

Planning Matters

Winter 2017

2016 Annual Report

Planning Commission Activity 2009—2016								
Application Type	2009	2010	2011	2012	2013	2014	2015	2016
Administrative Appeals	1	0	0	0	0	0	0	0
Cell Tower Reviews	2	1	0	0	0	0	0	0
Commercial Design Review	8	7	9	13	11	12	15	11
Conditional Use Permits (new & amended)	26	30	19	24	18	25	19	26
Local Flood Development Permits	15	13	9	4	7	6	7	11
Parking Waivers	0	0	1	1	1	2	2	2
PUD Designations	3	1	0	1	2	6	5	2
PUD Amendments	2	0	1	1	1	1	2	1
Subdivision Review								
Advisory Plats	4	1	13	14	13	10	12	20
Agricultural Division Plats	7	17	7	9	2	2	1	7
Amended Plats	26	42	66	52	79	62	45	108
Minor Plats	18	11	20	28	18	32	41	18
Major—Preliminary Plats	0	0	1	0	2	1	4	4
Major—Final Plats	3	2	4	1	7	7	8	12
Variances (new & amended)	9	9	9	14	40	18	15	18
Zone Changes	21	12	15	10	26	21	17	18
Zone Changes—Conditions Amendment	0	0	0	4	2	1	0	2
Zone Changes with PUDs	1	0	1	0	0	0	0	0
Zoning Compliance Permits	759	741	577	777	906	878	778	814

2016 Annual Report

Zoning Compliance Permit Analysis January - December 2016

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
Agricultural						
Agricultural Structure Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	1	\$35,000	57	\$1,132,150	58	\$1,167,150
Agricultural Structure Additions	1	\$2,000	5	\$54,000	6	\$56,000
Agricultural Structure Alterations	0	\$0	1	\$1,600	1	\$1,600
Agricultural Subtotal	2	\$37,000	64	\$1,187,750	66	\$1,224,750
Residential						
Accessory Structure Additions	1	\$1,000	19	\$101,075	20	\$102,075
Accessory Structure Alterations	0	\$0	2	\$38,500	2	\$38,500
Accessory Structure Demolitions	3	\$0	6	\$0	9	\$0
Accessory Structures	38	\$243,787	196	\$2,301,455	234	\$2,545,242
Double-Wide Manufactured Homes	0	\$0	9	\$507,791	9	\$507,791
Modular Dwelling	0	\$0	1	\$163,000	1	\$163,000
Multi-Family Dwellings (3 units)	1	\$232,000	0	\$0	1	\$232,000
Multi-Family Addition	3	\$66,000	0	\$0	3	\$66,000
Single-Family Dwelling Additions	28	\$845,275	91	\$2,178,042	119	\$3,023,317
Single-Family Dwelling Alterations	12	\$246,900	35	\$1,002,450	47	\$1,249,350
Single-Family Dwelling Demolitions	2	\$0	5	\$0	7	\$0
Single-Family Dwellings	28	\$4,981,000	122	\$20,959,993	150	\$25,940,993
Single-Wide Manufactured Homes	0	\$0	16	\$383,574	16	\$383,574
Townhouses/Condominiums (5 units)	0	\$0	2	\$519,000	2	\$519,000
Residential Subtotal	116	\$6,615,962	504	\$28,154,880	620	\$34,770,842
Commercial						
Commercial Structure Additions	5	\$2,616,890	1	\$720	6	\$2,617,610
Commercial Structure Alterations	28	\$2,614,844	2	\$55,000	30	\$2,669,844
Commercial Structures	13	\$17,768,808	8	\$486,800	21	\$18,255,608
Commercial Structure Demolitions	3	\$0	0	\$0	3	\$0
Commercial Temporary Structures	22	\$0	3	\$0	25	\$0
Commercial Subtotal	71	\$23,000,542	14	\$542,520	85	\$23,543,062
Industrial						
Industrial Structure Additions	8	\$15,061,800	4	\$6,494,000	12	\$21,555,800
Industrial Structure Alterations	3	\$1,135,000	0	\$0	3	\$1,135,000
Industrial Structures	5	\$15,471,372	13	\$48,413,512	18	\$63,884,884
Industrial Subtotal	16	\$31,668,172	17	\$54,907,512	33	\$86,575,684
Public & Semi-Public						
Public Structures	0	\$0	3	\$210,000	3	\$210,000
Public Structure Additions	1	\$2,550,000	1	\$47,885	2	\$2,597,885
Telecommunication Accessory Structures	4	\$74,775	1	\$8,000	5	\$82,775
Public Subtotal	5	\$2,624,775	5	\$265,885	10	\$2,890,660
Total	210	\$63,946,451	604	\$85,058,547	814	\$149,004,998

