



Winter 2022 Planning Matters & 2021 Annual Report

Joint City-County Planning Commission of Nelson County

Comprehensive Plan Update to be Completed in Summer 2022

The Planning Commission is celebrating 50 years of land use planning by kicking off the Comprehensive Plan update! The Planning Commission hired planning consultants Taylor Siefker Williams Design Group and Michael Baker International to facilitate the process of updating a new Comprehensive Plan and build upon 50 years of planning efforts in the county. The purpose of a Comprehensive Plan is to serve as a guide or roadmap for the county and cities, town officials, and community groups when making decisions about future growth and development. The Comprehensive Plan covers several topics, such as land use, transportation, public facilities & service, housing, economic development, parks & recreation, and more. The process began in July 2021 and adoption of the Plan is targeted for early Summer 2022.

The Planning Commission created a 60-member Steering Committee and 6 Focus Groups. The Steering Committee is a representative group of elected and appointed officials,

property owners, citizens, and other representatives of multiple agencies and organizations to guide the overall planning process and make recommendations to the Planning Commission and legislative bodies. The Focus Groups provide insight, active discussion, and consideration on key planning topics and issues — economic development and business; housing, real estate, and development; utilities and public services; transportation; quality of life, place-making, and community facilities; agricultural and rural preservation; and industrial development.

Other public involvement and awareness activities have been an online visioning survey, consultant office hours, and public meeting.

The Planning Commission is currently working with the consultants to finalize a draft Future Land Use Plan and Map and will hold a public meeting in February 2022. ♦

What is a Comprehensive Plan?

Kentucky Revised Statutes 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.”

The Comprehensive Plan is designed to be used by all decisionmakers, both public and private, to coordinate development patterns and to ensure that the location, timing, and intensity of development and infrastructure supports growth and development.

KRS 100 requires that the community review the Comprehensive Plan 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.

So Who Makes These Regulations, Anyway, and Can They Be Changed?

Reprinted from the Winter 2010 Planning Matters

Planning and zoning are deliberate processes governed by legal principles, statutes, and codes. It is designed to implement and protect the community's vision but not be a barrier to development. Planning and zoning directs growth and development, shields against nuisances, guides how citizens live together for the better, protects property values, and promotes the public health, safety, and welfare.

Kentucky Revised Statutes Chapter 100 is the state enabling legislation

that provides the legal authority for local planning and land use regulations. The Interlocal Agreement between Nelson County and the Cities of Bardstown, Bloomfield, Fairfield, and New Haven sets forth the details for establishing and administering the joint planning unit. Both the KRS Chapter 100 and Interlocal Agreement clearly establish separation of authority and checks and balances to safeguard the public trust and protect the public interest. The legislative bodies,

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Regulations (*continued from page 1*)

Planning Commission, BOAs, Historical Review Board, Development Review Board, and staff, all have distinctly different roles and responsibilities. Each role is vital to ensuring efficient, effective, and fair processes and outcomes.

Legislative Bodies

The legislative bodies — Nelson County Fiscal Court, Bardstown and Bloomfield City Councils, and Fairfield and New Haven City Commissions — make appointments to the Planning Commission, Boards of Adjustment, Historical Review Board, and Development Review. The legislative bodies are the policymakers and decisionmakers and have the following responsibilities:

Legislative Body Responsibilities:

- Adopt and amend Comprehensive Plan goals and objectives;
- Adopt Zoning Regulations and take final action (approval/denial) on text amendments and zone changes;
- Adopt and amend Commercial Establishments Design Standards Ordinance and take final action (approval/denial) on building, site, landscaping, and lighting standards for new commercial structures; (Nelson County and Bardstown only); and
- Adopt and amend Historic District regulations and take final action (approval/denial) on Certificates of Appropriateness (Bardstown only).

Planning Commission

Boards of Adjustments (BOAs)

Historical Review Board (HRB)

Development Review Board (DRB)

The Planning Commission, BOAs, HRB and DRB are not policymakers. They are appointed by the legislative bodies to serve as technical consultants to the legislative bodies. They use their training and expertise to implement the community's vision.

