

Planning Matters

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Winter 2005

New Zoning Maps To Be Completed in Spring

Last year the Planning Commission contracted with Lincoln Trail Area Development District (LTADD) to develop new zoning maps and databases using a Geographic Information System (GIS).

Over the past year, the Planning Commission staff has worked with LTADD's GIS Specialist, Mike Robinson, to develop coordinated databases and maps for zoning and subdivisions. Planning Commission staff are currently finishing the review of drafts of the new zoning maps in order to assure that all zone change applications considered since 1974 — approximately 2,100

— are accurately mapped and entered into the database.

The new zoning maps will not change current zoning but are merely an improved digital format for managing the Planning Commission data. The new maps will feature base layers of PVA parcel data and road and street centerline collected by LTADD using Global Positioning System (GPS). Using GIS will also allow staff to overlay the zoning maps with aerial photography, water and sewer lines, flood plain, soils, historic resources, and topography, etc. thereby providing a better snapshot of the land use,

infrastructure, etc.

The new mapping and database will result in improved management of zoning, conditional use, variance, and subdivision data. The Planning Commission now uses paper maps and records and spreadsheets to manage its growing data.

When completed, LTADD will develop a zoning atlas to be made available in paper or digital formats. The Planning Commission will contract with LTADD to maintain the GIS database and mapping and provide quarterly updates showing new zone changes, subdivisions, variances, and conditional uses. ✕

What is GIS and Why Use GIS?

Excerpts from articles on ESRI website.

Simply put, a GIS combines layers of information about a place to give you a better understanding of that place. What layers of information you combine depends on your purpose — finding the best location for a new store, analyzing environmental damage, viewing similar crimes in a city to detect a pattern and so on.

A full GIS, or geographic information system, requires hardware, software, data, trained users, and sound analysis methods for interpreting the results generated by the GIS.

What is GIS?

A GIS is mapping software that links information about where things are with information about what things are like. Unlike a paper map, where "what you see is what you get," a GIS map can combine many layers of information.

To use a paper map, all you do is unfold it. Spread out before you is a

representation of cities and roads, mountains and rivers, railroads and political boundaries. The cities are represented by little dots and circles, the roads by black lines, the mountain peaks by tiny triangles, and the lakes by small blue areas.

As on the paper map, a digital map created by GIS will have dots, or points, that represent features on the map such as cities; lines that represent features such as roads; and small areas that represent features such as lakes.

The difference is that this information comes from a database and is shown only if the user chooses to show it. The database stores where the point is located, how long the road is, and even how many square miles a lake occupies. Each piece of information in the map sits on a layer, and the users turn on or off the layers according to their needs. One layer could be made up of all the roads in an area. Another could represent all the lakes in the same

area. Yet another could represent all the cities.

Why is the layering so important? The power of a GIS over paper maps is your ability to select the information you need to see according to what goal you are trying to achieve.

A business person trying to map customers in a particular city will want to see very different information than a water engineer who wants to see the water pipelines for the same city. Both may start with a common map — a street and neighborhood map of the city — but the information they add to that map will differ.

Why Use GIS?

Improve Organizational Integration

One of the main benefits of GIS is improved management of your organization and resources. A GIS is improved management of your

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organization and resources. A GIS can link data sets together by common locational data, such as addresses, which helps departments and agencies share their data. By creating a shared database, one department can benefit from the work of another — data can be collected once and used many times.

Make Better Decisions

The old adage “better information leads to better decisions” is true for GIS. A GIS is not just an automated decision making system but a tool to query, analyze, and map data in support of the decision making process.

For example, GIS can be used to help reach a decision about the location of a new housing development that has minimal environmental impact, is located in a low-risk area, and is close to a population center. The information can be presented succinctly and clearly in the form of a

map and accompanying report, allowing decision makers to focus on the real issues rather than trying to understand the data. Because GIS products can be produced quickly, multiple scenarios can be evaluated efficiently and effectively.

Make Maps

For simplicity’s sake we often call GIS “mapping software.” We most often associate maps with physical geography, but GIS is flexible enough to map any kind of terrain, even, the human body. GIS can map any data you wish.

Making maps with GIS is much more flexible than traditional manual or automated cartography approaches. A GIS creates maps from data pulled from databases. Existing paper maps can be digitized and translated into the GIS as well.

The GIS-based cartographic database can be both continuous

and scale-free. Map products can then be created centered on any location, at any scale, and showing selected information symbolized effectively to highlight specific characteristics. A map can be created anytime to any scale for anyone, as long as you have the data.

