

# Planning Matters

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## Planning & Zoning Marks Milestone – Sometimes Controversial Commission Began 40 Years Ago

Reprinted from article written by Lydelle Abbott and printed in the January 3, 2010 issue of the Kentucky Standard

When the planning commission began, there were 23,477 people living in Nelson County. Today there are more than 43,133. With a population that has doubled in size, the planning commission has attempted to encourage this growth through thoughtful planning of land, buildings, thoroughfares and public utilities to secure the maximum economical, physical and social welfare for the cities and people of Nelson County, according to its mission statement.

The end of 2009 marked the 35th anniversary of the adoption of countywide zoning and subdivision regulations in Nelson County, and 2010 marks the 40th anniversary of the Joint City-County Planning Commission of Nelson County.

The joint planning unit was created April 28, 1970. In January 1972, the first countywide Comprehensive Plan was adopted, and on June 17, 1974, and Nov. 28, 1974, the first countywide Subdivision Regulations and Zoning Regulations went into effect.

“Planning and Zoning has been, and continues to be, an asset to Nelson County. The county and city leaders who had the foresight to adopt Planning and Zoning made Nelson County a better place for all,” said Mary Ellen Marquess, planning commissioner since 2007.

Mike Zoeller, planning commissioner since 1981, said after he saw

*continued on page 3*

Year	Pop.	% Change	Rank in KY
1930	16,551	--	48
1940	18,004	8.78%	42
1950	19,521	8.43%	38
1960	22,168	13.56%	29
1970*	23,477	5.90%	32
1974**	24,400	3.93%	33
1980	27,584	13.05%	34
1990	29,710	7.71%	32
2000	37,477	26.14%	24
2008 (est)	43,113	15.04%	23

\*Creation of Planning Commission  
\*\*Adoption of countywide regulations  
(est) denotes estimate

## So Who Makes These Regulations, Anyway, and Can They Be Changed?

Planning and zoning are deliberate processes governed by legal principles, statutes, and codes. It is designed to implement and protect the community’s vision but not be a barrier to development. Planning and zoning directs growth and development, shields against nuisances, guides how citizens live together for the better, protects property values, and promotes the public health, safety, and welfare.

Kentucky Revised Statutes Chapter 100 is the state enabling legislation that provides the legal authority for local planning and land use regulations. The Interlocal Agreement between Nelson County and the Cities of Bardstown, Bloomfield, Fairfield, and New Haven sets forth the details

for establishing and administering the joint planning unit. Both the KRS Chapter 100 and Interlocal Agreement clearly establish separation of authority and checks and balances to safeguard the public trust and protect the public interest. The legislative bodies, Planning Commission, BOAs, Historical Review Board, Development Review Board, and staff, all have distinctly different roles and responsibilities. Each role is vital to ensuring efficient, effective, and fair processes and outcomes.

### Legislative Bodies

The legislative bodies — Nelson County Fiscal Court, Bardstown and Bloomfield City Councils, and

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## What Happened to Cracker Barrel and Frisch's? FAQs on Restaurant Site Selection Criteria

In September 2007 and February 2008, Cracker Barrel and Frisch's, respectively, submitted their applications and building, site, landscaping, lighting, and signage plans for review under the Commercial Establishments Design Standards Ordinance, Zoning Regulations, and Sign Ordinance. In both cases, initial reviews of their plans indicated no significant issues with the proposals. In fact, Cracker Barrel's freestanding (pole) sign, shown on their submitted plans, complied with the Bardstown Sign Ordinance, and City of Bardstown was already making steps to amend the sign regulations to allow larger visual elements, such as the Frisch's "big boy" statue.

Both Cracker Barrel and Frisch's requested to table their design applications. Although Cracker Barrel did not officially cite their reason, initial reviews of their submitted plans indicated no major roadblocks due to local standards and regulations. And with Frisch's, their representative cited, in an email, that the reason for tabling the issue dealt with the land transaction, not the standards and regulations.

### **Restaurant Site Selection Criteria**

Every establishment has its own strategy and site selection criteria for locating new stores.

In John Khami's article, "Restaurant Site Selection," in CIRE (Commercial Investment Real Estate) Magazine's May/June 1997 issue, he outlines the criteria for restaurant site selection. Also, an article entitled "Restaurant Site Selection," written by Neil P. Quirk, et al, with the University of Missouri-Columbia outlines a restaurant site selection model.

Both articles identify location, visibility, competition, demographics, traffic volume, and population density as the primary site selection criteria.

In Mr. Khami's article, "Restaurant Site Selection," he specifically describes Applebee's primary site selection criteria: "For Applebee's demographics, population density, and income are important. Daytime population numbers will indicate if an area can support lunch activity, so it's important to include the type of retail and offices located near the site and the area's overall employment figures. Applebee's looks for theaters, sports complexes, or hotels nearby to generate activity. Additional retail will draw evening and weekend crowds to support the restaurant."

