

Joint City-County Planning Commission of Nelson County

2018 Annual Report

Planning Commission Activity 2010—2018								
Application Type	2011	2012	2013	2014	2015	2016	2017	2018
Administrative Appeals	0	0	0	0	0	0	1	0
Cell Tower Reviews	0	0	0	0	0	0	0	5
Commercial Design Review	9	13	11	12	15	11	13	25
Conditional Use Permits (new & amended)	19	24	18	25	19	26	33	19
Local Flood Development Permits	9	4	7	6	7	11	6	12
Parking Waivers	1	1	1	2	2	2	3	2
PUD Designations	0	1	2	6	5	2	2	3
PUD Amendments	1	1	1	1	2	1	2	3
Subdivision Review								
Advisory Plats	13	14	13	10	12	20	5	2
Agricultural Division Plats	7	9	2	2	1	7	3	4
Amended Plats	66	52	79	62	45	108	47	26
Minor Plats	20	28	18	32	41	18	18	8
Major—Preliminary Plats	1	0	2	1	4	4	3	8
Major—Final Plats	4	1	7	7	8	12	7	6
Variances (new & amended)	9	14	40	18	15	18	21	22
Zone Changes	15	10	26	21	17	18	20	23
Zone Changes—Conditions Amendment	0	4	2	1	0	2	5	0
Zone Changes with PUDs	1	0	0	0	0	0	0	0
Zoning Compliance Permits	577	777	906	878	778	814	908	855

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Zoning Compliance Permit Analysis January - December 2018

Permit Type	City		County		Total	
Agricultural	#	\$	#	\$	#	\$
New Structures	1	\$6,800	45	\$724,401	46	\$731,201
Additions	0	\$0	4	\$72,500	4	\$72,500
Agricultural Subtotal	1	\$6,800	49	\$796,901	50	\$803,701
Residential Accessory						
Additions	1	\$500	19	\$64,845	20	\$65,345
Alterations	0	\$0	1	\$1,800	1	\$1,800
Demolitions	1	\$0	0	\$0	1	\$0
New Structures	53	\$804,523	218	\$2,904,484	271	\$3,709,007
Accessory Subtotal	55	\$805,023	238	\$2,971,129	293	\$3,776,152
Residential New						
Double-Wide Manufactured Homes (16 units)	0	\$0	16	\$1,463,736	16	\$1,463,736
Single-Family Dwellings (184 units)	41	\$7,056,400	143	\$24,141,039	184	\$31,197,439
Single-Wide Manufactured Homes (3 units)	0	\$0	3	\$90,000	3	\$90,000
Townhouses/Condominiums (18 units)	5	\$1,260,000	2	\$320,000	7	\$1,580,000
Residential Subtotal (252 units)	46	\$8,316,400	164	\$26,014,775	210	\$34,331,175
Residential Other						
Additions	36	\$515,425	78	\$1,589,762	114	\$2,105,187
Alterations	21	\$515,650	24	\$649,280	45	\$1,164,930
Demolitions	0	\$0	4	\$0	4	\$0
Other Residential Subtotal	57	\$1,031,075	106	\$2,239,042	163	\$3,270,117
Commercial						
Additions	2	\$700,000	3	\$271,000	5	\$971,000
Alterations	28	\$1,911,900	7	\$77,300	35	\$1,989,200
New Structures	19	\$5,461,955	8	\$4,050,900	27	\$9,512,855
Demolitions	0	\$0	1	\$0	1	\$0
Temporary Structures	21	\$0	3	\$0	24	\$0
Commercial Subtotal	70	\$8,073,855	22	\$4,399,200	92	\$12,473,055
Industrial						
Additions	3	\$505,000	3	\$236,000	6	\$741,000
Alterations	9	\$1,537,385	2	\$75,000	11	\$1,612,385
New Structures	5	\$23,950,000	11	\$21,025,613	16	\$44,975,613
Demolitions	1	\$0	0	\$0	1	\$0
Industrial Subtotal	18	\$25,992,385	16	\$21,336,613	34	\$47,328,998
Public & Semi-Public						
Alterations	1	\$0	0	\$0	1	\$0
New Structures	5	\$119,103	0	\$0	5	\$119,103
Cell Tower Accessory Structures	2	\$74,500	2	\$21,000	4	\$95,500
Cell Tower Structures	0	\$0	3	\$655,000	3	\$655,000
Public & Semi-Public Subtotal	8	\$193,603	5	\$676,000	13	\$869,603
Total	255	\$44,419,141	600	\$58,433,660	855	\$102,852,802

