

Planning Matters

Volume 5, Issue 4

Fall 2009

October is National Community Planning Month *Planning for Community Sustainability*

This October marks National Community Planning Month, an annual opportunity to celebrate our community, the planning profession, and the individuals who make our community a desirable place to live, work, and recreate. This year's theme focuses on community sustainability.

National Community Planning Month is sponsored by the American Planning Association (APA) in an effort to recognize the positive impacts that planners and planning have on America's communities. APA is the national association for planners that advocates for good planning practices in communities.

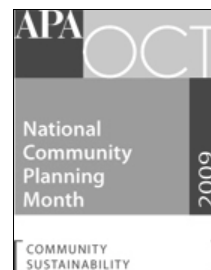
Planning addresses a community's physical, as well as economic and social needs and attributes. Members of APA and its professional institute, the American Institute of Certified Planners (AICP), help create communities of

lasting value, in part by working with residents and their leaders to map how a community will look, grow, and define itself – its characteristics, attributes, and identity. As our communities continue to change and grow, planners play an important role in ensuring that new developments are designed and built in harmony with the existing surroundings.

Planners carefully balance the needs and desires of residents against the challenges presented by growth and change so as to create communities that offer better choices for where and how people work and live.

Planning in U.S. communities can be traced back to 1682 when William Penn designed for Philadelphia a rectangular street grid with a central park and four smaller parks, one in each quadrant.

From that point on, planners began



introducing other planning concepts into communities across America, including public charrettes, visioning sessions, site-specific master plans, planned unit developments, transportation plans, special district plans, comprehensive plans, design guidelines, business improvement districts, historic districts, and implementation measures.

Planning provides our communities with balance and structure. Without planning, our communities would lack cohesiveness. As our communities continue to evolve and change, we can look to planners as a guiding source for managing this change, while maintaining the character and quality of our community.

Bardstown Historical Review Board Presents Historic Preservation Awards

In May, the Bardstown Historical Review Board presented preservation awards to six projects for their stewardship of Bardstown's historic resources.

Non-Residential Projects

Best New Construction

Farmer's Market Pavilion
East Flaget Street
Owner: City of Bardstown
Year Completed: 2006

Construction of timber framed and brick farmer's market, borrowing from traditional design elements.



Best Exterior Alteration

At Mary's
116 North Third Street
Owner: Mary Carey
Year Completed: 2006

Exterior rehabilitation, including new paint colors.

Best Adaptive Reuse (below)

106 North Fourth Street
Owner: Charles Lee Thomason
Year Completed: 2005

Rehabilitation for office use.



continued on page 2

Historic Preservation Awards (continued from page 1)

Non-Residential Projects

Best New Construction

Fourth Street Condominiums
211-215 North Fourth Street
Owner: JTD Holdings, LLC
Year Completed: 2008

Construction of three new brick townhouses, borrowing from Georgian, Federal, and Greek Revival styles.



Best Exterior Alteration

112 South Fifth Street
Owner: Larry & Sheila Burke
Year Completed: 2008

Construction of rear porch to replace deck, with porch roof, framing, and color to match existing side porch.



Best Residential Rehabilitation

Collings-Hunter-Talbot House
202 South Third Street
Owner: Julie Gore Talbot Katz
Year Completed: 2009

Complete in-kind exterior rehabilitation, including copper roof, downspouts and four replica roof vents, repair stucco, repair shutters, repair window sills and frames, repoint chimneys, and paint exterior.



Each May, the Bardstown Historical Review Board will present Preservation Awards as part of its Historic Preservation Month activities. Anyone interested in nominating a project or individual for an award is encouraged to contact Pen Bogert, Preservation Administrator, Joint City-County Planning Commission, by phone at 348-1805 or by email at pbogert@bardstowncable.net.

New Construction Permit Comparison 2007—2009 (to date)

Permit Type	2007		2008		2009	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	10 (20)	\$1,027,000	2 (4)	\$340,000	0	\$0
Multi-Family Structures	1 (3)	\$110,000	4 (25)	\$1,350,000	1 (7)	\$425,000
Townhouses/Condos	9 (33)	\$1,860,000	3 (9)	\$480,000	1 (2)	\$120,000
Single-Family Dwellings	200 (200)	\$27,124,864	165 (165)	\$21,407,066	107	\$14,412,344
Commercial Structures	17	\$3,604,933	18	\$4,476,900	7	\$1,090,000
Industrial Structures	6	\$10,020,250	3	\$705,000	3	\$270,000
Public Structures	2	\$1,502,558	1	\$75,000	4	\$21,700
Total Permits	944	\$70,493,140	807	\$45,962,327	598	\$31,414,340

