

CHAPTER II – Existing Conditions and Background Research

A. 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.

1. 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 subdivision 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 the "lay of the land" or the vertical elevation of land (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 regardless of its urban or **rural scale**.

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 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 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. The largest concentration of known activity appears to be in the northern portion of the County above the line formed by US 62 and US 60. Lands south of this line that are characterized by more steeply sloped areas are also prone to sinkhole activity, particularly along stream corridors. This suggests that surface water movement influences the water and limestone relationship in the southern portion of the County. However, in the northern portion of the County that relationship is most likely to be more susceptible to groundwater conditions.

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 agricultural uses or on-site sanitary sewer treatment and disposal systems. Figure 3 provides an overview of the soil capabilities with regard to these two characteristics. Figure 4 depicts four categories or classifications of prime farmland data that was 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:

¹ Soil Survey for Jessamine and Woodford Counties, U.S. Department of Agriculture, Natural Resource Conservation Service, 1983.

Prime farmland is land that 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.

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 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 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. 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 Kentucky Division of Forestry as of 2002 there were 15,100 acres (12%) of private woodlands in Woodford County. 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 through 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.

LAND CONSERVATION

Woodford County contains almost 13,000 acres of land zoned Conservation. This land consists of a variety of landscapes including wooded areas, steep slopes, floodplains, and wildlife habitats. Besides Agricultural zoning (82%), Conservation is the second largest zone classification Woodford County has making up 11 percent.

In addition to zoned conservation land, numerous private land owners have chosen to place property in conservation easements. These are voluntary legal agreements between the landowner and a conservation easement agency. Bluegrass Conservancy, a regional non-profit land trust, holds thirty-nine easements on 5,539 acres in Woodford County depicted on Figure 6. In 2010 Woodford County Fiscal Court established a local non-profit land trust, Woodford Rural Land Board, to accept donated conservation easements.

2. 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 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

The Kentucky River Basin 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.²

Woodford County is one of 41 Kentucky counties encompassed within the River Basin. 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 palisades³.

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 8. 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.⁴ Table 1 is a summary of April 2002 Kentucky River Management Plan. It also provides an overview of the location of all streams and flood prone areas within the county.

The 2002 Management Plan notes that water continues to be increasingly in demand and it is also threatened due to issues with land use, water quality, and quantity. The major contaminants are fecal contamination and sedimentation. The recent testing showed that South Elkhorn watershed is one of the three most threatened and therefore a specific Watershed Management Plan is in place. This Plan is a regional effort between Fayette, Scott, Jessamine and Woodford counties.

² Kentucky River Basin Status Report, Page 2, November 1997, Prepared by the Kentucky River Authority and Kentucky Department of Natural Resources and Environmental Protection- Division of Water.

³ Ibid

⁴ Kentucky River Basin Management Plan, April 2002, Prepared by the Kentucky River Authority.

Table 1-**Woodford County Watersheds – KY River Management Plan**

	KY River 205/140	South Elkhorn	Griers Creek	Glenns Creek	Clear Creek
Area	105,000 Acres	114,700 Acres	10,300 Acres	21,600 Acres	46,500 Acres
Wetlands	83 Wetlands on 78 Acres	56 Wetlands on 86 Acres	6 Wetlands on 3 Acres	19 Wetlands on 18 Acres	24 Wetlands on 38 Acres
Land Use	67% Ag 25% Rural/Wooded 8% Urban	80% Ag 1% Rural/ Wooded 19% Urban	80% Ag 5% Rural/Wooded 10% Urban	85% Ag 5% Rural/Wooded 10% Urban	93% Ag 5% Rural/Wooded 2% Urban
Water Use	Drinking Water for Frankfort, Harrodsburg, Versailles & Wilmore	Sewage Discharge from Lexington Town Branch and Midway	Drinking Water for Lawrenceburg and Versailles	Sewage Discharge for Versailles Drinking Water for Versailles	None Noted
# Discharge Permits	14	21	4	3	1
# Potential Contamination Sites for Human & Ecological Health	29	82	2	6	13
Threatened Areas	Cedar Run Creek	Town Branch and Wolf Run	None Noted	None Noted	One unnamed tributary of East Fork

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.⁵ The first FIS was done in 1977 and was recently updated for the first time in over 30 years.

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 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 gauges along the Kentucky River. The gauge located at Lock # 6 at Oregon Road has recorded the following historic flooding events:

Historical Crests

(1)	49.04ft	on	12/10/1978
(2)	43.35ft	on	01/25/1937
(3)	42.60ft	on	05/04/2010
(4)	41.82ft	on	02/16/1989
(5)	41.30ft	on	04/16/1972
(6)	38.50ft	on	03/27/1913
(7)	38.20ft	on	03/01/1962
(8)	37.41ft	on	05/08/1984
(9)	36.98ft	on	03/04/1997
(10)	36.10ft	on	01/22/1976

⁵ Federal Emergency Management Agency, Flood Insurance Study, Woodford County and Incorporated Areas, Kentucky. Flood Insurance Study Report dated September 2009.

⁶ "Advanced Hydrologic Prediction Service: Louisville: Kentucky River at Salvisa." [Http://water.weather.gov](http://water.weather.gov). Web. 12 Jan. 2011.

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, Glenss Creek, Griens Creek, Clear Creek and Tanners Creek. Lee Branch significantly impacts the City of Midway and Glenss 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.

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 the basis for its cities, agriculture, and agri-tourism operations. This is a scenic corridor that also has eco-tourism capabilities. There should be considerable concern for the quality and quantity of waters 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 are the source of existing water quality deficiencies that Woodford has and will continue to inherit.

3. AIR RESOURCES

Woodford County's future is becoming more closely tied to that of the Region. Its' workers commute to jobs outside Woodford, and traffic is increasing on major thoroughfares traversing Woodford, beyond what would be expected from local population and employment increases. This portion of this Chapter identifies air quality conditions in the Bluegrass Region based on the Kentucky Ambient Air Quality Annual Report of 2010⁷. 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 44 monitoring sites in 29 counties through out 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 oxides.

Although there are no monitoring sites in Woodford County, there are several in adjoining counties. Table 2 summarizes federal standards for each type of pollutant and monitoring results from 2009 as reported by the Division of Air Quality⁸.

⁷ Kentucky Division of Air Quality Fiscal Year 2010 Annual Report, Commonwealth of Kentucky, Energy and Environment Cabinet, Department of Environmental Protection, Division of Air Quality.

⁸ Ibid

**Table 2 –
National Ambient Air Quality Standards (NAAQS)**

	Primary Standard (protecting human health)	Secondary Standard (protecting public welfare)	Primary Source of Pollutant	2009 Monitoring Results
Carbon Monoxide 8 hour average 1 hour average	9 ppm ⁽¹⁾ 35 ppm ⁽¹⁾	None	Motor Vehicle Exhaust, Industrial Processes, Fuel burning in homes	None exceeded
Sulfur Oxides 3 hour average 1 hour average	----- 75ppb ⁽⁸⁾	0.50 ppm ⁽¹⁾ -----	Coal fired power plants	None exceeded
Nitrogen Dioxide Annual average 24 hour average	0.053 ppm 100 ppb ⁽²⁾	Same as primary	Motor vehicles, power plants, incinerators, industrial boilers	None exceeded
Ozone 8 hour average	0.075 ppm (2008 std) ⁽⁶⁾ 0.08 ppm ⁽³⁾ (1997 std) ⁽⁷⁾	Same as primary	Motor vehicle exhaust, dry cleaning, paint solvents	7 exceeded
Particulate Matter Measured as PM /10th 24 hour average	150 µg/m ³ ⁽³⁾	Same as primary	Utility plants, wood burning stoves, farming, roadways, etc.	None exceeded
Particulate Matter Measured as PM/2.5th Annual average 24 hour average	15.0 µg/m ³ ⁽⁴⁾ 35 µg/m ³ ⁽⁵⁾	Same as primary	Utility plants, wood burning stoves, farming, roadways, etc.	2 exceeded
Lead Rolling 3-month average	1.5 µg/m ³	Same as primary	Gasoline, paint, plumbing	3 exceeded

(1) Not to be exceeded more than once per year.

(2) To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 100 ppb. (Effective January 22, 2010.)

(3) Not to be exceeded more than once per year on average over 3 years.

(4) To attain this standard, when the 3-year average of the weighted annual mean PM2.5 concentrations from single or multiple community-oriented monitors must not exceed 15.0 µg/m³.

(5) To attain this standard, the 3-year average of the 98th percentile of 24-hour concentrations at each population-oriented monitor within an area must not exceed 35 µg/m³. (Effective December 17, 2006.)

(6) To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.075 ppm. (Effective May 27, 2008.)

(7) (a) To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.08 ppm. (b) The 1997 standard—and the implementation rules for that standard—will remain in place for implementation purposes as EPA undertakes rulemaking to address the transition from the 1997 ozone standard to the 2008 ozone standard. (c) EPA is in the process of reconsidering the standards set in March 2008.

