

# Trends and Issues for Planning in Woodford

Versailles • Midway • Woodford County Planning Commission

## People, Jobs & Housing.....Regional Coordination

### Special points of interest:

- This is the fifth update in the history of planning in Woodford County (1969, 1977, 1989, 1997 and now).
- Woodford households are getting smaller
- Some of Woodford's neighboring Counties are growing by leaps and bounds...at Woodford's expense.
- The population is growing at a modest rate.



Graphic Prepared by Ferrell Rutherford & Associates

### Inside this Newsletter

Learn about trend and issues associated with Woodford growth



Learn about who is growing and how in the Metro area



Learn about how Woodford and the Bluegrass Region are related



Learn about Woodford's current-planning goals and objectives



What is expected to be accomplished in this goal-setting process



A copy of the Background reports (in PDF format) , that will be discussed at this workshop can be downloaded from [woodfordplanningandzoning.com](http://woodfordplanningandzoning.com)

## The Plan Update Process

The Trends and Issues to be addressed in this Workshop are an outcome of two of six Background Studies. These studies are being prepared for the Comprehensive Plan Update. Other studies include: Mobility; Woodford Resources; Community Facilities and Services; and

the use of Woodford Land.

The purpose of Background Studies is to review historical trends and current conditions, and identify issues and opportunities for the community to address in the planning process.

Trends, issues and opportuni-

ties provide a “stepping-off” point for the community. This information is helpful in measuring the success of prior plans and fine-tuning goals and objectives. This is a necessary first step in updating the Versailles, Midway and Woodford County Comprehensive Plan.



Who will live in Woodford's neighborhoods in the future and where will they work?

## Trends and Issues for People, Jobs and Housing

### The Issue—Population Growth Outside of Woodford Cities

The relatively small amount of growth indicated for Versailles raises an issue and concern about housing reinvestment and infill opportunities. The Urban Service Boundary strategy will continue to work well if core communities continue to grow and provide the types of services and amenities that will attract additional investment.

Midway is an exception to this issue.. it has experienced sig-

nificant population gains. [that may] challenge...its current character as a village.

### The Trend—An Aging Population and Declining Household Size

Woodford's population is aging and its households getting smaller. These trends can present several issues for planning. First, declining household size can mean fewer school age children resulting in declining numbers of pupils in public schools. Second, it can mean that demand for housing units

per unit of population may actually increase! It will certainly influence the type and location of housing units demanded by future Woodford households.

An aging population also presents challenges in the labor market. Are Woodford's young adults leaving the community, and if so, for what reason? How will this affect Woodford's ability to attract jobs, particularly in knowledge based jobs. Will younger workers be attracted to Woodford as a place to live and work if median housing values continue to increase?

*“Woodford County is near a point of transition in terms of its population and employment characteristics.”*

### The Issue—Job Growth is Outpacing Population Growth

During the last decade Woodford's population grew by 16.3% and the number of jobs increased by 18.7% - a small but important difference. Should the trend continue...residents from surrounding counties will be drawn to Woodford jobs.. [with] limited income from occupational taxes, property taxes, etc.

### The Trend—Job Location and Commuting Patterns

A significant number of Wood-

ford residents are commuting out of county for service jobs—and the percentage of the Woodford workforce that is commuting out increased in the last decade.

### The Issue-The Changing Employment Base

The data seems to support a conclusion that Woodford County is near a point of transition in terms of its population and employment characteristics. How Woodford views its position in a “regional” economy, and what it wants to achieve in terms of its residents and workers, will be key

determinants in shaping the community of 2020.

### Issue—What Will Replace Tobacco? Horse Farms and Agri-Tourism?

Will the horse industry be fully recognized as an “industry without a roof” and will local governments undertake to plan and commit resources to the needs associated with this industry—including land resources. Also, can Woodford coordinate with its neighbors to ensure this industry is considered a “regional resource” requiring similar...policies between neighbors.



Versailles Center...is this where Woodford Countians will shop in the future?

### Issue—Where Will Woodford Residents Shop for Goods and Services?

The trend to more rooftops, and its relatively high median family income, will continue to be attractive to retailers. The issue is whether more Versailles Centers will be proposed, and how Woodford will address such proposals.

### Issue-Woodford's Heritage-Who's Minding the Store?

Communities, [like Woodford] should realize that many of its' historic assets are in private ownership and they should be proactive, not reactive, advocates for preservation.

### Issue-Woodford's Neighborhoods and Small Communities

There is an inherent conflict between the zoning regulations in effect now and the densities that housing developers may need in the future...to build neighborhoods according to the provisions of the New Urban Code.

## Trends and Issues for Regional Coordination

The current Woodford Comprehensive Plan was evaluated in terms of its “voice” for regional trends and issues. This evaluation is summarized below.

### Environment

Woodford’s Plan recognizes the importance of protecting the natural environment. However, a shortcoming is that the goal does not stress the importance of working with other communities whose policies may negatively affect Woodford’s environment.

### Agriculture

Unlike the topic above, the Plan’s goal for agriculture contains mandatory action language –

“protect” – in relation to the County’s agriculture economy and character. Neither the goal nor related objectives speak of regional action designed to protect and promote agriculture.

