



## **Zoning Staff Report**

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

<b>Docket No:</b>	<b>2025Z-31</b>
Owner/Applicant:	HOWLETT J C & BETTY
Rezone:	AG to B-2
Location	Charles Hamilton Way
Parcel:	037-000-00-014AA
Legislative Body:	Shepherdsville
Size:	2.94 Acres more or less
Purpose:	Thrift Store
Comprehensive Plan	Medium Density Residential

### **Countywide Criteria**

#### **Environmental**

1. The property lies in the flood plain and will require permitting. Local ordinance requires the first floor of inhabited buildings be constructed 1 foot above Base Flood Elevation.

#### **Compatibility and Character**

1. There is a mix of uses and zonings in the area. Residential density is approximately 2.7 units per acre to the north of this property.

#### **Utilities and Services**

2. Shepherdsville Fire Dept. serves the area.

### **Development Area Criteria**

#### **Compatibility and Character**

1. This is infill/redevelopment of an existing lot.

### **Future Land Use Map Medium Density Residential Criteria**

1. Single-Family Dwellings (typically about 5 units per acre)
2. Townhomes or Patio Homes (typically about 8 units per acre)
3. Two-Family Dwellings (typically about 8 units per acre)
4. Parks & Natural Areas
5. Supportive Uses (must support or serve an intended use):
  - a. Neighborhood Commercial (only at strategic crossroad locations)
  - b. Public Uses

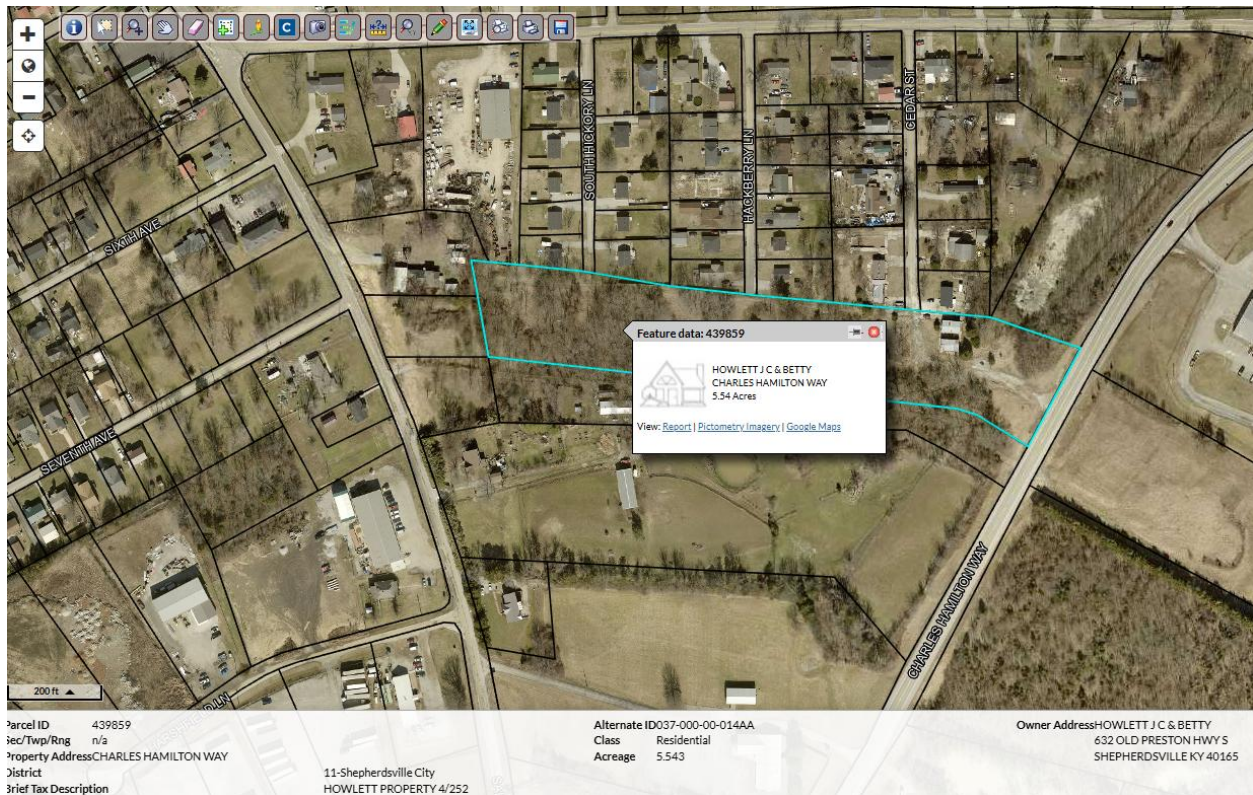
### **Current Land Use**

This portion of the property has a building which will be removed.

### **Setbacks/Buffers/Lot Requirements**

B-2 offers no setback or lot size requirements.





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



McGary Silt Loam Silt Loam is listed as rarely flooded, somewhat poorly drained.  
Markland Silty Clay is listed as occasionally flooded, moderately well drained.