(8) To attain this standard, the 3-year average of the 99th percentile of the daily maximum 1-hour average at each monitor within an area must not exceed 75 ppb. (Final rule signed June 2, 2010.)

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.

B. HUMAN ENVIRONMENT

Where and how Woodford residents live is the focus of this Section. 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.

A growing segment of the tourism industry segment, particularly for Kentucky and Woodford County, is agricultural tourism. Agri-tourism is defined as any business conducted by a farmer for the enjoyment or education of the public, to promote the products of the farm and to generate additional farm income. It also includes agricultural fairs and festivals, farm visits, farm tours, demonstration farms, farmer’s markets, farm stays, wineries, nursery trails and agricultural museums and community centers.⁹

It is difficult to quantify the size and characteristics of the agri-tourism impact in Woodford County but we can identify those activities in Woodford that demonstrate that this segment exists and is growing. For example, the Labrot and Graham distillery (Woodford Reserve), in addition to its production statistics, certainly benefits from tourist visits to its facilities to experience the distilling process. The Equus Run Vineyards near Midway, Boyd Orchard near Versailles, the Woodford County Farmer’s Market, Wildside Winery near Versailles, and Seldom Scene Farm in Millville are also examples of agri-tourism operations in Woodford County. There are also a number of Bed and Breakfast Inns, particularly in Versailles, that most likely benefit from the proximity to the Woodford and Fayette horse farms and other agri-tourism activities in the local region. (See Table # 3)

Woodford County’s location in the Bluegrass Region and its extended boundary with the Kentucky River are assets that will play an increasingly important role in Woodford County’s economy over the next two decades. How much of a role agri-tourism will play, particularly in replacing income lost from tobacco production, is yet to be determined.

U.S. Census Bureau data for Woodford County, Lexington MSA, and Kentucky indicate that the total number of buildings, the total number of units, and total construction costs has declined from 2007 to 2010. The decline in residential building unit permits has a direct correlation to the recession. Woodford County experienced a reduction in the number of building permits issued by 71 percent from 2007 to 2010 with the value decreasing by 86 percent. The Lexington MSA had a reduction of 49 percent, with a decrease in value 58 percent. Statewide there was a 46.5 percent decrease in the number of permits and a decrease in value by 45 percent. Woodford County’s decrease was much greater than the Lexington MSA and the State.

⁹ Definition taken from a report prepared by the Kentucky Agri-Tourism Working Group and titled, “Issue White Paper: Establishment of an Agri-tourism Industry in Kentucky”.

1. 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 that would detract from or threaten these resources should be reviewed and impacts determined and minimized, or avoided where necessary.

These quality of life resources include historic districts and a host of 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 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) historic and operational distillery attracts many visitors to the region, and the Midway Historic District is quickly becoming a major destination for tourists and residents due to its restaurants, shops, and historic character and buildings within its' downtown.

Also, there are more than 250 acres of parks and recreation facilities, including the 220 acre Falling Springs Park, serving Woodford residents.

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.

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 (1) 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 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.

The most recent addition to the register's listing 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.

Also, 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.

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.

2. CULTURAL, TOURISM, and AGRI-TOURISM

Cultural opportunities are available in the Woodford County area as a result of the historic and cultural facilities within the County as well as in nearby Fayette, Franklin, and Scott Counties. One of the newest cultural opportunities in Woodford County is the annual Woodford County Roots and Heritage Festival. This celebration is to “Educate, Motivate, and Provide activities that will bring people of all diversities together for the betterment of our community.” Cultural and tourist attractions around Woodford County including estimated number of visitors (if available) in 2010 can be found in the Table 3.

Historic Marker Properties 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, and Second Christian Church.

Table 3

Cultural and Tourist Attractions in Woodford County

Attractions	Estimated # of Visitors in 2010	Origin of Visitors
Woodford Historical Society and Museum	450	80% Kentucky, 28 States, 2 International
Bluegrass Railroad and Museum	7,000+	Central Kentucky, GA, TN, OH, IN, IL, MI, MO, PN, and 4 International
Jack Jouett House	1,900	Central Kentucky (majority) and 12 States
Boyd Orchard	90,000 to 100,000	Central Kentucky
Woodford Reserve Distillery	80,000	Central Kentucky, US and International
Equus Run Vineyards	32,000	Central KY and I-64 travelers from WI, MI, IN, OH, NC, FL ID, MN, TN and IA
Historic Midway*	75,000 to 100,000	Unknown
Life Adventure Center	8,000+	49 KY Counties and 26 States
Horse Farms***	41,000+	All over the world.
Versailles Events**	13,000+	Mostly Woodford County
Irish Acres Gallery of Antiques and The Glitz Restaurant	20,000 to 25,000 (9½ months per year)	50% out of town
Woodford County Roots and Heritage Festival	1,000	Woodford County and surrounding counties

*Includes Midway Fall Festival, Francisco’s Farm, Iron Horse ½ Marathon, Bourbon Chase Marathon Relay Run, Sparks in the Park, Railroad Street Christmas Open House, Horsey Hundred Bicycling Event.

**Includes Versailles Twilight Festival, 4th of July Picnic with the Pops, Art in the Park

*** Numbers are high due to the World Equestrian Games being held in Lexington in 2010.

Numerous thoroughbred horse farms offer tours including: Airdrie Stud, Ashford Stud, Gainsborough Farm, Lane’s End Farm, Margaux Farm, Pin Oak Stud, Three Chimneys, and WinStar Farm.

The above cultural, tourism and agri-tourism activities show the importance of hotels, motels, and restaurants to the Woodford County economy. Tables 4 and 5 show the status of Accommodations and Food Services in and around Woodford County.

TABLE 4

Accommodations and Food Services* in Woodford County: 2002 and 2007

NAICS	Industry	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
2007					
72	Accommodation and food services	34	15,725	4,519	397
721	Accommodation	1			
722	Food services and drinking places	33			
2002					
72	Accommodation and food services	32	13,579	4,026	466
721	Accommodation	2			
722	Food services and drinking places	30			

*Accommodation and Food Services comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

Source: U.S. Bureau of the Census.

TABLE 5

Accommodations & Food Services in 2007

	Total Number of Establishments (Accommodations/Food Service)	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Paid Employees	Population
Woodford	34 (1/33)	15,725	4,519	397	24,314
Fayette	704 (85/619)	785,725	230,300	17,027	279,044
Franklin	95 (8/87)	80,515	25,494	2,121	48,425
Jessamine	59 (3/56)	46,401	13,045	1,183	45,555
Scott	79 (13/66)	73,114	20,809	1,815	42,954
Anderson	26 (Not available)	11,256	3,598	369	21,245

*Accommodation and Food Services comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.

Source: U.S. Bureau of the Census, 2007 Economic Census.

3. LOCAL TAXES

The structure of local taxes, and their rates, can affect the attractiveness of the area to mobile firms and people. Local taxes are of course vital to funding public goods, like schools, roads, safety, and parks. The table below summarizes the current local property and occupational taxes levied in the county, including the cities of Versailles and Midway.

Table 6 – Local Taxes

WOODFORD COUNTY
FY 2010 (7/1/09 - 6/30/10)

	REAL* ESTATE	TANGIBLE* PERSONAL	MOTOR** VEHICLES	OTHER
<u>COUNTYWIDE TAXES:</u>				
County Property Tax	6.90	6.90	9.40	
County Payroll/Net Profits Tax				1.5%
Health District Tax	2.00	2.00	2.00	
Library District Tax	6.50	11.38	2.43	
Extension District Tax	1.60	2.75	1.50	
County Schools	49.60	49.60	50.90	
County Schools - Utilities Tax				3.0%
<u>COUNTY & SPECIAL DISTRICT TAXES (NOT COUNTYWIDE)</u>				
Fire Protection District Tax	3.70	0.00	3.70	
<u>CITY TAXES</u>				
(Versailles)				
City Property Tax	5.40	14.19	16.00	
City Payroll/Net Profits Tax				1.0%
City Electric Franchise Fee				3.0%
City Insurance Premium Tax				9.0%
(Midway)				
City Property Tax	10.00	14.50	14.50	
City Payroll/Net Profit Tax				2.0%
City Electric Franchise Fee				3.0%
City Insurance Premium Tax				5.0%

NOTES: Property tax rates are in cents per \$100 assessed valuation.

Fire Protection District is county-wide except for cities.

*Real & tangible rates are those for property owned as of 1/1/09 but collected during FY 2009-2010.

**Motor vehicle rates are those for vehicles owned as of 1/1/10. Taxes are collected at these rates throughout calendar year 2010.

