

Planning Matters

2014 Annual Report

2014 Annual Report

Planning Commission Activity 2008—2014							
Application Type	2008	2009	2010	2011	2012	2013	2014
Administrative Appeals	0	1	0	0	0	0	0
Cell Tower Reviews	0	2	1	0	0	0	0
Commercial Design Review	14	8	7	9	13	11	12
Conditional Use Permits							
New & Amended Permits	20	26	30	19	24	18	25
Annual Inspections	96	116	142	172	191	215	233
Historic District Certificates of Appropriateness	51	61	61	45	75	70	83
Local Flood Development Permits	7	15	13	9	4	7	6
Parking Waivers	0	0	0	1	1	1	2
PUD Designations	4	3	1	0	1	2	6
PUD Amendments	1	2	0	1	1	1	1
Sign Permits (Cities only)							
Permanent Sign Permits	95	83	74	63	72	78	97
Temporary Signs	60	43	50	55	45	49	33
Subdivision Review							
Advisory Plats	14	4	1	13	14	13	10
Agricultural Division Plats	2	7	17	7	9	2	2
Amended Plats	64	26	42	66	52	79	62
Minor Plats	36	18	11	20	28	18	32
Major—Preliminary Plats	3	0	0	1	0	2	1
Major—Final Plats	32	3	2	4	1	7	7
Variances	23	9	9	9	14	40	18
Zone Changes	22	21	12	15	10	26	21
Zone Changes—Conditions Amendment	0	0	0	0	4	2	1
Zone Changes with PUDs	0	1	0	1	0	0	0
Zoning Compliance Permits	807	759	741	577	777	906	878

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Zoning Compliance Permit Analysis

January - December 2014

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
Agricultural						
Agricultural Structures	0	\$0	74	\$1,261,856	74	\$1,261,856
Agricultural Structure Additions	0	\$0	10	\$103,700	10	\$103,700
Agricultural Subtotal	0	\$0	84	\$1,365,556	84	\$1,365,556
Residential						
Accessory Additions	5	\$22,300	10	\$81,995	15	\$104,295
Accessory Alterations	0	\$0	1	\$4,000	1	\$4,000
Accessory Demolitions	1	\$0	3	\$0	4	\$0
Accessory Structures	64	\$204,062	228	\$2,566,780	292	\$2,770,842
Double-Wide Manufactured Homes	0	\$0	3	\$271,000	3	\$271,000
Multi-Family Alterations	1	\$220,000	0	\$0	1	\$220,000
Multi-Family Dwellings (3 units)	1	\$230,000	0	\$0	1	\$230,000
Single-Family Additions	31	\$671,009	98	\$1,449,429	129	\$2,120,438
Single-Family Alterations	14	\$256,450	26	\$827,800	40	\$1,084,250
Single-Family Demolitions	3	\$0	2	\$0	5	\$0
Single-Family Dwellings	18	\$3,044,800	149	\$19,951,757	167	\$22,996,557
Single-Wide Manufactured Homes	0	\$0	17	\$295,600	17	\$295,600
Single-Wide Manufactured Home - Park Replacements	1	\$25,000	2	\$36,800	3	\$61,800
Townhouses/Condominiums (32 units)	10	\$2,339,225	0	\$0	10	\$2,339,225
Residential Subtotal	149	\$7,012,846	539	\$25,485,161	688	\$32,498,007
Commercial						
Commercial Accessory Structures	3	\$9,400	0	\$0	3	\$9,400
Commercial Additions	5	\$3,751,500	5	\$454,200	10	\$4,205,700
Commercial Structures	9	\$2,364,000	2	\$27,500	11	\$2,391,500
Commercial Alterations	23	\$1,564,647	9	\$256,200	32	\$1,820,847
Commercial Demolitions	2	\$0	0	\$0	2	\$0
Commercial Temporary Structures	16	\$0	2	\$0	18	\$0
Commercial Tenant Fit-Ups	1	\$0	0	\$0	1	\$0
Commercial Subtotal	59	\$7,689,547	18	\$737,900	77	\$8,427,447
Industrial						
Industrial Accessory Structures	0	\$0	1	\$51,826	1	\$51,826
Industrial Additions	8	\$5,801,200	1	\$115,185	9	\$5,916,385
Industrial Alterations	4	\$61,000	2	\$574,500	6	\$635,500
Industrial Demolitions	0	\$0	1	\$0	1	\$0
Industrial Structures	2	\$13,250,000	1	\$2,270,283	3	\$15,520,283
Industrial Subtotal	14	\$19,112,200	6	\$3,011,794	20	\$22,123,994
Public & Semi-Public						
Public Structures	4	\$224,783	3	\$619,585	7	\$844,368
Public Additions	1	\$4,475	0	\$0	1	\$4,475
Telecommunication Accessory Structures	1	\$12,000	0	\$0	1	\$12,000
Public Subtotal	6	\$241,258	3	\$619,585	9	\$860,843
Total	228	\$34,055,851	650	\$31,219,996	878	\$65,275,847

