



## **Zoning Staff Report**

### **Bullitt County Planning and Zoning**

<b>Docket No:</b>	<b>2025Z-35</b>
Owner/Applicant:	Ronald & Gina McCarthy
Rezone:	AG to R-1
Location	3776 Horsefly Hollow Rd
Parcel:	031-000-00-006C
Legislative Body:	unincorporated area of the county
Size:	9.996 Acres more or less
Purpose:	Build 1 Single Family Dwelling
Comprehensive Plan	Agricultural/Rural Residential

### **Countywide Criteria**

#### **Environmental**

1. Development is not in the flood plain.
5. Multiple detention basins are noted on the site plan. Drainage will be reviewed and approved by the City of Mt. Washington.
6. Only a small portion of the property will be developed as part of this project.

#### **Compatibility and Character**

1. Overall density is compatible with existing development in the area.
2. There are no known historic sites on the property.
5. Development near Fort Knox or within the primary approach to Louisville Muhammad Ali International Airport (SDF) should be compatible with the on-going and future operations of these uses, including noise and vibrations.

#### **Utilities and Services**

1. Utilities are available in the area
6. Mt. Washington Fire serves the area.

#### **Transportation**

1. 1 new dwelling will not negatively impact safety and traffic.
2. ROW is Variable along Horsefly Hollow. Pavement width is approximately 15 feet.

### **Development Area Criteria**

#### **Fort Knox Compatible Use Area**

1. Property would create a residential use less than 10 acres.

### **Future Land Use Map Mixed Use Criteria**

2. Single Family Dwellings, about 2+ acres per unit.

### **Current Land Use**

The property is currently houses 1 residence.

### **R-1 Setbacks and Buffers**

Front: 50

Side: 15

Rear: 25

**Buffering will not be required.**

### **Lot Size**

5.601 C 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.

**qPublic.net™** Bullitt County, KY PVA










The screenshot displays the qPublic.net web application interface for Bullitt County, KY. The main map area shows an aerial view of a property outlined in red. The left sidebar contains a 'Layers' panel with various map layers checked, including 'Parcels', 'Roads', 'USA Major Highways', 'City Labels', 'County Outlines', and 'Aerial Photography' (with '2025 Aerial Photos' selected). The bottom information panel provides details for the selected parcel:

Parcel ID	411806	Alternate ID	0031-000-00-006C	Owner Address	MCCARTHY RONALD W &
Sec/Twp/Rng	n/s	Class	Farm		3776 HORSEFLY HOLLOW RD
Property Address	3776 HORSEFLY HOLLOW RD	Acreage	10.0		LEBANON JUNCTION KY 40150
District	02-County / Southeast Fire				
Brief Tax Description	PT OF TR #2 PARCEL B HORSEFLY HOLLOW RD				



