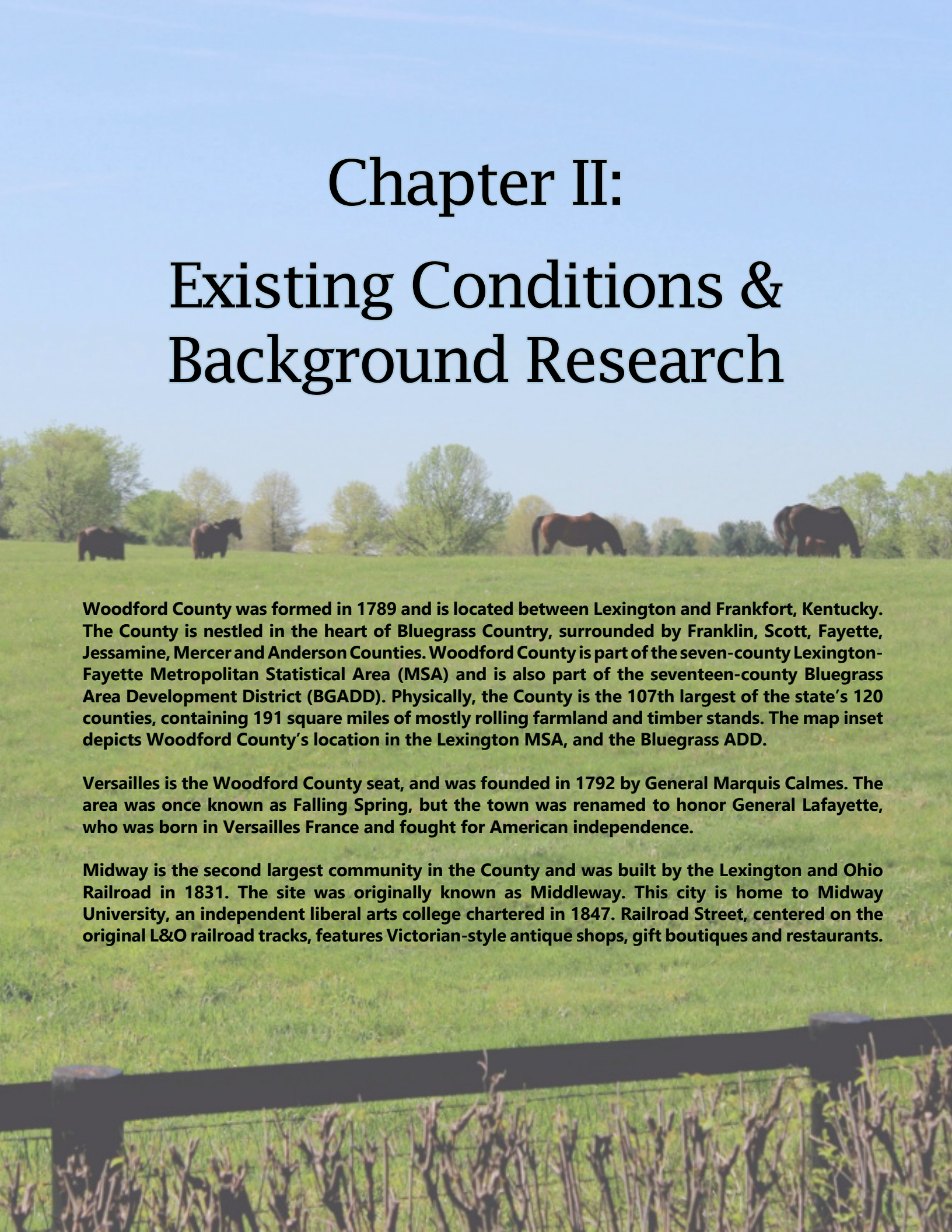




Chapter II:

Existing Conditions & Background Research

Woodford County was formed in 1789 and is located between Lexington and Frankfort, Kentucky. The County is nestled in the heart of Bluegrass Country, surrounded by Franklin, Scott, Fayette, Jessamine, Mercer and Anderson Counties. Woodford County is part of the seven-county Lexington-Fayette Metropolitan Statistical Area (MSA) and is also part of the seventeen-county Bluegrass Area Development District (BGADD). Physically, the County is the 107th largest of the state's 120 counties, containing 191 square miles of mostly rolling farmland and timber stands. The map inset depicts Woodford County's location in the Lexington MSA, and the Bluegrass ADD.

Versailles is the Woodford County seat, and was founded in 1792 by General Marquis Calmes. The area was once known as Falling Spring, but the town was renamed to honor General Lafayette, who was born in Versailles France and fought for American independence.

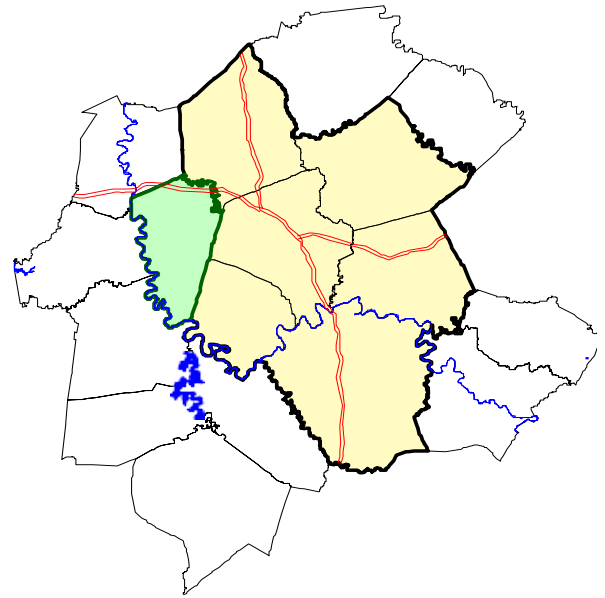
Midway is the second largest community in the County and was built by the Lexington and Ohio Railroad in 1831. The site was originally known as Middleway. This city is home to Midway University, an independent liberal arts college chartered in 1847. Railroad Street, centered on the original L&O railroad tracks, features Victorian-style antique shops, gift boutiques and restaurants.

Natural Environment

This portion of the Comprehensive Plan Update provides a basic understanding of the natural land and water features of the County. The existing characteristics and current usage of land (geology, soils and topography), water and air resources are also identified and described. When planning for a community's future, knowledge of the local and regional natural environment can help create a community that makes good fiscal decision, as well as being environmentally sustainable.

The Kentucky River, which intersects the Ohio River to the north, comprises the entire west boundary of Woodford County. During the 18th and 19th centuries, the river afforded a primary means of transportation for people and goods arriving and departing the area. Today, the river serves as a primary source of drinking water not only for Woodford County but also for the Bluegrass Region.

Woodford County's land has also been a contributing factor in its history, supporting a substantial agriculture based economy. Today, that agricultural base is changing from one dominated by tobacco to one supporting an equine industry, agri-tourism, and a wider range of agricultural and livestock products and operations.



Woodford County (Green), Lexington MSA (Yellow), and the Bluegrass ADD (White)

I. LAND RESOURCES

The geology, soils, and topography of an area are important to the community planning process for several reasons. The presence of shallow rock can make developments physically challenging or financially prohibitive. Geological conditions determine the existence and extent of sinkholes, an important consideration in roadway, storm water and subdivisions design.

Soil classifications help to determine the potential of land areas for agricultural use, forage for cattle or horses, and human development at either the urban or rural scale. The type of soil present in a particular location can also be an accurate indicator of the presence of wetlands, as well as the suitability of the land for disposal of waste through on-site sewage disposal systems.

Topographic information, which describes land elevation (typically measured as the number of feet above or below mean sea level), can have a wide range of uses. The degree of slope can be used as a measure to establish thresholds for land uses, and the engineering practices that may be necessary to avoid unsafe building conditions. For example, a slope of 15% is probably too steep (without significant alterations to the existing grade) to permit the safe operation of a public road.

Land elevation is also critical in determining the direction and velocity of storm water runoff. This is an important consideration for drainage of land as well as the management of storm water in urban and rural areas. Lands with very steep slopes generate greater velocity of storm water runoff and are, therefore, more problematic for human development in both urban and rural locations.



Southern Woodford County Farm Landscape

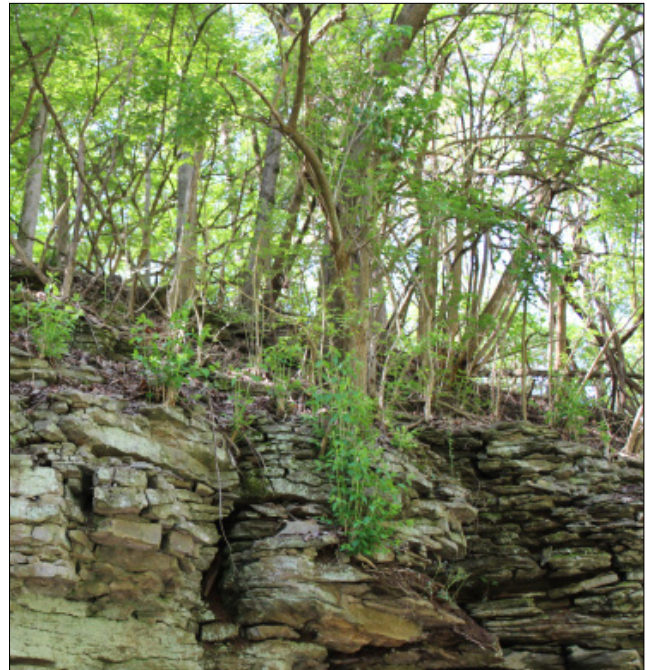
GEOLOGY

Woodford County is located in the Inner Bluegrass physiographic region. This region is underlain by limestone of the Cynthiana, Lexington, and High Bridge formations. The Cynthiana Formation, located primarily in the northwestern part of the County, is mainly limestone interblended with thin layers of calcareous shale. The High Bridge Formation, found primarily along the Kentucky River Gorge, is massive limestone, the oldest exposed rock in Kentucky. The rest of the County is underlain with the Lexington Formation and these areas are high in phosphate typical of the Maury and McAfee soil types. **Figure 2 - 1** prepared by the Kentucky Geological Survey, depicts these generalized geologic features used for land use planning.

While most of the County has gently rolling slopes, steep slopes have been formed in areas with less weather resistant rock formation. Limestone bluffs and gorges have occurred in areas where streams leading to the Kentucky River created deeply cut narrow valleys.

