

Joint City-County Planning Commission of Nelson County

2017 Annual Report

Planning Commission Activity 2010—2017								
Application Type	2010	2011	2012	2013	2014	2015	2016	2017
Administrative Appeals	0	0	0	0	0	0	0	1
Cell Tower Reviews	1	0	0	0	0	0	0	0
Commercial Design Review	7	9	13	11	12	15	11	13
Conditional Use Permits (new & amended)	30	19	24	18	25	19	26	33
Local Flood Development Permits	13	9	4	7	6	7	11	6
Parking Waivers	0	1	1	1	2	2	2	3
PUD Designations	1	0	1	2	6	5	2	2
PUD Amendments	0	1	1	1	1	2	1	2
Subdivision Review								
Advisory Plats	1	13	14	13	10	12	20	5
Agricultural Division Plats	17	7	9	2	2	1	7	3
Amended Plats	42	66	52	79	62	45	108	47
Minor Plats	11	20	28	18	32	41	18	18
Major—Preliminary Plats	0	1	0	2	1	4	4	3
Major—Final Plats	2	4	1	7	7	8	12	7
Variances (new & amended)	9	9	14	40	18	15	18	21
Zone Changes	12	15	10	26	21	17	18	20
Zone Changes—Conditions Amendment	0	0	4	2	1	0	2	5
Zone Changes with PUDs	0	1	0	0	0	0	0	0
Zoning Compliance Permits	741	577	777	906	878	778	814	908

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Zoning Compliance Permit Analysis January - December 2017

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
Agricultural						
Demolitions	0	\$0	1	\$0	1	\$0
New Structures	0	\$0	55	\$1,037,248	55	\$1,037,248
Additions	0	\$0	5	\$21,000	5	\$21,000
Alterations	0	\$0	0	\$0	0	\$0
Agricultural Subtotal	0	\$0	61	\$1,058,248	61	\$1,058,248
Residential Accessory						
Additions	1	\$610	21	\$153,194	22	\$153,804
Alterations	2	\$4,000	0	\$0	2	\$4,000
Demolitions	1	\$0	0	\$0	1	\$0
New Structures	50	\$390,094	232	\$2,869,101	282	\$3,259,195
Accessory Subtotal	54	\$394,704	253	\$3,022,295	307	\$3,416,999
Residential New						
Double-Wide Manufactured Homes (13 units)	0	\$0	13	\$913,843	13	\$913,843
Duplexes (2 units)	1	\$180,000	0	\$0	1	\$180,000
Modular Dwellings (2 units)	0	\$0	2	\$257,000	2	\$257,000
Multi-Family Dwellings (3 units)	1	\$225,000	0	\$0	1	\$225,000
Single-Family Dwellings (179 units)	29	\$5,252,000	150	\$24,983,918	179	\$30,235,918
Single-Wide Manufactured Homes (17 units)	0	\$0	17	\$372,513	17	\$372,513
Townhouses/Condominiums (36 units)	8	\$3,130,000	5	\$980,000	13	\$4,110,000
Residential Subtotal (252 units)	39	\$8,787,000	187	\$27,507,274	226	\$36,294,274
Residential Other						
Additions	39	\$373,710	93	\$1,525,257	132	\$1,898,967
Alterations	19	\$172,300	29	\$567,166	48	\$739,466
Demolitions	2	\$0	3	\$0	5	\$0
Other Residential Subtotal	60	\$546,010	125	\$2,092,423	185	\$2,638,433
Commercial						
Additions	4	\$2,697,305	7	\$130,850	11	\$2,828,155
Alterations	21	\$2,110,868	4	\$85,000	25	\$2,195,868
New Structures	13	\$19,549,700	5	\$459,000	18	\$20,008,700
Demolitions	2	\$0	0	\$0	2	\$0
Temporary Structures	21	\$0	2	\$0	23	\$0
Commercial Subtotal	61	\$24,357,873	18	\$674,850	79	\$25,032,723
Industrial						
Additions	7	\$7,648,977	6	\$539,000	13	\$8,187,977
Alterations	5	\$1,289,000	1	\$50,000	6	\$1,339,000
New Structures	9	\$15,598,566	11	\$33,333,278	20	\$48,931,844
Demolitions	0	\$0	1	\$0	1	\$0
Industrial Subtotal	21	\$24,536,543	19	\$33,922,278	40	\$58,458,821
Public & Semi-Public						
Additions	1	\$62,800	1	\$180,000	2	\$242,800
Alterations	1	\$979,300	1	\$6,000	2	\$985,300
New Structures	1	\$100,000	1	\$760,000	2	\$860,000
Cell Tower Accessory Structures	1	\$18,000	3	\$75,900	4	\$93,900
Public & Semi-Public Subtotal	4	\$1,160,100	6	\$1,021,900	10	\$2,182,000
Total	239	\$59,782,230	669	\$69,299,268	908	\$129,081,498

