

# Planning Matters

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Summer 2007

## What's the Plan?

**Planning Commission's Technical Committee focuses on coordinating land use and transportation planning.**

The Planning Commission's Technical Committee continues to work on amendments to the Comprehensive Plan and Zoning and Subdivision Regulations. In particular, the Technical Committee has been working on revising the existing and future land use and transportation maps and updating the land use and transportation plans of the Comprehensive Plan.

Over the last few months, the Technical Committee has focused its work on coordinating land use and transportation planning. The Technical Committee recognizes that transportation issues, such as roadway capacity and access management, have a direct impact on land use and vice versa, and that land use and transportation must be coordinated during the planning and decision making processes,

improvements. Also, the Technical Committee has been participating in a Small Urban Area Transportation Study being conducted by the Kentucky Transportation Cabinet. The purposes of the study are twofold. First, the primary focus is to identify opportunities to maximize the current transportation assets using low cost projects, and the secondary focus is to identify improvements, such as new roadways that may be needed to accommodate the travel needs of the growing population and within newly developing areas.

The Technical Committee will incorporate the studies and plans for these and other proposed transportation projects into the transportation plan element of the Comprehensive Plan and will coordinate future land use planning with proposed transportation improvements.

**. . . it is critical  
to keep in mind the  
close connection between  
land use and transportation.**

Elizabeth Humstone & Julie Campole  
Access Management: An Overview  
Planning Commissioners Journal  
[www.plannersweb.com](http://www.plannersweb.com)

The Technical Committee has been meeting and working with Kentucky Transportation Cabinet officials, engineering consultants, and local officials. Several meetings have been devoted to reviewing and discussing plans for local highway improvement projects, including the "south section" of Louisville Road (US 31E), and Maywood-Parkway Avenues & Springfield Road (US 150)

## Permits for New Construction Continue to Decline

**Single-family residential construction falls 55 and 16 percent compared with previous two years.**

New construction starts continue to decline compared with previous two years.

Permits for new single-family dwellings declined 55 percent compared with the first half of 2005 but only 16 percent compared with the first half of 2006. While permits for two- and multi-family dwellings increased 52 percent compared with the first half of 2005, these permits decreased 44 percent compared with the first half of last year.

Permits for new industrial and public structures have remained steady, but permits for new commercial structure have decreased by 56 percent compared with the first half of 2005 and 2006.

Although this year so far has been slow, the Planning Commission has seen increased zoning, subdivision, and permit activity throughout July.

New Construction Permit Comparison					
2005 - 2007					
(# denotes dwelling units)					
Permit Type	Jan-Jun 2005	Jan-Jun 2006	Jan-Mar 2007	Apr-Jun 2007	Jan-Jun 2007
Duplexes	4 (8)	5 (10)	1 (2)	4 (8)	5 (10)
Multi-Family Structures	0 (0)	6 (17)	1 (3)	0 (0)	1 (3)
Townhouses/Condos	4 (15)	15 (36)	1 (16)	3 (6)	4 (22)
Single-Family Dwellings	249	135	55	58	113
Commercial Structures	16	16	5	2	7
Industrial Structures	2	2	1	1	2
Public Structures	1	3	1	0	1
Total Permits	584	557	209	279	488