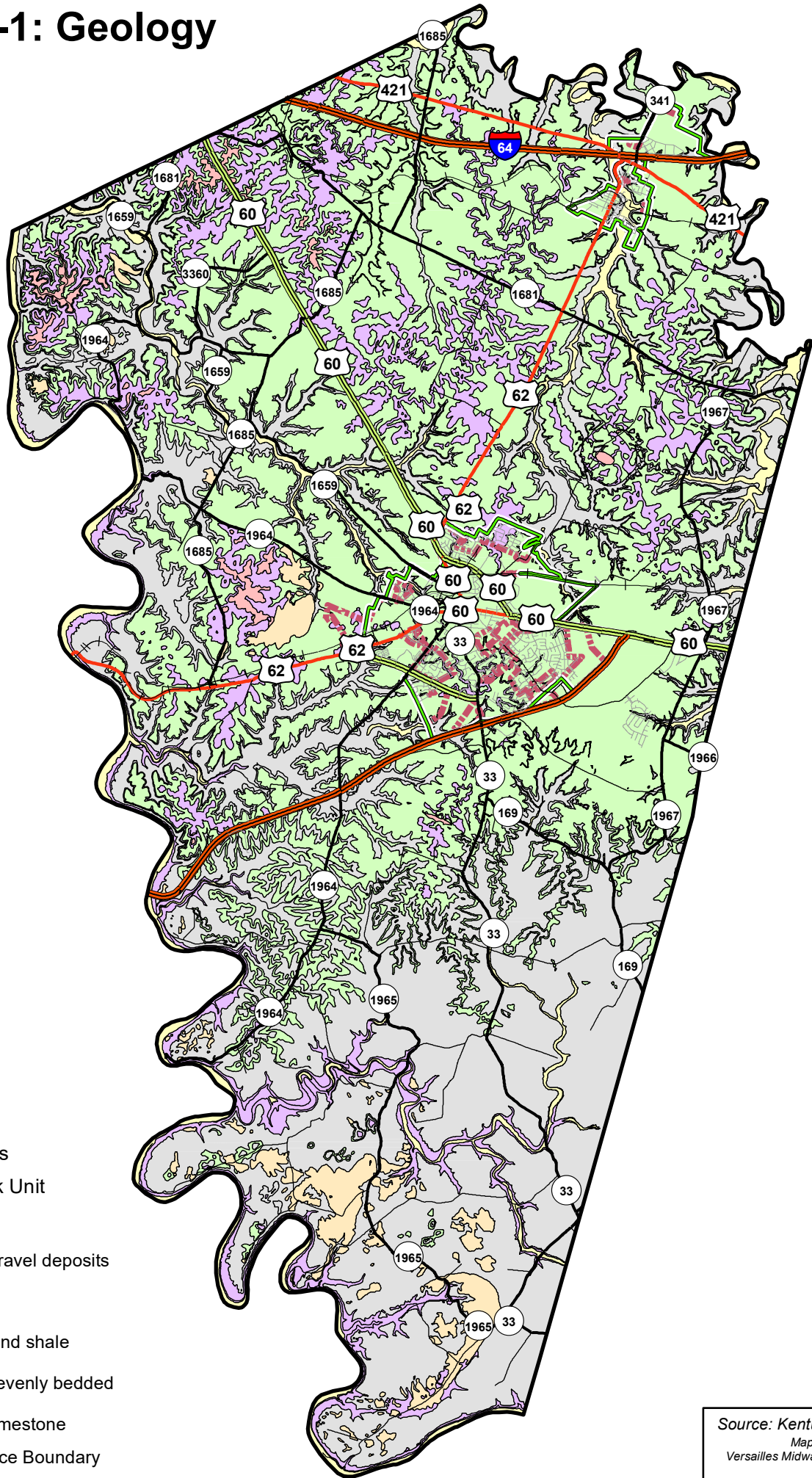
The limestone that underlies Woodford County, and most of central Kentucky, is also prone to the formation of sinkholes. Sinkholes are one of the end results of the interaction of limestone and water. As storm water (or groundwater) seeps through a limestone formation it dissolves the stone, forming underground voids that may fill with groundwater or may become dry caves. However, as groundwater levels fluctuate or other conditions occur, the soil above these natural voids subsides into the void – creating a sinkhole.

Without extensive geotechnical analysis it is difficult to determine where sinkholes will occur. At best, it can be inferred that areas of Woodford County with existing sinkholes are more prone to such activity than areas without. **Figure 2 - 2** depicts known area sinkhole sites and possible areas of influence based on data generated by the United States Geological Survey. The significant number of known sinkholes can be interpreted to mean that much of Woodford County is susceptible to additional formations over geological time.



Roadside Geological Formation

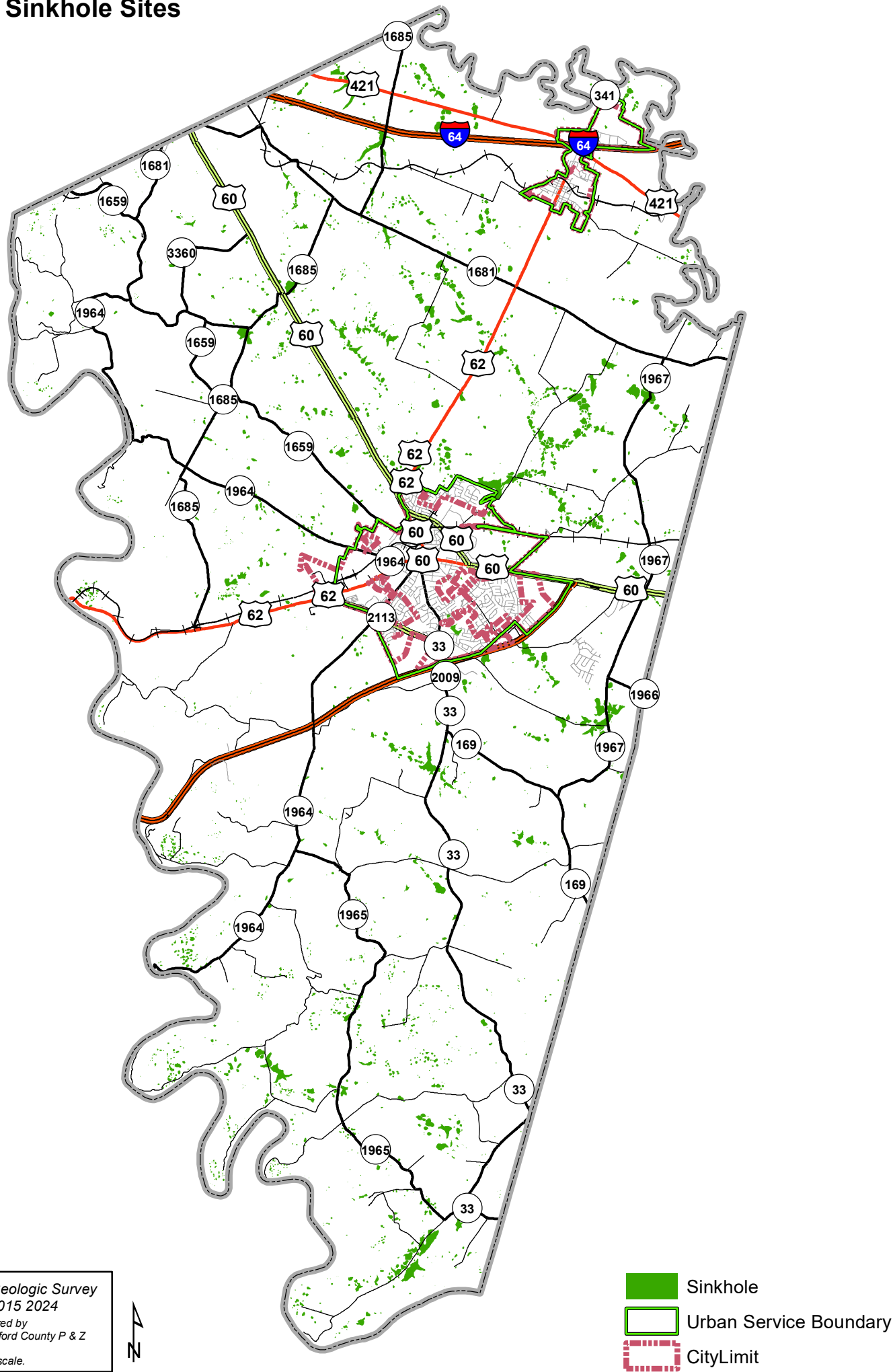
Figure 2-1: Geology



- Boundaries
- Geology by Rock Unit
- Alluvium
 - High-level gravel deposits
 - Limestone
 - Limestone and shale
 - Limestone, evenly bedded
 - Shale and limestone
 - Urban Service Boundary
 - City Limits

Source: Kentucky Geologic Survey
Maps Prepared by
Versailles Midway Woodford County P & Z
GIS
Maps not to scale.

Figure 2-2: Sinkhole Sites



SOILS

Generalized soil classifications and data have been developed from the Soil Survey of Woodford County¹. Soil types are grouped into three primary associations with similar characteristics. They are as follows:

1) The Maury-McAfee unit, making up about 40 percent of Woodford County's soils, is found in the northern half of the County. This association consists of broad gently sloping ridges and somewhat steeper slopes along drainage ways and around sinkholes. Irregular topography, including sinkholes, is common in this soil unit. Most of this acreage is used for cultivated crops, hay and pasture. Historically, the chief crops have been burley tobacco and Kentucky bluegrass for pasture and hay. This unit has high potential for cultivated crops, some specialty crops, woodlands, and intensive recreation facilities except in areas of steeper slopes. In some areas, more intensive uses would be limited by depth to bedrock and flood hazard. The area encompassed by this association also contains a significant portion of the prime farmland in Woodford County.

2) The most predominant soil association in Woodford County, the McAfee-Maury-Fairmount unit, makes up about 50 percent of County land area. This soil type is found primarily in the southern and western parts of Woodford County. The areas that include this soil unit consist of rolling uplands and moderately steep slopes along the major drainage ways; and, karst topography (rock outcroppings and sinkholes) is also common. Most of the acreage in this association is used for cultivated crops, hay and pasture.

The soils in this unit have medium potential for cultivated farm crops, specialty crops, woodlands and recreation facilities. On steeper cultivated slopes, the hazard of erosion is severe. Crop production and facilities for intensive recreation are limited in many places because of the slope and depth to rock.

3) The Fairmount-Rock Outcrop unit, comprising approximately ten percent of the County's soils, is found along the southern and western boundary of the County bordering the Kentucky River. The landscape in this soil unit consists of long and very steep slopes, massive limestone outcrops, or palisades. Slope varies from fairly level to strongly sloping and this feature combined with periodic flooding impact the soils development potential. Most of the acreage in this association is in low-grade hardwoods, red cedar, and brush. Some of the acreage has been cleared for hay, pasture, tobacco, and corn.

Soils in this map unit generally have low potential for cultivated or specialty crops, woodlands, urban or intensive recreation uses due to erosion hazard, depth to bedrock, the rock outcrop, steep slopes, and flooding hazard areas. There is very little prime farmland within the area encompassed by this soil association. Generalized and detailed soil maps can be found in the referenced Soil Survey of Woodford County.

Two of the most important characteristics of soil types for Woodford County are the capability to support on-site sanitary sewer treatment and disposal systems and to support agricultural uses. **Figure 2 - 3** provides an overview of the soil capabilities regarding sanitary systems. **Figure 2 - 4** depicts Prime Farmland in four categories or classifications that were created from a composite of factors, including soils, topography, drainage and floodplain. These categories of prime farmland range from areas with no constraints to areas with potential flooding constraints. According to the Natural Resource Conservation Service, prime farmland is defined as:

Prime farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding. Users of the lists of prime farmland map units should recognize that soil properties are only one of several criteria that are necessary. There are five other considerations including: land use, frequency of flooding, Irrigation, water table, and wind erodibility.

