

# Planning Matters

Winter 2012 / 2011

Winter 2012 / 2011 Annual Report

## 2011 Annual Report . . . Message from the Chair

On behalf of the Joint City-County Planning Commission, I am pleased to present the Planning Commission's 2011 Annual Report. The purpose of the annual report is to disseminate information on the operations of the Planning Commission over the last year to the citizens of Nelson County.

Last Fall, the Planning Commission completed its extensive review and adopted the *Nelson County 2035: A Comprehensive Plan for the Cities of Bardstown, Bloomfield, Fairfield, and New Haven, and Nelson County, Kentucky*. This Plan is a continuation of the community's 40-year commitment to good planning and addresses those significant challenges and changes that have occurred since 1995. The Plan also is more user-friendly and is designed to be used by all decisionmakers, both public and private, to coordinate development patterns over the next 20 years

This Spring, the Planning Commission will begin an extensive review and update of the Zoning and Subdivision Regulations. The Commission hopes to work with the legislative bodies to identify potential tools, methods, and other action steps to implement the Comprehensive Plan and to streamline the procedures and processes.

Looking forward to a prosperous 2012!

Todd A. Johnson  
Chair

### **Bardstown Property Assessment Moratorium Program**

The City of Bardstown established a Property Assessment Moratorium Program in 1994 to encourage the repair, restoration, and rehabilitation of commercial and residential buildings that are over 25 years old. Applications are approved by City Council and administered by the City Clerk. The program provides for a 5-year moratorium on the value of improvements from property tax assessments for qualifying properties. Application must be made to the City Clerk within 30 days *before* starting the project. The applicant has two years to complete the project after City Council approval.

### **"African-American History in Bardstown" Brochure Published**

Bardstown is one of twenty-four Certified Local Governments (CLG) in Kentucky. CLG status enables the city to be eligible for annual federally-funded historic preservation program grants. Bardstown's 2011 CLG grant partially funded the development and publication of a color brochure, "African-American History in Bardstown," that includes 18 residential, cultural, and religious properties that have contributed to Bardstown's African-American history. The preservation office took the photos, researched the properties, and wrote the text. The Tourism Office designed the brochure and arranged for the printing.

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## 2011 Annual Report

### Planning Commission Activity 2006—2011

Application Type	2006	2007	2008	2009	2010	2011
Administrative Appeals	1	1	0	1	0	0
Cell Tower Review	1	1	0	2	1	0
Commercial Design Review						
New Projects	27	7	14	8	7	9
Revised Projects	2	8	1	1	0	4
Conditional Use Permits						
New Permits	29	36	20	26	30	19
Annual Inspection	31	60	96	116	142	172
Historic District Review						
Certificates of Appropriateness	58	57	51	61	61	45
PUD Designations	0	7	4	3	1	0
PUD Amendments	0	0	1	2	0	1
Sign Permits						
Permanent	108	115	95	83	74	63
Temporary	77	70	60	43	50	55
Subdivision Review						
Advisory Plat	27	9	14	4	1	13
Agricultural Division	15	4	2	7	17	7
Amended Plat	83	39	64	26	42	66
Minor Plat	34	30	36	18	11	20
Major—Preliminary Plat	8	8	3	0	0	1
Major—Final Plat	17	9	32	3	2	4
Variances	23	26	23	9	9	9
Zone Changes	30	33	22	21	12	15
Zone Changes with PUDs	0	3	0	1	0	1

