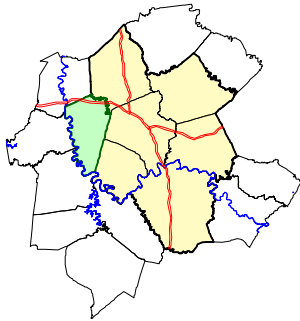


# CHAPTER II – Existing Conditions and Background Research

## INTRODUCTION

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 University, 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.

## 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 18<sup>th</sup> and 19<sup>th</sup> 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 land elevation (typically measured as the number of feet above or below mean sea level), can have a wide range of uses. The degree of slope can be used as a measure to establish thresholds for land uses, and the engineering practices that may be necessary to avoid unsafe building conditions. For example, a slope of 15% is probably too steep (without significant alterations to the existing grade) to permit the safe operation of a public road.

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

## 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.

## SOILS

Generalized soil classifications and data have been developed from the Soil Survey of Woodford County<sup>1</sup>. 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.

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

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

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

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

**Prime farmland** 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 forty-one easements on 5,706 acres in Woodford County depicted on Figure 6. In 2009 Woodford County Fiscal Court established a local non-profit land trust, Woodford Rural Land Board, to “create and administer a program for the donation and purchase of Conservation Easements, to preserve agricultural, rural and natural lands.”

## **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**

Woodford County is one of 41 Kentucky counties encompassed within the Kentucky River Basin, which includes an area of about 7,000 square miles and 16,000 linear miles of river and streams. The river system originates in the uplands of southeastern Kentucky and flows northwest through the rolling topography of Central Kentucky to join the Ohio River near Carrollton in north-central Kentucky.<sup>2</sup>

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

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<sup>2</sup> 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.

Kentucky River has formed an incised meander in the Ordovician limestone that is highly susceptible to physical and chemical weathering resulting in scenic palisades<sup>3</sup>.

### **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.<sup>4</sup> 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 has not been updated since The 2011 Plan but according to the Kentucky River Basin Coordinator with the University of Kentucky Water Resources Research Institute the Report is still mainly relevant and current. 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.

**Table 1-**

**Woodford County Watersheds – KY River Management Plan**

	<b>KY River 205/140</b>	<b>South Elkhorn</b>	<b>Griers Creek</b>	<b>Glenns Creek</b>	<b>Clear Creek</b>
<b>Area</b>	105,000 Acres	114,700 Acres	10,300 Acres	21,600 Acres	46,500 Acres
<b>Wetlands</b>	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
<b>Land Use</b>	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
<b>Water Use</b>	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
<b># Discharge Permits</b>	14	21	4	3	1
<b># Potential Contamination Sites for Human &amp; Ecological Health</b>	29	82	2	6	13
<b>Threatened Areas</b>	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. The first

<sup>3</sup> Ibid

<sup>4</sup> Kentucky River Basin Management Plan, April 2002, Prepared by the Kentucky River Authority.

FIS was done in 1977 and was updated for the first time in over 30 years. The new FIS and DFIRM’s became effective August 2, 2011.<sup>5</sup>

In 2009 the Federal Emergency Management Agency (FEMA) initiated a new program called Risk MAP (Mapping Assessment and Planning), “to provide quality flood hazard data that increases public awareness and leads to actions that will reduce risk to life and property.” The Kentucky Division of Water (KDOW) is implementing this program and to date has identified 99.5 miles of new Risk MAP products in Woodford County. This includes 19 revised FIRM panels. The new products became effective December 21, 2017.<sup>6</sup>

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 2 gauges along the Kentucky River bordering Woodford County. One gauge is located at Lock # 6 at Oregon Road and the second is located at Tyrone. Below are the recorded historic flooding events:

<b>Lock #6</b>				<b>Tyrone</b>	
(1)	49.04 ft	on	12/10/1978	55.20 ft	on 04/16/1972
(2)	43.35 ft	on	01/25/1937	53.00 ft	on 02/22/1989
(3)	42.60 ft	on	05/04/2010	51.56 ft	on 05/09/1984
(4)	41.82 ft	on	02/16/1989	42.72 ft	on 05/04/2010
(5)	41.30 ft	on	04/16/1972	34.83 ft	on 04/04/2015 (P)
(6)	38.50 ft	on	03/27/1913	33.81 ft	on 06/01/2004
(7)	38.20 ft	on	03/01/1962		
(8)	37.41 ft	on	05/08/1984(9)	36.98 ft	on 03/04/1997
(10)	36.10 ft	on	01/22/1977		

(P) Preliminary values subject to further review.

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, Griers 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 are a basis for its cities, agriculture, and agri-tourism operations and also have eco-tourism capabilities. There should

<sup>5</sup> Federal Emergency Management Agency, Flood Insurance Study, Woodford County and Incorporated Areas, Kentucky. Flood Insurance Study Report dated August 2011.

<sup>6</sup> Kentucky Division of Water, Risk MAP, [Http://water.ky.gov/floodplain/Pages/RiskMap.aspx](http://water.ky.gov/floodplain/Pages/RiskMap.aspx)

<sup>7</sup> "Advanced Hydrologic Prediction Service: Louisville: Kentucky River at Salvisa and Tyrone." [Http://water.weather.gov](http://water.weather.gov). Web. 29 June 2016.



be considerable concern for the quality and quantity of water flowing in the Kentucky River, a source of potable water for Woodford County residents once treated. In many ways, Woodford County does not solely control its own destiny in terms of water resources. Neighboring counties to the south and east continue to be sources of water quality deficiencies for Woodford.

### 3. AIR RESOURCES

This portion of this Chapter identifies air quality conditions in the Bluegrass Region based on the Kentucky Ambient Air Quality Annual Report of 2010<sup>8</sup>. 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 34 monitoring sites in 26 counties throughout the Commonwealth. These sites collect air samples that are analyzed for one or more of seven types of pollutants. This includes carbon monoxide, lead, nitrogen dioxide, ozone, two levels of particulate matter, and sulfur 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 2014 as reported by the Division of Air Quality<sup>9</sup>.

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

	Primary Standard (protecting human health)	Secondary Standard (protecting public welfare)	Primary Source of Pollutant	2014 Monitoring Results
<b>Carbon Monoxide</b> 8 hour average 1 hour average	9 ppm <sup>(1)</sup> 35 ppm <sup>(1)</sup>	None	Motor Vehicle Exhaust, Industrial Processes, Fuel burning in homes	None exceeded
<b>Sulfur Oxides</b> 3 hour average 1 hour average	----- 75 ppb <sup>(8)</sup>	0.50 ppm <sup>(1)</sup> -----	Coal fired power plants	2 exceeded
<b>Nitrogen Dioxide</b> Annual average 1 hour average	53 ppb(3) 100 ppb(4)	Same as primary	Motor vehicles, power plants, incinerators, industrial boilers	None exceeded
<b>Ozone</b> 8 hour average	0.075 ppm (2008 std) <sup>(8)</sup>	Same as primary	Motor vehicle exhaust, dry cleaning, paint solvents	4 exceeded
<b>Particulate Matter Measured as PM/10<sup>th</sup></b> 24 hour average	150 µg/m <sup>3</sup> <sup>(5)</sup>	Same as primary	Utility plants, wood burning stoves, farming, roadways, etc.	None exceeded
<b>Particulate Matter Measured as PM/2.5<sup>th</sup></b> Annual average 24 hour average	12.0 µg/m <sup>3</sup> <sup>(6)</sup> 35 µg/m <sup>3</sup> <sup>(7)</sup>	15.0 µg/m <sup>3</sup> <sup>(6)</sup> Same as primary	Utility plants, wood burning stoves, farming, roadways, etc.	None exceeded
<b>Lead</b> Rolling 3-month average	0.15 µg/m <sup>3</sup> (2)	Same as primary	Gasoline, paint, plumbing	None exceeded

<sup>8</sup> Kentucky Division of Air Quality Fiscal Year 2014 Annual Report, Commonwealth of Kentucky, Energy and Environment Cabinet, Department of Environmental Protection, Division of Air Quality.