**Zoning Compliance Permit Analysis
January - September 2009**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structures	0	\$0	49	\$581,018	49	\$581,018
Agricultural Additions	0	\$0	4	\$27,000	4	\$27,000
Agricultural Structure Demolitions	0	\$0	1	\$0	1	\$0
<i>Agricultural Subtotal</i>	0	\$0	54	\$608,018	54	\$608,018
Accessory Additions	1	\$15,000	7	\$17,300	8	\$32,300
Accessory Structures	54	\$154,845	164	\$1,367,934	218	\$1,522,779
Demolitions	1	\$0	1	\$0	2	\$0
Manufactured Homes, double-wide	0	\$0	7	\$547,850	7	\$547,850
Manufactured Homes, single-wide	0	\$0	18	\$189,252	18	\$189,252
Manufactured Home Additions	0	\$0	2	\$8,000	2	\$8,000
Multi-Family Dwellings (7 units)	0	\$0	1	\$425,000	1	\$425,000
Single-Family Additions	18	\$206,550	70	\$1,579,206	88	\$1,785,756
Single-Family Alteration/Remodeling	12	\$252,500	18	\$372,349	30	\$624,849
Single-Family Demolitions	1	\$0	1	\$0	2	\$0
Single-Family Dwellings	18	\$2,118,000	89	\$12,294,344	107	\$14,412,344
Single-Family Relocation	0	\$0	1	\$20,000	1	\$20,000
Townhouses/Condominiums (2 units)	1	\$120,000	0	\$0	1	\$120,000
Townhouses/Condo Alteration/Remod.	2	\$65,500	0	\$0	2	\$65,500
<i>Residential Subtotal</i>	108	\$2,932,395	379	\$16,821,235	487	\$19,753,630
Commercial Accessory Structures	2	\$1,125	0	\$0	2	\$1,125
Commercial Additions	3	\$725,000	1	\$2,000	4	\$727,000
Commercial Alteration/Remodels	9	\$1,268,700	6	\$62,000	15	\$1,330,700
Commercial Demolitions	2	\$0	1	\$0	3	\$0
Commercial Structures	5	\$775,000	2	\$315,000	7	\$1,090,000
Commercial Tenant Fit-Ups	6	\$193,000	1	\$41,000	7	\$234,000
<i>Commercial Subtotal</i>	27	\$2,962,825	11	\$420,000	38	\$3,382,825
Industrial Accessory	2	\$105,000	2	\$12,000	4	\$117,000
Industrial Additions	1	\$200,000	0	\$0	1	\$200,000
Industrial Alterations/Remodels	1	\$20,000	3	\$213,500	4	\$233,500
Industrial Structures	3	\$270,000	0	\$0	3	\$270,000
<i>Industrial Subtotal</i>	7	\$595,000	5	\$225,500	12	\$820,500
Public Structures	1	\$16,000	3	\$5,700	4	\$21,700
Public Structure Additions	1	\$6,681,217	0	\$0	1	\$6,681,217
Telecommunication Acc. Structures	0	\$0	1	\$15,000	1	\$15,000
Telecommunication Structures	0	\$0	1	\$131,450	1	\$131,450
<i>Public Subtotal</i>	2	\$6,697,217	5	\$152,150	7	\$6,849,367
Total Permits Issued	144	\$13,187,437	454	\$18,226,903	598	\$31,414,340

Joint City-County Planning Commission of Nelson County

One Court Square
Old Courthouse Building, 2nd Floor
P.O. Box 402
Bardstown, Kentucky 40004
Telephone: (502) 348-1805
Fax: (502) 348-1818
Email: ncpz@bardstowncable.net
Website: www.ncpz.com

Planning Commission Staff

Janet Johnston, AICP, Director
Cindy Pile, Administrative Assistant
Phyllis Horne, Receptionist/Clerk
David Hall, Preservation Administrator
Pen Bogert, Preservation Administrator
Mike Coen, Legal Counsel
Alicia Brown, Court Reporter

Planning Commission

Kenneth Brown, City of Bloomfield
Theresa Cammack, Nelson County (#3)
Wayne Colvin, Nelson County (#5)
Andy Hall, City of New Haven
Fred Hagan, City of Bardstown
Todd Johnson (Chair), City of Bardstown
Mary Ellen Marquess (Vice-Chair), City of Fairfield
Mark Mathis (Secretary/Treasurer), City of Bardstown
Carolyn Welch, Nelson County (#4)
Linda Wells, Nelson County (#2)
Mike Zoeller, Nelson County (#1)

denotes Magisterial District