

2022 Annual Report

Joint City-County Planning Commission of Nelson County

Planning Commission Activity January—December 2022

Application Type	#
Administrative Appeals	0
Cell Tower Reviews	0
Commercial Design Review	19
Conditional Use Permits	49
Local Flood Development Permits	8
Parking Waivers	0
Planned Unit Development Designations	8
Subdivision Review	122
Advisory Plats—9	
Agricultural Division Plats—4	
Amended Plats—91	
Minor Plats—10	
Major—Preliminary Plats—2	
Major—Final Plats—6	
Variances	16
Zone Changes	19
Zoning Compliance Permits	815

Zoning Compliance Permit Summary January – December 2022

Permit Type	# Permits	Estimated Cost
Agricultural	58	\$1,729,922
Residential	639	\$73,700,053
Commercial	62	\$9,009,423
Industrial	49	\$895,813,612
Public & Semi-Public	7	\$785,000
Total Permits	815	\$981,038,010

Residential Zoning Compliance Permit Summary January – December 2022

Residential Type	# Permits (# Units)	Estimated Cost
Double-Wide Manufactured	15 (15)	\$1,813,521
Multi-Family Dwellings	10 (53)	\$5,223,000
Single-Family Dwellings	225 (225)	\$51,327,174
Single-Wide Manufactured	8 (8)	\$448,483
Townhouses	1 (2)	\$250,000
Two-Family Dwellings	21 (42)	\$3,940,000
Total	280 (345)	\$63,002,178

Conventional Single-Family Dwelling Analysis January – December 2022

Construction Cost (\$)	
Range	\$9,800—\$2,500,000
Mean (Average)	\$229,422
Median	\$165,000
Mode	\$150,000
Living Area Size (sf)	
Range	384 — 7,880
Mean (Average)	1,720
Median	1,492
Mode	1,400
Mean = average value Median = middle value in list of numbers Mode = value that occurs most often in list	

Total Conventional Single-Family Dwellings 2001—2022

Year	# SF Units	Year	# SF Units
2001R	406	2012	111
2002R	391	2013	159
2003R	429	2014	167
2004	377	2015	145
2005	390	2016	150
2006	252	2017	179
2007R	200	2018	184
2008R	165	2019	228
2009R	144	2020 R	222
2010	142	2021	259
2011	114	2022	225

R denotes US recessions

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Zoning Compliance Permit Analysis January - December 2022

Permit Type	City		County		Total	
Agricultural	#	\$	#	\$	#	\$
Additions	0	\$0	2	\$12,500	2	\$12,500
Demolitions	0	\$0	1	\$0	1	\$0
New Structures	0	\$0	55	\$1,717,422	55	\$1,717,422
Agricultural Subtotal	0	\$0	58	\$1,729,922	58	\$1,729,922
Residential Accessory						
Additions	3	\$25,500	15	\$174,000	18	\$199,500
Alterations	0	\$0	1	\$5,000	1	\$5,000
Demolitions	0	\$0	7	\$0	7	\$0
New Structures	31	\$570,993	160	\$4,545,483	191	\$5,116,476
Accessory Subtotal	34	\$596,493	183	\$4,724,483	217	\$5,320,976
Residential New						
Double-Wide Manufactured Homes (15 units)	0	\$0	15	\$1,813,521	15	\$1,813,521
Multi-Family Dwellings (53 units)	2	\$1,100,000	8	\$4,123,000	10	\$5,223,000
Single-Family Dwellings (225 units)	22	\$4,117,000	203	\$47,210,174	225	\$51,327,174
Single-Wide Manufactured Homes (8 units)	1	\$15,000	7	\$433,483	8	\$448,483
Townhouses/Condominiums (2 units)	1	\$250,000	0	\$0	1	\$250,000
Two-Family Dwellings (42 units)	0	\$0	21	\$3,940,000	21	\$3,940,000
Residential Subtotal (345 units)	27	\$5,482,000	253	\$57,520,178	280	\$63,002,178
Residential Other						
Additions	28	\$1,720,650	74	\$2,698,192	102	\$4,418,842
Alterations	14	\$428,153	22	\$529,904	36	\$958,057
Demolitions	2	\$0	3	\$0	5	\$0
Other Residential Subtotal	43	\$2,148,803	99	\$3,228,096	142	\$5,376,899
Commercial						
Additions	4	\$460,000	2	\$288,000	6	\$748,000
Alterations	21	\$3,159,073	5	\$105,000	26	\$3,264,073
New Structures	13	\$3,942,350	5	\$1,055,000	18	\$4,997,350
Demolitions	1	\$0	0	\$0	1	\$0
Temporary Structures	10	\$0	1	\$0	11	\$0
Commercial Subtotal	49	\$7,561,423	13	\$1,448,000	62	\$9,009,423
Industrial						
Additions	6	\$25,219,315	3	\$6,275,000	9	\$31,494,315
Alterations	3	\$1,390,000	6	\$3,120,000	9	\$4,510,000
Demolitions	0	\$0	4	\$0	4	\$0
New Structures	17	\$824,914,297	10	\$34,895,000	27	\$859,809,297
Industrial Subtotal	26	\$851,523,612	23	\$44,290,000	49	\$895,813,612
Public & Semi-Public						
Additions	0	\$0	0	\$0	0	\$0
Alterations	1	\$170,000	1	\$200,000	2	\$370,000
Cell Tower Accessory Structures	1	\$15,000	1	\$32,000	2	\$47,000
New Structures	1	\$113,000	2	\$255,000	3	\$368,000
Public & Semi-Public Subtotal	3	\$298,000	4	\$487,000	7	\$785,000
Total	182	\$867,610,331	633	\$113,427,679	815	\$981,038,010