Figure 2-3: Soil Capabilities

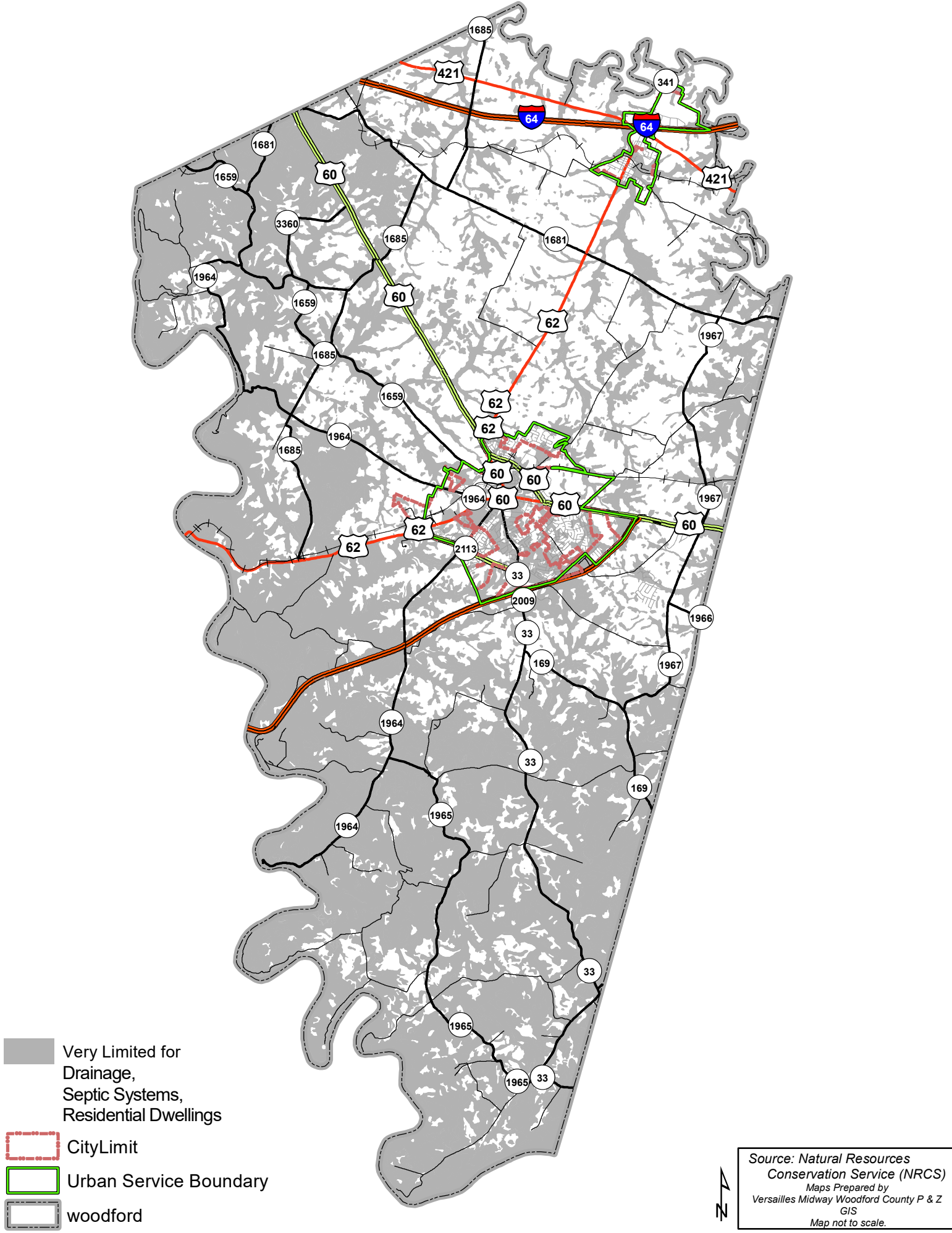
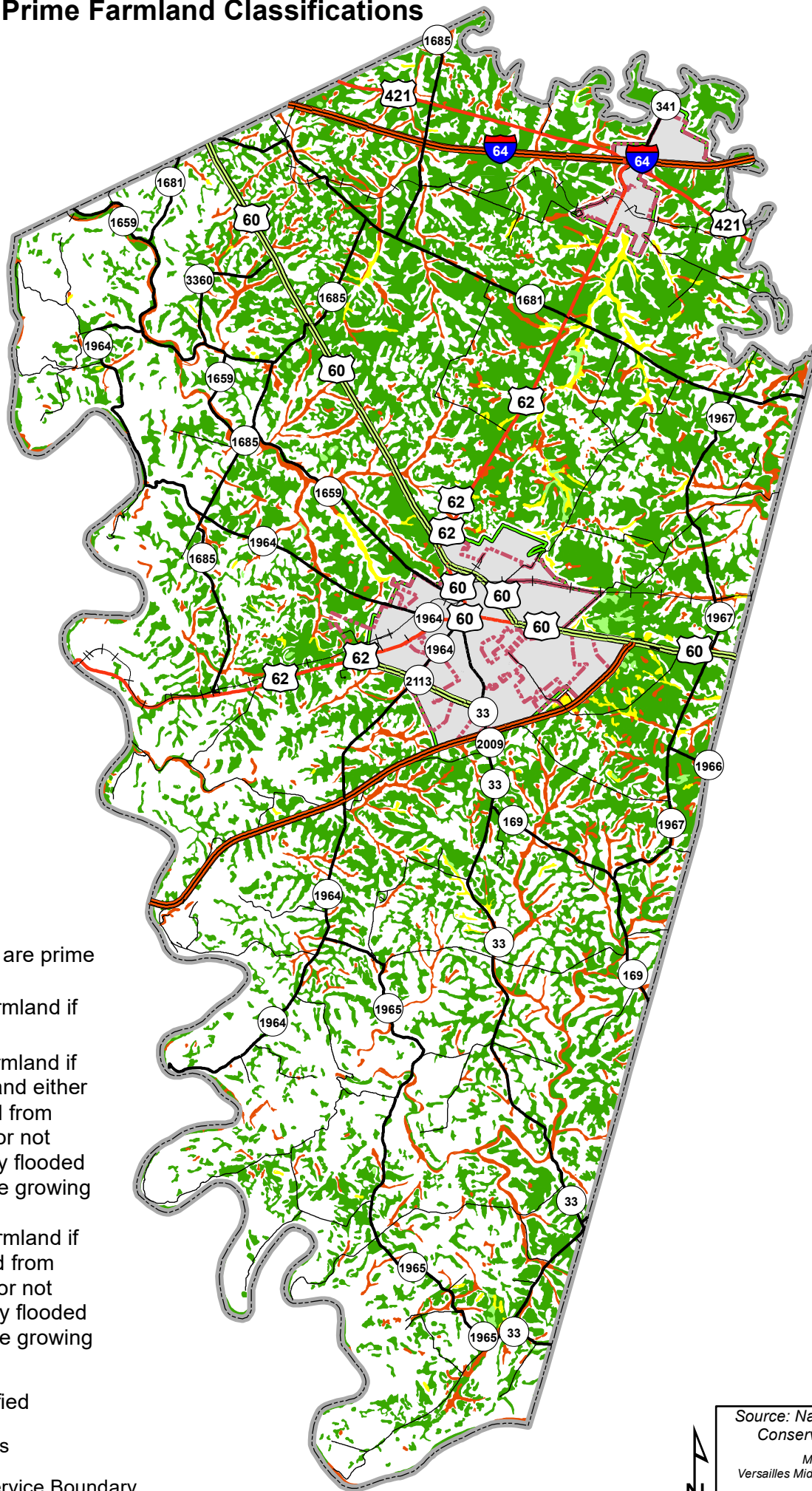


Figure 2-4: Prime Farmland Classifications



- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Unclassified
- City Limits
- Urban Service Boundary

Source: Natural Resources
Conservation Service (NRCS)

Maps Prepared by
Versailles Midway Woodford County P & Z
GIS
Map not to scale.

Soil associations and subsurface geology (depth to bedrock for example) are also key elements in determining the suitability of geographic areas for waste disposal via septic tank systems. Therefore, a brief overview of soils and geology may be useful in the review and evaluation of future conservation or rural residential subdivision proposals.

The suitability of a specific site for waste disposal is determined in large part by three factors: soil texture and structure, the depth to bedrock, and the size of the site. Soil texture and structure determine how quickly or slowly water will move through the medium (drain). Depth to bedrock will be a partial indicator of the capacity of a site to dissipate a given volume of wastewater. If the depth, as measured from the surface soil is very shallow, the site may have insufficient area in which a drain field can properly function. Finally, size of site is also an indicator of whether there is sufficient area for disposal purposes.

TOPOGRAPHY

The topography of Woodford County can vary significantly depending on location – from the steeply sloped areas adjoining the Kentucky River to the gently rolling landscapes of the northern part of the County. For analysis purposes, topographic features have been grouped into three classifications: areas with slopes less than 6 percent; areas with slopes between 6 and 12 percent, and areas with slopes greater than 12 percent. These categories represent benchmarks relative to the use of land for human use at either urban or rural scales. These topographic categories are depicted on **Figure 2 - 5**.

Generally, the greater the slope the more constrained the land is for development and agriculture. Development or agricultural practices on steeply sloped areas require special engineering for foundations and structures as well as altered agricultural production practices that are not economically feasible for most types of crops. In addition, it is more difficult to address erosion control and storm water management in areas of steep slopes. The velocity of storm water runoff in areas of steep slopes simply overwhelms the capabilities of most types of silt fences and detention facilities.

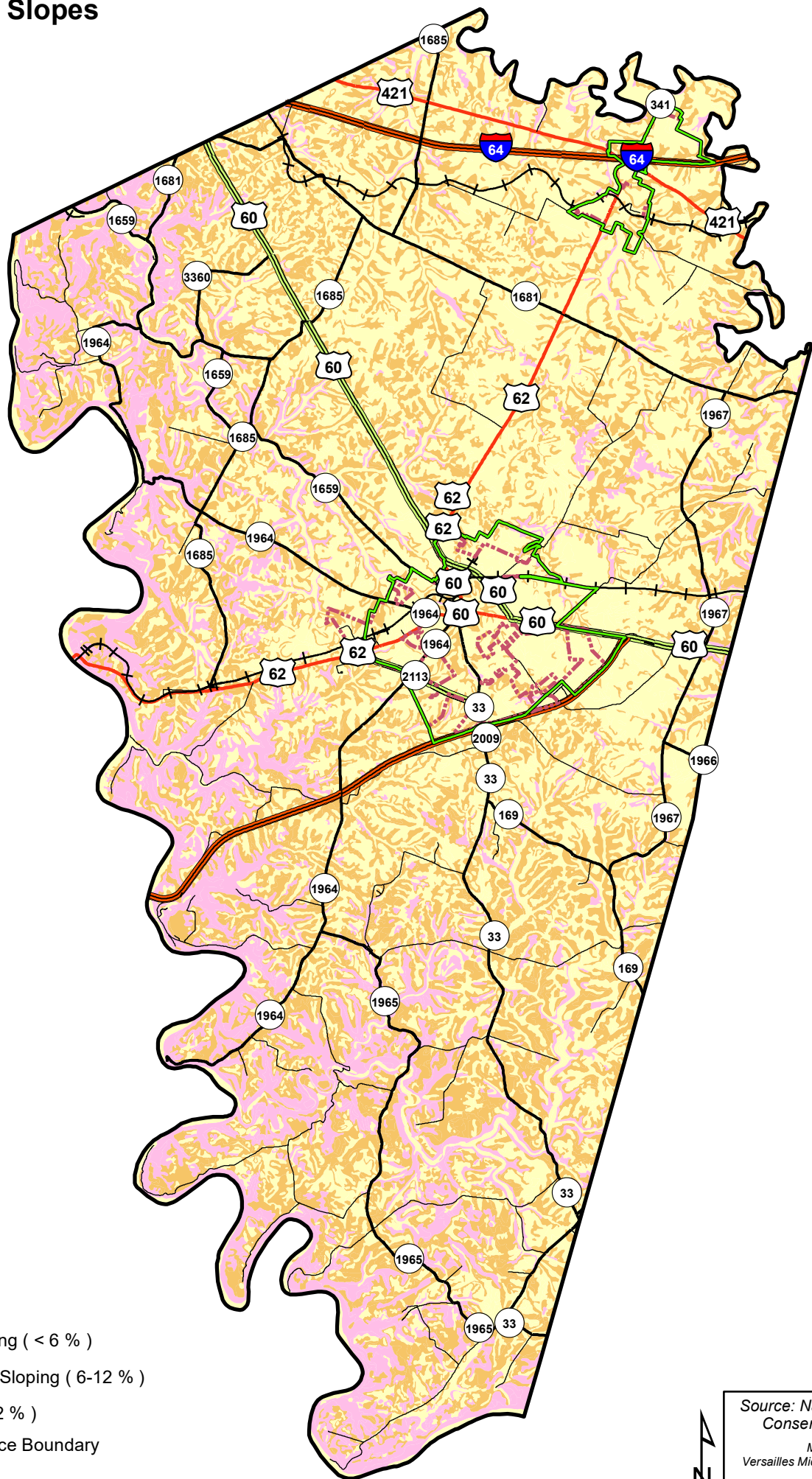
The analysis of the data presented in **Figure 2 - 5** also revealed the western most areas of the County are significantly constrained. In this case the constraint is the presence of slopes greater than 12 percent. The southern portion of the County does not have severe changes in topography, but still exhibits some areas of steep slopes. Lands north of Versailles are characterized as gently rolling and there are few areas constrained in any way by topographic features.