The Commission and Boards are required to work within the state enabling legislation (KRS Chapter 100), adopted Comprehensive Plan, regulations, and design standards. They have **no** authority to change regulations based on public comment, and they **cannot** change what is or is not permitted. If the public does not agree with the regulations, then the legislative bodies are the place to get it changed. Similarly if the Commission and boards are concerned about the impacts of a certain regulation or feel that a regulation is ambiguous, unclear or problematic, then they can make recommendations for changes to the legislative bodies. However, even in the process of rewriting or developing new regulations, the legislative bodies are the policymakers.

Planning Commission Duties:

- Implement the Comprehensive Plan and administer and enforce Zoning and Subdivision Regulations, and Design Standards Ordinance,
- Employ staff or contract with planners or persons to carry out and accomplish its assigned duties;
- Hear and make recommendation on Comprehensive Plan goals and objectives;
- Hear and adopt Comprehensive Plan land use, transportation, and community facilities plans;
- Hear and make recommendations on zoning regulations text amendments and zone changes; Hear and take final action (approve/deny) on variances and conditional use permits, if considered in conjunction with zone change; and,
- Adopt Subdivision Regulations and review and take final action (approve/deny) subdivision plats.

BOA Duties:

- Hear and take final action (approve/deny) on variances and

conditional use permits; and,

- Hear and take final action (concur/reject) on administrative appeals.

HRB Duties:

- Adopt design guidelines;
- Review and make recommendations on historic overlay zoning districts; and,
- Review and make recommendations on Certificates of Appropriateness, variances, and conditional use permits for projects within the historic district.

DRB Duties:

- Review and make recommendations on building, site, landscape, and lighting plans for new commercial structures.

Staff

The Planning Commission staff is responsible for the day-to-day operations of the Planning Commission. The staff provides technical assistance to and prepares reports and studies for the Commission and boards. The Planning Commission staff **does not** have the power to vote or change regulations or policies. In fact, the staff has the least discretion of all participants. By law, the Staff must take a literal interpretation of the regulations.

Staff Duties:

- Implements Comprehensive Plan and administers and enforces the zoning, subdivision, design standards, and city sign regulations day-to-day;
- Carries out and ensures compliance with decisions of the legislative bodies, Planning Commission, BOAs, DRB, and HRB;
- Reviews and issues zoning compliance, local floodplain, and city sign permits;

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Regulations (*continued from page 2*)

- Develops and presents or schedules required training for Planning Commission and BOA members;
- Serves as secretary and custodian of records for Planning Commission, BOAs, HRB, and DRB; and,
- Carries out day-to-day financial administration.

Can the Regulations be Changed?

Yes. Each type of regulation has specific steps and processes for amendments.

Zoning Regulations Amendments

- Amendment Proposal. The Planning Commission and/or legislative body initiates proposed text amendments.
- Public Hearing and Recommendation. The Planning Commission holds a public hearing on the proposed amendments.
- Final Action. Each legislative body must take final action (approve/deny) on the text amendments through two readings and publication of the ordinance.

Subdivision Regulations Amendments

- Amendment Proposal. The Planning Commission initiates proposed amendments.

- Public Hearing and Final Action. The Planning Commission holds a public hearing and takes final action on the proposed amendments.

Commercial Establishments Design Standards Ordinance Amendments (Nelson County & Bardstown only)

- Amendment Proposal. The Design Standards Ordinance is a stand-alone ordinance adopted by Nelson County Fiscal Court and Bardstown City Council. The Development Review Board and/or legislative body initiates proposed text amendments.
- Public Hearing and Final Action. The legislative bodies hold public hearings and take final action (approve/deny) on the amendments through two readings and publication of the ordinance.

How often should the regulations be reviewed and amended?

Often. KRS Chapter 100 requires the Comprehensive Plan to be reviewed, amended and/or re-adopted every 5 years but does not establish

timeframes for reviewing and amending regulations. However, to ensure relevancy and consistency, plans and regulations should be reviewed and, if necessary, amended more often — ideally every year.

It is common for communities to develop regulations, but only make piecemeal amendments thereafter. While “band-aiding” regulations is common, many of the problems with regulations are those that you would expect from, say, a 35-year old document. Outdated terms and definitions are still in the regulations, and outdated concepts are based on old technology, processes, and methods. Some regulations may have been found to be ambiguous, problematic, and/or unclear. New uses, processes, and concepts evolve over time and need to be included or addressed in the regulations.

