



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-29
Owner/Applicant	HOWLETT J C & BETTY
Rezone:	AG to B-1
Location	632 Old Preston Hwy South
Parcel:	037-000-00-015
Legislative Body:	Shepherdsville
Size:	0.982 Acres more or less
Purpose:	Tourist Camp
Comprehensive Plan:	Industrial

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 Industrial Criteria

1. Proposed use is more compatible with the use on adjacent parcels than potential industrial uses.

Setbacks/Buffers/Lot Requirements

Front	50
Sides	25
Rear	30

Buffering will be required where property adjoins residential zoning.

Current Land Use

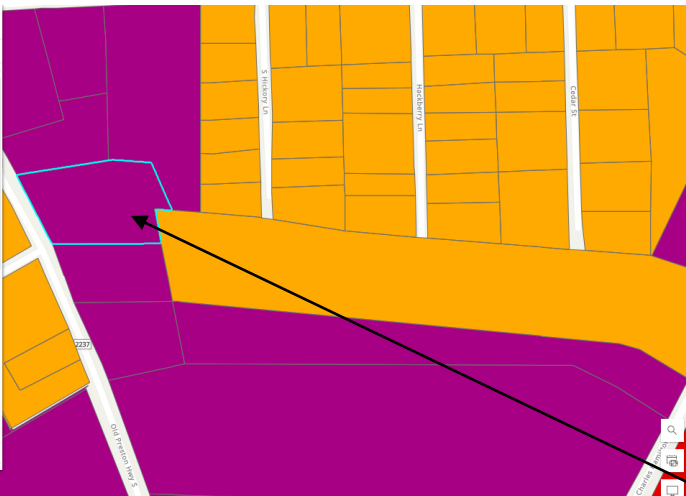
This portion of the property has a building which will be removed.

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.

037-000-00-015









Table Zoom to

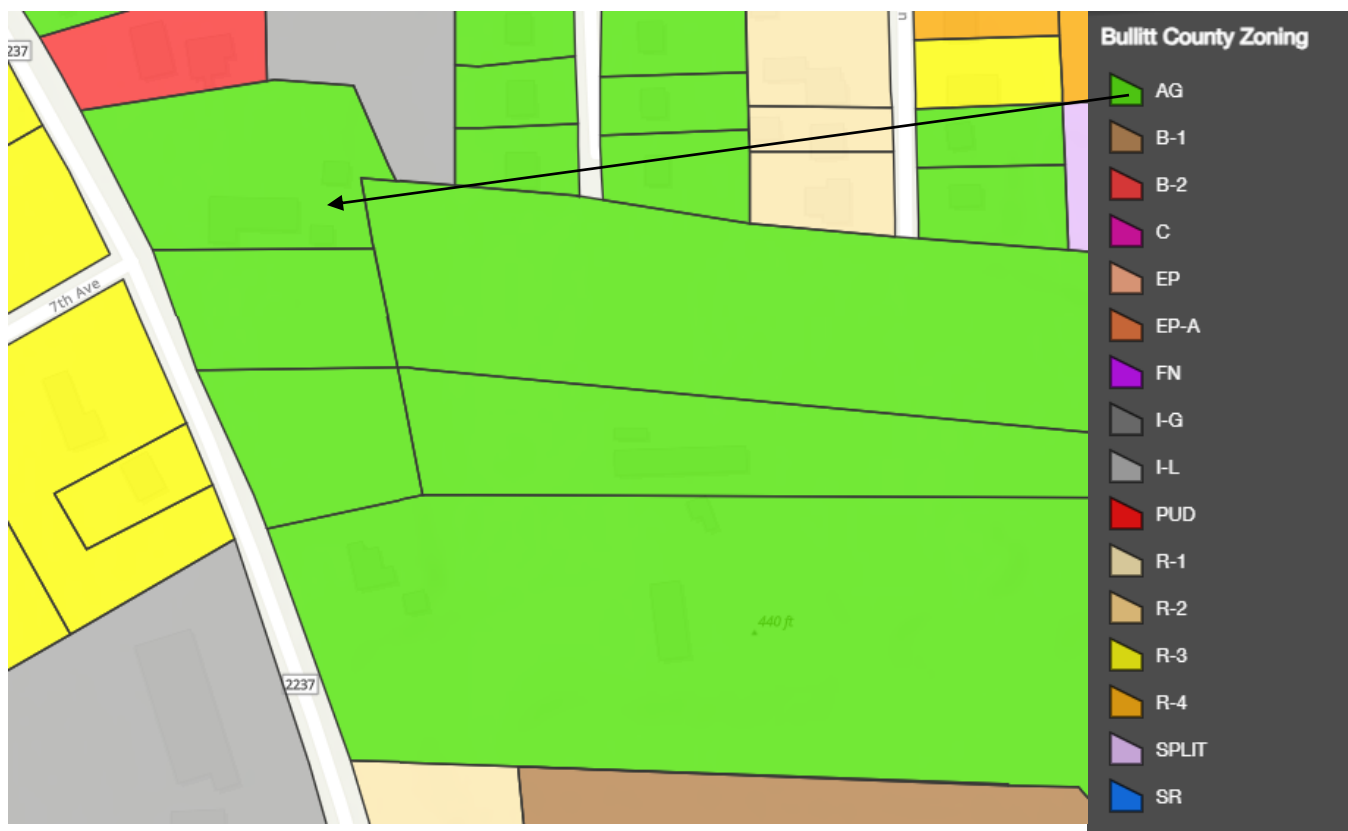
FID	22777
FID_PARCEL	35369
PIDN	037 000 00 015
PARCEL_ID	037 000 00 015
MAP	037
BLOCK	
PARCEL	15
COMMENT	TR 1 J C HOWLETT PROPERTY PLAT 4/252
ACRES	1.037462
LANDUSE	0
TAX_DIST	11
FIRE_DIST	
SCH_DIST	
PRECINCT	D111
MAG_DIST	4
CREATED	PVA MAP
Shape_Leng	3467.723488
Rowid	211