<sup>9</sup> Ibid

- (1) Not to be exceeded more than once per year.
- (2) In addition to the 2008 lead standard (final rule signed Oct. 15, 2008), the 1978 lead standard (1.5  $\mu\text{g}/\text{m}^3$  as a quarterly average) also remains in effect until one year after an area is designated for the 2008 standard.
- (3) The official level of the annual NO<sub>2</sub> standard is 0.053 ppm, equal to 53 ppb, which is shown here for the purpose of clearer comparison to the 1-hour standard.
- (4) 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 Jan. 22, 2010).
- (5) The estimated number of exceedances must be equal to or less than one, on average over 3 years.
- (6) To attain this standard, the 3-year average of weighted annual means must not exceed 12.0  $\mu\text{g}/\text{m}^3$  (final rule signed on Dec. 14, 2013; rule effective on March 18, 2013). The previous primary standard was set to 15.0  $\mu\text{g}/\text{m}^3$ , as a 3-year average of annual weighted means, and was instead retained as a secondary standard.
- (7) 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  $\mu\text{g}/\text{m}^3$ .
- (8) To attain this standard, the weighted 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).
- (9) 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 22, 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**

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

### **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(now operated by Life Adventure Center) in northwestern Woodford County; South Elkhorn Creek; the many thoroughbred horse farms located in this heart of the internationally recognized Bluegrass Region; and, the proximity to the state capitol in Frankfort.

The Labrot & Graham (Woodford Reserve) historic and operational distillery attracts many visitors to the region, as will Castle & Key (Old Taylor Distillery), 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.

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

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

## 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. In 2002 a Board of Architectural Review (BOAR) was appointed by Versailles City Council, Midway City Council and Woodford Fiscal Court to oversee the existing Old Historic Zoning Districts throughout the county. Figure 10.

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

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

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

Historic Marker Properties in Woodford County include: Jack Jouett House, Craig's Fort & Clear Creek Church, Buck Pond, Pisgah Church & Kentucky Academy, John

Jordan Crittenden, Offutt-Cole Tavern, Woodford County, Caleb Wallace Law Office, The Courthouses, Watkins Tavern; Labrot & Graham Distillery, Big Spring Church, Midway, Calmes Tomb, Hemp, Midway College, “Brown Dick”, John Hunt Morgan, “Sue Mundy” Civil War Generals, Rose Hill Academy, Field Harris, “Happy” Chandler, Midway First Christian Church, Second Christian Church, Sons and Daughters of Relief Cemetery, Midway Colored School, and Midway Presbyterian Church .

**2. TOURISM, including AGRI-TOURISM**

Tourism 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, and agri-tourism is a growing segment of that market. Cultural and tourist attractions around Woodford County including an estimated number of visitors (if available) in 2015 -2016 can be found in the Table 3.

**Table 3  
Tourist Attractions in Woodford County**

Attractions	Estimated # of Visitors in 2015 or 2016	Origin of Visitors
Woodford Historical Society and Museum	450	80% Kentucky, 28 States, 2 International
Bluegrass Railroad and Museum	12,825	Central Kentucky, GA, TN, OH, IN, IL, MI, MO, PA, CA, WA, & FL
Jack Jouett House	2,052	61 cities, 21 states and 5 countries
Boyd Orchard	100,000 to 110,000	Central Kentucky
Woodford Reserve Distillery	130,000	Central Kentucky, US and International
Equus Run Vineyards	49,580	Central KY and I-64 travelers from KY, IN, IA, MI, IL, NY, TN, MO, GA, & SC.
Historic Midway*	75,000 to 100,000	Unknown
Life Adventure Center & Buckley Wildlife Sanctuary	8,041	Unknown
Horse Farms	8,940	All over the world.
Versailles Events**	4,500+	Woodford County, KY, IN, OH, MI, TX, Japan, Germany
Irish Acres Gallery of Antiques and The Glitz Restaurant	35,000 – 40,000 (9 months per year Wed - Sat)	50% out of state and many international

\*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, 4<sup>th</sup> of July Festival, Art in the Park & Visitor Center #’s

Woodford County tourism activities suggest the importance of hotels, motels, and restaurants to the 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, 2007**  
**and 2012**

NAICS	Industry	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Employees
<b>2007</b>					
72	Accommodation and food services	34			
721	Accommodation	1			
722	Food services and drinking places	33	15,725	4,519	397
<b>2002</b>					
72	Accommodation and food services	32			
721	Accommodation	2			
722	Food services and drinking places	30	13,579	4,026	466
<b>2012</b>					
72	Accommodation and food services	33			
721	Accommodation	2			
722	Food services and drinking places	31	19,651	5,618	413

\*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, 2012 (Released 10/02/2015).

**TABLE 5**  
**Accommodations and Food Services in the Region\* in 2012**

	Total Number of Establishments (Accommodations/Food Service)	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Paid Employees	Population (Estimates)
<b>Woodford</b>	<b>33 (2/31)</b>	<b>19,651</b>	<b>5,618</b>	<b>413</b>	<b>25,793</b>
Fayette	772 (73/699)	939,381	270,744	17,490	295,803
Franklin	106 (10/96)	98,298	26,327	1,948	49,285
Jessamine	73 (2/71)	62,797	18,309	1,759	48,586
Scott	88 (15/73)	89,743	24,122	1,795	47,173
Anderson	30 (1/29)	20,408	5,485	403	21,421

\*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, 2012. (Released 10/02/2015)

Source of Population: U.S. Bureau of Census, 2015 Estimates

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.<sup>10</sup>

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. Numerous thoroughbred horse farms offer tours including: Airdrie Stud, Ashford Stud, Lane’s End Farm, Pin Oak Stud, Three Chimneys, and WinStar Farm. American Pharoah, winner of the Triple Crown and Breeders Cup in 2015, stands at Ashford Stud, attracting many visitors from all over the world. 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, Eckert’s 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.

### **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.

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<sup>10</sup> 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”.

**Table 6 - LOCAL TAX RATES**

<b>WOODFORD COUNTY</b>				
<b>FY 2017 (7/1/16 - 6/30/17)</b>				
	<u>REAL*</u> <u>ESTATE</u>	<u>TANGIBLE*</u> <u>PERSONAL</u>	<u>MOTOR**</u> <u>VEHICLES</u>	<u>OTHER</u>
<u>COUNTYWIDE TAXES:</u>				
County Property Tax	7.00	7.00	7.00	
County Payroll/Net Profits Tax				1.5%
Health District Tax	2.00	2.00	2.00	
Library District Tax	6.30	6.30	6.30	
Extension District Tax	1.70	1.80	1.50	
County Schools	66.40	66.40	50.90	
County Schools - Utilities Tax				3.0%
<u>COUNTY &amp; SPECIAL DISTRICT TAXES (NOT COUNTYWIDE)</u>				
Fire Protection District Tax	6.00	6.00	3.70	
<u>CITY TAXES</u>				
(Versailles)				
City Property Tax	5.60	10.35	12.00	
City Payroll/Net Profits Tax				1.5%
City Electric Franchise Fee				3.0%
City Insurance Premium Tax				9.0%
(Midway)				
City Property Tax	10.20	14.00	14.00	
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 1/1/16 but collected during FY 2016-2017.

\*\*Motor vehicle rates are those for vehicles owned as of 1/1/17. Taxes are collected at these rates throughout calendar year 2017.

Source: 2016 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 2000 to 10,711 in 2010 with the 2011-15 estimate being 10,862<sup>11</sup>. One significant aspect of this statistic is that about 25 percent of the entire housing stock of the County was built in the 90's.

<sup>11</sup> Source: U.S. Bureau of the Census, Census 2000, Table DP-4 Profile of Selected Housing Characteristics.



Since 2010, the pace of single family home building in Woodford County has increased by 8%. This trend is linked to the recovery from the past economic recession.

The most dominant form of housing in Woodford is the single family detached dwelling unit. According to the American Community Survey 2011-15 (a five year estimate), Housing Profiles, 68 percent of Versailles residential units are single family residential with 32 percent being multi-family (2 units and up). In Midway this ratio is 83 percent single family with 17 percent multifamily.

