

PROPOSED AMENDED GOALS AND OBJECTIVES
Public Hearing August 12, 2010

GENERAL PROCESS

Goal GP-1: Insure that the processes and activities of the Versailles-Midway-Woodford County Planning Zoning Commission occur in a fair and efficient manner and that the Commission will recognize that property owners have the right to enjoy the use of their property in pursuit of their own best interests, both social and economic, yet recognize also that the ownership of property confers responsibilities. Use of private property should not interfere with the health or safety of neighboring property owners or occupants or deny neighboring property owners those same inherent rights.

OBJECTIVES:

1. **Encourage citizen input from divergent interests within the community.**
2. **Allow adequate time for concerned citizens to address the Commission within the spectrum of public hearings.**
3. **Develop a timely process for applicants to use when working with the Commission and its staff.**
4. **Minimize unnecessary hurdles which can result in prospective employers locating in more accessible communities.**
5. **Adopt comprehensive plan elements which are unambiguous.**

COMMERCIAL DEVELOPMENT

Goal LU/CFS-1: To ~~understand~~ **encourage** and accommodate **commercial development to meet** the various(~~levels of commercial~~) needs of the cities of the county.

OBJECTIVES:

1. Discourage strip commercial activities along major traffic arteries unless specifically designated in the Land Use Plan
2. To ~~establish~~ **maintain** guidelines to effectively buffer commercial areas from nearby residential areas.
3. Enhance the expansion and revitalization of commercial needs within the central business districts of Versailles and Midway.
4. To permit commercial and workplace uses within new neighborhoods and in appropriate locations within the undeveloped urban service/growth areas.
5. **To encourage development of all Regional Commercial Centers.**
6. **Encourage the reuse/redevelopment of declining commercial areas.**

INDUSTRIAL DEVELOPMENT

Goal LU/CFS-2: To ~~accommodate~~ **encourage** industrial development that will assist in providing for a broad and stable economic base ~~conducive to the character of the areas.~~

OBJECTIVES:

1. Cooperate with ~~industrial~~ **economic** development agencies in helping to provide suitable locations for industrial parks.
2. To establish guidelines to effectively buffer industrial activity from residential areas.
3. Encourage the establishment of ~~clean non-polluting types of~~ industries that will constitute a long-range community asset.
4. **Ensure that sufficient land is available to accommodate new industry.**

RESIDENTIAL – HOUSING DEVELOPMENT

Goal LU/CFS-3: Provide for ~~desirable~~ residential development through the assurance of safety, property design, proper facilities and protection from ~~nuisances and~~ hazards.

OBJECTIVES:

1. Encourage the development **or redevelopment** of adequate housing to meet the needs of all of the County's **current and future** population **at all levels of income.**
2. ~~Discourage residential subdivision growth that is scattered outside of the urban services area.~~ **Encourage future residential growth to be located within the Urban Service Boundary and small communities while discouraging residential subdivision growth that is scattered outside the Urban Service Boundary.**
3. Improve the environmental condition of blighted and deteriorating areas within the county.
4. ~~Accommodate mobile home development only in designated mobile home parks as an alternative form of single family homes.~~

TRANSPORTATION

Goal Mob-1: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares and neighborhood streets that are safe, cost effective, and adequate for their surroundings.

OBJECTIVES:

1. Coordination and planning of future neighborhood/subdivision designs so as to facilitate proper traffic circulation.
2. Improvement of traffic conditions and circulation within the County by encouraging, where appropriate and conducive to the character of the existing neighborhood, the extension of dead-end streets, loop streets, and the widening of existing substandard thoroughfares.

3. Coordinate the ~~Major Thoroughfare Plan~~ **main thoroughfares** with other modes of travel, including transit, rail, pedestrian, and bicycle, to comprehensively address mobility issues and needs within Woodford County.
4. Recommend improvements to existing thoroughfares that optimize the flow of traffic, improve pedestrian safety, and reduce vehicular accidents.
5. Recommend standards to guide the future design and construction of improvements to Midway Road (US 62), between US 60 and the City of Midway, segments of US 60, as well as other designated scenic corridors within Woodford County, to preserve their designation as scenic corridors **and improve safety.**
6. **Promote circulation systems which will encourage pedestrian movement in the downtown area while minimizing pass-through vehicular traffic.**
7. **Discourage thru tractor trailer traffic from certain routes, including downtown Versailles and Midway Road.**

PUBLIC USE FACILITIES

Goal LU/CFS-4: Determine if existing developments as well as proposed new developments will be provided the necessary, desirable, and advantageous community services and facilities in an orderly and efficient manner. These services and facilities shall include, but not be limited to, solid waste disposal, sewer and water systems, fire and police protection, health services, parks and recreation, schools, historical and cultural activities.

