

# Planning Matters

Winter 2013 / 2012

Winter 2013 / 2012 Annual Report

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## 2012 Annual Report . . . Message from the Chair

On behalf of the Joint City-County Planning Commission, I am pleased to present the Planning Commission's 2012 Annual Report. The purpose of the annual report is to disseminate information on the operations of the Planning Commission over the last year to the citizens of Nelson County.

This year, the Planning Commission will complete an intensive review of the Zoning and Subdivision Regulations. The purposes of the review are to identify potential tools, methods, or other action steps to implement the Comprehensive Plan and to streamline the procedures and processes.

Looking forward to a prosperous 2013!

Todd A. Johnson  
Chair

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## Pen Bogert Retiring as Preservation Administrator & CLG Coordinator

Pen Bogert will officially resign as the Planning Commission's Preservation Administrator and the City's CLG Coordinator on March 8. He started in 2008 and replaced David Hall who had served as the Preservation Administrator for 22 years. Over the last 5 years, Pen has worked on a part-time basis and has been a great asset to the Planning Commission and City of Bardstown. During his tenure, he provided technical support to the Bardstown Historical Review Board, Bardstown City Council, and property owners and successfully completed many projects, including:

- Development of databases and image libraries of historic resources;
- Completion of historic resources surveys on multiple structures, including structures within the Carden's Addition and Henrytown neighborhoods;
- Preparation of National Register nominations and listing for historic motels;
- Organization and provision of preservation education for property owners, including workshops on preservation/repair of historic wood windows, siding, and masonry; and,
- Conducting research and preparation of publication on 4 historic African-American neighborhoods — Buttermilk, East End, Hickmantown, and Bucktown

Pen previously worked 10 years as a reference specialist with the Filson Historical Society in Louisville and has been involved in many historical, genealogical, and preservation projects. Pen and his wife, Brenda, still live in the Bardstown Historic District., and Pen will continue his historical research efforts and host his Bourbon City Blues program on Thursday afternoons from 1:00 to 3:00 p.m. on WBRT 1320.

The Planning Commission is currently conducting a search for a new Preservation Administrator. Until the Planning Commission finds a qualified candidate, Janet Johnston-Crowe, Planning Commission Director, will assume the duties of the Preservation Administrator. Janet has a Master of Arts in Folk Studies (Historic Preservation track) and has experience as a preservation planner. She worked as a preservation planner in Bowling Green prior to her positions with LTADD and Planning Commission.

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## 2012 Annual Report

### Planning Commission Activity 2007—2012

Application Type	2007	2008	2009	2010	2011	2012
Administrative Appeals	1	0	1	0	0	0
Cell Tower Reviews	1	0	2	1	0	0
Commercial Design Review	7	14	8	7	9	13
Conditional Use Permits						
New & Amended Permits	36	20	26	30	19	24
Annual Inspections	60	96	116	142	172	191
Historic District Certificates of Appropriateness	57	51	61	61	45	75
Parking Waivers	0	0	0	0	1	1
PUD Designations	7	4	3	1	0	1
PUD Amendments	0	1	2	0	1	1
Sign Permits (Cities only)						
Permanent Signs	115	95	83	74	63	72
Temporary Signs	70	60	43	50	55	45
Subdivision Review						
Advisory Plats	9	14	4	1	13	14
Agricultural Division Plats	4	2	7	17	7	9
Amended Plats	39	64	26	42	66	52
Minor Plats	30	36	18	11	20	28
Major—Preliminary Plats	8	3	0	0	1	0
Major—Final Plats	9	32	3	2	4	1
Variances	26	23	9	9	9	14
Zone Changes	33	22	21	12	15	10
Zone Changes—Conditions Amendment	0	0	0	0	0	4
Zone Changes with PUDs	3	0	1	0	1	0
Zoning Compliance Permits	944	807	759	741	577	777
Zoning Compliance Permit Inspections	0	0	0	0	0	777