Source: 2010 Rate Book of the Bluegrass Area Development District

4. EXISTING HOUSING CHARACTERISTICS

During the 1990's the housing inventory in Woodford County increased by approximately 240 units per year, from a base in 1990 of 6,986 to 9,374 in March of 2000¹⁰. One significant aspect of this statistic is that about 25 percent of the entire housing stock of the County was built in the last decade.

Since 2004, the pace of single family home building in Woodford County has declined by 67%. This trend is undoubtedly linked to the current economic recession.

The most dominant form of housing in Woodford is the single family detached dwelling unit. According to the American Community Survey 2005-09 (a five year estimate), Housing Profiles, 71 percent of Versailles residential units are single family residential with 29 percent being multi-family (2 units and up). In Midway this ration is 85 percent single family with 14 percent multifamily.

Overall, the condition of the Woodford housing stock is very good, with less than 1 percent of all units lacking either complete plumbing or kitchen facilities. The fact that a significant number of housing units were constructed after 1970 is a contributing factor to this characteristic.

Neighborhoods, Small Communities and Woodford Places

Where people live is more than just housing units, historic districts, or park resources. The places where Woodford Countians reside combine homes, civic institutions and tradition in ways that are special. In this section, those components are further described.

Neighborhoods

There are a host of neighborhoods throughout the County. Figures 10 and 11 depict where Woodford residents live and the place names of many of the neighborhoods in and around Versailles, Midway and other locales. Each neighborhood is different in terms of the style and cost of housing and the amenities that each enjoys. Some neighborhoods are more traditional having been developed in the later part of the 19th or early 20th centuries and are located in close proximity to the Main Street areas of Versailles and Midway.

There are also many neighborhoods that have developed over the past two or three decades and ring the traditional sections of Woodford County's urban areas. As mentioned above, about 25 percent of the housing stock was built in the decade following 1990. These neighborhoods follow a suburban pattern of curvilinear streets and cul-de-sacs, with connections to the arterial or collector street system.

Two other forms of neighborhoods are emerging in the County, one in the rural areas of the County and the other in the rural urban areas. Rural residential neighborhoods have emerged as a popular form of community merging a higher density form of subdivision with the preservation of rural open lands and farmlands. This rural residential form is widespread primarily throughout the southern portion of the County. The second are Small Community neighborhoods. Small communities dot the Kentucky landscape, and Woodford County contains three of these "neighborhoods" or "rural settlements",

¹⁰ Source: U.S. Bureau of the Census, Census 2000, Table DP-4 Profile of Selected Housing Characteristics.

Mortonville, Millville and Nonesuch. Embedded in the fabric of the Woodford rural area, each of these communities has a unique history.

Places

In addition to Neighborhoods and Small Communities, there are several other special “places” where people live in Woodford County. These places are sometimes referred to as “crossroads communities” and incorporate small enclaves of dwellings centered on the intersection of two roads, thus the term “crossroads”. Smaller and less economically vibrant, at least in the historical sense, these places are nonetheless a form of neighborhood. Troy, Faywood, and Pinckard are examples of this type of place/neighborhood.

Building Construction

Another tool used by economists to measure the strengths and weaknesses of a local, state, or national economy is construction or building permit activity. This aspect of the economy is directly related to land use.

TABLE 7
Residential Building Permits and Valuation, Woodford County, Fayette, Franklin, Jessamine, Scott: 2007, 2008, 2009, and 2010.

Area	2007		2008		2009		2010	
	Units	Value	Units	Value	Units	Value	Units	Value
		(\$1,000)		(\$1,000)		(\$1,000)		(\$1,000)
Woodford	174	\$42,687	92	\$16,024	70	\$12,192	50	\$6,142
Anderson	113	14,904	45	6,768	53	7,765	55	8,645
Fayette	1,360	205,110	2,194	245,201	1,102	113,961	822	92,725
Franklin	175	24,206	155	17,325	350	34,221	50	8,786
Jessamine	307	67,102	141	26,425	114	24,945	222	41,954
Mercer	120	12,778	49	6,962	36	5,676	42	2,063.50
Scott	542	70,157	272	38,916	273	31,869	185	24,494
Lexington MSA	2,791	\$436,944	2,948	\$357,621	1,998	\$230,629	1,426	\$184,809.50
Kentucky	14,938	\$1,984,271	10,494	\$1,298,099	7,398	\$923,481	7,986	\$1,086,665

Source: US Census Bureau, 2007 – 2010.

TABLE 8
Assessment of Vacant Residential Lots within the Versailles Urban Service Area*

Zone	Vacant Zoned Units	Vacant Platted Lots
R-1A	11	10
R-1B	430	234
R-1C	6	6
R-2	0	0
R-3	11	0
R-4	6	1
R-1A/PUD	68	0
R-1C/PUD	486	113
R-1B/PUD	68	12
R-1A/R-1B/PUD	531	1
R-3/PUD	194	0
Total	1,811	377

*Vacant **Platted** Lots are lots that have been recorded in the Clerk’s Office that are currently eligible to receive building permits upon proper application. Vacant **Zoned** Units are residential units that have been approved through re-zoning but the infrastructure is not in place to allow for recording of a Final Record Plat. The vacant **Platted** lots are included in the total of vacant **Zoned** Units. It should also be noted that some of these lots are privately owned by individuals who have just chosen not to obtain a permit at the present time.
 Source: Versailles-Midway-Woodford County Planning & Zoning Office, 03/01/11.

Table 9 displays residential units permitted between January 1990 and December 2010 by location—within the city limits of Versailles and Midway, and outside the city limits. The data is misleading because it does not show how many of the permits lie in the Urban Service Boundaries of the two cities. Permits are not tracked in this fashion so exact numbers can not be determined. A majority of the permits noted below outside the City Limits are in fact within the Urban Service Boundaries where infrastructure is available to support these residents.

TABLE 9
Residential Units Permitted by Location, Woodford County: 1990, 1995, 2000, 2005, 2010

AREA	1990		1995		2000		2005		2010	
	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)
Versailles City Limits	88	\$2,900	30	\$2,335	22	\$2,262	59	\$11,332	16	\$1,726
Midway City Limits	6	\$455	8	\$833	28	\$2,177	4	\$495	2	\$425
County (Outside City Limits)	142	\$10,643	195	\$19,641	106	\$20,698	90	\$24,621	32	\$4,418
TOTAL	236	\$13,998	233	\$22,809	156	\$25,293	153	\$36,448	50	\$6,569

Source: Versailles-Midway-Woodford County Planning Commission Office, Building Permit Records, 1990–2010.

5. EDUCATION and EDUCATIONAL ATTAINMENT

Woodford County residents are served by a consolidated Woodford County School System, three private schools, and Midway College. 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–6) and one preschool. The total enrollment in 2010 was 3,993 students. More detailed information about the schools can be found in Chapter III.

Table 10 provides educational attainment information for Woodford County residents 25 years and older in 1990, 2000, and 2005-09, based on decennial Census data. The data indicate improvements in education levels for adults over the past decade, especially for those earning college degrees.

From 2000 to 2005-09, there was a 29.8 percent increase in the number of persons with an associate degree, and a 33.0 percent increase in the number with a bachelor's degree. The greatest increase was noted for those with a graduate or professional degree; the number of persons with these degrees rose by 35.2 percent from 2000 to 2005-09. The total population in Woodford County that was 25 years and older increased 5.9 percent during the decade. In 2005-09, nearly 88 percent of the population 25 years and older had achieved a high school degree or higher, compared to 83 percent in 2000. Thirty-three percent had a bachelor's degree or higher, compared to approximately 26 percent in 2000.

Table 10
Educational Attainment, Woodford County: 1990–2000, 2005/09*

	1990	2000	2005/09	Percent Change 2000–2005/09
Population 25 years and older	12,840	15,546	16,471	5.9
9 th to 12 th grade, no diploma	1,836	1,541	1,186	-23
High school graduate (includes equivalency)	3,772	4,683	4,826	6.9
Some college, no degree	2,532	3,298	2,998	-9.1
Associate degree	636	939	1,219	29.8
Bachelor's degree	1,601	2,489	3,311	33
Graduate or professional degree	900	1,535	2,075	35.2
Percent high school graduate or higher	73.5	82.6	87.6	6.1
Percent bachelor's degree and above	19.5	25.9	32.7	26.3

Source: US Bureau of the Census. 2005-09 ACS-Table S1501

*ACS= American Community Surveys which is a five year estimate of that time span 2005-2009.

SUMMARY

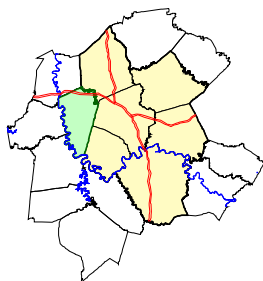
As demonstrated through this analysis, a community's quality of life can be greatly influenced by the availability and convenience of its historic, scenic, cultural and educational facilities. The accessibility and quality of the basic services discussed in this section can provide a basis for orderly, 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.