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New Construction Permit Comparison

2010—2018

	2011		2012		2013		2014	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	1 (2)	\$135,000	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	3 (27)	\$710,000	0 (0)	\$0	0 (0)	\$0	1 (3)	\$230,000
Townhouses	3 (7)	\$503,000	2 (8)	\$410,000	5 (7)	\$580,000	10 (32)	\$2,339,225
Single-Family Dwellings	114 (114)	\$15,036,298	111 (111)	\$18,203,889	159 (159)	\$25,400,689	167 (167)	\$22,996,557
Commercial Structures	12	\$8,027,720	10	\$20,043,950	7	\$985,000	11	\$2,391,500
Industrial Structures	7	\$508,000	9	\$2,442,471	7	\$12,219,288	3	\$15,520,283
Public Structures	4	\$2,166,458	7	\$384,103	16	\$3,455,245	7	\$844,368
Total Permits	577	\$34,758,145	777	\$69,827,779	906	\$55,291,829	878	\$65,275,847

	2015		2016		2017		2018	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	0 (0)	\$0	1 (2)	\$180,000	0 (0)	\$0
Multi-Family Structures	0 (0)	\$0	1 (3)	\$232,000	1 (3)	\$225,000	0 (0)	\$0
Townhouses	4 (12)	\$910,000	2 (5)	\$519,000	13 (36)	\$4,110,000	7 (18)	\$1,580,000
Single-Family Dwellings	145 (145)	\$22,816,900	150 (150)	\$25,940,993	179 (179)	\$30,235,918	184 (184)	\$31,197,439
Commercial Structures	15	\$4,195,100	21	\$18,255,608	18	\$20,008,700	27	\$9,512,855
Industrial Structures	9	\$43,088,000	18	\$63,884,884	20	\$48,931,844	16	\$44,975,613
Public Structures	3	\$213,000	3	\$210,000	2	\$860,000	5	\$119,103
Total Permits	778	\$81,041,855	814	\$149,004,998	908	\$129,081,498	855	\$102,852,802

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Conventional Single-Family Dwelling Data Analysis 2011—2018

Construction Cost

Size—Living Space

<u>Range</u>	2011	\$25,000—\$480,000
	2012	\$2,100—\$1,250,000
	2013	\$1,000-\$450,000
	2014	\$10,000-\$480,000
	2015	\$4,000—\$602,000
	2016	\$20,000—\$750,000
	2017	\$1,200—\$1,500,000
	2018	\$15,000-\$524,000

<u>Range</u>	2011	832—3,715 sf
	2012	640—10,000 sf
	2013	256-5,789 sf
	2014	400-6,000 sf
	2015	240—5,085 sf
	2016	800—4,984 sf
	2017	288—7,322 sf
	2018	390-4,864 sf

<u>Mean</u>	2011	\$133,652
	2012	\$149,970
	2013	\$140,144
	2014	\$138,534
	2015	\$157,359
	2016	\$172,940
	2017	\$168,916
	2018	\$171,290

<u>Mean</u>	2011	1,676 sf
	2012	1,600 sf
	2013	1,773 sf
	2014	1,749 sf
	2015	1,845 sf
	2016	1,840 sf
	2017	1,744 sf
	2018	1,752 sf

<u>Median</u>	2011	\$112,500
	2012	\$126,500
	2013	\$130,000
	2014	\$120,000
	2015	\$138,000
	2016	\$160,000
	2017	\$110,000
	2018	\$149,000

<u>Median</u>	2011	1,556 sf
	2012	1,600 sf
	2013	1,568 sf
	2014	1,508 sf
	2015	1,600 sf
	2016	1,640 sf
	2017	1,500 sf
	2018	1,568 sf

<u>Mode</u>	2011	\$80,000
	2012	\$120,000
	2013	\$100,000
	2014	\$90,000
	2015	\$130,000
	2016	\$110,000
	2017	\$130,000
	2018	\$110,000