New Construction Permit Comparison

2007 - 2014

Permit Type	2007		2008		2009		2010	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	10 (20)	\$1,027,000	2 (4)	\$340,000	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	1 (3)	\$110,000	4 (25)	\$1,350,000	2 (31)	\$665,000	0 (0)	\$0
Townhouses/Condos	9 (33)	\$1,860,000	3 (9)	\$480,000	2 (4)	\$280,000	2 (4)	\$340,000
Single-Family Dwellings	200 (200)	\$27,124,864	165 (165)	\$21,407,066	144 (144)	\$18,545,944	142 (142)	\$17,461,050
Commercial Structures	17	\$3,604,933	18	\$4,476,900	8	\$2,363,000	8	\$1,274,600
Industrial Structures	6	\$10,020,250	3	\$705,000	5	\$342,000	3	\$2,210,000
Public Structures	2	\$1,502,558	1	\$75,000	6	\$20,024,700	3	\$33,800
Total Permits	944	\$70,493,140	807	\$45,962,327	759	\$62,081,496	741	\$44,026,938

Permit Type	2011		2012		2013		2014	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	1 (2)	\$135,000	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	3 (27)	\$710,000	0 (0)	\$0	0 (0)	\$0	1 (3)	\$230,000
Townhouses/Condos	3 (7)	\$503,000	2 (8)	\$410,000	5 (7)	\$580,000	10 (32)	\$2,339,225
Single-Family Dwellings	114 (114)	\$15,036,298	111 (111)	\$18,203,889	159 (159)	\$25,400,689	167 (167)	\$22,996,557
Commercial Structures	12	\$8,027,720	10	\$20,043,950	7	\$985,000	11	\$2,391,500
Industrial Structures	7	\$508,000	9	\$2,442,471	7	\$12,219,288	3	\$15,520,283
Public Structures	4	\$2,166,458	7	\$384,103	16	\$3,455,245	7	\$844,368
Total Permits	577	\$34,758,145	777	\$69,827,779	906	\$55,291,829	878	\$65,275,847

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Conventional Single-Family Dwelling Data Analysis 2008—2014

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
<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
<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
<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

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

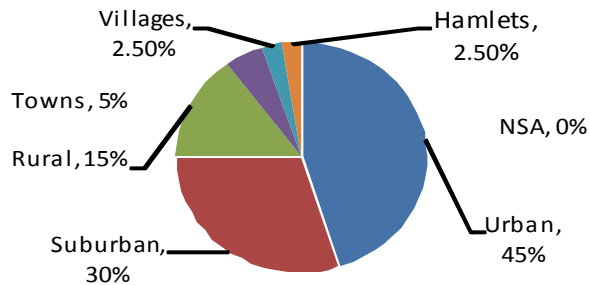
Conventional Single-Family Dwellings 1974-2014

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		

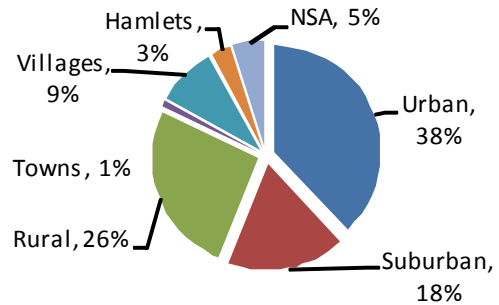
R denotes U.S. recessions as determined by the National Bureau of Economic Research

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Comprehensive Plan Reorientation Policy Goals by Community Character Area



