

Comprehensive Plan Williamsburg, Kentucky



Photography by Mark White



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Chapter One: Introduction

1.1 The Plan

This document contains the officially adopted comprehensive plan for Williamsburg, Kentucky.

A Comprehensive Plan is a process that determines community goals and aspirations in terms of community development and provides a broad vision for the future growth of the community. It is often formulated using the guidelines from previous community visioning exercises and strategic plans. The outcome of comprehensive planning is the Comprehensive Plan which directs public policy in terms of transportation, utilities, land use, recreation, and housing. Comprehensive Plans typically encompass large geographical areas, a broad range of topics, and cover a long-term time period.

The plan serves as an official policy statement of the City of Williamsburg for directing orderly growth and development within its city limits. The Williamsburg Planning Commission directed the preparation of the plan during a process which included careful study of the area. Areas of analysis include Williamsburg's history, topography, utility capacity, transportation systems, existing infrastructure, and surrounding land use.

The Planning Commission held a number of meetings and hearings during the planning process. The meetings included public participation. Comments and ideas generated by the public make up portions of the plan.

The plan will guide the decisions of both the Planning Commission and City Council during the planning period. The Comprehensive Plan serves all citizens and property owners within the City of Williamsburg as well as others having a stake in the future of the city. Specifically, it will impact the following:

- Residents of the City who expect a stable social and economic environment
- Potential residents who may be contemplating major investments in the community
- Business owners whose livelihood depends on continued growth and prosperity
- Potential business owners and investors who may move into the city
- The Williamsburg Planning Commission
- The Williamsburg City Council
- Municipal departments and department heads
- Organizations promoting economic development in the area
- Organizations promoting tourism and tourism development in the area
- Professionals in real estate or development

Williamsburg's Comprehensive Plan is a guide for growth over the next twenty years. This plan was developed through evaluation of data, trends, and visions the local citizens have for their community, and alternatives for development. This plan's underlying purpose is to guide the community's physical, social and economic growth. It addresses the intensity and arrangement of land uses for the benefit of the community overall, identifies areas that should generally remain the same, and provides a guide for areas that are planned to change through new development or redevelopment. In addition, the plan provides a framework for municipal

facilities to support the desired land use pattern – street, parks, utilities, and other city infrastructure. A link between land use and those facilities helps ensure wise allocation of public investments in capital improvements. This plan provides goals and objectives for community leaders to consider and is a document that the planning commission should review on an annual basis. This review should focus on the existing goals, evaluating which have been met and making changes or amendments to the comprehensive plan, zoning ordinance, subdivision regulation, commercial regulations and/or capital improvements program. Other changes can occur through a combination of municipal and private investments – streets, park improvements, homes, tourism, commercial, and industry. The comprehensive plan is typically implemented through zoning codes and subdivision regulation. The Comprehensive Plan provides a general guideline for orderly growth and development. It is not meant to direct land use arrangement precisely nor is it a zoning ordinance. It should serve as an instrument to blend public and private interest in a manner that will best suit the entire community.

The plan will remain flexible, allowing for necessary modification of land uses. It will plot land usage areas according to long-term community needs, not short-term individual gains. Planning should also be based on sound development principles. The plan seeks to address pertinent community issues as a whole rather than treating isolated problems as they arise.

1.2 Authority

The purpose of the Comprehensive Plan is consistent with the provisions of Kentucky's KRS 100 Codes, which require that a community review and revise its plan every five years. Accordingly, this plan is being presented as an updated version of the previous plan.

1.3 The Planning Area

The Planning Area Boundary for this Comprehensive Plan will include the lands within the city limits of Williamsburg for which it must prepare plans, ordinances, and regulations. The plan will also include an area that extends beyond the city limits to include those areas most likely to become a part of the city within a period of the next twenty years. *SEE APPENDIX A*

1.4 Methodology

This document contains only the relevant portions of the ideas and data collected and organized during the planning process. During that process, the Planning Commission supervised studies of all pertinent aspects of community growth and development.

The planning team for the comprehensive plan gathered and used both secondary and primary data during the planning process. The planning team also used the following steps in the planning and development process: 1) an assessment of the community, 2) development of a statement of goals and objectives, and 3) development of strategies for accomplishing those goals and objectives.

During this process of revisiting the comprehensive plan for the City of Williamsburg, detail was given to the updating of the City's Zoning Map. *SEE APPENDIX B*

Existing data from various City departments also provided much of the information used in the analysis of existing conditions. Information from Kentucky's Department of Economic Development was also used in the analysis. Citizens of the city also provided information at various workshops and public hearings.

The planning team synthesized and analyzed the data during the final months of 2010 and early months of 2011. The team then prepared a draft plan outlining initial findings and recommendations. Public hearings provided a venue to fine-tune provisions and place them in priority.

1.5 Relationship to Regulatory Documents

The Kentucky Revised Statutes, Chapter 100 provides the enabling legislation for planning and plan implementation (zoning ordinances, subdivision regulations, official maps and capital improvement programming) to local governments. Several parts of Chapter 100 are related to the preparation and use of the Comprehensive Plan. A brief synopsis of the important sections are as follows:

KRS 100.183 Comprehensive Plan Required: This section requires each Planning Commission to prepare and plan "which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships."

KRS 100.187 Contents of Comprehensive Plan: This section outlines the basic components of the plan. They include: statement of Goals and Objectives, a land use element, a transportation plan element, a community facilities element, and other elements that will further serve the purposes of the plan.

KRS 100.191 Research Requirements for Comprehensive Plan: This section sets forth the basic research which must be done during the preparation of the plan. There are three categories of research needed: population (past and future trends); economic survey and analysis; and analysis to "the nature, extent, adequacy and the needs of the community for the existing land and building use, transportation and community facilities in terms of their general location, character and extent."

KRS 100.193 Statement of Objectives: This section states that the Planning Commission must prepare and adopt the statement of objectives (the Goals and Objectives required in KRS100.187) to act as a guide for preparing the rest of the plan. In addition, this section also directs the Commission to present this statement for consideration, amendment and adoption by the legislative body within its area of jurisdiction.

KRS 100.197 Adoption and Amendment: Comprehensive Plan: This section outlines the processes for adoption and amendment of the plan. It specifically states that the plan elements must be reviewed and amended, if necessary, at least once every five years.

These provisions of Chapter 100 have been followed in preparation of this document.

Chapter Two: Context

2.1 History

Williamsburg became a town about the same time as Whitley County was formed in 1818. The land was donated for the courthouse by Samuel Cox. At the same time, he offered lots for sale for the formation of the town. The lots were laid out by Col. Gillis, a surveyor.

Williamsburg was first known as “Cox’s Crossing.” At this time a ferry was being used to cross the Cumberland River and was owned and operated by Samuel Cox. The site for the town was probably selected because of the three fresh water springs nearby which furnished an abundance of good drinking water for the entire Williamsburg settlement.

The town was once called Whitley Courthouse and its first postmaster was James H. Early. He was chosen on July 16, 1829. It was called this by the Post Office Department until about 1870-71.

The first school in Williamsburg was located in the ballroom of the Samuel Cox home and was held there until 1869. The Cox home was situated near where the Whitley County Judicial Center is now located, on Main Street.

In 1820, the town of Williamsburg had 20 people in it. In 1830, the census listed 50, in 1840, 75 people were listed; 1850 showed a total of 93 people. By 1860, it contained 125 people and in 1870, it had a population of 139.

For more than 50 years the new township remained a backward, awkward, and virtually inaccessible area of less than fifty families, but circa 1880 the town began to change. Beneath the feet and over the heads of the people of Williamsburg existed a treasure of unexpected importance to feed the insatiable greed of the Northeast: coal and timber.

In 1882, the L & N was to Livingston. On July 1, 1882, the track reached the north bank of the Cumberland River. Within weeks, the coal and timber of Williamsburg was headed north and the money, affluence, and culture of the north was headed south. Williamsburg and Whitley County were aroused from lethargy after the Lebanon-Knoxville branch of the Louisville and Nashville Railroad was completed to Jellico, Tennessee, and the Southern Railway Company had completed its branch from Knoxville to Jellico in 1883.

