



# Oldham County Planning and Development Services

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## Annual Report 2009

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**Director's remarks:** The Department of Planning and Development Services offers a variety of services to Oldham County citizens and the development community. Services include long-range planning, current planning, grant management, Geographic Information Systems (GIS), code enforcement, customer service, building permits and inspections. Planning and Development also provides staff assistance to the Planning and Zoning Commission, the Oldham County Board of Adjustments, the LaGrange Board of Adjustments, the Pewee Valley Board of Adjustments, and the Code Enforcement Board, as well as several committees.

Similar to other communities across the United States, Oldham County experienced a much lower volume of development activity in 2009 compared to previous years. Concurrently, the number of staff members associated with development activities was also lower in 2009. In other areas, however, it has been a busy and productive year for the department which undertook several long-range planning activities, completed a list of GIS projects, expanded the scope of customer service, and secured and managed more grants and grant-related construction projects than ever before.

With the recovery of the economy and building industry, we believe our Department will be very productive and provide more services to Oldham County citizens and the development community in 2010.

**Grant Activities:** 2009 was a remarkable year for grant activities in Oldham County. Planning and Development Services alone managed 15 federally-funded projects totaling \$6 million. Some of these projects were in the contractual process while others were well into design and construction stages. One of the projects that was completed and opened for public use in 2009 was Commerce Parkway Bike and Pedestrian Trail/Interurban Greenways Phase 1. Most of the other projects will be carried over to 2010 and beyond.



**Long-Range Planning Activities:** After nearly three years of hard work by a Task Force, the Brownsboro Master Plan was adopted as an element of the Oldham County Comprehensive Plan. Also adopted in 2009 was the Oldham County Parks and Recreation Master Plan which was managed by the Parks and Recreation Department. Other long-range planning activities include the Highway 53 Access Management Study, the Oldham County Major Thoroughfare Plan update, and a new draft of the Access Management Regulations.



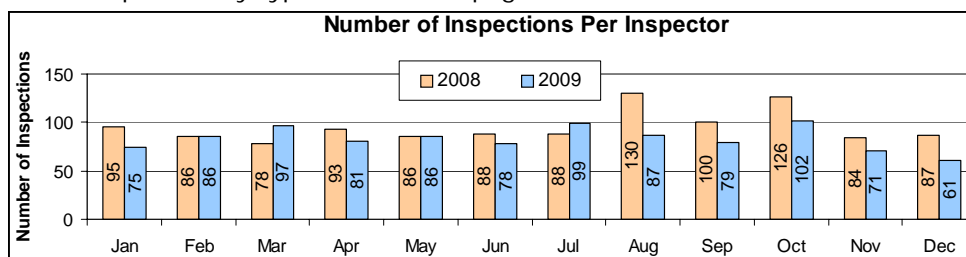
**Planning Commission:** Planning Commission reviewed a total of 18 cases in 2009, all of which were approved. Four of the cases were requests for extensions of expiration, three were revised development plans, and two were waivers and master plans. There was one case reviewed for each of the following: preliminary plans, zoning map amendments, variances, text amendments, community facility review and bond revocation.

**Code Enforcement Board:** The Oldham County Code Enforcement Board heard a total of 19 cases/citations. Five citations were dismissed due to compliance. \$2,750 in fines were collected.

**Boards of Adjustments:** A total of 15 cases were reviewed by the Oldham County Board of Adjustments (9), LaGrange Board of Adjustments (5) and Pewee Valley Board of Adjustments (1). Six of the cases (40%) were conditional uses, seven (47%) were variances, and two (13%) were administrative appeals. The number of cases is compared with other years of the decade on page 3 of this report.

**Permits and Inspections:** A total of 1,389 permits were issued in 2009 compared to 1,608 in 2008, a decrease of 14%. A more detailed analysis of the permits by type is shown on page 4.