Overall, Woodford housing stock is of very good quality, 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 11 and 12 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 19<sup>th</sup> or early 20<sup>th</sup> 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 three or four decades and surround 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 exist as a form of community merging a clustered form of subdivision with the preservation of rural open lands and farmlands. This rural residential form is located 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", **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: 2009, 2010 and 2015.**

Area	2009		2010		2015	
	Units	Value	Units	Value	Units	Value
		(\$1,000)		(\$1,000)		(\$1,000)
<b>Woodford</b>	<b>70</b>	<b>\$12,192</b>	<b>92</b>	<b>\$16,024</b>	<b>100</b>	<b>\$19,371</b>
Anderson	53	7,765	45	6,768	35	6,868
Fayette	1,102	113,961	2,194	245,201	560	52,302
Franklin	350	34,221	155	17,325	5	1,245
Jessamine	114	24,945	141	26,425	87	36,570
Mercer	36	5,676	49	6,962	0	0
Scott	273	31,869	272	38,916	477	56,431
Lexington MSA	1,998	\$230,629	2,948	\$357,621	1,264	\$172,787
<b>Kentucky</b>	<b>7,398</b>	<b>\$923,481</b>	<b>10,494</b>	<b>\$1,298,099</b>	<b>10,228</b>	<b>\$1,487,944</b>

Source: US Census Bureau, 2009 – 2010. 2015.

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

Zone	Vacant Zoned Units	Vacant Platted Units/Lots
R-1A	35	4
R-1B	142	57
R-1C	245	0
R-2	52	0
R-3	26	15
R-4	6	1
R-1A/PUD	280	1
R-1B/PUD	294	12
R-1C/PUD	146	75
R-3/PUD	194	0
R-4/PUD	179	23
<b>Total</b>	<b>1,389</b> <b>This # includes the 156 platted lots.</b>	<b>156</b>

\*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, 12/31/16.

Table 9 displays residential units permitted between January 1995 and December 2015 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:**  
**1995, 2000, 2005, 2010 and 2015**

AREA	1995		2000		2005		2010		2015	
	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)	# Units	Value (\$1,000)
Versailles City Limits	30	\$2,335	22	\$2,262	88	\$2,900	59	\$11,332	74	\$12,071
Midway City Limits	8	\$833	28	\$2,177	6	\$455	4	\$495	1	\$60
County (Outside City Limits)	195	\$19,641	106	\$20,698	142	\$10,643	90	\$24,621	35	\$9,343
<b>TOTAL</b>	<b>233</b>	<b>\$22,809</b>	<b>156</b>	<b>\$25,293</b>	<b>236</b>	<b>\$13,998</b>	<b>153</b>	<b>\$36,448</b>	<b>110</b>	<b>\$21,473</b>

Source: Versailles-Midway-Woodford County Planning Commission Office, Building Permit Records, 1995–2015.

**5. EDUCATION and EDUCATIONAL ATTAINMENT**

Woodford County residents are served by a consolidated Woodford County School System, three private schools, and Midway University. The Woodford County School System handles the majority of the county’s elementary, middle, and high school students. The county system currently has one high school (grades 9–12), one middle school (grades 6–8), four elementary schools (grades Pre K–5) and one preschool. The total enrollment in 2016 was 4,099 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, 2005-09, 2006-10, and 2010-14 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 2010-14, there was a 26.2 percent increase in the number of persons with an associate degree, and a 46.0 percent increase in the number with a bachelor’s degree. This was the greatest increase noted. The total population in Woodford County that was 25 years and older increased 12 percent since 2000. In 2010-14, 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-two 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\*,**  
**2006/10\*, 2010/14\***

	1990	2000	2005/09	2006/10	2010/14	Percent Change 2000– 2010/14
<b>Population 25 years and older</b>	12,840	15,546	16,471	16,780	17,424	12.0
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	1,836	1,541	1,186	1,091	1,185	-23
High school graduate (includes equivalency)	3,772	4,683	4,826	5,151	5,279	12.7
Some college, no degree	2,532	3,298	2,998	2,886	3,293	-0.15
Associate degree	636	939	1,219	1,242	1,185	26.2
Bachelor’s degree	1,601	2,489	3,311	3,406	3,624	46
Graduate or professional degree	900	1,535	2,075	2,148	2,021	31.7
Percent high school graduate or higher	73.5	82.6	87.6	88.4	88.3	6.9
Percent bachelor’s degree and above	19.5	25.9	32.7	33.1	32.4	25.1

Source: US Bureau of the Census. 2005-09, 2006-10, 2010-14 ACS-Table S1501

\*ACS= American Community Surveys which is a five year estimate of that time span 2005-2009, 2006-2010, 2010-2014.

**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 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.

**1. POPULATION CHARACTERISTICS: Existing/trends**

**TABLE 11**  
**Population Growth in Versailles, Midway, and Woodford County: 1970–2015**

Area	Population						Percent Change				
	1970	1980	1990	2000	2010	2015*	'70-'80	'80-'90	'90-'00	'00-'10	'10-'15
Versailles	5,679	6,427	7,269	7,511	8,568	9,146	13.2	13.1	3.3	14.1	6.7
Midway	1,278	1,445	1,330*	1,620	1,641	1,701	13.1	-7.9	21.8	1.3	3.7
Woodford	14,434	17,778	19,955	23,208	24,939	25,793	23.2	12.2	16.3	7.5	3.4

Source: US Bureau of the Census, *Census of Population*, 1970–2010. 2015Estimates; \* 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.  
\*2015 Estimates – American Fact Finder.

**TABLE 12**  
**Population Growth in Woodford County, Lexington MSA,**  
**Bluegrass ADD, and Kentucky: 1980–2010, 2015\***

Area	Population					Percent Change			2010-15
	1980	1990	2000	2010	2015*	1980-90	1990-00	2000-10	
<b>Woodford</b>	<b>17,778</b>	<b>19,955</b>	<b>23,208</b>	<b>24,939</b>	<b>25,793</b>	<b>12.2</b>	<b>16.3</b>	<b>7.5</b>	<b>3.4</b>
Bourbon	19,405	19,236	19,360	19,985	20,116	-0.9	0.6	3.2	0.7
Clark	28,332	29,496	33,144	35,613	35,757	4.1	12.4	7.4	0.4
Fayette	204,165	225,366	260,512	295,803	314,488	10.4	15.6	13.5	6.3
Jessamine	26,146	30,508	39,041	48,586	51,961	16.7	28	24.4	6.9
Madison	53,352	57,508	70,872	82,916	87,824	7.8	23.2	17	5.9
Scott	21,813	23,867	33,061	47,173	52,420	9.4	38.5	42.7	11.1
<b>MSA Total</b>	<b>370,991</b>	<b>405,936</b>	<b>479,198</b>	<b>555,015</b>	<b>588,359</b>	<b>9.4</b>	<b>18</b>	<b>15.8</b>	<b>6.0</b>
Anderson	12,567	14,571	19,111	21,421	21,979	15.9	31.2	12.1	2.6
Boyle	25,066	25,641	27,697	28,432	29,809	2.3	8	2.7	4.9
Estill	14,495	14,614	15,307	14,672	14,375	0.8	4.7	-4.1	-2.0
Franklin	41,830	43,781	47,687	49,285	50,375	4.7	8.9	3.4	2.2
Garrard	10,853	11,579	14,792	16,912	17,237	6.7	27.7	14.3	1.9
Harrison	15,166	16,248	17,983	18,846	18,763	7.1	10.7	4.8	-0.5
Lincoln	19,053	20,045	23,361	24,742	24,463	5.2	16.5	5.9	-1.2
Mercer	19,011	19,148	20,817	21,331	21,407	0.7	8.7	2.5	0.4
Nicholas	7,157	6,725	6,813	7,135	7,131	-6	1.3	4.7	0
Powell	11,101	11,686	13,237	12,613	12,269	5.3	13.3	-4.7	-2.7
<b>ADD Total</b>	<b>547,290</b>	<b>589,974</b>	<b>686,003</b>	<b>770,404</b>	<b>806,167</b>	<b>7.8</b>	<b>16.3</b>	<b>12.3</b>	<b>4.7</b>
<b>Kentucky</b>	<b>3,660,777</b>	<b>3,685,296</b>	<b>4,041,769</b>	<b>4,339,367</b>	<b>4,425,092</b>	<b>0.7</b>	<b>9.7</b>	<b>7.4</b>	<b>2.0</b>

