



## **Zoning Staff Report**

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

|                     |                            |
|---------------------|----------------------------|
| <b>Docket No:</b>   | <b>2026Z-8</b>             |
| Owner/Applicant:    | Joyce Ann Swihart          |
| Rezone:             | R-1 to I-L                 |
| Location            | 327 Steven Dr.             |
| Parcel:             | 046-NW0-05-002             |
| Legislative Body:   | City of Shepherdsville     |
| Size:               | 0.754 Acres more or less   |
| Purpose:            | Warehousing                |
| Comprehensive Plan: | Medium Density Residential |

### **Countywide Criteria**

#### **Environmental**

1. A portion of the property is in the Flood Plain. Any occupied buildings will have to be built where the first floor is 1 foot above the Base Flood Elevation or the property built on fill and officially removed from the flood plain.

#### **Compatibility and Character**

1. The area has a mix of development including vacant land, residential use, commercial use and KYTC County Maintenance barn.
2. I-L and I-G zoning will require compliance with landscape requirements.
3. There are no known historic sites on the property.

#### **Utilities and Services**

1. Being centrally located in Shepherdsville the development should have adequate access to utilities. Will serve letters will be required as part of site plan review.
2. Shepherdsville Fire Dept. has sufficient capacity to serve the development.

#### **Transportation**

1. Primary access will be from KY-480 Charles Hamilton Way

### **Development Area Criteria**

#### **Compatibility and Character**

1. Being centrally located in Shepherdsville, this could be considered infill/redevelopment of an existing lot as opposed to expanding the development area.

#### **Utilities and Services**

1. Being centrally located in Shepherdsville the development should have adequate access to utilities. Will serve letters will be required as part of site plan review.
2. Shepherdsville Fire Dept. has sufficient capacity to serve the development.

#### **Transportation**

1. Primary access will be from KY-480 Charles Hamilton Way
3. Sidewalks are required as part of the site plan review process unless a waiver is approved by the planning commission.

### **Future Land Use Map**

1. Light and Heavy Industrial
2. Manufacturing
3. Mineral Extraction
4. Warehousing, Wholesale & Distribution
5. Regional Commercial & Neighborhood Commercial a. Retail & Services b. Dining & Entertainment c. Professional & Business Office
6. Health & Medical Services
7. Supportive Uses (must support or serve an intended use): a. Employment Training Center b. Public Uses c. Parks & Natural Areas

### **Current Land Use**

The property currently has a home and building which will be removed.

### **Setbacks and Buffers**

Front Yard: 50 feet

Side Yard: 25 feet. 50 feet if adjoining residential zoning.

Rear Yard: 25 feet. 50 feet if adjoining residential zoning.

No building shall exceed three stories or forty (40) feet in height; provided an additional one foot of building height may be permitted for each foot the building is set back from all required yard lines.

### **Landscape requirements are in effect for this development.**

### **Lot Size**

A minimum lot size of one (1) acre shall be required for any industrial use in this 'IL' zone. No lot shall be less than one hundred (100) feet in width at the building line.