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New Construction Permit Comparison

2010—2017

	2010		2011		2012		2013	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	0 (0)	\$0	1 (2)	\$135,000	0 (0)	\$0
Multi-Family Structures	0 (0)	\$0	3 (27)	\$710,000	0 (0)	\$0	0 (0)	\$0
Townhouses	2 (4)	\$340,000	3 (7)	\$503,000	2 (8)	\$410,000	5 (7)	\$580,000
Single-Family Dwellings	142 (142)	\$17,461,050	114 (114)	\$15,036,298	111 (111)	\$18,203,889	159 (159)	\$25,400,689
Commercial Structures	8	\$1,274,600	12	\$8,027,720	10	\$20,043,950	7	\$985,000
Industrial Structures	3	\$2,210,000	7	\$508,000	9	\$2,442,471	7	\$12,219,288
Public Structures	3	\$33,800	4	\$2,166,458	7	\$384,103	16	\$3,455,245
Total Permits	741	\$44,026,938	577	\$34,758,145	777	\$69,827,779	906	\$55,291,829

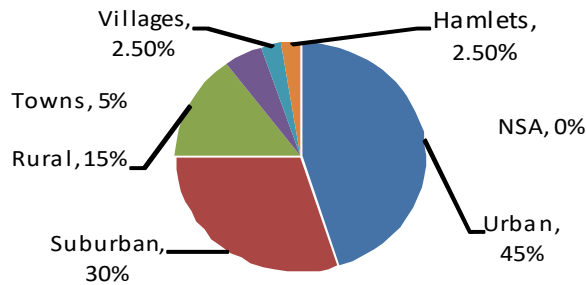
	2014		2015		2016		2017	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	0 (0)	\$0	0 (0)	\$0	1 (2)	\$180,000
Multi-Family Structures	1 (3)	\$230,000	0 (0)	\$0	1 (3)	\$232,000	1 (3)	\$225,000
Townhouses	10 (32)	\$2,339,225	4 (12)	\$910,000	2 (5)	\$519,000	13 (36)	\$4,110,000
Single-Family Dwellings	167 (167)	\$22,996,557	145 (145)	\$22,816,900	150 (150)	\$25,940,993	179 (179)	\$30,235,918
Commercial Structures	11	\$2,391,500	15	\$4,195,100	21	\$18,255,608	18	\$20,008,700
Industrial Structures	3	\$15,520,283	9	\$43,088,000	18	\$63,884,884	20	\$48,931,844
Public Structures	7	\$844,368	3	\$213,000	3	\$210,000	2	\$860,000
Total Permits	878	\$65,275,847	778	\$81,041,855	814	\$149,004,998	908	\$129,081,498