# 2011 Annual Report

## Zoning Compliance Permit Analysis January - December 2011

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Additions	0	\$0	3	\$10,500	3	\$10,500
Agricultural Demolitions	0	\$0	0	\$0	0	\$0
Agricultural Structures	0	\$0	33	\$361,764	33	\$361,764
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>36</b>	<b>\$372,264</b>	<b>36</b>	<b>\$372,264</b>
Accessory Structure Additions	1	\$3,500	6	\$15,700	7	\$19,200
Accessory Structure Alteration	0	\$0	2	\$6,000	2	\$6,000
Accessory Structure Demolitions	1	\$0	1	\$0	2	\$0
Accessory Structures	48	\$341,969	142	\$1,172,425	190	\$1,514,394
Duplex Additions	1	\$5,000	0	\$0	1	\$5,000
Manufactured Homes, double-wide	0	\$0	12	\$686,563	12	\$686,563
Manufactured Homes, single-wide	0	\$0	14	\$228,493	14	\$228,493
Manufactured Home, single-wide (MHP)	2	\$0	0	\$0	2	\$0
Modular Homes	0	\$0	1	\$101,400	1	\$101,400
Multi-Family Alterations	2	\$599,840	0	\$0	2	\$599,840
Multi-Family Demolitions		\$0	2	\$0	2	\$0
Multi-Family Dwellings (27)	3	\$710,000	0	\$0	3	\$710,000
Single-Family Additions	19	\$167,400	57	\$597,549	76	\$764,949
Single-Family Demolitions	2	\$0	3	\$0	5	\$0
Single-Family Dwellings	21	\$2,758,217	93	\$12,278,081	114	\$15,036,298
Single-Family Alteration/Remodeling	11	\$164,816	17	\$464,200	28	\$629,016
Townhouses/Condominiums (7 units)	3	\$503,000	0	\$0	3	\$503,000
Townhouse Alterations	1	\$4,500	0	\$0	1	\$4,500
<b>Residential Subtotal</b>	<b>115</b>	<b>\$5,258,242</b>	<b>350</b>	<b>\$15,550,411</b>	<b>465</b>	<b>\$20,808,653</b>
Commercial Accessory Structures	1	\$300	1	\$10,000	2	\$10,300
Commercial Additions	2	\$650,000	2	\$6,500	4	\$656,500
Commercial Alterations/Remodels	14	\$167,450	6	\$351,500	20	\$518,950
Commercial Demolitions	1	\$0	0	\$0	1	\$0
Commercial Structures	8	\$5,090,720	4	\$2,937,000	12	\$8,027,720
<b>Commercial Subtotal</b>	<b>26</b>	<b>\$5,908,470</b>	<b>13</b>	<b>\$3,305,000</b>	<b>39</b>	<b>\$9,213,470</b>
Industrial Additions	4	\$89,500	2	\$36,800	6	\$126,300
Industrial Alterations/Remodels	4	\$137,000	4	\$369,500	8	\$506,500
Industrial Structures	2	\$70,000	5	\$438,000	7	\$508,000
<b>Industrial Subtotal</b>	<b>10</b>	<b>\$296,500</b>	<b>11</b>	<b>\$844,300</b>	<b>21</b>	<b>\$1,140,800</b>
Public Structure	0	\$0	4	\$2,166,458	4	\$2,166,458
Public Structure Additions	1	\$750,000	0	\$0	1	\$750,000
Telecommunications Facility	0	\$0	1	\$217,000	1	\$217,000
Telecommunication Acc. Structures	4	\$45,000	5	\$29,500	9	\$74,500
Telecommunication Additions	0	\$0	1	\$15,000	1	\$15,000
<b>Public &amp; Utility Subtotal</b>	<b>5</b>	<b>\$795,000</b>	<b>11</b>	<b>\$2,427,958</b>	<b>16</b>	<b>\$3,222,958</b>
<b>Total Permits Issued</b>	<b>156</b>	<b>\$12,258,212</b>	<b>421</b>	<b>\$22,499,933</b>	<b>577</b>	<b>\$34,758,145</b>

# 2011 Annual Report

## New Construction Permit Comparison 2006—2011

Permit Type	2006		2007		2008	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	12 (24)	\$552,000	10 (20)	\$1,027,000	2 (4)	\$340,000
Multi-Family Structures	8 (25)	\$845,000	1 (3)	\$110,000	4 (25)	\$1,350,000
Townhouses/Condos	16 (39)	\$3,620,000	9 (33)	\$1,860,000	3 (9)	\$480,000
Single-Family Dwellings	252 (252)	\$34,653,512	200 (200)	\$27,124,864	165 (165)	\$21,407,066
Commercial Structures	18	\$8,740,876	17	\$3,604,933	18	\$4,476,900
Industrial Structures	2	\$9,978,390	6	\$10,020,250	3	\$705,000
Public Structures	12	\$5,726,000	2	\$1,502,558	1	\$75,000
<b>Total Permits</b>	<b>1,011</b>	<b>\$82,423,600</b>	<b>944</b>	<b>\$70,493,140</b>	<b>807</b>	<b>\$45,962,327</b>

Permit Type	2009		2010		2011	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	2 (31)	\$665,000	0 (0)	\$0	3 (27)	\$710,000
Townhouses/Condos	2 (4)	\$280,000	2 (4)	\$340,000	3 (7)	\$503,000
Single-Family Dwellings	144 (144)	\$18,545,944	142 (142)	\$17,461,050	114 (114)	\$15,036,298
Commercial Structures	8	\$2,363,000	8	\$1,274,600	12	\$8,027,720
Industrial Structures	5	\$342,000	3	\$2,210,000	7	\$508,000
Public Structures	6	\$20,024,700	3	\$33,800	4	\$2,166,458
<b>Total Permits</b>	<b>759</b>	<b>\$62,081,496</b>	<b>741</b>	<b>\$44,026,938</b>	<b>577</b>	<b>\$34,758,145</b>

