

# Planning Matters

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## **Comprehensive Plan, Regulations, & Mapping Update**

The Planning Commission's Technical Committee has worked for the past year and continues to work on amendments to the Comprehensive Plan, Zoning Regulations, and Subdivision Regulations. Additionally, the Planning Commission staff has worked tirelessly on developing new zoning maps based on the PVA parcel and road centerlines. The following provides brief updates on the proposed amendments and new mapping.

### ***Comprehensive Plan Update***

Kentucky Revised Statutes (KRS) Chapter 100 requires the "[a]t least once every five (5) years, the commission shall amend or readopt the plan elements." During the amendment and/or re-adoption process, the Planning Commission, along with participating local governments, must review the goals and objectives, comprehensive research, and land use, transportation, and community facilities plan to evaluate the validity of the research and to evaluate and amend the plan to anticipate major changes of economic, physical, or social nature that occurred since the original adoption. If, during the review, the Planning Commission proposes amendments to the goals and objectives, then at least one public hearing on the goals and objectives must be conducted, the Planning Commission must make a formal recommendation, and then all legislative bodies must review and approve the goals and objectives. If the Planning Commission proposes amendments to the other plan elements and research amendments, including future land use maps, then at least one public hearing must be held on the proposed amendments but only the Planning Commission would take final action.

For over a year, the Planning Commission's Technical Committee has been reviewing the Comprehensive Plan and developing proposed amendments to the goals and objectives and plan elements. One primary goal of the amendments is the reformatting of the Comprehensive Plan into a more user-friendly document and providing additional visual elements to demonstrate the community's goals and objectives. The Technical Committee has completed drafts of amendments to the goals and objectives and research and are currently working on the preparing draft amendments to the future land use maps, including new hamlet and village maps.

The Technical Committee will continue to meet on the 2nd and 4th Wednesdays of each month to discuss and consider proposed amendments. However, because the current Comprehensive Plan was last readopted on October 23, 2001 and state law requires the five-year amendment/re-adoption of the Comprehensive Plan, the Planning Commission will hold a public hearing on October 10 and then take final action on October 24th to amend Chapter 3: Demand and Projection Analysis to incorporate more recent population, economic, and social statistics and research and to readopt the remaining portions of the Comprehensive Plan.

### ***Zoning & Subdivision Regulations Update***

The Zoning and Subdivision Regulations are the most important tools that communities use to shape land use and to implement the Comprehensive Plan. The Zoning and Subdivision Regulations work best when based on the community's goals and objectives and closely tied to the Comprehensive Plan to ensure that the regulations are appropriate and/or allow for realizing the community's vision.

While reviewing and drafting amendments to the Comprehensive Plan, the Planning Commission's Technical Committee is also reviewing and drafting amendments to the Zoning and Subdivision Regulations to ensure that current regulations are up-to-date and consistent with the Comprehensive Plan. While the current Zoning and Subdivision Regulations are adequate, the Technical Committee is considering specific tools to ensure compatible development, discourage decentralized and sprawled development, and prevent premature and unsuitable development.

### ***Zoning Maps***

For the past three years, the Planning Commission staff has worked with Lincoln Trail Area Development District to develop new zoning maps based on the PVA parcel and road centerline mapping. The Planning Commission and LTADD staff have reviewed several drafts of the maps to determine if the maps accurately show the current zoning of all parcels and to identify zoning map amendments (zone changes) that have occurred over the last thirty-two years. The Planning Commission staff currently is reviewing the final draft of the zoning maps and anticipate a working draft of the maps to be available in the office by January 2007.