C. POPULATION

This section of the Comprehensive Plan Update provides statistical information about Woodford County’s population and housing. An analysis of past, present and future population, employment, and housing trends provides the information necessary to determine and address a number of important community issues. Such issues include the type and amount of housing that will be needed for the next generation of Woodford Countians; the type and location of public services (such as sanitary sewer, potable water, and education) that the next generation will require; and the jobs that will be needed to sustain and enhance Woodford County.

1. POPULATION CHARACTERISTICS: Existing/trends

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), which also includes Fayette, Bourbon, Clark, Madison, Jessamine and Scott Counties. It 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 below depicts Woodford County’s location in the Lexington MSA, and the Bluegrass ADD.



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

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 College, an independent liberal arts college for women chartered in 1847. Railroad Street, centered on the original L & O railroad tracks, features Victorian-style antique shops, gift boutiques and restaurants.

This following 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. The tables 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) components of population change, and (5) household characteristics. Population forecasts for Woodford County are provided later in this Chapter.

TABLE 11
Population Growth in Versailles, Midway, and Woodford County: 1960–2010

Area	Population						Percent Change				
	1960	1970	1980	1990	2000	2010	'60-'70	'70-'80	'80-'90	'90-'00	'00-'10
Versailles	4,060	5,679	6,427	7,269	7,511	8,568	39.9	13.2	13.1	3.3	14.1
Midway	1,044	1,278	1,445	1,330*	1,620	1,641	22.4	13.1	-7.9	21.8	1.3
Woodford	11,913	14,434	17,778	19,955	23,208	24,939	21.2	23.2	12.2	16.3	7.5

Source: US Bureau of the Census, *Census of Population*, 1960–2010; * Local estimates of population of Midway indicate an error of approximately 40 people in the 1990 Census figures. These figures include the additional 40 people.

TABLE 12
Population Growth in Woodford County, Lexington MSA, Bluegrass ADD, and Kentucky: 1970–2010

Area	Population					Percent Change			
	1970	1980	1990	2000	2010	1970-80	1980-90	1990-00	2000-10
Woodford	14,434	17,778	19,955	23,208	24,939	23.2	12.2	16.3	7.5
Bourbon	18,476	19,405	19,236	19,360	19,985	5	-0.9	0.6	3.2
Clark	24,090	28,332	29,496	33,144	35,613	17.6	4.1	12.4	7.4
Fayette	174,323	204,165	225,366	260,512	295,803	17.1	10.4	15.6	13.5
Jessamine	17,430	26,146	30,508	39,041	48,586	50	16.7	28	24.4
Madison	42,730	53,352	57,508	70,872	82,916	24.9	7.8	23.2	17
Scott	17,948	21,813	23,867	33,061	47,173	21.5	9.4	38.5	42.7
MSA									
Total	309,431	370,991	405,936	479,198	555,015	19.9	9.4	18	15.8
Anderson	9,358	12,567	14,571	19,111	21,421	34.3	15.9	31.2	12.1
Boyle	21,090	25,066	25,641	27,697	28,432	18.9	2.3	8	2.7
Estill	12,752	14,495	14,614	15,307	14,672	13.7	0.8	4.7	-4.1
Franklin	34,481	41,830	43,781	47,687	49,285	21.3	4.7	8.9	3.4
Garrard	9,457	10,853	11,579	14,792	16,912	14.8	6.7	27.7	14.3
Harrison	14,158	15,166	16,248	17,983	18,846	7.1	7.1	10.7	4.8
Lincoln	16,663	19,053	20,045	23,361	24,742	14.3	5.2	16.5	5.9
Mercer	15,960	19,011	19,148	20,817	21,331	19.1	0.7	8.7	2.5
Nicholas	6,508	7,157	6,725	6,813	7,135	10	-6	1.3	4.7
Powell	7,704	11,101	11,686	13,237	12,613	44.1	5.3	13.3	-4.7
ADD									
Total	457,562	547,290	589,974	686,003	770,404	19.6	7.8	16.3	12.3
Kentucky	3,218,706	3,660,777	3,685,296	4,041,769	4,339,367	13.7	0.7	9.7	7.4

Sources: US Bureau of the Census, *Census of Population*, 1960–2000; 2010; and Kentucky Population Research, *Profile of General Demographic Characteristics: 1990, 2000, and Change 1990–2000*

**TABLE 13
Population by Age Group in Woodford County: 1960–2010**

Age Group	Population						Percent Change				
	1960	1970	1980	1990	2000	2010	'60-'70	70-'80	80-'90	90-'00	00-'10
60 and Older	1,744	1,964	2,377	2,862	3,379	4,903	12.6	21	20.4	18.1	45.1
40–59	2,471	2,930	3,741	4,833	7,035	7,925	18.6	27.7	29.2	45.6	12.7
20–39	3,002	3,836	5,516	6,336	6,289	5,528	27.8	43.8	14.9	-0.7	-12.1
5–19	3,367	4,408	4,553	4,487	5,055	5,148	30.9	3.3	-1.4	12.7	1.8
Younger than 5	1,329	1,296	1,591	1,437	1,450	1,435	-2.5	22.8	-9.7	0.9	-1
Total	11,913	14,434	17,778	19,955	23,208	24,939	21.2	23.2	12.2	16.3	7.5

Source: US Bureau of the Census, Census of Population, 1970–2010.

**TABLE 14
Median Age in Woodford County, Kentucky and the United States: 1970-2010**

Area	Median Age					Percent Change			
	1970	1980	1990	2000	2010	1970-80	1980-90	1990-00	2000-10
Woodford Co.	27.2	29.9	33.7	37.1	41	9.9	12.7	10.1	10.5
Kentucky	27.5	29.1	33	35.9	38.1	5.8	13.4	8.8	6.1
United States	28.1	30	32.9	35.3	37.2	6.8	9.7	7.3	5.4

Source: US Bureau of the Census, *Census of Population*, 1970–2010.

**TABLE 15
Percentage of Total Population by Age in Woodford County: 1960-2010**

Age Group	Percent of Total						Percent Change				
	1960	1970	1980	1990	2000	2010	1960-70	1970-80	1980-90	1990-00	2000-10
60 and Older	14.7	13.6	13.4	14.3	14.6	19.7	-1.1	-0.2	0.9	0.3	5.1
40–59	20.8	20.3	21	24.2	30.3	31.8	-0.5	0.7	3.2	6.1	1.5
20–39	25.3	26.6	31	31.8	27.1	22.2	1.3	4.4	0.8	-4.7	-4.9
5–19	28.1	30.5	25.6	22.5	21.8	20.6	2.4	-4.9	-3.1	-0.7	-1.2
Younger than 5	11.1	9	9	7.2	6.2	5.8	-2.1	0	-1.8	-1	-0.4
Total	100	100	100	100	100	100	—	—	—	—	—

Source: US Bureau of the Census, Census of Population, 1970–2010.

TABLE 16
Population in City Limits and Rural Areas of Woodford County:
1960-2010*

Area	Population						Percent Change
	1960	1970	1980	1990	2000	2010	2000–'10
Urban (City Limits)	5,104	6,957	7,872	8,599	9,131	10,209	11.8
Versailles	4,060	5,679	6,427	7,269	7,511	8,568	14.1
Midway	1,044	1,278	1,445	1,330**	1,620	1,641	1.3
Rural	6,809	7,477	9,906	11,356	14,077	14,730	4.6
Woodford Co. Total	11,913	14,434	17,778	19,955	23,208	24,939	7.5
Percent in City Limit Areas	42.8	48.2	44.3	43.1	39.3	40.9	4.1

Source: US Bureau of the Census, Census of Population, 1970–2010.

TABLE 17
Household* Characteristics in Woodford County, Versailles, and Midway: 1980–2010

Area and Characteristic	Population				Percent Change
	1980	1990	2000	2010	2000–'10
Woodford County					
Total Number of Households	5,947	7,223	8,893	9,806	10.3
Average Household Size	2.93	2.8	2.57	2.51	-2.3
Percent of Persons Age 65 and Older	6.5	20.9	19.7	23.9	21.3
Versailles					
Total Number of Households	2,299	2,834	3,160	3,542	12.1
Average Household Size	2.74	2.53	2.37	2.4	1.3
Percent of Persons Age 65 and Older	11.7	24.9	25.1	24.7	-1.6
Midway					
Total Number of Households	477	451	623	643	3.2
Average Household Size	2.71	2.51	2.38	2.27	-4.6
Percent of Persons Age 65 and Older	NA	24.3	26.5	26.7	0.8

*Number of Households are occupied households. Number does not include existing vacant households.
Source: US Bureau of the Census, *Census of Population*, 1980–2010.