With the advent of the railroad, industry began to flourish in Williamsburg and Whitley County. The Kentucky Lumber Company was established, and built a large sawmill and planing mill near the confluence of Briar Creek and Cumberland River. The Jones Lumber Company was established at the point where Watts Creek flows into Cumberland River. The Phares Lumber Company of Philadelphia built a saw mill in Williamsburg. A company from Brooklyn, New York, built a stave factory and a copper shop in Williamsburg. The building of the railroad, saw mills, stave mills and copper shop caused a great influx of people, and the town and county began a period of rapid growth.

On December 8, 1886, the first promise of city government took place. “The free male inhabitants of said town above the age of twenty-one years” were allowed to vote in Williamsburg’s first election. A board of trustees (a forerunner of today’s city council) was elected and W. H. Parker was elected to serve as the first “Chairman” of Williamsburg. It was also during this time that the newly established Congregational Church began to become the object of opposition and dissent. Formed in 1878, the church was of a predominantly northern and liberal nature and their stands on black rights and the scriptures did not settle well in the town. On October 30, 1885, the Mount Zion Association on Baptist was formed. They referred to the teaching of the Congregationalists as “foreign” and urged the community to form Baptist schools to compete with the established Congregationalist schools in Whitley County and Williamsburg.

Out of this desire for Baptist education, Williamsburg Institute was formed by a group of Williamsburg’s elite families. The names of Gatliff, Siler, Mahan, and Ellison were penned to a petition to the Kentucky Baptist convention for assistance in building a college for students of the Cumberland Mountains. This activism led to the creation of Williamsburg Institute-later, Cumberland College in 1878. Cumberland College has grown over the past 132 years to be an important part of the Williamsburg community and has recently changed their name to the University of the Cumberlands.

Downtown Williamsburg is an important asset to the city for its history, charm, as a center of governmental activities. It will never serve again as the dominant retail center of the city and must reframe itself in a different form, such as preserving the historical, enhancing the cultural and developing the professional areas inherent to our downtown area. Downtown Williamsburg being the County Seat of Whitley County affords additional opportunities for growth due to the new judicial center. Although the City of Williamsburg has continued to grow and prosper over these last 190 years, it still maintains its rich history and prosperity and flourishes with light industry, education, banking, and tourism.

2.2 Regional Setting

Whitley County is situated in southeastern Kentucky and is bordered by McCreary County to the west, Laurel County to the north, Knox County and Bell County to the east, and the State of Tennessee to the south. The county covers 459 square miles of land areas, with Williamsburg located at the approximate center of the county. *SEE APPENDIX H*

Primary access to the county and the City of Williamsburg is provided by Interstate I-75 which traverses the county from north to south. Being located on I-75 gives the city a direct link with such cities as Lexington (117 miles to the north) and Knoxville, Tennessee (71 miles to the south). Highway 25 parallels the interstate and has long served as the major north-south connection. East-West connections are by Highway 92. Highway 92 West renovations to Stearns and the Big South Fork Recreation Area has just been completed, making travel on this road much safer and quicker to your destination. The east connection has not received any renovations and still remain a winding two lane road.

Chapter Three: Trends

3.1 Population

TABLE 3.1.1
POPULATION HISTORY
WILLIAMSBURG, KENTUCKY

| Year | Population |
|------|------------|
| 1940 | 2,331 |
| 1950 | 3,348 |
| 1960 | 3,478 |
| 1970 | 3,682 |
| 1980 | 5,560 |
| 1990 | 5,493 |
| 2000 | 5,143 |
| 2010 | 5,245 |

Source: U.S. Census Bureau

TABLE 3.1.2
 RACIAL CHARACTERISTICS, 2010
 WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | | Whitley County | | Kentucky | |
|---------------------------|--------------|-------|----------------|-------|----------|------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| White | 96.5% | 93.8% | 97.5% | 97.4% | 89% | 87% |
| African American or Black | 2% | 2.9% | .6% | .6% | 7.5% | 7.8% |
| American Indian | .21% | .1% | 0.1% | 0.3% | 0.2% | 0.2% |
| Asian | .35% | .8% | 0.4% | 0.4% | 1% | 1.1% |
| Hispanic | .66% | 1.7% | 0.9% | 0.9% | 2.4% | 3.1% |

Source: U.S. Census Bureau

3.1.3
 AGE CHARACTERISTICS, 2010
 WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | | Whitley County | | Kentucky | |
|-------------------|--------------|-------|----------------|-------|----------|-------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| Under 5 years | 8.4% | 5.7% | 6.5% | 6.1 | 6.7 | 6.5% |
| 5 to 9 years | 2.7% | 5.3% | 7.1% | 6.5% | 6.4 | 6.5% |
| 10 to 14 years | 1.5% | 5.2% | 6.6% | 6.9% | 6.6 | 6.5% |
| 15 to 19 years | 16.2% | 13.3% | 8.9% | 8.1% | 6.9 | 6.8% |
| 18 years and over | 71.4% | 53.9% | 66.8% | 72.3% | 73.4 | 73.7% |
| 20 to 24 years | 16% | 17.3% | 5.6% | 7.3% | 7 | 6.7% |
| 25 to 34 years | 13.6 | 10.2% | 13.1% | 11.3% | 13.3 | 13.1% |
| 35 to 44 years | 9.3% | 5.1% | 13.1% | 12.9% | 14.1 | 13.3% |
| 45 to 54 years | 8.3% | 10.9% | 13.2% | 14.1% | 14.7 | 14.9% |
| 55 to 59 years | 3.3% | 4.8% | 6.6% | 6.4% | 6.3 | 6.6% |
| 60 to 64 years | 3.2% | 4.6% | 5% | 6% | 5.1 | 5.8% |
| 65 years and over | 17.3% | 13.7% | 13% | 14.3% | 12.9 | 13.3% |
| 65 to 74 years | 8.4% | 7% | 7.7% | 8.5% | 7 | 7.5% |
| 75 to 84 years | 6.6% | 4.7% | 5.1% | 4.3% | 4.3 | 4.2% |
| 85 years and over | 2.3% | 2% | 1.2% | 1.5% | 1.6 | 1.6% |
| Median Age | 27.2 | 27.6 | 36.7 | 38.1 | 37.3 | 38.1 |

Source: U.S. Census Bureau

3.2 Education

TABLE 3.2.1
EDUCATION ATTAINMENT, 2009
WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | Whitley County | Kentucky |
|---------------------------------|--------------|----------------|----------|
| High School Grad or higher 2009 | 66.4% | 68.6% | 33.5% |
| Bachelor's or higher 2009 | 21.3% | 12.3% | 7.3% |

Source: U.S. Census Bureau

3.3 Income

TABLE 3.3.1
MEDIAN HOUSEHOLD INCOME (DOLLARS)
WILLIAMSBURG AND SELECTED ENTITIES

| | 2009 |
|----------------|----------|
| Williamsburg | \$24,833 |
| Whitley County | \$27,189 |
| Kentucky | \$41,197 |

Source: U.S. Census Bureau

TABLE 3.3.2
POPULATION BELOW POVERTY LEVEL, 2009
WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | Whitley County | Kentucky |
|---------------------------------|--------------|----------------|----------|
| Individuals Below Poverty Level | 16.9% | 18.8% | 21.5% |
| Families Below Poverty Level | 22.7% | 21% | 23.1% |

Source: U.S. Census Bureau

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3.4 Housing

TABLE 3.4.1
HOUSING CHARACTERISTICS 2009
WILLIAMSBURG, KENTUCKY

| | 2009 | 2010 |
|---------------------|-------|-------|
| Total Housing Units | 1,974 | 2,007 |
| Occupied Units | 1,672 | 1,800 |
| Owner Occupied | 639 | 820 |
| Renter Occupied | 1,033 | 980 |
| Vacant Units | 302 | 207 |

Source: U.S. Census Bureau

3.5 Employment

Table 3.5.1
EMPLOYMENT STATUS, 2009
WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | Whitley County | Kentucky |
|---|--------------|----------------|----------|
| Percent of population in civilian labor force | 40.8% | 47% | 61% |
| Employed | 35.6% | 42.2% | 55.9% |
| Unemployed | 5.2% | 4.8% | 5.1% |
| Unemployment Rate | 12.7% | 9.6% | 7.6% |

