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Introduction

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Background

The Joint City-County Planning Commission of Nelson County was established through an Interlocal Agreement adopted April 28, 1970 by the Cities of Bardstown, Bloomfield, Fairfield, and New Haven and Nelson County Fiscal Court. The Planning Commission initiated the joint planning and zoning program with the adoption of the *Comprehensive Plan for Nelson County and the Communities of Bardstown, Bloomfield, Fairfield, and New Haven* in January 1972, *Zoning Regulations for Bardstown, Bloomfield, Fairfield, New Haven, and Nelson County, Kentucky* on November 28, 1974, and *Subdivision Regulations for Nelson County, Kentucky* on June 17, 1974.

In 1996, the Planning Commission and legislative bodies concluded that the community's comprehensive plan was severely outdated and recommended an intensive planning effort. Working in conjunction with Pflum, Klausmeier, and Gehrum Consultants Inc. (PKG), the Planning Commission and legislative bodies undertook a community planning process that eventually culminated in the *Nelson County 2020: A Comprehensive Plan for All of Nelson County*, adopted September 24, 1996. The 1996 Plan was the official update to the *1972 Nelson County Comprehensive Plan* and *Land Use Plan for Bardstown and Vicinity* adopted in 1988. The 1996 Plan was based on a 25-year projection for Nelson County and took a comprehensive and long-term, yet general, approach to addressing anticipated conditions and needs through 2020.

While the 1996 Comprehensive Plan and its subsequent amendments have served as an effective guide to decisions about the physical development of the community, quality planning requires an ongoing review of the Comprehensive Plan elements and implementation processes. To be effective, the comprehensive plan must be evaluated regularly, and, as required by Kentucky Revised Statutes Chapter 100, at minimum, every five years, to ensure that the Comprehensive Plan is consistent with the community's goals, objectives, and policies for effective and efficient growth management. Updates also address and anticipate changes and identify methods for implementation.

This 2011 update, *Nelson County 2035: A Comprehensive Plan for the Cities of Bardstown, Bloomfield, Fairfield, and New Haven, and Nelson County, Kentucky*, is a continuation of the community's 40-year commitment to good planning. This update and subsequent policy and regulation amendments will address those significant challenges and changes that have occurred since 1995 and will fine tune implementation processes so that the location, timing, and intensity of development and infrastructure is appropriate and supports effective and efficient growth management. This update is a dynamic planning tool reflecting the community's goals and establishing policies and recommendations and providing flexibility for guiding the community into the future. This 2011 update is designed to be used by all decisionmakers, both public and private, to coordinate development patterns over the next 20 years.

Legal Basis

Kentucky Revised Statutes Chapter 100 is the enabling legislation for local planning and plan implementation. KRS 100.183 requires the adoption of a comprehensive plan to serve as a ". . . guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships." Further, the statute outlines the contents and process for the adoption of a Comprehensive Plan. KRS 100.187 sets forth that a comprehensive plan must have the following 5 elements.

- A **base study (Chapter 2)** shows the research, analysis, and projections used to develop all elements of the Comprehensive Plan, including but not limited to:
 - ✓ An **existing land use analysis** presents the nature, extent, and adequacy, and needs of the community for the existing land and building use, transportation, and community facilities in terms of their general location, character and extent, including the identification and mapping of agricultural lands of statewide importance and analysis of the impacts of community land use needs on these lands;

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- ✓ A **population analysis** presents the general distribution and characteristics of past and present population and a forecast of the extent and character of future population as far into the future as is reasonable to foresee;
 - ✓ An **economic survey and analysis** presents the statistics and characteristics of the major existing public and private business activities and a forecast of future economic levels, including a forecast of anticipated necessary actions by the community to increase the quality of life of its current and future population through the encouragement of economic development as far into the future as is reasonable to foresee; and,
 - ✓ Additional background information for the elements of the comprehensive plan may include any other research analysis, and projections which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.
- A **statement of goals and objectives (Chapter 3)** serves as the community's guide for physical development and social well-being of the community;
 - The **land use plan (Chapter 4)** shows proposals for the most appropriate, economic, desirable, and feasible patterns for the general location, character, extent, and interrelationships of the manner in which the community should use its public and private land at specified times as far into the future as is reasonable to foresee;
 - The **transportation plan (Chapter 5)** shows proposals for the most desirable, appropriate, economic, and feasible pattern for the general location, character, and extent of the channels, routes, and terminals for transportation facilities for the circulation of persons and goods for specified times as far into the future as is reasonable to foresee; and,
 - The **community facilities plan (Chapter 6)** shows proposals for the most desirable, appropriate, economic, feasible pattern for the general location, character, and extent of public and semi-public buildings, land, and facilities, for specified times as far into the future as is reasonable to foresee.

The comprehensive plan also may include additional elements, including but not limited to historic preservation, conservation, natural resources, housing, community renewal, flood control, pollution, and regional impact.

While not a required element of the comprehensive plan, an **implementation plan (Chapter 7)** establishes an action plan for the implementation of the comprehensive plan. An implementation plan identifies potential tools and methods and establishes priorities and timeframes for achieving the goals and objectives of the plan, including but not limited to amending zoning, subdivision, and other regulations, rules, and policies, developing incentives and other growth management stimulus, undertaking further planning studies, and coordinating activities and programs. Also, an implementation plan will 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. Plans are useless unless planner and decisionmakers can learn from them and make adjustments to improve their effectiveness.

KRS 100.193 requires that the statement of goals and objectives and any amendments thereto be adopted by the Planning Commission and each legislative body in the planning unit. KRS 197.197 sets forth that the land use, transportation, community facilities and other plan elements may be adopted by the Planning Commission as they are completed or as a whole when all elements have been completed. The Planning Commission must conduct public hearings on the element adoption, readoption, or amendment.

As required by KRS 197.197(2), the elements of the comprehensive plan must be reviewed and amended or readopted at least once every (5) years. During the review, the Planning Commission must review the research requirements and elements to determine if the original research is still valid.

Nelson County 2035: A Comprehensive Plan for the Cities of Bardstown, Bloomfield, Fairfield, and New Haven, and Nelson County, Kentucky is the required update and has been prepared and adopted through a specific planning process in compliance with the requirements of KRS Chapter 100.

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How to Use This Plan

The Comprehensive Plan is a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. To determine whether a land use proposal is consistent with this Plan, the following 4 steps should be followed:

Step #1: Evaluate Consistency with Statement of Goals and Objectives (Chapter 3)

Determine whether the future land use proposal is in compliance with the overall goals and objectives of the Comprehensive Plan.

Step #2: Identify Property on Future Land Use Map (Chapter 4)

Locate the property on the Future Land Use Map and identify the Community Character Area and Land Use Group in which it is located (see Figures #4-1 through 4-23). Also, identify if the property is designated as a Potential Development Area (PDA) (see Figure #3-1).

Step #3: Evaluate Consistency with Criteria and Guidelines in Future Land Use Plan (Chapter 4)

Evaluate the future land use proposal for consistency with the illustrative land uses, acceptable densities, and development and public service policies for the Community Character Area and Land Use Group as described in the Future Land Use Plan text and matrices.

Step #4: Evaluate Consistency with Community Facilities & Transportation Plans (Chapters 5 & 6)

Evaluate the future land use proposal to ensure consistency with the Community Facilities and Transportation Plans.

Figure 1-1: Comprehensive Plan Compliance