<u>Mode</u>	2011	1,288 sf
	2012	1,350 sf
	2013	1,280 sf
	2014	1,288 sf
	2015	1,350 sf
	2016	1,350 sf
	2017	1,350 sf
	2018	1,416 sf

Mean = average value

Median = middle value in list of numbers

Mode = value that occurs most often in list of number

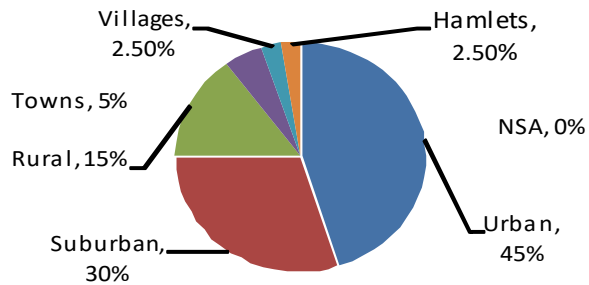
Conventional Single-Family Dwellings 1974-2018

Year	# Units	Year	# Units
1974 R	109	1997	351
1975	152	1998	474
1976	149	1999	427
1977	126	2000	402
1978	176	2001 R	406
1979	209	2002 R	391
1980 R	115	2003 R	429
1981 R	98	2004	377
1982 R	98	2005	390
1983	129	2006	252
1984	100	2007 R	200
1985	111	2008 R	165
1986	121	2009 R	144
1987	118	2010	142
1988	128	2011	114
1989	183	2012	111
1990 R	244	2013	159
1991 R	252	2014	167
1992	378	2015	145
1993	334	2016	150
1994	392	2017	179
1995	397	2018	184
1996	380		

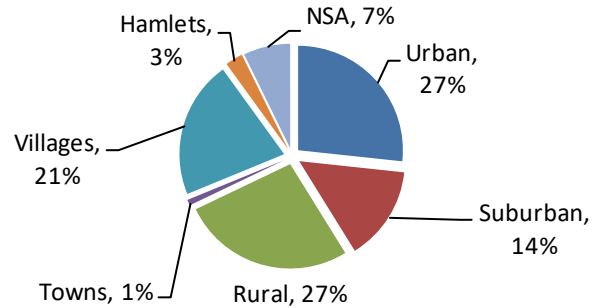
R denotes U.S. recessions as determined by the National Bureau of Economic Research

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Comprehensive Plan Reorientation Policy Goals by Community Character Area



