick Links:

- [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
 - ☒ 2026 Aerial Photos
 - ☐ 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 426120
 Sec/Twp/Rng n/a
 Property Address SKYVIEW RD
 District
 Brief Tax Description

01-County Nichols Fire
 ACREAGE_SKYVIEW RD
 (Note: Not to be used on legal documents)

Alternate ID 007-000-00-017
 Class Farm
 Acreage 25.0

Owner Address BUEHLER GABRIEL & ALYSHA
 226 SANGRIA DR
 VINE GROVE KY 40175-8453



Kentucky Flood Hazard Portal:

Communicating the Commonwealth's Flood Hazard



Users Guide

Video Tutorial

Risk MAP Tutorial

Resources

1030 skyview rd., west point ky

Search

Clear Selection

Print

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

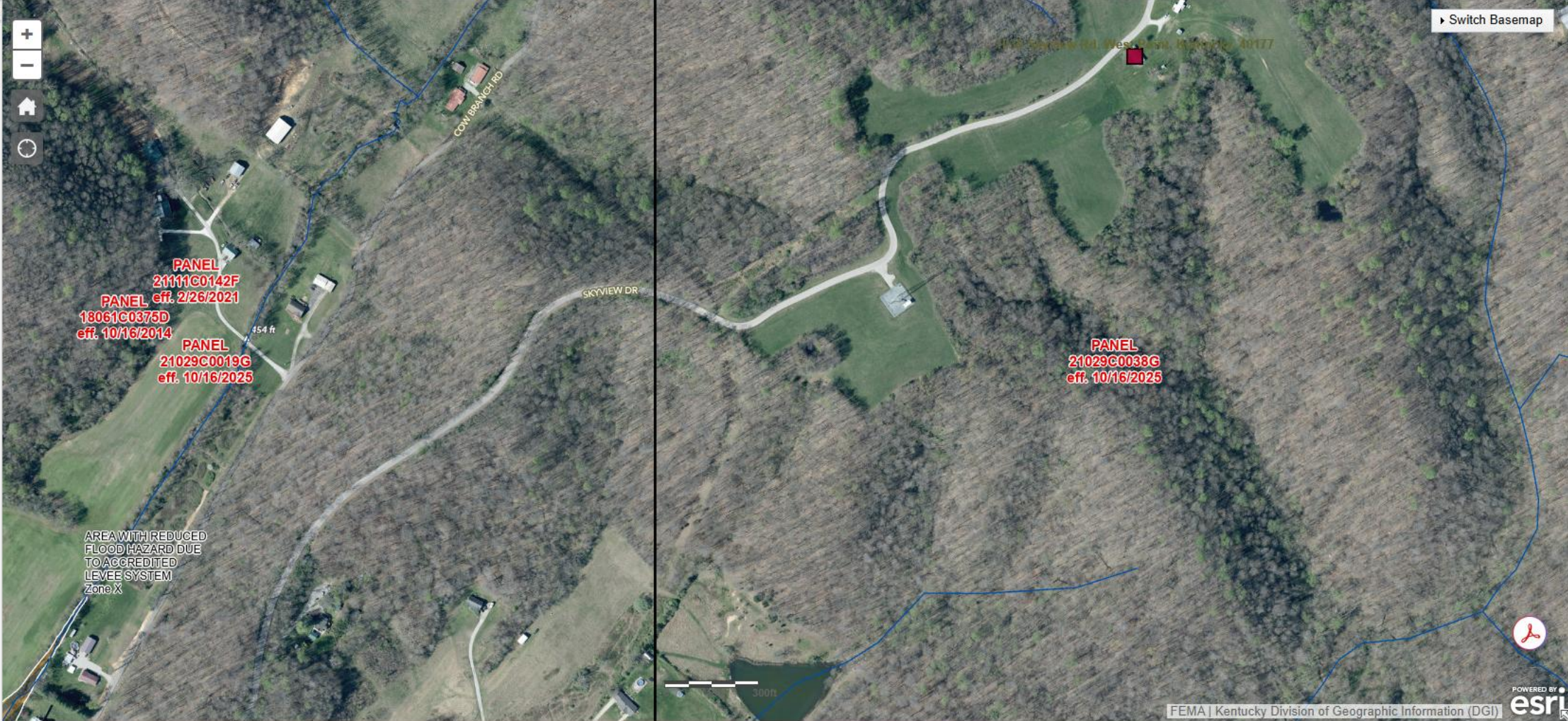
☐ Area of Undetermined Flood Hazard

☐ 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



Legend

BC_ZONE_AUG_21_Export

Zoning

- AG
- B-1
- B-2
- C
- EP
- EP-A
- FN
- I-G
- I-L
- PUD
- R-1
- R-2
- R-3
- R-4
- Roadgap
- SPLIT
- SR
- R-5
- others