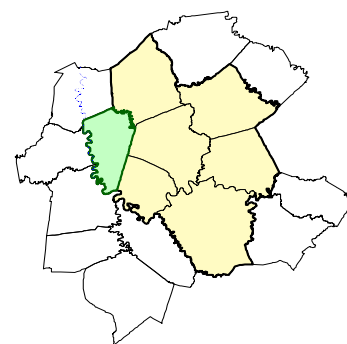
### Recreation

The Plan recognizes recreation as a vital and desirable community service. Neither the goal nor related objectives speak of regional action designed to coordinate recreation planning or for the provision of a regional recreational resource. This is perhaps an oversight in that Buckley Wildlife Sanctuary is of statewide importance and draws visitors from a large area. The importance of the Kentucky River

– and its shared possession – should also have guided the drafters of the plan toward regional recreation planning goals.

### Tourism

The Plan acknowledges the importance of increased tourism to achieving other community goals, such as small town and rural character and agricultural development. The goal does not address regional action to coordinate tourism planning. An objective hints at broader cooperation, “To support new and innovative means to encourage tourism....” For the most part, however, the Plan concentrates on improving cooperation among local interests, as well as



Woodford Neighbors

### Cultural/Historic Resources

The Plan stresses the importance of these resources. No mention is made of developing coordinated preservation criteria for the region.

### Redevelopment

Since the 1997 Plan allowed for basically no enlargement of the urban growth boundaries of Versailles and Midway, the plan necessarily promotes development and redevelopment of existing areas.

### Urban Land Use

As stated, the 1997 Plan’s desire

to limit continued outward expansion of the county’s growth boundaries, has thus increased the effort for redevelopment in the existing centers and for more efficient new suburban development within the existing growth boundaries.

The groundbreaking planning that occurred in 2000 and was incorporated into the Preserving Town and Country in The Bluegrass document stands as a model for the rest of the region. Many communities are fearful that a decision to limit continued expansion of their urban growth boundaries would result in a

cessation of growth. Woodford’s work is a demonstration that balance can be achieved.

### Rural Land Use

Woodford County’s goals, objectives, and policies, taken as a whole when relating to rural land use, are the most progressive in the region. While there is no specific goal relating to rural land use, the effect of the entire collection is to strongly limit rural development in conventional forms. Instead, rural housing growth is encouraged in existing small communities and in cluster developments.

*For the most part, however, the Plan (Current) concentrates on improving cooperation among local interests, as well as increasing Woodford’s share of the Bluegrass Tourism Pie.”*

### Housing Affordability

The Comprehensive Plan Goals do not mention ensuring housing affordability. Woodford’s County’s 1997 policy of not expanding the Urban Service Boundaries of either Versailles or Midway....may be directly responsible for increasing the housing prices to the highest level in the region.

### Infrastructure

The Plan ties growth rates to service provision. No mention is made of ensuring water supply or

acting regionally for water service.

### Economic Development

The Plan blandly approaches traditional economic development. The objectives are more focused with industrial compatibility and environmental sensitivity than with defining a economic development strategy. The Plan makes no mention of regional economic development....

### Transportation Planning

Positively, the transportation

planning goal seeks to provide for movement in a variety of modes. Negatively, no mention is made of regional transportation planning or coordination for automobiles or airplanes.

### Regional Planning

As noted throughout this section, the Plan makes almost no mention of regional cooperation or coordination within any of the stated goals and objectives. Not surprisingly then, there is no goal statement for regional planning.



Old Frankfort Pike...a Regional Resource?

# The 2003 Plan Update

Versailles • Midway • Woodford  
County Planning Commission

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## “Preserving Town and Country in the Woodford Bluegrass”

The goal setting process for the 2003 Comprehensive Plan Update will be focused through three (3) workshops. The first will be held on November 7th, and address the topics referenced in this newsletter. The second workshop is scheduled for November 21st, and will address Mobility and Environment/ Agriculture as topics. A separate newsletter identifying trends and issues will be forthcoming for this as well as the third and last workshop now scheduled for December 5th. The topics for the last workshop will be Community Facilities and Services and Land Use.

The time and location of workshops are as follows:

November 7th, 6:30 P.M. Agriculture Center, Mackie Room, 184 Beasley Drive

November 21st, 6:30 P.M. Community Room, Woodford County Courthouse

December 5th, 6:30 P.M., Agriculture Center, Mackie Room, 184 Beasley Drive

## Why is this important? Why should I participate?

With all of the demands on your time it seems that spending time with your neighbors figuring out how to plan for the future may not be a high priority.

Too many people look at this opportunity in the same way and do not get involved. We would like to change your mind...as well as the minds of your neighbors.

The development of goals and objectives to guide Woodford County's future only happens about once every five years...and probably takes as much time as you probably spend watching a few TV shows over the course of a month.

Do you have something to con-

tribute? Yes, your perspectives on the quality of life in Woodford, Versailles, Midway or the host of other “places and neighborhoods” are important and will have a substantial impact on decisions that your Planning Commission and elected officials will make about growth and development.

Spend three evenings over the course of six weeks with other Woodford Countians...it's an investment in your community on behalf of your family, friends, and neighbors.

## WOODFORD COUNTY KENTUCKY

