

2020 Annual Report

Joint City-County Planning Commission of Nelson County

January 26, 2021

Planning Commission Activity 2012—2020									
Application Type	2012	2013	2014	2015	2016	2017	2018	2019	2020
Administrative Appeals	0	0	0	0	0	1	0	0	0
Cell Tower Reviews	0	0	0	0	0	0	5	2	2
Commercial Design Review	13	11	12	15	11	13	25	14	5
Conditional Use Permits (new & amended)	24	18	25	19	26	33	19	28	21
Local Flood Development Permit Reviews	4	7	6	7	11	6	12	13	15
Parking Waivers	1	1	2	2	2	3	2	1	2
PUD Designations	1	2	6	5	2	2	3	3	10
PUD Amendments	1	1	1	2	1	2	3	6	1
Subdivision Review (total)	104	121	114	111	169	84	54	125	121
Advisory Plats	14	13	10	12	20	5	2	18	16
Agricultural Division Plats	9	2	2	1	7	3	4	8	9
Amended Plats	52	79	62	45	108	47	26	77	76
Minor Plats	28	18	32	41	18	18	8	20	11
Major—Preliminary Plats	0	2	1	4	4	3	8	2	5
Major—Final Plats	1	7	7	8	12	7	6	21	4
Variances (new & amended)	14	40	18	15	18	21	22	14	17
Zone Changes	10	26	21	17	18	20	23	30	29
Zone Changes—Conditions Amendment	4	2	1	0	2	5	0	0	0
Zoning Compliance Permits	777	906	878	778	814	908	855	965	885

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Zoning Compliance Permit Analysis January - December 2020

Permit Type	City		County		Total	
Agricultural	#	\$	#	\$	#	\$
New Structures & Additions	0	\$0	48	\$626,900	48	\$626,900
Agricultural Subtotal	0	\$0	48	\$626,900	48	\$626,900
Residential Accessory						
Additions	1	\$1,075	26	\$331,442	27	\$332,517
Demolitions	3	\$0	0	\$0	3	\$0
New Structures	56	\$705,507	178	\$3,543,525	234	\$4,249,032
Accessory Subtotal	60	\$706,582	204	\$3,874,967	264	\$4,581,549
Residential New						
Double-Wide Manufactured Homes (16 units)	0	\$0	16	\$1,611,633	16	\$1,611,633
Single-Family Dwellings (222 units)	42	\$7,287,230	180	\$31,116,493	222	\$38,403,723
Single-Wide Manufactured Homes (9 units)	0	\$0	9	\$398,776	9	\$398,776
Townhouses/Condominiums (28 units)	8	\$2,550,000	3	\$2,050,000	11	\$4,600,000
Two-Family Dwellings (36 units)	1	\$520,000	17	\$2,545,000	18	\$3,065,000
Residential Subtotal (311 units)	51	\$10,357,230	225	\$37,721,902	276	\$48,079,132
Residential Other						
Additions	33	\$442,111	98	\$2,883,710	131	\$3,325,821
Alterations	12	\$248,500	27	\$1,207,353	39	\$1,455,853
Demolitions	6	\$0	4	\$0	10	\$0
Other Residential Subtotal	51	\$690,611	129	\$4,091,063	180	\$4,781,674
Commercial						
Additions	4	\$1,711,300	3	\$95,800	7	\$1,807,100
Alterations	24	\$4,205,521	12	\$695,000	36	\$4,900,521
New Structures	10	\$1,459,924	2	\$6,000,000	12	\$7,459,924
Demolitions	1	\$0	0	\$0	1	\$0
Temporary Structures	7	\$0	0	\$0	7	\$0
Commercial Subtotal	46	\$7,376,745	17	\$6,790,800	63	\$14,167,545
Industrial						
Additions	7	\$828,300	2	\$1,648,800	9	\$2,477,100
Alterations	6	\$405,000	4	\$1,051,000	10	\$1,456,000
Demolitions	0	\$0	2	\$0	2	\$0
New Structures	10	\$26,190,507	13	\$44,170,130	23	\$70,360,637
Industrial Subtotal	23	\$27,423,807	21	\$46,869,930	44	\$74,293,737
Public & Semi-Public						
Alterations	1	\$23,000	0	\$0	1	\$23,000
Cell Tower Accessory Structures	3	\$110,000	2	\$33,922	3	\$243,922
Cell Tower Structures	1	\$166,000	0	\$0	1	\$166,000
Demolitions	1	\$0	0	\$0	1	\$0
New Structure	2	\$1,124,800	0	\$0	2	\$1,124,800
Public & Semi-Public Subtotal	8	\$1,423,800	2	\$33,922	10	\$1,457,722
Total	239	\$47,978,775	646	\$100,009,484	885	\$147,988,259