2018 Total Dwelling Units by Community Character Area

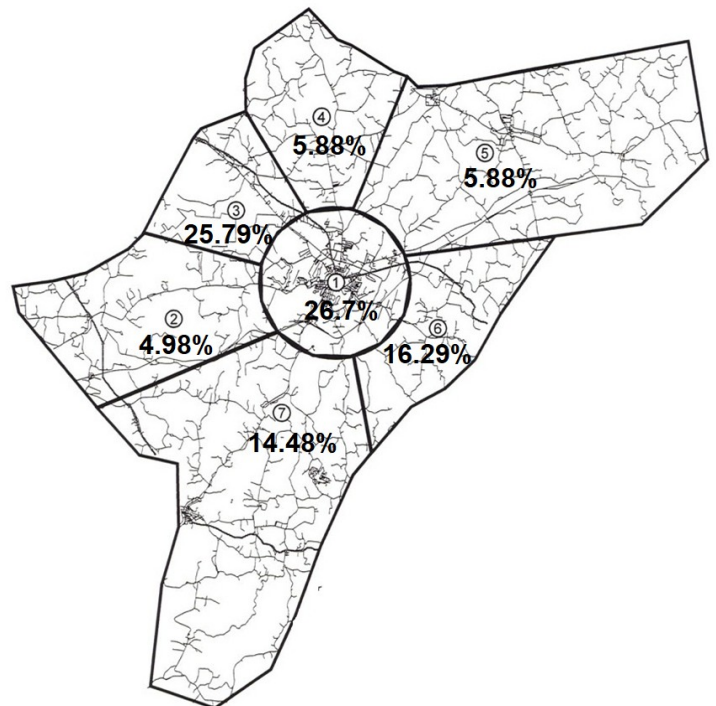


Total Dwelling Units by Comp Plan Area 2018

Community Character Area	# Units	%
Balltown Hamlet (7)	1	0.45
Melody Lake Hamlet (7)	1	0.45
Samuels Hamlet (3)	4	1.81
Hamlets	6	2.71
Boston NSA (2)	7	3.17
KY 245 NSA (3)	1	0.45
New Haven NSA (7)	8	3.62
Naturally Sensitive Area	16	7.24
Boston Road Rural (2)	2	0.90
Cox's Creek Rural (4)	7	3.17
Bloomfield Rural (5)	11	4.98
Woodlawn Rural (6)	20	9.05
New Haven Rural (7)	17	7.69
Rural Area	59	26.70
KY 245 Suburban (3)	3	1.36
Cox's Creek Suburban (4)	6	2.71
Bloomfield Suburban (5)	1	0.45
Woodlawn Suburban (6)	15	6.79
New Haven Suburban (7)	5	2.26
Suburban Area	32	14.48
Bloomfield Town (5)	1	0.45
New Haven Town (7)	1	0.45
Towns	2	0.90
Outer Residential Neighborhood (1)	37	16.74
Traditional Residential Neighborhood (1)	22	9.96
Urban Area	59	26.70
Deatsville Village (3)	29	13.12
Hunters Village (3)	18	8.14
Villages	47	21.27
Total	221	100.00

Total Dwelling Units by Geographic Area 2018

Area	#	%
Urban Area (1)	59	26.7
Boston Road Corridor (2)	11	4.98
KY 245 Corridor (3)	57	25.79
Louisville Road Corridor (4)	13	5.88
Bloomfield Road Corridor (5)	13	5.88
Woodlawn Road Corridor (6)	36	16.29
New Haven Road Corridor (7)	32	14.48
Total	221	100.00

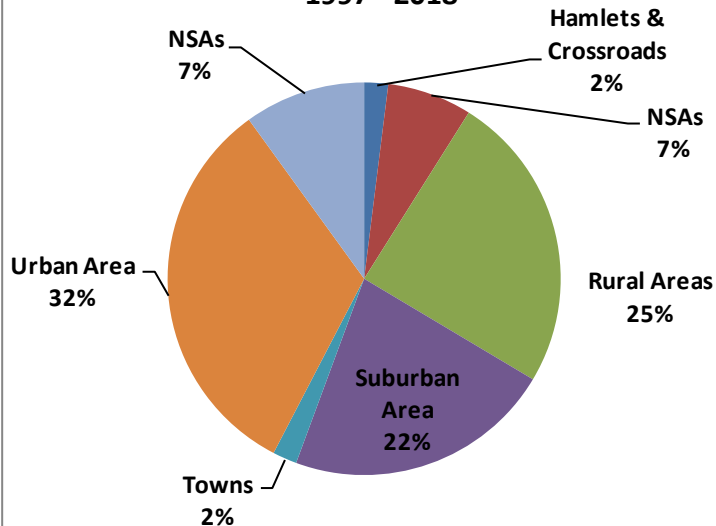


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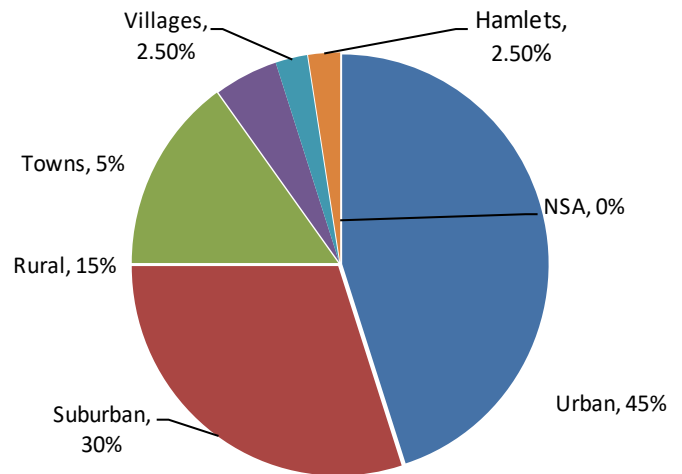
New Dwelling Units by Comp Plan Community Character Areas 1997 - 2018

