



## **Zoning Staff Report**

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

<b>Docket No:</b>	<b>2025Z-47</b>
Co-Owner/ Applicant:	Kevin & Robin Gosselin
Co-Owner/ Applicant	Jeffrey & Lisa Cline
Rezone:	R-1 to B-1
Location	3331 Flatlick Rd
Parcel:	069-000-00-019
Legislative Body:	unincorporated area of the county
Size:	2.03 Acres more or less
Purpose:	Residence and Event Venue
Comprehensive Plan	Low density Residential

#### **Countywide Criteria**

##### **Environmental**

1. The property is not in the flood plain.
2. The property is already served by Utilities

##### **Compatibility and Character**

1. Development should be compatible with the density, land uses (including those with hazardous materials or superfund sites), noise levels, and character of surrounding sites.
3. There are no known historic sites on the property.
2. Any disturbance of the stream will require Army Corps of Engineers permitting.

##### **Utilities and Services**

1. Utilities including sewer are available in the general area.

##### **Transportation**

1. The property has access to a state road and will be subject to KYTC encroachment requirements where applicable.

#### **Development Area Criteria**

1. Redevelopment of existing lots or infill development should be prioritized over outward expansion.
2. Development should reflect a suburban or urban density to minimize the cost of extending utilities.

##### **Utilities & Services**

1. Development is served by public sewer and water utilities.
2. development will be served by Mt. Washington Fire

#### **Future Land Use Map: Low Density Residential**

##### **Intended Land Uses**

6. Supportive Uses (must support or serve an intended use):
  - a. Neighborhood Commercial (only at strategic crossroad locations)

##### **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.

## Current Land Use

A single family residence is on site.

## Setbacks and Buffers

Front: 50

Side: 25

Rear: 30

## Buffering will be required along adjacent residential zoning.

## Lot Size

1. Where not serviced by sanitary sewers a minimum of one (1) acre for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.
2. Where serviced by sanitary sewers, a minimum of 6,000 square feet for each lot and no lot shall be developed for highway business use which is less than one hundred and fifty (150) feet wide at the building line.

Section 8.301 c The zoning regulations or map shall not be amended, changed, or modified in such manner as to create a free-standing zone of less than five (5) acres, except for B-1 Highway Commercial which may be as small as three (3) acres.

← → ↻ beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=1519942530&KeyValue=422812

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

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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

