

Planning Matters

Summer 2015 Newsletter

Joint City-County Planning Commission of Nelson County

P&Z Regulations Review Committee Reviewing Proposed Regulation Changes

On April 27, 2004, the Planning Commission established an ad hoc committee — the Regulations Review Committee (Technical Committee) - to identify, draft, and recommend amendments to the Comprehensive Plan, Zoning Regulations, and Subdivision Regulations. The Regulations Review Committee is comprised of the following representatives:

Charles Howard, Planning Commission Chairman
Mike Zoeller, Planning Commission Vice-Chairman
Mark Mathis, Planning Commission Secretary/Treasurer
Crystal Brady, Planning Commissioner
Ron Griffith, Nelson County BOA Chairman
Jeff Rogers, Mayor, City of New Haven

Bernard Ice, Nelson County Fiscal Court
Jeff Lear, Nelson County Fiscal Court
Fred Hagan, Bardstown City Council
Bill Buckman, Bardstown City Council
Rhonda Hagan, Mayor, City of Bloomfield
Angela Ford, Mayor, City of Fairfield

The countywide Zoning Regulations were adopted in 1974, and significant amendments were approved in 2000. For some time, the Planning Commission has recognized that the Zoning Regulations are outdated and in need of updating to make the regulations more predictable and fair and consistent with the Comprehensive Plan. However, due to workload constraints, the Regulations amendments have been secondary to day-to-day administration. With the Bardstown City Hall taking on the Bardstown Sign Regulations and Historic District administration, the Planning Commission staff now has more time to dedicate to researching and drafting amendments.

Starting in January 2015, the Planning Commission's Regulations Review Committee began an intensive overview of the Zoning Regulations and has been drafting and recommending proposed amendments.

In February, the Committee recommended approval of two amendments — (1) to eliminate the zoning compliance permit requirement for any fence under seven feet in height and (2) to provide for accessibility improvements exceptions to setback requirements. These amendments were presented to the Planning Commission. The Planning Commission held a public hearing and recommended approval. The legislative bodies approved the amendments in late April.

Since February, the Committee has been reviewing and drafting the next set of proposed amendments. At its June meeting, the Committee recommended the following amendments for Planning Commission consideration and recommendation:

- Eliminate \$50 Conditional Use Permit annual review fee.
- Reduce Planning Commission special meeting fee from \$2,000 to \$1,000.
- Allow research and development facilities, corporate headquarters, regional headquarters, and administrative offices as permitted uses in I-1, I-1M, and I-2 zoned, platted industrial parks and as permitted use on minimum 5 acres for I-1, I-1M, and I-2 zoned stand-alone properties.
- Allow distilled spirits storage buildings as permitted use in A-1 on a limited basis.
- Allow micro-breweries and craft distilleries as conditional uses in B-2, B-3, B-4, LIP, and I-1 zoning districts and as permitted uses in I-1 and I-2 zoning districts.
- Eliminate conditional use for accessory dwellings and allow as permitted use in A-1 zoning district.
- Eliminate conditional use for single-wide manufactured homes on 1+ acre lots and allow as permitted use in A-1 zoning district.
- Eliminate conditional use for accessory single-wide manufactured homes on 1+ acre lots and allow as permitted use in A-1 zoning district.
- Eliminate conditional use for residential lots less than 5 acre exception and allow as permitted division in A-1 zoning district.
- Allow limited event facilities as conditional use in A-1 zoning district.

Continued on Page 2

Proposed Regulation Changes (continued from page 1)

- Allow agricultural enterprises as conditional use in A-1 zoning district.
- Require an as-built footer survey by a licensed land surveyor for professional office, commercial, and industrial structures and any structure requiring a variance;
- Amend variance and CUP finding requirements to be consistent with KRS 100;
- Amend zone change process to follow an alternative zoning process to reduce timeframe from zone changes from 67-120 days, depending on the legislative bodies, to 60 days.
- Clarify height and setback requirements for agricultural, accessory, and temporary structures.
- Eliminate zoning compliance permit requirement for temporary structures.
- Amend height exceptions.
- Delete duplicate text in permit exceptions.

Planning Commission will conduct a public hearing on the above-listed amendments at a special public hearing in early August 2015. If recommended for approval, the amendments will be transmitted to all legislative bodies for two readings of an ordinance and publication (final action). Copies of the above-listed proposed amendments are available on the Planning Commission's website at www.ncpz.com or at the Planning Commission offices, Monday through Friday, 8:30 a.m. to 4:30 p.m., closed 12:00 p.m. — 1:00 p.m. for lunch.

New Construction Permit Analysis 2nd Quarter Comparison January — June 2008—2015

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

Permit Type	2012		2013		2014		2015	
	# Permits (Units)	Estimated Cost (\$)	# Permits (Units)	Estimated Cost (\$)	# Permits (Units)	Estimated Cost (\$)	# Permits (Units)	Estimated Cost (\$)
Multi-Family Structures	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0
Townhouses/Condos	2 (8)	\$410,000	1 (2)	\$130,000	3 (6)	\$519,225	3 (6)	\$610,000
Single-Family Dwellings	92 (92)	\$15,079,562	90 (90)	\$14,678,800	104 (104)	\$15,145,557	69 (69)	\$11,001,590
Commercial Structures	7	\$15,443,950	5	\$825,000	4	\$1,100,000	12	\$2,255,100
Industrial Structures	5	\$2,034,834	2	\$9,100,000	1	\$250,000	3	\$16,388,000
Public Structures	6	\$376,003	2	\$152,445	2	\$76,000	2	\$193,000
Total Permits	608	\$58,345,115	542	\$31,167,311	464	\$26,487,048	390	\$35,990,601

