

Community Listening and Design Session
Versailles-Midway-Woodford County Planning Commission
Church Barn Farm (Nonesuch)
Saturday, April 29, 2023
9:00 a.m. – 11:00 a.m.

Listening Session Real Time Notes

What do you value most about your community?

1. Agricultural appeal
2. Beauty
3. Landscape
4. Farmland
5. Land and the space
6. Local people who have been here for generations – not the newcomers
7. Helpful neighbors
8. History
9. Locally owned businesses
10. Livestock
11. Horses
12. Newcomers
13. Living and working landscape
14. Creeks
15. Trying to stay small and not become a suburb of Lexington
16. Nature
17. Incredible palisades and natural landscape; uniqueness of the environment; KY River
18. Historic homes, barns and fences

What are the opportunities this community needs to take advantage of to have the future you want? Development or non-development?

Table 1

1. Preserve the 30-acre minimum.
2. In-family transfer policy needs to be re-evaluated.
3. End cluster development in agricultural area.
4. Reliable internet.
5. Improve roads in Woodford County – potholes, too narrow, no shoulder.
6. Address the sewage issues.
7. Reliable power.
8. Information about home-based small businesses.

Table 2

1. Address affordable housing; need medium income housing.
2. Infill.
3. Hispanic Community inclusion/Engage all minority populations.
4. Technology and clean manufacturing jobs.
5. Identify additional industrial zoning – revenue generator for community – lost whiskey tax.
6. Balance growth – build up downtown. Stop overgrowth development. Don't want to be a bedroom community to Lexington.
7. Appreciate creation of wealth via farming, mining and manufacturing.
8. Raise family in a good area – where will our children and grandchildren live?
9. Versailles is the fastest growing area of Kentucky – need services for these areas.
10. Stop lawsuits over property use/development.

Table 3

1. Develop park land and programming at parks.
2. Investigate ways to improve traffic calming/slow down in both county and city.
3. Promote the history of southern Woodford County.
4. Develop an app to invite visitors and cyclists to the county with historical info and list of amenities. Rails to Trails?
5. Promote Buckley Wildlife Sanctuary.

Table 4

1. No development outside the urban service boundary.
2. Solar Farms – the county needs to have a way to address this.

What are some of the challenges/issues the community is facing over the next 10-15 years?

Table 1

1. Recruit and encourage companies done virtually into the county.

Table 2

1. Infrastructure of south end of the county - Water & Internet.
2. Planning commission members need to reflect the needs of the people in their areas.
3. Internet access in the rural areas.
4. Maintain rural atmosphere in face of modernization.
5. Urban development sprawls. Issues of zoning, neighbors, construction, politics, building permits. Poor programs for home ownership.

6. Social programs help people achieve home ownership.
7. Development of policies to address people with different incomes/issues.
8. Water delivery system at south end of the county.
9. Too many policy decisions end up in court. We need to stop this.
10. Build affordable multifamily homes in the park near Versailles hospital.
11. Problem with historic properties restrictions on renovations.

Table 3

1. Need more industrial zoned land.
2. Affordable housing to keep the labor force.
3. Address closed industrial sites.
4. How to deal with infrastructure, power issues, roads and traffic?

Table 4

1. Increased pressure of growth.

Additional Comments from ALL tables:

- Farmland preservation is a challenge – how to accomplish this?
- Address the closed industrial sites.
- Social and economic programs increase availability of affordable housing & home ownership.
- Is there a Council on Aging? Developing and vetting service providers to let people age in place – mow yard, landscaping, handymen.
- Incentivize – existing buildings downtown not being fixed up – increase economic functionality of buildings downtown, in the county.
- Utilize and plan use for the new county park.
- Finalize the short-term rental ordinance. Short term rentals are pricing people out of the real estate market.

