

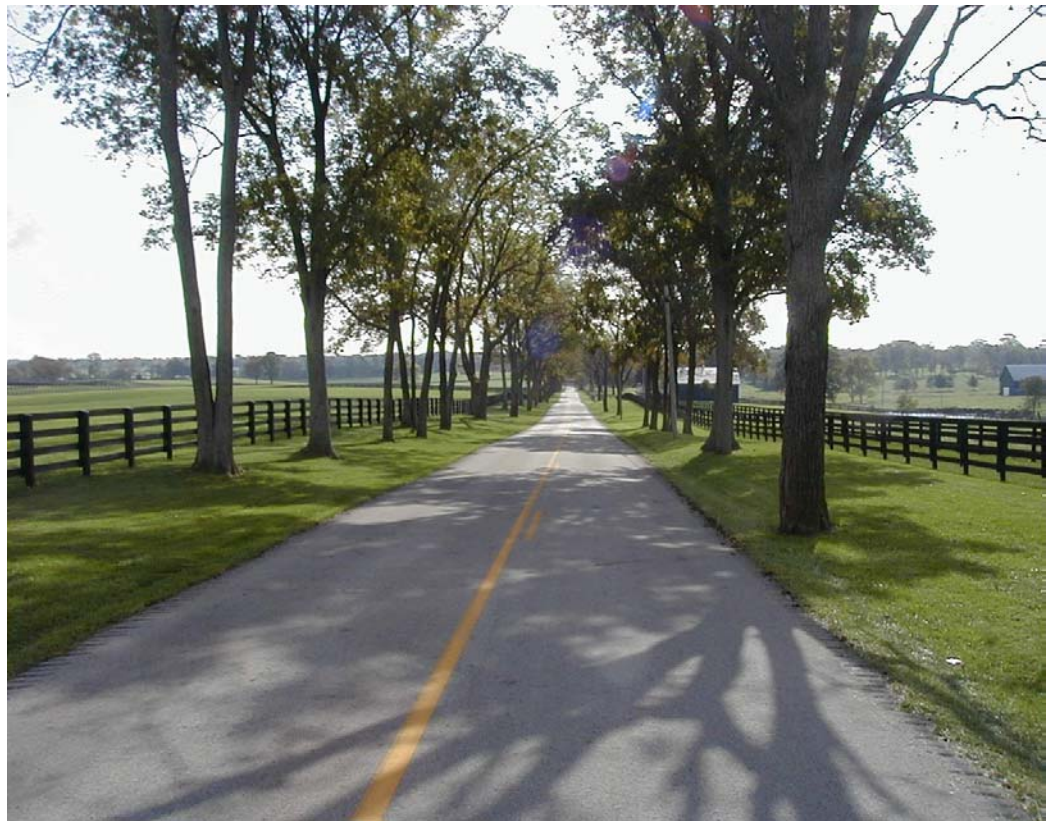
# Trends and Issues for Planning in Woodford

Versailles • Midway • Woodford County Planning Commission

## Mobility.....Woodford Resources: Land, Water, Air

### Special points of interest:

- This is the fifth update in the history of planning in Woodford County (1969, 1977, 1989, 1997 and now).
- About 6% of all Woodford households do not have access to a car.
- Woodford has completed several initiatives to plan for future roadway, bicycle and pedestrian improvements.
- Woodford has more than 1,000 acres of farmland protected through agricultural preservation easements.



### Inside this Newsletter

- Learn about trends and issues associated with Woodford growth
- Learn about what roads are expected to be impacted by growth
- Learn about planned improvements to the mobility system
- Learn about what lands are most attractive for agricultural use.
- 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 [woodfordcountyplanningandzoning.com](http://woodfordcountyplanningandzoning.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: People, Jobs & Housing; Regional Coordination; Community Facilities and Ser-

vices; 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 opportu-

nities 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.



There will be new standards for the design of neighborhood streets that are people friendly .

*“...the linkages between transportation systems...and land use patterns should be carefully examined...”*



This illustration depicts a regional commerce center accessible by several modes of travel.

## Trends and Issues for Mobility in the Woodford Bluegrass

### How will Woodford County Secure the Necessary Funds to Implement Planned Mobility Improvements?

This issue is at the top of every community’s list of challenges for the 21<sup>st</sup> century. The list of essential roadway and other mode improvements to be made over the next twenty years can be priced at more than \$50 million.

If Woodford and its constituent communities are to continue to prosper and enjoy a high level of mobility, how can expecta-

tions be maintained in light of this expected lack of funding?

A related question is whether Woodford County, Versailles or Midway have the institutional capacity to support an ongoing “campaign” to lobby for and secure the level of funding necessary to implement its plans?

### What are the relative responsibilities of Government, Developers, Property Owners and Associations for Mobility System Improvements?

In Chapter 2 [of the Background Study], it was suggested that

government, developers/property owners and associations should all share in the responsibility for pedestrian and bicycle improvements.

The 2020 Transportation Plan suggests that Woodford should evaluate the use of “impact fees” to offset costs of future growth related improvements. These suggestions strongly imply that government is going to need some help with capacity building.

What is the role of other parties in the funding issue. Should new development “pay its own way”?

### How Can Woodford County Utilize Future Mobility System Investments to Secure Economic Development Opportunities?

This may be one of the most important issues for the 2003 Plan Update. All of the Plans reviewed for this Background Report very adequately address the mobility system. The [Background Study ] has suggested in a number of cases that mobility system improvements could help to foster economic development objectives – particularly in regard to eco and

heritage based tourism.