**Zoning Compliance Permits  
January— September 30, 2006**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structure Addition	0	\$0	4	\$47,650	4	\$47,650
Agricultural Structures	0	\$0	60	\$1,149,812	60	\$1,149,812
<b><i>Agricultural Subtotal</i></b>	<b>0</b>	<b>\$0</b>	<b>64</b>	<b>\$1,197,462</b>	<b>64</b>	<b>\$1,197,462</b>
Accessory Additions	0	\$0	4	\$195,117	4	\$195,117
Accessory Structures	73	\$305,879	205	\$1,372,783	278	\$1,678,662
Demolitions	3	\$0	3	\$0	6	\$0
Duplexes (12 units)	3	\$210,000	3	\$342,000	6	\$552,000
Duplex Alteration	0	\$0	1	\$5,000	1	\$5,000
Manufactured Homes, Double-wide	0	\$0	12	\$691,415	12	\$691,415
Manufactured Homes, Single-wide	0	\$0	24	\$324,554	24	\$324,554
Modular Homes	0	\$0	4	\$343,995	4	\$343,995
Multi-Family Structures (25 units)	6	\$725,000	2	\$120,000	8	\$845,000
Multi-Family Alterations/Remodeling	1	\$60,000	0	\$0	1	\$60,000
Single-Family Additions	21	\$336,364	58	\$1,136,353	79	\$1,472,717
Single-Family Dwellings	30	\$3,975,125	163	\$23,718,433	193	\$27,693,558
Single-Family Alteration/Remodeling	5	\$123,000	7	\$150,600	12	\$273,600
Townhouses/Condominiums (36 units)	4	\$240,000	11	\$3,020,000	15	\$3,260,000
<b><i>Residential Subtotal</i></b>	<b>146</b>	<b>\$5,975,368</b>	<b>497</b>	<b>\$31,420,250</b>	<b>643</b>	<b>\$37,395,618</b>
Commercial Accessory Structures	3	\$12,000	4	\$6,000	7	\$18,000
Commercial Additions	3	\$509,000	5	\$655,701	8	\$1,164,701
Commercial Alteration/Remodeling	10	\$256,700	5	\$224,000	15	\$480,700
Commercial Demolitions	3	\$0	0	\$0	2	\$0
Commercial Structures	15	\$7,886,576	2	\$304,300	17	\$8,190,876
Commercial Tenant Fit-Ups	21	\$2,022,094	4	\$97,160	25	\$2,119,254
<b><i>Commercial Subtotal</i></b>	<b>55</b>	<b>\$10,686,370</b>	<b>20</b>	<b>\$1,287,161</b>	<b>75</b>	<b>\$11,973,531</b>
Industrial Accessory Structures	0	\$0	0	\$0	0	\$0
Industrial Additions	3	\$2,096,000	3	\$1,347,872	6	\$3,433,872
Industrial Alterations/Remodeling	0	\$0	3	\$17,000	3	\$17,000
Industrial Structures	2	\$9,978,390	0	\$0	2	\$9,978,390
<b><i>Industrial Subtotal</i></b>	<b>5</b>	<b>\$12,074,390</b>	<b>6</b>	<b>\$1,364,872</b>	<b>11</b>	<b>\$13,439,262</b>
Cell Tower	0	\$0	1	\$75,000	1	\$75,000
Cell Tower Accessory Structure	1	\$46,900	6	\$103,200	7	\$150,100
Public Accessory Structures	0	\$0	0	\$0	0	\$0
Public Structures	2	\$324,000	5	\$903,000	7	\$1,227,000
Public Addition	0	\$0	1	\$90,000	1	\$90,000
Public Demolitions	1	\$0	0	\$0	1	\$0
Public Alterations/Remodeling	1	\$2,000,000	0	\$0	1	\$2,000,000
<b><i>Public Subtotal</i></b>	<b>5</b>	<b>\$2,370,900</b>	<b>13</b>	<b>\$1,171,200</b>	<b>18</b>	<b>\$3,542,100</b>
<b><i>Total Permits Issued</i></b>	<b>211</b>	<b>\$31,107,028</b>	<b>600</b>	<b>\$36,440,945</b>	<b>811</b>	<b>\$67,547,973</b>

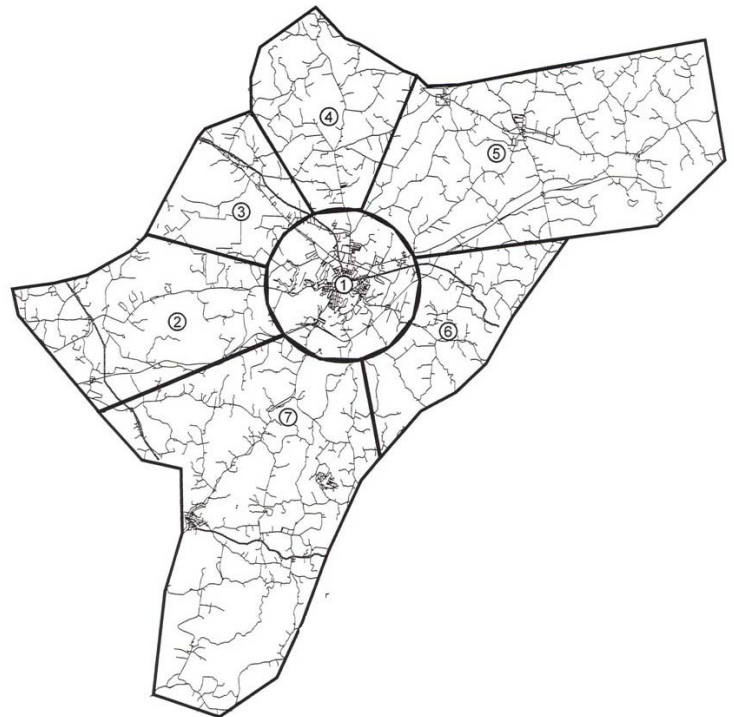
**Permit Analysis  
2005 Total & 2006 1st—3rd Quarters & Year to Date**