Planning Commissions and legislative bodies should take annual reviews of requests and actions to determine if changes in the regulations need to be made to ensure consistency with the Comprehensive Plan and to address issues, ambiguity, inconsistency, and other problems.

♦

For more information:

**Visit www.ncpz.com
or
contact the Planning
Commission office at
348-1805 or
info@ncpz.com**



2021 Annual Report

Planning Commission Activity 2013—2021

Application Type	2013	2014	2015	2016	2017	2018	2019	2020	2021
Administrative Appeals	0	0	0	0	1	0	0	0	0
Cell Tower Reviews	0	0	0	0	0	5	2	2	0
Commercial Design Review	11	12	15	11	13	25	14	5	14
Conditional Use Permits (new & amended)	18	25	19	26	33	19	28	21	49
Local Flood Development Permits	7	6	7	11	6	12	13	15	13
Parking Waivers	1	2	2	2	3	2	1	2	1
PUD Designations	2	6	5	2	2	3	3	10	3
PUD Amendments	1	1	2	1	2	3	6	1	2
Subdivision Review (total)	121	114	111	169	84	54	125	121	180
Advisory Plats	13	10	12	20	5	2	18	16	14
Agricultural Division Plats	2	2	1	7	3	4	8	9	12
Amended Plats	79	62	45	108	47	26	77	76	105
Minor Plats	18	32	41	18	18	8	20	11	34
Major—Preliminary Plats	2	1	4	4	3	8	2	5	7
Major—Final Plats	7	7	8	12	7	6	21	4	8
Variances (new & amended)	40	18	15	18	21	22	14	17	16
Zone Changes	26	21	17	18	20	23	30	29	23
Zone Changes—Conditions Amendment	2	1	0	2	5	0	0	0	0
Zoning Compliance Permits	906	878	778	814	908	855	965	885	836

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Zoning Compliance Permit Analysis January - December 2021

Permit Type	City		County		Total	
Agricultural	#	\$	#	\$	#	\$
New Structures & Additions	0	\$0	42	\$1,028,775	42	\$1,028,775
Agricultural Subtotal	0	\$0	42	\$1,028,775	42	\$1,028,775
Residential Accessory						
Additions	1	\$2,500	5	\$29,700	6	\$32,200
Demolitions	1	\$0	1	\$0	2	\$0
New Structures	42	\$741,443	167	\$3,935,636	209	\$4,677,079
Accessory Subtotal	44	\$743,943	173	\$3,965,336	217	\$4,709,279
Residential New						
Double-Wide Manufactured Homes (6 units)	1	\$70,000	5	\$711,573	6	\$781,573
Multi-Family Dwellings (27 units)	1	\$150,000	6	\$2,852,000	7	\$3,002,000
Single-Family Dwellings (259 units)	40	\$9,577,000	219	\$47,456,586	259	\$57,033,586
Single-Wide Manufactured Homes (11 units)	0	\$0	11	\$668,830	11	\$668,830
Townhouses/Condominiums (42 units)	12	\$2,930,000	5	\$3,050,000	17	\$5,980,000
Residential Subtotal (345 units)	54	\$12,727,000	246	\$54,738,989	300	\$67,465,989
Residential Other						
Additions	32	\$1,833,982	92	\$4,511,411	124	\$6,345,393
Alterations	12	\$312,560	22	\$1,903,500	34	\$2,216,060
Demolitions	5	\$0	4	\$0	9	\$0
Other Residential Subtotal	49	\$2,146,542	118	\$6,414,911	167	\$8,561,453
Commercial						
Additions	7	\$5,309,400	1	\$60,000	8	\$5,369,400
Alterations	13	\$2,425,400	1	\$0	14	\$2,425,400
New Structures	5	\$7,205,000	3	\$73,000	8	\$7,278,000
Demolitions	1	\$0	0	\$0	1	\$0
Temporary Structures	1	\$0	9	\$0	10	\$0
Commercial Subtotal	27	\$14,939,800	14	\$133,000	41	\$15,072,800
Industrial						
Additions	4	\$4,141,576	1	\$98,200	5	\$4,239,776
Alterations	5	\$87,375	2	\$568,000	7	\$655,375
Demolitions	3	\$0	0	\$0	3	\$0
New Structures	15	\$50,895,464	21	\$38,606,970	36	\$89,502,434
Industrial Subtotal	27	\$55,124,415	24	\$39,273,170	51	\$94,397,585
Public & Semi-Public						
Additions	1	\$0	1	\$150,000	2	\$150,000
Cell Tower Accessory Structures	6	\$185,500	6	\$120,000	12	\$305,500
New Structures	2	\$18,012,900	2	\$1,659,000	4	\$19,671,900
Public & Semi-Public Subtotal	9	\$18,198,400	9	\$1,929,000	18	\$20,127,400
Total	210	\$103,880,100	626	\$107,483,181	836	\$211,363,281