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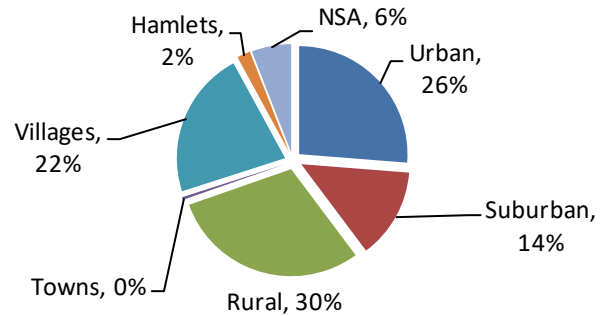
Conventional Single-Family Dwelling Data Analysis 2010—2017					Conventional Single-Family Dwellings 1974-2017				
Construction Cost			Size—Living Space		Year	# Units	Year	# Units	
<u>Range</u>			<u>Range</u>						
	2010	\$500—\$57,850		2010	120 — 5,746 sf	1974 R	109	1996	380
	2011	\$25,000—\$480,000		2011	832—3,715 sf	1975	152	1997	351
	2012	\$2,100—\$1,250,000		2012	640—10,000 sf	1976	149	1998	474
	2013	\$1,000-\$450,000		2013	256-5,789 sf	1977	126	1999	427
	2014	\$10,000-\$480,000		2014	400-6,000 sf	1978	176	2000	402
	2015	\$4,000—\$602,000		2015	240—5,085 sf	1979	209	2001 R	406
	2016	\$20,000—\$750,000		2016	800—4,984 sf	1980 R	115	2002 R	391
	2017	\$1,200—\$1,500,000		2017	288—7,322 sf	1981 R	98	2003 R	429
<u>Mean</u>			<u>Mean</u>			1982 R	98	2004	377
	2010	\$122,965		2010	1,705 sf	1983	129	2005	390
	2011	\$133,652		2011	1,676 sf	1984	100	2006	252
	2012	\$149,970		2012	1,600 sf	1985	111	2007 R	200
	2013	\$140,144		2013	1,773 sf	1986	121	2008 R	165
	2014	\$138,534		2014	1,749 sf	1987	118	2009 R	144
	2015	\$157,359		2015	1,845 sf	1988	128	2010	142
	2016	\$172,940		2016	1,840 sf	1989	183	2011	114
	2017	\$168,916		2017	1,744 sf	1990 R	244	2012	111
<u>Median</u>			<u>Median</u>			1991 R	252	2013	159
	2010	\$100,000		2010	1,455 sf	1992	378	2014	167
	2011	\$112,500		2011	1,556 sf	1993	334	2015	145
	2012	\$126,500		2012	1,600 sf	1994	392	2016	150
	2013	\$130,000		2013	1,568 sf	1995	397	2017	179
	2014	\$120,000		2014	1,508 sf				
	2015	\$138,000		2015	1,600 sf				
	2016	\$160,000		2016	1,640 sf				
	2017	\$110,000		2017	1,500 sf				
<u>Mode</u>			<u>Mode</u>						
	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				
	2016	\$110,000		2016	1,350 sf				
	2017	\$130,000		2017	\$1,350 sf				
Mean = average value Median = middle value in list of numbers Mode = value that occurs most often in list of number					<i>R denotes U.S. recessions as determined by the National Bureau of Economic Research</i>				

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Comprehensive Plan Reorientation Policy Goals by Community Character Area