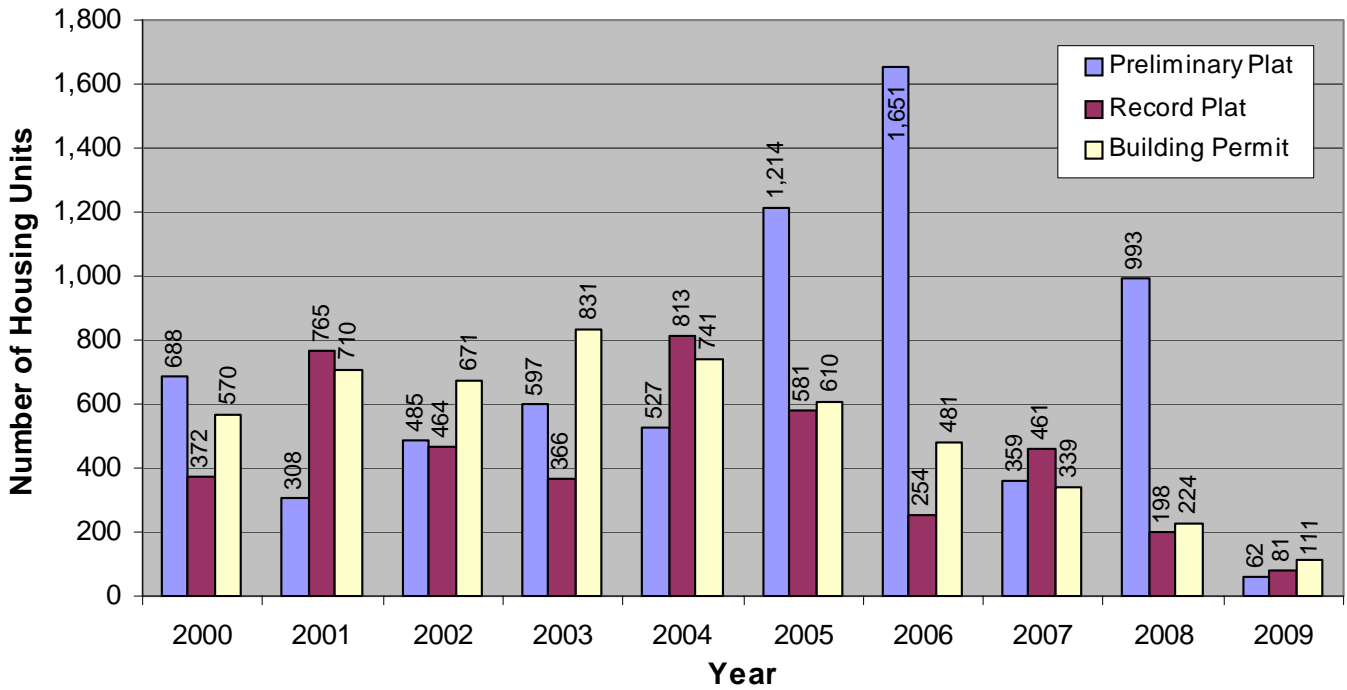
The number of inspections in 2009 also decreased from the previous year. However, due to a reduced work force in 2009, the average number of building inspections per inspector dropped at a much slower pace. On average, a building inspector conducted 83 inspections per month in 2009 compared to 95 in 2008.



**Geographic Information Systems (GIS):** It was a busy year for Oldham County GIS with the completion of several major projects as listed below:

- Improved GIS quality: Error rate decreased from 40% to 3% and was rated one of the best in the industry.
- Updated parcel and address databases to support the Stormwater Commission for its first billing.
- Digitized zoning maps: With assistance from KIPDA, all zoning maps were converted from paper to GIS.
- Facilitated data sharing with members of the Oldham County Geographic Information Consortium (OGIC).
- Customized and installed a GIS viewer application at the Planning and Development office and Property Valuation Administration.
- Drafted a Digital Submission Standard document which will improve the efficiency and accuracy of GIS, as well as reduce cost and redundancy.