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New Construction Permit Comparison

2013—2020

	2013		2014		2015		2016	
	# 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	0 (0)	\$0
Multi-Family Structures	0 (0)	\$0	1 (3)	\$230,000	0 (0)	\$0	1 (3)	\$232,000
Townhouses	5 (7)	\$580,000	10 (32)	\$2,339,225	4 (12)	\$910,000	2 (5)	\$519,000
Single-Family Dwellings	159 (159)	\$25,400,689	167 (167)	\$22,996,557	145 (145)	\$22,816,900	150 (150)	\$25,940,993
Commercial Structures	7	\$985,000	11	\$2,391,500	15	\$4,195,100	21	\$18,255,608
Industrial Structures	7	\$12,219,288	3	\$15,520,283	9	\$43,088,000	18	\$63,884,884
Public Structures	16	\$3,455,245	7	\$844,368	3	\$213,000	3	\$210,000
Total Permits	906	\$55,291,829	878	\$65,275,847	778	\$81,041,855	814	\$149,004,998

	2017		2018		2019		2020	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	1 (2)	\$180,000	0 (0)	\$0	19 (38)	\$2,945,000	18 (36)	\$3,065,000
Multi-Family Structures	1 (3)	\$225,000	0 (0)	\$0	1 (3)	\$110,000	0 (0)	\$0
Single-Family Townhouses	13 (36)	\$4,110,000	7 (18)	\$1,580,000	11 (25)	\$3,750,000	11 (28)	\$4,600,000
Single-Family Dwellings	179 (179)	\$30,235,918	184 (184)	\$31,197,439	228 (228)	\$37,990,380	222 (222)	\$38,403,723
Commercial Structures	18	\$20,008,700	27	\$9,512,855	27	\$35,414,800	12	\$7,459,924
Industrial Structures	20	\$48,931,844	16	\$44,975,613	21	\$57,000,108	23	\$70,360,637
Public Structures	2	\$860,000	5	\$119,103	0	\$0	2	\$1,124,800
Total Permits	908	\$129,081,498	855	\$102,852,802	965	\$174,595,061	885	\$147,988,259

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Conventional Single-Family Dwelling Data Analysis 2013—2020

Construction Cost

Size—Living Space

<u>Range</u>	2013	\$1,000-\$450,000
	2014	\$10,000-\$480,000
	2015	\$4,000—\$602,000
	2016	\$20,000—\$750,000
	2017	\$1,200—\$1,500,000
	2018	\$15,000-\$524,000
	2019	\$15,000—\$600,000
	2020	\$2,000—\$700,000

<u>Range</u>	2013	256-5,789 sf
	2014	400-6,000 sf
	2015	240—5,085 sf
	2016	800—4,984 sf
	2017	288—7,322 sf
	2018	390-4,864 sf
	2019	600—4,500 sf
	2020	370—6,905 sf

<u>Mean</u>	2013	\$140,144
	2014	\$138,534
	2015	\$157,359
	2016	\$172,940
	2017	\$168,916
	2018	\$171,290
	2019	\$166,624
	2020	\$173,071

<u>Mean</u>	2013	1,773 sf
	2014	1,749 sf
	2015	1,845 sf
	2016	1,840 sf
	2017	1,744 sf
	2018	1,752 sf
	2019	1,705 sf
	2020	1,666 sf

<u>Median</u>	2013	\$130,000
	2014	\$120,000
	2015	\$138,000
	2016	\$160,000
	2017	\$110,000
	2018	\$149,000
	2019	\$140,000
	2020	\$149,500

<u>Median</u>	2013	1,568 sf
	2014	1,508 sf
	2015	1,600 sf
	2016	1,640 sf
	2017	1,500 sf
	2018	1,568 sf
	2019	1,498 sf
	2020	1,420 sf