**\*\*\*This project includes five separate rezoning requests as follows\*\*\***

**2026Z-6: David Maraman**

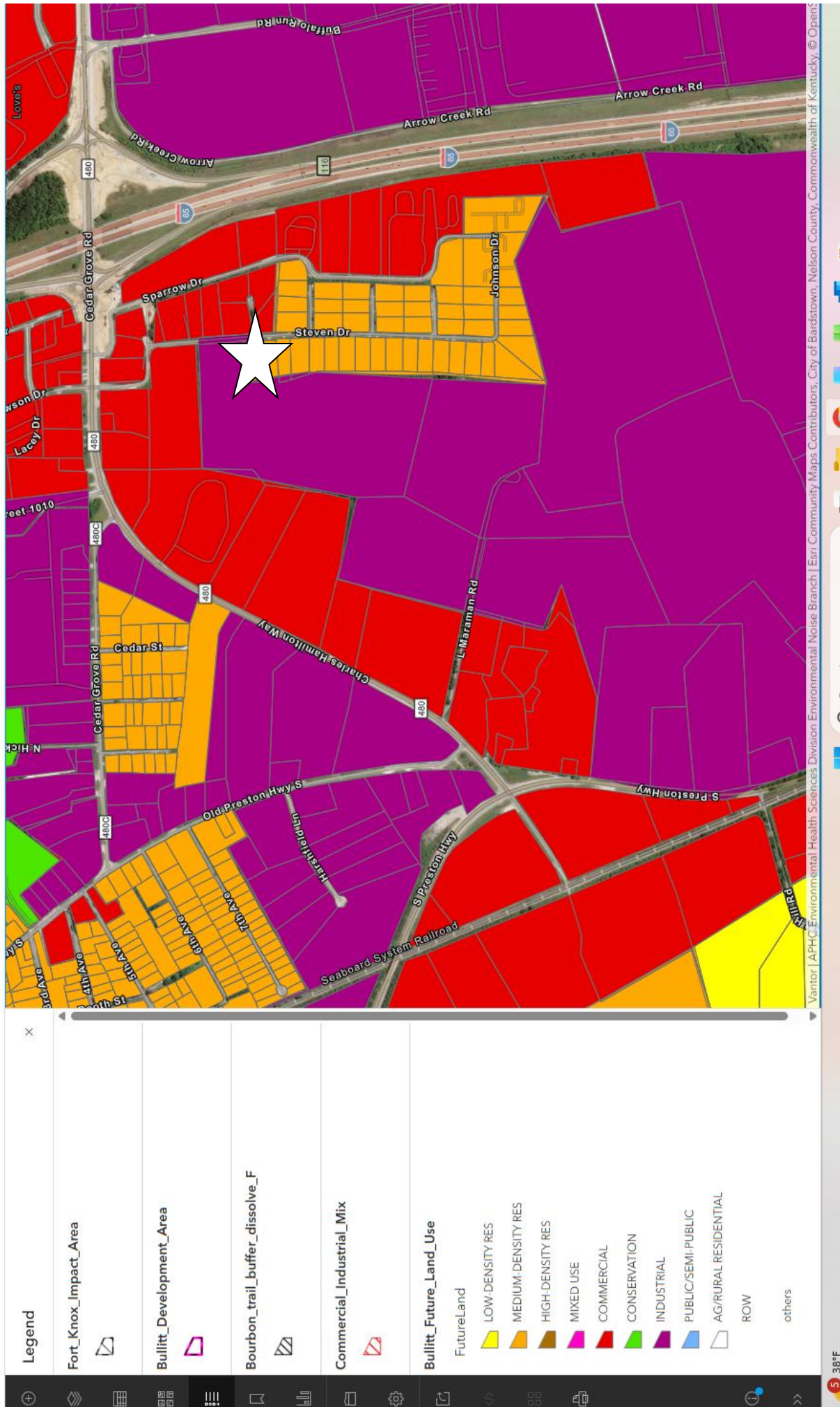
**2026Z-7: M&R Investment Realty LLC**

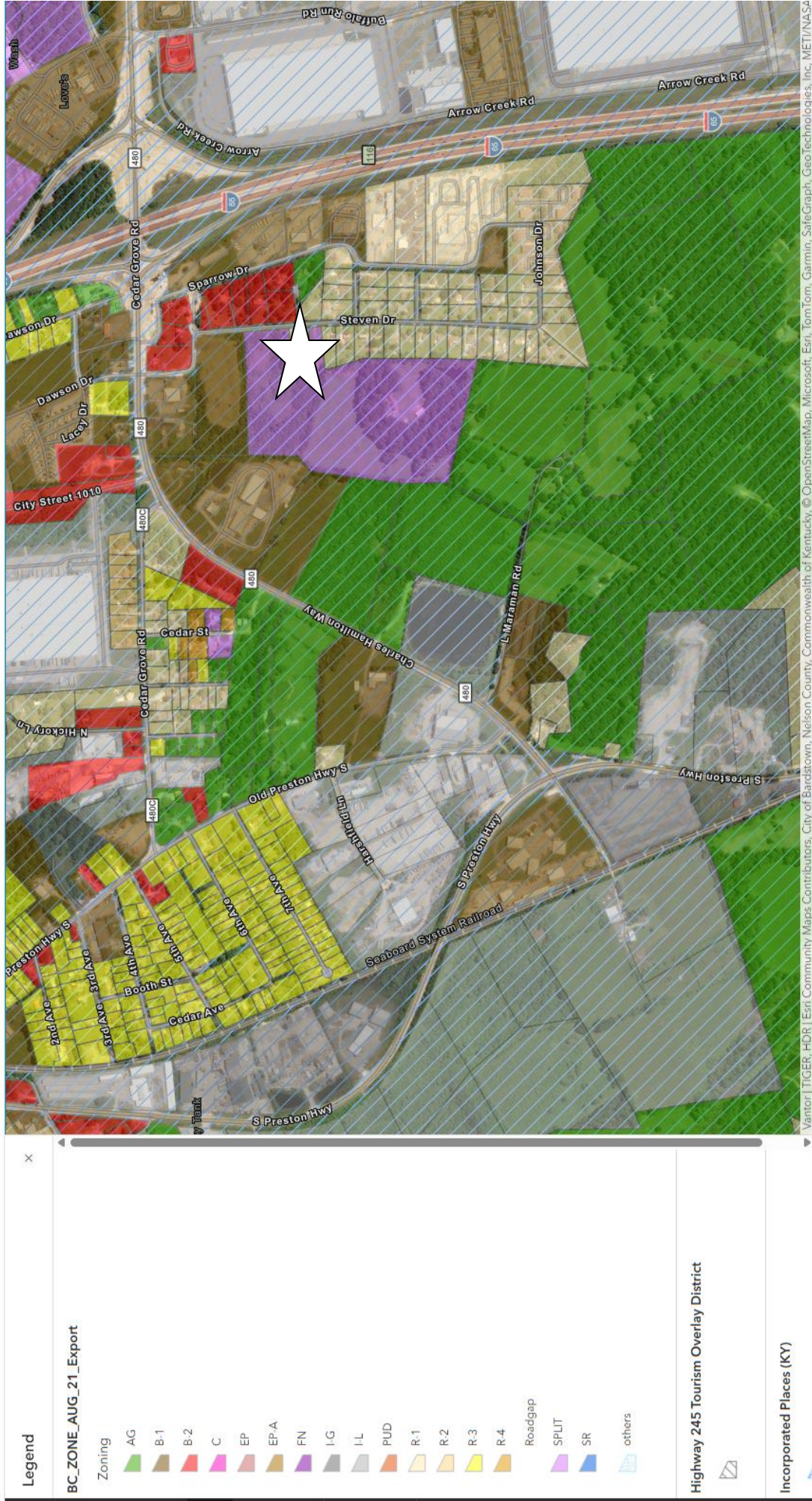
**2026Z-8: Joyce Ann Swihart**

**2026Z-9: Kevin and Melissa Mooney**

**2026Z-10: Raymond T. Schaaf Jr.**

2045 Bullitt County Comprehensive Plan





**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
- ☒ County Layers
- ☒ 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](#)

**Results:**

Parcel ID - 426423  
Alt Id - 074-000-00-042  
Address - 6628 CLERMONT RD  
Owner - BOONE MICHAEL E  
Acres - 5.37  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Parcel ID - 408361  
Alt Id - 046-NNW-05-004  
Address - STEVEN PL  
Owner - M & R INVESTMENT REALTY LLC  
Acres - 5.9  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Parcel ID - 410566  
Alt Id - 037-000-00-010  
Address - 349 STEVEN DR  
Owner - MOONEY KEVIN & MELISSA  
Acres - 26.0  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Parcel ID - 406644  
Alt Id - 037-000-00-016  
Address - OLD PRESTON HWY 5  
Owner - MILLER ENTERPRISES LLC  
Acres - 5.0  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Parcel ID - 419447  
Alt Id - 046-NNW-05-002  
Address - 327 STEVEN DR  
Owner - SWIHART JOYCE ANN  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Parcel ID - 422227  
Alt Id - 046-000-00-026  
Address - OLD PRESTON HWY 5  
Owner - MARGAN DAVID L  
Acres - 14.03  
[View: Report | Diagram | Image\(s\)](#)  
[Google Maps](#)

Owner Address BOONE MICHAEL E  
700 DOUBLE SPRINGS RD  
BARDSTOWN KY 40004

Alternate ID 074-000-00-042  
Class Commercial  
Acres 5.37

02-County / Southeast Fire  
1 TR CLERMONT RD  
*(Note: Not to be used on legal documents)*

Parcel ID 426423  
Sec/Twp/Rng n/a  
Property Address 6628 CLERMONT RD  
District  
Brief Tax Description