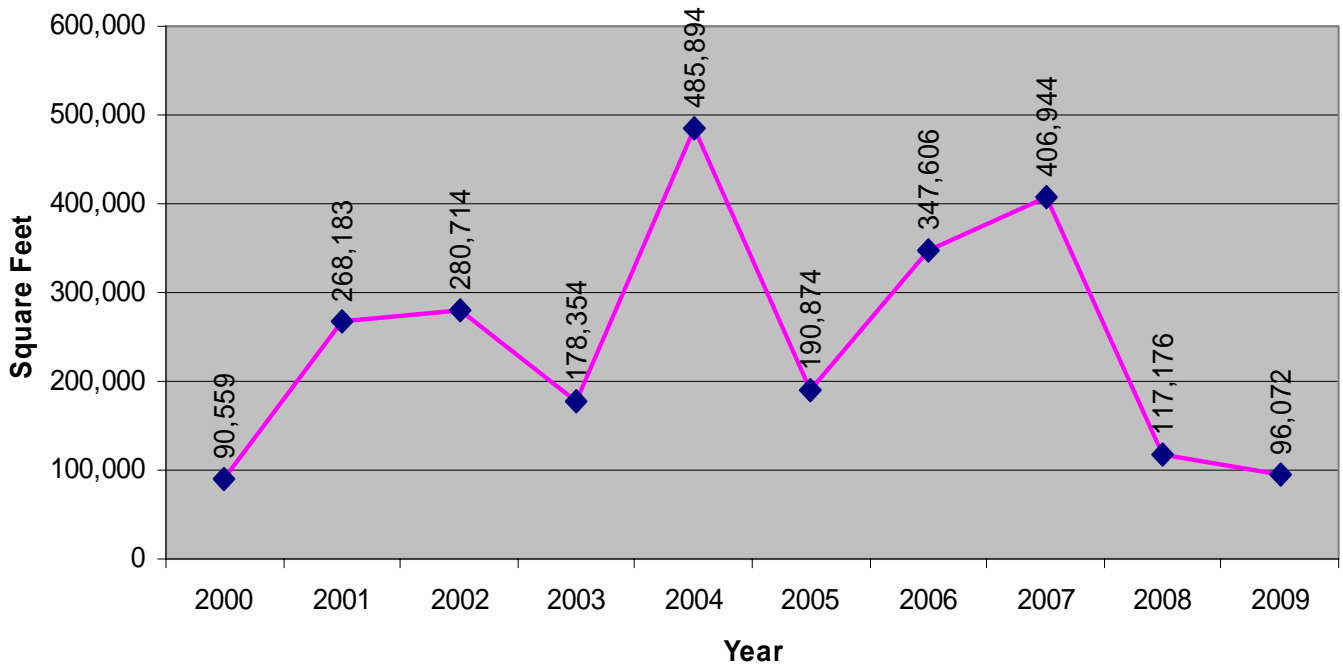
### Comparison of Housing Units by Approved Preliminary Plat, Record Plat and Building Permit - Oldham County 2000-2009



**Residential:** Average number of new housing units approved per year during the last 10 years:  
 Preliminary plat: 688 units (Peaked in 2006 with 1,651 units)  
 Record Plat: 436 units (Peaked in in 2004 with 813 units)  
 Building Permit: 529 units (Peaked in 2003 with 831 units)

**Non-Residential:** The highest three years were dominated by the construction of major facilities in Oldham County:  
 2004: Oldham Co. Public Schools accounted for 256,000 Sq. Ft.  
 2006: Rawlings Group Constructed 155,000 Sq. Ft. of office.  
 2007: Oldham County Public Schools and the new Oldham County Public Library accounted for 210, 000 Sq. Ft.