<u>Mode</u>	2013	\$100,000
	2014	\$90,000
	2015	\$130,000
	2016	\$110,000
	2017	\$130,000
	2018	\$110,000
	2019	\$100,000
	2020	\$150,000

<u>Mode</u>	2013	1,280 sf
	2014	1,288 sf
	2015	1,350 sf
	2016	1,350 sf
	2017	1,350 sf
	2018	1,416 sf
	2019	1,416 sf
	2020	1,420 sf

Mean = average value

Median = middle value in list of numbers

Mode = value that occurs most often in list of number

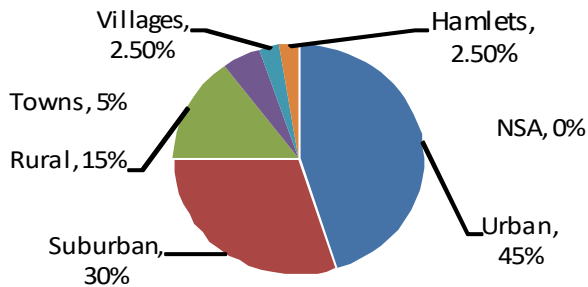
Conventional Single-Family Dwellings 1974-2020

Year	# Units	Year	# Units
1974 R	109	1998	474
1975	152	1999	427
1976	149	2000	402
1977	126	2001 R	406
1978	176	2002 R	391
1979	209	2003 R	429
1980 R	115	2004	377
1981 R	98	2005	390
1982 R	98	2006	252
1983	129	2007 R	200
1984	100	2008 R	165
1985	111	2009 R	144
1986	121	2010	142
1987	118	2011	114
1988	128	2012	111
1989	183	2013	159
1990 R	244	2014	167
1991 R	252	2015	145
1992	378	2016	150
1993	334	2017	179
1994	392	2018	184
1995	397	2019	228
1996	380	2020	222
1997	351		

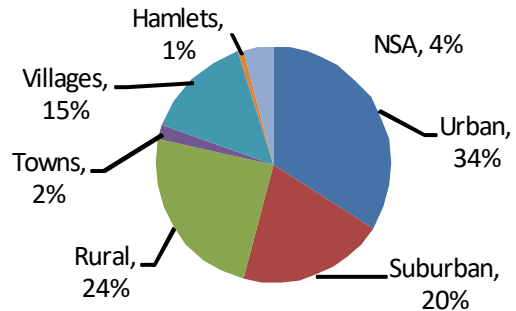
R denotes U.S. recessions as determined by the National Bureau of Economic Research

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Comprehensive Plan Reorientation Policy Goals by Community Character Area