Design Session

In your opinion –

1. **What is the most important thing that needs to be addressed immediately?**
2. **What is the one thing that could have the most positive long-term impact on the community?**

Table 1

1. Preservation of the ambiance and rural character of southern Woodford County – 30-acre lot minimums – revamp inner family transfers that divide. Preserve livestock/agricultural working farms. Character, wildlife, horseback riding.

Versailles Map

- Annual “Beautification Awards” with various categories including for residents and businesses.
- Standards for signage for businesses in town. Nothing hand-written and nothing faded, etc.

County Map

- Re-establish a council on aging for the county.
- Surface water protection.
- Local businesses and small businesses (in home).
- Need a “Welcome to Nonesuch” sign.
- Aging in place services.
- Improve roads – shoulders level with road – need to be widened. Need center lines.

Southern Woodford County:

- Preserve the 30-acre lot minimum in ag areas.
- Relook at in-family transfers that continue to divide the land.
- No cluster developments in ag areas.
- Reliable internet.
- Good sewers/sewage options.
- Reliable power.
- Farmland preservation!
- Communications for all residents – especially those not on the internet/Facebook.

Table 2

1. Moratorium on development south of BG Parkway – south Woodford County.
2. Improve infrastructure, internet, and water – south of parkway.
3. Map potential infill sites – vacant lots. Residential and commercial.

County Map

- Keep historic roads in south end.
- Improve internet and water delivery in the south.
- NO development south of BG Parkway.

- No highway zone on 33.
- Limit/Plan develop north of BG Parkway on 33.

Versailles Map

- Simmons on railroad tracks circled on the map.
- Horse farm – Deedee Lloyd – conservation easement?
- Gormley Drive circled on the map.

Table 3

1. Encourage farm and/or craft farm tour – short term rentals want to go horseback riding.
2. Take advantage of the river – not easy to get to the river. Asset the county has.

County Map

1. Aquatic species protection near Flintville.
2. Develop nature sanctuary for southern Woodford County.
3. Surface water protection.
4. Re-establish country stores; keep small businesses – more needed in Mortonsville to serve cyclists, etc.
5. Promote and preserve rural character – create an app to promote history, views, farms.
6. Local crafts in Millville.

Versailles Map

7. Habitat for Humanity neighborhood.
8. Revitalized new downtown.
9. Fix and fill empty store fronts downtown.
10. Public art near Huntertown Community Interpretive Park.

Table 4

1. Incentivize reestablishing country stores that could provide a waystation for bicyclists, tourists, and locals.
2. Tourism – tax revenue streams and not need to develop new housing.

Versailles Map

- Push back service boundary. More concentrated inside the city.

County Map

- Rural character.
- Ground water protection.
- Tourists – focus county effort; not new housing.
- Riparian buffer.
- New development only in the city, not the county.
- New downtown.
- Local businesses in small communities.
- Visitors – Bed & Breakfast.
- Wildlife and horseback riding.
- Local food; local economy; public market.

- Village Green; Trails.
- Visitors, fun, young people.

Table 5

11. Local signage and gateways for each small community.
12. The new county park needs a game plan. Examples: Horseback riding, challenge parks, organized athletics, large kiddie parks, trails.

Versailles Map

- Public art in Big Spring.
- Murals on side of buildings like corner market.
- Village Green area or food truck destination at old middle school.
- Public Market.
- Single family housing like Eagle Crest off of Falling Springs Blvd and the area south of Frontier Nursing and near Huntertown Community Interpretive Park.
- Between Kroger and Frontier Nursing – have something like The Summit in Lexington.
- Rain Gardens/Conservation near Huntertown Community Interpretive Park.

Midway Map

- Visitors/Hotel near Green Gables Drive and E. Leestown Road.

County Map

- Farmers Market at Church Barn Farm.
- Nonesuch community sign/gateway sign.
- Wildlife/nature reserve.
- Rural character.
- New Bypass – from Frankfort Road south to McCowans Ferry Road.
- Challenges – water infrastructure, bourbon tax and road share.
- Tourists – proximity to bourbon; Millville & Clifton tourism – short term rentals.

