

# Trends and Issues for Planning in Woodford

Versailles • Midway • Woodford County Planning Commission

## Community Facilities and Services.....The Use of Woodford Lands

### 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 the evolution of the Urban Service Area Boundaries

Learn about how Versailles is growing its sanitary sewer service

Learn about major strides the County has taken with parks

Learn about public safety (police, fire and emergency services)

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)

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## 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 and include: People, Jobs & Housing; Regional Coordination; Woodford Resources: Land,

Water and Air; and Mobility in the Woodford Bluegrass..

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.





This is a portion of the historic "town center" of Versailles.

## Trends and Issues for The Use of Woodford Lands

How should Woodford County address Small Community preservation?

The *Preserving Town and Country* process generated a number of good planning and design ideas for designated small communities (Mortonsville, Millville, Nonesuch). One idea was to create a method for transferring development rights from the edge of a small community to undeveloped areas near the center. Should Woodford implement this approach?

How will or can the community encourage infill development within the USB areas?

Urban Service or Growth Area techniques work best when implemented in conjunction with other strategies to encourage "infill development". Incentives can range from public help with infrastructure improvements, to density bonuses and streamlined review procedures.

Is the potential for infill development seen as an issue by the community? The recent Elm Street development proposal has brought this issue to the forefront.

Downtown Versailles and Midway are the "historic town centers" of the Woodford

community. What does "town center" mean to current residents.

In an historic context, town center used to mean the center for government, shopping, public gatherings, civic and religious facilities. As Versailles and Midway continue to mature, more of these former town center functions are expected to migrate outward.

Downtown Versailles is attempting to bring new meaning to the term "town center". The *Preserving Town and Country* process suggested some new responsibilities. What should be

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

Agri-Tourism has been identified as an economic opportunity for the community. How will these uses of Woodford lands be integrated with the rural environment?

The potential for wineries, farm tours, B&B's and full service restaurants within the rural areas of Woodford brings into question how these uses will be addressed in the Plan and regulations. Is Woodford properly equipped to address compatibility and impact mitigation issues arising from these agri-tourism/agri-business uses?

Have the USB's been an effective planning tool? How should size and configuration be determined?

The Background Study suggests that the USB's have been successful in managing urban growth into a compact form.

However, there is some questions raised as to whether the USB's were created to manage the relationship between growth and availability of services, the form of growth or a combination of the two. Have the objectives for the USB's been clearly articulated,

and have they been justified by the information presented in the Comprehensive Plan?

What should happen at the edge of a USB area?

Each USB has two edges—one on the "urban" side and one on the "rural" side. What happens, or is supposed to happen, in these respective areas has been the subject of community debate. One other neighboring county has begun to create a greenbelt around the "rural" edge of a USB. Should Woodford follow suit, or take another direction?



This is a map of Versailles looking east toward Versailles Center and the US 60 Corridor.

More and more workplaces are being located near the edge of USB areas. Workers are either driving out to work or coming from other parts of the region. Will this trend create future pressures to expand USB areas to accommodate people who want to live near where they work?

The recent completion of the US 62 and US 33 Connector Road

has already begun to show some results if it was indeed a factor in Osram Sylvania's recent decision and announcement for a major plant expansion near its present facility on US 62.

This type of economic development "home run" may lead a trend for more workplace uses to locate along the existing and future Connector roadway segments. Is Woodford prepared to complement these "home runs" with the close-to-work housing and shopping opportunities that

employers and employees may come to demand

Are there strategies in place to address this issue, and should there be workplace location guidelines in the Comprehensive Plan to guide future decision makers when determining the location of commerce centers and workplaces?

## Trends and Issues for Community Facilities and Services

### Should there be alternative levels of service for the urban and rural areas of the County?

This may be one of the most basic and important issues for this Plan Update. Will the same level of public services be provided regardless of location? For example, is it feasible to provide the same level of water pressure in urban and rural areas for fire fighting? Can the standards be different but still effective in terms of public safety?

Another example would be in the storm water management arena. Urban areas are usually served by structural systems, while more

natural options are available in less developed and rural areas. Is this acceptable as a general policy, or are more stringent standards needed in rural areas to protect the quality of stream water and streamside habitats.

Alternative levels of service also usually beg the question of who pays for the capital investment aspect of the extension/expansion of public services and facilities.

### The City of Versailles is expanding its sewer service area. Should it plan to serve all areas within the Urban Service/Growth Boundary of Versailles?

The City is making a major financial commitment to upgrade and extend its sewer service area. However, these extensions will not provide service to all areas within the Versailles USB. Should areas without central sewer commitments for service be included in the USB or should their status be conditioned on inclusion within the City's future service plans.

### Should sewer service to non-city (Versailles) areas within the USB be conditioned on annexation?

This issue really raises the question of whether the City's (Versailles and Midway) municipal limits should be coterminous with



This is the state of the art community and recreation center at Falling Springs Park.

### Should police, fire and EM services be consolidated?

At present, these services are provided on the basis of jurisdiction. This will continue to be a problematic situation if and when the City of Versailles expands into remaining portions of the USB. It will be difficult to develop long-range capital investment plans for facilities and personnel, if service areas remain jurisdictionally determined. This issue raises the question of whether one or two service providers are necessary or most efficient use of tax payers dollars.

### The neighborhoods of the

### future (based on New Urban Code) include all types of public parks, plaza's, greens, etc. Who will be responsible for maintaining these facilities?

The New Urban Code/New Subdivision Regulations would require a minimum percent of the development to be created as open space, in the form of active and passive parks, greens, plaza's, etc.

Future dedications of open space resulting from compliance with the Subdivision Regulations represents a new level of

responsibility that the Community has yet to experience. This raises several issues. First, will the general public have access to and use of open space created in new developments—or will these spaces be open only to the residents of those neighborhoods?

Second, if the required open space is dedicated by subdivision plat who will it be dedicated to and who will be responsible for ongoing maintenance and operation of any facilities?

Third, the financial resources of the parks and recreation department are very limited. How

*“It will be difficult... if service areas remain jurisdictionally determined.”*

### Storm water management and stream restoration services will become more important in the future. Who should provide and manage these services? Who should pay for them?

The Woodford Resources Background Study indicated that significant measures may be required in the future to mitigate existing water quality problems in Woodford and the Bluegrass Region.

The Woodford Subdivision Regulations have recently been revised to include stormwater management standards and design standards that would be implemented through new private development.

While new development may comply with new standards, current problems will continue unless addressed through public investment. The problem and issue, is that neither city or county is in a financial position to

undertake improvements designed to mitigate existing problems.

This is important because maintaining water quality in Woodford's watersheds is important to an expanding equine industry and to the availability and cost of treatment of drinking water for Woodford residents.

### Final Issue—How can or should financial investments be



This is a plan for a “New Urban” neighborhood in Versailles that would meet new storm water standards.

# 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 was held on November 21st, and addressed Mobility and Woodford Resources as topics. This newsletter identifies trends and issues to be addressed as part of the third and final workshop that is scheduled for December 5th. The topics for the last workshop will be Community Facilities and Services and The Use of Woodford Lands.*

*The time and location of the third workshop is:*

*January 28, 2003 at 6:30 PM First Christian Church  
Family Life Center 160 Lexington Street, Versailles, KY*

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## **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**

