



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-59
Owner/Applicant:	Jonathan Ray Richardson
Rezone:	AG to R-1
Location	3431 Ridge Rd
Parcel:	064-000-00-021
Legislative Body:	Unincorporated
Size:	16.85 acres more or less
Purpose:	Adjust property line/create 1 new lot.
Comprehensive Plan:	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 for the property.

Transportation

1. The property has access to a City Street and will be subject to Mt. Washington encroachment requirements.

Development Area Criteria

The proposal is not located within the defined development area, however it is in character with surrounding uses.

Utilities & Services

1. Property has access to power and water utilities.

Future Land Use Map: Mixed Use

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 b. Public Uses

Current Land Use

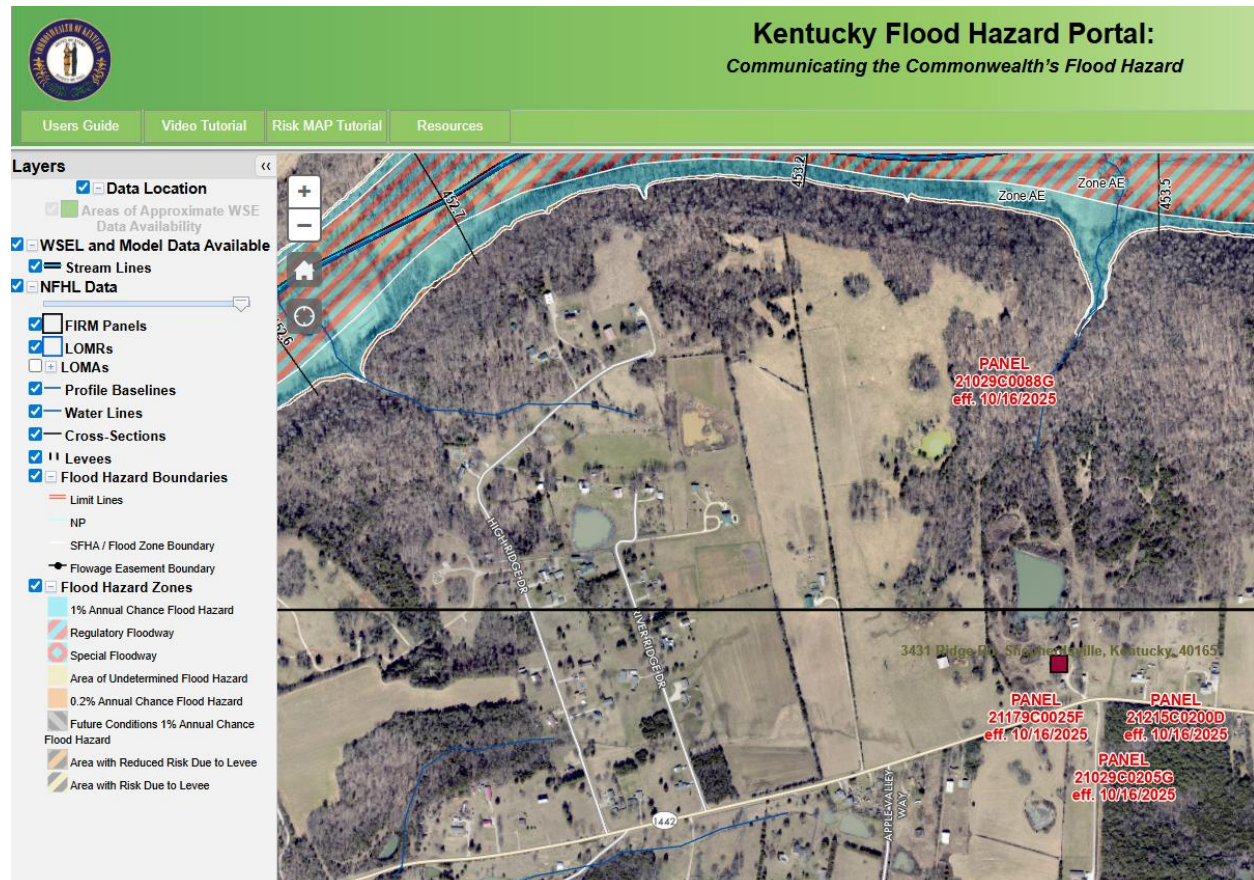
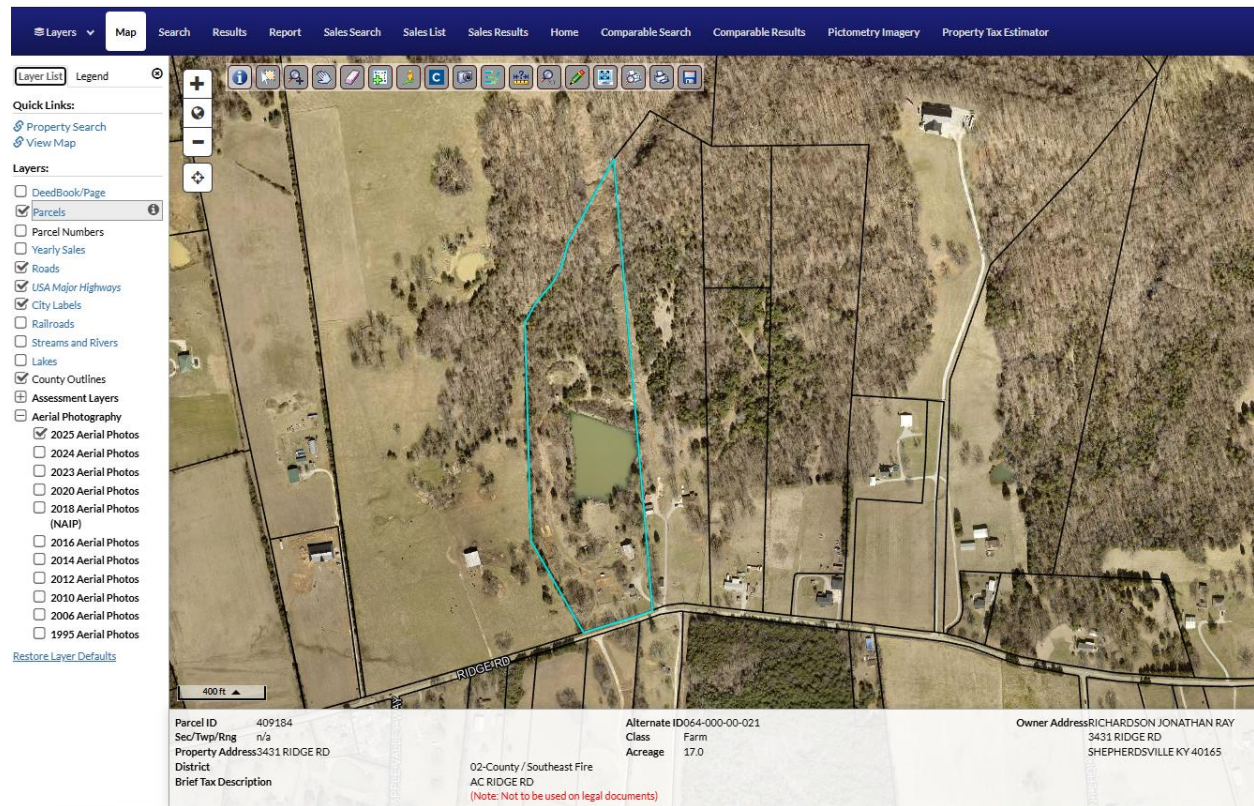
This property currently has a residence.