# 2012 Annual Report

## Zoning Compliance Permit Analysis January - December 2012

Permit Type	City		County		Total	
	#	\$	#	\$	#	\$
<b>Agricultural</b>						
Agricultural Structures	0	\$0	58	\$786,763	58	\$786,763
Agricultural Structure Additions	0	\$0	5	\$21,000	5	\$21,000
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>63</b>	<b>\$807,763</b>	<b>63</b>	<b>\$807,763</b>
<b>Residential</b>						
Accessory Additions	1	\$3,500	6	\$18,100	7	\$21,600
Accessory Demolitions	3	\$0	1	\$0	4	\$0
Accessory Structures	75	\$322,994	208	\$2,042,835	283	\$2,365,829
Double-Wide Manufactured Homes	0	\$0	6	\$268,900	6	\$268,900
Modular Dwellings	0	\$0	1	\$121,000	1	\$121,000
Multi-Family Alterations	1	\$7,000	0	\$0	1	\$7,000
Multi-Family Demolitions	1	\$0	4	\$0	5	\$0
Single-Family Additions	45	\$369,180	74	\$1,258,387	119	\$1,627,567
Single-Family Alterations	13	\$346,900	14	\$315,250	27	\$662,150
Single-Family Demolitions	1	\$0	4	\$0	5	\$0
Single-Family Dwellings	19	\$3,236,077	92	\$14,967,812	111	\$18,203,889
Single-Wide Manufactured Homes	0	\$0	22	\$331,824	22	\$331,824
Single-Wide Manufactured Home - Park Replacements	2	\$0	1	\$0	3	\$0
Two-Family Dwellings (Duplex) (2 units)	1	\$135,000	0	\$0	1	\$135,000
Townhouses/Condominiums (8 units)	1	\$220,000	1	\$190,000	2	\$410,000
<b>Residential Subtotal</b>	<b>163</b>	<b>\$4,640,651</b>	<b>434</b>	<b>\$19,514,108</b>	<b>597</b>	<b>\$24,154,759</b>
<b>Commercial</b>						
Commercial Accessory Structures	3	\$5,400	0	\$0	3	\$5,400
Commercial Additions	7	\$18,061,986	1	\$5,000	8	\$18,066,986
Commercial Structures	9	\$20,038,950	1	\$5,000	10	\$20,043,950
Commercial Alterations	31	\$1,448,247	7	\$161,500	38	\$1,609,747
Commercial Temporary Structures	9	\$0	2	\$0	11	\$0
Commercial Tenant Fit-Ups	6	\$235,000	0	\$0	6	\$235,000
<b>Commercial Subtotal</b>	<b>65</b>	<b>\$39,789,583</b>	<b>11</b>	<b>\$171,500</b>	<b>76</b>	<b>\$39,961,083</b>
<b>Industrial</b>						
Industrial Accessory Structures	3	\$80,000	0	\$0	3	\$80,000
Industrial Additions	1	\$62,000	1	\$349,740	2	\$411,740
Industrial Alterations	6	\$1,144,560	1	\$280,000	7	\$1,424,560
Industrial Structures	4	\$1,546,897	5	\$895,574	9	\$2,442,471
<b>Industrial Subtotal</b>	<b>14</b>	<b>\$2,833,457</b>	<b>7</b>	<b>\$1,525,314</b>	<b>21</b>	<b>\$4,358,771</b>
<b>Public &amp; Semi-Public</b>						
Public Structures	0	\$0	7	\$384,103	7	\$384,103
Public Additions	1	\$0	1	\$30,000	2	\$30,000
Public Alterations	2	\$45,000	2	\$9,000	4	\$54,000
Public Structure Demolitions	1	\$0	0	\$0	1	\$0
Telecommunication Accessory Structures	2	\$12,000	4	\$65,300	6	\$77,300
<b>Public Subtotal</b>	<b>6</b>	<b>\$57,000</b>	<b>14</b>	<b>\$488,403</b>	<b>20</b>	<b>\$545,403</b>
<b>Total</b>	<b>248</b>	<b>\$47,320,691</b>	<b>529</b>	<b>\$22,507,088</b>	<b>777</b>	<b>\$69,827,779</b>

