

Joint City-County Planning Commission of Nelson County

Planning Matters

Winter 2016

2015 Annual Report

Application Type	2008	2009	2010	2011	2012	2013	2014	2015
Administrative Appeals	0	1	0	0	0	0	0	0
Cell Tower Reviews	0	2	1	0	0	0	0	0
Commercial Design Review	14	8	7	9	13	11	12	15
Conditional Use Permits (new & amended)	20	26	30	19	24	18	25	19
Local Flood Development Permits	7	15	13	9	4	7	6	7
Parking Waivers	0	0	0	1	1	1	2	2
PUD Designations	4	3	1	0	1	2	6	5
PUD Amendments	1	2	0	1	1	1	1	2
Subdivision Review								
Advisory Plats	14	4	1	13	14	13	10	12
Agricultural Division Plats	2	7	17	7	9	2	2	1
Amended Plats	64	26	42	66	52	79	62	45
Minor Plats	36	18	11	20	28	18	32	41
Major—Preliminary Plats	3	0	0	1	0	2	1	4
Major—Final Plats	32	3	2	4	1	7	7	8
Variances (new & amended)	23	9	9	9	14	40	18	15
Zone Changes	22	21	12	15	10	26	21	17
Zone Changes—Conditions Amendment	0	0	0	0	4	2	1	0
Zone Changes with PUDs	0	1	0	1	0	0	0	0
Zoning Compliance Permits	807	759	741	577	777	906	878	778

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Zoning Compliance Permit Analysis

January - December 2015

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
Agricultural						
Agricultural Structure Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	57	\$1,093,128	57	\$1,093,128
Agricultural Structure Additions	0	\$0	11	\$40,500	11	\$40,500
Agricultural Subtotal	0	\$0	69	\$1,133,628	69	\$1,133,628
Residential						
Accessory Structure Additions	0	\$0	16	\$104,950	16	\$104,950
Accessory Structure Alterations	1	\$18,000	1	\$450	2	\$18,450
Accessory Structure Demolitions	0	\$0	0	\$0	0	\$0
Accessory Structures	40	\$435,812	211	\$2,363,777	251	\$2,799,589
Double-Wide Manufactured Homes	0	\$0	6	\$374,656	6	\$374,656
Multi-Family Alterations	1	\$40,000	0	\$0	1	\$40,000
Multi-Family Dwellings (0 units)	0	\$0	0	\$0	0	\$0
Single-Family Additions	41	\$427,975	84	\$1,269,597	125	\$1,697,572
Single-Family Alterations	14	\$483,500	18	\$388,004	32	\$871,504
Single-Family Demolitions	3	\$0	5	\$0	8	\$0
Single-Family Dwellings	20	\$3,465,000	125	\$19,351,990	145	\$22,816,990
Single-Wide Manufactured Homes	0	\$0	15	\$315,000	15	\$315,000
Townhouses (12 units)	3	\$700,000	1	\$210,000	4	\$910,000
Residential Subtotal	123	\$5,570,287	482	\$24,378,424	605	\$29,948,711
Commercial						
Commercial Structure Additions	6	\$226,000	6	\$386,600	12	\$612,600
Commercial Structures	12	\$4,069,500	3	\$125,600	15	\$4,195,100
Commercial Structure Alterations	17	\$1,080,436	11	\$285,500	28	\$1,365,936
Commercial Demolitions	2	\$0	1	\$0	3	\$0
Commercial Temporary Structures	19	\$52,280	2	\$0	21	\$52,280
Commercial Subtotal	56	\$5,428,216	23	\$797,700	79	\$6,225,916
Industrial						
Industrial Structure Additions	2	\$116,600	1	\$10,000	3	\$126,600
Industrial Structure Alterations	3	\$140,500	3	\$115,500	6	\$256,000
Industrial Demolitions	0	\$0	1	\$0	1	\$0
Industrial Structures	3	\$4,488,000	6	\$38,600,000	9	\$43,088,000
Industrial Subtotal	8	\$4,745,100	11	\$38,725,500	19	\$43,470,600
Public & Semi-Public						
Public Structures	2	\$211,000	1	\$2,000	3	\$213,000
Public Additions	1	\$0	0	\$0	1	\$0
Telecommunication Accessory Structures	1	\$15,000	1	\$35,000	2	\$50,000
Public Subtotal	4	\$226,000	2	\$37,000	6	\$263,000
Total	191	\$15,969,603	587	\$65,072,252	778	\$81,041,855