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New Construction Permit Comparison

2014—2021

	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

	2018		2019		2020		2021	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	19 (38)	\$2,945,000	18 (36)	\$3,065,000	0 (0)	\$0
Multi-Family Structures	0 (0)	\$0	1 (3)	\$110,000	0 (0)	\$0	7 (27)	\$3,002,000
Townhouses	7 (18)	\$1,580,000	11 (25)	\$3,750,000	11 (28)	\$4,600,000	17 (42)	\$5,980,000
Single-Family Dwellings	184 (184)	\$31,197,439	228 (228)	\$37,990,380	222 (222)	\$38,403,723	259 (259)	\$57,033,586
Commercial Structures	27	\$9,512,855	27	\$35,414,800	12	\$7,459,924	8	\$7,278,000
Industrial Structures	16	\$44,975,613	21	\$57,000,108	23	\$70,360,637	36	\$89,502,374
Public Structures	5	\$119,103	0	\$0	2	\$1,124,800	4	\$19,671,900
Total Permits	855	\$102,852,802	965	\$174,595,061	885	\$147,988,259	836	\$211,363,281

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Conventional Single-Family Dwelling Data Analysis 2014—2021

Construction Cost

Size—Living Space

<u>Range</u>	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
	2021	\$14,000—\$1,100,000

<u>Range</u>	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
	2021	510—5,338 sf

<u>Mean</u>	2014	\$138,534
	2015	\$157,359
	2016	\$172,940
	2017	\$168,916
	2018	\$171,290
	2019	\$166,624
	2020	\$173,071
	2021	\$219,286

<u>Mean</u>	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
	2021	1,741 sf

<u>Median</u>	2014	\$120,000
	2015	\$138,000
	2016	\$160,000
	2017	\$110,000
	2018	\$149,000
	2019	\$140,000
	2020	\$149,500
	2021	\$180,000

<u>Median</u>	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
	2021	1,500 sf

<u>Mode</u>	2014	\$90,000
	2015	\$130,000
	2016	\$110,000
	2017	\$130,000
	2018	\$110,000
	2019	\$100,000
	2020	\$150,000
	2021	\$150,000

<u>Mode</u>	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
	2021	1,400 sf

Mean = average value

Median = middle value in list of numbers

Mode = value that occurs most often in list of number

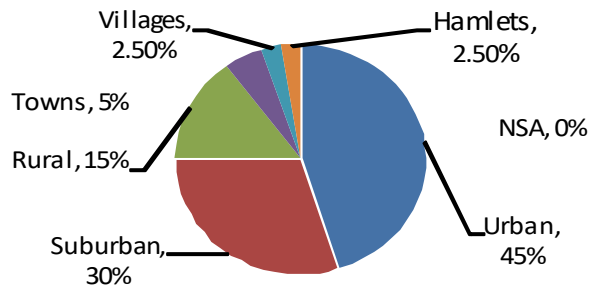
Conventional Single-Family Dwellings 1974-2021

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 R	222
1997	351	2021	259

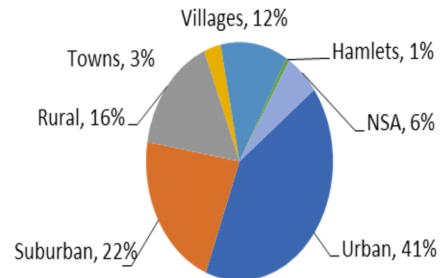
*R denotes U.S. recessions as determined by the
National Bureau of Economic Research*

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Comprehensive Plan Reorientation Policy Goals by Community Character Area