### New Non-Residential Building Activities Oldham County 2000-2009

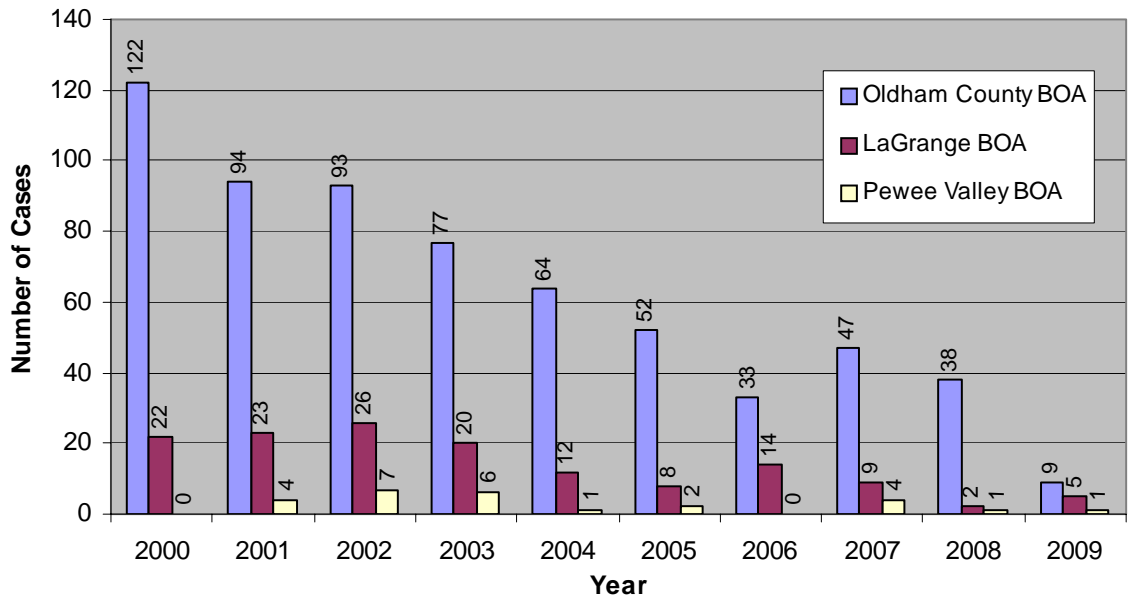


Oldham County Board of Adjustments experienced the smallest number of cases (9) of the decade in 2009, a drop of 76% from the previous year. In 2000, there were 122 cases.

The number of cases for LaGrange was low as well, but it increased from 2 cases in 2008 to 5 cases in 2009. There were 26 cases in 2006.

Pewee Valley cases remained low throughout the decade.

### Boards of Adjustments (BOA) - Oldham County 2000-2009



### Location of New Housing Units Permitted in 2009

Total New Housing Units Permitted: 111 (Each red dot represents 1 unit)

Median Building Value (excluding land): \$160,000 (\$240,000 in 2008)

Median Building Size: 3,076 Sq. Ft. (Same in 2008)

In Municipalities: 47% (29% in LaGrange, 17% in Crestwood)

In Subdivisions: 75%

Cherrywood Place: 14 (13% of total)

Williams Gate 12 (11% of total)

