

CHAPTER I

Goals and Objectives

City of Midway Adopted:	January 22, 2024
City of Versailles Adopted:	February __, 2024
Woodford County Fiscal Court Adopted:	January 9, 2024

GENERAL PROCESS

GOAL: Ensure that the processes and activities of the Versailles-Midway-Woodford County Planning and Zoning Commission occur in a fair and efficient manner and that the Commission will recognize that property owners have the right to enjoy the lawful 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. The Versailles-Midway-Woodford County Planning Commission's Statement of Goals and Objectives serves as a guide for the physical development and economic and social well-being of the community. The Commission creates processes that balance the public and private interests through the implementation of processes that are fair and efficient.

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 process for applicants to use when working with the Commission and its staff that facilitates the submission in a timely manner.
4. Minimize unnecessary hurdles which can result in prospective employers locating in more accessible communities.
5. Identify, educate, and streamline the process of Planning and Zoning, to encourage the Goals and Objectives set forth.
6. Adopt comprehensive plan elements which are unambiguous, including land use elements that allow for predictable future for all parties.

COMMERCIAL DEVELOPMENT

GOAL: To encourage and accommodate commercial development to meet the needs of the cities and the county.

OBJECTIVES:

1. Discourage strip commercial activities along major traffic arteries.
2. To 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 in appropriate locations within the undeveloped urban service/growth areas.
5. To encourage development of all Commercial Centers with emphasis on retail and dining in Versailles.
6. Encourage the reuse/redevelopment of declining commercial areas.
7. Encourage and promote green construction in existing and proposed commercial areas.

INDUSTRIAL DEVELOPMENT

GOAL: To encourage industrial development that will assist in providing for a broad and stable economic base.

OBJECTIVES:

1. Cooperate with economic development agencies in helping to provide suitable locations for industrial parks.
2. To establish guidelines to effectively buffer industrial activity from adjacent uses.
3. Encourage the establishment of industries that will constitute long-range community assets.
4. Ensure that sufficient land is available to accommodate industrial uses, including advanced manufacturing and technology-based firms.
5. Encourage the reuse/redevelopment of declining industrial areas.
6. Encourage and promote green construction in existing and proposed industrial areas.

RESIDENTIAL – HOUSING DEVELOPMENT

GOAL: Provide for residential development through the assurance of safety, property design, proper facilities and protection from 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. 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. Coordinate and plan housing for the rising senior population of Woodford County.

TRANSPORTATION

GOAL: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares, neighborhood streets and non-motorized trails 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 main thoroughfares with other modes of travel, including transit and rail, to comprehensively address mobility issues and needs within Woodford County.
4. Coordinate non-motorized trails (existing and proposed), such as pedestrian and bicycle, to comprehensively address mobility issues and needs within Woodford County including connecting those trails throughout the incorporated areas of Versailles and Midway and our tourism destination areas throughout Woodford County.
5. Recommend improvements to existing thoroughfares that optimize the flow of traffic, improve pedestrian safety, and reduce vehicular accidents.
6. 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.
7. Promote circulation systems which will encourage pedestrian movement in the downtown area while minimizing pass-through vehicular traffic.
8. Discourage thru tractor trailer traffic from certain routes, including downtown Versailles and Midway Road.
9. Promote and encourage projects to minimize through traffic on main streets and narrow residential streets including but not limited to alternate routes.

COMMUNITY FACILITIES AND SERVICES

GOAL: Ensure that adequate and necessary community facilities and services are available to support present and future growth and development.

OBJECTIVES:

1. Encourage the improvement and upgrading of sewer treatment facilities and the extension of sewer trunk lines in a logical and cost-effective manner.
2. Encourage the development of additional or existing recreational facilities to serve the public.
3. 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.
6. Promote the development of safe clean parks for public use.
7. Identify stormwater management systems and improve the quality of water runoff.
8. Encourage development of healthcare facilities and services to meet the needs of the community.

GENERAL LAND DEVELOPMENT

GOAL: Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments.

OBJECTIVES:

1. Encourage future land development to be located in centralized compacted patterns and ensure the highest and best possible usage of land by utilizing the Land Use Districts (ie: Future Land Use Map) to guide land uses and development proposals.
2. Strive to provide a balance between recreational, tourist, unique natural areas, cultural attractions, and any development that might harm the surrounding physical environment near such attractions.
3. Discourage residential development along existing county roads by maintaining the road frontage requirement for new land division outside the urban services area and the small community districts.
4. Manage the location of the Urban Service Boundaries to meet the needs of, and consider the impact on, the community as a whole.
5. 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. Encourage compact, sustainable, high-quality development which protects community character, provides balanced land uses.

7. Develop recommended standards specific to the Urban Service/Growth Areas and Rural Service Area for limiting light, noise, and odor pollution.
8. Protect Woodford County from fracking, especially the transportation of fracking byproducts like natural gas liquids.

NATURAL RESOURCE CONSERVATION

GOAL: To encourage and promote the conservation and protection of Woodford County's natural resources such as agricultural, scenic, cultural, archaeological, geological, and biological sites.

OBJECTIVES:

1. Identify and protect sensitive natural resource site 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 including but not limited to karst areas and natural resources such as water.
4. Comply with local, state and federal environmental regulations.

DOWNTOWN AREAS

GOAL: 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, and in appropriate locations within the Urban Service/Growth Areas.
2. Promote the revitalization of downtown Versailles and Midway to enable a critical mass of people in downtown.
3. Support efforts to provide the downtowns with a clean, uncluttered appearance.
4. Promote the historic character of Downtown Versailles and Midway through the reuse and redevelopment of old buildings and new construction which accents that character.
5. Promote the development of off-street parking areas within adequate walking distance of downtown activity centers.
6. Develop with other downtown organizations an integrated streetscape, business signage/way finding, parking and façade improvement program for downtown Versailles and Midway.
7. Improve walkability with safe sidewalks and crosswalks.

HISTORIC PRESERVATION

GOAL: 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 and historically sensitive adaptive reuse 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.

NEIGHBORHOOD/SUBDIVISION DEVELOPMENT

GOAL: 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 through 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 safer and more livable streets for motorists, pedestrians and neighborhood residents.

AGRICULTURAL USE

GOAL: To protect and promote the county’s agricultural economy and character.

OBJECTIVES:

1. To provide sufficient agricultural land so as to protect the County’s agricultural economic base and productivity potential.
2. Protect agricultural land from urbanization and incompatible land uses in order to provide adequate resources for all agricultural production.
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, commercial and industrial development shall only occur in areas appropriately zoned or designated by the Comprehensive Plan.
5. Support Woodford County farm owners and operations in their efforts to continue viable agricultural activities.
6. Encourage farmland preservation by promoting value added agricultural economic development.
7. Support the agricultural and equine factors that continue to fuel the regions economy.

TOURISM

GOAL: To promote and support the economic growth of tourism in Woodford County by connecting local tourism-related businesses and activities with customers, vendors, and one another.

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 including but not limited to the bourbon industry, wine production, and the railroad.
3. To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and short term rentals.
4. To support and encourage the preservation of historic sites, archaeological sites, unique scenic areas, and horse farms that 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: 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, housing, transportation, resource management, economic development 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: To promote 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 local small businesses and entrepreneurship.