2021 Total Dwelling Units by Community Character Area

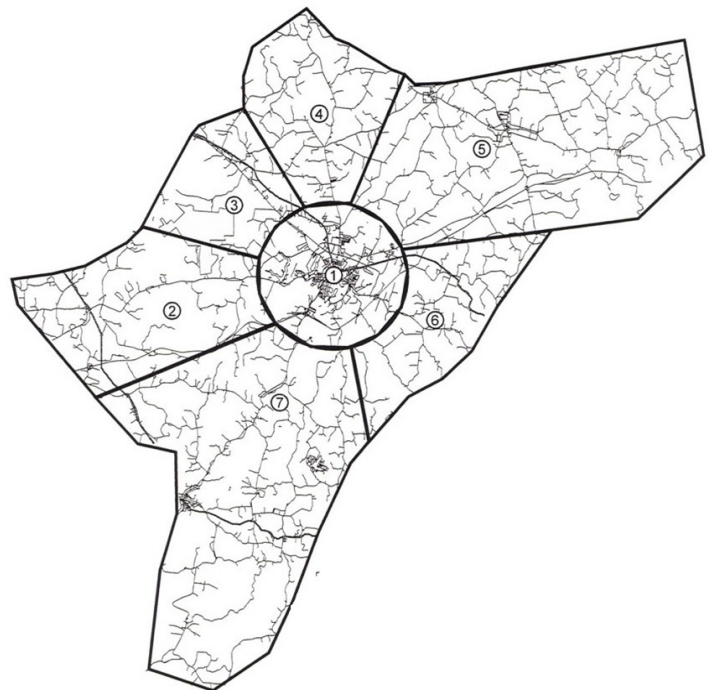


Total Dwelling Units by Comp Plan Area 2021

Community Character Area	# Units	%
Samuels Hamlet (3)	2	
Hamlets	2	0.58%
Boston NSA (2)	10	
KY 245 NSA (3)	1	
New Haven NSA (7)	9	
Naturally Sensitive Area	20	5.80%
Boston Road Rural (2)	12	
Cox's Creek Rural (4)	6	
Bloomfield Rural (5)	17	
Woodlawn Rural (6)	4	
New Haven Rural (7)	17	
Rural Area	56	16.23%
Boston Road Suburban (2)	2	
KY 245 Suburban (3)	1	
Cox's Creek Suburban (4)	1	
Bloomfield Suburban (5)	28	
Woodlawn Suburban (6)	42	
New Haven Suburban (7)	1	
Suburban Area	75	21.74%
Bloomfield Town (5)	10	
Towns	10	2.90%
Outer Residential Neighborhood (1)	79	
Traditional Residential Neighborhood (1)	63	
Urban Area	142	41.16%
Chaplin Village (5)	1	
Deatsville Village (3)	29	
Hunters Village (3)	10	
Villages	40	11.59%
Total	345	

Total Dwelling Units by Geographic Area 2021

Area	#	%
Urban Area (1)	142	41.16%
Boston Road Corridor (2)	24	6.96%
KY 245 Corridor (3)	43	12.46%
Louisville Road Corridor (4)	7	2.03%
Bloomfield Road Corridor (5)	56	16.23%
Woodlawn Road Corridor (6)	46	13.33%
New Haven Road Corridor (7)	27	7.83%
Total	345	