### Should the Southern Versailles Ring Road (the extension of the US 62-US 33 Connector) Connect to US 60 at Paddock Place or Further to the East?

Current transportation plans recommend that the Ring Road connect with US 60 through Paddock Place. This recommendation has been questioned...[by] the residents whose homes currently face Paddock Place.

### How Can Woodford County and the Kentucky Transportation Cabinet Act to Preserve the Scenic Qualities of US 60 and Also Maintain an Adequate Level of Service?

This may become one of the most difficult challenges for the Comprehensive Plan program. Currently, there is in place a 500-foot setback requirement for future development. Will the combination of setbacks, urban service area boundaries and agricultural zoning be sufficient to the task of preservation?

### What role does US 62 play in Woodford’s mobility system, heritage preservation and economic development?

During the preparation of the Background Study, research indicated that existing traffic levels on US 62, particularly for truck traffic are a significant concern within the Woodford community. Proposals for preservation of the corridor have been submitted for review and approval, with little success.

This ongoing community debate registers as an important issue for the Comprehensive Plan Update. The US 62 corridor not only is the major connection between Versailles and Midway, but it is also the second major connection to I-64. It is also one of the most scenic corridors in central Kentucky .

### The Continued Growth of the Blue Grass Airport and the Local Region will place additional pressures on US 60

### to carry more traffic. Is it feasible to consider the extension of the Bluegrass Parkway to I-64 as an alternative to US 60?

Although the Bluegrass Parkway extension to I-64 has been on the State’s Long-Range Transportation Plan for some time, it has enjoyed little community support. It is assumed that the lack of support is due, in some part, to concerns about the expansion of urban development in the roadway corridor. It is also known there is

## Trends and Issues for Woodford Resources

### What Role Should Agriculture and the Equine Industry Play in Woodford's Future?

The transition from tobacco to other agricultural products has already begun. The horse industry certainly has helped this transition, securing an important role in Woodford's economic future.

Are there sufficient equine industry support services in place to serve this growing sector and should local governments play a greater role in promoting, protecting or enhancing this industry?

The future success of the Urban Service Areas (USA) for Versailles

and Midway will depend on the continued economic viability of agricultural use of non USA lands. This is particularly true for lands at or near a USA boundary.

### More than 1,000 acres of Woodford Farmland has been Preserved through Conservation Easements. Does Woodford Have all the Tools it Needs to Preserve Lands for Agriculture and Equine needs?

Conservation or agricultural preservation easements obtained through the state's PACE program (Purchase of Agricultural Easement), and through private

actions, are very important tools to preserve lands for agriculture use. However, funds for the PACE program are very limited and there is substantial competition for funds within the Commonwealth.

A planning issue for Woodford is whether it should, in some capacity, identify and develop local funding resources to purchase easements or support the development of essential agricultural/equine industry infrastructure? At present, the only county in Kentucky that has established a locally (at least partially) funded PACE program is Fayette.



Woodford land...the basis for its agricultural heritage as well as its future?

### The Kentucky River forms the Western Boundary of Woodford County and is the primary source of drinking water. Is Woodford doing all it can to protect this water resource?

The Kentucky River Authority has performed assessments of the River through its entire basin. In the Woodford portion of the basin, the River's waters failed to meet standards for human contact because of pathogens found. The source of those pathogens included agricultural operations and combined sewer overflow.

In addition to the issue of water quality in the Kentucky River, there are also questions about its value as a recreational resource and potential to support an eco-tourism element of the local economy.

### Does Woodford protect the water quality of its streams, as well as the adjoining upland habitat?

The other major streams in Woodford—Lee Branch and South Elkhorn Creek—also are experiencing similar quality problems. An issue that will

emerge more fully as a result of Woodford's equine industry is the relationship between stream water quality and waste generated by animal operations.

How this relationship is handled by the County in the future will have a significant impact not only on Woodford's water resources, but on the quality and viability of associated wetlands and upland habitat. Storm water management and erosion control practices may need to be implemented in conjunction with animal operations to preserve stream water quality. Just what

*"Woodford County's most significant heritage is its land and water resources."*

### Woodford's Rural Roads and Natural Lands (Scenic Views, Farmlands, Dry Laid Stone Walls, etc.) are Parts of the Formula for Agri-Tourism. Has this Linkage Been Adequately Addressed in Planning Efforts (Preserving Town and Country)?

The picture to the right is an example of the relationship between rural roads and natural lands. Although Old Frankfort Pike is considered to be an historic

resource, the issue which surrounds all similar Woodford roads is whether there are sufficient teeth in local regulations to ensure the original relationship between land and road is maintained.

An example of where this relationship is in question is US 62 from US 60 to Midway. The level, type and speed of traffic, in combination with the road characteristics, has resulted in safety and capacity problems. Improvements to address these

problems would undoubtedly adversely impact the current road and land relationship.

Too often, local governments are passive and reactive to these issues, lacking the money or authority to address this issue in a proactive way. At issue in Woodford County is a definitive statement of the importance of such road/land corridors to the economic and cultural well being of the community.



The farms along Old Frankfort Pike...does Woodford County have the tools to protect such resources?

# 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 was held on November 7th, and addressed the topics of People, Jobs and Housing, and Regional Coordination. The second workshop is scheduled for November 21st, and will address Mobility and Woodford Resources as topics. A separate newsletter identifying trends and issues will be forthcoming the third and final workshop that has been 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 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