Sources: US Bureau of the Census, *Census of Population, 1970–2000*; 2010; 2015 and Kentucky Population Research, *Profile of General Demographic Characteristics: 1990, 2000, and Change 1990–2000*

\*2015 Estimates American Fact Finder

**TABLE 13**  
**Population by Age Group in Woodford County: 1970–2010, 2010–‘14**

Source: US Bureau of the Census, Census of Population, 1970–2010. American Fact Finder S0101 –Estimates 2010-‘14

Age Group	Population					Percent Change					
	1970	1980	1990	2000	2010	2010-‘14	70-'80	80-'90	90-'00	00-'10	10-'14
60 and Older	1,964	2,377	2,862	3,379	4,903	5,256	21	20.4	18.1	45.1	7.2
40–59	2,930	3,741	4,833	7,035	7,925	7,797	27.7	29.2	45.6	12.7	-1.6
20–39	3,836	5,516	6,336	6,289	5,528	5,636	43.8	14.9	-0.7	-12.1	1.9
5–19	4,408	4,553	4,487	5,055	5,148	5,105	3.3	-1.4	12.7	1.8	-0.8
Younger than 5	1,296	1,591	1,437	1,450	1,435	1,333	22.8	-9.7	0.9	-1	-7.1
<b>Total</b>	<b>14,434</b>	<b>17,778</b>	<b>19,955</b>	<b>23,208</b>	<b>24,939</b>	<b>25,127</b>	<b>23.2</b>	<b>12.2</b>	<b>16.3</b>	<b>7.5</b>	<b>0.75</b>

**TABLE 14**  
**Median Age in Woodford County, Kentucky and the United States: 1980-2010/14**

Area	Median Age					Percent Change			
	1980	1990	2000	2010	2014	1980-90	1990-00	2000-10	2010-14
Woodford Co.	29.9	33.7	37.1	41	41.6	12.7	10.1	10.5	1.46
Kentucky	29.1	33	35.9	38.1	38.3	13.4	8.8	6.1	0.52
United States	30	32.9	35.3	37.2	37.4	9.7	7.3	5.4	0.54

Source: US Bureau of the Census, *Census of Population*, 1970–2010. American Fact Finder S0101 –Estimates 2010-‘14

**TABLE 15**  
**Percentage of Total Population by Age in Woodford County: 1970-2010/14**

Age Group	Percentage					Percent Change					
	1970	1980	1990	2000	2010	2010-‘14	1970-80	1980-90	1990-00	2000-10	2010-14
60 and Older	13.6	13.4	14.3	14.6	19.7	20.9	-0.2	0.9	0.3	5.1	1.2
40–59	20.3	21	24.2	30.3	31.8	31.0	0.7	3.2	6.1	1.5	-0.8
20–39	26.6	31	31.8	27.1	22.2	22.4	4.4	0.8	-4.7	-4.9	0.2
5–19	30.5	25.6	22.5	21.8	20.6	20.3	-4.9	-3.1	-0.7	-1.2	-0.3
Younger than 5	9	9	7.2	6.2	5.8	5.3	0	-1.8	-1	-0.4	-0.5
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>--</b>

Source: US Bureau of the Census, Census of Population, 1970–2010. American Fact Finder S0101 –Estimates 2010-‘14

**TABLE 16**  
**Population in City Limits and Rural Areas of Woodford County:**  
**1960-2015\***

Area	Population						Percent Change	
	1960	1970	1980	1990	2000	2010	2015	2010-'15
<b>Urban (City Limits)</b>	5,104	6,957	7,872	8,599	9,131	10,209	10,847	6.2
Versailles	4,060	5,679	6,427	7,269	7,511	8,568	9,146	6.7
Midway	1,044	1,278	1,445	1,330**	1,620	1,641	1,701	3.7
<b>Rural</b>	6,809	7,477	9,906	11,356	14,077	14,730	14,946	1.5
<b>Woodford Co. Total</b>	<b>11,913</b>	<b>14,434</b>	<b>17,778</b>	<b>19,955</b>	<b>23,208</b>	<b>24,939</b>	<b>25,793</b>	<b>3.4</b>
<b>Percent in City Limit Areas</b>	42.8	48.2	44.3	43.1	39.3	40.9	42.0	2.7

Source: US Bureau of the Census, Census of Population, 1970–2010, \*American Fact Finder -2015 Estimates.

**TABLE 17**  
**Household\* Characteristics in Woodford County, Versailles, and**  
**Midway: 1980–2010/14**

Area and Characteristic						Percent Change
	1980	1990	2000	2010	2010-'14	2010-'14
<b>Woodford County</b>						
Total Number of Households	5,947	7,223	8,893	9,806	9,716	-0.9
Average Household Size	2.93	2.8	2.57	2.51	2.56	2.0
<b>Versailles</b>						
Total Number of Households	2,299	2,834	3,160	3,542	4,013	1.3
Average Household Size	2.74	2.53	2.37	2.4	2.51	4.6
<b>Midway</b>						
Total Number of Households	477	451	623	643	640	-0.5
Average Household Size	2.71	2.51	2.38	2.27	2.36	3.9

\*Number of Households are occupied households. Number does not include existing vacant households.

Source: US Bureau of the Census, *Census of Population*, 1980–2010. American Fact Finder 2010-2014.

**TABLE 18**  
**Household Estimates for 1990, 2000 and 2010**

	1990	PPH	2000	PPH	2010	PPH
<b>Woodford County</b>	7,223	2.77	9,280	2.51	9,806	2.51
<b>Versailles USB</b>	5,444	2.73	6,714	2.6	6,315*	2.40**
<b>Midway USB</b>	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

(Note that this section is abstracted from a full report prepared by the Kentucky State Data Center, Department of Urban and Public Affairs, University of Louisville, April 2017, which is included as an appendix to this document.)

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 for this update were prepared by the Kentucky State Data Center, Louisville, Kentucky. Population projections are forecasts of the population in future time periods. The most common population projection model used by demographers – the cohort component model – was used to generate the county projections in this report.

**TABLE 19**  
**Woodford County Projection of Vital Statistics: 2010 - 2040**

	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040
<b>Births</b>	1,370	1,509	1,605	1,667	1,665	1,639
<b>Deaths</b>	1,096	1,243	1,367	1,527	1,688	1,817
<b>Natural Increase</b>	274	266	238	140	-23	-178
<b>Net Migrants</b>	*507	557	615	694	761	748

\* Birth and death counts for 2010-2015 are from Kentucky Department of Health and Family Services records. Net migrants in the 2010-2015 period is the mean number of net migrants over four periods: 1) 2004-2009, 2) 2005-2010, 3) 2009-2014, and 4) 2010-2015. All counts 2015-2040 are from the KSDC population forecasts.

Source: Kentucky State Data Center, April 2017

**TABLE 20**  
**Census County and Population Projections**  
**Woodford County, Versailles, Midway, and Urban Service Boundaries:**  
**1990-2040**

	Census Count				Projections		
	1990	2000	2010	2015	2020	2030	2040
Woodford Co.	19,955	23,208	24,939	25,876	26,699	28,386	29,696
City of Versailles	7,269	7,411	8,568	9,146	9,562	10,337	10,935
City of Midway	1,290	1,620	1,641	1,701	1,698	1,738	1,750
Versailles USB	N/A	13,557	15,282	15,464	16,160	17,500	18,990
Midway USB	N/A	1,651	1,687	1,716	1,732	1,767	1,798

Source: Kentucky State Data Center, July 2011 & April 2017.

Note: Counts for 2010 are from the Decennial Census. Woodford County count for 2015 is from the Census Bureau's 2016 Population Estimates. Other counts for 2015 are from the Census Bureau's 2015 Population Estimates. Counts for 2020-2040 are KSDC population forecasts.

**TABLE 21**  
**Woodford County Projection of Household Size: 2010-2040**

	2010	2020	2030	2040
Woodford County	2.51	2.43	2.39	2.39
City of Versailles	2.40	2.30	2.25	2.23
USB of Versailles	2.42	2.30	2.25	2.23
City of Midway	2.27	2.19	2.13	2.08
USB of Midway	2.30	2.20	2.13	2.09

Source: Kentucky State Data Center, April 2017.