2014 Total Dwelling Units by Community Character Area

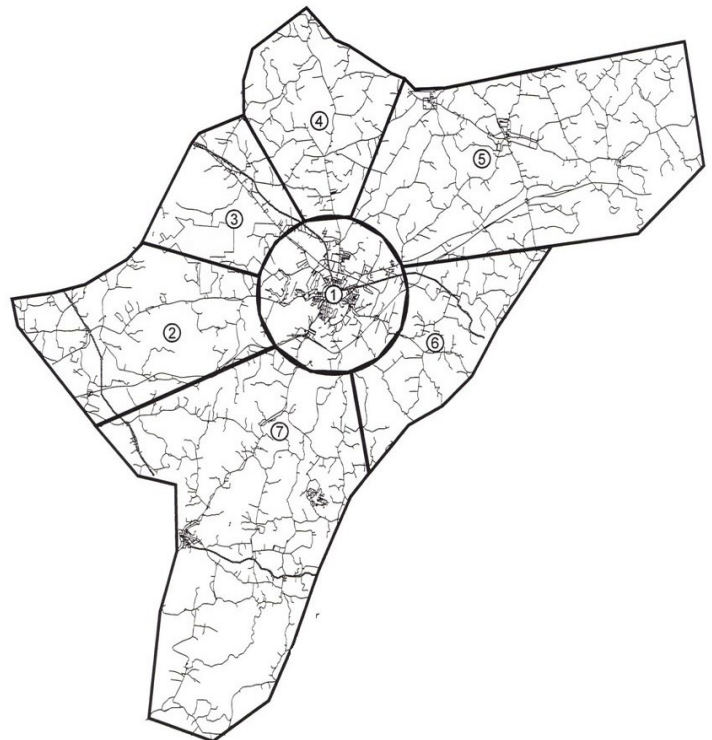


Total Dwelling Units by Comp Plan Area 2014

Community Character Area	# Units	%
Botland Hamlet (6)	1	0.45
Melody Lake Hamlet (7)	1	0.45
Samuels Hamlet (3)	5	2.25
Hamlets	7	3.15
Boston NSA (2)	10	4.50
KY 245 NSA (3)	1	0.45
Naturally Sensitive Area	11	4.95
Boston Road Rural (2)	3	1.35
Cox's Creek Rural (4)	14	6.31
Bloomfield Rural (5)	21	9.46
Woodlawn Rural (6)	5	2.25
New Haven Rural (7)	15	6.76
Rural Area	58	26.13
Boston Road Suburban (2)	1	0.45
KY 245 Suburban (3)	3	1.35
Cox's Creek Suburban (4)	9	4.06
Bloomfield Suburban (5)	12	5.41
Woodlawn Suburban (6)	15	6.76
Suburban Area	40	18.03
Bloomfield Town (5)	1	0.45
Towns	1	0.45
Outer Urban Neighborhood (1)	63	28.38
Traditional Urban Neighborhood (1)	22	9.91
Urban Area	85	38.29
Chaplin Village (5)	1	0.45
Cox's Creek Village (4)	1	0.45
Deatsville Village (3)	17	8.2
Hunters Village (3)	1	0.45
Villages	20	9.01

Total Dwelling Units by Geographic Area 2014

Area	#	%
Urban Area (1)	85	38.29
Boston Road Corridor (2)	14	6.31
KY 245 Corridor (3)	27	12.16
Louisville Road Corridor (4)	24	10.81
Bloomfield Road Corridor (5)	35	15.77
Woodlawn Road Corridor (6)	21	9.46
New Haven Road Corridor (7)	16	7.20



Joint City-County Planning Commission of Nelson County

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

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 Charles Howard, Nelson County (#5)
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 Todd Johnson (Chair), City of Bardstown
 Mary Ellen Marquess (Vice-Chair), City of Fairfield
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 Carolyn Welch, Nelson County (#4)
 Mike Zoeller, Nelson County (#1)

denotes Magisterial District

Planning Commission Staff

Janet Johnston, AICP, Director
 Cindy Pile, Administrative Assistant
 Mary Jean Abrams, Receptionist/Clerk
 Jack Waff, Enforcement Officer
 Mike Coen, Legal Counsel
 Alicia Brown, Court Reporter

Conventional Single-Family Dwellings by Subdivision
 2014

Subdivision (Comp Plan Area)	# Units
All Major Subdivisions	98 (44% of total dwellings)
Woodlawn Springs (Urban Outer Residential Neighborhood)	20
Corman's Crossing (Deatsville Village 3)	12
CopperFields (Suburban 5)	10
Castle Cove (Suburban 6—Woodlawn/Poplar Flat)	9
Beech Fork Estates (Urban Outer Residential Neighborhood)	6
Bridgepointe (Urban Outer Residential Neighborhood)	5
Mallards Landing (Suburban 4)	4
Saddlebrook (Samuels Hamlet 3)	3
Hunters Ridge (Urban Outer Residential Neighborhood)	3
Nazareth Farms (Suburban 4)	2
Tullamore Estates (Urban Traditional Residential Neighborhood)	2
Royal Crest (Deatsville Village 3)	2
Salem Hills (Urban Traditional Residential Neighborhood)	2
Oak Knoll (Suburban 6)	2
Wildwood Estates (Naturally Sensitive Area 2)	2