## Kentucky Flood Hazard Portal:

## Communicating the Commonwealth's Flood Hazard

## 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

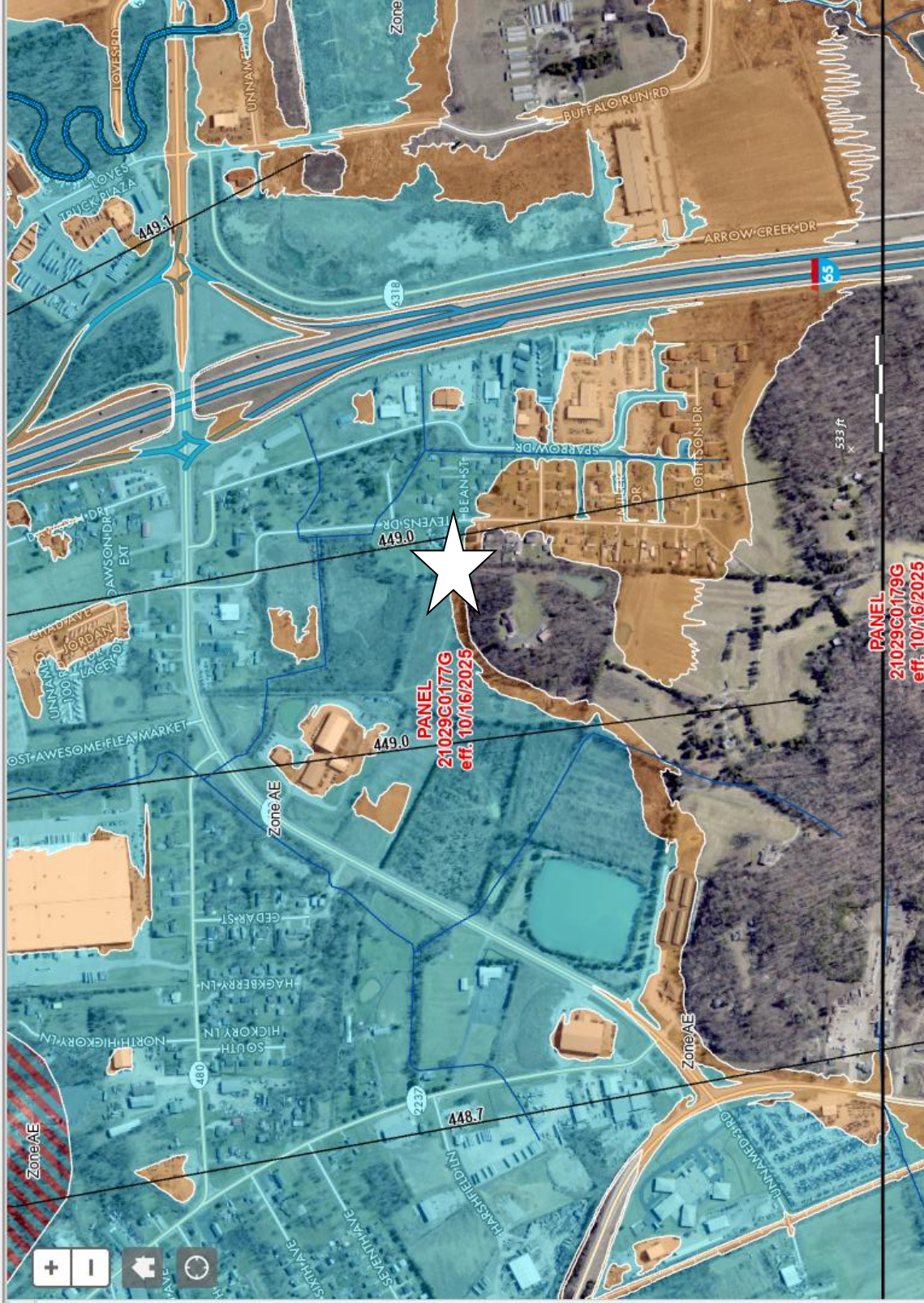
0.2% Annual Chance Flood Hazard

**Future Conditions 1% Annual Chance Flood Hazard**

Area with Reduced Risk Due to Levees

Area with Reduced Risk Due to Levees

Area Will Risk Due to Levees



**PANEL**  
**21029C0179G**  
**eff. 10/16/2025**

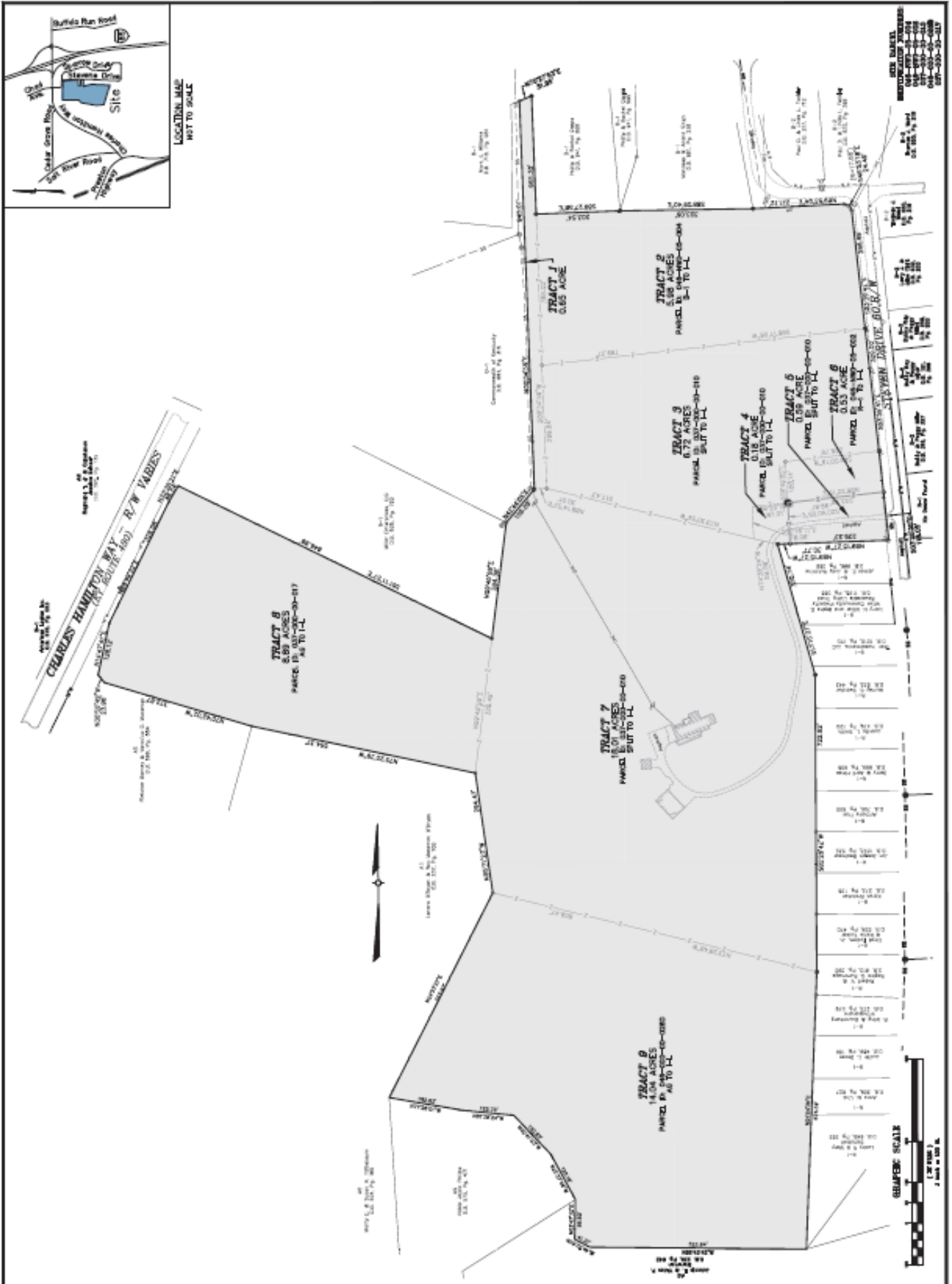
**CELANO GROVE WEST**  
INDUSTRIAL PARK  
DEVELOPMENT PLAN  
200 GRANDVIEW DRIVE  
FT. WORTH, TX 76107

**LODGE ENGINEERING & SURVEYING, INC.**  
200 GRANDVIEW DRIVE  
FT. WORTH, TX 76107  
TEL: 817.342.1234  
FAX: 817.342.1235  
WWW.LODGE-ENG.COM

PROJECT DATA  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

DESIGNER'S SEAL  
SURVEYOR'S SEAL

REVISIONS  
NO. DATE DESCRIPTION  
1 01/15/10 PREPARED FOR PERMIT



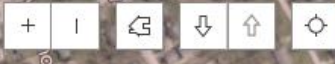
**RELATIVE SCALE**  
1" = 100' (Horizontal)  
1" = 20' (Vertical)

**NEW EXISTING**  
PROPERTY LINES  
STREET LINES  
EASEMENTS  
UTILITIES  
EXISTING BUILDINGS  
NEW BUILDINGS  
PROPOSED IMPROVEMENTS

# Kentucky Soils Data Viewer

With Detailed NRCS Soils Data

Find address or place



-85.696 37.971 Degrees

## **Kentucky Soil Types Present**

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.

MbD3 – Markland Silty Clay is listed as moderately well drained

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

La- Lawrence Silt Loam-Poorly drained soils with a fragipan. Poorly drained silt loam soils with a fragipan on nearly level uplands and stream terraces and moderate productivity potential.

TrC- 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.

OtB – Otwell Silt Loam - Moderately well drained soils with a fragipan. Moderately well drained silt loam fragipan soils of the uplands and stream terraces with slopes of 0 to 12 percent and moderate to high productivity potential.