Note: Calculations for 2010 are from the Decennial Census. Calculations for 2015-2040 are based on the KSDC household and household population forecasts.

## POPULATION and HOUSEHOLD FORECASTS

The number of households in Woodford County is expected to increase at a slightly faster rate than the total population living in households – this is true for the county as a whole and the sub-county geographies within each 5 year forecast period. As a result, the mean household size is forecast to continue declining, although at a slowing rate. By 2040, mean household sizes across the county are likely to reach their minimum, based on current demographic rates of change. Woodford County has the higher mean household size than do the independent cities, possibly the result of the larger size of rural families. The city of Midway has the smallest mean household size, likely due to the presence of the university and the number of single-person households it draws.

**TABLE 22  
Population and Household Forecasts: 2020 – 2040**

Area	Population and Households					
	2020		2030		2040	
	Pop	HH's	Pop	HH's	Pop	HH's
County Woodford	26,699	10,866	28,386	11,739	29,696	12,288
City of Versailles	9,562	4,119	10,337	4,556	10,935	4,874
City of Midway	1,698	689	1,738	726	1,750	747
Versailles USB	16,160	6,961	17,500	7,713	18,990	8,466
Midway USB	1,732	702	1,767	738	1,798	767

Source: Kentucky State Data Center, April 2017

### SUMMARY

The forecasts of total population and population in households show robust growth across the county throughout the forecast period. Woodford County is expected to add 3,820 residents between 2015 and 2040, a nearly 15% increase over these 25 years. This growth is expected to occur predominantly in the city of Versailles and its immediate environs, with the population of Versailles increasing by almost 20% and the population of the Versailles USB increasing by approximately 23% during this time. As such, the percentage of the county’s population living in the Versailles area will steadily increase.

The table of vital statistics forecasts, Table 19, reveals that growth within the county is largely the result of large positive net migration. Although natural increase (i.e., births minus deaths) is currently positive, the rate of natural increase will decrease over time. By 2030, when individuals in the Baby Boomer generation are between the approximate ages of 66 and 84, deaths will outnumber births in the county. However, strong patterns of net migration will allow the county to maintain overall positive population change.

One notable detail in these population figures is the small loss of population forecast for the city of Midway between 2015 and 2020. Although this city has shown relatively strong population growth since 2012, it has exhibited sporadic growth and decline since 2000. The 2015 Midway population estimate of 1,701 is remarkably higher than the estimate in 2014, and may prove to be an anomaly in the population trend. Rather than adjust the forecasts upwards to account for this potentially inconsistent estimate, the observed linear trend was maintained, which explains the discrepancy between the 2015 estimate and the 2016 (and later) forecasts. When 2016 population estimate for cities are released later this year, the KSDC will adjust the Midway projections if the 2016 estimate proves to be higher than anticipated.

## D. EMPLOYMENT

Three primary conditions characterize the current economic structure in Woodford County. First, there has been economic improvement throughout the United States and globally since the recession of 2008-2009. While the economic impact of that recession was evident throughout the tables and data that were included in the 2011 Plan, the situation appears to be improving in the County's employment conditions and outlook. For instance, the Woodford County Economic Development Authority (EDA) has taken a very active role in marketing Versailles, Midway and Woodford County to various businesses and industries looking to expand and/or relocate. They also are focusing on business retention and expansion and since 2015 there have been 823 new jobs created from a new payroll of \$31 million.

A second distinguishing condition is the tremendous amount of in and out commuting for employment. 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, LEDVANCE (formerly Osram Sylvania) with 569 employees, followed by the printer, Quad Graphics (formerly Rand McNally), with approximately 500 employees. Sixteen other Woodford manufacturers/businesses, producing electrical equipment, light bulbs, signs, feed, or auto parts, employ more than 1,500 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 1990 to 2009-14, based on decennial Census data and American Community Survey data.

**TABLE 23**  
**Employment Status of Population 16 Years and Over, Woodford County, Kentucky, and U.S.: 1990–2009, 2012-2014**

	Population				Percent Change		
	1990	2000	2005-09	2010-14	1990-2000	2000-2009	2009-2014
<b>Woodford County</b>							
Civilian Labor Force	10,814	12,834	13,299	13,512	18.7	4	1.6
Employed	10,506	12,496	12,495	12,668	18.9	0	1.4
Agriculture	1,108	1,092	1,090	1,492	-1.4	0	36.9
Non-Agriculture	9,398	11,404	11,405	11,176	21.3	0	-2.0
Unemployed	308	338	804	844	9.7	138	5.0
Unemployment Rate	2.8	2.6	6	6.2	-7.1	130.8	0.2
<b>Kentucky</b>							
Civilian Labor Force	1,688,314	1,907,614	2,029,130	2,063,756	13	6.4	1.7
Employed	1,563,960	1,798,264	1,875,443	1,870,879	15	4.3	-0.2
Agriculture	59,346	59,729	57,911	52,775	0.6	-3	-8.9
Non-Agriculture	1,504,614	1,738,535	1,817,532	1,818,104	15.5	4.5	0.03
Unemployed	124,354	109,350	153,687	192,877	-12.1	40.5	25.5
Unemployment Rate	7.4	5.7	7.6	22.4	-23	33.3	22.4
<b>United States</b>							
Civilian Labor Force	123,473,450	137,668,798	152,273,029	157,940,014	11.5	10.6	3.7
Employed	115,681,202	129,721,512	141,303,145	143,435,233	12.1	8.9	1.5
Agriculture	3,115,372	2,426,053	2,576,402	2,807,292	-22.1	6.2	9.0
Non-Agriculture	112,565,830	127,295,459	138,726,743	140,627,941	13.1	9	1.4
Unemployed	7,792,248	7,947,286	10,969,884	14,504,781	2	38	32.2
Unemployment Rate	6.3	5.8	7.2	9.0	-7.9	24.1	62.7

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 and 2010-2014.

**TABLE 24**  
**Agricultural Employment in Woodford County Labor Market Area and Kentucky: 1990–2014**

County	Percent Agricultural as Share of Total Employment			
	1990	2000	2005-09	2010-14
<b>Woodford</b>	<b>10.5</b>	<b>8.7</b>	<b>8.7</b>	<b>11.8</b>
Anderson	4.3	3.3	1	1.2
Fayette	3.1	2.1	2.1	2.2
Franklin	3	1.6	1.3	1.4
Jessamine	5.1	2.1	2.1	1.9
Mercer	8.1	4	3.8	3.3
Scott	8.2	4.4	3	2.5
Kentucky	3.8	3.3	3.1	2.8

Source: US Bureau of the Census, Census of Population, 1970–2000; and 2005-2009 ACS- Table DP5YR-3 Selected Economic Characteristics: 2005-2009 and 2010-2014. \*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: 1990–2010, 2010-2014.**

Change Industry	Employed Civilians 16 and Over				Percent
	1990	2000	2010	2010-14	2010-2014
Agriculture, Ag. Serv.					
Forestry, Mining, <sup>2</sup>	1,141	1,092	1,090	1,492	36.9
Construction	515	852	897	743	-17.2
Manufacturing	2,669	2,356	1,935	1,641	-15.2
Wholesale and Retail Trade	1,697	1,493	1,349	1,620	20.1
Transp., Comm., Utilities	462	793	614	520	-15.3
Finance, Insurance, Real Estate	495	685	714	583	-18.3
Services	2,886	4,277	5,067	5,282	4.2
Government	641	948	829	787	-5.1
<b>Total</b>	<b>10,506</b>	<b>12,496</b>	<b>12,495</b>	<b>12,668</b>	<b>1.4</b>

Source: US Bureau of the Census, Census of Population, 1970–2010, 2010-2014 ACS Estimates

<sup>1</sup>Includes employed civilians 16 years and over.