Bullitt Future Land Use

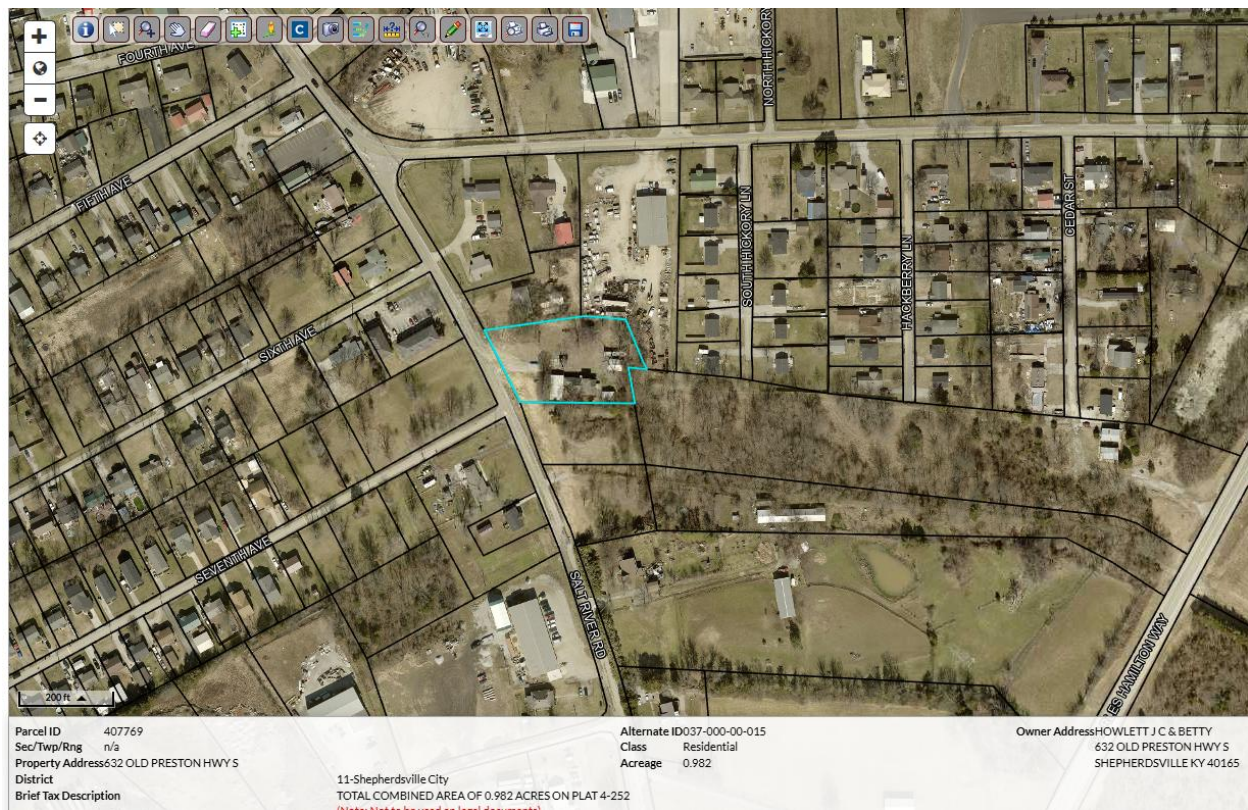
FutureLand

-  LOW-DENSITY RES
-  MEDIUM-DENSITY RES
-  HIGH-DENSITY RES
-  MIXED USE
-  COMMERCIAL
-  CONSERVATION
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  AG/RURAL RESIDENTIAL



Bullitt County Zoning

-  AG
-  B-1
-  B-2
-  C
-  EP
-  EP-A
-  FN
-  I-G
-  I-L
-  PUD
-  R-1
-  R-2
-  R-3
-  R-4
-  SPLIT
-  SR



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.