Most popular chains post online their site selection criteria and franchise opportunities and requirements. Below are the population density and traffic volume criteria for a few popular chains:

- Hooters—100,000 to 150,000 people within 5 mile radius
- Bob Evans—50,000 people residing in 3-5 mile radius and average household income of \$50,000+
- Red Lobster—125,000 people and 30,000 average daily traffic
- Olive Garden—100,000 people within a 15-minute drive and 30,000 average daily traffic
- Longhorn—75,000 people within a 15-minute drive and 30,000 average daily traffic
- Panera Bread— 10,000 people within 1-mile ring, 30,000 people within 2-mile ring, 50,000 people within 3-mile ring, and 20,000 average daily traffic

In comparison, the following are Nelson County's demographics and statistics :

#### 2008 Population (estimated):

- Nelson County: 43,113
- Bardstown: 11,242

#### 2009 Median Income: \$48,461

#### Traffic Counts:

- Springfield Road (US 150) at Lowes (2007): 14,426
- KY 245 near Wilson Brothers (2008): 20,764
- KY 245 near Buzick's (2008): 26,448
- North Third Street near Sonic (2007): 16,039

#### 2000 Commuting Patterns:

- Nelson County residents commuting outside of the county to work: 6,405 (36.4% of total working residents)
- Non-residents commuting to county to work: 2,567 (18.7% of total employees in county)

Site Selection magazine selected Bardstown as one of the top 100 small communities in the country to locate or expand a business. With positive growth, development, and local support and through proactive regulations, standards, incentives, and recruitment, new restaurants and other businesses will locate in Nelson County!

#### **Sources:**

- Think Kentucky—[www.thinkkentucky.com/edis/cmnty/QuickFacts.aspx?cw=032](http://www.thinkkentucky.com/edis/cmnty/QuickFacts.aspx?cw=032)
- Kentucky State Data Center — [www.ksdc.louisville.edu](http://www.ksdc.louisville.edu)
- Hooters—[www.hooters.com/](http://www.hooters.com/)
- Bob Evans—[www.bobevans.com](http://www.bobevans.com)
- Darden Restaurants—[www.dardenrestaurants.com/abt\\_siteselection](http://www.dardenrestaurants.com/abt_siteselection). Asp
- "Restaurant Site Selection," Neil P. Quirk et al, November 1978 - <http://web1.msue.msu.edu/improddt/33319733.html>
- "Restaurant Site Selection," John Khami, CIRE Magazine, May/June 1997 - [http://www.ciremagazine.com/article.php?article\\_id=612](http://www.ciremagazine.com/article.php?article_id=612)
- Kentucky Transportation Cabinet Traffic County Maps — [http://transportation.ky.gov/planning/maps/count\\_maps/count\\_maps.asp](http://transportation.ky.gov/planning/maps/count_maps/count_maps.asp)
- Site Selection Magazine—"Small Town, Big Opportunities", <http://www.siteselection.com/features/2001/mar/smalltowns/>

## P&Z Milestone (continued from page 1)

the potential for strip mining, "It made me look a lot harder at environmental planning, real estate, etc... ." He agrees with Marquess.

"Generally we've created a much more conducive aesthetic and climate for people wanting to come here," he said.

Zoeller said that over the years he has seen the commission improve the consistency of its decision making and knowledge of the law, and an increase in the input of members.

"The participation level is more serious and thoughtful," he said.

Zoeller said he would like to see an improved transportation plan with a better design element.

During the last 40 years, 76 citizen members have served on the Planning Commission, and many citizen members have served on the Board of Adjustment (BOA), Historical Review Board and other advisory and technical boards and committees. During the four decades, the Planning Commission, its boards and committees have held thousands of meetings and hearings, reviewed and forwarded recommendations, and/or taken action on thousands of amendments, applications, plats, etc.

"Some aspects some people consider negative, but we're better off with it than without," Zoeller said.

The Planning Commission helps keep things such as billboards, junk cars and derelict buildings at a minimum, while calling for things such as pedestrian access, landscaping and better lighting, Zoeller said.

"Planning and Zoning continues to evolve as the county and city's needs change. All the community leaders must strive to work together to continually improve the process," Marquess said.

Then and Now 1970—2009		
	Then	Now
Land area (square miles)	437 (1970)	423 (2009)
Number of persons per square mile	54 (1970)	101 (2009)
Total population	23,477 (1970)	43,133 (est. 2008)
Bardstown population	5,816 (1970)	11,242 (est. 2008)
Bloomfield population	1,072 (1970)	891 (est. 2008)
Fairfield population	163 (1970)	77 (est. 2008)
New Haven population	977 (1970)	882 (est. 2008)
Number of dwelling units	6,742 (1970)	14,934 (2000)
Number of persons per unit	3.7 (1970)	2.6 (2000)
Median house value	\$103,000 (1970)	\$125,916 (est. 2007)
Number of owner-occupied homes	4,511 (1970)	10,885 (2007)
Per capita income	\$3,524 (1973)	\$29,236 (2009)
Median household income	\$7,024 (1970)	\$48,461 (2009)
Cost of living index	N/A	80.8; US average = 100 (2008)
Number of farms	1,548 (1969)	1,406 (2007)
Acreage in farms	232,640 (1969)	196,225 (2007)
Average size of farms	150.3 (1969)	139.6 (2007)
Total employment	8,020 (1973)	14,339 (2008)
Manufacturing	21.20% (1973)	28.93% (2008)
Trade, services, & other	51.87% (1973)	68.09% (2008)
Real estate property tax per \$1,000 assessed value		
Nelson County	\$7.40 (1974)	\$9.56 (2009)
Bardstown	\$10.80 (1974)	\$11.79 (2007)
# Planning Commission members	11 (1970)	11 (2009)
# Planning Commission staff	2 full-time (1974)	2 full-time; 2 part-time (2009)
# BOA members	19 (1970)	19 (2009)