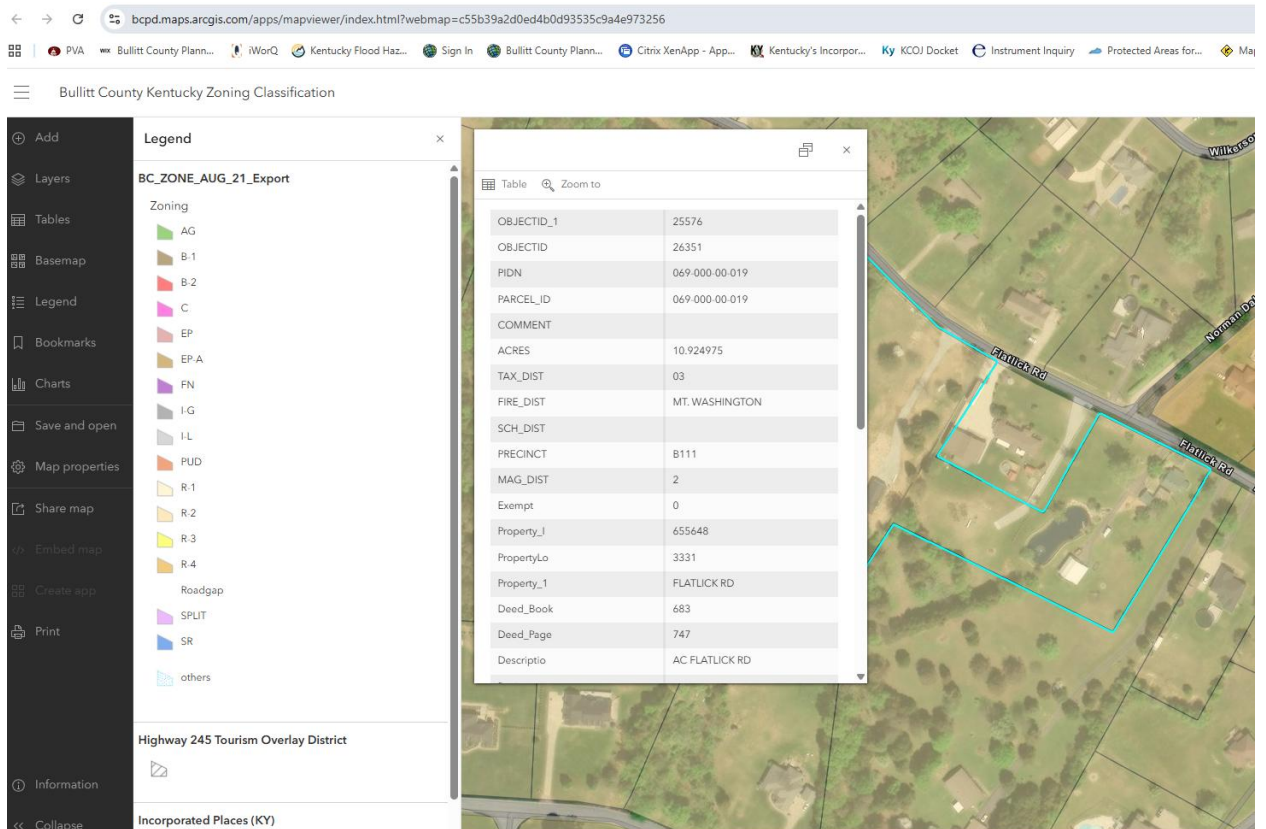
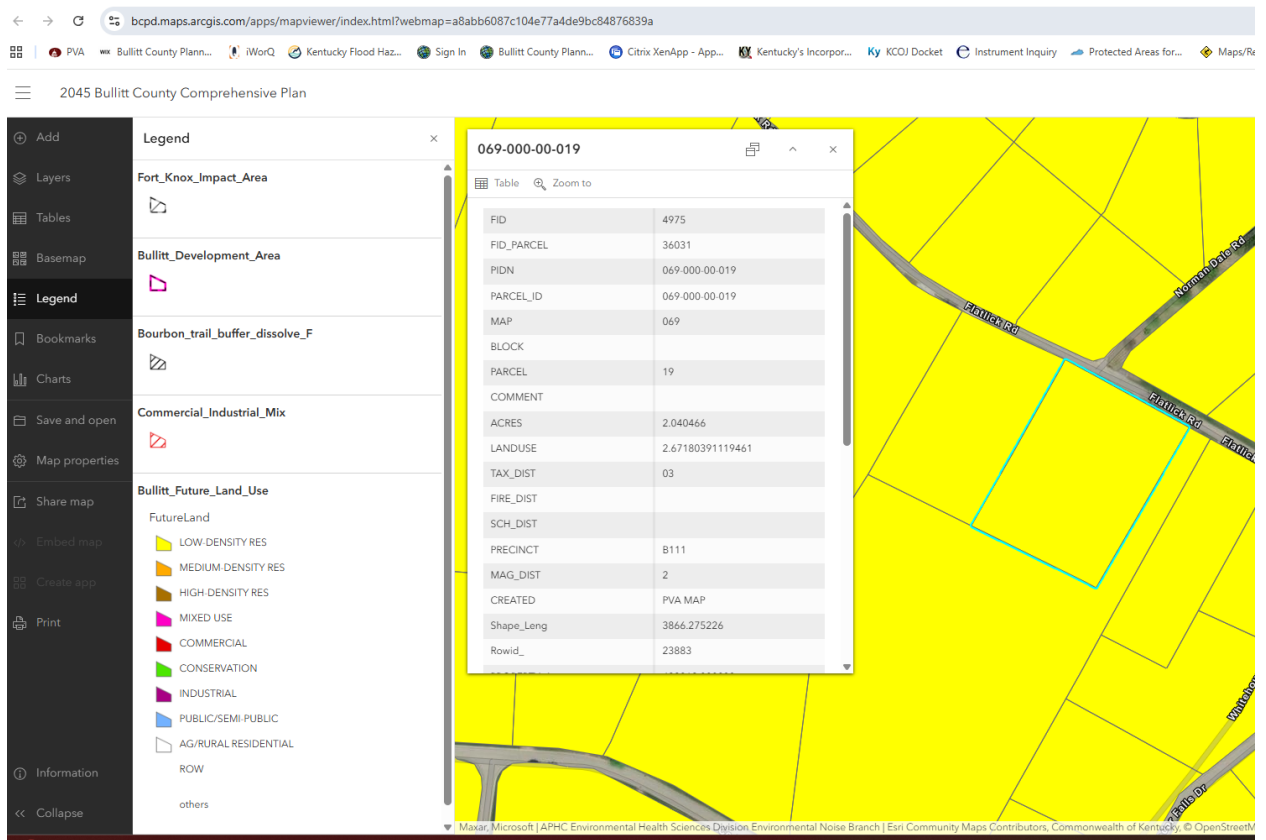
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☒ Parcels  
☐ Parcel Numbers  
☐ Yearly Sales  
☒ Roads  
☒ USA Major Highways  
☒ City Labels  
☐ Railroads  
☐ Streams and Rivers  
☐ Lakes  
☒ County Outlines  
☐ Assessment Layers  
☐ Aerial Photography  
☒ 2025 Aerial Photos  
☐ 2024 Aerial Photos  
☐ 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](#)