## Zoning Compliance Permits January—June 2007

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structures	0	\$0	32	\$327,000	32	\$327,000
Agricultural Additions	0	\$0	1	\$4,200	1	\$4,200
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>33</b>	<b>\$331,200</b>	<b>33</b>	<b>\$331,200</b>
Accessory Additions	0	\$0	3	\$18,750	3	\$18,750
Accessory Structures	38	\$122,994	112	\$882,495	150	\$1,005,489
Demolitions	3	\$0	8	\$0	11	\$0
Duplexes (10 units)	5	\$442,000	0	\$0	5	\$442,000
Manufactured Homes, double-wide	0	\$0	14	\$913,089	14	\$913,089
Manufactured Homes, single-wide	1	\$2,000	13	\$151,595	14	\$153,595
Manufactured Home Additions	1	\$2,000	0	\$0	1	\$2,000
Modular Homes	0	\$0	4	\$600,595	4	\$600,595
Multi-Family Structure (3 units)	1	\$110,000	0	\$0	1	\$110,000
Multi-Family Alterations/Remodeling	0	\$0	0	\$0	0	\$0
Single-Family Additions	13	\$102,000	40	\$632,874	53	\$734,874
Single-Family Dwellings	26	\$2,636,000	87	\$11,732,914	113	\$14,368,914
Single-Family Alteration/Remodeling	6	\$165,400	11	\$140,300	17	\$305,700
Townhouses/Condominiums (22 units)	4	\$850,000	0	\$0	4	\$850,000
<b>Residential Subtotal</b>	<b>98</b>	<b>\$4,432,394</b>	<b>292</b>	<b>\$15,072,612</b>	<b>389</b>	<b>\$19,505,006</b>
Commercial Accessory Structures	5	\$41,500	2	\$30,952	7	\$72,452
Commercial Additions	6	\$2,517,700	1	\$30,000	7	\$2,547,700
Commercial Alteration/Remodeling	10	\$76,400	4	\$128,000	14	\$204,400
Commercial Demolitions	0	\$0	1	\$0	1	\$0
Commercial Relocations	0	\$0	0	\$0	0	\$0
Commercial Structures	5	\$1,154,078	2	\$81,000	7	\$1,235,078
Commercial Tenant Fit-Ups	10	\$1,027,000	2	\$99,785	12	\$1,126,785
<b>Commercial Subtotal</b>	<b>36</b>	<b>\$4,816,678</b>	<b>12</b>	<b>\$369,737</b>	<b>48</b>	<b>\$5,186,415</b>
Industrial Accessory	0	\$0	1	\$14,275	1	\$14,275
Industrial Additions	3	\$4,570,000	0	\$0	3	\$4,570,000
Industrial Alterations/Remodeling	3	\$1,123,500	1	\$25,000	4	\$1,148,500
Industrial Structures	0	\$0	2	\$212,750	2	\$212,750
<b>Industrial Subtotal</b>	<b>6</b>	<b>\$5,693,500</b>	<b>4</b>	<b>\$252,025</b>	<b>10</b>	<b>\$5,945,525</b>
Public Accessory Structures	0	\$0	0	\$0	0	\$0
Public Structures	0	\$0	1	\$250,000	1	\$250,000
Public Addition	1	\$3,000	1	\$26,000	2	\$29,000
Public Alterations/Remodeling	1	\$110,000	0	\$0	1	\$110,000
<b>Public Subtotal</b>	<b>2</b>	<b>\$113,000</b>	<b>2</b>	<b>\$276,000</b>	<b>4</b>	<b>\$389,000</b>
Telecommunications Facilities	0	\$0	2	\$70,000	2	\$70,000
Telecom. Accessory Structures	0	\$0	1	\$45,000	1	\$45,000
<b>Telecommunications Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>3</b>	<b>\$115,000</b>	<b>3</b>	<b>\$115,000</b>
Voided/Renewed Permits	0	\$0	0	\$0	0	\$0
<b>Total Permits Issued</b>	<b>142</b>	<b>\$15,055,572</b>	<b>346</b>	<b>\$16,416,574</b>	<b>488</b>	<b>\$31,472,146</b>

# 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  
Roland Williams, City of Bardstown  
Todd Johnson, City of Bardstown  
Mary Ellen Marquess, City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Linda Wells, Nelson County (#2)  
Mike Zoeller (Chair), Nelson County (#1)  
Vacant Position, Nelson County (#4)

# denotes Magisterial District

## **Planning Commission Staff**

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

## **NEWS**

**Mr. David Mattingly** was appointed by the Nelson County Fiscal Court to serve a 3-year term on the Development Review Board. Mr. Mattingly is the CFO for Goldmark Realtors.

**Mrs. Shea Koger** resigned from the Planning Commission in June 2007. Mrs. Koger served three years and represented Magisterial District #4 (Deatsville, Samuels, Hunters, & Cox's Creek areas). Nelson County Fiscal Court will appoint a Commissioner to fill this unexpired term through January 2010.

**Mrs. Tracy Grant** has been employed as a part-time Receptionist/Clerk for the Planning Commission. Mrs. Grant previously worked with Kentucky Farm Bureau in Jeffers town. She and her husband, Kevin, have two children, Parker and Alena, and live in the Cox's Creek area.

**Public Meeting—US 31E Reconstruction Project (South Section).** The Kentucky Transportation Cabinet will hold a public meeting regarding the proposed reconstruction of the South Section of Louisville Road (US 31E) on Tuesday, August 7th from 5:00 to 8:00 p.m. at Cox's Creek Elementary School, 5635 Louisville Road, Cox's Creek. This informal meeting will allow individuals to view displays, receive right-of-way and relocation assistance information, ask questions, and make comments.