January 2010 figures

Source: U.S. Census Bureau

TABLE 3.5.2
EMPLOYMENT BY INDUSTRY, 2009
WILLIAMSBURG AND SELECTED ENTITIES

| | Williamsburg | Whitley County |
|--|--------------|----------------|
| Agriculture, forestry, mining | 84 | 498 |
| Construction | 73 | 834 |
| Manufacturing | 169 | 1543 |
| Wholesale trade | 1 | 373 |
| Retail trade | 232 | 1770 |
| Transportation and warehousing, and utilities | 29 | 669 |
| Information | 14 | 263 |
| Finance, insurance, real estate, and rental and leasing | 70 | 426 |
| Professional, scientific, management, and administrative | 122 | 681 |
| Art, entertainment, recreation, accommodation and food services | 158 | 1106 |
| Other services (except public administration) | 23 | 409 |
| Public administration | 47 | 539 |
| Educational, health and social services | 564 | 3511 |

Source: U. S. Census Bureau

TABLE 3.5.3
COMMUTERS AND DAILY POPULATION CHANGE, 2009
WILLIAMSBURG AND SELECTED ENTITIES

| | 2009 |
|-------------------------------|-------|
| Workers 16 years old and over | 1,552 |
| Working in Williamsburg | 63.1% |
| Commuting Out of Williamsburg | 36.9% |

Source: U. S. Census Bureau

3.6 Conclusions

When evaluating the data it provided, some insight into long-term trends occurring in the community. Williamsburg is a city that lost population in the 1980 and 1990's, but is steadily showing an increase in population over the last ten years. The median age of residents in Williamsburg is 27.6, alluding to the fact, that we are retaining the younger generation and they are seeing the benefits of small town living. One must keep in mind that Williamsburg is a college community which is an apparent influence on the age of our residents. As you evaluate the Age Characteristics and compare from the 2009 to 2010 information you will see where the increases in age retention begins. It is apparent that there has been an increase in the 45 and up age demographics in our community, alluding to the fact that we are slowly retaining our younger generation or to the fact that people are willingly choosing Williamsburg as their town of choice to live.

Education: Williamsburg being home to the University of the Cumberlands has a positive effect on the educational attainment of the citizens in the community. The community has a greater percentage of citizens with Bachelor's degrees or above in the community. This can be attributed to the fact that many college professors reside in our community and the opportunity afforded to the citizen to pursue a higher degree after graduating from high school. This could also be attributed to the fact that two public school systems reside in our community. Considering both of these facts it is apparent how Williamsburg is well above the state averages in both high school graduates and citizens with Bachelor's degrees or higher, making this an excellent selling point for our community. However, it is recommended that the City work with area colleges and public school systems to teach and instill good work ethics and job skills in their students to enable each citizen to become a stronger workforce, thus increasing employment possibilities. A stronger work force will entice more industry/business and tourism opportunities.

Housing: There has been a significant increase in the numbers of Total Housing Units and the number of owner occupied units in the city over the past ten years. This is a positive step in the right direction meaning an increase in new home construction alluding to the fact that more people are considering making Williamsburg their home. There is also a significant decrease in the number of vacant units in the City also being a positive point for our community.

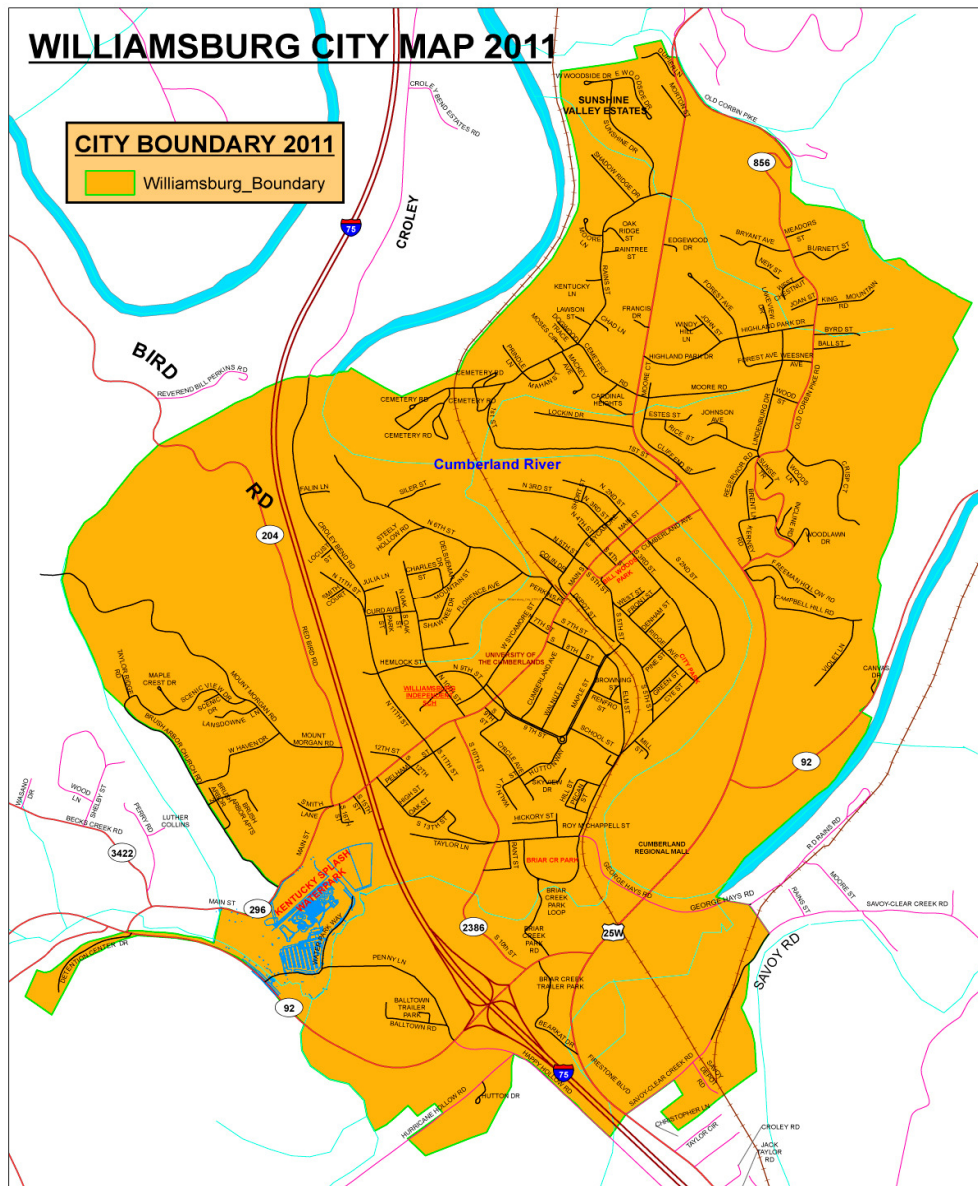
Williamsburg is a growing community with many great opportunities and resources. Despite possible challenges in areas of unemployment and income, Williamsburg has a growing business development and tourism industry. The growth of industry could provide significant growth for the community while promoting a high quality of life. New housing is needed in the city, which should seek to diversity the population.

3.7 Land Use

The area covered by the plan is the City of Williamsburg and all of the area within the Williamsburg city limits.. Map A shows the planning area delineating the city limits; Map B will show the Zoning areas for the City of Williamsburg and Map C will show all the Tax-Exempt areas for the City of the Williamsburg.

WILLIAMSBURG CITY BOUNDARY MAP

Map A



COLLEGE LAND USE

The "College" land use is intended to identify land which is owned and used by the University of the Cumberlands in the City of Williamsburg for the operations of the university. The reason for a specific category of land use is that it can be expected, and has been observed, that the presence of the university has a strong, and specific effect in the city both positive and negative. These impacts are different than those which can be expected from any of the other use categories studied.