Sources: Think Kentucky—[www.thinkkentucky.com/edis/cmnty/QuickFacts.aspx?cw=032](http://www.thinkkentucky.com/edis/cmnty/QuickFacts.aspx?cw=032); Kentucky State Data Center —[www.ksdc.louisville.edu](http://www.ksdc.louisville.edu); City-data.com — [www.city-data.com/county/Nelson\\_County-KY.html](http://www.city-data.com/county/Nelson_County-KY.html); U.S. Census Bureau's State and County Quick Facts

## Regulations (continued from page 1)

Fairfield and New Haven City Commissions — make appointments to the Planning Commission, Boards of Adjustment, Historical Review Board, and Development Review. The legislative bodies are the policymakers and decisionmakers and have the following responsibilities:

### Legislative Body Responsibilities:

- Adopt and amend Comprehensive Plan goals and objectives;
- Adopt Zoning Regulations and take final action (approval/denial) on text amendments and zone changes;
- Adopt and amend Commercial Establishments Design Standards Ordinance and take final action (approval/denial) on building, site, landscaping, and lighting standards for new commercial structures; (Nelson County and Bardstown only);
- Adopt and amend Historic District regulations and take final action (approval/denial) on Certificates of Appropriateness (Bardstown only); and,
- Adopt and amend sign regulations and consider interpretation appeals.

### **Planning Commission**

### **Boards of Adjustments (BOAs)**

### **Historical Review Board (HRB)**

### **Development Review Board (DRB)**

The Planning Commission, BOAs, HRB and DRB are not policymakers. They are appointed by the legislative bodies to serve as technical consultants to the legislative bodies. They use their training and expertise to implement the community's vision.

The Commission and boards are required to work within the state enabling legislation (KRS Chapter 100), adopted Comprehensive Plan, regulations, and design standards. They have no authority to change regulations based on public comment, and they cannot change what is or is not permitted. If the public does not agree with the regulations, then the legislative bodies are the place to get it changed. Similarly if the

Commission and boards are concerned about the impacts of a certain regulation or feel that a regulation is ambiguous, unclear or problematic, then they can make recommendations for changes to the legislative bodies. However, even in the process of rewriting or developing new regulations, the legislative bodies are the policymakers.

### Planning Commission Duties:

- Implement the Comprehensive Plan and administer and enforce Zoning and Subdivision Regulations, Design Standards Ordinance, and city sign regulations;
- Employ staff or contract with planners or persons to carry out and accomplish its assigned duties;
- Hear and make recommendation on Comprehensive Plan goals and objectives;
- Hear and adopt Comprehensive Plan land use, transportation, and community facilities plans;
- Hear and make recommendations on zoning regulations text amendments and zone changes;
- Hear and take final action (approve/deny) on variances and conditional use permits, if considered in conjunction with zone change; and,
- Adopt Subdivision Regulations and review and take final action (approve/deny) subdivision plats.

### BOA Duties:

- Hear and take final action (approve/deny) on variances and conditional use permits; and,
- Hear and take final action (concur/reject) on administrative appeals.

### HRB Duties:

- Adopt design guidelines;
- Review and make recommendations on historic overlay zoning districts; and,
- Review and make recommendations on Certificates of Appropriateness, variances, and conditional use permits for projects within the historic district.

### DRB Duties:

- Review and make recommendations on building, site, landscape, and lighting plans for new commercial structures.

### **Staff**

The Planning Commission staff is responsible for the day-to-day operations of the Planning Commission. The staff provides technical assistance to and prepares reports and studies for the Commission and boards. The Planning Commission staff does not have the power to vote or change regulations or policies. In fact, the staff has the least discretion of all participants. By law, the Staff must take a literal interpretation of the regulations.

### Staff Duties:

- Implements Comprehensive Plan and administers and enforces the zoning, subdivision, design standards, and city sign regulations day-to-day;
- Carries out and ensures compliance with decisions of the legislative bodies, Planning Commission, BOAs, DRB, and HRB;
- Reviews and issues zoning compliance, local floodplain, and city sign permits;
- Develops and presents or schedules required training for Planning Commission and BOA members;
- Serves as secretary and custodian of records for Planning Commission, BOAs, HRB, and DRB; and,
- Carries out day-to-day financial administration.

### **Can the Regulations be Changed?**

Yes. Each type of regulation has specific steps and processes for amendments.

### **Zoning Regulations Amendments**

- Amendment Proposal. The Planning Commission and/or legislative body initiates proposed text amendments.

*continued on page 5*

## Regulations (continued from page 4)

- **Public Hearing and Recommendation.** The Planning Commission holds a public hearing on the proposed amendments.
- **Final Action.** Each legislative body must take final action (approve/deny) on the text amendments through two readings and publication of the ordinance.

### Subdivision Regulations Amendments

- **Amendment Proposal.** The Planning Commission initiates proposed amendments.
- **Public Hearing and Final Action.** The Planning Commission holds a public hearing and takes final action on the proposed amendments.