2017 Total Dwelling Units by Community Character Area

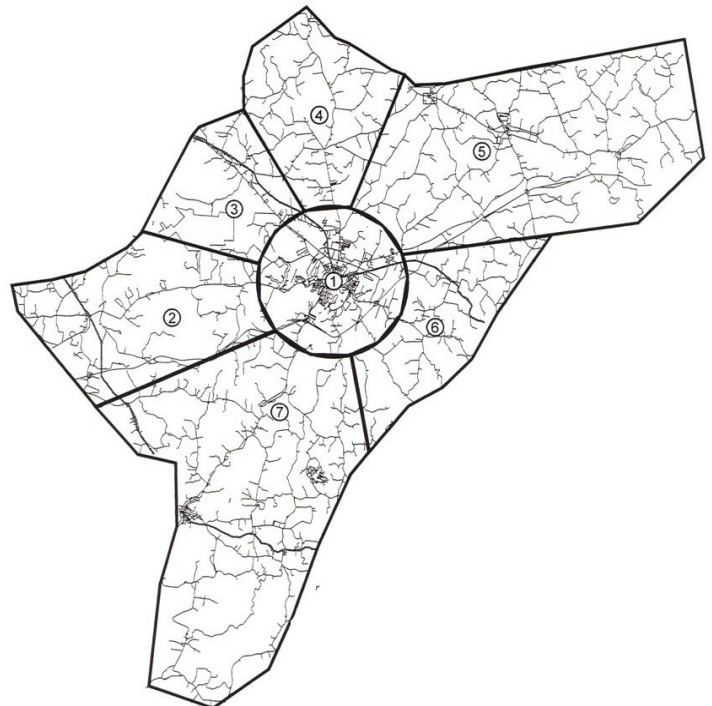


Total Dwelling Units by Comp Plan Area 2017

Community Character Area	# Units	%
Balltown Hamlet (7)	1	0.4
Melody Lake Hamlet (7)	1	1.6
Samuels Hamlet (3)	4	0.4
Hamlets	6	2.4
Boston NSA (2)	12	4.8
New Haven NSA (7)	3	1.1
Naturally Sensitive Area	15	5.9
Boston Road Rural (2)	1	0.4
Cox's Creek Rural (4)	15	6.0
Bloomfield Rural (5)	31	12.3
Woodlawn Rural (6)	8	3.2
New Haven Rural (7)	20	7.9
Rural Area	75	29.8
KY 245 Suburban (3)	2	0.8
Cox's Creek Suburban (4)	1	0.4
Bloomfield Suburban (5)	5	2.0
Woodlawn Suburban (6)	20	7.9
New Haven Suburban (7)	6	2.4
Suburban Area	34	13.5
Bloomfield Town (5)	1	0.4
Towns	1	0.4
Outer Residential Neighborhood (1)	23	9.1
Traditional Residential Neighborhood (1)	43	17.1
Urban Area	66	26.2
Deatsville Village (3)	38	15.1
Hunters Village (3)	17	6.7
Villages	55	21.8
Total	252	

Total Dwelling Units by Geographic Area 2017

Area	#	%
Urban Area (1)	66	26.2
Boston Road Corridor (2)	13	5.1
KY 245 Corridor (3)	61	24.2
Louisville Road Corridor (4)	16	6.3
Bloomfield Road Corridor (5)	37	14.7
Woodlawn Road Corridor (6)	29	11.6
New Haven Road Corridor (7)	30	11.9
Total	252	

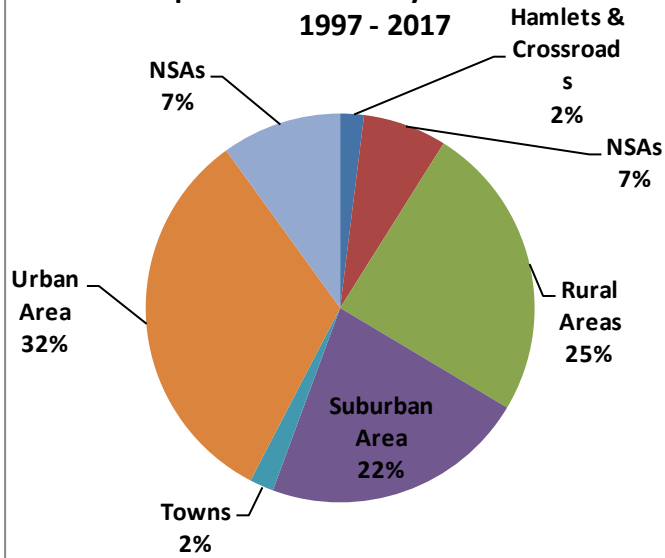


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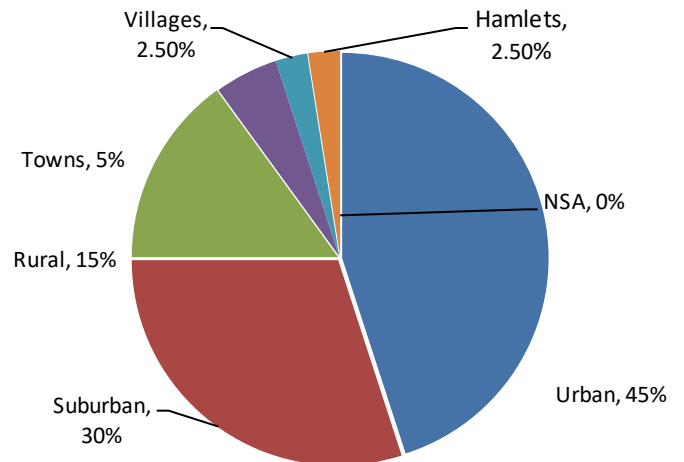
New Dwelling Units by Comp Plan Community Character Areas 1997 - 2017