## 2012 Annual Report

### New Construction Permit Comparison 2007—2012

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)	\$0
Multi-Family Structures	1 (3)	\$110,000	4 (25)	\$1,350,000	2 (31)	\$665,000
Townhouses/Condos	9 (33)	\$1,860,000	3 (9)	\$480,000	2 (4)	\$280,000
Single-Family Dwellings	200 (200)	\$27,124,864	165 (165)	\$21,407,066	144 (144)	\$18,545,944
Commercial Structures	17	\$3,604,933	18	\$4,476,900	8	\$2,363,000
Industrial Structures	6	\$10,020,250	3	\$705,000	5	\$342,000
Public Structures	2	\$1,502,558	1	\$75,000	6	\$20,024,700
<b>Total Permits</b>	<b>944</b>	<b>\$70,493,140</b>	<b>807</b>	<b>\$45,962,327</b>	<b>759</b>	<b>\$62,081,496</b>

Permit Type	2010		2011		2012	
	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost	# Permits (Units)	Estimated Cost
Duplexes	0 (0)	\$0	0 (0)	\$0	1 (2)	\$135,000
Multi-Family Structures	0 (0)	\$0	3 (27)	\$710,000	0 (0)	\$0
Townhouses/Condos	2 (4)	\$340,000	3 (7)	\$503,000	2 (8)	\$410,000
Single-Family Dwellings	142 (142)	\$17,461,050	114 (114)	\$15,036,298	111 (111)	\$18,203,889
Commercial Structures	8	\$1,274,600	12	\$8,027,720	10	\$20,043,950
Industrial Structures	3	\$2,210,000	7	\$508,000	9	\$2,442,471
Public Structures	3	\$33,800	4	\$2,166,458	7	\$384,103
<b>Total Permits</b>	<b>741</b>	<b>\$44,026,938</b>	<b>577</b>	<b>\$34,758,145</b>	<b>777</b>	<b>\$69,827,779</b>

### Conventional Single-Family Dwellings by Subdivision 2012

<u>Subdivision (Comp Plan Area)</u>	<u># Units</u>
Woodlawn Springs (Urban Outer Residential Neighborhood)	12
Corman's Crossing (Deatsville Village 3)	12
Maywood (Urban Outer Residential Neighborhood)	6
Castle Cove (Suburban 6—Woodlawn/Poplar Flat)	5
Pembroke Place (Suburban 6—Woodlawn/Poplar Flat)	4
Bridgepointe (Urban Outer Residential Neighborhood)	3
Salem Hills (Urban Outer Residential Neighborhood)	3
Tullamore (Urban Traditional Residential Neighborhood)	3

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## Conventional Single-Family Dwelling Data Analysis 2007—2012

Construction Cost			Size—Living Space		
<u>Range</u>	2007	\$18,000—\$1,987,000	<u>Range</u>	2007	156-14,676 sf
	2008	\$2,100—\$500,000		2008	480-4,937 sf
	2009	\$10,000—\$685,000		2009	700 — 6,999 sf
	2010	\$500—\$57,850		2010	120 — 5,746 sf
	2011	\$25,000—\$480,000		2011	832—3,715 sf
	2012	2,100—\$1,250,000		2012	640—10,000 sf
<u>Mean</u>	2007	\$135,624	<u>Mean</u>	2007	1,671 sf
	2008	\$130,043		2008	1,750 sf
	2009	\$128,791		2009	1,683 sf
	2010	\$122,965		2010	1,705 sf
	2011	\$133,652		2011	1,676 sf
	2012	\$149,970		2012	1,600 sf
<u>Median</u>	2007	\$100,000	<u>Median</u>	2007	1,436 sf
	2008	\$105,000		2008	1,500 sf
	2009	\$96,000		2009	1,440 sf
	2010	\$100,000		2010	1,455 sf
	2011	\$112,500		2011	1,556 sf
	2012	\$126,500		2012	1,600 sf
<u>Mode</u>	2007	\$80,000	<u>Mode</u>	2007	1,350 sf
	2008	\$80,000		2008	1,250 sf
	2009	\$80,000		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

