



Zoning Staff Report

Bullitt County Planning and Zoning

Docket No:	2025Z-30
Owner/Applicant:	HOWLETT J C & BETTY
Rezone:	AG to B-1
Location	Charles Hamilton Way
Parcel:	037-000-00-014AA
Legislative Body:	Shepherdsville
Size:	2.603 Acres more or less
Purpose:	Tourist Camp
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

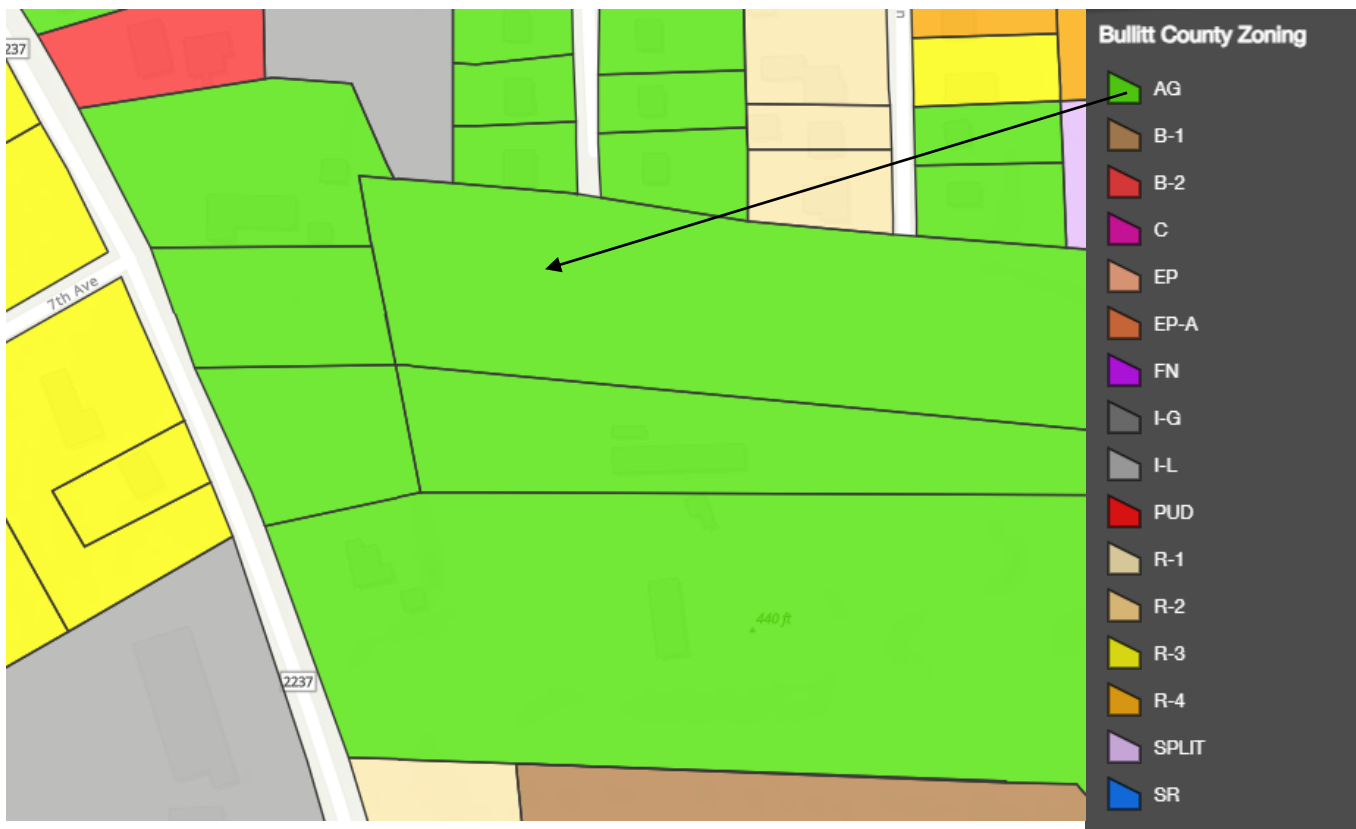
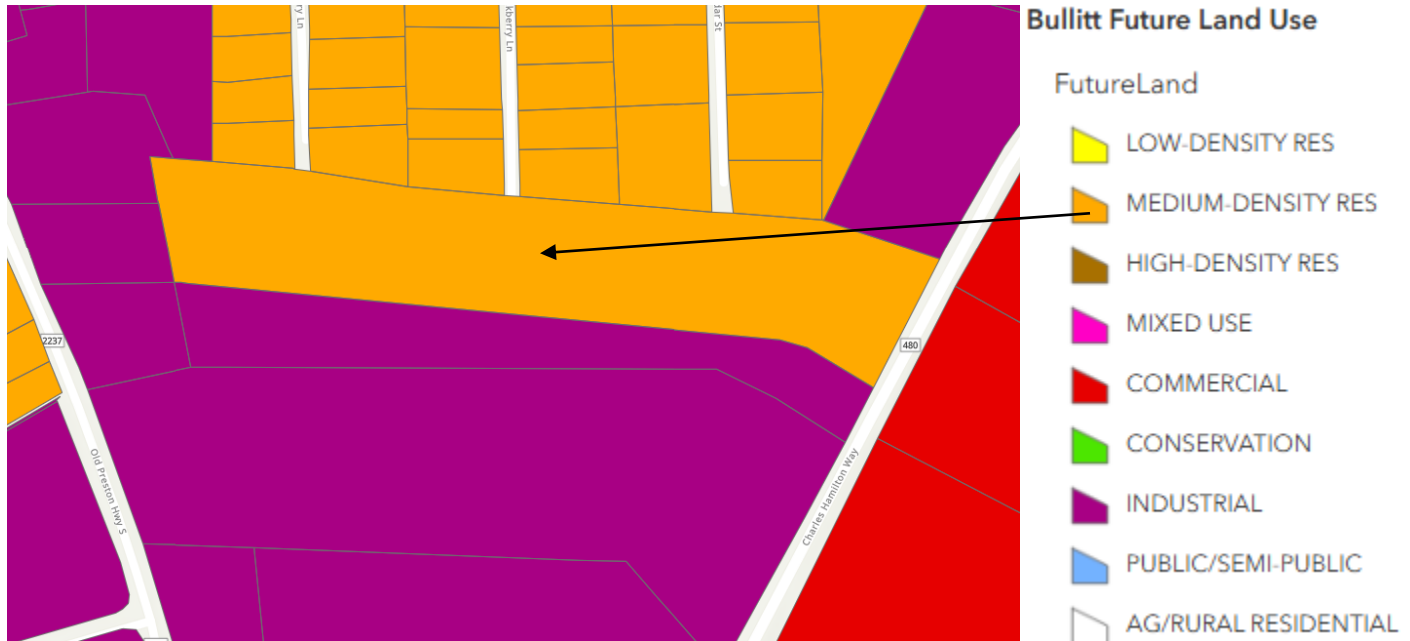
This portion of the property has a building which will be removed.