TABLE 18
Household Estimates for 1990, 2000 and 2010

	1990	PPH	2000	PPH	2010	PPH
Woodford County	7,223	2.77	9,280	2.51	9,806	2.51
Versailles USB	5,444	2.73	6,714	2.6	6,315*	2.40**
Midway USB	769	2.87	927	2.56	675 *	2.27**

Source: U.S. Census 2010 and Kentucky State Data Center and Woodford Co GIS

*Estimate of PPH in Versailles and Midway USB’s are based on number of residential address points and include vacant households.

** Assumes same number of PPH as US Census estimates for City Limits of Versailles and Midway.

PPH = **P**ersons **P**er **H**ousehold

2. 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 what additional public services may be needed, and when. 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 several geographic areas. These areas include Woodford County as a whole, the incorporated municipalities of Versailles and Midway, and the Urban Service Boundaries Areas that encompass the cities.

Methodology

Woodford County Population Projections were prepared by the Kentucky State Data Center, Louisville, Kentucky. Two series of population projections—baseline and high series—were produced for Woodford County from 2010 to 2030 using the demographic cohort-component method. Each series is based on specific assumptions about future natural increase—the balance between births and deaths—and migration. Future births and deaths were obtained by age-specific cohort rates from the Kentucky State Data Center latest population projections (May 2009 edition). These Woodford County birth and survival rates estimated natural increase from 2000 to 2010 with a very high degree of accuracy compared to recorded births and deaths for the decade from the Kentucky Office of Vital Statistics. The two series primarily differ on the assumptions for future net migration. The baseline series assumes that net migration will continue at the rate from 2000 to 2010. The high series assumes that migration activity will return to a more robust rate seen from 1990 to 2000.

Table 19 presents the historical and projected population growth and components of change for each decade from 1990 to 2030. In both series, natural increase is expected to decrease as the Woodford County population ages over the next two decades. Because Woodford County’s median age is one the highest among Kentucky counties, the number of projected deaths is expected to increase significantly. The number of births is expected to moderately

increase in both series, but more so in the high series because more migration growth is expected to bring younger, more fertile, population to the county.

Table 19
Woodford County Historical and Projected Decennial Population Growth and Components of Change

	1990-2000	2000-2010	Baseline		High Series	
			2010-2020	2020-2030	2010-2020	2020-2030
Population Growth	3,253	1,731	1,505	1,239	3,366	3,201
Births	2,848	2,941	3,060	3,116	3,160	3,216
Deaths	1,676	1,967	2,378	2,750	2,388	2,765
Natural Increase	1,172	974	682	366	772	451
Net Migration	2,081	757	823	873	2,594	2,750

Source: Kentucky State Data Center, July 2011

Sub-County Population Projections

The following table presents the Census counts 1990-2010 and the baseline and high series population projections for Woodford County, the cities of Versailles and Midway, and the Urban Service Boundaries for the two cities. City and USB projections were based on their historical shares of the county’s total population, shown in the second following table. Census counts for the Urban Service Boundaries were estimated with census block level data using the centroid method, a geographic information system application, and were verified. Given the differential shifts in shares over the decades resulting from differences in growth rates and annexations, city and USB shares were held at their 2010 level throughout the projection period.

Table 20
Census County and Population Projections (Baseline and High Series)
Woodford County, Versailles Midway, and Urban Service Boundaries

	Census Count			Baseline		High Series	
	1990	2000	2010	2020	2030	2020	2030
Woodford Co.	19,955	23,208	24,939	26,444	27,683	28,305	31,506
City of Versailles	7,269	7,411	8,568	9,085	9,511	9,724	10,824
City of Midway	1,290	1,620	1,641	1,740	1,822	1,862	2,073
Versailles USB	N/A	13,557	15,282	16,204	16,963	17,345	19,306
Midway USB	N/A	1,651	1,687	1,789	1,873	1,915	2,131

Source: Kentucky State Data Center, July 2011.

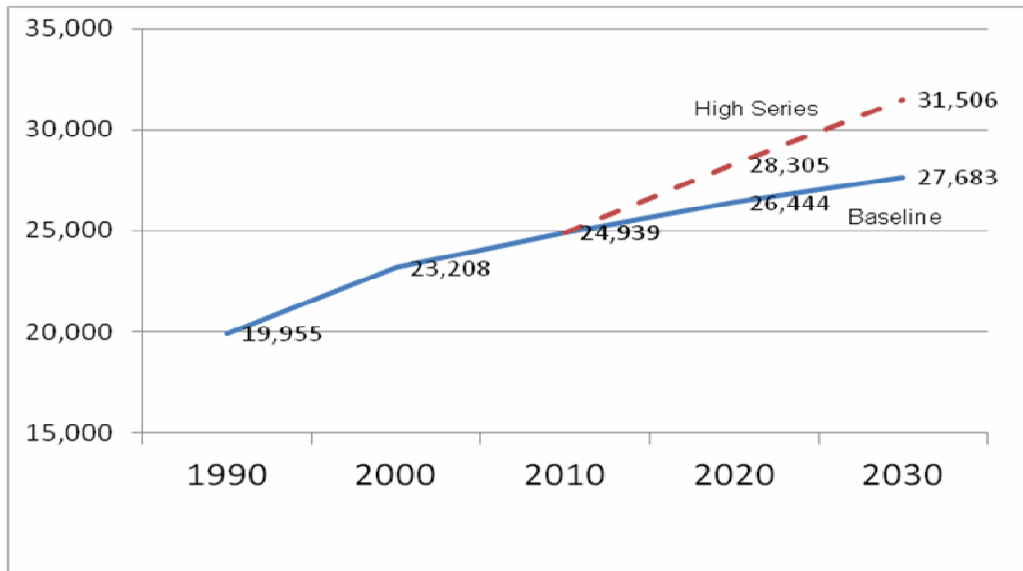
Table 21
Sub-county Shares of County Total Population

	1990	2000	2010
Woodford Co.	1	1	1
City of Versailles	0.364	0.319	0.344
City of Midway	0.065	0.07	0.066
Versailles USB	N/A	0.584	0.613
Midway USB	N/A	0.071	0.068

Source: Kentucky State Data Center, July 2011.

Chart 1

Woodford County Baseline and High Series Population Projections



Source: Kentucky State Data Center, July 2011.

POPULATION and HOUSEHOLD FORECASTS

The County population and number of households will increase over the forecast period as depicted in Table 22, but at a smaller rate than experienced in the 1990-2000 decade. Since the number of persons per household (PPH) was held at a constant 2.51 for all three forecast periods, the growth in households is constant for each geographic area. Historically, in Kentucky, persons per household rates have declined over the forecast period. In fact, the Kentucky State Data Center (KSDC) household forecasts indicated that Woodford County’s PPH was expected to decline to 2.32 by the year 2020. In fact it only declined to 2.42. Due to the current economic times, some families are being forced to move in together, and with Woodford County’s position in the Bluegrass Region and its’ schools and quality of life are likely to attract more households with children, thereby increasing the average number of people per household.. If this assumption is realized, the Woodford County persons per household rate may actually increase over the next several years.

TABLE 22
Population and Household Forecasts: 2020 - 2030

Area	Pop	Population and Households	
		2020 HH's	2030 Pop HH's
County Woodford	28,305	11,277	31,506 12,552
City of Versailles	9,724	4,052	10,824 4,510
City of Midway	1,862	820	2,073 913
Versailles USB	17,345	7,227	19,306 8,044
Midway USB	1,915	844	2,131 939
Rural Service Area	9,045	3,206	10,069 3,569

Source: "High Series" - Kentucky State Data Center (Population Forecasts for Woodford County)

SUMMARY

During the most recent decade, Woodford County's population grew by 7.5 percent, a rate just slightly higher than the state (7.4 percent), but a rate much slower than the region. Approximately 59 percent of Woodford County's population lived in rural areas of the county with 41 percent in the two incorporated cities.

In 2010, there were 9,806 households in Woodford County (including households within Versailles and Midway city limits), an increase of 10.3 percent in the past decade. Thirty-six percent of these households (3,542) were located in Versailles and 6.6 percent (643) were in Midway with 57.3 percent (5,621) of the households being in the rural part of the county (outside the city limits). Following national and statewide trends in recent decades, Woodford County's average household size has been declining. From 2000 to 2010, Woodford's average household size declined from 2.57 to 2.51 persons per household.

Over the next twenty years, the Woodford County population is expected to grow to about 31,506 as compared with a 2010 population of 24,939 based on "high series" projections by the Kentucky State Data Center. This population will comprise approximately 12,552 households, 1,841 more than Woodford County currently has. The population forecasts for the County were prepared by the Kentucky State Data Center and represent the "baseline and high series" forecast.

D. EMPLOYMENT

Since the last Comprehensive Plan Update in 2005 there has been a major economic crisis throughout the United States and globally. In 2008-2009 this country experienced the worst recession since the Great Depression. Stocks fell worldwide and yields on US Treasury securities dropped to a historic low. Unemployment rose drastically which led to record mortgage foreclosures. These foreclosures led to billions of dollars of losses for leading banks in the nation which caused strict tightening of credit. In addition to this there were steep increases in oil and food prices putting a much greater burden on citizens. The economic impact of this recession can be seen throughout the tables and data that follow.

