



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-52
Owner/ Applicant:	Darryl Roeder Jr.
Rezone:	R-1 to Conservation
Location	Raymond Rd
Parcel:	027-000-00-052E
Legislative Body:	unincorporated area of the county
Size:	5 Acres more or less
Purpose:	Single Family Dwelling
Comprehensive Plan	Low 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. General density in the area is low.
3. There are no known historic sites on the property.

Utilities and Services

1. Raymond Rd. is a State Rd.
2. Shepherdsville Fire Dept. serves the area

Development Area Criteria

Compatibility and Character

2. Development should reflect a suburban or urban density to minimize the cost of extending utilities.

Future Land Use Map: Low Density Residential Criteria

3. Single-Family Dwellings (typically about 3-4 units per acre)
4. Two-Family Dwellings (typically about 4 units per acre)

Current Land Use

The property is currently vacant.

Setbacks and Buffers

- a. Front Yard: 40 feet from right-of-way line
- e. No building or structure shall exceed two and one-half (2 ½) stories or thirty five (35) feet in height.

Buffering will not be required.

Lot Size

Single-family homes on one (1) acre minimum. A single mobile home on a three (3) acre lot minimum. Group lodging, camps, and travel trailer parks for a temporary stay not exceeding three (3) months, are also permitted provided they are located on a single tract of not less than ten (10) acres, and resulting in an overall net density not exceeding five (5) units per acre.

← → ↻ beacon.schneidercorp.com/Application.aspx?AppID=943&LayerID=18440&PageTypeID=1&PageID=8233&Q=2070127380&KeyValue=407847

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

Public.net™ Bullitt County, KY PVA

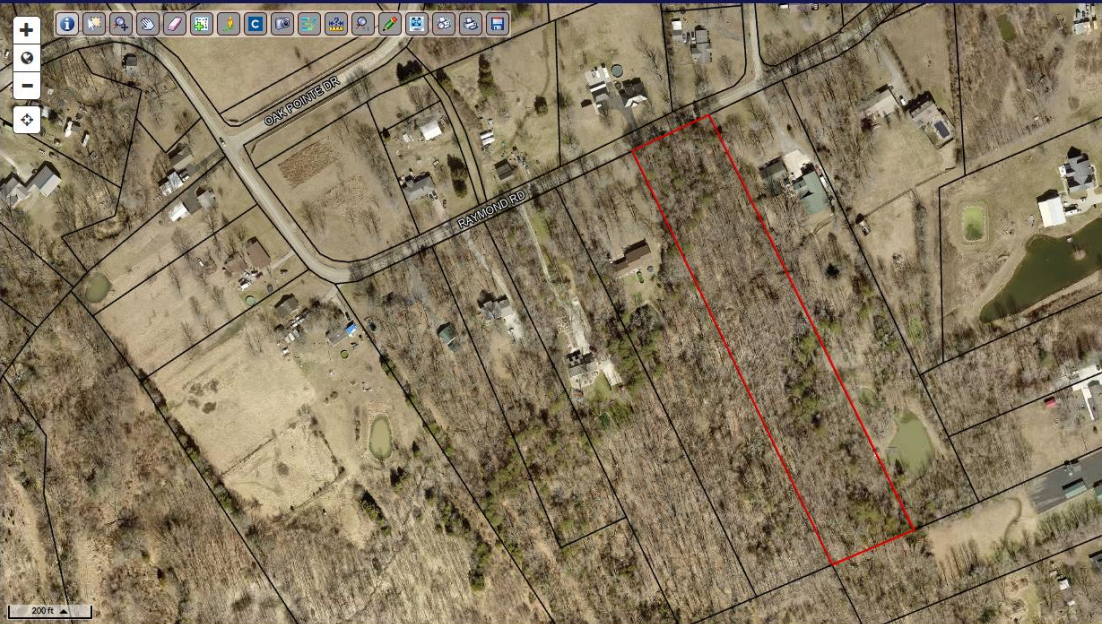
Layers Map Search Results Report Sales Search Sales List Sales Results Home Comparable Search Comparable Results Pictometry Imagery Property Tax Estimator