New Construction Permit Comparison

2008 - 2015

Permit Type	2008		2009		2010		2011	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	2 (4)	\$340,000	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	4 (25)	\$1,350,000	2 (31)	\$665,000	0 (0)	\$0	3 (27)	\$710,000
Townhouses	3 (9)	\$480,000	2 (4)	\$280,000	2 (4)	\$340,000	3 (7)	\$503,000
Single-Family Dwellings	165 (165)	\$21,407,066	144 (144)	\$18,545,944	142 (142)	\$17,461,050	114 (114)	\$15,036,298
Commercial Structures	18	\$4,476,900	8	\$2,363,000	8	\$1,274,600	12	\$8,027,720
Industrial Structures	3	\$705,000	5	\$342,000	3	\$2,210,000	7	\$508,000
Public Structures	1	\$75,000	6	\$20,024,700	3	\$33,800	4	\$2,166,458
Total Permits	807	\$45,962,327	759	\$62,081,496	741	\$44,026,938	577	\$34,758,145

Permit Type	2012		2013		2014		2015	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	1 (2)	\$135,000	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	0 (0)	\$0	0 (0)	\$0	1 (3)	\$230,000	0 (0)	\$0
Townhouses	2 (8)	\$410,000	5 (7)	\$580,000	10 (32)	\$2,339,225	4 (12)	\$910,000
Single-Family Dwellings	111 (111)	\$18,203,889	159 (159)	\$25,400,689	167 (167)	\$22,996,557	145 (145)	\$22,816,900
Commercial Structures	10	\$20,043,950	7	\$985,000	11	\$2,391,500	15	\$4,195,100
Industrial Structures	9	\$2,442,471	7	\$12,219,288	3	\$15,520,283	9	\$43,088,000
Public Structures	7	\$384,103	16	\$3,455,245	7	\$844,368	3	\$213,000
Total Permits	777	\$69,827,779	906	\$55,291,829	878	\$65,275,847	778	\$81,041,855

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Conventional Single-Family Dwelling Data Analysis 2008—2015					
Construction Cost			Size—Living Space		
<u>Range</u>			<u>Range</u>		
	2008	\$2,100—\$500,000		2008	480-4,937 sf
	2009	\$10,000—\$685,000		2009	700 — 6,999 sf
	2010	\$500—\$57,850		2010	120 — 5,746 sf
	2011	\$25,000—\$480,000		2011	832—3,715 sf
	2012	\$2,100—\$1,250,000		2012	640—10,000 sf
	2013	\$1,000-\$450,000		2013	256-5,789 sf
	2014	\$10,000-\$480,000		2014	400-6,000 sf
	2015	\$4,000—\$602,000		2015	240—5,085 sf
<u>Mean</u>			<u>Mean</u>		
	2008	\$130,043		2008	1,750 sf
	2009	\$128,791		2009	1,683 sf
	2010	\$122,965		2010	1,705 sf
	2011	\$133,652		2011	1,676 sf
	2012	\$149,970		2012	1,600 sf
	2013	\$140,144		2013	1,773 sf
	2014	\$138,534		2014	1,749 sf
	2015	\$157,359		2015	1,845 sf
<u>Median</u>			<u>Median</u>		
	2008	\$105,000		2008	1,500 sf
	2009	\$96,000		2009	1,440 sf
	2010	\$100,000		2010	1,455 sf
	2011	\$112,500		2011	1,556 sf
	2012	\$126,500		2012	1,600 sf
	2013	\$130,000		2013	1,568 sf
	2014	\$120,000		2014	1,508 sf
	2015	\$138,000		2015	1,600 sf
<u>Mode</u>			<u>Mode</u>		
	2008	\$80,000		2008	1,250 sf
	2009	\$80,000		2009	1,350 sf
	2010	\$80,000		2010	1,350 sf
	2011	\$80,000		2011	1,288 sf
	2012	\$120,000		2012	1,350 sf
	2013	\$100,000		2013	1,280 sf
	2014	\$90,000		2014	1,288 sf
	2015	\$130,000		2015	1,350 sf

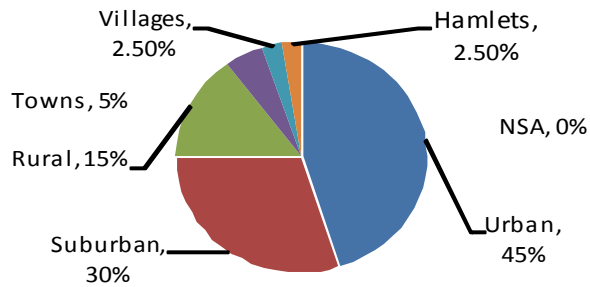
Mean = average value
 Median = middle value in list of numbers
 Mode = value that occurs most often in list of number

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

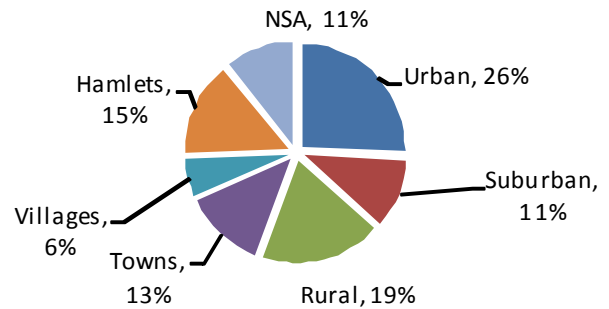
R denotes U.S. recessions as determined by the National Bureau of Economic Research