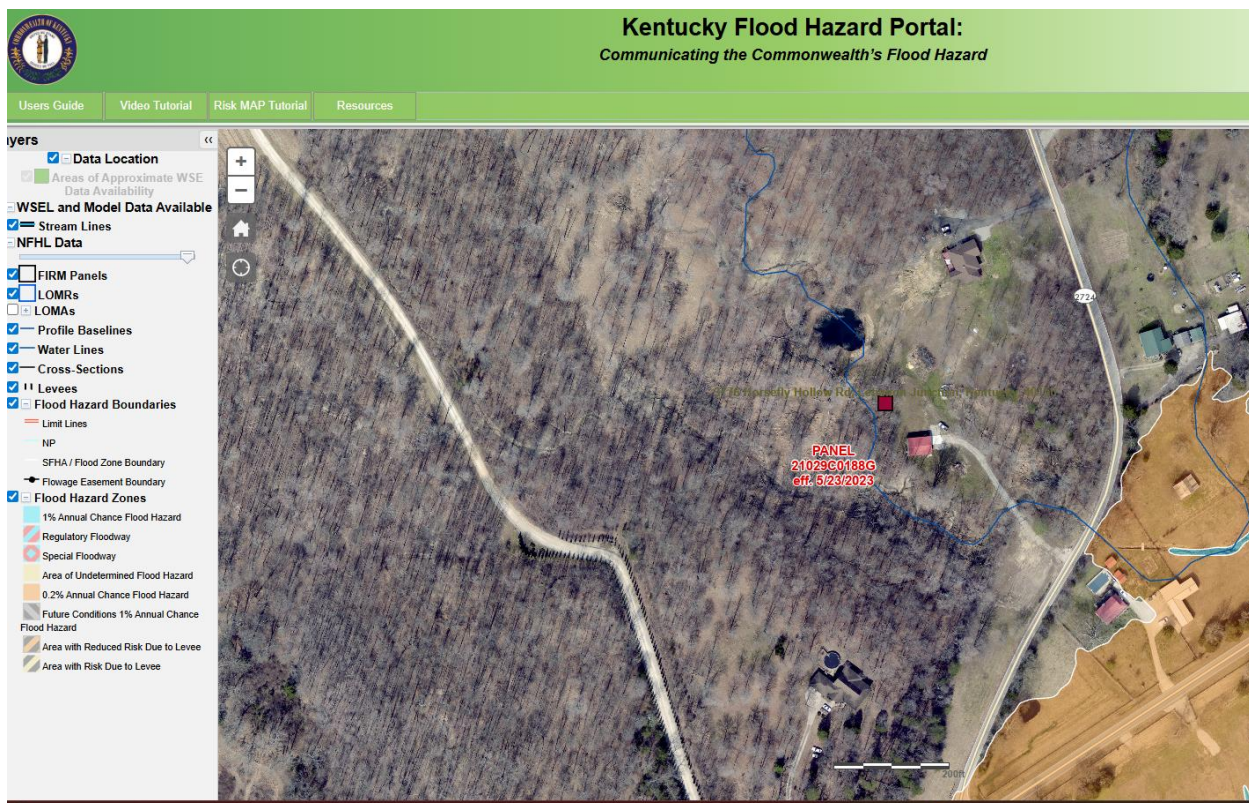
## Bullitt Future Land Use

### FutureLand

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





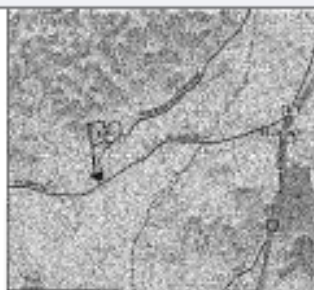


The general soils map can be found here: <https://kygeonet.ky.gov/kysoils/>

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.

Ne – Newark Silt Loam: Somewhat poorly drained bottomland soils. Deep, somewhat poorly drained silt loam, loam and fine sandy loam soils of the flood plains with high productivity potential.





3776 HORSEFLY HOLLOW ROAD  
LEBANON JUNCTION, KY 40150

SHARP  
DEED BOOK 563 PAGE 214  
PARCEL #031-000-00-006D

CERTIFICATE OF APPROVAL  
BULLITT COUNTY PLANNING AND ZONING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TRACT 1  
REMAINDER OF:  
McCARTHY  
DEED BOOK 837 PAGE 25  
PARCEL B  
RECORDED IN PLAT CABINET 2 SLIDE 585  
(9.00 REMAINING ACRES)  
PARCEL #031-000-00-006C

#### OWNER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM THE OWNER OF RECORD  
OF THE PROPERTY SHOWN HEREON, AS RECORDED IN DEED BOOK  
837 PAGE 25 AS RECORDED IN THE BULLITT COUNTY CLERK'S OFFICE  
AND DO HEREBY ADOPT THIS SURVEY.

BY: Ronald McCarthy DATE: 6-26-25  
BY: Ronald McCarthy DATE: 6-26-25

#### CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF KENTUCKY, COUNTY OF BULLITT

Angela H. Finn NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID DO  
HEREBY CERTIFY THAT THIS MINOR PLAT WAS THIS DAY PRESENTED TO ME BY Ronald McCarthy  
KNOWN TO ME, WHO EXECUTED THIS INSTRUMENT IN MY PRESENCE  
AND ACKNOWLEDGE IT TO BE HIS FREE ACT AND DEED.

WITNESS BY MY HAND AND SEAL THIS 26 DAY OF June 2025.

MY COMMISSION EXPIRES ON THE 27 DAY OF July 2024.

Angela H. Finn  
NOTARY PUBLIC

ANGELA H. FINN  
Notary Public  
Commonwealth of Kentucky  
Commission Number KYNP55551  
My Commission Expires Jul 27, 2026

#### FLOOR NOTE

THE PROPERTY SHOWN HEREON IS NOT LOCATED  
IN A FLOOR HANDING AREA ACCORDING TO THE  
FLOOR PLAN FOR BULLITT COUNTY, KY. PLAT #031-000-00-006C  
NUMBER 210200048P DATED 03/09/2025

ANDERSON  
DEED BOOK 648 PAGE 738  
PARCEL #031-000-00-006B

EX. IRON PIN  
"1778"

LEGEND  
● = EXISTING IRON PIN  
⊕ = 56" X 1/4" IRON PIN SET  
"B.L. AMBERT 3228"

#### GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE REVISED HOLSCLAW PLAT  
RECORDED IN PLAT CABINET 2 SLIDE 585 IN THE BULLITT COUNTY CLERK'S OFFICE.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL FIELD DISTANCES.
- THIS SURVEY IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, AND ROADWAYS IN  
EFFECT TO DATE, WHETHER SHOWN HEREON OR NOT.
- A CURRENT TITLE SEARCH MAY DISCLOSE ENCUMBRANCES OR OTHER FACTS WHICH  
ARE NOT SHOWN HEREON.
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

#### MINOR PLAT TO CREATE TRACT 1A FROM TRACT 1 3776 HORSEFLY HOLLOW ROAD

SURVEY FOR:  
RONALD MCCARTHY  
3776 HORSEFLY HOLLOW RD  
LEBANON JUNCTION, KY 40150

SOURCE OF TITLE:  
DEED BOOK 837 PAGE 25  
PARCEL #031-000-00-006C

#### SURVEYOR'S CERTIFICATION

I hereby certify that this survey shown hereon was performed under my direction by method of random traverse  
with side shots and has not been adjusted for closure. The error of closure was 1 part in 10,000 or better.  
The survey shown hereon is a "urban" survey and meets or exceeds the minimum standards of accuracy of the  
Commonwealth of Kentucky. I further certify that:

- monuments exist as shown hereon.
- was performed with a Nikon DTM322 total station.
- the information shown on this drawing is true and correct to be best of my  
knowledge and belief.

Bobby L. Lambert, PLS 3226  
BOBBY L. LAMBERT, PLS 3226

6/25/2025  
DATE



#### TURNING POINT LAND SURVEYS

SURVEY BY:  
BOBBY L. LAMBERT, PLS 3226  
1035 GREENBRIAR ROAD  
MT. WASHINGTON, KY 40047  
PHONE: 502-694-2488  
TFLSURV@GMAIL.COM

PLAT: JUNE 25, 2025  
3776 Horsely Hollow Office Plat Age: \_\_\_\_\_  
SCALE: 1 INCH = 500 FEET  
0 100 200  
GRAPHIC SCALE IN FEET