Woodford County Road Map
 April 26, 2023

Streets

- Red Line
- Blue Line
- County Road
- Interstate
- Interstate Ramp
- By Route
- Highway
- Private Road
- Residential Street
- US Route
- US Route Unimproved

1 inch = 3,000 feet

0 0.475 0.95 1.9 Miles

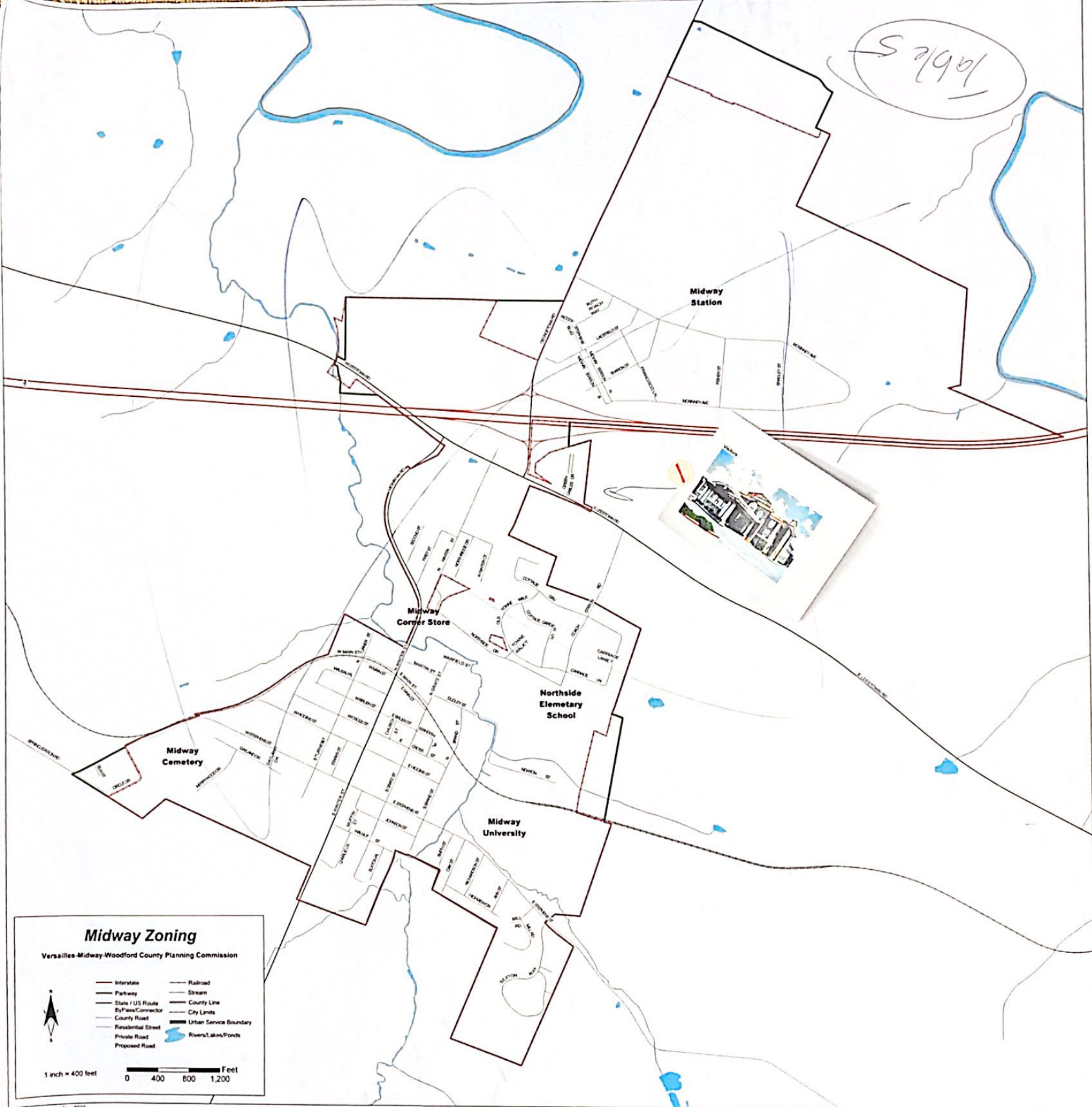


- Challenges
- Water infrastructure
- Barbentox
- Low Spawles

Table 5

Table 5

1/6/25



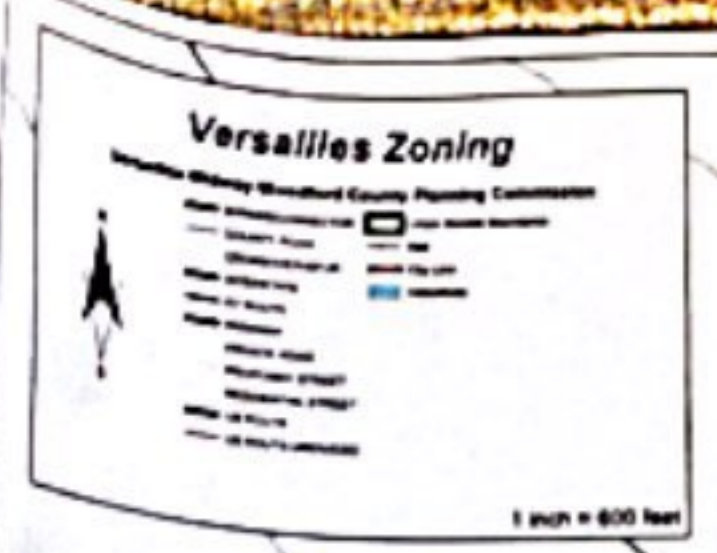
Midway Zoning
Versailles-Midway-Woodford County Planning Commission

1 inch = 400 feet

0 400 800 1,200 Feet

Interstate	Railroad
Parkway	Stream
State / US Route	County Line
Bypass/Connector	City Limits