Community Character Area	1997 - 2018 Dwelling Units	1997 - 2018 % Total	Comp Plan Reorientation Goal
Hamlets & Crossroads	149	1.99%	2.5%
Naturally Sensitive Areas	522	6.98%	0.0%
Rural Areas	1,847	24.69%	15.0%
Suburban Area	1,634	21.84%	30.0%
Towns	147	1.96%	5.0%
Urban Area	2,412	32.24%	45.0%
Villages	771	10.30%	2.5%
Total	7,482		

New Dwelling Units by Comp Plan Community Character Areas 1997 - 2018



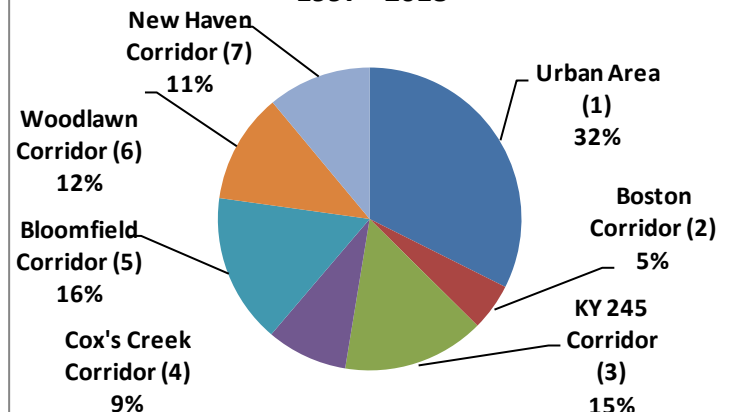
Comprehensive Plan Reorientation Policy Goals by Community Character Area



New Dwelling Units by Geographic Area 1997 - 2018

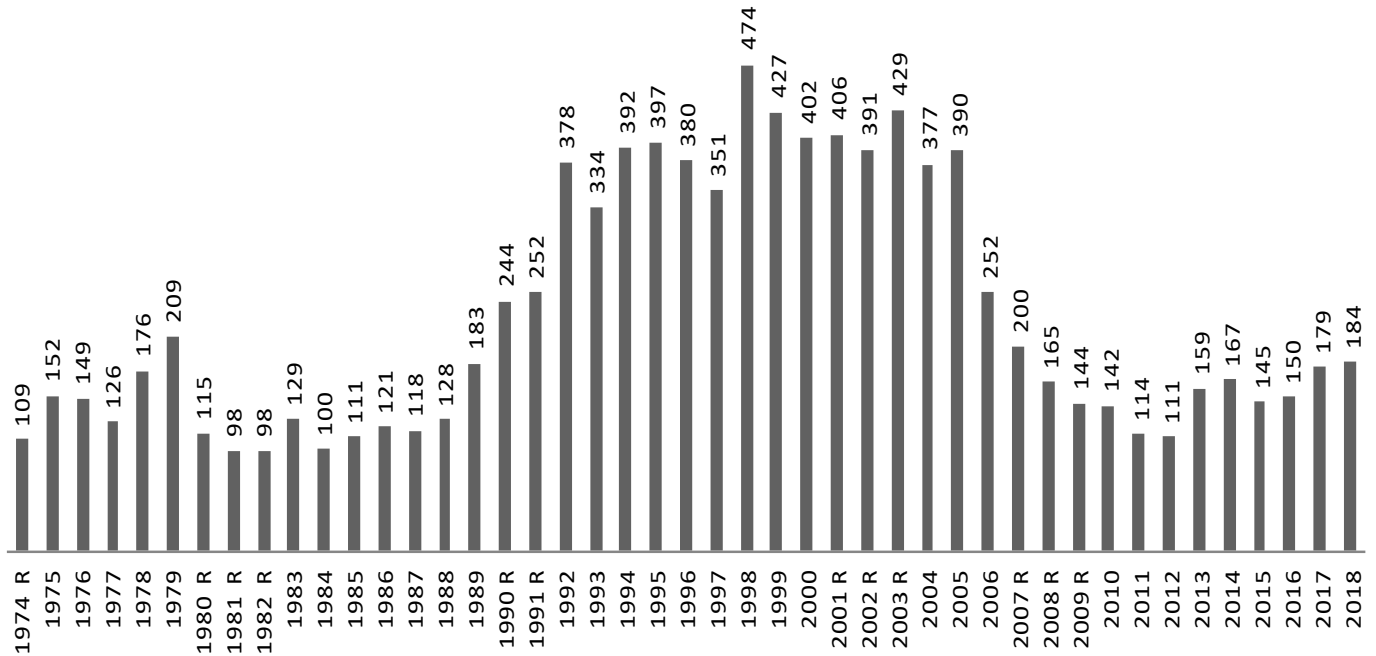
Geographic Area	1997 - 2018 Dwelling Units	1997 - 2018 % Total
Urban Area (1)	2,412	32.24%
Boston Corridor (2)	376	5.03%
KY 245 Corridor (3)	1,157	15.46%
Cox's Creek Corridor (4)	640	8.55%
Bloomfield Corridor (5)	1,174	15.69%
Woodlawn Corridor (6)	890	11.90%
New Haven Corridor (7)	833	11.13%
Total	7,482	