Layer List Legend

Quick Links:
Property Search
View Map

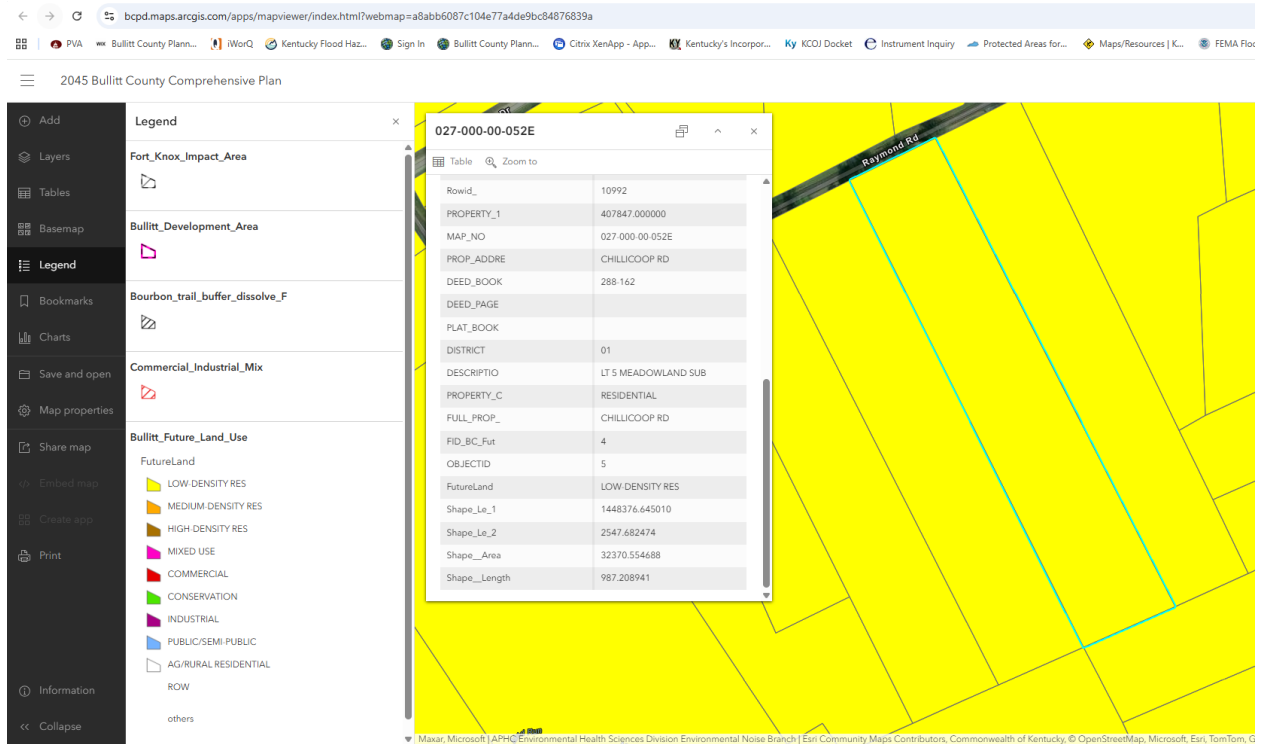
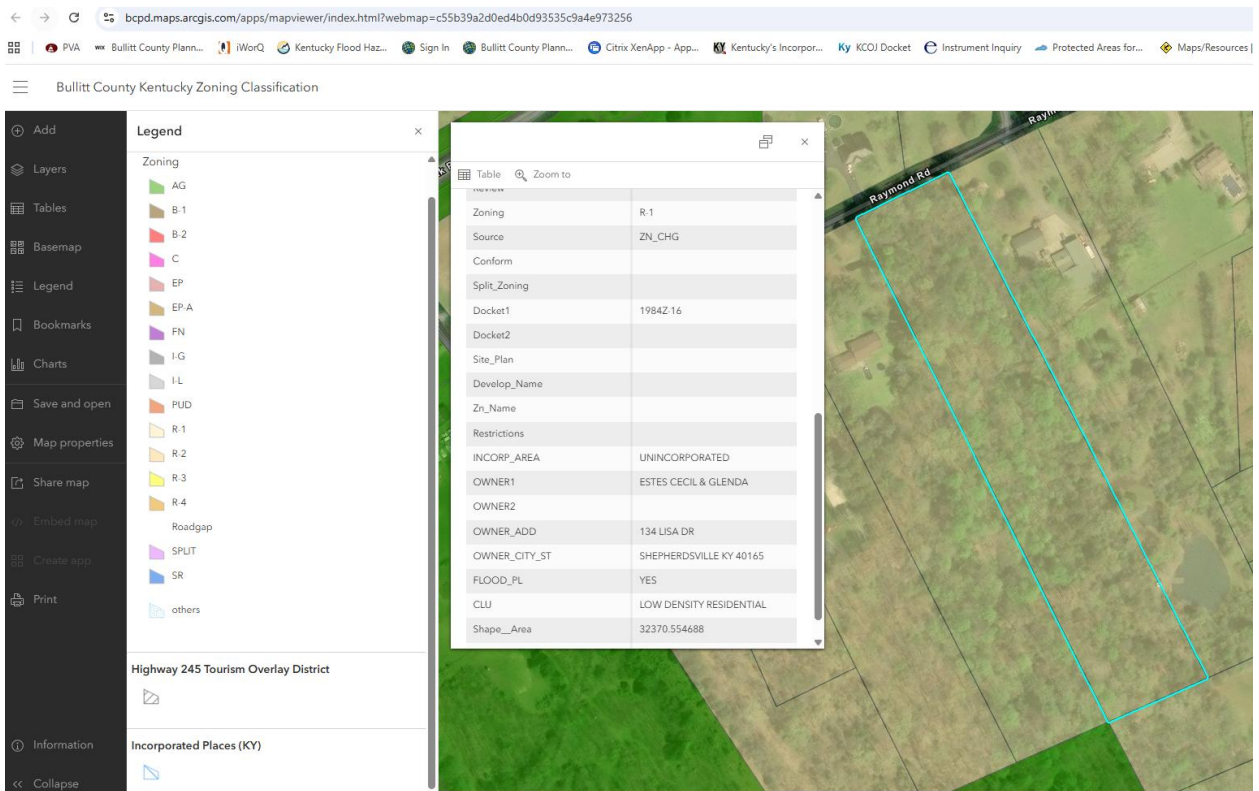
Layers:
☐ DeedBook/Page
☒ Parcels
☐ Parcel Numbers
☐ Yearly Sales
☒ Roads
☒ USA Major Highways
☒ City Labels
☐ Railroads
☐ Streams and Rivers
☐ Lakes
☒ County Outlines
☒ Assessment Layers
☐ Aerial Photography
☒ 2025 Aerial Photos
☐ 2024 Aerial Photos
☐ 2023 Aerial Photos
☐ 2020 Aerial Photos
☐ 2018 Aerial Photos (NAIP)
☐ 2016 Aerial Photos
☐ 2014 Aerial Photos
☐ 2012 Aerial Photos
☐ 2010 Aerial Photos
☐ 2006 Aerial Photos
☐ 1995 Aerial Photos

