



## **Zoning Staff Report**

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

<b>Docket No:</b>	<b>2025Z-57</b>
Owner/Applicant:	Stout Bros. Farm Inc.
Rezone:	AG to C
Location	Deerwood Dr., Etheridge Ln.
Parcel:	083-000-00-036A, 084-000-00-019
Legislative Body:	Unincorporated
Size:	58.2 and 96 acres (154.2 acres more or less)
Purpose:	Create Single Family Dwelling Subdivision
Comprehensive Plan:	Conservation/Agricultural/Rural Residential

#### **Countywide Criteria**

##### Environmental

1. The property is not in the flood plain.

##### Compatibility and Character

1. The proposed development is in character with the area.
3. There are no known historic sites on the property.

##### Utilities and Services

1. Utilities are available in the general area.

##### Transportation

1. The property has access to a County Road and will be subject to Bullitt County encroachment requirements.

#### **Development Area Criteria**

The proposed development is not in the defined development area. There is however adequate access to Fire Services, power and water.

#### **Future Land Use Map: Conservation**

##### 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

#### **Current Land Use**

This property is currently vacant

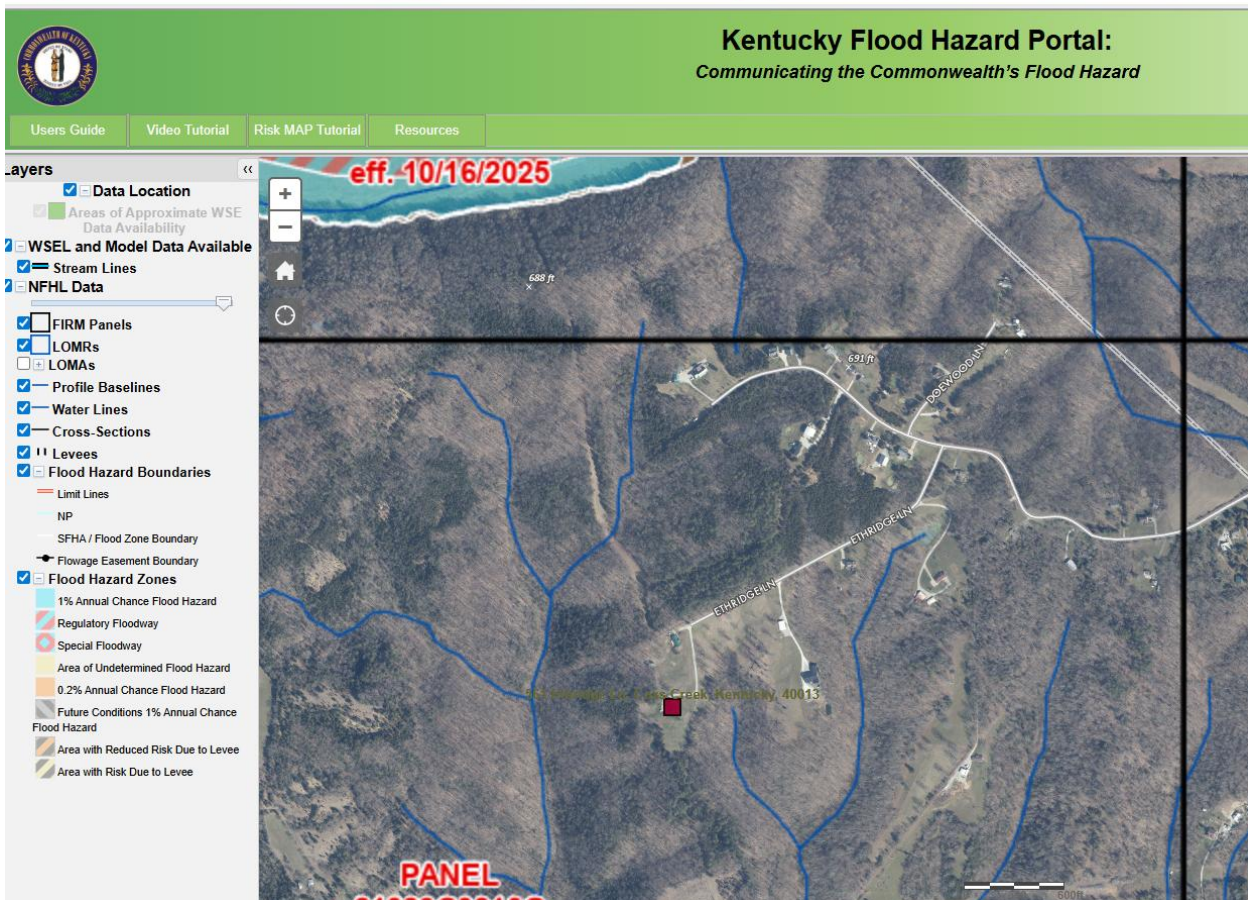
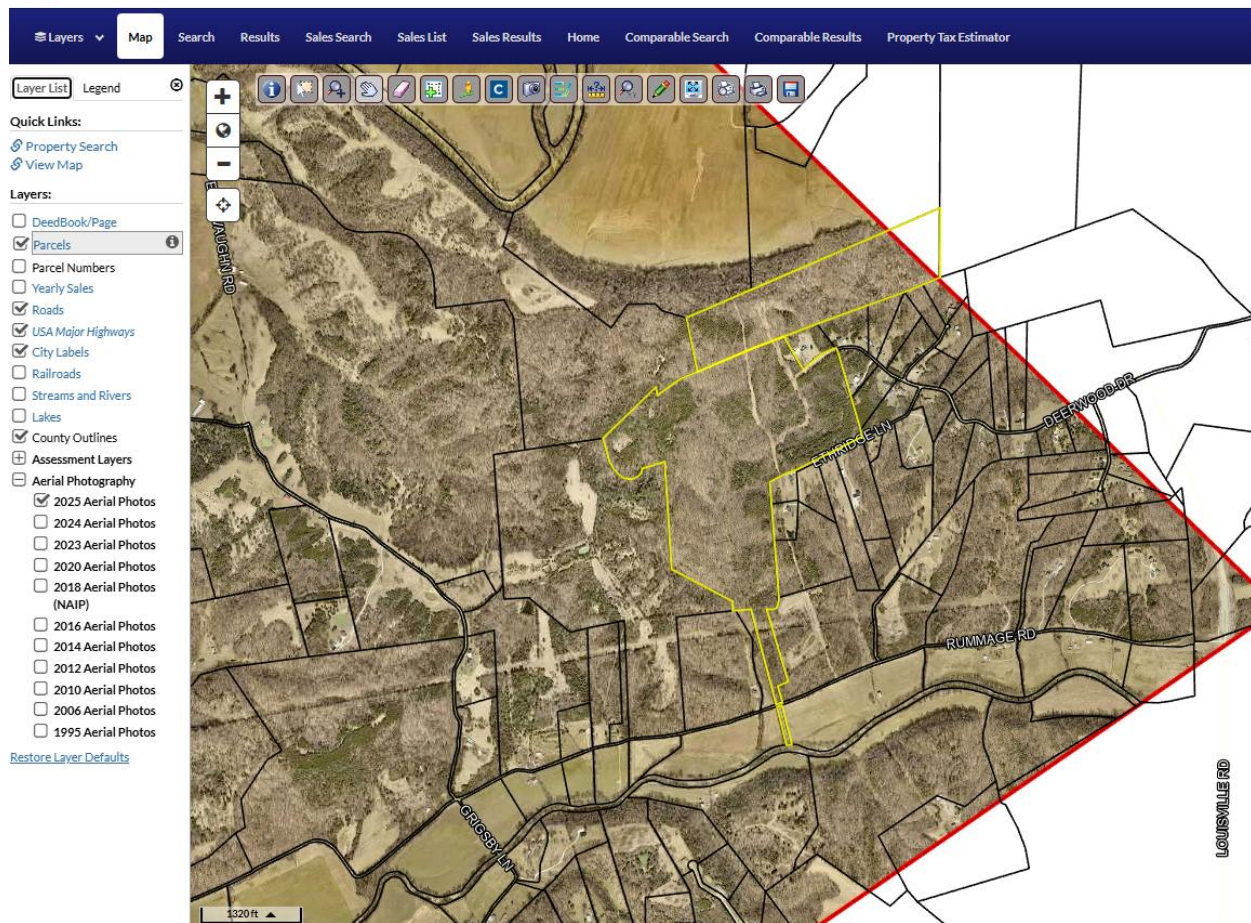
#### **Setbacks and Buffers**

Front: 40      Side:      Rear:

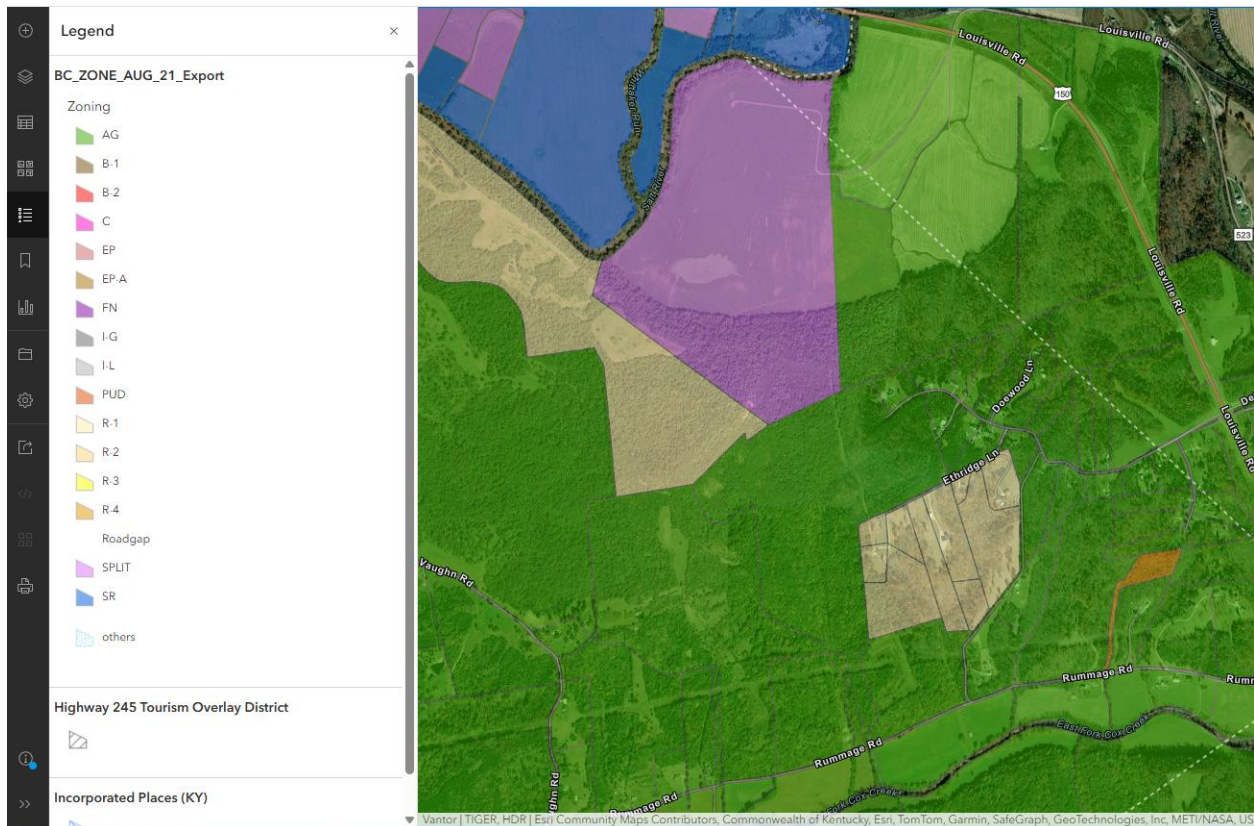
#### **Buffering will not be required**

#### **Lot Size**

Principal permitted uses and structures include, in addition to those agricultural activities regulated in 'A' zone, forestry, single-family, homes, vacation-oriented services, vacation bungalows, and cabins. To fulfill the purpose of the establishment of this zone, the division of property into less than three (3) acres shall not be permitted.







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



**BfD3 – Beasley Silty Clay Loam:** Severely eroded soils. Moderately deep to very deep severely eroded soils of the uplands with slopes of 6 to 30 percent and very low to moderate productivity potential.

**FnF – Faywood Fairmount Woolper Complex:** 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.

**FiE – Faywood Cynthiana Complex:** 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.

**BcF3 – Beasley Silty Clay Loam:** Severely eroded soils. Moderately deep to very deep severely eroded soils of the uplands with slopes of 6 to 30 percent and very low to moderate productivity potential.

**BeC – Beasley 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.