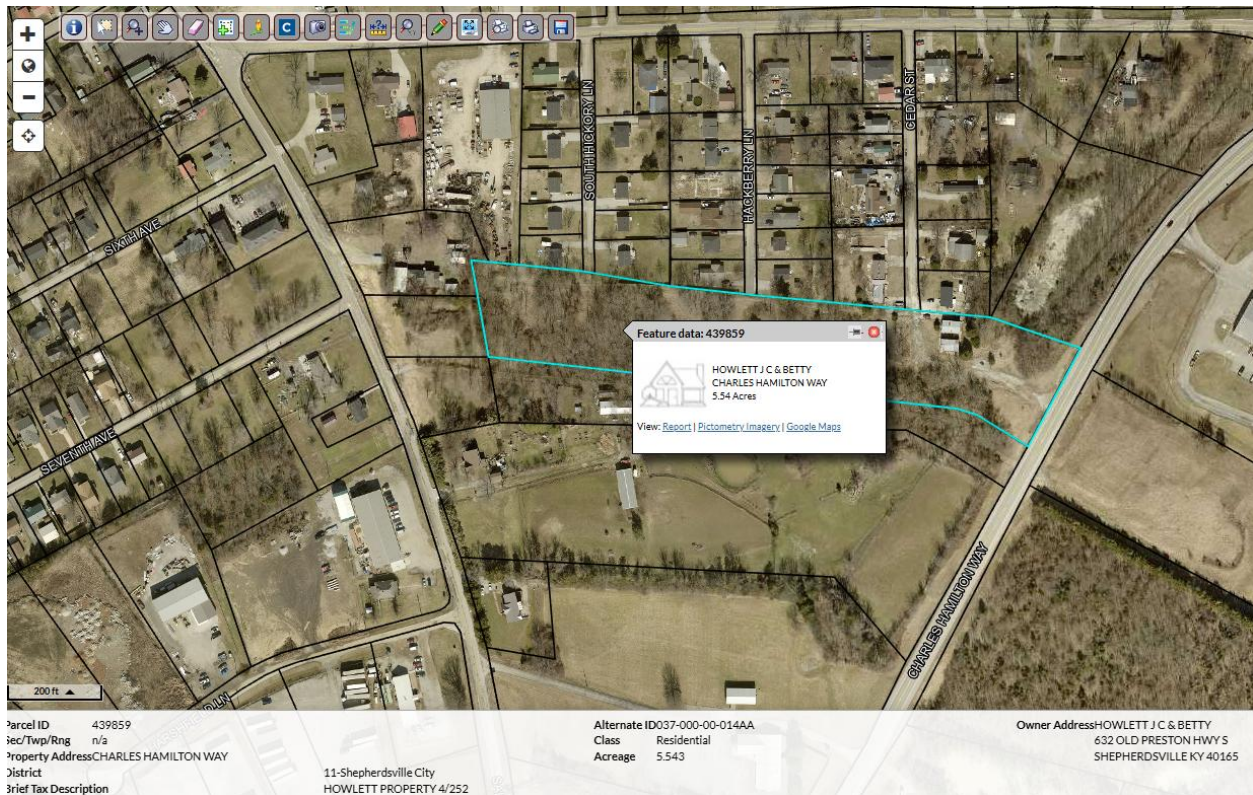
Setbacks/Buffers/Lot Requirements

Front	50
Sides	25
Rear	30

Buffering will not be required.

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.





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.