<sup>2</sup>Includes 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 seasonal crop 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: 1990–2014.**

Industry	1990	2000	2008	2014
Farming, Forestry, Mining <sup>2</sup>	3,010	3,312	1,629	1,224
Construction	624	817	881	627
Manufacturing	3,612	3,815	2,443	1,789
Transportation, Comm., Utilities	155	(D)	(D)	(D)
Wholesale and Retail Trade	1,610	2,064	1,529	1,529
Finance, Insurance, Real Estate	456	724	894	964
Services	2,427	2,970	3,249	2,562
Government	825	1,171	1,586	1,524
<b>Total</b>	<b>12,719</b>	<b>15,116</b>	<b>12,211</b>	<b>10,337</b>
Kentucky	1,918,963	2,338,456	2,442,252	2,437,101

Source: Bureau of Economic Analysis, Regional Accounts Data, Local Area Personal Income, April 2010, BEA CA25N, 2014.

<sup>1</sup> Includes full-time and part-time employment, civilian and military.

<sup>2</sup> 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.

<sup>3</sup> 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

In 2010-14, 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 45 percent worked in Woodford County and 55 percent worked in counties other than Woodford.

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 12,411 employed Woodford County residents 16 years and over, based on decennial Census data and the American Community Survey data from 2000 to 2010-14

**TABLE 27**  
**Place of Work of Woodford County Workers 16 Years and Over: 2000–2014**

	2000	2005-09	2010-14	Percent Change
Total Woodford Residents Working (16+)	12,377	12,149	12,411	2.2
Worked in Kentucky	12,291	12,092	12,336	2.0
Worked in Woodford County	5,591	5,621	5,523	-1.7
Worked outside Woodford	6,700	6,471	6,814	5.3
Worked outside Kentucky	86	57	75	31.6

Source: US Census Bureau, Census 2000 and 2005-2009 and 2010-2014 ACS. Table S0801 and Table 08016.

**TABLE 28**  
**Earnings by Place of Work, Income of Residents, 2014-15 (in thousands)**

	Woodford County	Lexington MSA	Kentucky	U.S.
Wage and Salary disbursements	394,027	11,922,673	84,942,838	7,816,463,250
Other labor income	104,392	3,096,147	22,101,962	1,823,909,750
Proprietors income	41,928	1,759,360	12,621,220	1,385,198,500
Earnings by place of work	540,347	16,778,180	119,666,020	11,025,571,500
less: Personal contrb for social insurance	64,198	1,881,786	13,991,969	1,200,752,000
plus: adjustments for residence	233,840	-1,257,857	-2,152,534	3,745,725
equals: Net earnings by place of residence	709,989	13,638,537	103,521,517	9,828,565,225
plus: dividends, interest, and rent	238,837	3,688,966	26,588,977	2,832,432,250
plus: transfer payments	187,367	3,542,399	42,439,909	2,663,111,250
personal income	1,136,193	20,869,902	172,550,404	15,324,108,725
Population	25,563	494,189	4,425,592	321,467,160
Per Capita Income	44,447	42,231	38,989	47,669

Source: REIS, BEA. Table CA5N 2014 & SA5N 2015.

**TABLE 29**  
**Personal per Capita Income, Woodford County Labor Market Area,**  
**Kentucky and U.S.: 1990–2014**

County	1990	1995	2000	2008	2014
<b>Woodford</b>	<b>\$21,799</b>	<b>\$25,040</b>	<b>\$34,448</b>	<b>\$41,954</b>	<b>\$44,447</b>
Anderson	\$15,567	\$18,763	\$23,851	\$28,803	\$35,476
Fayette	\$21,031	\$24,868	\$31,218	\$38,192	\$44,262
Franklin	\$17,710	\$22,459	\$29,145	\$34,331	\$37,875
Jessamine	\$14,919	\$17,861	\$24,118	\$30,583	\$37,008
Mercer	\$14,511	\$18,087	\$23,444	\$27,306	\$33,504
Scott	\$17,278	\$21,336	\$27,780	\$33,232	\$37,808
Kentucky	\$15,478	\$19,056	\$24,085	\$31,936	\$38,989
U.S.	\$19,572	\$23,255	\$29,469	\$40,166	\$47,669

Source: US Bureau of Economic Analysis, Local Area Personal Income, 1990–2008, 2014, CA5N.

**TABLE 30**  
**Median Family Income, Woodford County Labor Market Area, Kentucky,**  
**U.S.: 1999–2014**

County	1999	2005-2009	2010-2014	Percent Change	
				1999-2009	2010-2014
<b>Woodford</b>	<b>\$58,218</b>	<b>\$68,857</b>	<b>\$73,204</b>	<b>18.3</b>	<b>6.3</b>
Anderson	\$50,837	\$60,277	\$64,634	18.6	7.2
Fayette	\$53,264	\$66,378	\$67,638	24.6	1.9
Franklin	\$51,052	\$62,730	\$61,194	22.9	-2.4
Jessamine	\$46,152	\$55,661	\$59,737	20.6	7.3
Mercer	\$43,121	\$52,583	\$55,123	21.9	4.8
Scott	\$54,117	\$70,522	\$73,121	30.3	3.7
Kentucky	\$40,939	\$51,323	\$54,928	25.4	7.0
United States	\$50,046	\$62,363	\$65,443	24.6	4.9

Source: US Bureau of the Census, Census of Population, 1999–2014.



**TABLE 31**  
**Labor and Proprietors Earnings by Place of Work by Industry (BEA),**  
**Woodford County: 1990–2014**

Industry	Earnings (Thousands of Dollars)				Percent Change 2009-2014
	1990	2001	2009	2014	
Farming, Ag. Serv., Forestry, Mining <sup>2</sup>	\$101,268	\$116,043	\$62,227	\$64,431	3.5
Construction	12,125	23,141	27,674	28,111	1.6
Manufacturing	112,538	161,923	139,244	131,266	-5.7
Transp., Comm., Utilities	4,565	4,348	11,960	10,953	-8.4
Wholesale and Retail Trade	19,435	39,665	47,822	50,240	5.0
Finance, Insurance, Real Estate	5,607	17,019	15,244	18,669	22.5
Services	36,830	51,505*	116,481	113,315	2.7
Government	17,671	37,511	75,729	92,126	21.6
<b>Total</b>	<b>\$310,039</b>	<b>\$518,135</b>	<b>\$552,863</b>	<b>\$540,347</b>	<b>-2.3</b>
Kentucky	\$40,269,338	\$76,786,864	\$99,311,685	\$119,666,020	20.5

Source: Bureau of Economic Analysis, *Regional Economic Information System, 1969–2000*, May 2002. May 2009, Table CA05N, 2014 Table CA5N

<sup>1</sup> Includes full-time and part-time employment, civilian and military.

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

<sup>3</sup> 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: 1987-2012**

Type of Sale	# of Farms					
	1987	1992	1997	2002	2007	2012
Cash Grains	66	63	49	73	66	76
Tobacco	532	517	391	199	75	40
Hay	107	354	339	117	141	142
Vegetables	11	8	14	20	26	29
Fruits/Nuts	4	2	2	18	16	23
Horticulture	3	7	5	17	16	11
Any Livestock	461	348	360	475	455	428
Beef Cattle	385	290	338	301	252	234
Horses	220	223	255	178	190	169

Source: U.S. Census of Agriculture, 2012

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: 1992 - 2012**

	1992	1997	2002	2007	2012
Number of Farms	727	678	708	712	713
Land in Farms (acres)	123,655	122,917	123,070	119,087	111,917
Avg. Size Farms (acres)	170	181	174	167	157
Value of Land/Buildings (per Farm)	\$434,353	\$548,469	\$772,037	\$1,165,408	\$1,280,117
<b>Number of Farms by Size (Acres)</b>					
1 – 9	104	71	55	65	50
10 – 49	188	179	250	254	268
50 – 179	225	223	222	211	239
180 – 499	153	145	112	123	104
500 – 999	46	42	48	43	37
1,000+	11	18	21	16	15
Farms in Cropland	664	604	621	514	464
Acres in Cropland	87,884	79,142	67,471	50,745	34,655
<b>Market Value of Products Sold (in 1,000's)</b>					
Total	\$75,660	\$115,401	\$171,917	\$341,058	\$76,591
Average per Farm	\$104,000	\$170,208	\$242,821	\$479,014	\$107,421
Crops	\$21,678	\$21,411	\$9,661	\$10,031	\$9,606
Livestock	\$53,982	\$93,989	\$162,256	\$331,026	\$66,985
Percent of Farms w/ Sales of \$10,000+	62.3	63.1	51.3	48.7	46.1