College land use is centralized on the University of the Cumberlands' campus, which is located from the railroad on the east side to Circle Avenue and Ninth Street on the west, from just south of Florence Avenue on the North to just north of Second Street on the south. Land is used in this area for residential uses such as dormitories, academic classrooms, recreational purposes such as the student center, athletic facilities, and office type activities for classrooms and administrative offices. There is considerable pedestrian traffic in the area of the main campus, mainly for students and others using the college. The college requires considerable parking capacity for students, college staff, and visitors. Additional college land use for athletics can be found on south Tenth Street which is used for the football and track stadium and on north Eleventh Street where the tennis court and baseball field are located. At the corner of South Second Street and Ridge Avenue is the university's maintenance building

3.7.1 ZONING ACREAGE--WILLIAMSBURG, KENTUCKY

| Basic Facts | | AREA | POPULATION | |
|-----------------|----------------------------------|-----------------------|--------------|--|
| City Limits | | 2489 Acres--3.9 sq.mi | 2009 - 5,143 | |
| Zoning District | | Acreage | Percent | |
| A-1 | Agriculture W/O Buildings | 21.8 | 1% | |
| A-2 | Agriculture With Buildings | 125.3 | 5% | |
| B-1 | Neighborhood Business | 23.8 | 1% | |
| B-2 | Highway Business/Shopping Center | 334.3 | 13% | |
| B-3 | Central Business (Downtown) | 33.1 | 1% | |
| I-1 | Industrial | 134.6 | 5% | |
| P/Sp | Public/Semi-Public | 24.9 | 1% | |
| R-1 | Single Family Residential | 481.7 | 19% | |
| R-2 | Duplex/Multi-Family Residential | 1309.5 | 53% | |
| | | | | |
| | | Total Acres | 2489 | |

EXISTING LAND USE

Land use information displayed on this map was obtained from the geodatabase data from the Cumberland Valley Administration Board and from the City of Williamsburg Mapping Department. The Zoning Map consists of nine categories. The nine categories are as follows:

R-1 - Low Density Single Family Residential District.

1. The purpose of the R-1 Districts is to establish and preserve low density single family residence.
2. This district comprises approximately 482 acres and is the 2nd largest district.

R-2 - Higher Density Duplex/Multi-Family Residential District

1. The purpose of the R-2 District is to establish and preserve higher density residential areas.
2. This category shows the location of existing multifamily development within the city.
3. Included would be any residential parcel other than single family.
4. There are approximately 1310 acres in this district, making this the largest district.
5. The majority acres in this district is vacant at this time

B-1 - Neighborhood Business District

1. The purpose of this district is to provide for neighborhood convenience goods.
2. Neighborhood commercial areas should be located on a collector or arterial street.
3. There are approximately 24 acres in this district.

B-2 - Highway and Shopping Center

1. The purpose of this district is to encourage the establishment of areas for highway business uses and, the establishment of large clustered, planned areas for general business uses in order to meet the needs of variable sized markets.
2. This district is specifically designed to serve the motoring public,
3. This district comprises of approximately 334 acres,

B-3 - Central Business District

1. The purpose of this district is to accommodate and encourage further expansion and renewal in the historical business core area of the city (downtown).
2. A variety of business, government, services, and cultural uses are provided in this area.
3. Approximately 33 acres are in this district.

F. I-1 - Industrial District

1. The purpose of this I-1 District is to encourage the development of manufacturing and wholesale business establishments.
2. Historically, the industrial areas were developed along the major road and railway lines in the community.
3. The three major industrial areas are the Lion Uniform property on South 13th Street, the Firestone property on 25W South, and South 5th Street which would include Renfro Supply and WD Bryant and Son.
4. The industrial district is composed of approximately 135 acres.
- 5.

P/SP - Public/Semi Public District

1. These districts are designed to accommodate the establishment of large governmental developments such as public cemeteries, recreational areas, schools, colleges, and related activities.
2. These districts consist of approximately 25 acres.

A-1 - Agriculture - Without Structures

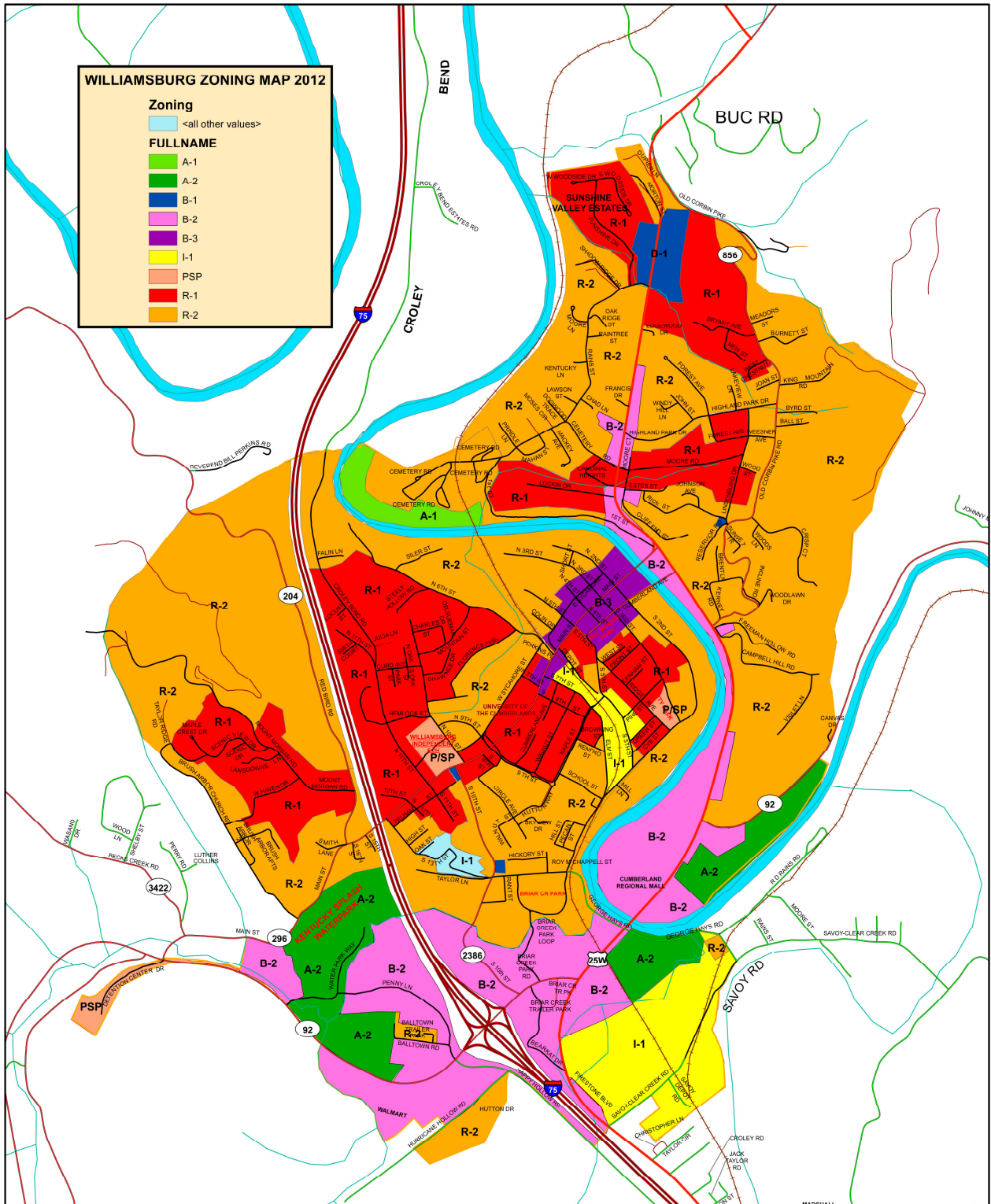
1. The purpose of this district is to accommodate agricultural uses.
2. This district is for agriculture use that is without structures.
3. It consist of approximately 22 acres.

I. A-2 - Agriculture - With Structures

1. The purpose of this district is to accommodate agricultural uses.
2. This district is for agriculture use that has structures.
3. A-2 consists of approximately 125 acres.