NATURAL VEGETATION, WOODLANDS and WILDLIFE HABITAT

This aspect of land resources in Woodford County is an integral part of the natural environment that residents and visitors can enjoy. Woodford County's natural environment consisting of forests and woodlands ceased to be "natural" some time ago. A highlight of the county's preserved woodlands can be seen at the Clyde E. Buckley Wildlife Sanctuary, consisting of 375 acres of trails and meadows bordering the Kentucky River. Farming and other land altering practices have permanently changed the Woodford landscape. What remains today is still very valuable in terms of natural vegetation, woodlands and wildlife habitat. According to the USDA National Agricultural Statistics Service, as of 2022 there were 9,549 acres (9%) of private woodlands in Woodford County, 1,707 (18%) of which is maintained through pasturing and 7,842 (82%) is not. Woodford County's original natural environment still predominates in the western part of the County adjacent to the Kentucky River including the Kentucky River Palisades. However, in the northern and southern parts of the County, extensive former woodlands have been transformed using agricultural operations.

The Karst geology of Woodford County, which contributes significantly to the high quality of the soil and scenic topography of the land, is also the reason for the incidence of so many sinkholes. Water is the element that binds all of these characteristics together – providing the medium for the dissolution of the calcium carbonates that make up the limestone deposits and in turn the limestone provides storage and avenues of movement for water from area to area.

Figure 2-5: Slopes



Slopes

- Gently Rolling (< 6 %)
- Moderately Sloping (6-12 %)
- Steep (> 12 %)
- Urban Service Boundary
- City Limits

Source: Natural Resources Conservation Service (NRCS)

Maps Prepared by Versailles Midway Woodford County P & Z GIS

Map not to scale.



Kentucky River Palisades



Clyde E. Buckley Wildlife Sanctuary

LAND CONSERVATION

Woodford County's private land owners have chosen to place property in conservation easements, which are voluntary legal agreements between the landowner and a conservation easement agency. Bluegrass Land Conservancy, a regional non-profit land trust, holds forty-one easements on 5,706 acres in Woodford County depicted on **Figure 2 - 6**. In 2009, Woodford County Fiscal Court established a local non-profit land trust, Woodford Rural Land Board, to "create and administer a program for the donation and purchase of Conservation Easements, to preserve agricultural, rural and natural lands."

II. WATER RESOURCES

Woodford County water resources include the Kentucky River, four major tributaries to the river, numerous small streams, springs and seeps, and a substantial groundwater aquifer. Blueline Streams identified on USGS topographical maps are depicted on **Figure 2 - 7**. These resources have readily sustained the needs of Woodford County, usually without restriction.

Growth and development along Woodford County's borders, and within watershed basins that Woodford shares with other counties, impact water quality and increased flow in the channels of local streams and drainage ways. When post development storm water runoff exceeds predevelopment conditions, the results can include increased soil erosion, poor water quality, loss of aquatic and upland habitat, and flood damage to downstream landowners.

This review and analysis of Woodford County's water resources sets the stage for the Plan Update to address how these resources will be protected in the future and possibly how Woodford County can work with its neighbors to address potential eco-tourism opportunities while also addressing water quality and quantity situations. The following section addresses the surface water resources available to Woodford County according to the Kentucky River Authority and Kentucky Water Resources Research Institute.

THE KENTUCKY RIVER WATERSHED

Woodford County is one of 41 Kentucky counties encompassed within the Kentucky River Basin, which includes an area of about 7,000 square miles and 16,000 linear miles of river and streams. The river system originates in the uplands of southeastern Kentucky and flows northwest through the rolling topography of Central Kentucky to join the Ohio River near Carrollton in north-central Kentucky.

The north-central portion of the Kentucky River Basin, which includes Woodford, is located in the Inner Bluegrass region. This region is characterized by karst topography, with numerous sinkholes and caves in limestone bedrock. The main stem of the Kentucky River has formed an incised meander in the Ordovician limestone that is highly susceptible to physical and chemical weathering resulting in scenic palisades.

Figure 2-6: Conservation Easements

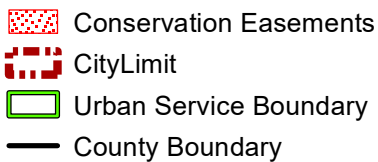
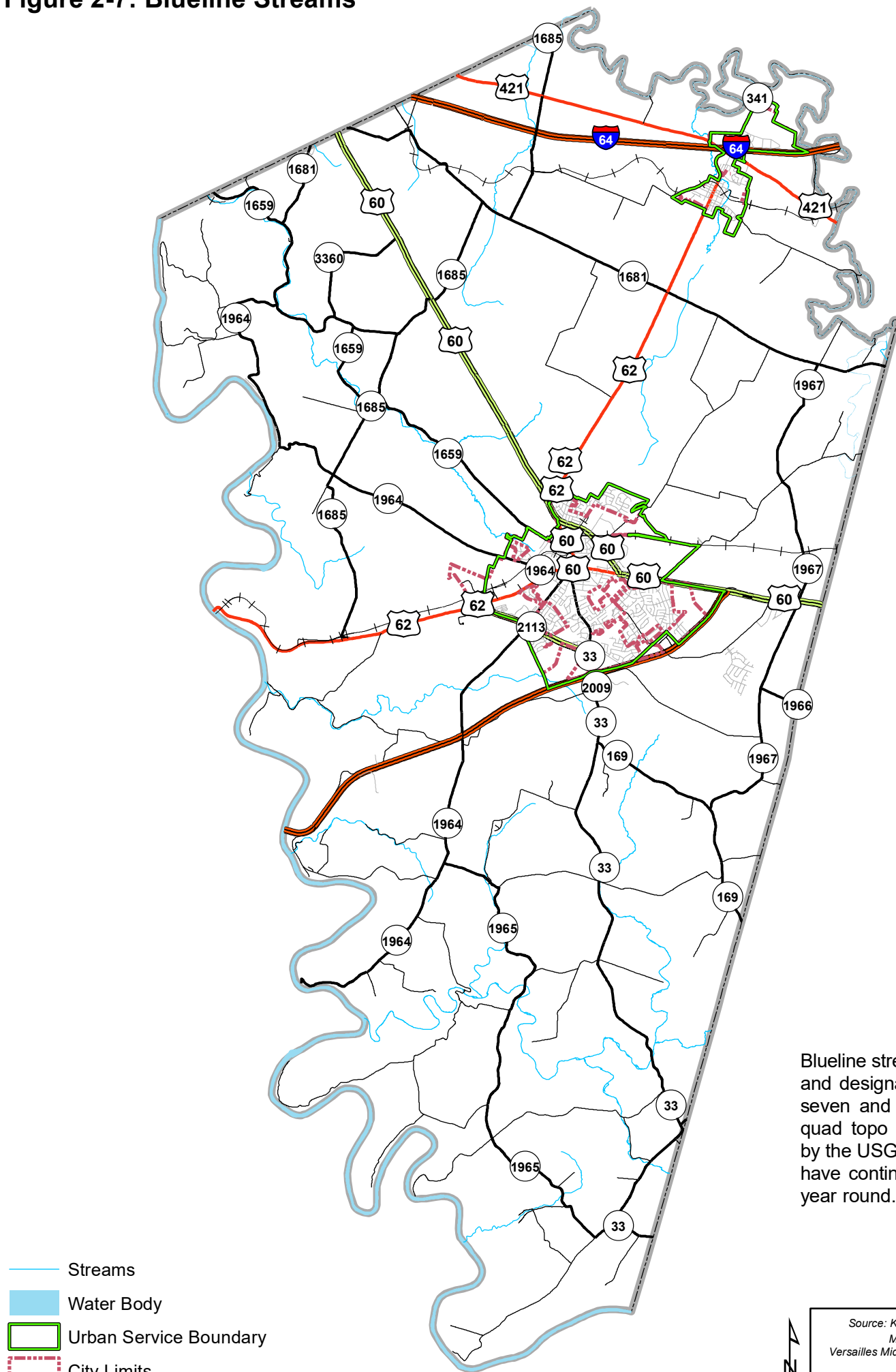


Figure 2-7: Blueline Streams



Blueline streams are defined and designated as such on seven and one-half minute quad topo maps published by the USGS. Such streams have continuous water flow year round.

Source: Kentucky Division of Water
Maps Prepared by
Versailles Midway Woodford County P & Z
GIS
Maps not to scale.

WATERSHEDS WITHIN THE LOWER BASIN OF THE KENTUCKY RIVER

According to the Kentucky River Basin Management Plan (April 2002), there are five sub-watersheds of the Kentucky River that encompass Woodford County lands which are depicted in **Figure 2 - 8** (see page 19). The sub-watersheds are the drainage areas of major stream tributaries that discharge to the River and include Kentucky River 205/140, South Elkhorn Creek, Grier's Creek, Glenn's Creek and Clear Creek. **Table 2 - 1** and **Table 2 - 2** is a summary of Kentucky River Basin Management Plan. It also provides an overview of the location of all streams and flood prone areas within the county.

The water areas continue to be increasingly in demand and it is also threatened due to issues with land use, water quality, and quantity. The major contaminates are fecal contamination and sedimentation.

TABLE 2 - 1
Woodford County Watersheds, Kentucky River Management Plan

	Total Acres	Acres in Woodford County	Percent in Woodford County	Percent Agricultural	Percent Natural	Percent Urban
Shawnee Run, Kentucky River	26,999	767	3%	70%	24%	6%
Upper Clear Creek	19,822	12,785	64%	85%	9%	5%
Lower Clear Creek	22,033	13,081	59%	67%	17%	16%
Landing Run, Kentucky River	23,886	10,869	46%	53%	42%	5%
Grier Creek, Kentucky River	22,683	14,915	66%	58%	32%	10%
Baily Run, Kentucky River	19,891	8,295	42%	50%	39%	11%
Glenns Creek	21,696	21,040	97%	74%	13%	14%
Cedar Run, Kentucky River	17,362	954	5%	36%	35%	29%
Shannon Run, South Elkhorn Creek	36,351	8,027	22%	64%	9%	27%
Town Branch	27,988	102	0.4%	52%	45%	4%
Lee Branch, South Elkhorn Creek	28,764	19,025	66%	85%	5%	10%
Beals Run, South Elkhorn Creek	25,956	13,164	51%	77%	9%	14%

Source: Kentucky Water Research Institute and the Kentucky Water Authority

TABLE 2 - 1 Continued
Woodford County Watersheds, Kentucky River Management Plan

	EPA Permitted Facilities	Drinking Water Source Protection Area Zone*	Sewershed	Pond/Lake Count	Pond/Lake Acres	Wetland Count	Wetland Acres
Shawnee Run, Kentucky River	0	1	Wilmore	241	459	45	36
Upper Clear Creek	1	3	None	147	109	36	61
Lower Clear Creek	0	2	None	188	111	38	43
Landing Run, Kentucky River	1	1	None	216	884	19	17
Grier Creek, Kentucky River	3	1	Versailles, Lawrenceburg	216	333	15	9
Baily Run, Kentucky River	5	1	Lawrenceburg	135	490	7	12
Glenns Creek	8	1	Versailles	118	138	13	13
Cedar Run, Kentucky River	10	1	Frankfort, Farmdale	98	386	10	45
Shannon Run, South Elkhorn Creek	11	0	Lexington	152	129	43	121
Town Branch	93	0	Lexington	72	103	1	1
Lee Branch, South Elkhorn Creek	4	0	Versailles, Midway	157	168	29	84
Beals Run, South Elkhorn Creek	9	0	Frankfort	177	142	24	39

Source: Kentucky Water Research Institute and the Kentucky Water Authority

* **Zone 1:** Inner/ Critical Zone
Zone 2: Outer Protection
Zone 3: Source Catchment

TABLE 2 - 2
Woodford County Watershed Impairments, Kentucky River Management Plan