## Conventional Single-Family Dwellings by Subdivision 2011

Subdivision (Comp Plan Area)	# Units
Bridgepointe (Outer Urban Neighborhood)	8
Copperfields (Suburban - Louisville Road)	7
Woodlawn Springs (Outer Urban Neighborhood)	7
Corman's Crossing (Deatsville Village)	5
Hunter's Ridge (Suburban—Louisville Road)	5
Salem Hills (Traditional Urban Neighborhood)	4
Valley View (Rural—Woodlawn Road)	4
Beechfork Estates (Outer Urban Neighborhood)	3

# 2011 Annual Report

Conventional Single-Family Dwelling Data Analysis 2007—2011					
Construction Cost			Size—Living Space		
<u>Range</u>	2007	\$18,000—\$1,987,000	<u>Range</u>	2007	156-14,676 sf
	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
<u>Mean</u>	2007	\$135,624	<u>Mean</u>	2007	1,671 sf
	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
<u>Median</u>	2007	\$100,000	<u>Median</u>	2007	1,436 sf
	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
<u>Mode</u>	2007	\$80,000	<u>Mode</u>	2007	1,350 sf
	2008	\$80,000		2008	1,250 sf
	2009	\$80,000		2009	1,350 sf
	2010	\$80,000		2010	1,350 sf
	2011	\$50,000		2011	1,288 sf

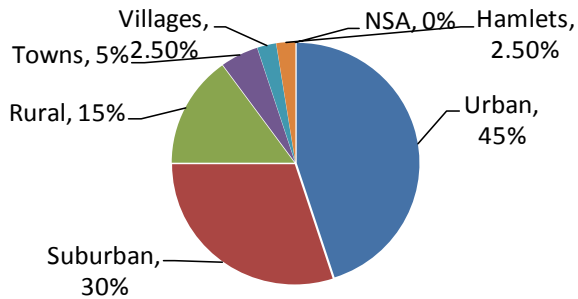
Mean = average value  
 Median = middle value in list of numbers  
 Mode = value that occurs most often in list of number

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

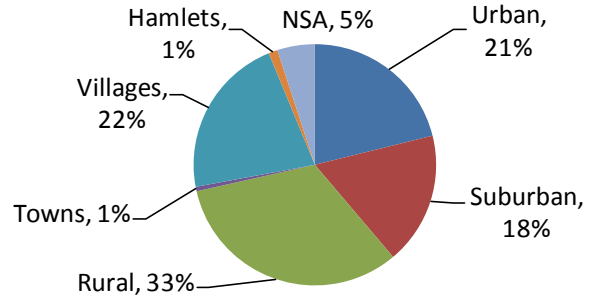
*R denotes U.S. recessions as determined by the National Bureau of Economic Research*