### Sign Regulations Amendments

- **Amendment Proposal.** Sign regulations are stand-alone ordinances adopted by each legislative body. The legislative body initiates proposed amendments.
- **Public Hearing and Final Action.** The legislative bodies hold a public hearing and take final action (approve/deny) on the amendments through two readings and

publication of the ordinance.

### Commercial Establishments Design Standards Ordinance Amendments (Nelson County & Bardstown only)

- **Amendment Proposal.** The Design Standards Ordinance is a stand-alone ordinance adopted by Nelson County Fiscal Court and Bardstown City Council. The Development Review Board and/or legislative body initiates proposed text amendments.
- **Public Hearing and Final Action.** The legislative bodies hold public hearings and take final action (approve/deny) on the amendments through two readings and publication of the ordinance.

### How often should the regulations be reviewed and amended?

Often. KRS Chapter 100 requires the Comprehensive Plan to be reviewed, amended and/or re-adopted every 5 years but does not establish timeframes for reviewing and amending regulations. However, to ensure relevancy and consistency, plans and

regulations should be reviewed and, if necessary, amended more often — ideally every year.

It is common for communities to develop regulations, but only make piecemeal amendments thereafter. While “band-aiding” regulations is common, many of the problems with regulations are those that you would expect from, say, a 35-year old document. Outdated terms and definitions are still in the regulations, and outdated concepts are based on old technology, processes, and methods. Some regulations may have been found to be ambiguous, problematic, and/or unclear. New uses, processes, and concepts evolve over time and need to be included or addressed in the regulations.

Planning Commissions and legislative bodies should take annual reviews of requests and actions to determine if changes in the regulations need to be made to ensure consistency with the Comprehensive Plan and to address issues, ambiguity, inconsistency, and other problems.

## Historic Resources Survey Update

The City of Bardstown participates in the Certified Local Government (CLG) program administrated by the National Park Service and Kentucky Heritage Council. Under the CLG program, the City receives funding for administration of the local preservation program and historic overlay zoning district and for other projects that preserve, protect, and promote Bardstown’s architectural, cultural, and archaeological resources.

One of the requirements of the CLG program is to conduct and maintain an assessment of historic resources within the City of Bardstown and to provide an update of the historic resources survey to the Kentucky Heritage Council.

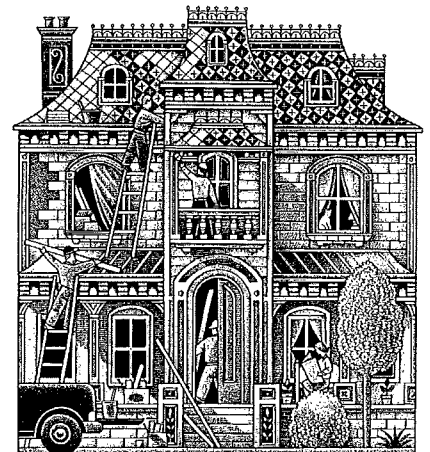
During 2009, Preservation Administrator Pen Bogert has identified 50 buildings as historic and eligible for

nomination to the National Register of Historic Places. He has also completed surveys for each of these properties. Pen will submit these surveys to the Kentucky Heritage Council and will initiate the process for listing these properties as individual listings on the National Register or as contributing buildings within Bardstown’s National Register district.

Bardstown’s National Register district was created in 1983. At that time, several buildings were not old enough to qualify and many structures were not surveyed and incorporated into the district nomination. To be eligible for listing on the National Register, buildings must be at least 50 years old.

Today the period of historic significance for the City’s historic district is

1795 to 1960. This expanded period now allows for the inclusion of buildings constructed from the late 1930’s through the 1950’s and is more inclusive in terms of neighborhood development and architectural diversity.



# 2009 Annual Report

## *Message from the Chair . . .*

On behalf of the Joint City-County Planning Commission, I am pleased to present the Planning Commission's 2009 annual report.

The purpose of the annual report is to disseminate information on the operations of the Planning Commission over the last year to the citizens of Nelson County. This report provides an overview of planning and development activities in Nelson County.

Over the past 4 years, Nelson County has experienced subdued growth in comparison to the previous years. This subdued growth has been the result of the national economic downturn and a considerable supply of available dwelling units, commercial/office space, and lots in Nelson County. Even with the downturn, we've had significant, positive and meaningful development.

Even though the Planning Commission has experienced a slowdown in application and permitting activity, the Commission and its staff have been busy working on several projects. The Planning Commission is working with Kentucky Division of Water on the flood map modernization plan to upgrade the county's flood maps and is continuing its development of GIS mapping and databases to improve efficiency and develop additional planning tools. The Planning Commission also continues to review the Comprehensive Plan land use, transportation, and community facilities plans and Zoning and Subdivision Regulations and will be actively developing proposed improvements throughout the next year.