A second distinguishing feature is the tremendous amount of in- and out-commuting. Over one-half of Woodford residents that hold a job work in another county. This reflects the County's physical location between the two major employment centers of the region – Lexington and Frankfort, its proximity to Interstates 64 and 75, and the general churning of workers throughout the Lexington-Bluegrass regional economy.

Third, a few local manufacturers account for nearly all the industrial employment in Woodford County. At the top of the list are glass and lamp plant, Osram Sylvania with 550 employees, followed by the printer, Quad Graphics (formerly Rand McNally), with approximately 500 employees. Nine other Woodford manufacturers/businesses, producing electrical equipment, light bulbs, signs, feed, or auto parts, employ more than 850 persons.

This section presents a detailed analysis of the economic structure of Woodford County and, to a certain extent, the greater Lexington market of which Woodford is a part. The tables display data and trends regarding the following categories: (1) labor force and employment characteristics, (2) income of resident and earnings of workers, and (3) major industries in the County, including agriculture, manufacturing, retail trade, tourism, and construction industries.

1. EMPLOYMENT CHARACTERISTICS: Existing/Trends

The extensive degree of commuting in and out of Woodford County complicates an analysis of the labor force. Working age residents do not have to rely on only local industries for business and employment opportunities, and local industries do not have to rely on only County-supplied labor. In the discussions to follow, the reader will need to be alert to whether the focus is on the characteristics of workers that live in Woodford or the characteristics of jobs in Woodford that may be held by residents of many other counties. In regional economics, it is common to distinguish workers and jobs on the basis of *place of residence* and *place of work*, and that convention will be followed here.

Employment Status of Residents

This section begins with an examination of the labor force status of Woodford residents. Table 23 provides estimates of the components of the civilian labor force - employment and unemployment - for Woodford County, the state, and the U.S. by decade from 1970 to 2009, based on decennial Census data.

TABLE 23
Employment Status of Population 16 Years and Over, Woodford County, Kentucky, and U.S.: 1970–2009

	1980	1990	2000	2005-09	Percent Change		
					1980-1990	1990-2000	2000-2009
Woodford County							
Civilian Labor Force	8,337	10,814	12,834	13,299	29.7	18.7	4
Employed	7,939	10,506	12,496	12,495	32.3	18.9	0
Agriculture	1,040	1,108	1,092	1,090	6.5	-1.4	0
Non-Agriculture	6,899	9,398	11,404	11,405	36.2	21.3	0
Unemployed	398	308	338	804	-22.6	9.7	138
Unemployment Rate	4.8	2.8	2.6	6	-41.7	-7.1	130.8
Kentucky							
Civilian Labor Force	1,517,653	1,688,314	1,907,614	2,029,130	11.2	13	6.4
Employed	1,388,046	1,563,960	1,798,264	1,875,443	12.7	15	4.3
Agriculture	60,966	59,346	59,729	57,911	-2.7	0.6	-3
Non-Agriculture	1,327,080	1,504,614	1,738,535	1,817,532	13.4	15.5	4.5
Unemployed	129,607	124,354	109,350	153,687	-4.1	-12.1	40.5
Unemployment Rate	8.5	7.4	5.7	7.6	-12.9	-23	33.3
United States							
Civilian Labor Force	104,449,817	123,473,450	137,668,798	152,273,029	18.2	11.5	10.6
Employed	97,639,355	115,681,202	129,721,512	141,303,145	18.5	12.1	8.9
Agriculture	2,913,589	3,115,372	2,426,053	2,576,402	6.9	-22.1	6.2
Non-Agriculture	94,725,766	112,565,830	127,295,459	138,726,743	18.8	13.1	9
Unemployed	6,810,462	7,792,248	7,947,286	10,969,884	14.4	2	38
Unemployment Rate	6.5	6.3	5.8	7.2	-3.1	-7.9	24.1

Source: US Bureau of the Census, Census of Population, 1970–2000; and Kentucky State Data Center, Profile of General Demographic Characteristics: 1990, 2000, and Change 1990–2000; and 2005–2009 ACS. Table DP5YR-3 Selected Economics Characteristics: 2005–2009

TABLE 24
Agricultural Employment in Woodford County Labor Market Area and Kentucky: 1980–2009

County	Percent Agricultural as Share of Total Employment			
	1980	1990	2000	2005-09
Woodford	13.1	10.5	8.7	8.7
Anderson	5.7	4.3	3.3	1
Fayette	2.9	3.1	2.1	2.1
Franklin	1.9	3	1.6	1.3
Jessamine	6.7	5.1	2.1	2.1
Mercer	10.7	8.1	4	3.8
Scott	9.7	8.2	4.4	3
Kentucky	4.4	3.8	3.3	3.1

Source: US Bureau of the Census, Census of Population, 1970–2000; and 2005–2009 ACS- Table DP5YR-3 Selected Economic Characteristics: 2005–2009. *American Community Survey 5-year estimates.

Employment by industry is designated according to a person's primary job, and thus does not capture moonlighting activity. Also, these labor force estimates do not count the

number of persons who have become discouraged or who are underemployed. Discouraged workers are those who ostensibly would like to work but stopped looking and are therefore not counted as unemployed.

TABLE 25
Civilian Employment by Place of Residence by Industry (Census), Woodford County: 1970–2010

Industry	Employed Civilians 16 and Over				Percent Change 2000-2010
	1980	1990	2000	2010	
Agriculture, Ag. Serv.					
Forestry, Mining, ²	1,039	1,141	1,092	1,090	-0.2
Construction	431	515	852	897	5.3
Manufacturing	2,178	2,669	2,356	1,935	-17.9
Wholesale and Retail Trade	1,124	1,697	1,493	1,349	-9.6
Transp., Comm., Utilities	325	462	793	614	-22.6
Finance, Insurance, Real Estate	396	495	685	714	4.2
Services	1,926	2,886	4,277	5,067	18.5
Government	520	641	948	829	-12.6
Total	7,939	10,506	12,496	12,495	0.0

Source: US Bureau of the Census, Census of Population, 1970–2010.

¹Includes employed civilians 16 years and over.

²Includes agriculture, agricultural services, forestry, fishing, and mining. Data are not consistent for all time periods, due to changes in SIC classifications and other considerations.

The underemployed are typically defined to include those working part-time but would prefer full-time work, or those working in occupations for which they are overqualified. Counties with a high percentage of the labor force employed in the retail and service sectors may include a significant number of underemployed persons. Nor do the data include those serving in the military. Another segment of the population not accounted for in unemployment data are contract workers. This may include many farm workers who are often hired for a planting or harvesting season and move frequently. This group of workers is important to Kentucky's tobacco growing and other industries. They may not be accounted for in these unemployment statistics, which are based on place of residence.

TABLE 26
Employment by Place of Work by Industry (BEA), Woodford County: 1980–2008

Industry	1980	1990	2000	2008
Farming, Forestry, Mining ²	2,145	3,010	3,312	1,629
Construction	374	624	817	881
Manufacturing	2,568	3,612	3,815	2,443
Transportation, Comm., Utilities	109	155	(D)	(D)
Wholesale and Retail Trade	959	1,610	2,064	1,529
Finance, Insurance, Real Estate	607	456	724	894
Services	1,427	2,427	2,970	3,249
Government	628	825	1,171	1,586
Total	8,817	12,719	15,116	12,211
Kentucky	1,645,879	1,918,963	2,338,456	2,442,252

Source: Bureau of Economic Analysis, Regional Accounts Data, Local Area Personal Income, April 2010.

¹ Includes full-time and part-time employment, civilian and military.

² Includes farming, agricultural services, forestry, fishing, mining, and other. Data are not consistent for all time periods, due to changes in SIC classifications and other considerations.

³ Does not include mining employment for 2000 (D).

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Employee Commuting Patterns

A distinguishing feature of Woodford County's economy is the amount of in- and out-commuting for employment purposes. Table 27 provides the place of work of the 12,149 employed Woodford County residents 16 years and over, based on decennial Census data from 1980 to 2009.

These commuting patterns reflect Woodford County's position between the two major employment centers of the region — Lexington and Frankfort, its proximity to Interstate 64 and Interstate 75, and the general churning of workers throughout the Lexington-Bluegrass regional economy. In 2005-09, nearly all of Woodford's work force worked within the State of Kentucky; less than one percent worked outside the state. Of those who worked in Kentucky, approximately 46 percent worked in Woodford County and 54 percent worked in counties other than Woodford.