Majestic Woods: 7

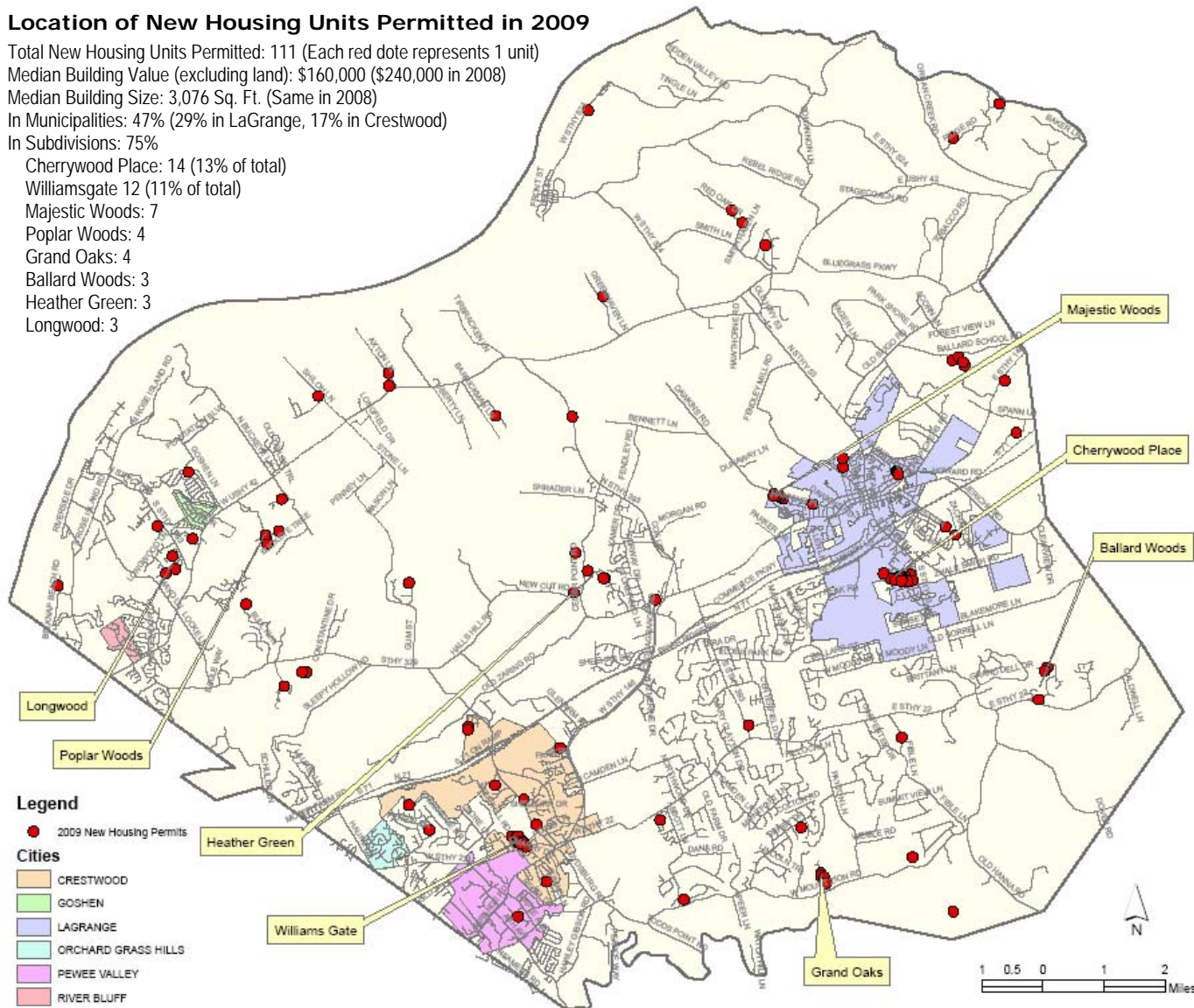
Poplar Woods: 4

Grand Oaks: 4

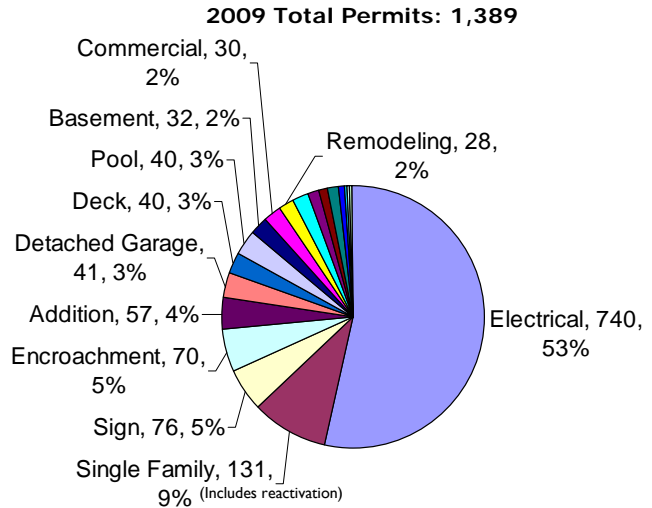
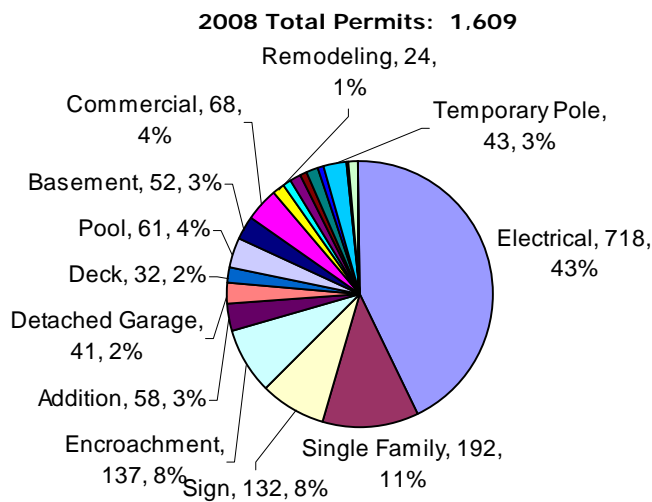
Ballard Woods: 3

Heather Green: 3

Longwood: 3



## Building Permit by Type



**Customer Service:** Providing Customer Service is an important function of Planning and Development Services which includes but is not limited to the following:

- Research past Planning and Zoning Commission and Board of Adjustments files
- Floodplain and zoning verifications
- Look up parcel numbers, plats, and setbacks
- Research relating to maps and parcels
- Assist customer in filling out applications
- Explain information from the comprehensive plan, zoning and subdivision regulations
- Answer any other planning, zoning and building related questions.

**Minor Plat:** In 2009, a total of 49 minor plats were reviewed:

- Property line shifts: 26
- Consolidation plats: 4
- Plats creating new lots: 19 plats created a total of 38 new lots.

**Planning and Development Services  
Total Number of Minor Subdivision Plats Reviewed  
2002 - 2009**

Year	Total
2002	129
2003	106
2004	132
2005	101
2006	106
2007	91
2008	69
2009	49

Source: Oldham County Planning and Development Services  
Data not available prior to 2002