# 2011 Annual Report

**Comprehensive Plan Reorientation Policy Goals by Community Character Area**



**2011 Total Dwelling Units by Community Character Area**

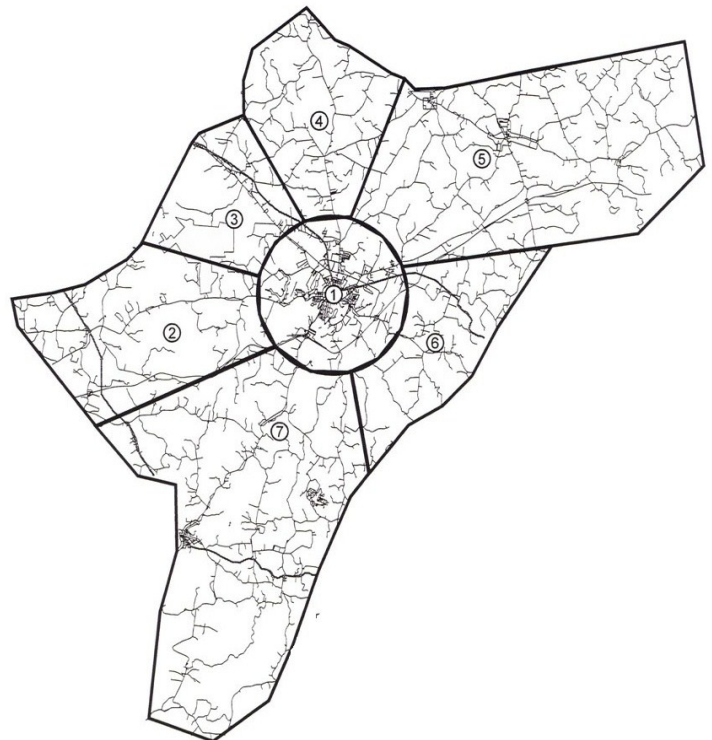


**Total Dwelling Units by Area 2011**

Community Character Area	# Units	%
Culvertown Hamlet (7)	1	0.6%
Samuels Hamlet (3)	1	0.6%
<b>Hamlets</b>	<b>2</b>	<b>1.2%</b>
Boston NSA (2)	3	1.7%
KY 245 NSA (3)	1	0.5%
New Haven NSA (7)	5	2.9%
<b>Naturally Sensitive Area</b>	<b>9</b>	<b>5.1%</b>
Boston Rural (2)	3	1.7%
KY 245 Rural (3)	2	1.2%
Cox's Creek Rural (4)	11	6.3%
Bloomfield Rural (5)	18	10.3%
Woodlawn Rural (6)	7	4.0%
New Haven Rural (7)	16	9.1%
<b>Rural Area</b>	<b>57</b>	<b>32.6%</b>
Boston Road Suburban (2)	2	1.2%
KY 245 Suburban (3)	3	1.7%
Cox's Creek Suburban (4)	9	5.1%
Bloomfield Suburban (5)	10	5.7%
Woodlawn Suburban (6)	7	4.0%
<b>Suburban Area</b>	<b>31</b>	<b>17.7%</b>
Fairfield Town (5)	1	0.6%
<b>Towns</b>	<b>1</b>	<b>0.6%</b>
Outer Urban Neighborhood (1)	27	15.4%
Traditional Urban Neighborhood (1)	10	5.7%
<b>Urban Area</b>	<b>37</b>	<b>21.1%</b>
Deatsville Village (3)	7	4.0%
Hunters Village (3)	31	17.7%
<b>Villages</b>	<b>38</b>	<b>21.7%</b>

**Total Dwelling Units by Area 2011**

Area	#	%
Urban Area (1)	37	21%
Boston Road Corridor (2)	8	4%
KY 245 Corridor (3)	45	26%
Louisville Road Corridor (4)	20	11%
Bloomfield Road Corridor (5)	29	17%
Woodlawn Road Corridor (6)	14	8%
New Haven Road Corridor (7)	22	13%



# 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

Crystal Brady, City of Bardstown  
Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Charles Howard, Nelson County (#5)  
Andy Hall, City of New Haven  
Todd Johnson (Chair), City of Bardstown  
Mary Ellen Marquess (Vice-Chair), City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Carolyn Welch, Nelson County (#4)  
Linda Wells, Nelson County (#2)  
Mike Zoeller, Nelson County (#1)

# denotes Magisterial District

## Planning Commission Staff

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Phyllis Horne, Receptionist/Clerk  
Jack Waff, Enforcement Officer  
Pen Bogert, Preservation Administrator  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter

## News

- **Teddy Crume** was appointed by the Bardstown Mayor and City Council and Nelson County Judge/Executive and Fiscal Court to serve a 3-year term on the **Development Review Board**. Teddy will serve as the DRB's only joint city-county appointment. Teddy replaces **Ben Wathen** who served as the DRB's joint member and Chairman for 10 years.
- **Edward Seay** was appointed by the Bardstown Mayor and City Council to serve the unexpired term on the **Development Review Board**. Edward replaces **Ann Hite** who had served since 2004.
- **Crystal Brady** was reappointed by the Bardstown Mayor and City Council to serve a 3-year term on the **Planning Commission**. Crystal was appointed in 2011 to serve the unexpired term of Fred Hagan who was elected to the Bardstown City Council.
- **Linda Wells** was reappointed by the Nelson County Judge/Executive and Fiscal Court to serve a 4-year term on the **Planning Commission**. Linda represents Magisterial District #2 (Woodlawn, Botland, southeast Nelson County) and has been a Planning Commissioner since 1992.
- **Kenny Brown** was reappointed by the Bloomfield Mayor and Bloomfield City Council to serve a 3-year term on the **Bloomfield Board of Adjustment**. Kenny was appointed to the Bloomfield BOA in 2010 to serve an unexpired term. He also serves as Bloomfield's Planning Commissioner. KRS 100 allows the BOA membership to include one Planning Commissioner.
- **Sarah Hardin Ballard** was appointed by the Bardstown Mayor and City Council to serve a 3-year term on the **Bardstown Historical Review Board**. Sarah replaces Julie Wilson who served on the HRB for 17 years.
- **Phyllis Horne, Receptionist/Clerk**, has moved from full-time to part-time as of February 13th. Phyllis started working for the Planning Commission in 2004 as a part-time employee and went full-time in 2007. **Tracy Grant** has returned as a part-time Receptionist/Clerk and will share the **Receptionist/Clerk** duties with Phyllis.
- **Pen Bogert, Preservation Administrator**, will reduce his workweek as of June 1st from 3 days (Mondays, Wednesdays, and Fridays) to 1 day (Wednesdays) per week. All HRB deadlines will change to coincide with Pen's schedule.