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

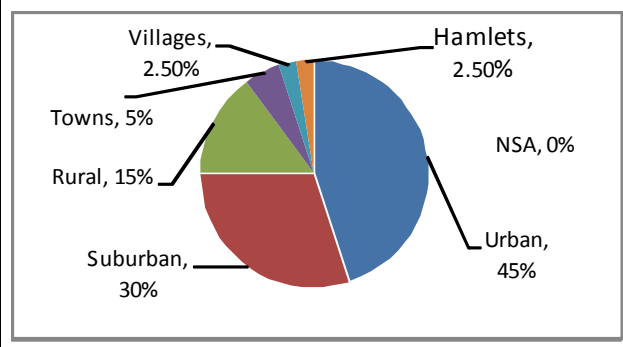
## Conventional Single-Family Dwellings 1974-2012

Year	# Units	Year	# Units
1974 R	109	1994	392
1975	152	1995	397
1976	149	1996	380
1977	126	1997	351
1978	176	1998	474
1979	209	1999	427
1980 R	115	2000	402
1981 R	98	2001 R	406
1982 R	98	2002 R	391
1983	129	2003 R	429
1984	100	2004	377
1985	111	2005	390
1986	121	2006	252
1987	118	2007 R	200
1988	128	2008 R	165
1989	183	2009 R	144
1990 R	244	2010	142
1991 R	252	2011	114
1992	378	2012	111
1993	334		

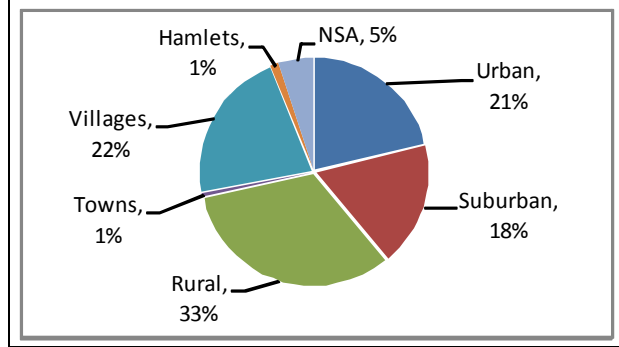
*R denotes U.S. recessions as determined by the National Bureau of Economic Research*

