

Planning Matters

Planning Commission Adopts Updated Comprehensive Plan

After a lengthy seven year process, the Planning Commission finalized and adopted the remaining elements of *Nelson County 2035: A Comprehensive Plan for the Cities of Bardstown, Bloomfield, Fairfield, and New Haven and Nelson County* on October 25, 2011. The legislative bodies adopted the Statement of Goals and Objectives in 2010.

Nelson County 2035 is a major update to the original 1996 plan. It is a continuation of the community's 40-year commitment to good planning. It includes more user-friendly text and maps and detailed demographic analysis and transportation and community facilities plans. The update addresses those significant challenges and changes that have occurred since 1995 and provides for an implementation process to ensure that the location, timing, and intensity of development and infrastructure is appropriate and supports effective and efficient growth management.

Nelson County 2035 includes all 5 elements required by Kentucky Revised Statutes 100.187, and this article provides a general overview of chapter (element).

Chapter 1: Introduction

This chapter provides the background and legal basis of comprehensive planning. It also includes a new section, "How to Use This Plan," which is a step-by-step guide for determining whether future land use proposals are consistent with the Comprehensive Plan.

Chapter 2: Base Study

Long-range planning must be based on accurate, comprehensive, and reliable data about the community and its residents. Analysis of long-term trends can be helpful in forecasting the community's future needs and requirements. This Base Study provides an analysis of the community's existing land uses, natural and environmental conditions, population and economy to anticipate future growth and development over the next 25 years.

The results of these analyses is the determination of the amount of residential, commercial, and industrial land required to accommodate growth and the basis for future land use plans and policies.

Existing Land Use Analysis

The 1996 plan identified 8 Community Character Areas — Urban, Suburban, Towns, Villages, Hamlets, Crossroads, Rural Areas, and Naturally Sensitive Areas. The 2011 update includes an update of the existing land use analysis from the 1996 plan and identifies the changes in land use patterns that have occurred over the last 15 years within each Community Character Area. The identification of major changes to land use patterns resulted in adjustments to future land use plans for Community Character Areas and assisted in the development of detailed future land use maps for the Hamlets, Villages, and Crossroads. For instance, the Little Brick Hamlet at the intersection of Boston Road (US 62) and Wilson Creek Road (KY 733) was identified as a new Crossroads Community Character Area to accommodate compact residential and neighborhood business development in and around the new Boston School.

Environment

The physical geography of an area affects the amount, type, and direction of development. Knowledge of a community's natural environment helps create a community that is fiscally and environmentally sustainable. Natural factors, such as climate, topography, geology, soils, and hydrology are important because they influence the cost of development and determine suitability of an area for a given use.

Rapid growth and development may have dramatic and long-term adverse effects on the physical environment. As Nelson County continues to grow, many environmental issues, such as reduced water and air quality, increased noise and light pollution, increased storm water runoff, and decreased open space, will

arise and may individually or collectively adversely effect the community character and overall quality of life of residents. Depletion of Nelson County's unique natural features, such as knobs, wood hillsides, scenic views, vistas, and corridors, and floodplains and riparian areas, will result in unrecoverable resources significant to the community's character, quality of life, and recreational opportunities.

This section identifies the environmental characteristics and assessment of development constraints and impact on natural resources. This section also includes detailed geological, karst, soils, flood hazard, and slope mapping.

Demographic Analysis

A demographic analysis is the statistical study of population trends based on size, age, race, ethnicity, place of work, and educational attainment. Demographic characteristics of a community are important because they directly impact the future housing, education, employment, recreation, public safety, utilities and other needs of a community. This analysis includes new data from the 2010 Census and was used to assess existing land use patterns and future land use needs recommended by this Plan.

The analysis of population distribution shows that residential development has occurred in a scattered pattern throughout the unincorporated areas of Nelson County. Although one-third of the residential development has occurred within the Urban and Town areas, other residential growth areas have occurred along

continued on page 2

In this issue . . .

	<u>Page(s)</u>
Nelson County 2035	1 – 2
2011 3rd Quarter Permit Report	3
2007—2011 3rd Quarter Comparison	4
Board / Staff News	4

the corridors of New Shepherdsville Road (KY 245), Bloomfield Road (US 62), and Woodlawn/Poplar Flat Roads (KY 605) / Springfield Road (US 150). This scattered development pattern is not consistent with the Comprehensive Plan's reorientation policy of guiding 50 percent of residential development within the Urban and Town areas. It also poses significant impacts on future land use and infrastructure planning. Scattered development presents difficulties in planning and providing for services and infrastructure and often results in less efficient and costly services and facilities.

Land Use Demand Analysis

This analysis was conducted to determine if adequate land will be available for residential and non-residential developments to support the projected employment and housing demands over the next 25 years. Nelson County's 2035 population and employment projections show an anticipated increase of 19,734 persons and 6,279 jobs. To meet the housing and employment demands, this analysis recommends that 1,578 acres of non-residential uses and 6,000 acres for residential uses be available for development or redevelopment.

