

## A Plan for Preserving Woodford Resources: Land, Water and Air

**T**his Chapter contains policies and implementation actions that will help the Woodford community achieve the Woodford Resources goals and objectives adopted for the 2005 Comprehensive Plan Update. These policies and actions continue and support many of the best ideas from the planning effort begun in 2000 which resulted in “Preserving Town and Country in the Woodford Bluegrass”.<sup>1</sup> When adopted by the Planning Commission, these policies and guidelines will help shape future planning decisions of the Commission and its’ member Legislative bodies (Versailles, Midway and Woodford County).

How will the Commission and Legislative bodies use these policies to shape decisions? Policy statements represent the **position or standard** of the Planning Commission with regard to a specific topic. That position or standard can be changed by the Commission through an amendment to the Comprehensive Plan. For example, the Commission adopts a policy that requires any change to an Urban Service Boundary Area to be considered as an amendment to the Comprehensive Plan. That standard is definitive, and the Commission would be precluded from changing a boundary through any other method such as through a zoning map amendment.

Guidelines, on the other hand, are intended to be flexible tools that the Commission and Legislative bodies can use to evaluate how development proposals comply with the goals, objectives and policies of the adopted Comprehensive Plan. The guidelines are applied on a case by case basis and some may not be applicable or appropriate for every development

<sup>1</sup> Preserving Town and Country in the Woodford Bluegrass, Dover-Kohl and Partners, 2001.

proposal considered by the Commission. Both policies and guidelines can be used as findings to support Commission and/or Legislative body decisions.

### *Plan Policies and Guidelines*

#### *Protection of Historic Resources*

Figure 51 depicts a number of historic resources within the County. Several of these are physical areas that have been listed on the National Register of Historic Places and may be candidates for local preservation efforts through an overlay district. The Commission has already taken the first steps toward implementation of historic, cultural or scenic overlay districts through the establishment of the Downtown Versailles District and Architectural Review Board. This process could be expanded to address other areas, but additional guidelines for how such expansions occur would be needed.

The policies and guidelines recommended below are intended to expand the “first steps” already taken, to other areas within Woodford County including the Pisgah Pike and Old Frankfort Pike areas. While these areas enjoy a degree of protection through the national historic preservation program, an overlay district would serve to alert property owners and potential developers to the fact that such areas are protected and subject to special review. These areas differ from traditional historic preservation districts that focus on the architecture of contributing structures.

The historic character of the Pisgah Pike area, for example is comprised of its structures as well as the pattern and relationship of the built and natural environment, agricultural uses and the manner in which roads and man-made uses are separated (by dry laid stone fences, etc.). This combination of factors is the primary reason why a special type of overlay district is necessary to protect these resources.

**Policy 1: Develop and implement historic, cultural and scenic overlay districts to recognize and preserve important community assets such as the Pisgah Pike National Register District, the Old Frankfort Pike Scenic Byway districts, and other Woodford historic or scenic treasures. The Planning Commission will support the creation of additional and appropriate historic preservation overlay districts through a nomination process.**

Guideline 1.1 - The creation of an overlay district should be reserved to the protection and preservation of physical areas containing multiple historic, cultural and/or scenic sites and structures which are identified on Figure 51. This Figure can be amended by the Planning Commission from time to time to add, modify or remove resources.

**Policy 2: The historic preservation overlay district nomination process should be formally established by the Planning Commission through an amendment to the land development regulations. This nomination process should begin with the owners of property within the area proposed for designation, and should address the responsibility of the nominating group to prepare all necessary information and applications required for the Planning Commission to consider and take action concerning an overlay district.**

Guideline 2.1 - In the establishment of procedures for historic overlay districts, the Commission should evaluate the cost and staffing requirements for project reviews associated with a district and determine how those costs and staffing requirements will be mitigated.

**Policy 3: Encourage the cooperation between local interest groups, public and private, as a means of supporting the recognition, restoration, and tourism potential of old and historic buildings, sites and districts within Woodford County.**

The overlay district policies provide an opportunity for additional local control of historic preservation, but do not address preservation of historic resources that are not included in such districts. Traditionally, the Planning Commission has noted important historic, cultural or scenic resources in the Comprehensive Plan and informally addressed preservation of such resources through the development review process. The policies below serve to formalize that process and identify which resources should be addressed through development review procedures.

**Policy 4: Development proposals for properties that abut any of the historic, cultural or scenic resources identified on Figure 51 should address how the development is or will be planned to be compatible with the preservation of the historic resource.**

Guideline 4.1 - A compatibility analysis should include noise, lighting, architectural appearance, site design, and other elements deemed to be appropriate by the Planning Commission.