Highway 245 Tourism Overlay District



Incorporated Places (KY)

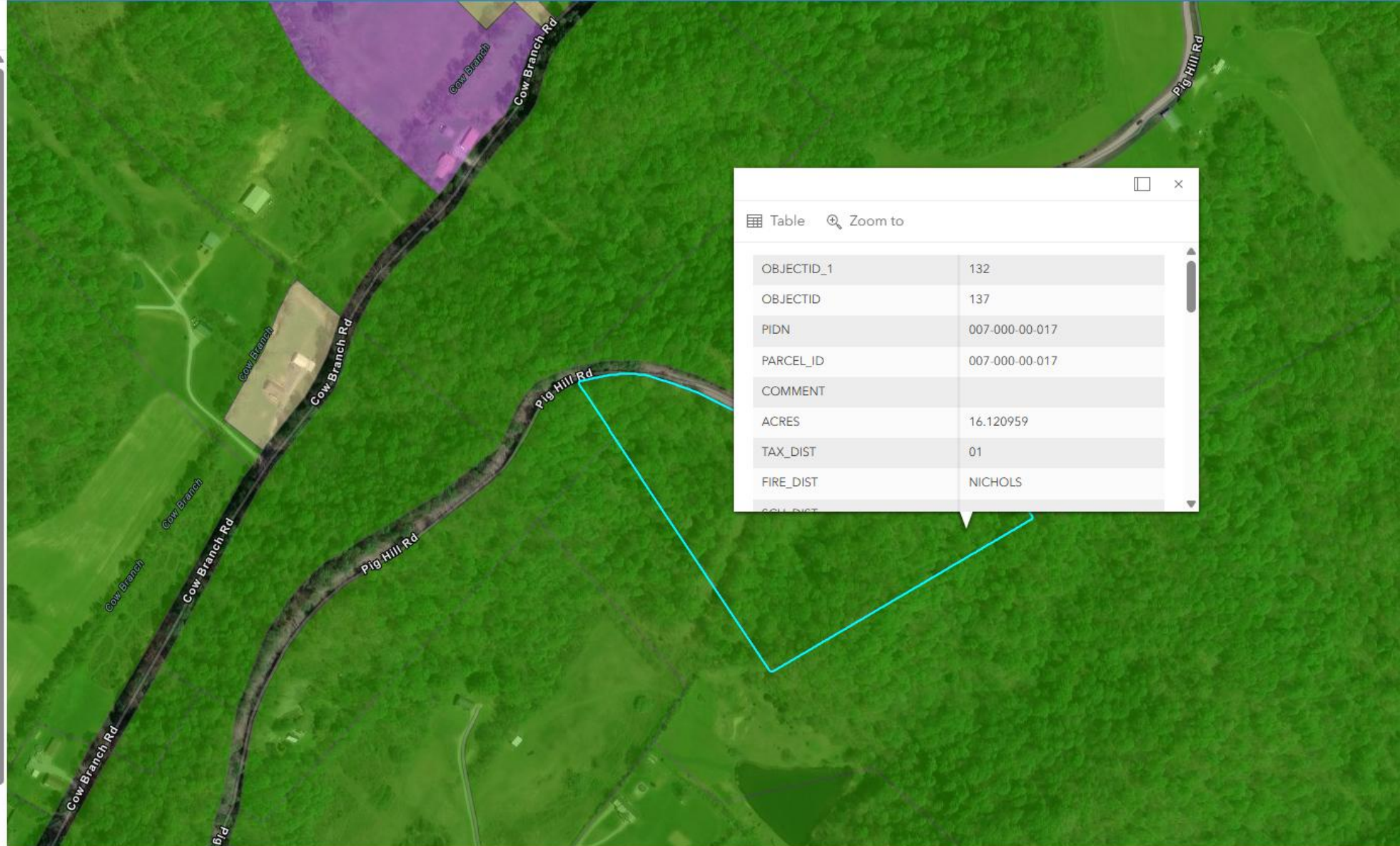


Table Zoom to

OBJECTID_1	132
OBJECTID	137
PIDN	007-000-00-017
PARCEL_ID	007-000-00-017
COMMENT	
ACRES	16.120959
TAX_DIST	01
FIRE_DIST	NICHOLS
CDL_DIST	