2015 Annual Report

Comprehensive Plan Reorientation Policy Goals by Community Character Area



2015 Total Dwelling Units by Community Character Area

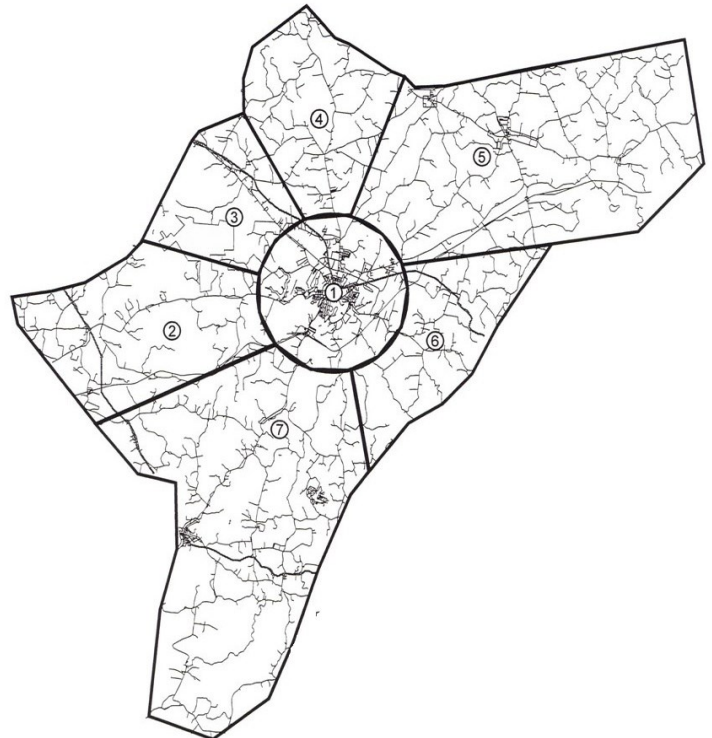


Total Dwelling Units by Comp Plan Area 2015

Community Character Area	# Units	%
Samuels Hamlet (3)	3	1.7%
Woodlawn Hamlet(6)	1	0.6%
Hamlets	4	2.3%
Boston NSA (2)	15	8.4%
New Haven NSA (7)	6	3.4%
Naturally Sensitive Area	21	11.8%
Boston Road Rural (2)	4	2.3%
KY 245 Rural (3)	2	1.1%
Cox's Creek Rural (4)	12	6.7%
Bloomfield Rural (5)	11	6.2%
Woodlawn Rural (6)	7	3.9%
New Haven Rural (7)	12	6.7%
Rural Area	48	26.9%
KY 245 Suburban (3)	3	1.7%
Cox's Creek Suburban (4)	6	3.4%
Woodlawn Suburban (6)	18	10.1%
New Haven Suburban (7)	1	0.6%
Suburban Area	28	15.8%
Towns	0	0%
Outer Urban Neighborhood (1)	31	17.4%
Traditional Urban Neighborhood (1)	15	8.4%
Urban Area	46	25.8%
Cox's Creek Village (4)	5	2.8%
Deatsville Village (3)	23	12.9%
Hunters Village (3)	3	1.7%
Villages	31	17.4%

Total Dwelling Units by Geographic Area 2015

Area	#	%
Urban Area (1)	46	26%
Boston Road Corridor (2)	19	11%
KY 245 Corridor (3)	34	19%
Louisville Road Corridor (4)	23	13%
Bloomfield Road Corridor (5)	11	6%
Woodlawn Road Corridor (6)	26	15%
New Haven Road Corridor (7)	19	11%



Joint City-County Planning Commission of Nelson County

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**Serving the
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 Mike Coen, Legal Counsel

Conventional Single-Family Dwellings by Subdivision
 2015

Subdivision (Comp Plan Area)	# Units
All Major Subdivisions (10+ lots)	79 (44% of all dwellings)
Woodlawn Springs (Urban Outer Residential Neighborhood)	3
Corman's Crossing (Deatsville Village 3)	15
Royal Crest (Deatsville Village 3)	7
Beech Fork Estates (Urban Outer Residential Neighborhood)	7
Castle Cove (Suburban 6—Woodlawn/Poplar Flat)	6
Saddlebred (Cox's Creek Village 4)	5
Bridgepointe (Urban Outer Residential Neighborhood)	4
Maywood (Urban Outer Residential Neighborhood)	3
Miller Springs (Hunters Village 3)	3
Pembroke (Suburban 6)	3
Poplar Woods (Suburban 6)	3
Saddlebrook (Samuels Hamlet 3)	3
Hunters Ridge (Urban Outer Residential Neighborhood)	3
Nazareth Farms (Suburban 4)	3
Mallards Landing (Suburban 4)	2
Valley View (Sub 6)	2