Community Character Area	1997 - 2017 Dwelling Units	1997 - 2017 % Total	Comp Plan Reorientation Goal
Hamlets & Crossroads	143	2.0%	2.5%
Naturally Sensitive Areas	506	7.0%	0.0%
Rural Areas	1,788	24.6%	15.0%
Suburban Area	1,602	22.1%	30.0%
Towns	145	2.0%	5.0%
Urban Area	2,353	32.4%	45.0%
Villages	724	10.0%	2.5%
Total	7,261		

**New Dwelling Units by
Comp Plan Community Character Areas
1997 - 2017**



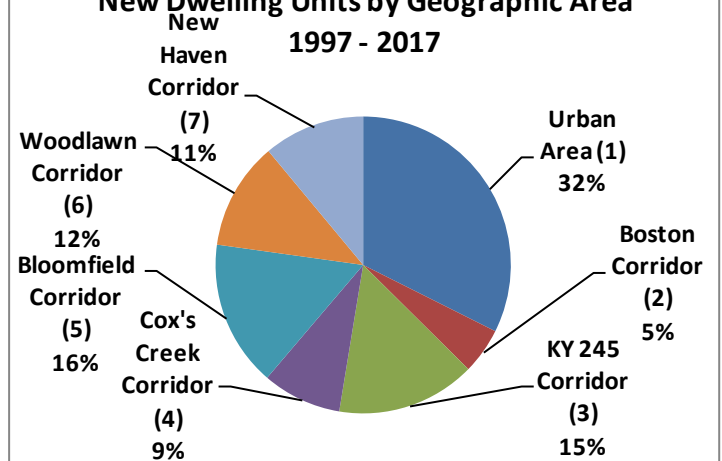
**Comprehensive Plan Reorientation Policy Goals
by Community Character Area**