Setbacks and Buffers

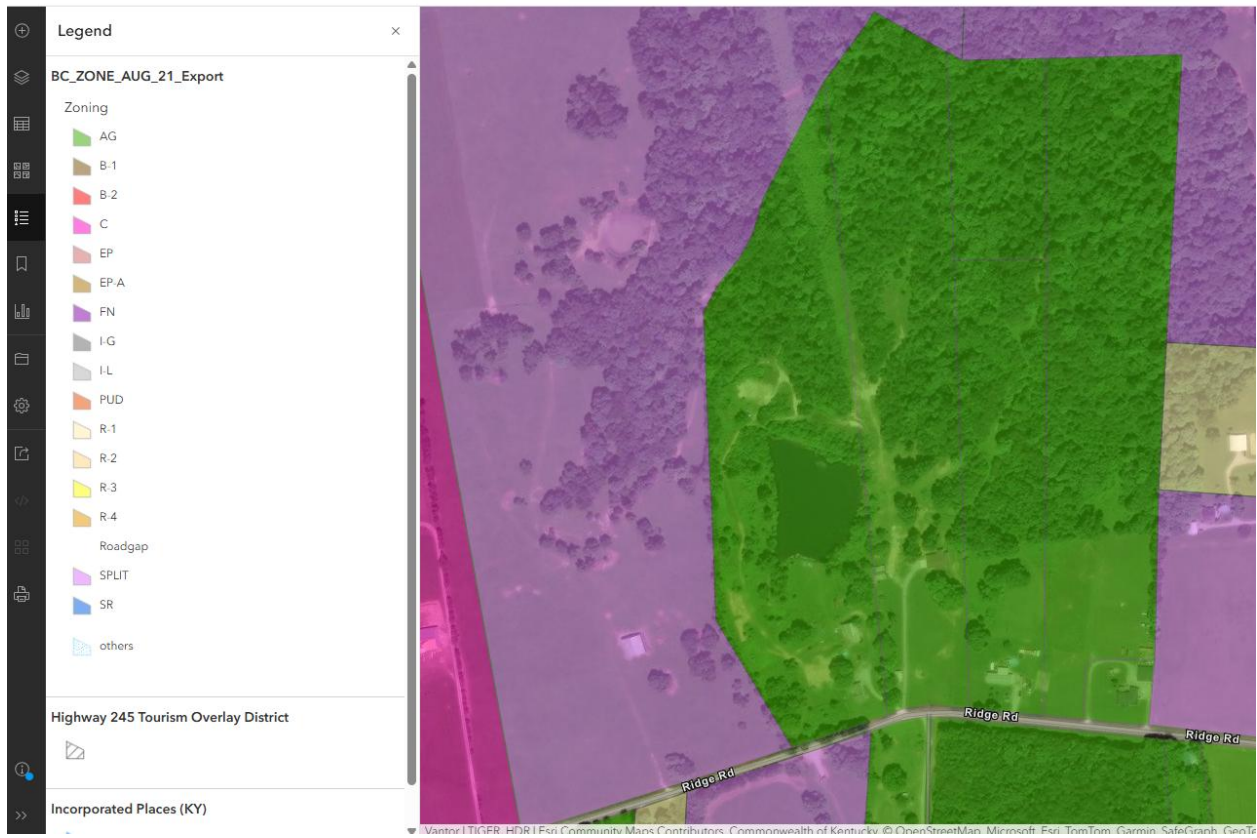
Front: 50 Side: 25 Rear: 25 Buffering will not be required.

Lot Size

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.