In 2005-09, nearly 88 percent of Woodford County's 12,149 workers were employed within the Lexington MSA (Woodford, Bourbon, Clark, Fayette, Jessamine, Madison, or Scott Counties). Of those who worked in the Lexington MSA (10,670 workers), approximately 40 percent worked in the City of Lexington/Fayette County and 60 percent worked in the MSA outside Fayette County. Many of these commuting workers are taking advantage of state government employment opportunities in Frankfort and jobs in automotive and related industries located in and around Scott County. The other 12 percent (1,479 workers) were employed outside the Lexington MSA.

TABLE 27
Place of Work of Woodford County Workers 16 Years and Over: 1980–2010

	2000	2005-09	Percent Change
Total Woodford Residents Working (16+)	12,377	12,149	-1.8
Worked in Kentucky	12,291	12,092	-1.6
Worked in Woodford County	5,591	5,621	0.5
Worked outside Woodford	6,700	6,471	-3.4
Worked outside Kentucky	86	57	-33.7
Living in Lexington MSA	12,377	12,149	-1.8
Worked in Lex MSA	10,611	10,670	0.6
City of Lex/Fayette Co	4,308	4,277	-0.7
Remainder of Lex MSA	6,303	6,393	1.4
Worked outside Lex MSA	1,766	1,479	-16.3
Worked in different MSA	205	162	-21
Central City	109	110	0.9
Remainder of different MSA	96	52	-45.8
Worked outside any MSA	1,561	1,317	-15.6

Source: US Census Bureau, Census 2000 and 2005-2009 ACS. Table 08007 and Table 08016.

The data revealed some changes in place of work from 2000 to 2005-09. In 2005-09, a lesser proportion of Woodford residents worked outside Woodford County (54%) than in 2000 (55%). Slightly more people worked in the Lexington MSA in 2005-09 (88%) than in 2000 (86%). In 2005-09, 40 percent of those working in the MSA worked in Fayette County, compared to 41 percent in 2000.

TABLE 28
Earnings by Place of Work, Income of Residents, 2009 (in thousands)

	Woodford County	Lexington MSA	Kentucky	U.S.
Wage and Salary disbursements	393,750	10,156,768	70,640,901	6,266,732,000
Other labor income	101,150	2,561,401	19,381,892	1,522,083,000
Proprietors income	57,963	1,254,917	9,288,892	1,022,360,000
Earnings by place of work	552,863	13,973,086	99,311,685	8,811,175,000
less: Personal contrib for social insurance	60,922	1,579,473	11,492,659	968,699,000
plus: adjustments for residence equals: Net earnings by place of residence	190,501	-1,252,452	-2,427,787	845,000
	682,442	11,141,161	85,391,239	7,843,321,000
plus: dividends, interest, and rent	195,621	2,893,968	20,479,494	2,192,960,000
plus: transfer payments	141,682	2,781,025	33,295,693	2,131,880,000
personal income	1,019,745	16,816,154	139,166,426	12,168,161,000
Population	24,986	470,849	4,314,113	307,006,550
Per Capita Income	40,813	35,715	32,258	39,635

Source: REIS, BEA. Table CA05N.

TABLE 29
Capita Personal Per Income, Woodford County Labor Market Area, Kentucky and U.S.: 1985–2008

County	1985	1990	1995	2000	2008
Woodford	\$19,580	\$21,799	\$25,040	\$34,448	\$41,954
Anderson	\$11,776	\$15,567	\$18,763	\$23,851	\$28,803
Fayette	\$15,086	\$21,031	\$24,868	\$31,218	\$38,192
Franklin	\$12,912	\$17,710	\$22,459	\$29,145	\$34,331
Jessamine	\$11,665	\$14,919	\$17,861	\$24,118	\$30,583
Mercer	\$11,528	\$14,511	\$18,087	\$23,444	\$27,306
Scott	\$12,721	\$17,278	\$21,336	\$27,780	\$33,232
Kentucky	\$11,558	\$15,478	\$19,056	\$24,085	\$31,936
U.S.	\$14,705	\$19,572	\$23,255	\$29,469	\$40,166

Source: US Bureau of Economic Analysis, Local Area Personal Income, 1985–2008

TABLE 30
Median Family Income, Woodford County Labor Market Area, Kentucky, U.S.: 1989–2009

County	1989	1999	2005-2009	Percent Change	
				1989-1999	1999-2009
Woodford	\$37,167	\$58,218	\$68,857	56.6	18.3
Anderson	\$31,054	\$50,837	\$60,277	63.7	18.6
Fayette	\$35,396	\$53,264	\$66,378	50.5	24.6
Franklin	\$32,953	\$51,052	\$62,730	54.9	22.9
Jessamine	\$30,488	\$46,152	\$55,661	51.4	20.6
Mercer	\$27,792	\$43,121	\$52,583	55.2	21.9
Scott	\$31,390	\$54,117	\$70,522	72.4	30.3
Kentucky	\$27,028	\$40,939	\$51,323	51.5	25.4
United States	\$35,225	\$50,046	\$62,363	42.1	24.6

Source: US Bureau of the Census, Census of Population, 1980–2009.

TABLE 31
Labor and Proprietors Earnings by Place of Work by Industry (BEA), Woodford County: 1980–2009¹

Industry	Earnings (Thousands of Dollars)				Percent Change 2001-2009
	1980	1990	2001	2009	
Farming, Ag. Serv., Forestry, Mining ²	\$36,311	\$101,268	\$116,043	62,227	-46.4
Construction	6,169	12,125	23,141	27,674	19.6
Manufacturing	44,259	112,538	161,923	139,244	-14
Transp., Comm., Utilities	2,025	4,565	4,348	11,960	175.1
Wholesale and Retail Trade	8,479	19,435	39,665	47,822	20.6
Finance, Insurance, Real Estate	3,408	5,607	17,019	15,244	-10.4
Services	12,487	36,830	51,505*	116,481	126.2
Government	8,228	17,671	37,511	75,729	101.9
Total	\$120,910	\$310,039	\$518,135	\$552,863	6.7
Kentucky	\$22,454,801	\$40,269,338	\$76,786,864	\$99,311,685	29.3

Source: Bureau of Economic Analysis, *Regional Economic Information System, 1969–2000*, May 2002. May 2009, Table CA05N.

¹ Includes full-time and part-time employment, civilian and military.

² Includes agricultural services, forestry, fishing, and other. Data are not consistent for all time periods, due to changes in SIC classifications and other considerations.

³ Does not include mining earnings for 2000 (D).

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

*Does not include Educational Services.

Major Industries

In this last section, the major industries in Woodford County are examined in more detail. In particular, a look at recent economic census data and industrial directories to characterize the farm, manufacturing, retail, tourism, and construction sectors is done.

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.

Table 32
Types of Farms with Sales in Woodford County

Type of Sale	1987	1992	1997	2002	2007
Cash Grains	66	63	49	73	66
Tobacco	532	517	391	199	75
Hay	107	354	339	117	141
Vegetables	11	8	14	20	26
Fruits/Nuts	4	2	2	18	16
Horticulture	3	7	5	17	16
Any Livestock	461	348	360	475	455
Beef Cattle	385	290	338	301	252
Horses	220	223	255	178	190

Source: U.S. Census of Agriculture, 2007

Note: Woodford farms may produce several types of products for sale and a single farm may be listed under several categories related to the Type of Sale.

Table 33
Trends in Agriculture in Woodford County: 1982 - 2007

	1987	1992	1997	2002	2007
Number of Farms	717	727	678	708	712
Land in Farms (acres)	125,299	123,655	122,917	123,070	119,087
Avg. Size Farms (acres)	175	170	181	174	167
Value of Land/Buildings (per Farm)	\$525,361	\$434,353	\$548,469	\$772,037	\$1,165,408
Number of Farms by Size (Acres)					
1 – 9	90	104	71	55	65
10 – 49	171	188	179	250	254
50 – 179	223	225	223	222	211
180 – 499	179	153	145	112	123
500 – 999	43	46	42	48	43
1,000+	11	11	18	21	16
Farms in Cropland	665	664	604	621	514
Acres in Cropland	84,892	87,884	79,142	67,471	50,745
Market Value of Products Sold (in 1,000's)					
Total	\$77,314	\$75,660	\$115,401	\$171,917	\$341,058
Average per Farm	\$108,000	\$104,000	\$170,208	\$242,821	\$479,014
Crops	\$14,067	\$21,678	\$21,411	\$9,661	\$10,031
Livestock	\$63,247	\$53,982	\$93,989	\$162,256	\$331,026
Percent of Farms w/ Sales of \$10,000+	59.3	62.3	63.1	51.3	48.7
Number of Farms by Sales					
Less than \$2,500	124	103	129	\$192	234
\$2,500 – \$4,999	76	71	55	\$74	45
\$5,000 – \$9,999	92	100	66	\$79	86
\$10,000 – \$24,999	149	145	123	\$113	99
\$25,000 – \$49,999	111	113	87	\$80	64
\$50,000 – \$99,999	75	80	86	\$51	43
\$100,000+	90	115	132	\$119	141
Tobacco					
# Farms Producing	533	517	391	298	75
Acres/Production	3,941	5,822	5,817	960	1,549
Lbs. Produced	9,071,749	13,094,908	12,328,332	1921093	4,509,832*
Horses/Ponies					
# Farms with Horses	220	223	255	344	357
# Horses	5,764	6,559	7,032	7,760	10,260
# Farms Selling Horses	103	123	123	170	191
No. of Horses Sold	1,358	1,506	1,775	2,377	3,020
Value (\$1,000s)	n/a	\$43,975	\$85,164	\$152,026	\$212,610

*According to the Kentucky Field Office of USDA's National Agricultural Statistics Service (NASS), 2007 was the first year without government supported quotas and no caps on the amount of tobacco that could be grown, therefore farmers tended to increase production. They also noted that this number also could be inflated as some farmers lease acreage in surrounding counties and report it in Woodford County.