	1st Qtr. 2006	2nd Qtr. 2006	3rd Qtr. 2006	Year to Date 2006		2005 Total	
	# Permits	# Permits	# Permits	# Permits	Est. Cost	# Permits	Est. Cost
Agricultural Structures	15	19	24	60	\$1,149,812	62	\$479,100
Accessory Structures	79	115	84	278	\$1,678,662	251	\$2,426,862
Duplexes	3	2	1	6 (12 units)	\$552,000	11 (22 units)	\$947,000
Manufactured Homes, Double-wide	6	3	3	12	\$691,415	21	\$1,165,228
Manufactured Homes, Single-wide	7	5	12	24	\$324,554	25	\$284,392
Modular Homes	3	1	0	4	\$343,995	2	\$219,992
Multi-Family Structures	1	5	2	8 (25 units)	\$845,000	2 (10 units)	\$345,000
Single-Family Additions	27	25	27	79	\$1,472,717	130	\$2,229,107
Single-Family Dwellings	88	47	58	193	\$27,693,558	390	\$49,433,339
Townhouses/Condominiums	8	7	0	15 (36 units)	\$3,260,000	18 (61 units)	\$5,325,817
Commercial Additions	1	2	5	8	\$1,164,701	6	\$788,500
Commercial Alteration/Remodeling	6	3	6	15	\$480,700	21	\$1,157,898
Commercial Structures	8	8	1	17	\$8,190,876	31	\$14,407,113
Commercial Tenant Fit-Ups	11	10	4	25	\$2,119,254	12	\$1,197,000
Industrial Additions	1	4	1	6	\$3,433,872	3	\$315,800
Industrial Structures	1	1	0	2	\$9,978,390	9	\$6,778,016
<b>Total Permits Issued</b>	<b>274</b>	<b>283</b>	<b>254</b>	<b>811</b>	<b>\$67,547,973</b>	<b>1,050</b>	<b>\$99,885,813</b>

**Total Dwelling Units by Area  
January—September 2006**

Area	# Units	%
Samuels Hamlet (3)	1	0.3%
Boston NSA (2)	21	6.9%
New Haven NSA (7)	8	2.6%
Bloomfield Rural (5)	27	8.8%
Boston Rural (2)	1	0.3%
Botland Hamlet (6)	2	0.7%
Cox's Creek Rural (4)	10	3.3%
New Haven Rural (7)	14	4.6%
Woodlawn Rural (6)	8	2.6%
Bloomfield Suburban (5)	19	6.2%
Boston Suburban (2)	2	0.7%
Cox's Creek Suburban (4)	3	1.0%
KY 245 Suburban (3)	4	1.3%
Woodlawn Suburban (6)	51	16.7%
Bloomfield Town (5)	11	3.6%
New Haven Town (7)	1	0.3%
New Haven Suburban (7)	2	0.7%
Urban Industrial Center (1)	4	1.3%
Outer Urban (1)	53	17.3%
Traditional Urban (1)	46	15.0%
Deatsville Village (3)	16	5.2%
New Hope Village (7)	1	0.3%

**Figure 1  
Geographical Areas  
Nelson County**



## Joint City-County Planning Commission of Nelson County

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

### **Planning Commission**

Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Wayne Colvin, Nelson County (#5)  
Andy Hall, City of New Haven  
Bob Hite (Vice-Chair), City of Bardstown  
Todd Johnson, City of Bardstown  
Shea Koger, Nelson County (#4)  
Mark Mathis (Secretary/Treasurer), Bardstown  
Linda Wells, Nelson County (#2)  
Mike Zoeller (Chair), Nelson County (#1)  
Vacant position, City of Fairfield  
# denotes Magisterial District

### **Planning Commission Staff**

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Jack Waff, Enforcement Officer  
Joanie Wathen, Receptionist/Clerk  
Phyllis Horne, Receptionist/Clerk  
David Hall, Preservation Administrator  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter

# **News**

As of July 1, 2006, the Bardstown Historical Review Board office is now located in the Planning Commission offices on the 2nd Floor of the Old Courthouse Building. David Hall also has retired from the City of Bardstown and is now serving as the part-time Preservation Administrator for the Planning Commission. David provides staff support to the Bardstown Historical Review Board, assists the Planning Commission in preservation planning, and provides technical assistance to owners of property within the Bardstown Historic District.

David's office hours are 8:30 a.m. to 12:00 p.m. on Tuesday, Wednesday, and Friday and from 8:30 a.m. to 4:30 p.m. on Thursday.