Legend



Fort_Knox_Impact_Area



Bullitt_Development_Area



Bourbon_trail_buffer_dissolve_F



Commercial_Industrial_Mix



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

ROW

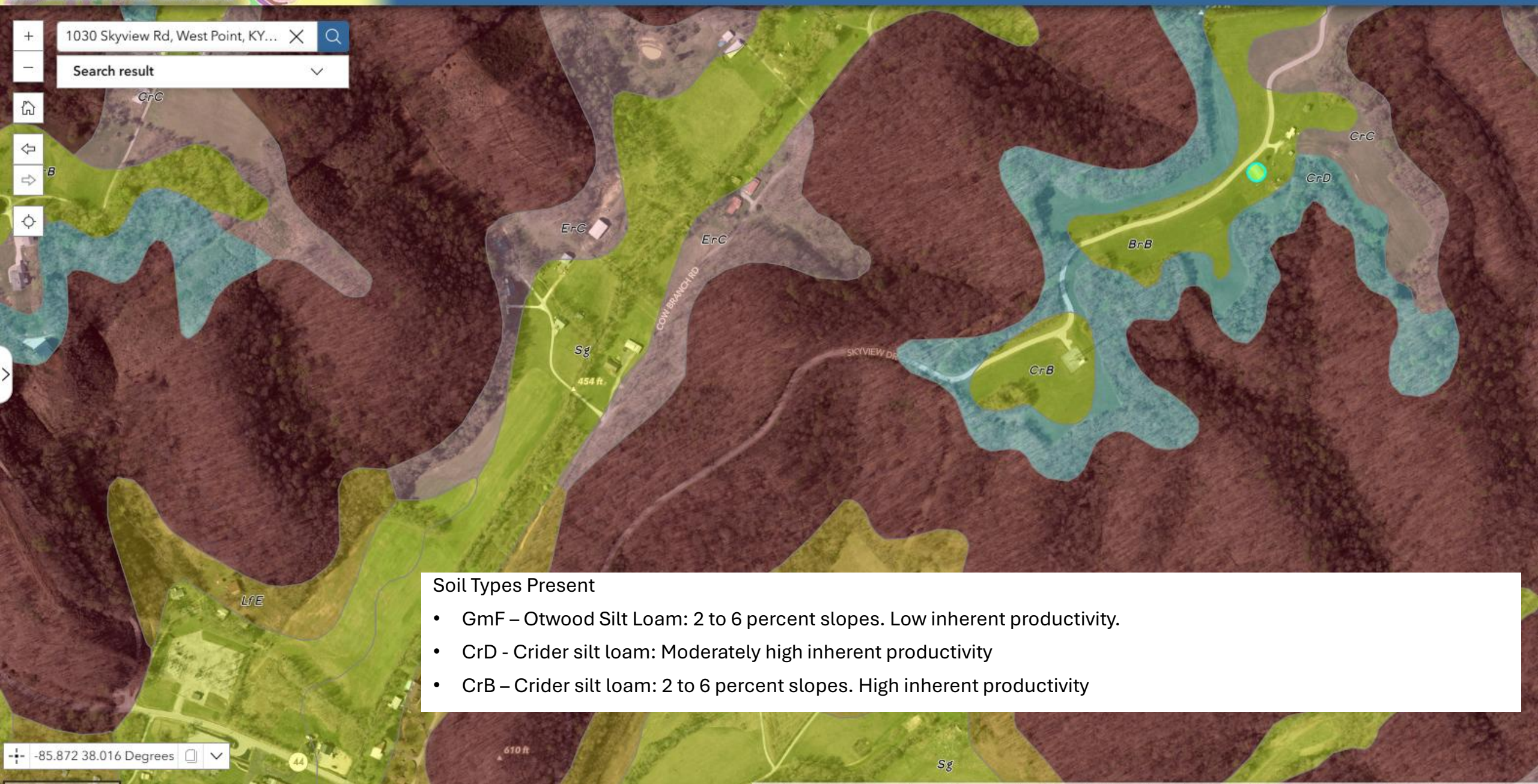
others





+ 1030 Skyview Rd, West Point, KY... X

- Search result V



Soil Types Present

- GmF – Otwood Silt Loam: 2 to 6 percent slopes. Low inherent productivity.
- CrD - Crider silt loam: Moderately high inherent productivity
- CrB – Crider silt loam: 2 to 6 percent slopes. High inherent productivity