# 2012 Annual Report

## Comprehensive Plan Reorientation Policy Goals by Community Character Area



## 2012 Total Dwelling Units by Community Character Area

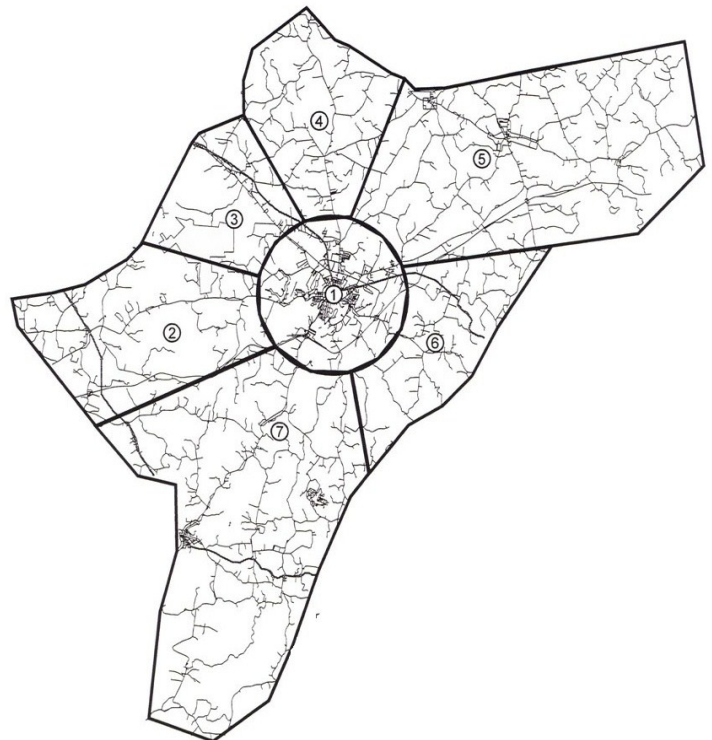


### Total Dwelling Units by Area 2012

Community Character Area	# Units	%
Samuels Hamlet (3)	1	0.67%
<b>Hamlets</b>	<b>1</b>	<b>0.67%</b>
Boston NSA (2)	1	0.67%
New Haven NSA (7)	5	3.33%
<b>Naturally Sensitive Area</b>	<b>6</b>	<b>4.00%</b>
Boston Rural (2)	2	1.33%
KY 245 Rural (3)	1	0.67%
Cox's Creek Rural (4)	9	6.00%
Bloomfield Rural (5)	14	9.33%
Woodlawn Rural (6)	11	7.33%
New Haven Rural (7)	19	12.66%
<b>Rural Area</b>	<b>56</b>	<b>37.32%</b>
Boston Road Suburban (2)	1	0.67%
KY 245 Suburban (3)	2	1.33%
Cox's Creek Suburban (4)	5	3.33%
Bloomfield Suburban (5)	1	0.67%
Woodlawn Suburban (6)	14	9.33%
<b>Suburban Area</b>	<b>23</b>	<b>15.33%</b>
New Haven Town (7)	1	0.67%
<b>Towns</b>	<b>1</b>	<b>0.67%</b>
Downtown Historic District (1)	2	1.33%
Outer Urban Neighborhood (1)	27	18.00%
Traditional Urban Neighborhood (1)	18	12.00%
<b>Urban Area</b>	<b>47</b>	<b>31.33%</b>
Deatsville Village (3)	14	9.33%
Hunters Village (3)	1	0.67%
New Hope (7)	1	0.67%
<b>Villages</b>	<b>16</b>	<b>10.67%</b>

### Total Dwelling Units by Area 2012

Area	#	%
Urban Area (1)	47	31.33%
Boston Road Corridor (2)	4	2.67%
KY 245 Corridor (3)	19	12.66%
Louisville Road Corridor (4)	14	9.33%
Bloomfield Road Corridor (5)	15	10.00%
Woodlawn Road Corridor (6)	25	16.67%
New Haven Road Corridor (7)	26	17.33%



# 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

Crystal Brady, City of Bardstown  
Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Charles Howard, Nelson County (#5)  
Andy Hall, City of New Haven  
Todd Johnson (Chair), City of Bardstown  
Mary Ellen Marquess (Vice-Chair), City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Carolyn Welch, Nelson County (#4)  
Dennis Caldwell, Nelson County (#2)  
Mike Zoeller, Nelson County (#1)

# denotes Magisterial District

## Planning Commission Staff

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Tracy Grant, Receptionist/Clerk  
Jack Waff, Enforcement Officer  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter

## NEWS

- **Linda Wells** resigned from the Planning Commission in November 2012. She represented Magisterial District #2 (Woodlawn, Botland, and southeast Nelson County) between August 1992 and November 2012. **Dennis Caldwell** was appointed by Judge/Executive Watts, with approval by Fiscal Court, to serve her unexpired term. Dennis is a native of Nelson County and is a 1980 graduate of Nelson County High School. He has worked as a full-time farmer since 1984 and is in partnership with his brother, Danny. Dennis is married and has 2 daughters. They live in the Woodlawn area.
- **Theresa Cammack, Mike Zoeller, and Andy Hall** were reappointed to the Planning Commission. Theresa represents Magisterial District #3 (Boston, Nelsonville, and western Nelson County) and has been a Planning Commissioner since 2001. Mike represents Magisterial District #1 (New Haven, New Hope, and southern western Nelson County) and has served as a Planning Commissioner since 1981. Andy represents the City of New Haven and has been a Planning Commissioner since 2000. Andy also serves as a member and Chairman of the New Haven Board of Adjustment.
- **Jesse Wheat** has resigned from the **Bardstown Board of Adjustment**. Jesse was appointed by the Bardstown Mayor, with approval from the Bardstown City Council, to serve a 2-year unexpired term. **This position is now vacant.** Anyone interest in serving on the BOA should contact Mayor's office.
- **J.B. Murphy** was reappointed to the **Bloomfield Board of Adjustment**. He has served since 2010.
- **William Marquess** was reappointed to the **Fairfield Board of Adjustment**. He has served since 2005.
- **David Mattingly** was reappointed to the **Development Review Board**. He has served since 2010.
- **In Memory of Chris Hunsinger.** Chris passed away February 21, 2013. He was a dedicated planner. Chris served as Hardin County's Planning & Director for 32 years.