	Impaired Stream Segment	Type	Cause	Source
Shawnee Run, Kentucky River	Shaker Creek 3.8 to 7.5, Kentucky River 98.2 to 115.95	Aquatic Habitat; Fish Consumption	Nutrient/Eutrophication Biological Indicators-5; Benthic Macroinvertebrates Bioassessments-4C; Mercury in Fish Tissue-5	Agriculture, Non-Point Source; Source Unknown
Upper Clear Creek	Clear Creek 11.1 to 15.8	Aquatic Habitat	Nutrient/Eutrophication Biological Indicators-5; Benthic Macroinvertebrates Bioassessments-4C	Non-Point Source
Lower Clear Creek	None	None	None	None
Landing Run, Kentucky River	Kentucky River 98.2 to 115.95	Fish Consumption	Mercury in Fish Tissue-5	Source Unknown
Grier Creek, Kentucky River	None	None	None	None
Baily Run, Kentucky River	Bailey Run 0.0 to 3.0	Aquatic Habitat	Sedimentation/Siltation-5; Total Dissolved Solids (TDS)-5	Post-development Erosion and Sedimentation, Source Unknown, Unspecified Urban Stormwater
Glenns Creek	Glenns Creek 0.0 to 12.9; Camden Creek 0.0 to 1.5, Glenns Creek UT 0.35 to 0.60	Aquatic Habitat, Primary Contact Recreation	Habitat Assessment-4C; Benthic Macroinvertebrates Bioassessments-4C; Escherichia coli (E. coli)-5; Nutrient/Eutrophication Biological Indicators-5; Sedimentation/Siltation-5; Specific Conductivity-5	Habitat Modification - other than Hydromodification, Loss of Riparian Habitat, Non-Point Source, Agriculture; Industrial/Commercial Site Stormwater Discharge (Permitted), Non-Point Source, Industrial/Commercial Site Stormwater Discharge (Permitted), Municipal (Urbanized High Density Area), Municipal Point Source Discharges, Removal of Riparian Vegetation; Unspecified Urban Stormwater
Cedar Run, Kentucky River	None	None	None	None
Shannon Run, South Elkhorn Creek	South Elkhorn Creek 34.5 to 52.5; Shannon Run 2.5 to 7.3	Aquatic Habitat, Primary Contact Recreation	Total Dissolved Solids (TDS)-5; Nutrient/Eutrophication Biological Indicators-5; Sedimentation/Siltation-5; Benthic Macroinvertebrates Bioassessments-4C; Combined Biota/Habitat Bioassessments-4C	Non-Point Source, Habitat Modification - other than Hydromodification, Loss of Riparian Habitat, Removal of Riparian Vegetation

Source: Kentucky Water Research Institute and the Kentucky Water Authority

TABLE 2 - 2 Continued
Woodford County Watershed Impairments, Kentucky River Management Plan

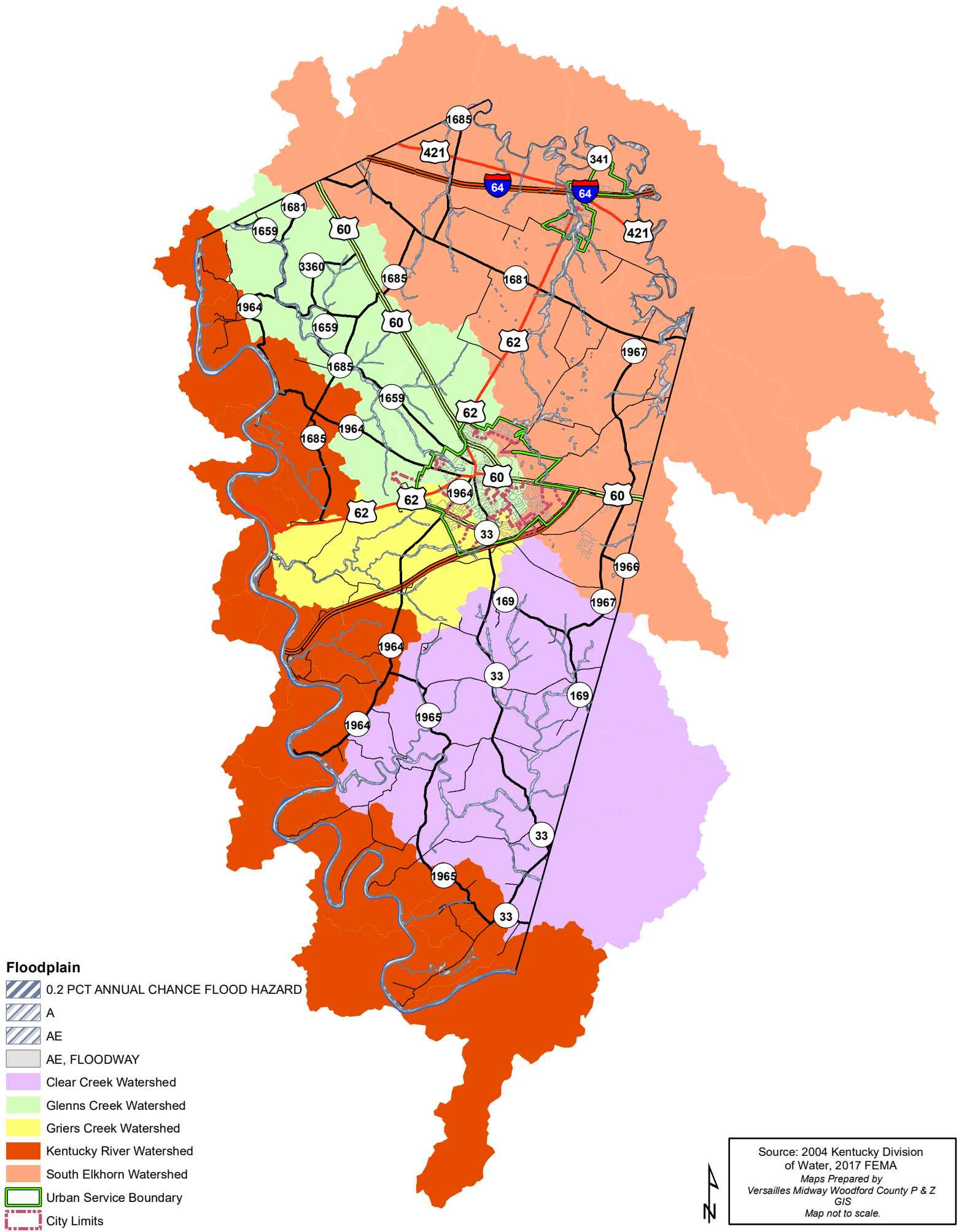
	Impaired Stream Segment	Type	Cause	Source
Town Branch	Wold Run 0.0 to 4.3; Vaughns Branch UT 0.0 to 1.85; Vaughns Branch 0.0 to 2.2; Town Branch 0.0 to 12.45	Aquatic Habitat, Primary Contact Recreation, Secondary Contact Recreation	Flow Regime Modification-4C; Particle distribution (Embeddedness)-4C; Sedimentation/Siltation-5; Specific Conductivity-5; Nutrient/Eutrophication Biological Indicators-5; Fecal Coliform-4A; Escherichia coli (E. coli)-4A	Channelization, Unspecified Urban Stormwater, Urban Runoff/Storm Sewers, Wet Weather Discharges (Point Source and Combination of Stormwater, SSO or CSO), Loss of Riparian Habitat; Non-Point Source; Municipal (Urbanized High Density Area), Agriculture, Residential Districts, Municipal Point Source Discharges
Lee Branch, South Elkhorn Creek	None	None	None	None
Beals Run, South Elkhorn Creek	Beals run 0.0 to 1.9	Aquatic Habitat	Flow Regime Modification-4C; Organic Enrichment (Sewage) Biological Indicators-5; Nutrient/Eutrophication Biological Indicators-5; Sedimentation/Siltation-5	Highways, Roads, Bridges, Infrastructure (New Construction), Site Clearance (Land Development or Redevelopment), Livestock (Grazing or Feeding Operations)

Source: Kentucky Water Research Institute and the Kentucky Water Authority



Glenns Creek

Figure 2-8: Floodplains and Generalized Drainage Basins



FLOODPLAINS

Woodford County, Versailles and Midway are participating communities in the National Flood Insurance Program (NFIP) and therefore have a Flood Insurance Study (FIS) containing a report, data, and Digital Flood Insurance Rate Maps (DFIRM) regarding the existence and severity of flood hazards in Woodford County. The first FIS was done in 1977 and was updated for the first time in over 30 years. The new FIS and DFIRM's became effective August 2, 2011.

In 2009, the Federal Emergency Management Agency (FEMA) initiated a new program called Risk MAP (Mapping Assessment and Planning), "to provide quality flood hazard data that increases public awareness and leads to actions that will reduce risk to life and property." The Kentucky Division of Water (KDOW) is implementing this program and to date has identified 99.5 miles of new Risk MAP products in Woodford County. This includes 19 revised FIRM panels. The new products became effective December 21, 2017.

There are many miles of river and streams in Woodford County, creating over 6,200 acres of 100-year floodplain (one-percent annual chance of flooding). **Figure 2 - 8** depicts these Special Flood Hazard Areas (SFHA) comprising 5% of the County. The most severe flooding results from over bank flooding in the immediate Kentucky River floodplain. The National Weather Service has 2 gauges along the Kentucky River bordering Woodford County. One gauge is located at Lock # 6 at Oregon Road and the second is located at Tyrone. Below, in **Table 2 - 3** are the recorded historic flooding events according to the National Water Prediction Service.

In addition to riverine flooding, there are also several creeks that subject properties in Woodford County to flooding including, but not limited to: Lee Branch, South Elkhorn Creek, Glenns Creek, Griers Creek, Clear Creek and Tanners Creek. Lee Branch significantly impacts the City of Midway and Glenns Creek impacts Millville, both populated areas. Sink holes are also a source of flooding and for the first time some sinkhole SFHA have been included in the in DFIRM's.



Homes submerged in water after the April 2025 floods in Woodford County

Versailles is located on a plateau with several of these tributaries flowing away from it. Due to this, development in Versailles can have an impact on the flooding in these areas. It is because of this that Subdivision Regulations are in place requiring pre and post development storm water analysis. Water quality is also an issue with regard to floodwaters.

The water resources of Woodford County are one of its strengths and are a basis for its cities, agriculture, and agri-tourism operations and also have eco-tourism capabilities. There should be considerable concern for the quality and quantity of water flowing in the Kentucky River, a source of potable water for Woodford County residents once treated. In many ways, Woodford County does not solely control its own destiny in terms of water resources. Neighboring counties to the south and east continue to be sources of water quality deficiencies for Woodford.

TABLE 2 - 3
Woodford County Historic Flooding Events

	Lock #6		Tyrone	
(1)	49.04 ft.	12/10/1978	55.20 ft	04/16/1972
(2)	43.35 ft.	01/25/1937	53.00 ft.	02/22/1989
(3)	41.82 ft.	02/16/1989	51.56 ft.	05/09/1984
(4)	41.30 ft.	04/16/1972	49.53 ft.	04/07/2025
(5)	40.73 ft.	05/04/2010	42.72 ft.	05/04/2010
(6)	38.50 ft.	03/27/1913	41.13 ft.	03/05/2021
(7)	38.20 ft.	03/01/1962	39.76 ft.	02/14/2025
(8)	37.41 ft.	05/05/1984	34.83 ft.	04/04/2015

Source: National Water Prediction Service

III. AIR RESOURCES

This portion of this Chapter identifies air quality conditions in the Bluegrass Region based on the Kentucky Ambient Air Quality Annual Report of 2023. This Report provides a broad overview of conditions for many types of pollutants, and is update annually.

AMBIENT AIR QUALITY STANDARDS

The Kentucky Air Monitoring System managed by the Division of Air Quality and the Environmental Protection Agency maintains 24 monitoring sites in 23 counties throughout the Commonwealth. These sites collect air samples that are analyzed for one or more of seven types of pollutants. This includes carbon monoxide, lead, nitrogen dioxide, ozone, two levels of particulate matter, and sulfur dioxide.

Although there are no monitoring sites in Woodford County, there are several in adjoining counties. **Table 2 - 4** summarizes federal standards for each type of pollutant and monitoring results from 2023 as reported by the Division of Air Quality.