County Road	Urban Service Boundary
Residential Street	Rivers/Lakes/Ponds
Private Road	
Proposed Road	

Versailles Zoning
Planning Commission
1 inch = 600 feet



Woodford County Road Map
 April 26, 2023

Legend:

- State Route
- County Road
- Interstate
- Interstate Ramp
- By Route
- Highway
- Private Road
- Residential Street
- US Route
- US Route Unimproved

1 inch = 3,000 feet

0 0.475 0.95 1.9

Four County road not new thing

4

Visual Cultural character

4

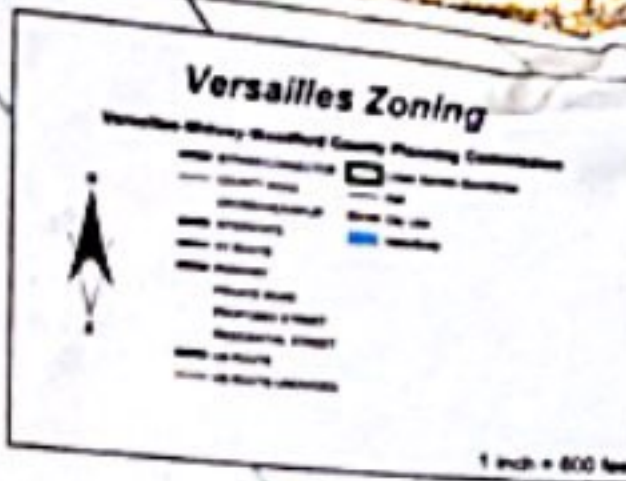
Public Market

Young people

Local Economy



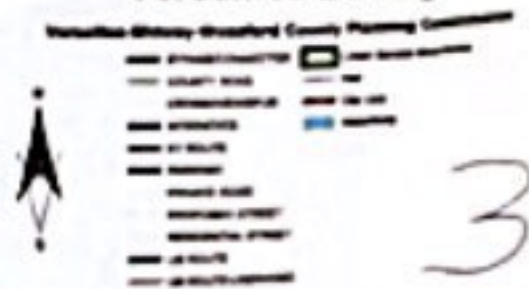
Versailles Zoning
Versailles Zoning Map
Legend
1 inch = 800 feet