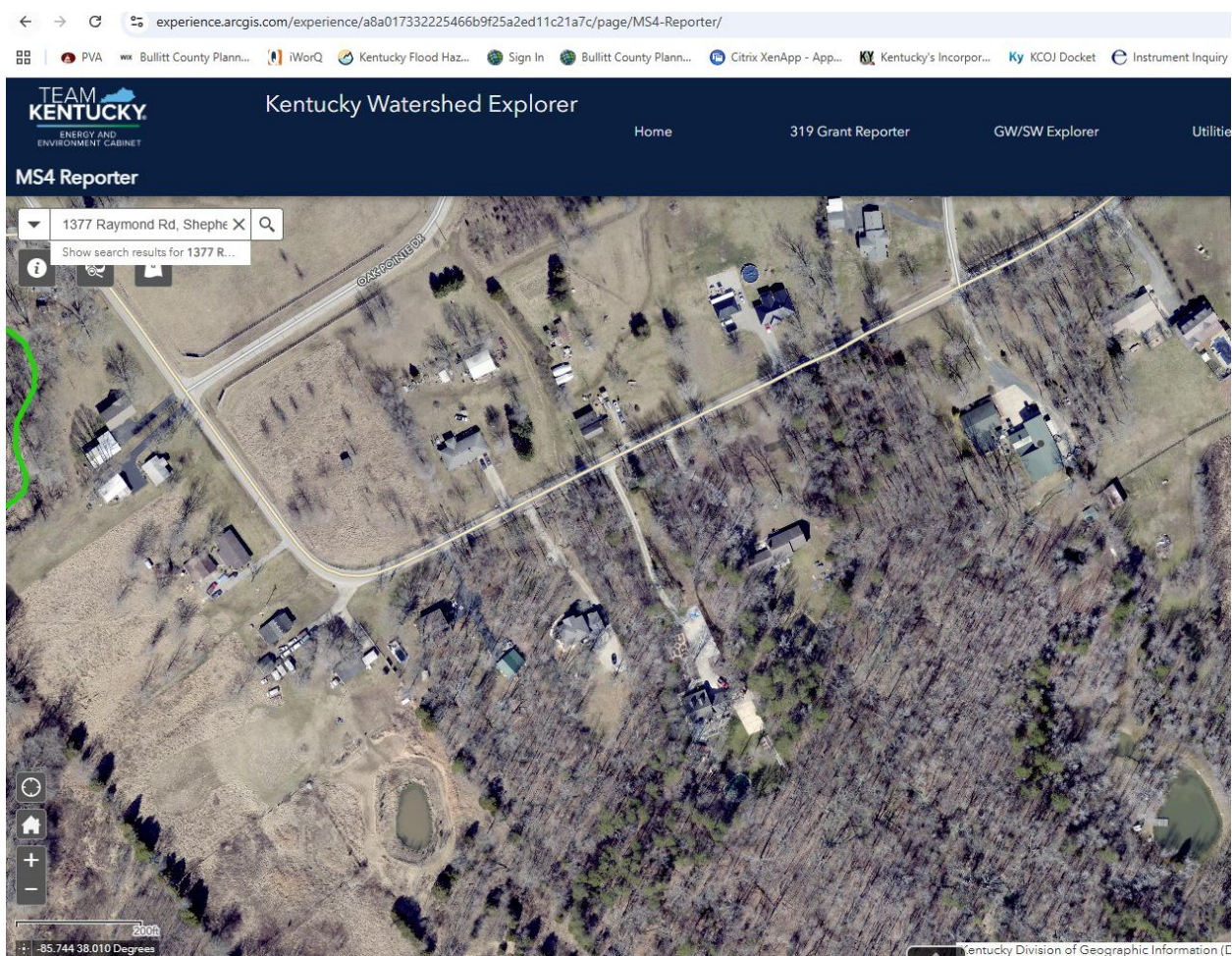