New Dwelling Units by Geographic Area 1997 - 2018



Conventional Single-Family Dwellings 1974 - 2018

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



Conventional Single-Family Dwellings by Subdivision 2018

Subdivision	# Units	Subdivision	# Units
Corman's Crossing (Deatsville Village 3)	18	Big Spring (Suburban 6)	2
Miller Springs (Hunters Village 3)	15	Castle Cove (Suburban 6)	2
Millwood (Suburban 6)	9	Bridgepointe (Urban Outer Residential 1)	2
Beech Fork (Urban Outer Residential 1)	9	Hunters Ridge (Urban Outer Residential 1)	2
Cottage Grove (Urban Traditional Residential 1)	6	Olde Town Estates (Suburban 4)	1
Maywood (Urban Outer Residential 1)	6	Wellington (Urban Traditional Residential 1)	1
Deatsville Loop (Deatsville Village 3)	6	Chaparral Estates (Urban Outer Residential 1)	1
Southfork Estates (Suburban 7)	4	Walnut Creek (Suburban 4)	1
Saddlebrook (Samuels Hamlet 3)	4	Royal Acres (Urban Outer Residential 1)	1
Melody Lake (Melody Lake Hamlet 7)	3	Oakwood (Urban Outer Residential 1)	1
Woodlawn Springs (Urban Outer Residential 1)	3	Green Meadows (Hunters Village 3)	1
Royal Crest (Deatsville Village 3)	3	Nazareth Farms (Suburban 4)	1
Huntington Hills (Rural 4)	3	Tullamore (Urban Traditional Urban 1)	1

Joint City-County Planning Commission of Nelson County
serving the Cities of Bardstown, Bloomfield, Fairfield & New Haven and Nelson County

One Court Square
Old Courthouse Building, 2nd Floor
P.O. Box 402
Bardstown, Kentucky 40004
(502) 348-1805
www.ncpz.com

Planning Commission

- City of Bardstown
 - Martin Carpenter
 - Crystal Hagan (Chair)
 - Mark Mathis
- City of Bloomfield
 - Vacant position
- City of Fairfield
 - Mary Ellen Marquess
- City of New Haven
 - Andy Hall
- Nelson County
 - Nolen Boone (#1 New Haven, New Hope)
 - Doug Cornett (#4 Cox's Creek, Deatsville)
 - Charles Howard (#5 Bloomfield, Chaplin)
 - Pat Swartz (#2 Woodlawn, Botland)
 - Bill Busch (#3 Boston, Nelsonville)

denotes Magisterial District represented

Development Review Board

Todd Johnson
David Mattingly (Chair)
Richard Nest
Wes Parrish
Edward Seay

Bardstown Board of Adjustment

Martin Carpenter
Mark Mathis (Chair)
Danny Reid
Kevin Rogers
Courtney Taylor

Bloomfield Board of Adjustment

Terry Broaddus
Maura Huston (Chair)
J.B. Murphy

Fairfield Board of Adjustment

Mary Ellen Marquess (Chair)
June Zontini
Vacant Position

Nelson County Board of Adjustment

Mike Ballard
John Cissell
Ronald Griffith (Chair)
Charles Howard
Terese Johnson

New Haven Board of Adjustment

Andy Hall (Chair)
Vacant Position
Vacant Position

Staff

Janet Johnston-Crowe, AICP, Director
Cindy Pile, Assistant Director
Alisha Hammond, Clerk / Inspector
Phyllis Horne, Clerk
Mike Coen, Attorney