2016 Annual Report

New Construction Permit Comparison

2009—2016

	2009		2010		2011		2012	
	# 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)	\$135,000
Multi-Family Structures	2 (31)	\$665,000	0 (0)	\$0	3 (27)	\$710,000	0 (0)	\$0
Townhouses	2 (4)	\$280,000	2 (4)	\$340,000	3 (7)	\$503,000	2 (8)	\$410,000
Single-Family Dwellings	144 (144)	\$18,545,944	142 (142)	\$17,461,050	114 (114)	\$15,036,298	111 (111)	\$18,203,889
Commercial Structures	8	\$2,363,000	8	\$1,274,600	12	\$8,027,720	10	\$20,043,950
Industrial Structures	5	\$342,000	3	\$2,210,000	7	\$508,000	9	\$2,442,471
Public Structures	6	\$20,024,700	3	\$33,800	4	\$2,166,458	7	\$384,103
Total Permits	759	\$62,081,496	741	\$44,026,938	577	\$34,758,145	777	\$69,827,779

	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

2016 Annual Report

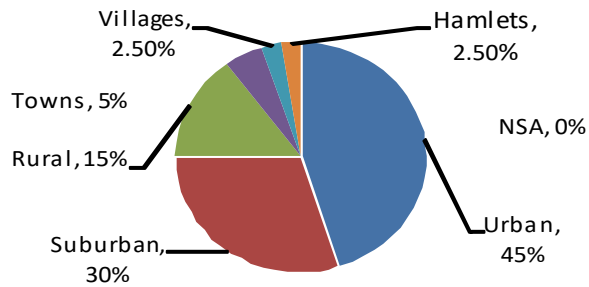
Conventional Single-Family Dwelling Data Analysis 2009—2016					Conventional Single-Family Dwellings 1974-2016				
Construction Cost			Size—Living Space		Year	# Units	Year	# Units	
<u>Range</u>	2009	\$10,000—\$685,000	<u>Range</u>	2009	700 — 6,999 sf	1974 R	109	1996	380
	2010	\$500—\$57,850		2010	120 — 5,746 sf	1975	152	1997	351
	2011	\$25,000—\$480,000		2011	832—3,715 sf	1976	149	1998	474
	2012	\$2,100—\$1,250,000		2012	640—10,000 sf	1977	126	1999	427
	2013	\$1,000-\$450,000		2013	256-5,789 sf	1978	176	2000	402
	2014	\$10,000-\$480,000		2014	400-6,000 sf	1979	209	2001 R	406
	2015	\$4,000—\$602,000		2015	240—5,085 sf	1980 R	115	2002 R	391
	2016	\$20,000—\$750,000		2016	800—4,984 sf	1981 R	98	2003 R	429
<u>Mean</u>	2009	\$128,791	<u>Mean</u>	2009	1,683 sf	1982 R	98	2004	377
	2010	\$122,965		2010	1,705 sf	1983	129	2005	390
	2011	\$133,652		2011	1,676 sf	1984	100	2006	252
	2012	\$149,970		2012	1,600 sf	1985	111	2007 R	200
	2013	\$140,144		2013	1,773 sf	1986	121	2008 R	165
	2014	\$138,534		2014	1,749 sf	1987	118	2009 R	144
	2015	\$157,359		2015	1,845 sf	1988	128	2010	142
	2016	\$172,940		2016	1,840 sf	1989	183	2011	114
<u>Median</u>	2009	\$96,000	<u>Median</u>	2009	1,440 sf	1990 R	244	2012	111
	2010	\$100,000		2010	1,455 sf	1991 R	252	2013	159
	2011	\$112,500		2011	1,556 sf	1992	378	2014	167
	2012	\$126,500		2012	1,600 sf	1993	334	2015	145
	2013	\$130,000		2013	1,568 sf	1994	392	2016	150
	2014	\$120,000		2014	1,508 sf	1995	397		
	2015	\$138,000		2015	1,600 sf				
	2016	\$160,000		2016	1,640 sf				
<u>Mode</u>	2009	\$80,000	<u>Mode</u>	2009	1,350 sf				
	2010	\$80,000		2010	1,350 sf				
	2011	\$80,000		2011	1,288 sf				
	2012	\$120,000		2012	1,350 sf				
	2013	\$100,000		2013	1,280 sf				
	2014	\$90,000		2014	1,288 sf				
	2015	\$130,000		2015	1,350 sf				
	2016	\$110,000		2016	1,350 sf				