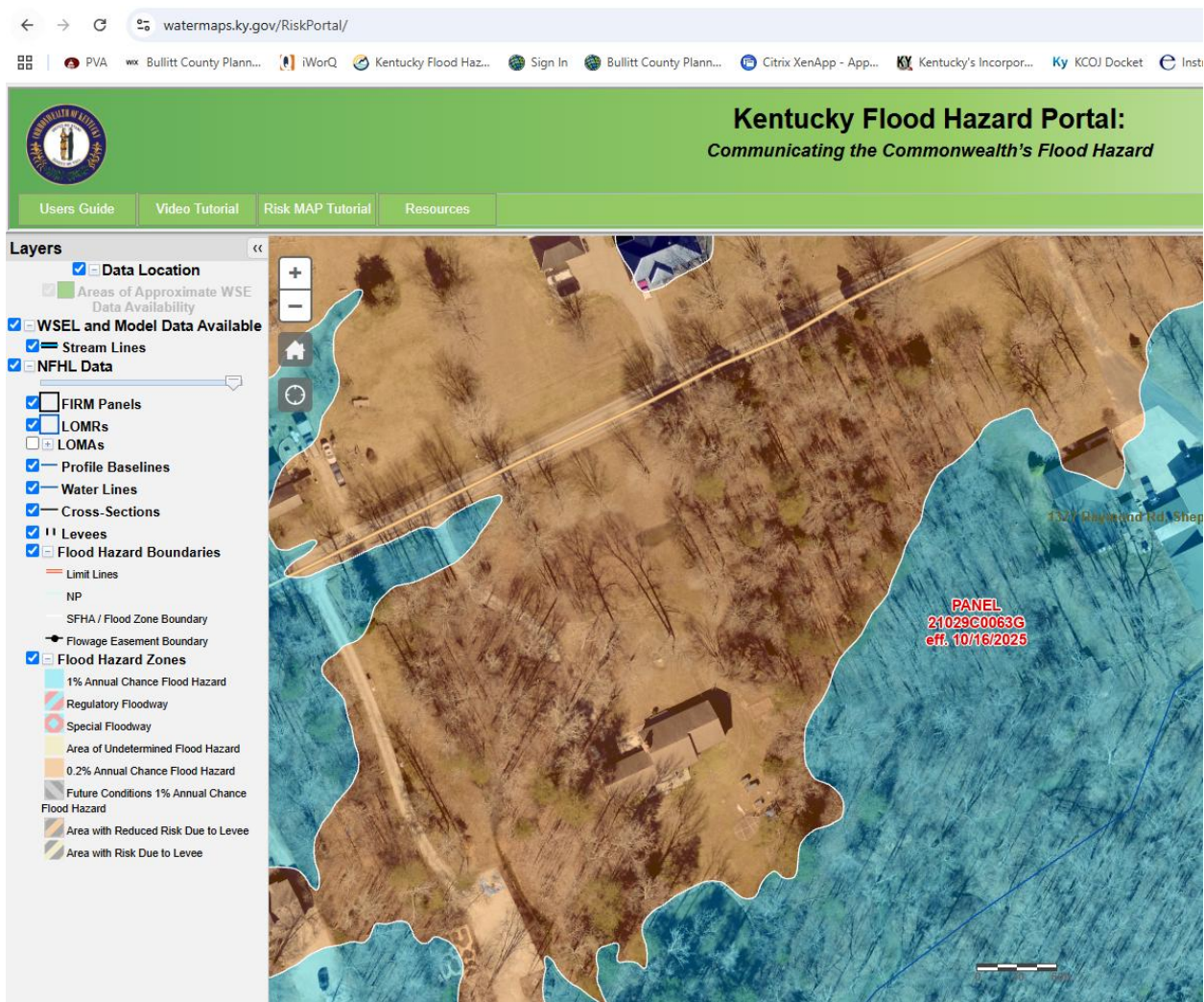
[Restore Layer Defaults](#)