TABLE 2 - 4
National Ambient Air Quality Standards (NAAQS)

	Primary Standard (protecting human health)	Secondary Standard (protecting public welfare)	Primary Source of Pollutant	2023 Monitoring Results
Carbon Monoxide 8 hour average 1 hour average	9 ppm 35 ppm	None	Motor Vehicle Exhaust, Industrial Processes, Fuel burning in homes	None exceeded
Sulfur Dioxide 3 hour average 1 hour average	----- 75ppb	0.50 ppm -----	Coal fired power plants	3 exceeded
Nitrogen Dioxide Annual average 1 hour average	53 ppb 100 ppb	Same as primary	Motor vehicles, power plants, incinerators, industrial boilers	None exceeded
Ozone 8 hour average	0.070 ppm	Same as primary	Motor vehicle exhaust, dry cleaning, paint solvents	8 exceeded
Particulate Matter Measured as PM/10th 24 hour average	150 µg/m3	Same as primary	Prescribed fires, construction activities, farming, metal recycling, etc.	None exceeded
Particulate Matter Measured as PM/2.5th Annual average 24 hour average	12.0 µg/m3 35 µg/m3	15.0 µg/m3 Same as primary	Utility plants, wood burning stoves, farming, roadways, etc.	None exceeded
Lead Rolling 3-month average	0.15 µg/m3	Same as primary	Gasoline, paint, plumbing	None exceeded

Source: U.S. Environmental Protection Agency

NATURAL ENVIRONMENT SUMMARY

By inventorying and analyzing the existing environment Woodford County can plan for and thereby make good fiscal choices regarding expenditure of funds on public infrastructure and protect against potential negative impacts and unforeseen consequences with regard to its environment.

Human Environment

This section is focused upon where and how Woodford residents live. The housing experience is more than just the physical aspects of home and yard. The “package” includes proximity to work, quality of public or private educational opportunities (at all levels), the local tax structure, services, neighborhood amenities such as parks, bike trails and walking paths, and the quality of cultural, natural and historic resources including agri-tourism.

I. HISTORIC, SCENIC, and CULTURAL RESOURCES

Versailles, Midway, and Woodford County have a rare combination of historic, scenic and cultural resources to attract and retain visitors, new residents, and new business and industry. These resources are a prime component of the quality of life that Woodford residents enjoy and should be incorporated in the community’s planning and economic development efforts. It is important that any action detracting from or threatening these resources should be reviewed and impacts determined and minimized, or avoided where necessary.

These quality of life resources include historic districts and views along the Kentucky River, Old Frankfort Pike, Pisgah Pike, U.S. 60 between Frankfort and Versailles, and U.S. 62 between Versailles and Midway. Other resources include: the outstanding 374-acre Buckley Wildlife Sanctuary (now operated by Life Adventure Center) in northwestern Woodford County; South Elkhorn Creek; the many thoroughbred horse farms located in this heart of the internationally recognized Bluegrass Region; and, the proximity to the state capitol in Frankfort.

The Labrot & Graham (Woodford Reserve) is a historic and operational distillery that attracts many visitors to the region, as will Castle & Key (Old Taylor Distillery), and the Midway Historic District which are quickly becoming a major destination for tourists and residents due to its restaurants, shops, and historic character and buildings within its’ downtown.

There are more than 250 acres of active parks and recreation facilities serving Woodford County, including the 220 acre Woodford County Park where the Falling Springs Recreation Center is located, and serving Woodford residents. In 2012 the Woodford County Fiscal Court purchased 210 adjacent acres for the expansion of the Park. Midway has over 20 acres in the Walter Bradley Park and has recently created a City Park’s Board to “conserve, manage and sustain” the city’s parks.

These resources should be a part of a larger marketing program for the cities and county, not only for the economic opportunity it provides for tourism, but also for understanding the local lifestyle and tradition that these resources can communicate to future generations. A number of historic preservation efforts have been underway in Versailles, Midway, and the County in recent years, as there has been an increasing awareness of the value of the historic resources the county has to offer.



Castle & Key Distillery



Bluegrass Scenic Railroad and Museum



Woodford Reserve

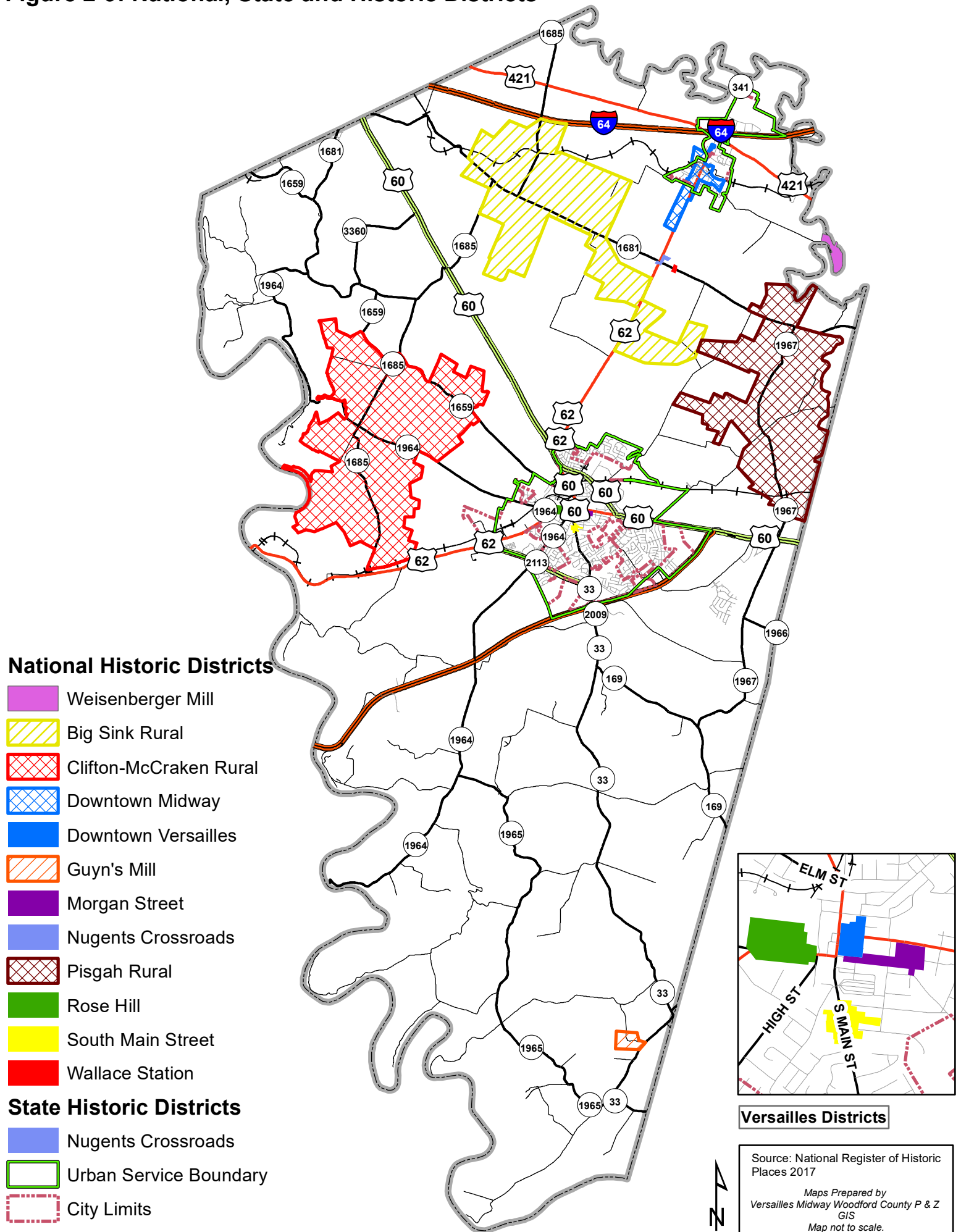


Glens Creek Distilling

HISTORIC DISTRICTS and PLACES

Versailles, Midway, and Woodford County have a wealth of architecturally or historically significant commercial, residential, religious, governmental, and rural structures. A number of these historic buildings and historic districts are listed on the National Parks Service's National Register of Historic Districts and Places. Others are recognized locally or via state-designated historic corridors. Woodford County includes twelve (12) historic districts which are included on the National Register, one district recognized by the State of Kentucky (Nugent's Crossroad) and one (1) of the eleven national districts that is also recognized as a Local Historic District (Downtown Versailles). These districts are identified in **Figure 2 - 9**. Together these districts encompass 999 buildings and structures within 16,735 acres of land. Not all of this land area is located within Woodford County. For example, a significant portion of the Redd Road District is located in Fayette County. Historic lands within Woodford County are located in both rural and urban areas. In 2002, a Board of Architectural Review (BOAR) was appointed by Versailles City Council, Midway City Council and Woodford Fiscal Court to oversee the existing Old Historic Zoning Districts throughout the county. **Figure 2 - 10** shows the local historic overlays.

Figure 2-9: National, State and Historic Districts

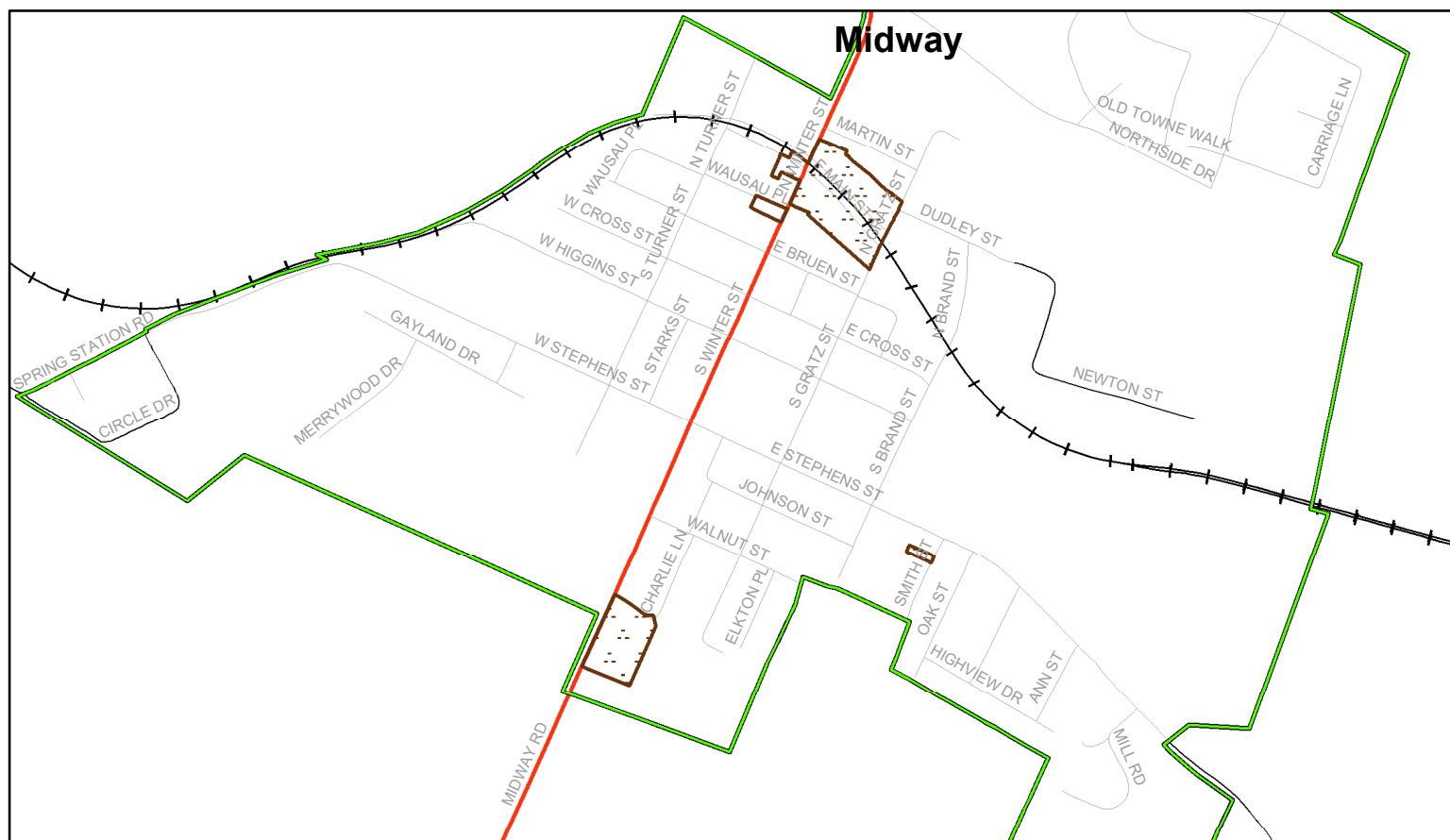


The map displays the Versailles, Indiana area. The Versailles High School campus is highlighted with a brown outline and a stippled pattern. Major roads are shown in red, including US 60 and US 62. Other roads shown in black include KY 1659 and KY 1964. The map includes numerous street names and highway shields.