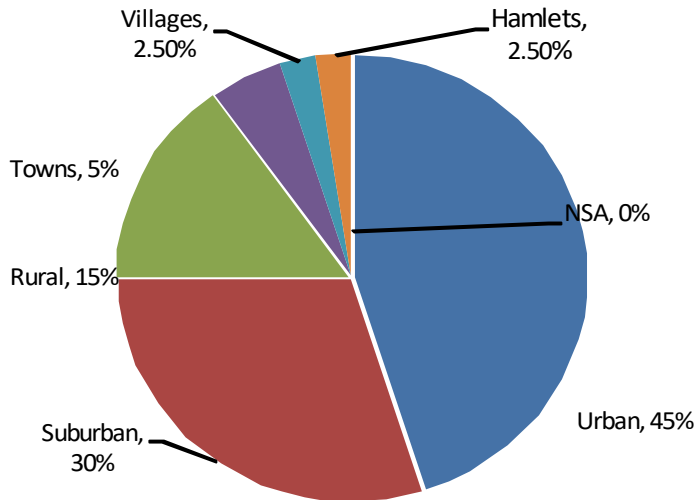


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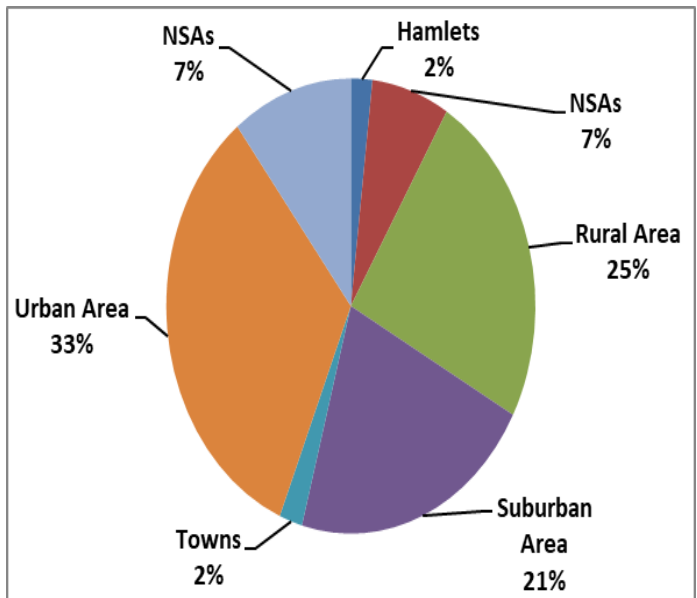
New Dwelling Units by Comp Plan Community Character Areas 1997 - 2021

Community Character Area	1997 - 2021 Dwelling Units	1997 - 2021 % Total	Comp Plan Reorientation Goal
Hamlets & Crossroads	158	1.87%	2.5%
Naturally Sensitive Areas	576	6.82%	0.0%
Rural Areas	2,048	24.24%	15.0%
Suburban Area	1,804	21.35%	30.0%
Towns	171	2.02%	5.0%
Urban Area	2,801	33.15%	45.0%
Villages	891	10.55%	2.5%
Total	8,449		

Comprehensive Plan Reorientation Policy Goals by Community Character Area



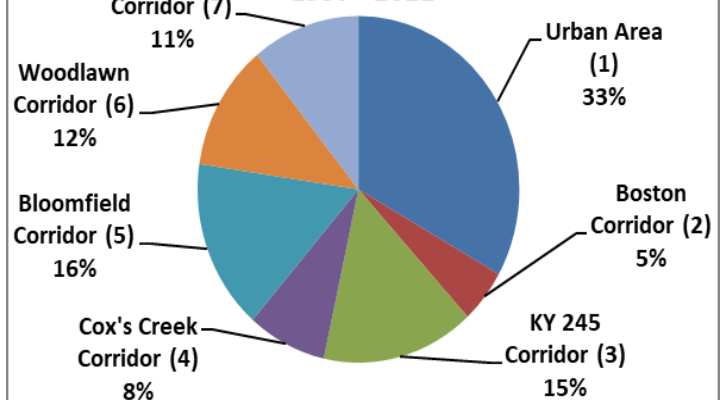
New Dwelling Units, 1997—2021 by Community Character Area