The legend defines various zoning types and symbols used on the map. It includes categories for residential (Single-Family Detached, Single-Family Attached, Medium-Density Residential, High-Density Residential), commercial (Community Office, General Commercial, Professional Office, Retail Commercial, Neighborhood Commercial), industrial (Light Industrial, Medium Industrial, Heavy Industrial), and public use (Community Center, School, Church, Cemetery, Public Use). It also defines symbols for water bodies (Lake, Pond, Stream, River) and transportation (Highway, Road, Rail, Transit). A scale bar indicates 1 inch equals 800 feet.



Versailles Zoning



Falling Springs

New
WCMS

WCMS


Courthouse

WYSA
Fields

Kroger

Frontier
Nursing

Huntertown
Community
Interpretive
Park



Woodford County Road Map

April 26, 2023

1 inch = 3,000 feet
 0 0.475 0.95 1.9 Miles

Legend:
 Solid Line: Interstate
 Dashed Line: State Route
 Dotted Line: County Road
 Thin Solid Line: Private Road
 Thin Dashed Line: Residential Street
 Thin Dotted Line: US Route Unimproved
 Blue Line: Waterway
 Blue Outline: City Boundary
 Blue Outline: County Boundary

3



all over the county

Design landscape
feature landscape
area in Southern hills

Local business
Here in downtown
area
local business
area

Open to
business
area
local business
area


Open to
business
area
local business
area

Versailles Zoning
 Versailles-Murray Woodford County Planning Commission

■ City Limits
 ■ County Road
 ■ Interstate
 ■ US Highway
 ■ Railroad
 ■ Water
 ■ Wetlands
 ■ Floodplain
 ■ 1 inch = 500 feet



TABLE 2



Woodford County Road Map

April 26, 2023

Streets

- STRAIGHT
- CURVED
- INTERSTATE
- INTERSTATE RAMP
- BY ROUTE
- PRIVATE ROAD
- RESIDENTIAL STREET
- US ROUTE
- US ROUTE UNIMPROVED