Development Capacity Analysis

A development capacity analysis provides an evaluation of the community's potential for future development based on existing land use patterns, availability and adequacy of public infrastructure and services, and availability of land for future development. The analysis of the Urban Community Character area was conducted to determine if adequate and suitable land within the Urban area is available to serve the anticipated growth over the next 25 years. The analysis identified Potential Development Areas (PDAs) within and immediately surrounding the Urban area and clearly shows that these PDAs can accommodate the projected residential growth as well as a majority of the professional office, commercial retail, and industrial growth over the next 25 years.

Chapter 3: Statement of Goals & Objectives

The Statement of Goals and Objectives is the community's guide for physical development and social well-being of the community. This element is the only element required to be adopted by all legislative bodies.

Chapter 4: Future Land Use Plan

The Future Land Use Plan is a guide for making future development decisions and is a tool for managing the location, intensity, and type of growth and development. The Plan illustrates the community's determination of its 25-year future land use needs based on Comprehensive Plan's Base Study and Goals and Objectives. The new plan includes more detailed mapping for all Areas.

Chapter 5: Transportation Plan

An effective and efficient transportation system is one of the most critical elements in land use planning. A safe, efficient, environmentally sound and fiscally responsible transportation system results in an enhanced quality of life and economic opportunities in a community. Future land uses are directly affected by existing and proposed transportation systems, and vice versa. Roadway types, capacity, and conditions directly contribute to the siting of land uses, and the type and intensity of land uses directly impact roadway types, capacity, and conditions.

This Future Transportation Plan incorporates the overall Comprehensive Plan goals and objectives and also establishes specific recommendations and policies for transportation improvements. This Plan provides an overview of existing transportation facilities and the functional classification system of the county's roadways. The Plan further identifies proposed changes, improvements, and low-cost operational projects to meet projected land use demands and improve the transportation facilities and network. This Plan also identifies greenways and trails system and outlines an access management plan to manage ingress and egress along roadways, minimize traffic conflicts and congestion, and maintain traffic flow. Finally, the Plan addresses policy and regulatory implications of transportation improvements and projects.

Chapter 6: Community Facilities Plan

This Community Facilities Plan provides summaries of the following community facilities: airport, educational facilities, healthcare and social services, jail, libraries, parks and recreation, public safety, solid waste, and utilities. This plan also outlines land use policies and regulatory implications for each community facility.

**Nelson County 2035
Vision Statement**

Encourage quality, planned, and orderly growth that maintains the community's small-town atmosphere and exceptional quality of life, that protects its rural character, environment, and recreational, tourist, historic, cultural, scenic, and natural resources, and that is served by adequate public facilities and services.

Chapter 7: Implementation Plan

The development and adoption of a Comprehensive Plan requires considerable commitment and effort of the Planning Commission, legislative bodies, citizens, and other stakeholders. However, there must be an ongoing commitment to take the necessary action to realize goals and objectives of the Comprehensive Plan and to make adjustments to improve their effectiveness.

While not a required element of the Comprehensive Plan, this **Implementation Plan** includes the final phases in the planning process. This Plan recommends the development of an action plan for implementing the overall Plan goals and objectives. It also identifies the method and timeframe for plan monitoring and adjustment to determine how well the planning solutions are working and what adjustments might be needed. Plans are useless unless planner and decisionmakers can learn from them and make adjustments to improve their effectiveness.

Based on the Plan's recommendation, the Planning Commission has established an Implementation and Monitoring Committee. The Committee will first identify potential tools, methods, and other action steps and identify potential partners and participants. The Committee will then establish priorities and timeframes (immediate (< 1 year), short-term (1-3 years), mid-term (4-5 years), and long-term (5+years) for achieving the goals and objectives of this Plan and identify the method and timeframe for plan monitoring and adjustment to determine how well the planning solution is working and what adjustments might be needed. Upon finalization of the Implementation Plan, the Committee will present the implementation plan to the Planning Commission for adoption as an addendum of the Comprehensive Plan.