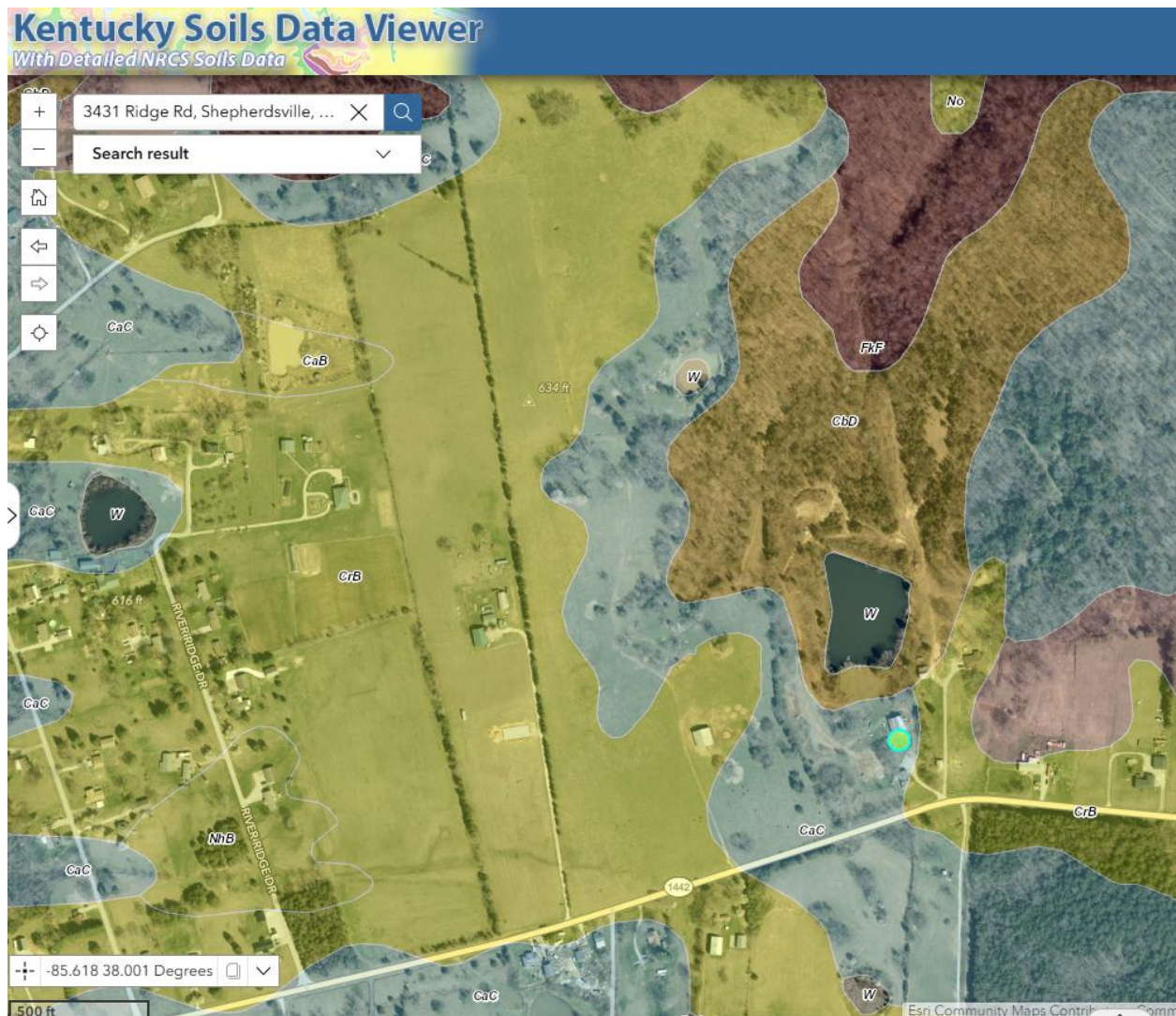
Bullitt County Kentucky Zoning Classification



2045 Bullitt County Comprehensive Plan



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.

CbD – Caneyville Beasley Outcrop: Rocky and stony soils. Shallow and moderately deep, well drained rocky or stony, silty clay to loam soils of the uplands with slopes of more than 6 percent and low productivity potential.

FkF – Faywood Beasley Rock Outcrop: Rocky and stony soils. Shallow and moderately deep, well drained rocky or stony, silty clay to loam soils of the uplands with slopes of more than 6 percent and low productivity potential.

CERTIFICATE OF APPROVAL

APPROVED THIS 10/24 DAY OF 2025
 BEFORE THIS DATE: _____

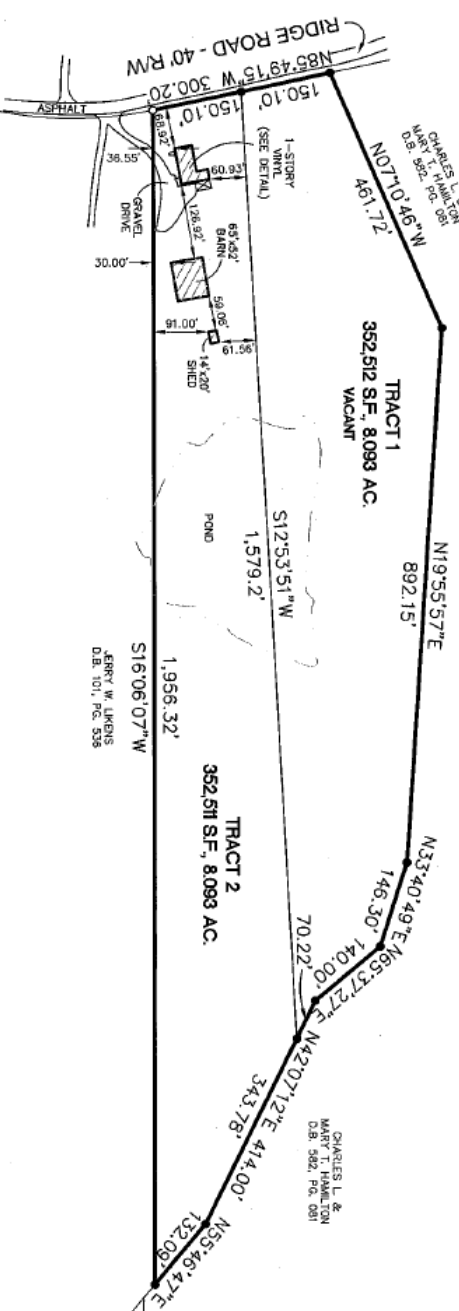
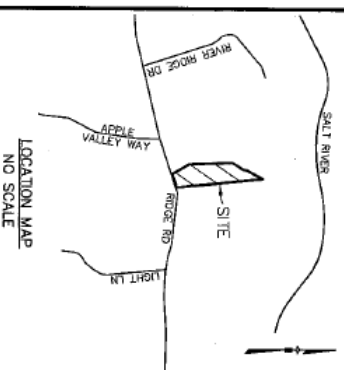
BULLITT COUNTY JOINT PLANNING COMMISSION