**Coming in 2010:** Oldham County Geographic Information Consortium (OGIC) is preparing to launch a cutting edge GIS website to be available at [www.oldhamgis.org](http://www.oldhamgis.org) in early 2010. The website will feature a county-wide interactive map with an easy to use toolbar and a list of data layers such as aerial photography, parcels, zoning designations, floodplain boundaries, addresses, and street centerlines.

**Floodplain Management:** The Planning and Development Services Department is responsible for Floodplain Management for Oldham County. Oldham County adopted the latest floodplain management ordinance to reduce future flood risk to new construction in flood prone areas in 2006. Proper enforcement of the ordinance ensures that the federal government will make flood insurance available to our residents to protect them against flood losses. Our current efforts include updating our floodplain files to ensure that we can demonstrate to FEMA and the Division of Water that we are properly enforcing our ordinance.

The most recent population estimate for Oldham County was 56,874 on July 1, 2008:

- An increase of 10,696 persons or 23.2% since 2000.
- An average increase of 1,236 persons/year.
- Ranked 6th in the Commonwealth in terms of percentage growth (Dropped from 5th in 2007, from 4th in 2006).

County	% Change
Spencer	40.0%
Boone	28.8%
Scott	25.8%
<b>Oldham</b>	<b>19.7%</b>
Shelby	19.1%
Bullitt	19.0%

County	% Change
Spencer	43.1%
Boone	30.8%
Scott	29.9%
Shelby	21.4%
<b>Oldham</b>	<b>21.1%</b>
Bullitt	20.7%

County	% Change
Spencer	44.9%
Boone	33.3%
Scott	32.4%
Shelby	22.7%
Bullitt	21.7%
<b>Oldham</b>	<b>21.1%</b>

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