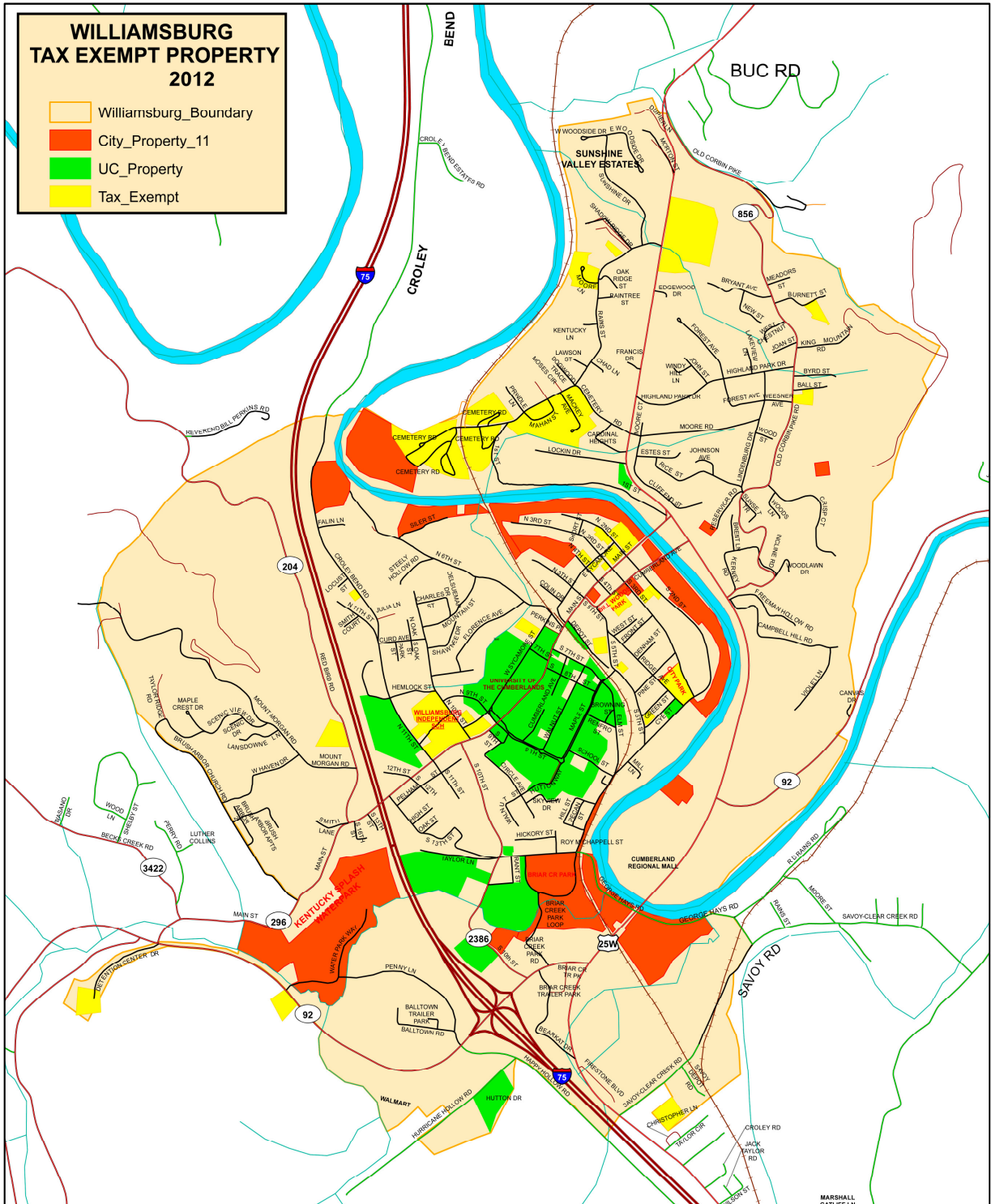
WILLIAMSBURG ZONING MAP

MAP B



Tax-Exempt Property

MAP C



3.8 Housing and Land Use

As of the 2009 U. S. Census Williamsburg had a total population of 5,143 and a total number of housing structures of 2027. The following is a breakdown of the number and type of structures within the City of Williamsburg.

Overview of Structures in Williamsburg

| STRUCTURES | | NUMBER |
|-------------------------------|----------------------------|---------------|
| APARTMENTS | | 344 |
| CHURCHES | | 17 |
| UNIVERSITY OF THE CUMBERLANDS | | 60 |
| COMMERICAL | | 258 |
| GOVERNMENT | | 30 |
| NURSING HOMES | | 1 |
| SCHOOL | | 8 |
| INDUSTRY | | 3 |
| | TOTAL | 721 |
| SINGLE FAMILY | TYPE | |
| | HOUSES | 1103 |
| | SINGLE TRAILER | 150 |
| | DOUBLE WIDE TRAILER | 53 |
| | | |
| | TOTAL SINGLE FAMILY | 1306 |
| | | |
| | TOTAL | 2027 |

TYPE OF STRUCTURES IN WILLIAMSBURG

| STRUCTURE | TYPE | NUMBER | PERCENT |
|------------------|-------------|---------------|----------------|
| Apartments | | | |
| | 1-Story | 131 | 38% |
| | 2-Story | 207 | 60% |
| | 3-Story | 6 | 2% |
| TOTAL | | 344 | 100% |
| Churches | | | |
| | 1-Story | 13 | 77% |
| | 2-Story | 3 | 17% |
| | 3-Story | 2 | 6% |
| TOTAL | | 17 | 100% |
| Commercial | | | |
| | 1-Story | 192 | 76% |
| | 2-Story | 56 | 22% |
| | 3-Story | 6 | 2% |
| TOTAL | | 254 | 100% |
| University | | | |
| | 1-Story | 16 | 27% |
| | 2-Story | 30 | 50% |
| | 3-Story | 14 | 23% |
| TOTAL | | 60 | 100% |
| Government | | | |
| | 1-Story | 22 | 73% |
| | 2-Story | 6 | 20% |
| | 3-Story | 2 | 7% |
| TOTAL | | 30 | 100% |
| Industrial | | 3 | 100% |
| Nursing Home | | 1 | 100% |
| Schools | | | |
| | 1-Story | 6 | 75% |
| | 2-Story | 2 | 25% |
| TOTAL | | 8 | 100% |

| | | | |
|-------------------------|---------------------|-------------|-------------|
| Houses-Single Family | | | |
| | 1-Story | 895 | 69% |
| | 1.5 –Story | 120 | 9% |
| | 2-Story | 94 | 7% |
| | Double Wide Trailer | 53 | 4% |
| | Single Wide Trailer | 144 | 11% |
| TOTAL | | 1306 | 100% |
| | | | |
| Other | | 4 | 100% |
| | | | |
| TOTAL STRUCTURES | | 2027 | 100% |