**Number of Farms by Sales**

Less than \$2,500	103	129	\$192	234	237
\$2,500 – \$4,999	71	55	\$74	45	65
\$5,000 – \$9,999	100	66	\$79	86	82
\$10,000 – \$24,999	145	123	\$113	99	121
\$25,000 – \$49,999	113	87	\$80	64	84
\$50,000 – \$99,999	80	86	\$51	43	36
\$100,000+	115	132	\$119	141	88
<b>Tobacco</b>					
# Farms Producing	517	391	298	75	40
Acres/Production	5,822	5,817	960	1,549	989
Lbs. Produced	13,094,908	12,328,332	1,921,093	4,509,832*	2,170,739
<b>Horses/Ponies</b>					
# Farms with Horses	223	255	344	357	343
# Horses	6,559	7,032	7,760	10,260	9,110
# Farms Selling Horses	123	123	170	191	169
No. of Horses Sold	1,506	1,775	2,377	3,020	1,269
Value (\$1,000s)	\$43,975	\$85,164	\$152,026	\$212,610	\$44,798

\*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, 1992, 1997, 2002, 2007 and 2012.

**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.

As previously noted there are an additional 823 new jobs anticipated for Woodford County. These include additional employees at Quad Graphics, LEDVANCE, and Yokohama (YH America), showing stability in existing manufacturing in Versailles. In addition, More Than A Bakery is constructing a brand new facility consisting of over 176,000 square feet in Phase I and an additional 374,000 in a future Phase II in Versailles. Midway Station, the industrial park located at the I-64 interchange in Midway, has a new facility just completed by America Howa, an automotive spin-off, consisting of 100,000 square feet. Adjacent to it is a 500,000 square foot distribution center for Lakeshore Learning Materials, a California based company that needed an additional distribution

facility on this side of the country. This facility is under construction and has already been approved for a 250,000 square foot expansion to the north. In addition to these projects are two other notable projects; Brown Forman is constructing barrel warehouses north of Midway, and Peristyle is restoring Old Taylor Distillery in Millville, both directly related to the significant international market for bourbon. The combined estimated new annual revenue from occupational tax and property tax from these expansions is:

Midway	\$186,469
Versailles	\$245,031
<b>Woodford County</b>	<b>\$381,229</b>
<b>TOTAL</b>	<b>\$812,729*</b>

\*Projections provided by the Kentucky Cabinet of Economic Development on projects it has approved for state and local incentives. These projections do not include revenue from construction jobs or indirect jobs, both of which are substantial.

**TABLE 34**  
**Major Manufacturing, Business & Industry Firms, Products, and**  
**Employment, Woodford County: August 2016**

Employees	Firm (Establishment Date)	Product	Current Employment	Future Employment
500-999	Quad Graphics (1962)	Book publishing, printing, and binding	500	20
100-499	Clark Distributing (1986)	Beer & ale distribution	120	
	LEDVANCE (Osram Sylvania) (1964)	Fluorescent lamps	451	50
	LEDVANCE (Osram Sylvania) (Distribution) (2004)	Storage and distribution of Sylvania products	118	
	Pilkington (1987)	Automobile windshield and window glass	300	
	YH America, Inc. – Div I (1989)	Automobile air conditioning and hoses	300	134
	Lakeshore Learning (2017)	Educational Supplies Distribution		262
	More Than A Bakery, LLC (2017)	Baked goods – Cookies and crackers		310
10-100	Ruggles Sign Company (1946)	Full service sign manufacturing,	84	
	McCaughey Brothers, Inc. (1938)	Horse feed & supplements	26	
	YH America, Inc.-Div 2 (1998)	Sealants and primers	41	
	Woodford Feed Company (1940)	Feed and fertilizer	29	
	Woodford Reserve (1812)	Distilled spirits	25	
	Photizo Group Inc. (1945)	Consulting, research for Technology Industry	20	
	Suran Systems, Inc. (1991)	Document binding & mailing	20	
	Nisshin Automotive Tubing (2005)	Stainless steel auto tubing	18	
	Wurth Baer Supply Co (1990)	Kitchen cabinets, hardware, counter top distribution	19	
	American Howa Kentucky, Inc (2107)	Automotive Interior parts (headliners)		47
0 - 9	Equus Run Vineyards (1998)	Full service winery operation – harvest to bottling	5	
	Castle & Key (Peristyle, LLC) (2014)	Craft Distillery		
	Weisenberger Mills Inc (1862)	Flour, corn meal & Baking mixes	5	
	Woodford Sun Co Inc (1869)	Newspaper publishing	7	
<b>Total</b>			<b>2,069</b>	<b>823</b>

Source: Kentucky Directory of Manufacturers, Aug. 2016 and Kentucky Directory of Business & Industry, Aug. 2016. Woodford County EDA, 2017, and Peristyle LLC, 2017)

### Retail Trade

Table 35 shows retail trade trends in Woodford County from 1997 to 2012. From 2007 to 2012, the total number of retail establishments remained steady at 129. Compared to 1997, however, there were 4 percent fewer establishments in 2012.

Since 1997, the number of establishments decreased in Versailles, but increased in the balance of the county. From 1997 to 2012, the total number of people working in retail trade increased 4.5 percent, from 1,283 to 1,341. Total retail sales increased by 67 percent during this period, from \$140.9 million in 1997 to \$235.6 million in 2012.

**TABLE 35**  
**Retail Establishments, Employment, and Sales in Woodford County:**  
**1997–2012**

Category	1997	2002	2007	2012	Percent Change 2007–2012
Establishments	124	128	128	129	0.8
Versailles	105	88	85	71	-16.5
Balance of County	19	40	43	58	34.9
Employees	1,283	1,434	1,483	1,341	-9.6
Total Sales (\$1,000s)	\$140,891	\$215,358	\$261,515	\$235,613	-9.9

Source: US Bureau of the Census, Census of Retail Trade, 1997, 2002, 2007 and 2012.

Retail Establishments includes NAICS 44-45, 71 and 72 (Retail Establishments; Arts, entertainment & recreation; and, Accommodation & Food Services)

Since the 2011 Comprehensive Plan Update there has been a substantial increase in retail establishments in Versailles. The Kroger Company constructed a 133,000 square foot Market Place store with an additional 5,000 square foot spirits store. In addition, there is 17,110 square feet of retail space adjacent to Kroger with five outlots fronting US 60 now occupied by three restaurants, and several other retail establishments. The former Versailles Center was demolished and is now being redeveloped with the first tenant being an 81 room hotel. There are five other outlots proposed with various restaurants and retail establishments showing interest in this redeveloped area. Midway has also had an increase in retail with the development of Green Gables located on the south side of I-64. This area is occupied by two restaurants and one fuel center. Additional retail is also anticipated on the northeast corner of I-64 in Midway Station as well.

**TABLE 36**  
**Retail Sales in Woodford County Labor Market Area: 1997–2012**

County	Total Retail Sales (\$1,000)				Percent
	1997	2002	2007	2012	Change 2007-2012
Woodford	\$140,891	\$215,358	\$261,515	\$235,613	-9.9
Anderson	\$99,171	\$112,176	\$181,971	\$209,292	15.0
Fayette	\$3,500,112	\$4,679,079	\$5,894,867	\$6,082,171	3.2
Franklin	\$482,534	\$635,594	\$702,604	\$752,530	7.1
Jessamine	\$417,972	\$569,301	\$787,628	\$930,276	18.1
Mercer	\$135,808	\$168,835	\$186,109	\$178,719	-4.0
Scott	\$268,894	\$410,862	\$601,723	\$667,871	11.0

Source: US Bureau of the Census, Census of Retail Trade, 1997, 2002, 2007 and 2012.

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

Retail Establishments includes NAICS 44-45, 71 and 72 (Retail Establishments; Arts, entertainment & recreation; and, Accommodation & Food Services)

## 2. Employment Characteristics: Projections

Two separate employment forecasts are made here: A forecast of the number of jobs in Woodford County (filled by workers who may live anywhere) and a forecast of the number of workers who live in Woodford County (and who may work anywhere). These employment forecasts are carried out in a similar manner, although they rely on different data sources. The forecast of the jobs located in Woodford County relies on 2001-2015 data from the Bureau of Economic Analysis (BEA).