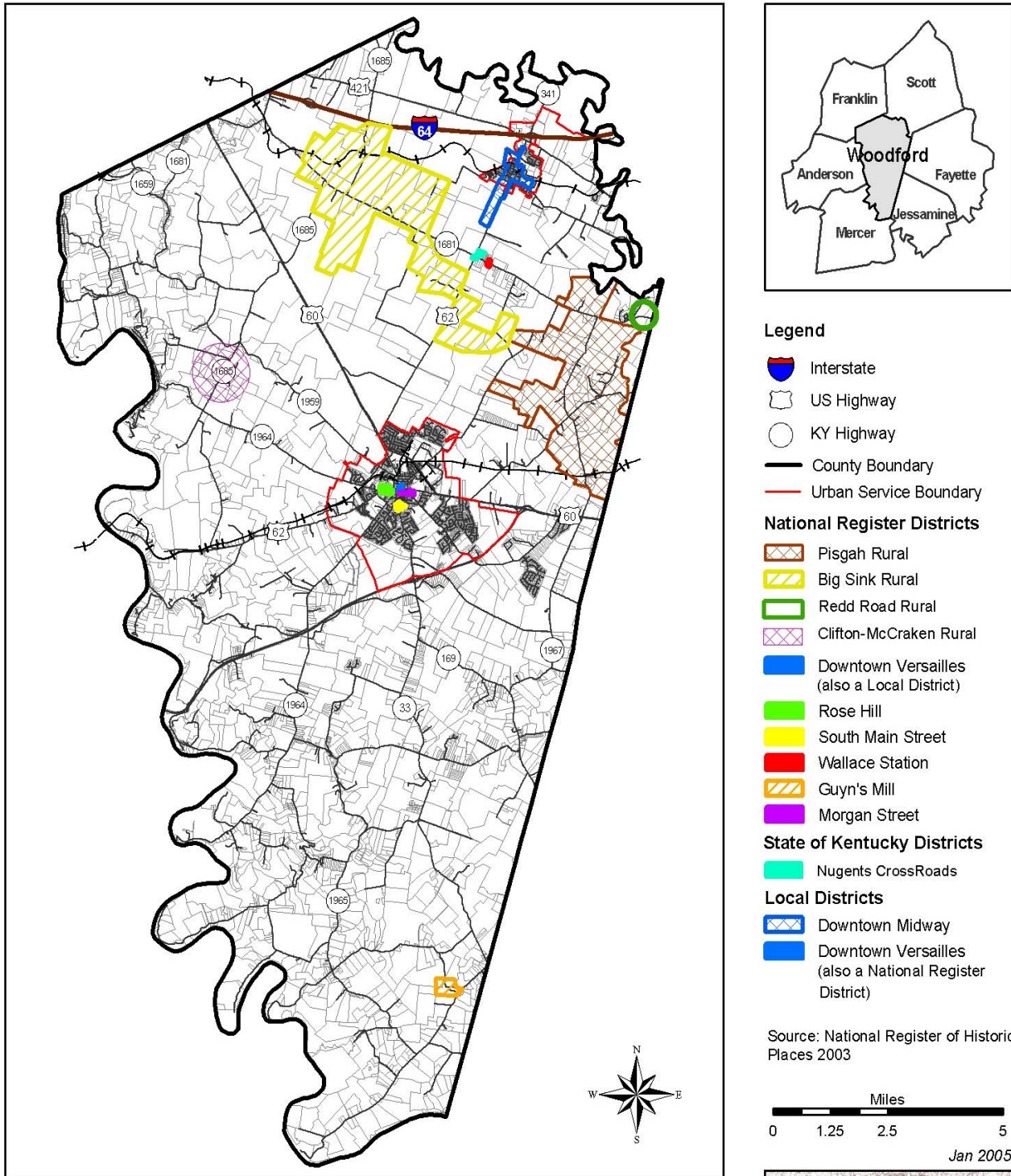
**Policy 5: The compatibility review enacted pursuant to Policy 4 should be conducted by the Architectural Review Board whose recommendation should be forwarded to the Planning Commission for final action.**

*Protection of Environmental Resources*

Protection of important environmental resources is another topic addressed in the goal and objectives. Currently, the land development regulations address some environmental elements such as erosion and sediment control (subdivision regulations), flood protection (floodplain regulations), and open space (subdivision regulations). Plan policies identified below address topics not currently addressed in the land development regulations including sinkholes and other karst features, steep slopes and unstable soils, groundwater recharge/well-head protection, and stream and wetland protection.

**Policy 6: Development proposals for properties that include an identified and protected environmental resource should address how the development is or will be planned to be compatible with the preservation of the function of the resource. Such protected resources should include floodplains and floodways, karst features (sinkholes and rock outcroppings), steep slopes and areas of unstable soils, blue line streams, wetlands, the Kentucky River, and groundwater recharge or well-head protection zones.**

**Figure 51**  
**National, State or Local Historic Districts**  
 PEOPLE JOBS AND HOUSING



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 VERSAILLES MIDWAY WOODFORD COUNTY



Guideline 6.1 – A protected resource should include the resource and any associated zone of influence. For example, a sinkhole may be 100 feet in diameter, but the associated “zone of influence” may encompass an additional 100 feet.

**Policy 7: The Planning Commission should require all new residential neighborhoods to provide open space dedicated to the use and enjoyment of the residents. The amount of open space to be provided should be based on the neighborhood park and open space standard per 1,000 population recommended by the National Parks and Recreation Association.**

**Policy 8: The Planning Commission should establish light pollution standards specific to the Urban and Rural Areas and provide a catalogue of best management practices as a means of educating land owners and developers about site planning and design strategies that aid in reducing light pollution.**

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