2020 Total Dwelling Units by Community Character Area

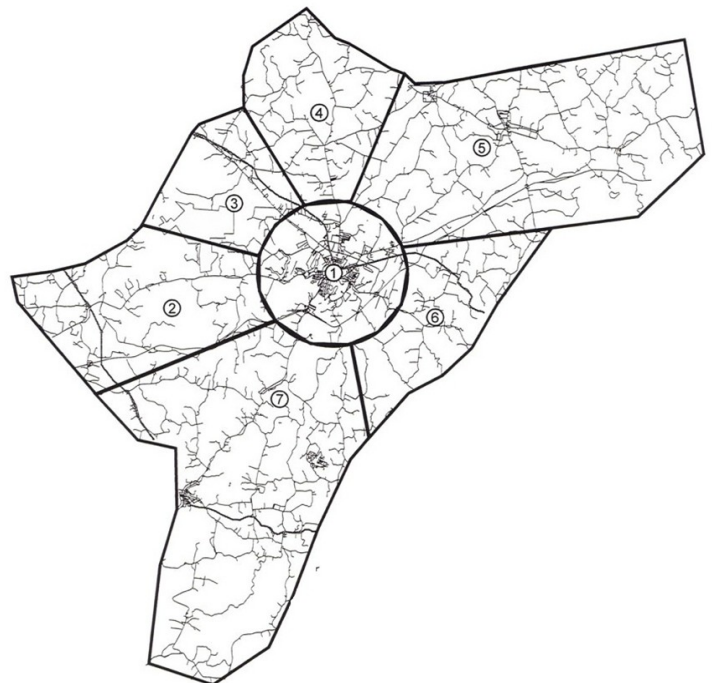


Total Dwelling Units by Comp Plan Area 2020

Community Character Area	# Units	%
Melody Lake Hamlet (7)	1	0.32
Samuels Hamlet (3)	1	0.32
Hamlets	2	0.64
Boston NSA (2)	8	2.57
KY 245 NSA (3)	1	0.32
New Haven NSA (7)	4	1.29
Naturally Sensitive Area	13	4.18
Boston Road Rural (2)	2	0.64
KY 245 NSA (3)	1	0.32
Cox's Creek Rural (4)	11	3.54
Bloomfield Rural (5)	36	11.58
Woodlawn Rural (6)	6	1.93
New Haven Rural (7)	20	6.43
Rural Area	76	24.44
Boston Road Suburban (2)	1	0.32
KY 245 Suburban (3)	2	0.64
Cox's Creek Suburban (4)	1	0.32
Bloomfield Suburban (5)	28	9.00
Woodlawn Suburban (6)	29	9.32
New Haven Suburban (7)	1	0.32
Suburban Area	62	19.92
Bloomfield Town (5)	6	1.93
Towns	6	1.93
Outer Residential Neighborhood (1)	49	15.76
Traditional Residential Neighborhood (1)	57	18.33
Urban Area	106	34.09
Deatsville Village (3)	35	11.25
Hunters Village (3)	11	3.54
Villages	46	14.79
Total	311	100.0

Total Dwelling Units by Geographic Area 2020

Area	#	%
Urban Area (1)	106	34.09
Boston Road Corridor (2)	11	3.54
KY 245 Corridor (3)	51	16.40
Louisville Road Corridor (4)	12	3.86
Bloomfield Road Corridor (5)	70	22.50
Woodlawn Road Corridor (6)	35	11.25
New Haven Road Corridor (7)	26	8.36
Total	311	100.0

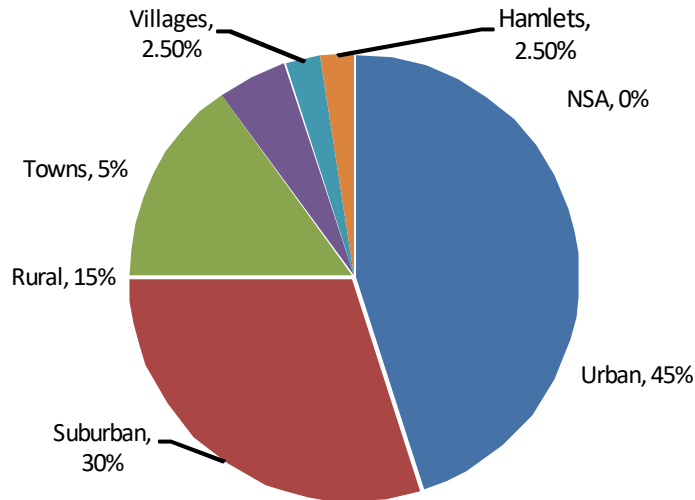


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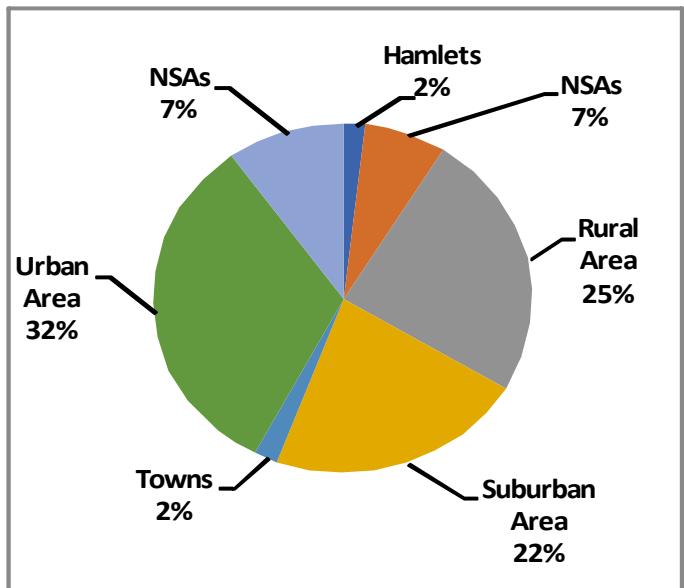
New Dwelling Units by Comp Plan Community Character Areas 1997 - 2020