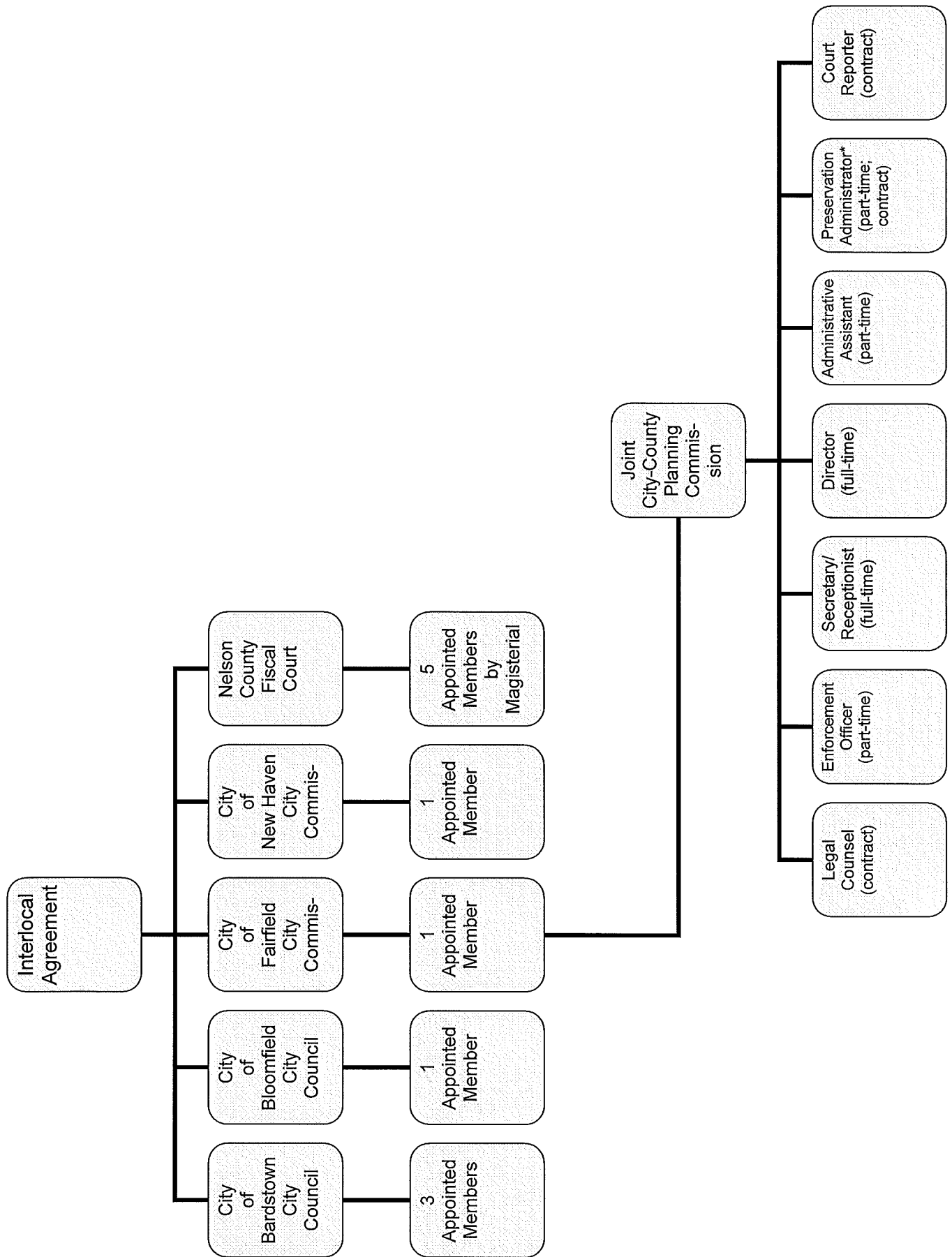
Looking forward to a prosperous 2010!

Todd A. Johnson  
Chair

## Planning Commission Activity 2006—2009

Application Type	2006	2007	2008	2009
Administrative Appeals	1	1	0	1
Cell Tower Review	1	1	0	2
Commercial Design Review				
New Projects	27	7	14	8
Revised Projects	2	8	1	1
Conditional Use Permits				
New Permits	29	36	20	26
Annual Inspection	31	60	96	116
Historic District Review				
Certificates of Appropriateness	58	57	51	61
Planned Unit Development Designations	0	7	4	3
Planned Unit Development Amendments	0	0	1	2
Sign Permits				
Permanent	108	115	95	83
Temporary	77	70	60	43
Subdivision Review				
Advisory Plat	27	9	14	4
Agricultural Division	15	4	2	7
Amended Plat	83	39	64	26
Minor Plat	34	30	36	18
Major—Preliminary Plat	8	8	3	0
Major—Final Plat	17	9	32	3
Variances	23	26	23	9
Zone Changes	30	33	22	21
Zone Changes with PUDs	0	3	0	1