Forecasts of the total number of full and part-time jobs located in Woodford County in each year between 2016 and 2030 are made using a linear regression model in which the year and the total future Woodford County population are used as predictor variables for the future number of jobs. This model uses as its base period only the years 2012-2015, to circumvent the exceptional job losses during the Great Recession.

Information presented in Table 37 indicates that 12,668 residents of Woodford County were employed in 2010-14, regardless of the location of that employment. This represents 49.1 percent of the total population of Woodford County in 2015. On the other hand, Table 26 indicates there were 10,337 jobs physically located in Woodford County. Between 2008 and 2014, the number of jobs located in the County decreased 15.3 percent as well as a decrease 0.2 percent for the State as a whole.

**TABLE 37 Woodford County Employment – Jobs Located in Woodford County - Actual 2001-2015:Forecasts: 2020 – 2030**

	2001	2010	2015	2020	2030
Agriculture/Forestry (11)	2,970	2,664	2,908	2,681	2,612
Mining (21)	21	10	44	40	56
Utilities (22)	48	44	44	38	33
Construction (23)	808	663	656	541	366
Manufacturing (31-33)	3,484	1,842	1,753	1,520	1,195
Wholesale Trade (42)	339	327	362	382	417
Retail Trade (44-45)	1,195	1,280	1,286	1,374	1,547
Transportation/Warehousing (48-49)	108	231	251	291	376
Information (51)	111	106	102	81	60
Finance/Insurance (52)	371	483	432	554	682
Real Estate/Rental/Leasing (53)	288	500	603	735	991
Professional/Technical/Scientific (54)	788	966	902	1,022	1,164
Management (55)	4	5	15	14	20
Administrative Support (56)	367	574	300	404	373
Educational Services (61)	264	595	724	908	1,288
Health Care/Social Assistance (62)	722	832	863	948	1,076
Arts/Entertainment/Recreation (71)	453	474	461	386	299
Accommodation/Food Services (72)	454	573	799	805	1,020
Other Services (81)	648	613	744	742	815
Public Administration (92)	1,127	1,655	1,620	1,975	2,378
<b>Total – All Industries</b>	14,570	14,437	14,869	15,447	16,768

Source: Kentucky State Data Center: April, 2017

Note: Annual counts for 2001-2015 are from the Bureau of Economic Analysis, with undisclosed numbers (indicated by \*) interpolated based on counts in preceding or succeeding years. Counts for 2020-2030 are KSDC employment forecasts. Numbers may not sum exactly due to rounding. Full NAICS categories: (11) Agriculture, Forestry, Fishing and Hunting, (21) Mining, Quarrying, and Oil and Gas Extraction, (22) Utilities, (23) Construction, (31-33) Manufacturing, (42) Wholesale Trade, (44-45) Retail Trade, (48-49) Transportation and Warehousing, (51) Information, (52) Finance and Insurance, (53) Real Estate and Rental and Leasing, (54) Professional, Scientific, and Technical Services, (55) Management of Companies and Enterprises, (56) Administrative Support, Waste Management and Remediation, (61) Educational Services, (62) Health Care and Social Assistance, (71) Arts, Entertainment, and Recreation, (72) Accommodation and Food Services, (81) Other Services (excluding Public Administration), (92) Public Administration.

**TABLE 38 Woodford County Employment – Workers Living in Woodford County - Actual 2002-2015:Forecasts: 2020 – 2030**

	2002	2010	2015	2020	2030
Agriculture (11)	409	494	559	606	664
Mining (21)	13	15	13	11	5
Utilities (22)	39	40	34	27	18
Construction (23)	352	354	384	344	292
Manufacturing (31-33)	1,838	1,404	1,348	1,174	869
Wholesale Trade (42)	365	388	415	417	412
Retail Trade (44-45)	990	1,082	1,145	1,152	1,142
Transportation/Warehousing (48-49)	214	261	325	364	429
Information (51)	166	195	207	207	216
Finance/Insurance (52)	286	330	329	359	368
Real Estate/Rental/Leasing (53)	81	104	98	113	132
Professional/Technical/Scientific (54)	432	549	558	621	679
Management (55)	50	88	90	100	117
Administrative Support (56)	302	429	521	563	634
Educational Services (61)	1,091	1,318	1,440	1,534	1,670
Health Care/Social Assistance (62)	914	1,258	1,491	1,679	1,962
Arts/Entertainment/Recreation (71)	172	191	223	210	184
Accommodation/Food Services (72)	572	696	933	964	1,137
Other Services (81)	204	251	272	284	302
Public Administration (92)	843	898	917	945	966
<b>Total – All Industries</b>	9,333	10,345	11,301	11,674	12,197

Source: Kentucky State Data Center, April 2017

Note: Counts for 2002-2010 are from the Census Bureau LODES data. Although this data is likely the best available for temporal analysis of worker locations, it does not enumerate workers not covered by unemployment insurance. Counts for 2015-2030 are KSDC employment forecasts. Full NAICS categories: (11) Agriculture, Forestry, Fishing and Hunting, (21) Mining, Quarrying, and Oil and Gas Extraction, (22) Utilities, (23) Construction, (31-33) Manufacturing, (42) Wholesale Trade, (44-45) Retail Trade, (48-49) Transportation and Warehousing, (51) Information, (52) Finance and Insurance, (53) Real Estate and Rental and Leasing, (54) Professional, Scientific, and Technical Services, (55) Management of Companies and Enterprises, (56) Administrative Support, Waste Management and Remediation, (61) Educational Services, (62) Health Care and Social Assistance, (71) Arts, Entertainment, and Recreation, (72) Accommodation and Food Services, (81) Other Services (excluding Public Administration), (92) Public Administration.

## 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 2010-14, agriculture employed 11.8 percent of the labor force (by place of residence) in Woodford, compared to 2.5 percent statewide. Furthermore, agriculture employed persons increased 36.9 percent in 201-14, a sign of its long-term sustainability as a key industry in the county. Manufacturing has declined by 15 percent while services increased by 4.2 percent. These numbers should be substantially higher after 2017 due to the expanding and new industry in Woodford County.

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 2010-14, Woodford's median family income was \$73,204; in 2010-14, Woodford's per capita personal income was \$44,447.

In 2010-14, nearly all of Woodford County's 12,411 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 45 percent worked in Woodford County and 55 percent worked in counties other than Woodford, which was a 1.7 percent decrease since 2005-09.

The number of jobs located within Woodford County is forecast to increase by nearly 13% between 2015 and 2040, with growth occurring within a large number of individual industries. In general, the goods-producing industries (Agriculture and Forestry, Mining, Construction, and Manufacturing) are expected to shed jobs during this period, even after accounting for the new manufacturing jobs that have been proposed. There are several hundred new jobs forecast in the Finance, Real Estate, and Professional sectors, as well as moderately strong growth in Transportation and Warehousing. As they are nationwide, the Education and Health Care industries are expected to continue gaining jobs. Finally, the Public Administration workforce – which includes local, state, and federal workers – is forecast to overtake Manufacturing as the county's second largest industry (after Agriculture and Forestry).

Forecasts of the number of workers living in Woodford County include workers who may hold jobs in other counties. These forecasts show the number of workers living in Woodford County increasing by approximately 13% between 2015 and 2030, a growth rate that is comparable to (albeit a little smaller) than growth in total population. Since worker growth is largely a consequence of labor force growth, this relationship is naturally expected to hold true. Employment trends in the individual industries are largely consistent with patterns occurring across the whole U.S. For example, Bureau of Labor Statistics (BLS) national employment forecasts for the 2014-2024 period show similar job losses in the Manufacturing, Information, and Utilities sectors. The fastest growing industry in the BLS forecasts – Health Care and Social Assistance – is the 2<sup>nd</sup> fastest growing industry in the Woodford County forecasts. And BLS forecasts indicate continued growth in the Public Administration industry, with future job loss in the federal sector more than counterbalanced by future job growth in the local and state sectors.