OBJECTIVES:

1. Continue to encourage the improvement and upgrading of sewer treatment facilities and the extension of sewer trunk lines in a logical and cost-effective manner.
2. Continue to encourage the development of additional or existing recreational facilities to serve the public.
3. Continue to encourage the improvement **and upgrading** of the water and storage capacity and pressure characteristics of City and County water systems **in a logical and cost-effective manner.**
4. Promote an adequate level of public services and facilities through the continued use of the Urban Service/Growth Area concept.
5. **Support educational opportunities for citizens at all levels of learning.**

GENERAL LAND DEVELOPMENT

Goal LU/CFS 5: Provide for the proper organization of land use and physical relationship thereof that will provide for an increasingly safe, healthy and convenient environment for the residents of the County to live and work in.

OBJECTIVES:

1. Future land development should be encouraged to be located in centralized compacted patterns rather than decentralized sprawled patterns.
2. Strive to ~~protect~~ **provide a balance between** recreational, tourist, unique natural areas, cultural attractions, ~~by controlling~~ **and** any development that might harm the surrounding **physical** environment ~~of~~ **near** such attractions.
3. Discourage residential development along existing county roads by ~~increasing~~ **maintaining** the road frontage requirement for new land division outside the urban services area and the small community districts.
4. Maintain, for the current planning period, the ~~existing~~ acreage of the urban services area but allow for some limited adjustments, ~~through the shifting of~~ **while considering the needs met and impacts of shifting the** existing boundaries.
5. ~~Develop~~ **Review** standards for landscaping and buffering that will utilize techniques for the purpose of improving the aesthetic and functional quality of new development and minimizing the friction between incompatible urban land uses.
6. Preserve the compact urban forms of Versailles and Midway.
7. Develop recommended standards specific to the Urban Service/Growth Areas and Rural Service Area for limiting light, noise, and odor pollution.
8. Evaluate Land Use Districts that provide recommendations for the creation, expansion, restoration or redevelopment of:
 - Neighborhoods
 - Regional Commerce Centers and corridors
 - Rural Areas
 - Small Communities
 - Workplace/Campus Areas
 - Town Centers/Downtown, and
 - Interchange Commerce Areas

NATURAL RESOURCE CONSERVATION

Goal WR-1: To encourage and promote the conservation and protection of Woodford County's ~~unique~~ natural resources ~~and "special areas"~~ such as ~~unique~~ agricultural, scenic, cultural, archaeological, geological, and biological sites.

OBJECTIVES:

1. Identify and protect sensitive natural resource site ~~and unique special areas~~ from the effects of incompatible development.
2. Assemble and maintain a system of environmental information to be considered in making decisions regarding land use.

3. Encourage public education programs, conservation efforts by private organizations, and public policy which will promote the protection of unique natural areas.
4. **Encourage compliance with local, state and federal environmental regulations.**

DOWNTOWN AREAS

Goal LU/CFS 6: To encourage the restoration, preservation, and strengthening of the Central Business District of Versailles and Midway as the activity centers of Woodford County.

OBJECTIVES:

1. Ensure adequate space through planning actions to encourage governmental, commercial trade, professional office and multi-family residential development within the Central Business Districts, new neighborhoods/subdivisions, and in appropriate locations within the Urban Service/Growth Areas.
2. Support efforts to provide the downtowns with a clean, uncluttered appearance.
3. Promote the historic character of Downtown Versailles and Midway through the reuse **and redevelopment** of old buildings and new construction which accents that character.
4. Promote the development of off-street parking areas within adequate walking distance of downtown activity centers.
- ~~5. To promote circulation systems which will encourage pedestrian movement in the downtown area while minimizing pass through vehicular traffic.~~
- ~~5. Revise existing development and building regulations to create a set of coordinated "smart codes" that remove barriers to the reuse of older structures for new and mixed uses, particularly within the downtown areas of Versailles and Midway.~~
5. Develop with other downtown organizations an integrated streetscape, business signage/way finding, parking and façade improvement program for downtown Versailles and Midway.
6. **Promote pedestrian movement on Lexington Street and other downtown areas.**

HISTORIC PRESERVATION

Goal LU/CFS7: To encourage the preservation and adaptive use of Woodford County's old and historic buildings, sites and historic districts through the comprehensive planning process.