Scale

1 inch = 3,000 feet

0 0.475 0.95 1.9 Miles

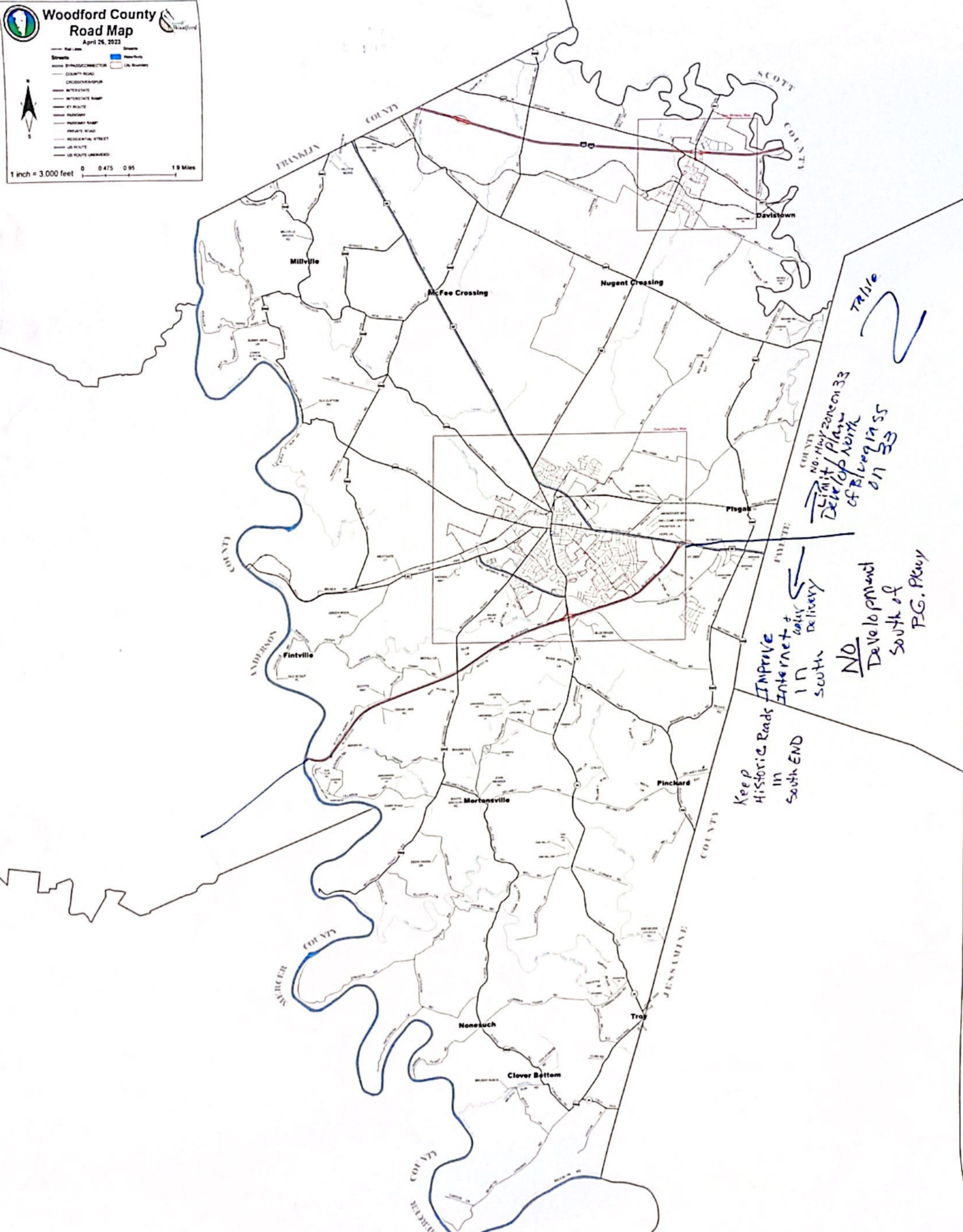


TABLE 2

No. Hwy zone on 33
Limit / Plan
Develop North
of Bluegrass
on 33

IMPROVE
Intersect +
IN early
south Delivery

NO
Development
South of
P.G. Hwy

Keep
Historic Roads
IN
South END

Woodford County Road Map
 April 26, 2023

National Highway System
 Interstate
 State Route
 County Road
 City Street
 Private Road
 US Route
 US Route Unimproved