New Dwelling Units by Geographic Area 1997 - 2017

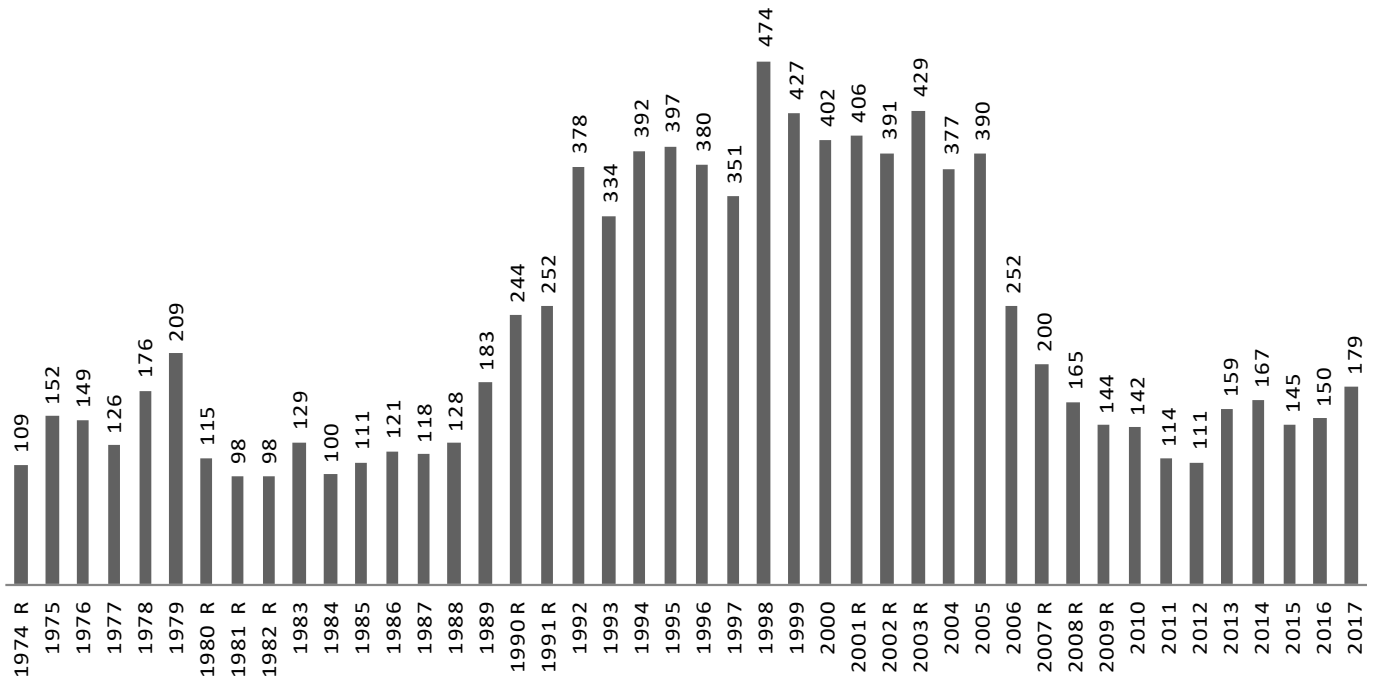
Geographic Area	1997 - 2017 Dwelling Units	1997 - 2017 % Total
Urban Area (1)	2,353	32.4%
Boston Corridor (2)	365	5.0%
KY 245 Corridor (3)	1,100	15.1%
Cox's Creek Corridor (4)	627	8.6%
Bloomfield Corridor (5)	1,161	16.0%
Woodlawn Corridor (6)	854	11.8%
New Haven Corridor (7)	801	11.0%
Total;	7,261	

New Dwelling Units by Geographic Area 1997 - 2017



Conventional Single-Family Dwellings 1974 - 2017

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



Conventional Single-Family Dwellings by Subdivision 2017

Subdivision	# Units	Subdivision	# Units
Corman's Crossing (Deatsville Village 3)	28	Saddlebred (Cox's Creek Village 4)	4
Miller Springs (Hunters Village 3)	7	Big Spring (Suburban 6)	4
Cottage Grove (Urban Traditional Residential 1)	7	Deatsville Loop (Deatsville Village 3)	4
Maywood (Urban Outer Residential 1)	6	Saddlebrook (Samuels Hamlet 3)	3
Southfork Estates (Suburban 7)	6	Royal Crest (Deatsville Village 3)	3
Castle Cove (Suburban 6)	5	Bridgepointe (Urban Outer Residential 1)	2
Beech Fork (Urban Outer Residential 1)	4	Lakeview Estates (Suburban 5)	2
Wellington (Urban Traditional Residential 1)	4		

Joint City-County Planning Commission of Nelson County

serving the Cities of Bardstown, Bloomfield, Fairfield & New Haven and Nelson County

One Court Square
Old Courthouse Building, 2nd Floor
P.O. Box 402
Bardstown, Kentucky 40004
(502) 348-1805
www.ncpz.com

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 - Crystal Hagan (Chair)
 - Mark Mathis
- City of Bloomfield
 - Lee Agee
- City of Fairfield
 - Mary Ellen Marquess
- City of New Haven
 - Andy Hall
- Nelson County
 - Nolen Boone (#1 New Haven, New Hope)
 - Doug Cornett (#4 Cox's Creek, Deatsville)
 - Charles Howard (#5 Bloomfield, Chaplin)
 - Pat Swartz (#2 Woodlawn, Botland)
 - Bill Busch (#3 Boston, Nelsonville)

denotes Magisterial District represented

Development Review Board

Teddy Crume
David Mattingly (Chair)
Richard Nest
Wes Parrish
Edward Seay

Bardstown Board of Adjustment

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Mark Mathis (Chair)
Danny Reid
Kevin Rogers
Courtney Taylor

Bloomfield Board of Adjustment

Nancy Gillis
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Nelson County Board of Adjustment

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