3.9 Water Systems

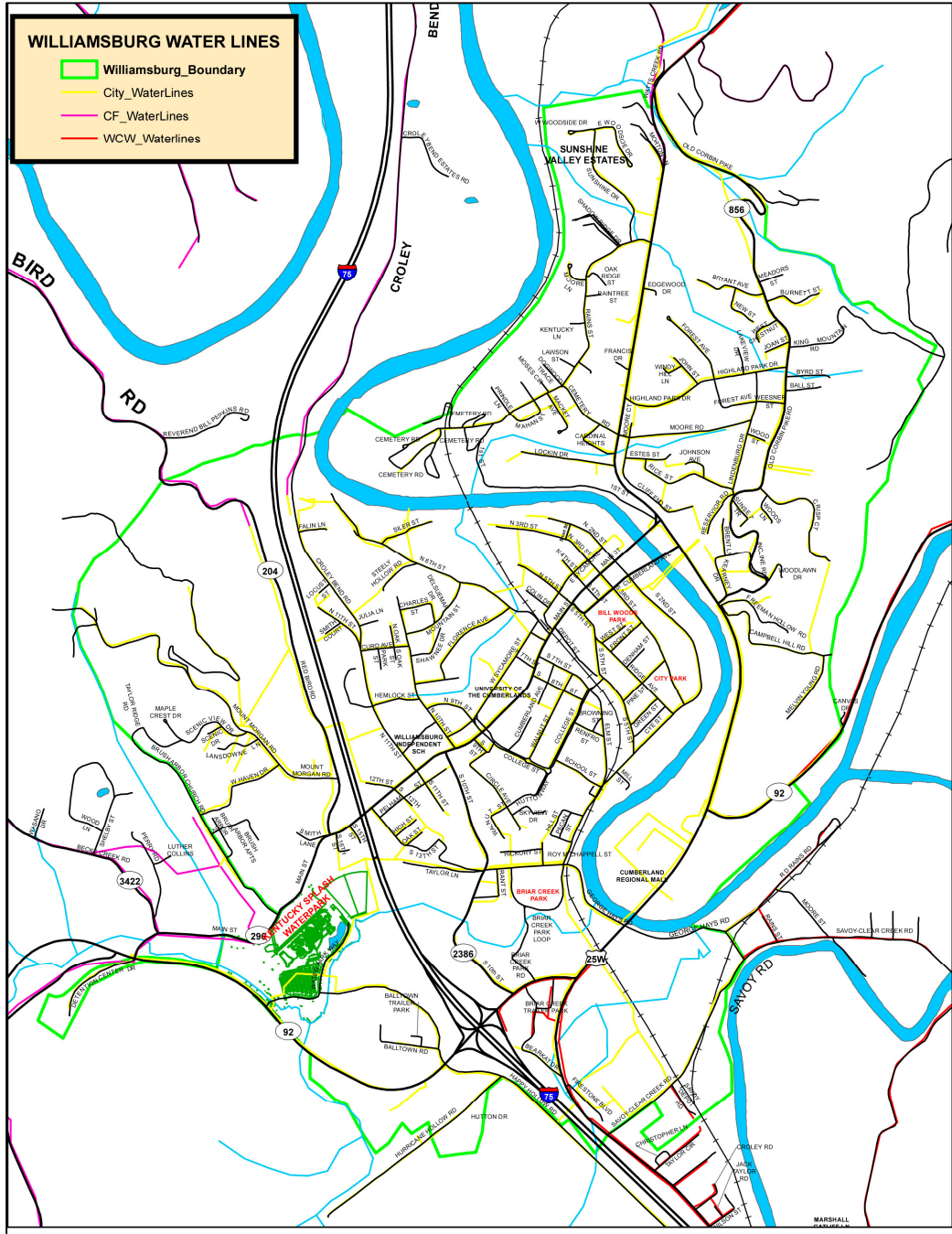
The City of Williamsburg has its own water treatment facility. The facility was moved from US25W to its present location on Croley Bend Road in 1980. Source of water for consumers in Williamsburg has always been the Cumberland River.

In the Phase I Plan of the Water Treatment Facility there has been approximately 2,000 linear feet of new 14-inch line installed to transport raw water from the Cumberland River to the existing water treatment facility. The capacity of the present plant could be 3,000,000 gallons per day, but is only reaching a capacity of 2,000,000 gallons per day.

In order for the facility to reach the maximum capacity, completion must be done of the Phase II Plan which includes: two filters to get to full capacity, new chemical feeders, chemical storage buildings, new flash mixer, and flow controllers for this sediment basins. Other recommendations needed: look for a better way to remove sand and mud out of the new intake at the river, switch from chlorine gas to bleach for safety, and to look for a more efficient way to handle the sludge removal.

With the completion of Phase II of the Water Treatment Facility daily production will increase to the maximum the facility is capable of pumping.

MAP E: CITY AND COUNTY WATER LINE MAP



3.10 Sewer Systems

The City of Williamsburg's Wastewater Treatment Plant has come a long way over the last 50 years. The old plant was overloaded. It was rated at 0.8 million gallons per day. On the average day, it received 1.0 to 1.5 million gallons per day. The employees worked endlessly to keep the plant in compliance with the state and federal regulations.

Growth and development is dependent upon local government providing the necessary supporting infrastructure; included in this category is wastewater and collection services.

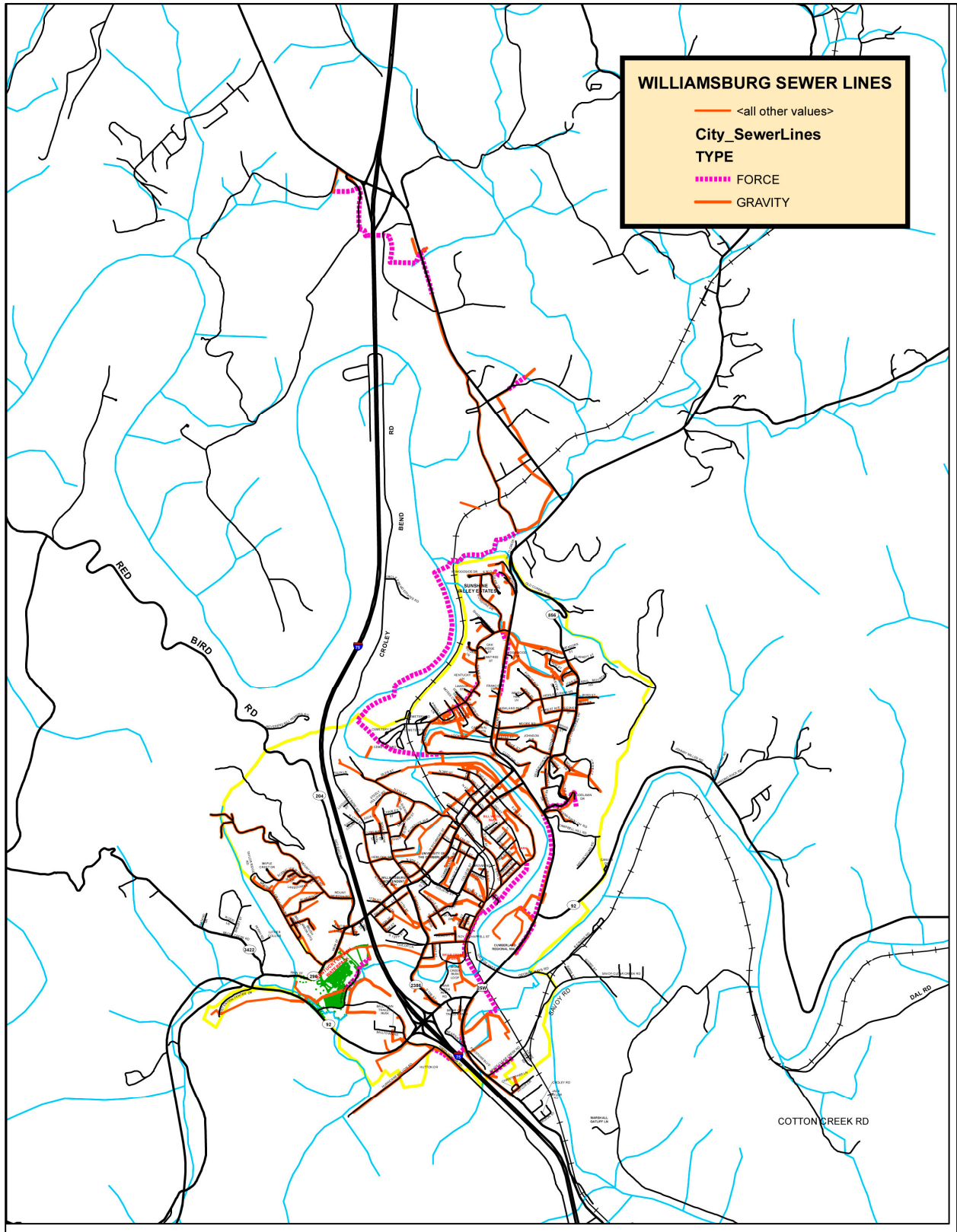
The City of Williamsburg has its own Wastewater Treatment Plant is located on the Cumberland River at mile point 589.1 It has a design capacity of 2,000,000 gallons per day and a peak of 6,000,000 per day. The average daily flow for 2010 was 998,000 gallons per day.