Streets shown: Kentucky Ave, Shaw Ave, Old Hickory Ln, Spring Run Rd, Elm St, North St, Parkview Pl, Park St, Baker Al, Morgan St, Simmons St, North St, Center Dr, South Dr, Church St, Montgomery Ave, Berry Ave, Macey Ave, Garnett Ct, Minary Ave, St Clair St, WOODRIDGE LN, TYRONE PIKE, BEACON HILL DR, CLIFTON RD, ANGELL AVE, EMERSON DR, POCAHONTAS TRL, POHATAN TRL, OAK ST, BEECH ST, ARBOR PLACE DR, MACK ST, HENTON CT, SABLE AVE, DEPOSIT ST, BROADWAY ST, DOUGLAS AVE, PRESTON CT, CROSSFIELD DR, LEXINGTON ST, AP INDY LN, WILSON AVE, DAN DR, Laval Hts, Curry Ct, Dan Ct, Spring Ct, HUNTERTOWN RD, BELL AVE, MAPLE ST, AMSDEN AVE, FRANKFORT ST, BLACKBURN CT, ASHMORE AVE.

Highway Shields: 60, 62, 1659, 1964, 33.

Other Labels: Versailles, US 60 BYP, KY 1659, KY 1964.



- ~~N~~

Source: Versailles Midway Woodford
County Planning Commission
Maps Prepared by
Versailles Midway Woodford County P & Z
GIS
Map not to scale.

The most recent addition to Woodford County's National Register listings is the Clifton-McCracken Rural Historic District, located roughly along Clifton and McCracken Pikes and Steele Road in Versailles. The Clifton-McCracken District was added to the National Register of Historic Places in January 1999. In addition to the historic districts, the National Register lists another 67 historically significant places located within Woodford County. A complete listing of Woodford County National Register Places is available from the U.S. Department of the Interior, National Register of Historic Places.

The Pisgah Rural Historic District, placed on the National Register in 1989, was the largest of its kind in Kentucky when listed on the National Register, and one of the largest in the United States. The boundary area is approximately Big Sink Pike on the west, Old Frankfort Pike on the north, Shannon Run Creek on the east, and U.S. 60 on the south. The area was first explored by James Gay in 1776. When the area was settled in the early 1780s, it was named Pisgah. Twenty five farms are located within this District. All of these farms are listed on the Kentucky Department of Agriculture's list of Historic Farms which identifies farms which have remained in the same family for over 100 years.

The Pisgah Church, Cemetery, and Academy are located within the District. The church was established in 1784 as the first Presbyterian Church west of the Alleghenies. The original log church was rebuilt in 1812 in Federal Period Style. In 1868 it was remodeled in Gothic Revival Style. The Cemetery is the burial site of seven Revolutionary War soldiers. In 1794 the Pisgah Academy was established as the second institution of higher learning west of the Alleghenies. It was built with funds donated by five of the original signers of the Declaration of Independence, including George Washington and John Adams. The Academy was a forerunner of Transylvania University presently located in Lexington. In 1873 an avenue of Osage Orange trees were planted along both sides of Pisgah Pike.

Historic Marker Properties in Woodford County include: Jack Jouett House, Craig's Fort & Clear Creek Church, Buck Pond, Pisgah Church & Kentucky Academy, John Jordan Crittenden, Offutt-Cole Tavern, Woodford County, Caleb Wallace Law Office, The Courthouses, Watkins Tavern; Labrot & Graham Distillery, Big Spring Church, Midway, Calmes Tomb, Hemp, Midway College, "Brown Dick", John Hunt Morgan, "Sue Mundy" Civil War Generals, Rose Hill Academy, Field Harris, "Happy" Chandler, Midway First Christian Church, Second Christian Church, Sons and Daughters of Relief Cemetery, Midway Colored School, and Midway Presbyterian Church.



Historic Pisgah Cemetery and Church



Downtown Versailles



Downtown Midway

II. LOCAL TAXES

The structure of local taxes, and their rates, can affect the attractiveness of the area to businesses and people. Local taxes are vital to funding public services, like schools, roads, police, fire, and parks. Below, **Table 2 - 5** summarizes the current local property taxes levied in the county, including the cities of Versailles and Midway.

TABLE 2 - 5
Local Tax Rates - Woodford County Fiscal Year 2025

County-Wide Taxes		Rate per \$1,000
	County Property Tax	0.59
	School District Tax	6.33
	Health District Tax	0.20
	Library District Tax	0.50
	AG Extension District Tax	0.16
	Fire Protection District Tax	0.73
City of Versailles Taxes	City Property Tax	0.49
City of Midway Taxes	City Property Tax	0.40

Source: Woodford County PVA

III. EDUCATION and EDUCATIONAL ATTAINMENT

Woodford County residents are served by a consolidated Woodford County School System, three private schools, and Midway University. The Woodford County School System handles the majority of the county’s elementary, middle, and high school students. The county system currently has one high school (grades 9–12), one middle school (grades 6–8), four elementary schools (grades Pre K–5) and one alternative school. The total enrollment during the 2025-2026 school year was 4,018 students. More detailed information about the schools can be found in Chapter III.

Table 2 - 6 provides educational attainment information for Woodford County residents 25 years and older from 2000 through 2024 based on data collection by the American Community Survey in collaboration with the U.S. Census Bureau. The American Community Survey began in 2005 to conduct five-year estimates on populations using large sample sizes to produce accurate data; the data recorded from this project begins in 2006 and has currently been updated to 2024. The data indicates improvements in education levels for adults over the past decade, especially for those earning college degrees.

From 2000 to 2014, there was a 69.5 percent increase in the number of persons with an associate degree, and an 84 percent increase in the number with a bachelor’s degree. This was the greatest increase noted. The total population in Woodford County that was 25 years and older increased 22 percent since 2000. In 2020, nearly 91 percent of the population 25 years and older had achieved a high school degree or higher, compared to 82.6 percent in 2000. Roughly 37 percent had a bachelor’s degree or higher, compared to approximately 26 percent in 2000.

TABLE 2 - 6
Educational Attainment in Woodford County Including Percent Change: 2000, 2006-2010, 2011-2015, 2016-2020, 2020-2024

	Percent Change					
	2000	2010	2015	2020	2024	2015/ 2024
Population 25 years and older	15,546	16,780	17,431	18,358	19,054	9.3
9th to 12th grade, no diploma	1,541	1,090	1,102	1,036	1,003	-8.9
High school graduate (includes equivalency)	4,583	5,151	5,032	5,110	4,848	-3.6
Some college, no degree	3,298	2,886	3,516	3,404	3,097	7.3
Associate degree	939	1,242	1,242	1,445	1,643	32.3
Bachelor's degree	2,489	3,406	3,517	4,159	4,532	28.8
Graduate or professional degree	1,535	2,148	2,221	2,592	3,231	45.4
Percent high school graduate or higher	82.6	88.4	89.1	91.0	91.1	2.2
Percent bachelor's degree or higher	25.9	33.1	32.9	36.8	40.7	23.7

Source: US Bureau of the Census. 2000, 2010, 2015, 2020, 2024 American Community Survey Table S1501

HUMAN ENVIRONMENT SUMMARY

As demonstrated through this analysis, a community’s quality of life can be greatly influenced by the availability and convenience of its historic, scenic, cultural and educational facilities. The accessibility and quality of the basic services discussed in this section can provide a basis for orderly, high quality development. The amenities such as recreational opportunities and a strong education system can be the extra incentive required for relocation to an area.

Population

This section provides a demographic profile of Woodford County, including Versailles and Midway and compares Woodford with surrounding counties, the Lexington MSA, the Bluegrass Area Development District, the state, and the nation. **Tables 2 - 7 through 2 - 15** (see pages 31 through 37) will display data and trends regarding the following categories: (1) total population and growth (2) distribution of population by age and gender (3) population distribution by urban and rural area (4) household characteristics, and (5) population and household forecasts.

I. POPULATION CHARACTERISTICS: EXISTING and TRENDS

TABLE 2 - 7
Population Growth in Versailles, Midway, and Woodford County Including Percent Change: 2000, 2010, 2020, 2024

	Percent Change					
	2000	2010	2020	2024	2000/ 2020	2020/ 2024
Versailles	7,511	8,568	10,347	10,656	37.7	2.9
Midway	1,620	1,641	1,718	1,780	6.0	3.6
Woodford County	23,208	24,939	26,486	27,728	14.1	4.5

Source: University of Louisville Kentucky Data Center. 2000, 2010, 2020, 2024 Population Estimates

TABLE 2 - 8
Population Growth by Jurisdiction in Woodford County Including Percent Change: 2000, 2010, 2020, 2024

	Percent Change					
	2000	2010	2020	2024	2000/ 2020	2020/ 2024
Urban (City Limits)	9,131	10,209	12,065	12,436	32.1	3.1
Versailles	7,511	8,568	10,347	10,656	37.7	3.0
Midway	1,620	1,641	1,718	1,780	6.0	3.6
Rural	14,077	14,730	14,421	15,292	2.4	6.0
Woodford County Total	23,208	24,939	26,486	27,728	14.1	4.7
Percent within City Limits	39.3	40.9	45.5	44.8	15.8	-1.5

Source: University of Louisville Kentucky Data Center. 2000, 2010, 2020, 2024 Population Estimates

TABLE 2 - 9

Population Growth in Woodford County, Lexington MSA, Bluegrass ADD, and Kentucky Including Percent Change: 2000, 2010, 2020, 2024

		Percent Change					
		2000	2010	2020	2024	2000/ 2020	2020/ 2024
MSA Total	Woodford	23,208	24,939	26,486	27,728	14.1	4.7
	Bourbon	19,360	19,985	20,090	20,333	3.7	1.2
	Clark	33,144	35,613	36,206	37,673	9.2	4.0
	Fayette	260,512	295,803	333,580	329,437	28.0	-1.2
	Jessamine	39,041	48,586	56,126	56,495	43.7	0.6
	Madison	70,872	82,916	91,774	99,582	29.5	8.5
	Scott	33,061	47,173	59,589	61,700	80.2	3.5
		479,198	555,015	623,851	632,948	30.2	1.4
ADD Total	Anderson	19,111	21,421	22,821	24,883	19.4	9.0
	Boyle	27,697	28,432	30,550	31,394	10.3	2.7
	Estill	15,307	14,672	14,059	14,002	-8.1	-0.4
	Franklin	47,687	49,285	50,836	52,442	6.6	3.1
	Garrard	14,792	16,912	17,476	18,040	18.1	3.2
	Harrison	17,983	18,846	18,751	19,525	4.2	4.1
	Lincoln	23,361	24,742	24,324	24,910	4.1	2.4
	Mercer	20,817	21,331	21,389	23,515	2.7	10.0
	Nicholas	6,813	7,135	7,070	7,816	3.7	10.5
	Powell	13,237	12,613	11,753	12,928	-11.2	10.0
		686,003	770,404	842,880	862,403	22.8	2.3
Kentucky		4,041,769	4,339,367	4,533,464	4,584,046	12.1	1.1

Sources: University of Louisville Kentucky Data Center. 2000, 2010, 2020, 2024 Population Estimate

TABLE 2 - 10
Numerical and Percentage of Total Population by Age Group in Woodford County Including
Percent Change: 2000, 2010, 2020, 2024-2020