CASE NO. # _____

BEARING OUTLINE FOR THE BOUNDARY
 THE BOUNDARY IS LOCATED ON THE BULLITT
 COUNTY PLAT BOOK NO. 4000
 PLAT NO. 100, OFFICE KENTUCKY

STATE OF KENTUCKY
 PROFESSIONAL
 LAND SURVEYOR
 LICENSED
 WILLIAMSON JR.
 4000

LOCATION MAP
 NO SCALE



BUILDING DETAIL NOT TO SCALE



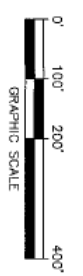
THIS SURVEY WAS MADE USING GLOBAL POSITIONING SYSTEM (GPS) REALTIME KINEMATIC (RTK) METHODS. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF AN URBAN CLASS SURVEY PER 201 KAR 18.150.
 DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF BULLITT COUNTY, KENTUCKY.
 ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NEITHER EXAMINED NOR CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND OR OVERHEAD UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 NO VISIBLE ABOVE GROUND EVIDENCE OF CONFLICTS WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT RESPONSIBLE FOR THE EXISTENCE OR NON-EXISTENCE OF BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF BURIAL GROUNDS, OR ARCHEOLOGICAL SENSITIVE AREAS.
 NEITHER ABSTRACT OF TITLE NOR TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR HAS NO KNOWLEDGE OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS NOT SHOWN HEREON THAT MAY AFFECT THE QUALITY OF TITLE OR DEVELOPMENT OF THIS TRACT.
 THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS, AND RIGHT OF WAYS, IF ANY, WHETHER SHOWN HEREON OR NOT.
 THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 21029C02056, DATED OCTOBER 18, 2023.

LAND SURVEYOR'S CERTIFICATE

I, RICHARD C. WILLIAMSON, JR. HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY, AND I FURTHER CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE DIRECTIONAL AND DISTANCE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR A CLASS "A" (URBAN) SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18.150 IN EFFECT ON THE DATE OF THIS SURVEY.

Richard C. Williamson, Jr.
 10/24/2025
 DATE

0 - INDICATES FOUND IRON PIVOT (PVC)
 AS NOTED
 SET 1/2" IRON PIN WITH SURVEY CAP
 SET 1/2" IRON PIN WITH SURVEY CAP
 A - INDICATES CALCULATED POINT (NOT SET)



Milestone

design group

108 Doveney Lane, Suite 300
 Louisville, KY 40223
 502.321.7073
 www.milestonedesign.org

RICHARDSON MINOR PLAT

PURPOSE: TO CREATE TWO TRACTS FROM ONE TRACT

SITE: 3431 RIDGE ROAD
 JONATHAN RAY RICHARDSON
 3431 RIDGE ROAD
 SHEPHERDSVILLE, KENTUCKY 40165
 DEED BOOK 870 PAGE 705

JOB # 24080
 DRAWN BY B.M.M.
 CHECKED BY R.C.W.
 DATE 10/29/2025
 SCALE 1" = 200'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE TO PUBLIC USE THE SHOWN HEREON.
 OWNER: _____

CERTIFICATE OF ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY
 COUNTY OF JEFFERSON
 I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE FOREGOING MINOR PLAT WAS THIS DAY PRESENTED TO ME BY _____
 KNOWN TO ME, WHO EXECUTED THESE CERTIFICATES IN MY PRESENCE AND ACKNOWLEDGE IT TO BE THEIR FREE ACT AND DEED.
 WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.
 MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

NOTARY PUBLIC