Community Character Area	1997 - 2020 Dwelling Units	1997 - 2020 % Total	Comp Plan Reorientation Goal
Hamlets & Crossroads	156	1.93%	2.5%
Naturally Sensitive Area	556	6.86%	0.0%
Rural Area	1,992	24.58%	15.0%
Suburban Area	1,729	21.34%	30.0%
Towns	161	1.99%	5.0%
Urban Area	2,659	32.80%	45.0%
Villages	851	10.50%	2.5%
Total	8,104		

Comprehensive Plan Reorientation Policy Goals by Community Character Area



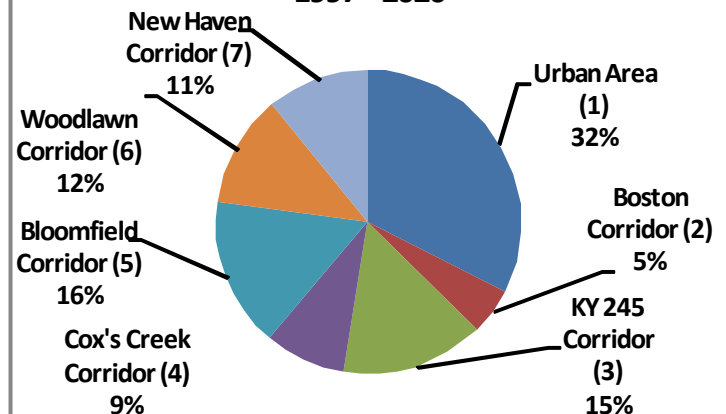
New Dwelling Units, 1997—2020 by Community Character Area



New Dwelling Units by Geographic Area 1997—2020

Geographic Area	1997 - 2020 Dwelling Units	1997 - 2019 % Total
Urban Area (1)	2,659	32.8%
Boston Corridor (2)	398	4.9%
KY 245 Corridor (3)	1,251	15.4%
Cox's Creek Corridor (4)	666	8.2%
Bloomfield Corridor (5)	1,289	15.9%
Woodlawn Corridor (6)	951	11.7%
New Haven Corridor (7)	890	11.1%
Total;	8,104	

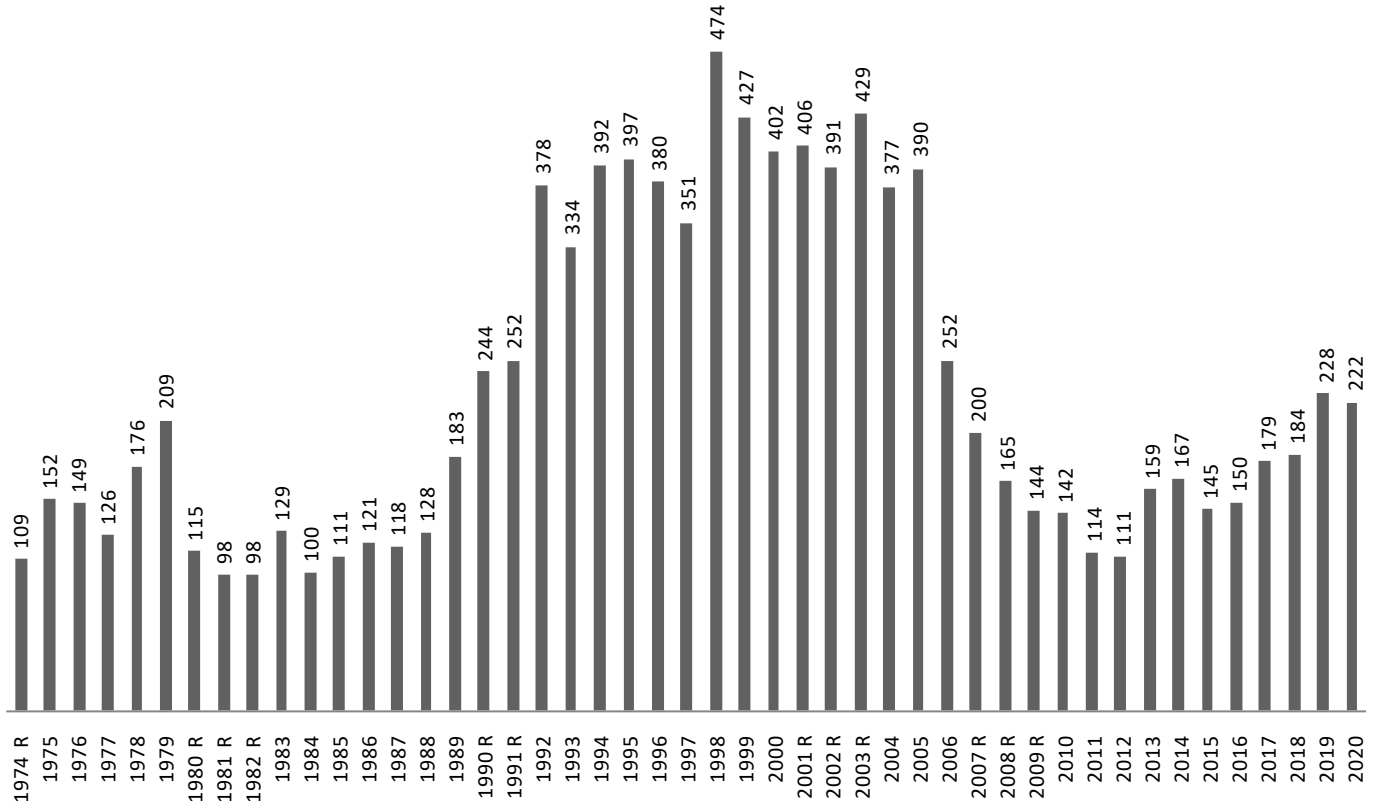
New Dwelling Units by Geographic Area 1997 - 2020