**Zoning Compliance Permit Report
January — September 2011**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Additions	0	\$0	1	\$2,500	1	\$2,500
Agricultural Demolitions	0	\$0	0	\$0	0	\$0
Agricultural Structures	0	\$0	24	\$255,564	24	\$255,564
<i>Agricultural Subtotal</i>	0	\$0	25	\$125,764	25	\$258,064
Accessory Structure Additions	0	\$0	6	\$11,700	6	\$11,700
Accessory Structure Alteration	1	\$20,000	2	\$6,000	3	\$26,000
Accessory Structure Demolitions	1	\$0	1	\$0	2	\$0
Accessory Structures	38	\$263,485	116	\$946,359	154	\$1,209,844
Manufactured Homes, double-wide	0	\$0	10	\$485,814	10	\$485,814
Manufactured Homes, single-wide	0	\$0	11	\$191,493	11	\$191,493
Manufactured Home, single-wide (MHP)	2	\$12,000	0	\$0	2	\$12,000
Manufactured Home Additions	0	\$0	0	\$0	0	\$0
Modular Homes	0	\$0	1	\$101,400	1	\$101,400
Multi-Family Alterations/Additions	3	\$604,840	0	\$0	3	\$604,840
Multi-Family Structures (2+ units) (27 units)	3	\$710,000	0	\$0	3	\$710,000
Single-Family Additions	16	\$161,200	44	\$454,099	60	\$615,299
Single-Family Demolitions	2	\$0	5	\$0	7	\$0
Single-Family Dwellings	16	\$2,300,217	78	\$10,368,631	94	\$12,668,848
Single-Family Alteration/Remodeling	11	\$148,316	13	\$380,600	24	\$528,916
Townhouses/Condominiums (7 units)	3	\$503,000	0	\$0	3	\$503,000
<i>Residential Subtotal</i>	96	\$4,723,058	287	\$12,946,096	383	\$17,669,154
Commercial Accessory Structures	1	\$300	1	\$10,000	2	\$10,300
Commercial Additions	1	\$150,000	2	\$6,500	3	\$156,500
Commercial Alterations/Remodels	12	\$130,650	4	\$215,000	16	\$345,650
Commercial Demolitions	0	\$0	0	\$0	0	\$0
Commercial Structures	4	\$938,000	2	\$812,000	6	\$1,750,000
Commercial Tenant Fit-Ups	0	\$0	1	\$134,000	1	\$134,000
<i>Commercial Subtotal</i>	18	\$1,218,950	10	\$1,177,500	28	\$2,396,450
Industrial Accessory Structures	1	\$20,000	1	\$40,000	2	\$60,000
Industrial Additions	3	\$86,000	3	\$376,800	6	\$462,800
Industrial Alterations/Remodels	2	\$112,000	3	\$347,800	5	\$459,800
Industrial Demolitions	0	\$0	0	\$0	0	\$0
Industrial Structures	1	\$50,000	3	\$58,000	4	\$108,000
Industrial Tenant Fit-Ups	0	\$0	0	\$0	0	\$0
<i>Industrial Subtotal</i>	7	\$268,000	10	\$822,600	17	\$1,090,600
Public Structures	0	\$0	4	\$2,166,458	4	\$2,166,458
Public Structure Additions	0	\$0	0	\$0	0	\$0
Public Structure Alterations	1	\$750,000	0	\$0	1	\$750,000
Public Accessory Structures	0	\$0	0	\$0	0	\$0
Telecommunications Facility	0	\$0	1	\$217,000	1	\$217,000
Telecommunication Acc. Structures	4	\$45,000	5	\$29,500	9	\$74,500
<i>Public Subtotal</i>	5	\$795,000	10	\$2,412,958	15	\$3,207,958
<i>Total Permits Issued</i>	126	\$7,005,008	343	\$17,487,418	469	\$24,624,726

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

New Construction 3rd Quarter Permit Comparison January — September 2007—2011

Permit Type	2007		2008		2009		2010		2011	
	# Permits (Units)	Est. \$	# Permits (Units)	Est. \$	# Permits (Units)	Est. \$	# Permits (Units)	Est. \$	# Permits (Units)	Est. \$
Multi-Family Structures	1 (3)	\$110,000	2 (18)	\$470,000	1 (7)	\$425,000	0 (0)	\$0	0 (0)	\$0
Townhouses/Condos	4 (22)	\$850,000	4 (17)	\$720,000	1 (2)	\$120,000	2 (4)	\$340,000	0 (0)	\$0
Single-Family Dwellings	165 (165)	\$21,273,329	132 (132)	\$17,361,410	107 (107)	\$14,412,344	128 (128)	\$16,195,050	94 (94)	\$12,668,848
Commercial Structures	14	\$1,854,233	17	\$4,118,900	7	\$1,090,000	8	\$1,274,600	6	\$1,750,000
Industrial Structures	4	\$561,250	1	\$65,000	3	\$270,000	3	\$2,210,000	17	\$1,090,600
Public Structures	1	\$250,000	1	\$75,000	4	\$21,700	3	\$1,725,800	4	\$2,166,458
Total Permits	766	\$42,957,210	660	\$36,496,407	598	\$31,414,340	621	\$36,606,750	469	\$24,624,726

Board / Staff News

- Edward Seay has been appointed by the Mayor with approval from Bardstown City Council to fill an unexpired 3-year term on the from the Development Review Board. The Development Review Board is a 5-member board established by the City of Bardstown and Nelson County Fiscal Court to review new establishments for consistency with the Commercial Establishments Design Standards Ordinance. The DRB has 2 City appointments, 2 County appointments, and 1 joint City/County appointment.