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Total New Dwelling Units by Comprehensive Plan Community Character Areas 1997 - 2022

Community Character Area	Total Dwelling Units	% of Total	Comp Plan Reorientation Goal
Hamlets & Crossroads	160	1.82%	2.5%
Naturally Sensitive Areas	588	6.69%	0.0%
Rural Areas	2,110	23.99%	15.0%
Suburban Area	1,858	21.13%	30.0%
Towns	177	2.01%	5.0%
Urban Area	2,968	33.75%	45.0%
Villages	933	10.61%	2.5%
Total	8,794		

Total Dwelling Units by Geographic Area 1997—2022

Geographic Area	1997 - 2022 Dwelling Units	1997 - 2022 % Total
Urban Area (1)	2,968	33.75%
Boston Corridor (2)	436	4.96%
KY 245 Corridor (3)	1,333	15.16%
Cox's Creek Corridor (4)	684	7.78%
Bloomfield Corridor (5)	1,394	15.85%
Woodlawn Corridor (6)	1,031	11.72%
New Haven Corridor (7)	948	10.78%
Total;	8,794	

Total Dwelling Units by Geographic Area 2022

Area	#	%
Urban Area (1)	167	48.41%
Boston Road Corridor (2)	14	4.06%
KY 245 Corridor (3)	39	11.30%
Louisville Road Corridor (4)	11	3.19%
Bloomfield Road Corridor (5)	49	14.20%
Woodlawn Road Corridor (6)	34	9.86%
New Haven Road Corridor (7)	31	8.98%
Total	345	

Total Dwelling Units by Comp Plan Area 2022

Community Character Area	# Units	%
Woodlawn Hamlet (6)	1	
Melody Lake Hamlet (7)	1	
Hamlets	2	0.58%
Boston NSA (2)	6	
KY 245 NSA (3)	1	
New Haven NSA (7)	5	
Naturally Sensitive Area	12	3.48%
Boston Road Rural (2)	5	
Woodlawn Rural (3)	2	
Cox's Creek Rural (4)	3	
Bloomfield Rural (5)	17	
Woodlawn Rural (6)	15	
New Haven Rural (7)	20	
Rural Area	62	17.97%
Boston Road Suburban (2)	3	
KY 245 Suburban (3)	2	
Cox's Creek Suburban (4)	1	
Bloomfield Suburban (5)	30	
Woodlawn Suburban (6)	18	
Suburban Area	54	15.65%
Bloomfield Town (5)	1	
New Haven Town (7)	5	
Towns	6	1.74%
Outer Residential Neighborhood (1)	123	
Traditional Residential Neighborhood (1)	44	
Urban Area	167	48.41%
Chaplin Village (5)	1	
Deatsville Village (3)	24	
Hunters Village (3)	10	
Coxs Creek Village (4)	7	
Villages	42	12.17%
Total	345	

Joint City-County Planning Commission of Nelson County

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

129 Parkway Drive
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Bardstown, Kentucky 40004
(502) 348-1805
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Planning Commission

- City of Bardstown
 - Martin Carpenter
 - Crystal Hagan (Chair)
 - Mark Mathis
- City of Bloomfield
 - Nathan Jones
- City of Fairfield
 - Kevin Dowell
- City of New Haven
 - Andy Hall
- Nelson County
 - David Whelan (#1 New Haven, New Hope)
 - Doug Cornett (#4 Cox's Creek, Deatsville)
 - Mark Etheredge (#5 Bloomfield, Chaplin)
 - Todd Johnson (#2 Woodlawn, Botland)
 - Jim Nelson (#3 Boston, Nelsonville)

denotes Magisterial District represented

Development Review Board

Todd Johnson
Richard Nest
Wes Parrish
Edward Seay
Vacant Position

Bardstown Board of Adjustment

Martin Carpenter
Mark Mathis (Chair)
Fred Hagan
Kevin Rogers
Roy Nall

Bloomfield Board of Adjustment

Terry Broaddus
J.B. Murphy
Nathan Jones

Fairfield Board of Adjustment

Mary Ellen Marquess (Chair)
Jacob Hamm
Vacant Position

Nelson County Board of Adjustment

Mike Ballard
David Whelan
Jim Luckett
Brent Willett
Dick Greenwell

New Haven Board of Adjustment

Andy Hall (Chair)
Anne Lusk
Anthony Morley

Staff

Janet Johnston-Crowe, AICP, Director
Alisha Hammond, Administrative Assistant
Kelsey Elliott, CSR
Liz Hardin, CSR (p.t.)
Karen Nanney, CSR (p.t.)
Steve Finch, Inspector (p.t.)
Shelt Lewis, Attorney