Mean = average value
 Median = middle value in list of numbers
 Mode = value that occurs most often in list of number

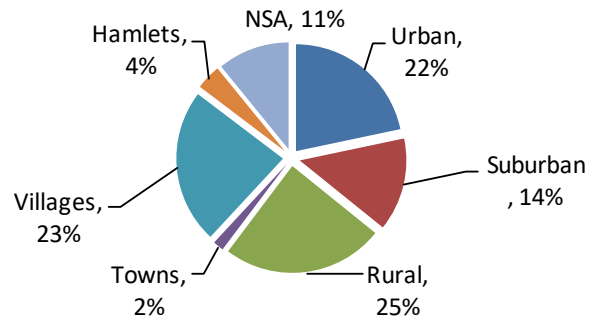
R denotes U.S. recessions as determined by the National Bureau of Economic Research

2016 Annual Report

Comprehensive Plan Reorientation Policy Goals by Community Character Area



2016 Total Dwelling Units by Community Character Area

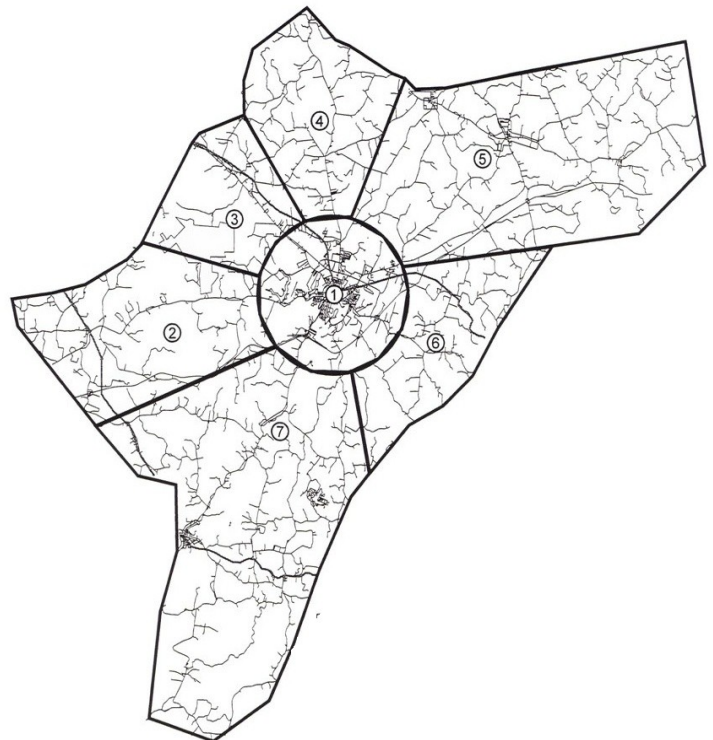


Total Dwelling Units by Comp Plan Area 2016

Community Character Area	# Units	%
Balltown Hamlet (7)	1	0.5
Samuels Hamlet (3)	6	3.3
Hamlets	7	3.8
Boston NSA (2)	10	5.4
New Haven NSA (7)	10	5.4
Naturally Sensitive Area	20	10.9
Boston Road Rural (2)	5	2.7
Cox's Creek Rural (4)	8	4.4
Bloomfield Rural (5)	10	5.4
Woodlawn Rural (6)	8	4.4
New Haven Rural (7)	14	7.6
Rural Area	45	24.5
KY 245 Suburban (3)	4	2.2
Cox's Creek Suburban (4)	4	2.2
Bloomfield Suburban (5)	6	3.3
Woodlawn Suburban (6)	10	5.4
New Haven Suburban (7)	2	1.1
Suburban Area	26	14.1
Bloomfield Town (5)	2	1.09
New Haven Town (7)	1	0.54
Towns	3	1.6
Outer Urban Neighborhood (1)	33	17.94
Traditional Urban Neighborhood (1)	7	3.8
Urban Area	40	21.7
Cox's Creek Village (4)	1	0.6
Deatsville Village (3)	30	16.3
Hunters Village (3)	12	6.5
Villages	43	23.4

Total Dwelling Units by Geographic Area 2016

Area	#	%
Urban Area (1)	40	21.7
Boston Road Corridor (2)	15	8.2
KY 245 Corridor (3)	52	28.3
Louisville Road Corridor (4)	13	7.0
Bloomfield Road Corridor (5)	18	9.8
Woodlawn Road Corridor (6)	18	9.8
New Haven Road Corridor (7)	28	15.2



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