1 inch = 3,000 feet

0 0.475 0.95 1.9 Miles

Table 1

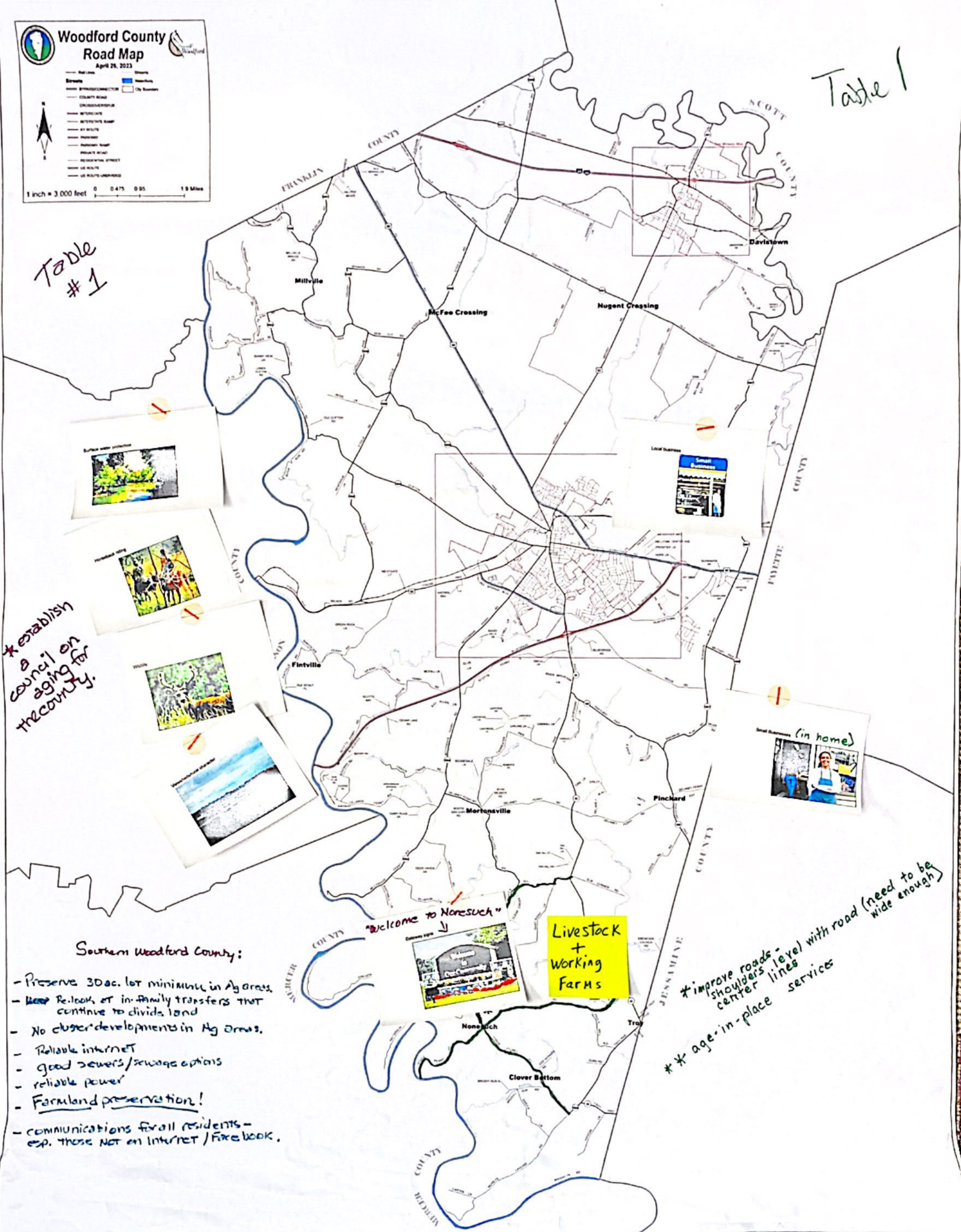
Table #1

* establish a council on aging for the county.

- Southern Woodford County:**
- Preserve 30 ac. lot minimum in Ag areas.
 - ~~Keep~~ Re-look at in-family transfers that continue to divide land
 - No cluster developments in Ag areas.
 - Reliable internet
 - good sewers/sewage options
 - reliable power
 - Farm land preservation!
 - communications for all residents - esp. those not on internet / Facebook.

Livestock + Working Farms

* improve roads - shoulders - center lines
 ** age-in-place services (need to be wide enough)



Versailles Zoning

Table 1

* Standards for signage for businesses in town.
(nothing hand-written, nothing faded, etc.)

* Annual "Beautification Awards"
businesses
residents
(various categories)

Falling Springs

New WCHS

WCHS

KCTCS

Courthouse

WYSA Fields

Kroger

Frontier Nursing

Huntertown Community Interpretive Park