The Williamsburg Wastewater Plant went on line in August 2003, with the new facility described as an oxidation ditch type system of treatment. The dedication of the new facility was on April 26, 2004. Additional accommodations for growth were put into place with the development of the new facility thus allowing the City of Williamsburg Wastewater and Collections to grow and expand in the future. The upgrade was needed due to the last facility only being able to process a flow of 800,000 gallons per day.

The collection lines have been extended to the Three Point and Goldbug area, picking up the Whitley County High School campus, the Whitley County Elementary school and continuing to the U.S. Federal Consular Center and beyond to the Ballard Ford area located near Exit 15 off I-75.

The City of Williamsburg just recently G.P.S mapped and smoke tested the entire collection system of the wastewater covered area, locating problems in the system that will be addressed in the future. There is a need to replace and upgrade old lines though out the collection system. The City of Williamsburg has future projects in store for the area including the development of the Industrial Park and a major upgrade of Briar Creek Lift Station located directly off of South Second Street in the Briar Creek Park area.

MAP F: CITY SEWER MAP



3.11 Issues and Implication

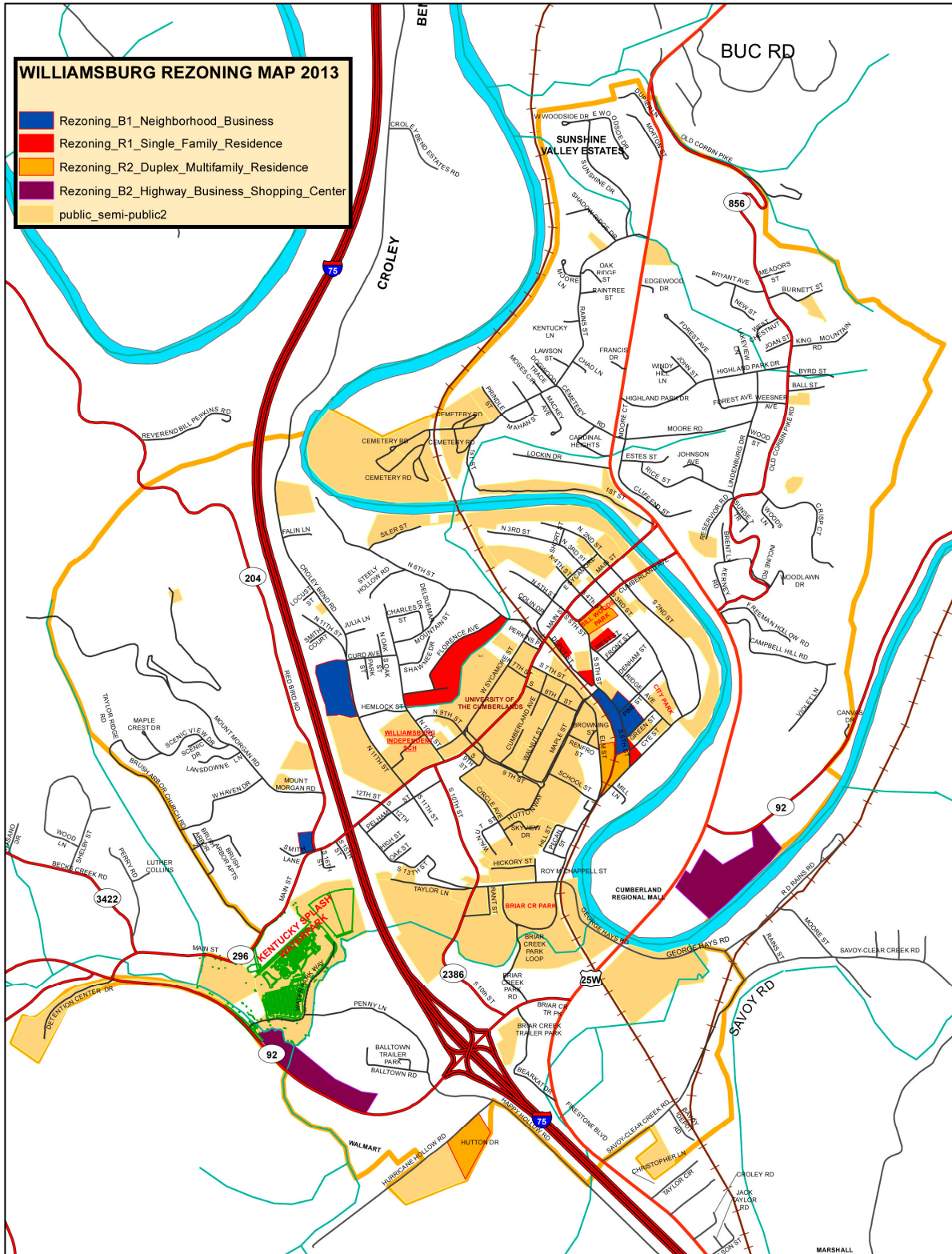
There are several areas of the city where existing zoning is inconsistent with the Williamsburg Comprehensive Land Use Plan. There are several recommendations of the zoning districts that need to be examined as shown on the rezoning map.

- One area in need of review is the University of the Cumberlands Campus, which is currently zoned mostly as R-1 and R-2.
- We recommend that the University Campus be rezoned as Public/Semi-Public.

Other recommendations would include:

- Change all of the following to Public – Semi Public: Cemeteries, all City owned properties, all county owned properties, schools (public schools and college owned), churches, federal/state owned housing developments, parks, and athletic complexes.
- Re-zoning of South 2nd Street from I-1 to R-2 (includes the north side of South 2nd Street from the Railroad to the property line of W. D. Bryants).
- Re-zoning of South Street from I-I to B-1 (East side of South 5th Street from the intersection of Green Street to the property line of Methodist Church, and West Side to include all property of W. D. Bryant's).
- Re-zoning of Elm Street from I-1 to R-2, (includes the property of O. J. Helvy).
- Re-zoning of property on the North Side of South 2nd Street (from the intersection of 5th Street and 2nd Street to the Jones property line) from R-2 to R1.
- Re-zoning of property on the East side of South 5th Street (from the intersection of 5th and 2nd Street to the property line of the Green Street Church of God) from R-2 to R-1.

City of Williamsburg Proposed Re-Zoning Map G



Chapter Four: Goals and Strategies

4.1 General

This section sets forth the goals, objectives, and guidelines which will guide the development of the comprehensive plan. They are based on the history, trends, geography, and issues facing the city. The goals are the end toward which the plan is directed and represent the overall vision of the city. The objectives are the means to achieving this end. An objective represents a clear “milepost” along the strategically chosen path to the goals. The guidelines set forth a course of action. Once the plan is adopted, these guidelines will outline the specific actions and stances the City could take in order to achieve its goals.

The main purpose of this plan is to influence community growth; however, there are several other issues the City should address.

First, the City should focus on fixing the basics, such as the utility and road system. Next, the City should focus on building on assets that already exist in the community. Then the City should focus on creating neighborhoods of choice and building family wealth. These areas stress that a city which is growing in population may not be as important as the city which is growing in quality. Such quality can be measured in terms such as median income levels, family health, education levels, employment opportunities, and quality neighborhoods. Addressing these areas first will add to the overall success of the City’s strategies for the growth and development.

4.2 Fixing the Basics

GOAL 4.2.1: To build and maintain a solid foundation for community growth and development.

Objective 1: To be aware of current city trends and to prepare and maintain a plan for future growth.

Guidelines – The City will refer to the following:

1. Zoning patterns will conform to the land use component of the comprehensive plan.
2. Future street construction will conform to the transportation component of the comprehensive plan.
3. Development proposals will be evaluated in terms of their compatibility with the community facilities component of the comprehensive plan.
4. All development or re-zoning requests must conform to the comprehensive plan.

Objective 2: To identify and build upon successful redevelopments.

Guidelines – The City will refer to the following:

1. Encourage development submittals that build upon or complement existing successful developments.
2. Encourage partnerships with local businesses, organizations, and community groups so that these groups can begin to pool their resources, work together, and understand that their fates are intertwined.
3. Development approvals will be based on the most efficient use of municipal resource

4.3 Building on Assets

GOAL 4.3.1: To Build on existing assets within the community

Objective 1: To build a diversified economic base.