									Percent Change	
	2000		2010		2020		2024		2000/ 2020	2020/ 2024
60 and Older	3,379	14.6%	4,903	19.7%	7,065	26.7%	8,088	29.1%	109.1	14.5
40-59	7,035	30.3%	7,925	31.8%	6,826	25.7%	6,856	24.7%	-3.0	0.4
20-39	6,289	27.1%	5,528	22.2%	5,952	22.4%	6,199	22.3%	-5.3	4.1
5-19	5,055	21.8%	5,148	19.3%	5,112	19.3%	5,121	18.5%	1.1	0.2
Younger than 5	1,450	6.2%	1,435	5.8%	1,531	5.8%	1,464	5.3%	5.6	-4.4
Total	23,208	100%	24,939	100%	26,486	100%	27,728	100%		

Source: University of Louisville Kentucky Data Center. 2000, 2010, 2020, 2024 Population Estimate

TABLE 2 - 11
Median Age in Woodford County, Kentucky, and the United States Including Percent
Change: 2000, 2010, 2020, 2024

							Percent Change	
	2000	2010	2020	2024	2000/ 2020	2020/ 2024		
Woodford County	37.1	40.8	42.4	42.2	14.2	-0.5		
Kentucky	35.9	38.0	39.0	39.3	8.6	0.8		
United States	35.3	37.2	38.2	39.2	8.2	2.6		

Source: US Bureau of the Census. 2000, 2010, 2020, 2024 American Community Survey Tables DP1 and S0102



Woodford County Fair 2026

TABLE 2 - 12
Household Characteristics in Woodford County, Versailles, and Midway Including
Percent Change: 2000, 2010, 2020, 2024

	Percent Change					
	2000	2010	2020	2024	2000/ 2020	2020/ 2024
Woodford County Total Number of Households	9,374	10,545	11,230	11,686	19.8	4.1
Average Household Size	2.6	2.4	2.5	2.4	-3.8	-4.0
Versailles Total Number of Households	7,046	8,000	8,403	8,959	19.2	6.6
Average Household Size	2.6	2.4	2.5	2.4	-3.8	-4.0
Midway Total Number of Households	1,004	1,023	1,159	1,078	15.4	-7.0
Average Household Size*	2.4	2.3	2.5	2.2	4.2	-12.0

Source: US Bureau of the Census. 2000, 2010, 2020, 2024 American Community Survey Tables H012 and DP04

* Average Household Size is measured in number of people per household



E Binderton Place, Versailles



Abbey Road, Versailles



W Main Street, Midway

II. POPULATION CHARACTERISTICS: PROJECTIONS

The task of projecting future population, employment and housing is an essential part of the process of planning. Forecasts of population are necessary for the community to determine when and what additional public services may be needed. Population forecasts also help to determine where traffic congestion may occur and what physical improvements may be needed to alleviate congestion, as well as what level of enrollment should be expected in the public school system. Employment forecasts also inform the public services and transportation analysis process, but are also useful to the private sector in evaluating the market for office, industrial and retail commercial space.

The following sections of this Chapter describe the forecasts for Woodford County, including the cities of Versailles and Midway.

POPULATION and HOUSEHOLD FORECASTS

The number of households in Woodford County is expected to increase at a slightly faster rate than the total population living in households – this is true for the county as a whole and the sub-county geographies within each 5 year forecast period. In 2030, mean household sizes across the county are likely to reach their minimum, based on current demographic rates of change, but increase slightly nearing 2050. Woodford County has the higher mean household size than do the independent cities, possibly the result of the larger size of rural families. The city of Midway has the smallest mean household size, likely due to the presence of the university and the number of single-person households it draws.

TABLE 2 - 13
Population Projections for Versailles, Midway, and Woodford County, 2030, 2040, 2050

Population Projections					
	2020 Population		2030	2040	2050
Versailles	10,347	High: 18%	12,209	14,407	17,000
		Low: 17%	12,106	14,164	16,572
Midway	1,718	High: 4%	1,787	1,858	1,932
		Low: 3%	1,769	1,823	1,877
Woodford County	26,486	High: 7%	28,340	30,324	32,446
		Low: 6%	28,075	29,760	31,545

Source and Methodology: Population count for 2020 was derived from the University of Louisville Kentucky Data Center. This data was used to find the average percent change between 2000-2010 and 2010-2020 and then applied to the population projections above. To estimate possible population fluctuations, each average percent change is rounded to the nearest whole number to create a range of upper and lower estimates. The base population for 2020 is included to reference growth.

TABLE 2 - 14
Woodford County Vital Statistics, 2015-2019

	2015-2019
Fertility Rate	1.93
Female Life Expectancy at Birth	79.7
Male Life Expectancy at Birth	75.6
Migration Rate (per 1,000)	33.3

Source: University of Louisville Kentucky Data Center. Population and Household Projections 2020-2050, August 2022

TABLE 2 - 15
Woodford County Household Forecasts, 2030, 2040, 2050

	Population Projections			
	2020*	2030	2040	2050
Total Population	26,871	28,374	29,285	29,569
Population in Households	26,311	27,876	28,781	29,059
Population in Group Quarters	560	498	504	510
Households	10,736	11,434	11,726	11,834
Mean Household Size**	2.45	2.44	2.45	2.46

Source: University of Louisville Kentucky Data Center. Population and Household Projections 2020-2050, August 2022

* Base Census data from 2020 is included to reference growth

** Mean Household Size is measured in number of people per household

POPULATION SUMMARY

The forecasts of total population and population in households show robust growth across the county throughout the forecast period. Woodford County is expected to add 2,698 residents between 2020 and 2050, a 10% increase over these 30 years. This growth is expected to occur predominantly in the city of Versailles and its immediate environs, with the population of Versailles expecting to increase at most by 64% within this time frame. Woodford County is on track for preparing for this population increase, as throughout the past 20 years, there has also been a steady increase in households county-wide.

Agriculture

The U.S. Census of Agriculture is taken every five years, in the years ending in 2 and 7 (since 1978). Data is collected on a county level and is published within a few years of the Census. Since 1974, the Census Bureau defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. Census data is not always gathered or reported in the same format, and therefore comparisons across years are sometimes difficult. Data in this section has been taken from the Census as it relates to Woodford County.

The United States Department of Agriculture (USDA) has defined the term farm since 1850. Since that time the definition has changed nine times. The current definition was first used in 1974 and is what was used for the 2007 Census of Agriculture. A farm is defined as follows: Any place from which \$1,000 or more of agricultural products were produced or sold, or normally would have been sold, during the Census year. The \$1,000 value is not adjusted for inflation.

I. AGRICULTURE CHARACTERISTICS

Tables 2 - 16 through 2 - 20 will cover employment, crop growth, and trends in farm size and economic gain within Woodford County’s agricultural industry. Woodford County’s agricultural industry is primarily contributed by live-stock, grains, hay, and tobacco, with horses being the center piece of it culture.

TABLE 2 - 16
Agricultural Employment in Woodford County Labor Market Area and Kentucky: 2000, 2010, 2015, 2020, 2024*

	2000	2010	2015	2020	2024
Woodford	8.7	8.7	11.8	7.1	6.8
Anderson	3.3	1	1.2	1.4	2.0
Fayette	2.1	2.1	2.2	1.5	1.4
Franklin	1.6	1.3	1.4	3.1	4.5
Jessamine	2.1	2.1	1.9	0.9	2.7
Mercer	4	3.8	3.3	2.5	4.7
Scott	4.4	3	2.5	2.1	1.8
Kentucky	3.3	3.1	2.8	1.9	1.8

Source: US Bureau of the Census. 2000, 2010, 2015, 2020, 2024 American Community Survey Table DP03.

* Data shown as percentages of employees in Agriculture, Forestry, Fishing and Hunting, and Mining as the total share of employment in Woodford County

TABLE 2 - 17
Farm Size in Woodford County: 2002, 2007, 2012, 2017, 2022

	2002	2007	2012	2017	2022
Number of Farms	708	712	713	689	688
Land in Farms (acres)	123,070	119,087	111,917	112,190	103,650
Avg. Size Farms (acres)	174	167	157	163	151
Value of Land/ Buildings per Farm	\$772,037	\$1,165,408	\$1,280,117	\$909,965	\$916,324
Number of Farms by Size (Acres)					
1 - 9	55	65	50	60	58
10 - 49	250	254	268	249	272
50 - 179	222	211	239	242	218
180 - 499	112	123	104	87	104
500 - 999	48	43	37	32	20
1,000+	21	16	15	19	16
Farms in Cropland	621	514	464	450	430
Acres in Cropland	67,471	50,745	34,655	41,963	35,700

Source: United States Department of Agriculture. 2002, 2007, 2012, 2022 Census of Agriculture Table 8

TABLE 2 - 18
Market Value of Sales by Commodity Group in Woodford County, Measured in \$1,000s: 2002, 2007, 2012, 2017, 2022*

	2002	2007	2012	2017	2022
Cash Grains	262	933	3,592	4,352	7,408
Tobacco	8,486	7,375	4,190	5,946	4,217
Hay	491	831	724	1,666	3,199
Vegetables**	(D)	(D)	(D)	(D)	607
Fruits/Nuts**	135	(D)	508	388	746
Horticulture	176	217	301	246	179
Any Livestock and its Products	162,195	330,928	66,985	119,780	219,473

Source: United States Department of Agriculture. 2002, 2007, 2012, 2017, 2022 Census of Agriculture County Profiles

* Woodford farms may produce several types of products for sale and a single farm may be listed under several categories related to the commodity group.

** Cells containing a "(D)" indicate suppression of information in the census publication table to protect businesses individually supplying the county with the listed commodity group

TABLE 2 - 19**Market Value of Products Sold by Woodford County Farms: 2002, 2007, 2012, 2017, 2022**

	2002	2007	2012	2017	2022
Total	\$171,917	\$341,058	\$76,591	\$132,593	\$235,829
Average per Farm	\$242,821	\$479,014	\$107,421	\$192,442	\$342,774
Crops	\$9,661	\$10,031	\$9,606	\$12,812	\$16,355
Livestock				\$107,398	\$211,031
Percent of Farms with Sales of \$10,000+	51.3	48.7	46.1	43.3	47.1
No. of Farms by Value of Sales					
Less than \$2,500	192	234	237	273	239
\$2,500 - \$4,999	74	45	65	50	58
\$5,000 - \$9,999	79	86	82	68	67
\$10,000 - \$24,999	113	99	121	75	75
\$25,000 - \$49,999	80	64	84	66	67
\$50,000 - \$99,999	51	43	36	37	46
\$100,000 +	119	141	88	120	136

Source: United States Department of Agriculture. 2002, 2007, 2012, 2022 Census of Agriculture Table 2 and County Profiles

TABLE 2 - 20**Equine in Woodford County Farms: 2002, 2007, 2012, 2017, 2022**

	2002	2007	2012	2017	2022
No. Farms with Horses	344	357	343	288	303
No. Horses County Wide	7,760	10,260	9,110	6,925	7,890
No. Farms Selling Horses	170	191	169	118	143
No. of Horses Sold	2,377	3,020	1,269	1,434	2,181
Value Measured in \$1,000	\$152,026	\$212,610	\$44,798	\$89,778	\$170,229

Source: United States Department of Agriculture. 2002, 2007, 2012, 2022 Census of Agriculture Table 18

AGRICULTURE SUMMARY

In 2020, agriculture employed 7.1 percent of the labor force (by place of residence) in Woodford, compared to 2.8 percent statewide during 2014. Consistently, Woodford County's agricultural industry has slightly decreased on a majority of fronts since 2002. Agricultural employment decreased by 4 percent since 2020, compared to neighboring counties who have seen growth, such as Anderson, Franklin, Jessamine, and Mercer. Since 2002, the number of farms in Woodford County has decreased by 3 percent, while their property value has increased by 18.7 percent. Additionally, the county's acres in cropland has decreased significantly by 47 percent within the last 24 years, likely due to the amendment of zoning and urban growth or insufficient income for our local farmers. Despite these declining rates, the county's market value of products has successfully increased.



Southern Woodford County Farm Landscape and Equine