# Joint City-County Planning Commission of Nelson County



# 2009 Annual Report

## Zoning Compliance Permit Analysis January - December 2009

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structure Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	62	\$831,713	62	\$831,713
Agricultural Additions	0	\$0	2	\$20,000	2	\$20,000
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>65</b>	<b>\$851,731</b>	<b>65</b>	<b>\$851,713</b>
Accessory Structure Additions	2	\$33,000	12	\$43,300	14	\$76,300
Accessory Structure Demolitions	1	\$0	1	\$0	2	\$0
Accessory Structures	63	\$223,495	192	\$1,524,199	255	\$1,747,694
Manufactured Homes, Double-Wide	0	\$0	13	\$750,100	13	\$750,100
Manufactured Homes, Single-Wide	0	0	18	\$201,502	18	\$201,502
Manufactured Home Additions	0	\$0	2	\$8,000	2	\$8,000
Mobile Home Park Replacements	2	\$14,300	2	\$9,000	4	\$23,300
Multi-Family Structure (31 units)	1	\$240,000	1	\$425,000	2	\$665,000
Multi-Family Alteration	2	\$500,000	0	\$0	2	\$500,000
Recreational Vehicle, Temporary	0	\$0	1	\$0	1	\$0
Single-Family Additions	25	\$360,850	82	\$1,790,694	107	\$2,151,544
Single-Family Demolitions	3	\$0	3	\$0	6	\$0
Single-Family Dwellings	26	\$3,283,000	118	\$15,262,944	144	\$18,545,944
Single-Family Relocations	0	0	1	\$20,000	1	\$20,000
Single-Family Alteration/Remodeling	15	\$353,000	26	\$493,549	41	\$846,549
Townhouses/Condominiums (4 units)	2	\$280,000	0	\$0	2	\$280,000
<b>Residential Subtotal</b>	<b>142</b>	<b>\$5,287,645</b>	<b>472</b>	<b>\$20,528,288</b>	<b>614</b>	<b>\$25,815,933</b>
Commercial Accessory Structures	3	\$2,125	0	\$0	3	\$2,126
Commercial Additions	7	\$2,734,250	2	\$41,108	9	\$2,775,358
Commercial Alterations	16	\$1,135,200	6	\$929,500	22	\$2,064,700
Commercial Demolitions	2	\$0	1	\$0	3	\$0
Commercial Structures	2	\$303,000	6	\$2,060,000	8	\$2,363,000
Commercial Tenant Fit-Ups	7	\$132,800	1	\$41,000	8	\$173,800
<b>Commercial Subtotal</b>	<b>37</b>	<b>\$4,307,375</b>	<b>16</b>	<b>\$3,071,608</b>	<b>53</b>	<b>\$7,378,984</b>
<b>Industrial Accessory</b>	<b>2</b>	<b>\$275,000</b>	<b>5</b>	<b>\$132,000</b>	<b>7</b>	<b>\$407,000</b>
Industrial Additions	0	\$0	1	\$200,000	1	\$200,000
Industrial Alterations	3	\$213,500	1	\$20,000	4	\$233,500
Industrial Structures	0	\$0	5	\$342,000	5	\$342,000
<b>Industrial Subtotal</b>	<b>5</b>	<b>\$488,500</b>	<b>12</b>	<b>\$694,000</b>	<b>17</b>	<b>\$1,182,500</b>
Public Structures	2	\$19,000	4	\$20,005,700	6	\$20,024,700
Public Structure Additions	1	\$6,681,217	0	\$0	1	\$6,681,217
Telecom. Accessory Structures	1	\$15,000	1	\$0	2	\$15,000
Telecommunications Structures	0	\$0	1	\$131,450	1	\$131,450
<b>Public Subtotal</b>	<b>4</b>	<b>\$6,715,217</b>	<b>6</b>	<b>\$20,137,150</b>	<b>10</b>	<b>\$26,852,367</b>
<b>Total Permits Issued</b>	<b>188</b>	<b>\$16,798,737</b>	<b>571</b>	<b>\$45,282,759</b>	<b>759</b>	<b>\$62,081,497</b>



# 2009 Annual Report

## New Construction Permit Comparison 2006—2009

Permit Type	2006		2007		2008		2009	
	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost
Duplexes	12 (24)	\$552,000	10 (20)	\$1,027,000	2 (4)	\$340,000	0	\$0
Multi-Family Structures	8 (25)	\$845,000	1 (3)	\$110,000	4 (25)	\$1,350,000	2 (31)	\$665,000
Townhouses/Condos	16 (39)	\$3,620,000	9 (33)	\$1,860,000	3 (9)	\$480,000	2 (4)	\$280,000
Single-Family Dwellings	252 (252)	\$34,653,512	200 (200)	\$27,124,864	165 (165)	\$21,407,066	144 (144)	\$18,545,944
Commercial Structures	18	\$8,740,876	17	\$3,604,933	18	\$4,476,900	8	\$2,363,000
Industrial Structures	2	\$9,978,390	6	\$10,020,250	3	\$705,000	5	\$342,000
Public Structures	12	\$5,726,000	2	\$1,502,558	1	\$75,000	6	\$20,024,700
<b>Total Permits</b>	<b>1,011</b>	<b>\$82,423,600</b>	<b>944</b>	<b>\$70,493,140</b>	<b>807</b>	<b>\$45,962,327</b>	<b>759</b>	<b>\$62,081,496</b>

### Conventional Single-Family Dwellings by Subdivision 2009

Subdivision (Comp Plan Area)	# Units
Corman's Crossing (Deatsville Village 3)	17
Bridgepointe (Outer Urban 1)	12
Miller Springs (Hunters Village 3)	11
Maywood (Traditional Urban 1)	7
Copperfields (Suburban 5)	6
Pembrooke (Suburban 6)	5
Parkway Village (Outer Urban 1)	5
Big Springs (Suburban 6)	5