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Conventional Single-Family Dwellings 1974 - 2020

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



Conventional Single-Family Dwellings by Major Subdivision 2020

Subdivision	# Units	Subdivision	# Units
Corman's Crossing (Deatsville Village 3)	35	Pleasant View (Urban Outer Residential 1)	3
Copperfields (Suburban 5)	27	Beech Fork Estates (Urban Outer Residential 1)	2
Millwood Estates (Suburban 6)	22	Castle Cove (Suburban 6)	2
Cottage Grove (Urban Traditional Residential 1)	17	Pembroke Estates (Suburban 6)	2
Miller Springs (Hunters Village 3)	11	Cardinal Hill (Urban Traditional Residential 1)	1
Maywood (Urban Outer Residential 1)	8	Chapparal Estates (Suburban 5)	1
Blazer Heights (Bloomfield Town 5)	6	Remington (Suburban 4)	1
Keene Estate (Urban Outer Residential 1)	5	Sherman Oaks (Samuels Hamlet 3)	1
Tullamore (Urban Traditional Residential 1)	4	Woodlawn Springs (Urban Outer Residential 1)	1
Salem Hills (Urban Traditional Residential 1)	3		

Joint City-County Planning Commission of Nelson County
serving the Cities of Bardstown, Bloomfield, Fairfield & New Haven and Nelson County

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Planning Commission

- City of Bardstown
 - Martin Carpenter
 - Crystal Hagan (Chair)
 - Mark Mathis
- City of Bloomfield
 - Vacant position
- City of Fairfield
 - Jacob Hamm
- City of New Haven
 - Andy Hall
- Nelson County
 - Nolen Boone (#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
David Mattingly (Chair)
Richard Nest
Wes Parrish
Edward Seay

Bardstown Board of Adjustment

Martin Carpenter
Mark Mathis (Chair)
Fred Hagan
Kevin Rogers
Courtney Taylor

Bloomfield Board of Adjustment

Terry Broaddus
Maura Huston (Chair)
J.B. Murphy

Fairfield Board of Adjustment

Mary Ellen Marquess (Chair)
June Zontini
Jacob Hamm

Nelson County Board of Adjustment

Mike Ballard
John Cissell
Ronald Griffith (Chair)
Mark Etheredge
Therese Johnson

New Haven Board of Adjustment

Andy Hall (Chair)
Anne Lusk
Vacant Position

Staff

Janet Johnston-Crowe, AICP, Director
Alisha Hammond, Administrative Assistant
Kelsey Elliott, Clerk
Shelt Lewis, Attorney