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

Planning Commission

Crystal Hagan (Vice-Chair), City of Bardstown
 Lee Agee, City of Bloomfield
 Dennis Caldwell, Nelson County #2
 Charles Howard (Chair), Nelson County #5
 Andy Hall, City of New Haven
 Martin Carpenter, City of Bardstown
 Mary Ellen Marquess, City of Fairfield
 Mark Mathis (Secretary/Treasurer), Bardstown
 Doug Cornett, Nelson County #4
 Nolen Boone, Nelson County #1
 Bill Busch, Nelson County #3
 # denotes Magisterial District

Planning Commission Staff

Janet Johnston-Crowe, AICP, Director
 Cindy Pile, Administrative Assistant
 Alisha Hammond, Receptionist/Clerk/Inspector
 Mike Coen, Legal Counsel

Conventional Single-Family Dwellings by Subdivision
 2016

Subdivision (Comp Plan Area)	# Units
Corman's Crossing (Deatsville Village 3)	19
Miller Springs (Hunters Village 3)	14
Woodlawn Springs (Urban Outer Residential Neighborhood 1)	9
Beech Fork Estates (Urban Outer Residential Neighborhood 1)	8
Maywood (Urban Outer Residential Neighborhood 1)	8
Saddlebrook (Samuels Hamlet 3)	6
Royal Crest (Deatsville Village 3)	5
Castle Cove (Suburban 6—Woodlawn/Poplar Flat)	3
Bridgepointe (Urban Outer Residential Neighborhood 1)	3
Hunters Ridge (Urban Outer Residential Neighborhood 1)	2
Mallards Landing (Suburban 4)	2
Southfork Estates (Suburban 7)	2
Wellington (Urban Traditional Residential Neighborhood)	2
Saddlebred (Cox's Creek Village 4)	1
Lakeview Estates (Suburban 5)	1
Valley View (Sub 6)	1
Tullamore (Urban Traditional Residential Neighborhood)	1
Remington (Sub 4)	1