### Conventional Single-Family Dwellings 1974-2009

Year	# Units	Year	# Units
1974 R	109	1992	378
1975	152	1993	334
1976	149	1994	392
1977	126	1995	397
1978	176	1996	380
1979	209	1997	351
1980 R	115	1998	474
1981 R	98	1999	427
1982 R	98	2000	402
1983	129	2001 R	406
1984	100	2002 R	391
1985	111	2003 R	429
1986	121	2004	377
1987	118	2005	390
1988	128	2006	252
1989	183	2007 R	200
1990 R	244	2008 R	165
1991 R	252	2009 R	144

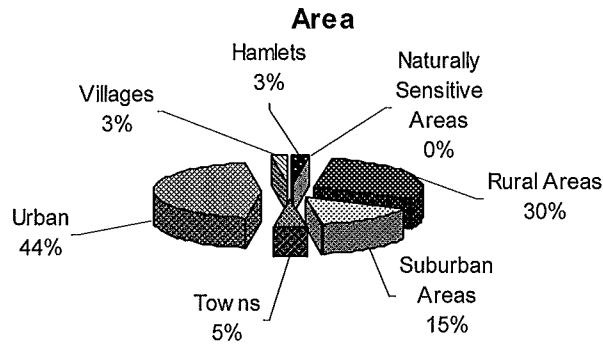
*R denotes U.S. recessions as determined by the National Bureau of Economic Research*

### Conventional Single-Family Dwelling Data Analysis 2006-2009

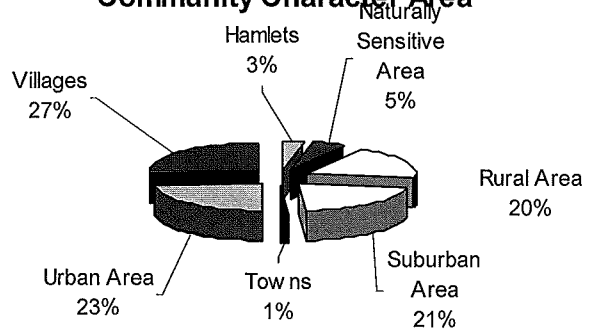
Construction Cost			Size—Living Space		
<u>Range</u>	2006	\$7,500-\$600,000	<u>Range</u>	2006	448-7,080 sf
	2007	\$18,000-\$1,987,000		2007	156-14,676 sf
	2008	\$2,100—\$500,000		2008	480-4,937 sf
	2009	\$10,000—\$685,000		2009	700 — 6,999 sf
<u>Average</u>	2006	\$132,510	<u>Average</u>	2006	1,783 sf
	2007	\$135,624		2007	1,671 sf
	2008	\$130,043		2008	1,750 sf
	2009	\$128,791		2009	1,683 sf
<u>Median</u>	2006	\$115,000	<u>Median</u>	2006	1,500 sf
	2007	\$100,000		2007	1,436 sf
	2008	\$105,000		2008	1,500 sf
	2009	\$96,000		2009	1,440 sf
<u>Mode</u>	2006	\$60,000	<u>Mode</u>	2006	1,350 sf
	2007	\$80,000		2007	1,350 sf
	2008	\$80,000		2008	1,250 sf
	2009	\$80,000		2009	1,350 sf