100 ft

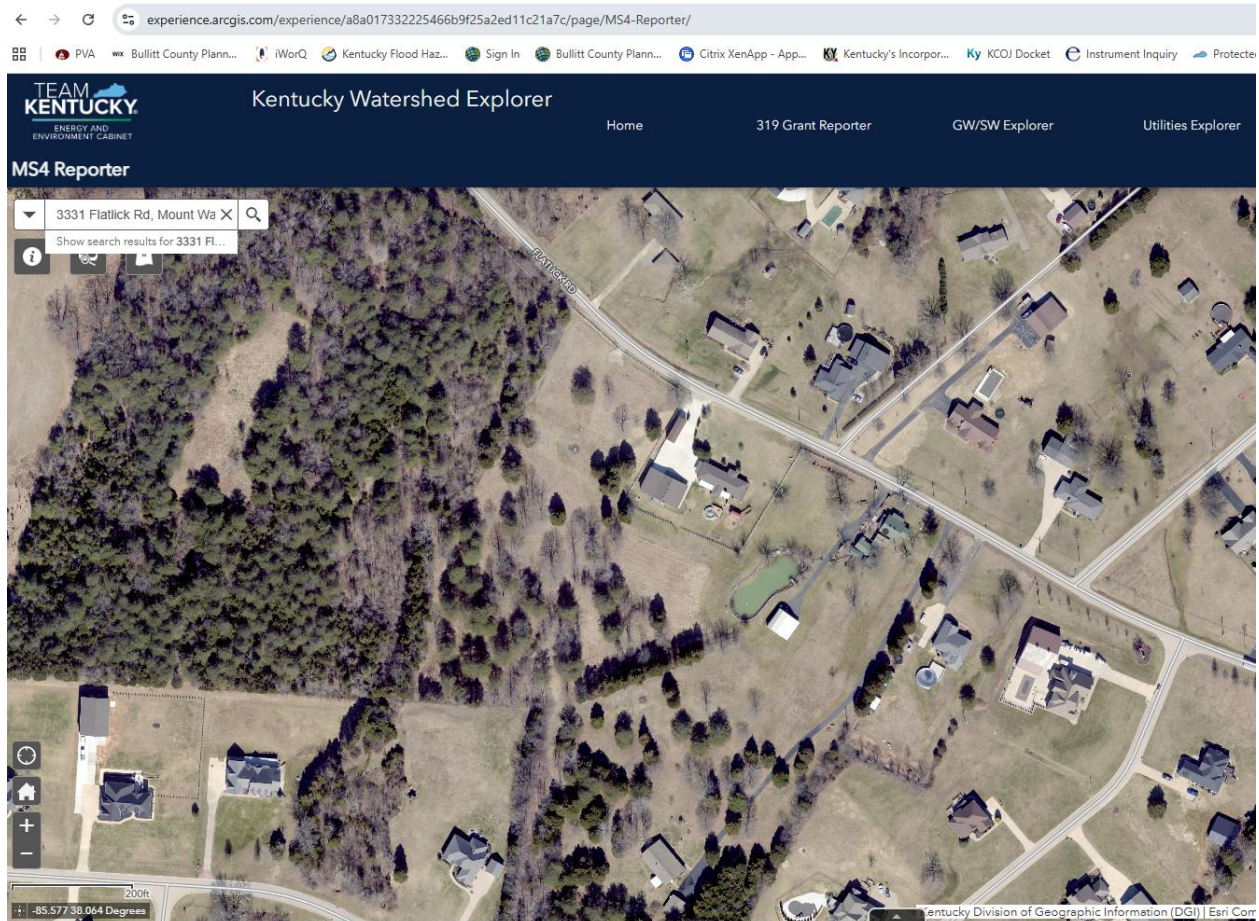
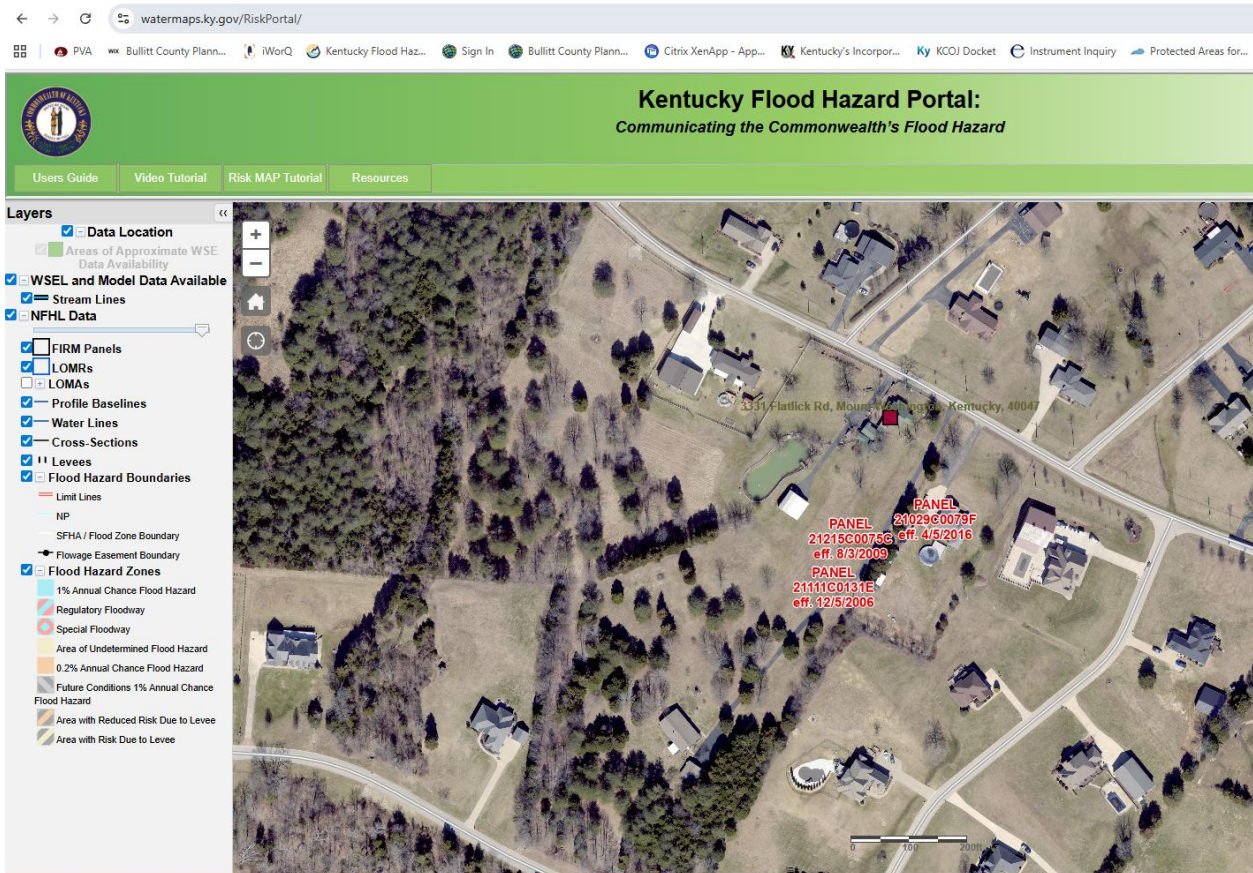
Parcel ID 422812  
Sec/Twp/Rng n/a  
Property Address 3331 FLATLICK RD  
District  
Brief Tax Description

Alternate ID 0069-000-00-019  
Class Residential  
Acreage 2.0314  
03-County / Mt Washington Fire  
TRACT 1 - PLAT ON PAGE 289 OF DB PG 1071-286

Owner Address GOSSELIN KEVIN & GOSSELIN ROBYN & GARY  
235 HELMWOOD CIR  
MT WASHINGTON KY 40047-6722









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

CaC – Caneyville 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.

CrB – Crider Silt Loam: Deep well drained upland soils 0-30%. Deep, well drained silt loam, loam and fine sandy loam soils of the uplands and stream terraces with slopes of 0 to 30 percent. Some have gravelly and sandy subsoils. Productivity potential is mod. to high.