New Dwelling Units by Geographic Area 1997—2021

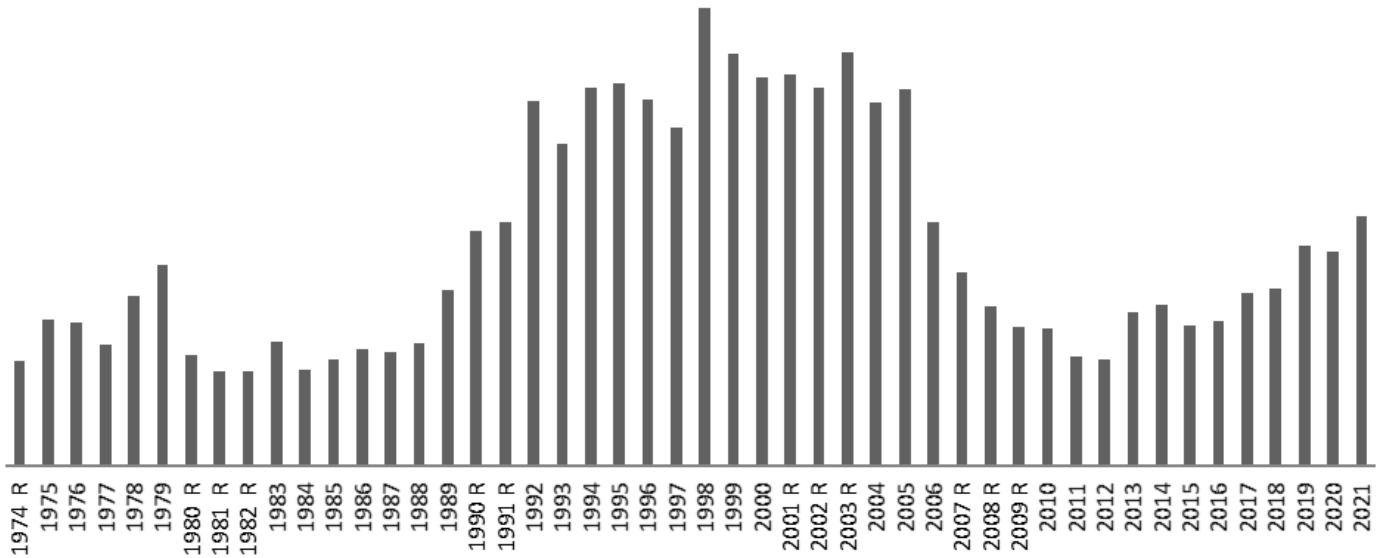
Geographic Area	Total # Dwelling Units	% Total
Urban Area (1)	2,801	33.15%
Boston Corridor (2)	422	5.00%
KY 245 Corridor (3)	1,294	15.31%
Cox's Creek Corridor (4)	673	7.97%
Bloomfield Corridor (5)	1,345	15.92%
Woodlawn Corridor (6)	997	11.80%
New Haven Corridor (7)	917	10.85%
Total	8,449	

New Dwelling Units by Geographic Area 1997 - 2021



Conventional Single-Family Dwellings 1974 - 2021

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



Conventional Single-Family Dwellings by Subdivision 2021

Subdivision	# Units	Subdivision	# Units
Corman's Crossing (Deatsville Village 3)	28	Castle Cove (Suburban 6)	3
Copperfields (Suburban 5)	25	Heritage Park (Urban Traditional Residential 1)	3
Ashebrooke Meadows (Suburban 6)	16	Keene Estate (Urban Outer Residential 1)	3
Big Springs (Suburban 6)	12	Wildwood Estates (NSA 2)	2
Woodlawn Springs (Urban Outer Residential 1)	10	Southfork Estates (Suburban 7)	2
Miller Springs (Hunters Village 3)	10	Whispering Hills (Suburban 7)	2
Maywood (Urban Outer Residential 1)	9	SNS Rentals (Rural 5)	2
Oak Ridge (Urban Outer Residential 1)	9	Carlsons Park (Urban Outer Residential 1)	2
Blazer Heights (Bloomfield Town 5)	8	Pembroke Place (Suburban 6)	2
Cottage Grove (Urban Outer Residential 1)	7	Wellington (Urban Traditional Residential 1)	2
Millwood Estates (Suburban 6)	6	Creek Pointe (Samuels Hamlet 3)	1
Tullamore (Urban Traditional Residential 1)	5	Creek Chase (Urban Outer Residential 1)	1
Beech Fork Estates (Urban Outer Residential 1)	4	Valley View (Suburban 6)	1
Early Times (Urban Outer Residential 1)	4	Lakeview (Suburban 5)	1

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

Planning Commission

- City of Bardstown
 - Martin Carpenter
 - Crystal Hagan (Chair)
 - Mark Mathis
- City of Bloomfield
 - Nathan Jones
- 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
Roy Nall

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
Anthony Morley

Staff

Janet Johnston-Crowe, AICP, Director
Alisha Hammond, Administrative Assistant
Kelsey Elliott, Clerk
Liz Hardin, Clerk
Steve Finch, Inspector
Shelt Lewis, Attorney