# 2009 Annual Report

## Comprehensive Plan Reorientation Policy Goals by Community Character Area



## 2009 Total Dwelling Units by Community Character Area

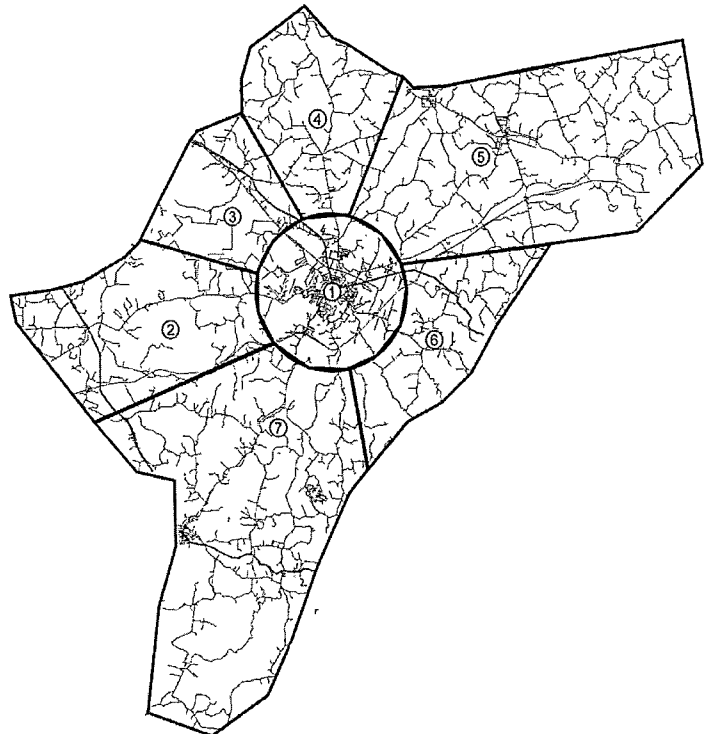


### Total Dwelling Units by Area 2009

Community Character Area	# Units	%
Cedar Creek Hamlet (2)	1	0.5%
Cox's Creek Hamlet (4)	1	0.5%
Culvertown Hamlet (7)	1	0.5%
Greenbrier Hamlet (7)	2	0.9%
Samuels Hamlet (3)	1	0.5%
<b>Hamlets</b>	<b>6</b>	<b>2.9%</b>
Boston NSA (2)	5	2.4%
New Haven NSA (7)	5	2.4%
<b>Naturally Sensitive Area</b>	<b>10</b>	<b>4.8%</b>
Boston Rural (2)	3	1.4%
Cox's Creek Rural (4)	8	3.8%
Bloomfield Rural (5)	21	10.0%
Woodlawn Rural (6)	4	1.9%
New Haven Rural (7)	7	3.3%
<b>Rural Area</b>	<b>43</b>	<b>20.5%</b>
Boston Road Suburban (2)	4	1.9%
KY 245 Suburban (3)	2	0.9%
Cox's Creek Suburban (4)	6	2.9%
Bloomfield Suburban (5)	8	3.8%
Woodlawn Suburban (6)	3	1.4%
New Haven Suburban (7)	21	10.0%
<b>Suburban Area</b>	<b>44</b>	<b>20.9%</b>
Fairfield Town (5)	1	0.4%
New Haven Town (7)	1	0.4%
<b>Towns</b>	<b>2</b>	<b>0.9%</b>
Outer Urban Neighborhood (1)	26	12.4%
Urban Commercial Center (1)	2	0.9%
Traditional Urban Neighborhood (1)	20	9.5%
<b>Urban Area</b>	<b>48</b>	<b>22.9%</b>
Chaplain Village (5)	2	0.9%
Deatsville Village (3)	18	8.6%
Hunters Village (3)	37	17.6%
<b>Villages</b>	<b>57</b>	<b>27.1%</b>

### Total Dwelling Units by Area 2009

Area	#	%
Urban Area (1)	48	22.9%
Boston Road Corridor (2)	13	6.2%
KY 245 Corridor (3)	58	27.7%
Louisville Road Corridor (4)	15	7.2%
Bloomfield Road Corridor (5)	32	15.2%
Woodlawn Road Corridor (6)	7	3.3%
New Haven Road Corridor (7)	37	17.6%



## Joint City-County Planning Commission of Nelson County

One Court Square  
Old Courthouse Building, 2nd Floor  
P.O. Box 402  
Bardstown, Kentucky 40004

Telephone: (502) 348-1805  
Fax: (502) 348-1818  
Email: [nepz@bardstowncable.net](mailto:nepz@bardstowncable.net)  
Website: [www.nepz.com](http://www.nepz.com)

**Serving the  
Cities of Bardstown,  
Bloomfield, Fairfield,  
& New Haven  
&  
Nelson County**

### Planning Commission

Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Wayne Colvin, Nelson County (#5)  
Andy Hall, City of New Haven  
Fred Hagan, City of Bardstown  
Todd Johnson (Chair), City of Bardstown  
Mary Ellen Marquess (Vice-Chair), City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Carolyn Welch, Nelson County (#4)  
Linda Wells, Nelson County (#2)  
Mike Zoeller, Nelson County (#1)

# denotes Magisterial District

### Planning Commission Staff

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Phyllis Horne, Receptionist/Clerk  
Jack Waff, Enforcement Officer  
Pen Bogert, Preservation Administrator  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter



**Wayne Colvin** and **Carolyn Welch** have been reappointed for 4-year terms on the **Planning Commission** by Nelson County Fiscal Court. **Ronald Griffith**, **Thomas Walker**, and **John Cissell** have been reappointed for 4-year terms on the **Nelson County Board of Adjustment** by Nelson County Fiscal Court. **Charles Lemons** has been reappointed for a 4-year term on the **New Haven Board of Adjustment** by New Haven City Commission. **June Zontini** and **Willard Brown** have been reappointed to serve 4-year terms on the **Fairfield Board of Adjustment** by the Fairfield City Commission. **Sandra Cobble** has been reappointed for a 4-year term on the **Bloomfield Board of Adjustment** by the Bloomfield City Council. **David Mattingly** and **Ann Hite** have been reappointed for 3-year terms on the **Development Review Board** by Bardstown City Council. **Beth Hawkins** and **Bruce Reynolds** have been reappointed for 4-year terms on the **Historical Review Board** by Bardstown City Council.

**Bill McCloskey** has been appointed for a 4-year term on the **Bardstown Board of Adjustment** by the Bardstown City Council. Bill currently serves as the Director of Financial Services for the Governor's Office of Agricultural Policy. He is the Chairman of the Bardstown-Nelson County Tourism Commission and Friends of Wickland, Past Chairman of the Bardstown-Nelson County Chamber of Commerce and Nelson County Leadership, member of the St. Joseph School Board and Parrish Finance Committee, Kentucky Bourbon Festival, Rural Heritage Development Initiative, and Bardstown Farmer's Market Pavilion Committee. Bill received his MBA from Bellarmine and MS in agricultural economics from University of Kentucky. About his BOA appointment, Bill said: "I appreciate Mayor Heaton appointing me to the Board of Adjustment. Planning and zoning regulations are important part of the county's plan for ensuring managed growth that parallels investment in infrastructure. Planning and zoning also provide the means for preserving our heritage which is vital important to the tourism industry and local economy. I look forward to becoming more involved in an important aspect of local government that positively impacts the quality of life of our community."