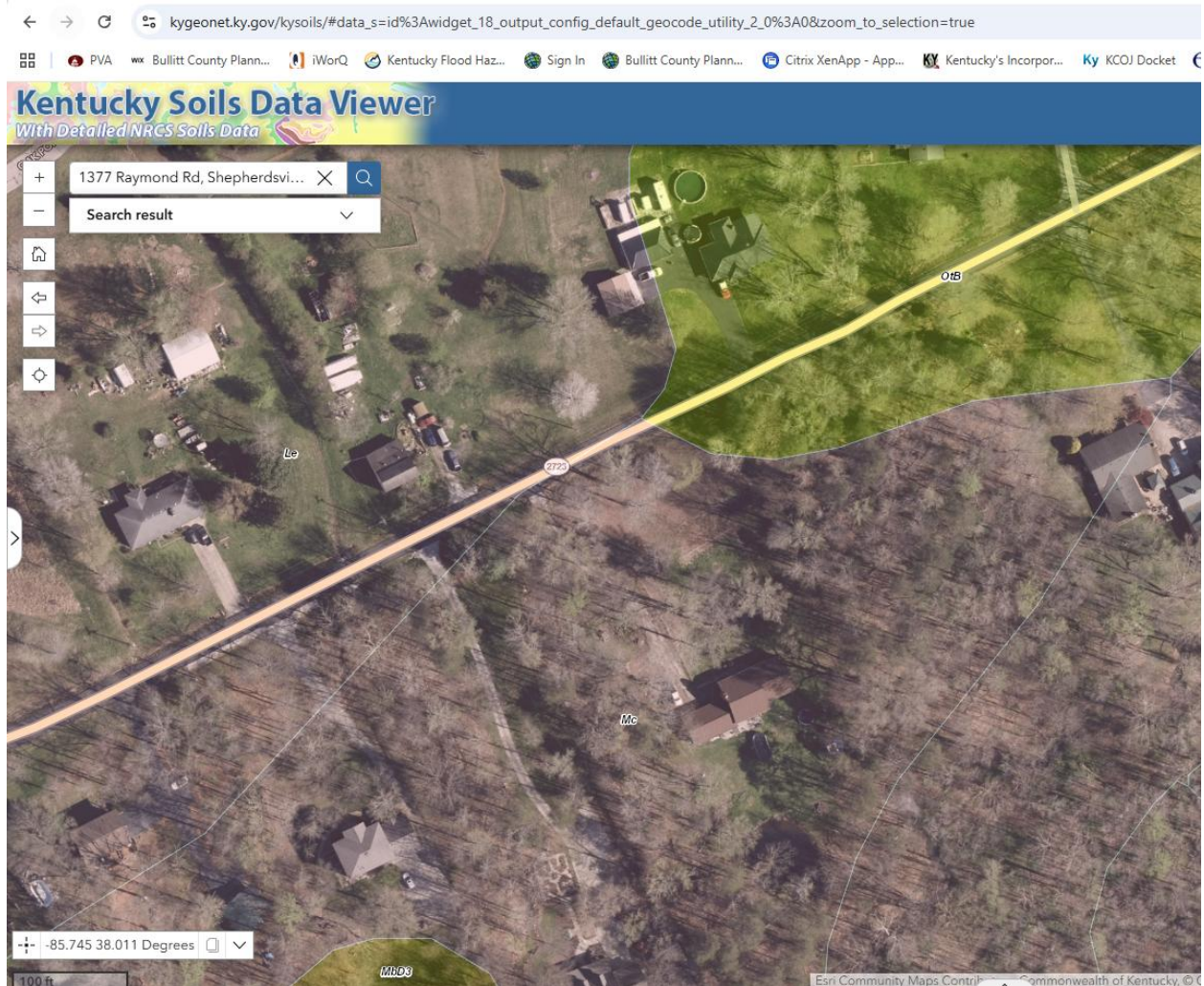
200 ft

Parcel ID	407847	Alternate ID	027-000-00-052E	Owner Address	ROEDER DARRYL WAYNE JR
Sec/Twp/Rng	n/a	Class	Residential		1614 SKYVIEW RD
Property Address	CHILLICOOP RD	Acreage	5.004		WEST POINT KY 40177-6919
District	01-County Nichols Fire				
Brief Tax Description	LOT 5, MEADOWLAND, PLAT 1-626				





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



OtC - 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.

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.