OBJECTIVES:

1. Protect historic buildings, districts and sites from destruction or harm from land use changes.
2. Prepare and maintain a countywide list of all historic buildings, sites, and districts of Woodford County.

3. Encourage the productive use of old and historic buildings and sites through private ownership and restorative actions by adopting local codes and ordinances which promote restoration rather than hinder it.
4. Support the development of local programs **and encourage cooperation of local interest groups** to encourage the recognition, restoration, and tourism potential of old and historic buildings, sites and districts within Woodford County.
- ~~5. Encourage the cooperation between local interest groups, public and private, to encourage the recognition, ad tourism potential of old and historic buildings, sites and districts within Woodford County.~~

NEIGHBORHOOD/SUBDIVISION DEVELOPMENT

Goal LU/CFS 8: To encourage the concept of planning and development at the neighborhood level within Versailles, Midway, and the approved small communities of Woodford County which are unincorporated.

OBJECTIVES:

1. Support strong, functional, and affordable neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.
2. Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.
3. Ensure that neighborhoods have access to municipal services and facilities capable of supporting the population of the neighborhood.
4. Provide an opportunity for more compact residential development, including townhouses and condominiums, apartment buildings, as well as commercial centers and work places, inside the undeveloped urban service area.
5. Support strong functional small communities though planning and land use regulations, designed to encourage the stability of existing rural settlements.
6. Plan for the development of existing rural settlements through the provision of approved sanitary systems and water supply.
7. **Encourage** ~~Recommend~~ traffic calming techniques for Neighborhood/Subdivision streets in order to produce safer and more livable streets for motorists, pedestrians and neighborhood residents.
- ~~8. Recommend site specific and site appropriate buffering techniques into the plans for new neighborhoods/subdivisions that abut the Rural Service Area or other types of land use districts.~~

AGRICULTURAL USE

GOAL LU/CFS 9: To protect and promote the county's agricultural economy and character ~~for the benefit of the public.~~

OBJECTIVES:

1. To provide sufficient agricultural land so as to protect the County's agricultural economic base and productivity potential.
2. Protect ~~prime~~ agricultural land from urbanization **and incompatible land uses** in order to provide adequate resources for **all agricultural production**.~~future production of food and fiber.~~

~~Protect prime agricultural land from incompatible land uses.~~
3. Conserve the unique elements of the County's agrarian character, such as the horse farms, in order to promote tourism and its related economic benefit.
4. Preserve the integrity of the area zoned agricultural in the county by requiring that residential development shall only occur in areas appropriately zoned or designated by the Comprehensive Plan such as small communities.
5. Support Woodford County farm owners and operations **with in** their efforts to continue viable agricultural activities.
6. Recognize the agricultural and equine factors that continue to fuel the regions economy.

TOURISM

Goal PJH-1: To promote the growth of the tourist industry in Woodford County as another means of broadening the county's economic base and to provide a linkage between the various segments of the community that offer goods and services to visitors.

OBJECTIVES:

1. To encourage the increase of Woodford County's share of the Bluegrass area's tourist dollars.
2. To encourage the development of tourism-related businesses.
3. To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, and bed and breakfast houses.
4. To support and encourage the preservation of historic sites, archaeological sites, unique scenic areas, and horse farms that ~~serve as "drawing cards" for~~ **attract** the traveling public.
5. To support new and innovative means to encourage tourism and to seek the assistance of state and local governments, as needed to help bring this about.
6. To incorporate agri-tourism and alternative agricultural enterprises into Woodford County marketing and planning efforts where and when possible.

REGIONAL COORDINATION

Goal RC-1: To foster and support regional coordination activities.

OBJECTIVES:

1. To promote the development of regional partnerships within the Bluegrass Region for the purpose of addressing land use, transportation, resource management and related issues and opportunities of mutual interest.
2. To recognize regional opportunities and maximize their potential by educating local elected officials and the public.

EMPLOYMENT

Goal PJH-2: To accommodate diverse workplace opportunities that would be most advantageous for Woodford Countians seeking employment.

OBJECTIVES:

1. To improve the resident employment base of Woodford County and attract workplace uses that can provide the types of jobs that will provide Woodford Countians with a viable alternative to out-migration for employment.
2. **Support existing businesses and industries.**
3. **Encourage the growth and development of small businesses which serve as the ~~tool~~ engine of job creation.**