This is important because often we say “I see” to mean “I understand.” Pattern recognition is something human beings excel at. There is a vast difference between seeing data in a table of rows and columns and seeing it presented in the form of a map. The difference is not simply aesthetic, it is conceptual — it turns out that the way you see your data has a profound effect on the connections you make and the conclusions you draw from it. GIS gives you the layout and drawing tools that help present facts with clear, compelling documents.✂

Planning Commission Activity January—December 2004

Application Type	Total # Applications
Boards of Adjustment	
Conditional Use Permits (CUP)	22
Variances	16
Development Review Board	
Commercial Establishment Design Standards Reviews	25
Historical Review Board	
Certificates of Appropriateness (COAs)	66
Planning Commission	
Mobile Home Permits	27
Plats	
Advisory Plats	26
Amended Minor/Major Plats	40
Minor Subdivision Plats (less than 3 lots)	63
Major Subdivision Final Plats (4 or more lots)	22
Major Subdivision Preliminary Plats (4 or more lots)	19
Sign Permits (cities only)	95
Zoning Compliance Permits	971
Zoning Map Amendments (Zone Changes)	49
Enforcement	
Design Review & Site Plan Inspections	41
Zoning & Sign Violation Investigations	47

Commission, Boards, & Committees

Planning Commission

Kenneth Brown, Bloomfield
Theresa Cammack, Nelson County MD #3
Andy Hall, New Haven
Bob Hite, Bardstown
Todd Johnson, Bardstown
Shane Kirsch, Fairfield
Shea Koger, Nelson County MD #4
Mark Mathis, Bardstown
Gilly Simpson, Bloomfield
Linda Wells, Nelson County MD #2
Mike Zoeller, Chair, Nelson County MD #1
Vacant Position, Nelson County MD#5

Bardstown Board of Adjustment

Martin Carpenter
Mark Mathis, Chair
John Phillips
Michael Salsman
Susan Sloane

Bloomfield Board of Adjustment

Scotty Gillis
Geraldine Simpson, Chair
Benny Thompson

Fairfield Board of Adjustment

William Marquess
Nathan Kiser
June Zontini

Nelson County Board of Adjustment

Howard Keene
W.R. King, Chair
Allen Parker
Thomas Walker
Jack Wimsett

Subdivision Review Committee

Ervin Boring, Kentucky Utilities
Paula Clifford, Kentucky Utilities
George Greenwell, Bardstown City Engineer
Jim Lemieux, Nelson County Engineer
Mark McKenzie, Kentucky Transportation Cabinet
Anthony Mattingly, Bardstown Fire Chief
Mike Nalley, BellSouth
Gary Pile, Salt River Electric
Michael Pile, Bardstown Cable
Chip Spalding, Nelson County Health Department
Scott Utley, Louisville Gas & Electric
Mike Zoeller, Planning Commission

Development Review Board

Scott Dennison, Bardstown
Ann Hite, Bardstown
Bill Lockett, Nelson County
Danny Raisor, Nelson County
Ben Wathen, Chair, At-Large

Historical Review Board

Joe Buckman
Ben Haydon, Jr.
Beth Hawkins, Secretary
Don Parrish, Chair
Julie Wilson

New Haven Board of Adjustment

Julia Coy
Andy Hall, Chair
Charles Lemmons

*For more information on the Commission,
Boards, and Committees, please contact the
Planning Commission office at
348-1805 or
ncpz@bardstowncable.net.*

Joint City-County Planning Commission of Nelson County

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

Planning Commission

Theresa Cammack, Nelson County (#3)
Andy Hall, New Haven
Bob Hite (Vice-Chair), Bardstown
Todd Johnson, Bardstown
Shae Koger, Nelson County (#4)
Shane Kirsch, Fairfield
Mark Mathis (Secretary/Treasurer), Bardstown
Kenneth Brown, Bloomfield
Linda Wells, Nelson County (#2)
Mike Zoeller (Chair), Nelson County (#1)
denotes Magisterial District

Planning Commission Staff

Janet Johnston, AICP, Director
Cindy Pile, Administrative Assistant
Joanie Wathen, Receptionist/Clerk
Phyllis Horne, Receptionist/Clerk
Jack Waff, Enforcement Officer
David Hall, CLG Coordinator
Mike Coen, Legal Counsel

Commission & Board Appointments

Planning Commission: The *City of Bloomfield* appointed **Kenneth Brown** as Planning Commissioner to serve the unexpired term of Gilly Simpson. Mr. Simpson resigned from the Planning Commission because of his family's relocating out of the Bloomfield corporate limits. Mr. Brown will serve until February 2007. He is a native of Bloomfield and is retired from Jim Beam in Clermont. The City of New Haven reappointed **Andy Hall** to serve a second four-year term. Nelson County Fiscal Court reappointed **Theresa Cammack** to serve a fourth four-year term as the Planning Commissioner representing Magisterial District #3 (Magistrate Bernard Ice) and **Mike Zoeller** to serve a seventh four-year term as the Planning Commissioner representing Magisterial District #1 (Magistrate Maynard Wimsett).

Bardstown Board of Adjustment (BOA): The City of Bardstown reappointed John Phillips to serve a four-year term as a BOA member. Mr. Phillips was appointed in March 2004 to serve the unexpired term of Mr. Cornelius Hickman.

Fairfield Board of Adjustment (BOA): The City of Fairfield appointed **William Marquess** to serve a four-year term as a BOA member.

Bloomfield Board of Adjustment (BOA): The City of Bloomfield reappointed Geraldine Simpson to serve a second four-year term on the BOA.

Bardstown Historical Review Board (HRB): The City of Bardstown appointed Joe Buckman to serve the unexpired term of Todd Downs.