Zoning Compliance Permit Report

January—June 2015

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
Agricultural						
Agricultural Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	29	\$775,728	29	\$775,728
Agricultural Structure Additions	0	\$0	5	\$19,000	5	\$19,000
Agricultural Subtotal	0	\$0	35	794728	35	\$794,728
Residential						
Accessory Additions	0	\$0	6	\$46,500	6	\$46,500
Accessory Alterations	1	\$18,000	0	\$0	1	\$18,000
Accessory Demolitions	0	\$0	0	\$0	0	\$0
Accessory Structures	23	\$211,679	101	\$1,242,644	124	\$1,454,323
Double-Wide Manufactured Homes	0	\$0	5	\$360,356	5	\$360,356
Multi-Family Alterations	1	\$40,000	0	\$0	1	\$40,000
Single-Family Additions	16	\$250,770	51	\$673,618	67	\$924,388
Single-Family Alterations	8	\$397,500	11	\$232,980	19	\$630,480
Single-Family Demolitions	0	\$0	4	\$0	4	\$0
Single-Family Dwellings	10	\$1,543,000	59	\$9,458,590	69	\$11,001,590
Single-Wide Manufactured Homes	0	\$0	8	\$178,500	8	\$178,500
Single-Wide Manufactured Home - Park Replacements	0	\$0	0	\$0	0	\$0
Townhouses/Condominiums (6 units)	2	\$400,000	1	\$210,000	3	\$610,000
Residential Subtotal	61	\$2,860,949	246	\$12,403,188	307	\$15,264,137
Commercial						
Commercial Accessory Structures	0	\$0	0	\$0	0	\$0
Commercial Additions	3	\$102,000	3	\$356,600	6	\$458,600
Commercial Structures	9	\$2,129,500	3	\$125,600	12	\$2,255,100
Commercial Alterations	7	\$427,036	2	\$74,000	9	\$501,036
Commercial Demolitions	0	\$0	0	\$0	0	\$0
Commercial Temporary Structures	8	\$0	2	\$0	10	\$0
Commercial Tenant Fit-Ups	0	\$0	0	\$0	0	\$0
Commercial Subtotal	27	\$2,658,536	10	\$556,200	37	\$3,214,736
Industrial						
Industrial Additions	0	\$0	1	\$10,000	1	\$10,000
Industrial Alterations	1	\$500	2	\$90,500	3	\$91,000
Industrial Demolitions	0	\$0	1	\$0	1	\$0
Industrial Structures	1	\$1,888,000	2	\$14,500,000	3	\$16,388,000
Industrial Subtotal	2	\$1,888,500	6	\$14,600,500	8	\$16,489,000
Public & Semi-Public						
Public Structures	1	\$191,000	1	\$2,000	2	\$193,000
Public Additions	0	\$0	0	\$0	0	\$0
Telecommunication Accessory Structures	0	\$0	1	\$35,000	1	\$35,000
Public Subtotal	1	\$191,000	2	\$37,000	3	\$228,000
Total	91	\$7,598,985	299	\$28,391,616	390	\$35,990,601

Joint City-County Planning Commission of Nelson County

Serving the Cities of Bardstown, Bloomfield, Fairfield, and New Haven and 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: ncpz@bardstowncable.net
Website: www.ncpz.com

Planning Commission

Crystal Brady, City of Bardstown
Keith Stenger, City of Bloomfield
Dennis Caldwell, Nelson County (#6)
Theresa Cammack, Nelson County (#3)
Andy Hall, City of New Haven
Charles Howard (Chair), Nelson County (#5)
Martin Carpenter, City of Bardstown
Mary Ellen Marquess, City of Fairfield
Mark Mathis (Secretary/Treasurer), Bardstown
Doug Cornett, Nelson County (#4)
Mike Zoeller (Vice-Chair), Nelson County (#1)
denotes Magisterial District

Planning Commission Staff

Janet Johnston-Crowe, AICP, Director
Mary Jean Abrams, Receptionist/Clerk
Cindy Pile, Administrative Assistant
Jack Waff, Enforcement Officer
Phyllis Horne, Clerk
Mike Coen, Legal Counsel

Board News

Planning Commission

- 2015-2016 Officers: Charles Howard, Chairman; Mike Zoeller, Vice-Chairman; and, Mark Mathis, Secretary/Treasurer.
- Executive Committee: Officers and one at-large member, Crystal Brady.
- Reappointments: *Mark Mathis*, City of Bardstown; *Mary Ellen Marquess*, City of Fairfield.
- Appointments: *Keith Stenger*, City of Bloomfield; *Doug Cornett*, Magisterial District #4, Nelson County; *Martin Carpenter*, City of Bardstown.
- Resignations: *Todd Johnson*, City of Bardstown, 5/25/04—4/23/2015; *Kenny Brown*, City of Bloomfield, 1/25/05—1/27/2015; *Carolyn Welch*, Magisterial District #4, Nelson County, 8/28/07—11/25/14.

Bardstown Board of Adjustment (BOA)

- 2015-2016 Officers: Mark Mathis, Chairman; Martin Carpenter, Vice-Chairman; Rick Molyneaux, Secretary.
- Reappointments: *Mark Mathis*, City of Bardstown

Nelson County Board of Adjustment (BOA)

- Appointments: *Mike Ballard*, Magisterial District #4, Nelson County.
- Resignations: *Thomas Walker*, Magisterial District #4, Nelson County, 8/14/97—2/12/15.

New Haven Board of Adjustment (BOA)

- Appointments: *Brook Routt*.