Source: US Bureau of the Census, Census of Agriculture, 1982, 1987, 1992, 1997, 2002 and 2007.

Manufacturing

Analysis of the employment and earnings data demonstrate the importance of the manufacturing industry to Woodford County. The prospects for continued industrial growth in Woodford County, the Lexington MSA, and the Bluegrass ADD continue to look bright, due in part to the industrial development of the Toyota plant located in Scott County and its spin-offs that are locating in surrounding counties. This expectation is also supported by Woodford County’s major assets in attracting new industrial concerns which are:

- An excellent location, near the center of the US population (east of Rockies).
- Excellent transportation access for trucks, near juncture of I-64 and I-75.
- Proximity to Bluegrass Airport.
- Reasonable wage patterns for durable goods manufactured.
- Good response of the labor force to training and industrial discipline.
- A range of community sites.
- Pleasant living conditions, with combination of two village-like cities and pastoral countryside.

**TABLE 34
Major Manufacturing Firms, Products, and Employment, Woodford County:
2010**

Employees	Firm (Establishment Date)	Product	Employment
500-999	Osram Sylvania (1964)	Fluorescent lamps	550
	Quad Graphics (1962)	Book publishing, printing, and binding	504
100-499	Pilkington (1987)	Automobile windshield and window glass	345
	YH America, Inc. – Div I (1989)	Automobile air conditioning and hoses	310
10-100	Ruggles Sign Company (1946)	Full service sign manufacturing, installation and service	58
	McCauley Brothers, Inc. (1938)	Horse feed & supplements	41
	YH America, Inc.-Div 2 (1998)	Sealants and primers	34
	Woodford Feed Company (1940)	Feed and fertilizer	33
	Labrot & Graham Distillery (1812)	Distilled liquors	20
	Suran Systems, Inc. (1991)	Document binding & mailing	20
	Nisshin Automotive Tubing (2005)	Stainless steel auto tubing	17
Total			1,932

Source: Kentucky Directory of Manufacturers, Dec. 2010.

Retail Trade

Table 35 shows retail trade trends in Woodford County from 1992 to 2007. From 2002 to 2007, the total number of retail establishments remained constant at 128. Compared to 1992, however, there were 8 percent fewer establishments in 2007.

Since 1992, the number of establishments decreased in Versailles, but increased the balance of the county. From 1992 to 2007, the total number of people working in retail trade increased 35.9 percent, from 1,091 to 1,483. Total retail sales increased by 141.7 percent during this period, from \$108.2 million in 1992 to \$261.5 million in 2007.

TABLE 35
Retail Establishments, Employment, and Sales in Woodford County: 1992–2007

Category	1992	1997*	2002*	2007*	Percent Change 2002–2007
Establishments	118	124	128	128	0.00%
Versailles	93	105	88	85	-0.03%
Balance of County	25	19	40	43	0.07%
Employees	1,091	1,283	1,434	1,483	0.03%
Total Sales (\$1,000s)	\$108,207	\$140,891	\$215,358	\$261,515	21.40%

Source: US Bureau of the Census, Census of Retail Trade, 1992, 1997, 2002, and 2007.

*The 1997, 2002, and 2007 Census of Retail Trade is based upon the NAICS classification system which differs significantly from the SIC system. The 1997, 2002 and 2007 data have been adjusted to match the SIC classification by adding in NAICS industry codes 711 (performing arts, spectator sports & related industries) and 722 (food services and drinking places).

TABLE 36
Retail Sales in Woodford County Labor Market Area: 1992–2007

County	Total Retail Sales (\$1,000)				Percent Change
	1992	1997*	2002*	2007*	2002-2007
Woodford	\$108,207	\$140,891	\$215,358	\$261,515	21.40%
Anderson	\$69,173	\$99,171	\$112,176	\$181,971	62.20%
Fayette	\$2,457,373	\$3,500,112	\$4,679,079	\$5,894,867	26.00%
Franklin	\$328,153	\$482,534	\$635,594	\$702,604	10.50%
Jessamine	\$199,623	\$417,972	\$569,301	\$787,628	38.30%
Mercer	\$86,108	\$135,808	\$168,835	\$186,109	10.20%
Scott	\$183,510	\$268,894	\$410,862	\$601,723	46.40%

Source: US Bureau of the Census, Census of Retail Trade, 1992, 1997, 2002 and 2007.

Retail Trade comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

*The 1997, 2002, and 2007 Census of Retail Trade is based upon the NAICS classification system which differs significantly from the SIC system. The 1997, 2002, 2007 data have been adjusted to match the SIC classification by adding in NAICS industry codes 711 (performing arts, spectator sports & related industries) and 722 (food services and drinking places)

Information presented in Table 37 indicates that 12,495 residents of Woodford County were employed in 2010, regardless of the location of that employment. This represents 50.1 percent of the total population of Woodford County in 2010. On the other hand, Table 26 indicates there were 12,211 jobs physically located in Woodford County. Between 2000 and 2008, the number of jobs located in the County decreased 19.2 percent as compared to an increase of 4.25 percent for the State as a whole. The decrease is undesirable and the healthy rate of 1.9 percent noted in the 2005 Plan is still desirable.

2. Employment Characteristics: Projections

The employment forecasts presented in Table 37 are based on the following assumptions. First, the 2.0 percent rate of growth is desired and will be used for the 2020 and 2030 forecast years. The increase is small but represents a more pronounced movement of jobs from other areas of the Bluegrass Region to Woodford – closer to home for Woodford workers. The second assumption is that the relative distribution of employment among sectors will continue through the forecast period. Although the distribution is maintained, it is expected that increases in the services and retail trade sectors can be expected over the forecast periods.

TABLE 37
Woodford County Employment, Actual 2000- 2010;
Forecasts: 2020-2030

Industry	Number of Jobs			
	2000	2010	2020	2030
Farming, Forestry, Mining	1,092	1,090	1,112	1,134
Construction	852	897	915	933
Manufacturing	2,356	1,935	1,974	2,013
Transportation, Comm., Utilities	793	614	626	639
Wholesale and Retail Trade	1,493	1,349	1,376	1,414
Finance, Insurance, Real Estate	685	714	728	743
Services	4,277	5,067	5,168	5,271
Government	948	829	846	863
Total	12,496	12,495	12,745	13,000

Source: 2000-2010 US Census and VMWC Planning Staff

SUMMARY

Woodford County’s unemployment rate has been lower than the state and the nation over time. The County’s consistently low unemployment rate reflects its healthy economy due to the good local industrial base and Woodford County’s proximity to the state government, industrial, and retail/wholesale employment opportunities in nearby Fayette, Franklin, and Scott Counties.

In 2005-09, agriculture employed 8.7 percent of the labor force (by place of residence) in Woodford, compared to 3.1 percent statewide. Furthermore, agriculture employed approximately the same number of persons in 2010 as in 2000, a sign of its long-term

sustainability as a key industry in the county. Manufacturing has declined by 18 percent while services increased by that same percent.

Historically, Woodford County's median family income and per capita personal income have been consistently higher than those of the state and the nation. In 2005-09, Woodford's median family income was \$68,859; in 2008, Woodford's per capita personal income was \$41,954.

In 2005-09, nearly all of Woodford County's 12,149 employed residents 16 years and over worked within the State of Kentucky; less than one percent worked outside the state. Of those who worked in Kentucky, approximately 46 percent worked in Woodford County and 54 percent worked in counties other than Woodford, only a 1 percent difference than in 2000.

In 2005-09, nearly 88 percent of Woodford County's 12,149 workers were employed within the Lexington MSA. Of those who worked in the Lexington MSA, approximately 40 percent worked in the City of Lexington and 60 percent worked in the MSA outside the City of Lexington, the same as in 2000.

The 2005 Plan estimated that more than 10,800 additional jobs are forecast to be created in Woodford County by 2030. This level of job growth has significantly declined given the economic climate during the recession. This plan update estimates that there will be approximately 500 additional jobs in Woodford County by 2030 using a 2.0 percent rate of growth.