Guidelines – The City will refer to the following:

1. Build upon its already solid economic base so that it will not be vulnerable to future changes and can attract a variety of employers
2. Provide welcoming gateways into the community that will maintain economic viability as attractive commercial areas.

Objective 2: To develop a positive image through aggressive marketing.

Guidelines – The City will refer to the following:

1. Maintain a distinctive identity with features such as a logo, signature gateways, signature banners and signage, a city motto, and other unifying improvements.
2. Support local institutions such as the Southern Kentucky Chamber of Commerce and Williamsburg Main Street Program.
3. Actively build upon the assets of the community.

Objective 3: To create programs to attract visitors.

Guidelines – The City will refer to the following:

1. Use Downtown as an event center as much as possible.
2. Expand recreational amenities in order to attract people in the region to the city.

Objective 4: To improve Downtown as the city center and a tourism magnet.

Guidelines – The City will refer to the following:

1. Encourage practices be used for the maintenance and renovations of downtown properties.
2. Support projects that connect the various businesses and activities currently existing in downtown.
3. Promote downtown as a multiple use area with varying attractions so that cumulative attraction will result in higher level of activity for each of these functions than each function could generate on its own.
4. Ensure that signage and landscaping will work to unify buildings and functions in the downtown area.
5. Encourage downtown merchants to think cohesively and coordinate their marketing efforts.
6. Promote uses that will encourage development of downtown as a regional tourist destination.
7. Use downtown as often as possible for outdoor activities that will draw people to visiting the area.
8. Work to make downtown more accessible so that all residents have an opportunity to experience the area.

4.4 Creating Neighborhood of Choice

GOAL: 4.4.1 To enhance residential areas and provide quality neighborhoods for all residents.

Objective 1: To create residential neighborhoods that are functional and offer easy access to work centers, businesses, and community facilities such as parks and schools.

Guidelines – The City will refer to the following:

1. Promote new neighborhoods that are planned as integral developments combining a variety of design elements, uses, densities, and housing options.
2. Promote traditional neighborhood design where applicable, featuring a street grid, neighborhood commercial uses, and compact design.

Objective 2: To keep and attract people who work in Williamsburg to live in the city.

Guidelines – The City will refer to the following:

1. Work to create a diverse range of housing options so that everyone from first time homebuyers to advancing professionals can locate in the city.

Objective 3: To preserve, protect, and enhance the environment.

Guidelines – The City will refer to the following:

1. Develop and maintain a recreational master plan that will consider the community’s needs as it evolves.
2. Encourage new developments that are designed to be compatible with the natural and built environments of the surrounding area.
3. Encourage public green space.

Objective 4: To expand public space.

Guidelines – The City will refer to the following:

1. Work to provide open green spaces and trees throughout community. These could be neighborhood parks, trails, or conservation areas as part of development.
2. Keep streetscapes, public spaces, and canopied streets attractive and well maintained within the constraints of budget limitations.
3. Provide a balance between open space and development.
4. Work to locate public art in places throughout the community with the help of local students and other community members.
5. Work to preserve forest, floodplains, and other natural areas so that these areas will remain safe and clean and can be used as an outdoor amenity for the community.

Objective 5: To foster a caring community.

Guidelines – The City will refer to the following:

1. Reinforce community identification, pride, and cohesiveness by supporting neighborhood and community activities and providing opportunities for community members to volunteer in the city events or improvement projects.

4.5 Building Family Wealth

GOAL 4.5.1: To increase the welfare, wealth, and overall quality of living for families in the community.

Objective 1: To increase the percentage of high school graduates entering college.

Guidelines – The City will refer to the following:

1. Involve students in volunteer opportunities and encourage them to become an active part of the community.
2. Encourage after-school programs that will help students develop a college mindset at an early age.
3. Work to create additional recreational opportunities for teens.

Objective 2: To increase the percentage of young people returning to work in Williamsburg after completing high education.

Guidelines – The City will refer to the following:

1. Work to make youth a vital part of the community by encouraging them to get involved in extracurricular activities.
2. Promote community pride by supporting lessons on the city’s history in local schools and downtown visits as part of High School reunions.

Objective 3: To work with Kentucky Economic Development commission and the Chamber of Commerce to support local business growth and encourage new businesses to locate in the city.

Guidelines – The City will refer to the following:

1. Encourage local ownership, entrepreneurial training, business mentoring, downtown revitalization, community supported agriculture, and a farmers market.
2. Work to recognize businesses that exhibit “best practices” and to provide training workshops to encourage local business.

Objective 4: To improve family health.

Guidelines – The City will refer to the following:

1. Work with the local medical professionals and volunteers to create health fairs and distribute health information. These may include a community walk to raise money for cancer or heart disease.
2. Work to create community gardens and additional recreational activities.
3. Promote coordination and integration of existing services and resources for promoting health.

4.6 Influencing Community Growth

GOAL: 4.6.1 To manage development in a way that will maintain community stability and prosperity.

Objective 1: To assure that residential properties develop so that the values of adjacent properties do not suffer and the character of residential property is not affected by the encroachment of non-residential uses.

Guidelines – The City will refer to the following:

1. Avoid blighting influences that may lead to neighborhood decline by expanding code enforcement efforts within the constraints of the budget.
2. Protect existing neighborhoods from intrusion of adverse land uses and commercial developments.
3. Promote infill development to maximize the potential of underutilized property within the city.

4. Review all proposed developments in relation to specific and detailed provisions which are a minimum:
 - Regulate the subdivision of land.
 - Regulate the use of land in accordance with this Plan and ensure the compatibility of adjacent land uses.
 - Regulate areas subject to seasonal and /or periodic flooding.
 - Ensure that developments do not result in a reduction in any adopted level of service for infrastructure.
 - Protect against adverse impacts to the environment.
 - Ensure the availability of suitable land for utility facilities necessary to support proposed development.

GOAL 4.6.2: To maintain a functional and desirable transportation system.

Objective 1: To maximize roadway capacity and preserve corridors to allow for future roadway construction.

Guidelines – The City will refer to the following:

1. Residential streets will be designed to provide good access to abutting properties while also discouraging use by through traffic.
2. Collector streets shall be designed in such a manner as to minimize traffic speeds near residential areas.
3. Direct residential frontage on collectors will be discouraged.
4. Site plans reflect the fact that controlling access points to arterial results in fewer accidents, increased capacity, and shorter travel time. Access management shall protect the roadway capacity by requiring the property owner to limit entrances on the street. Where possible, regulations controlling access points along street classified as collector and above will be established and enforced.
5. Subdivision regulations include the provisions required for the attainment of all necessary right-of-ways at the time of subdivision approval.

Objective 2: To create a more walk-able community by building corridors that are inviting and functional for pedestrians. Infrastructure improvements will not focus solely on streets and automobile transportation, but will consider the broader transportation environment, including sidewalks, streetscapes, bike paths, trails, and overall connectivity of pedestrian routes.

Guidelines – The City will refer to the following:

1. Control the extension or provision of utilities in order to carry out the provisions of this plan.
2. Ensure sidewalks and bike paths form a safe, uninterrupted connection between the home, office, and retail areas.
3. Ensure bike paths are distinguished from car lanes by signs, painted stripes, or other distinguishable markings or are located apart from the street.

4. Preserve parks, street trees, and green space along pedestrian pathways to shade the path and make it an attractive alternative to driving.
5. Install traffic calming devices where appropriate in order to slow down traffic speeds and make streets more inviting and safe for pedestrians.

GOAL: 4.6.3: To coordinate land use planning, growth, and utilities in the most efficient and effective manner.

Objective 1: To provide all areas within the Williamsburg planning areas with adequate sanitary sewer and water distribution facilities and to assure the availability of utilities for the continued growth of the city.

Guidelines – The City will refer to the following:

1. Control the extension or provision of utilities in order to carry out the provision of this plan.
2. Ensure that no proposed development will result in a reduction in the adopted level of service for utilities.
3. Require all developments within the Planning Area Boundary to be served by central water and wastewater services if technically feasible.
4. Require all developments to install public utilities and become annexed to the City as a condition of tying onto City utilities.
5. Require all future development plans to have adequate public utilities before being approved by the City Planning Commission.
6. Coordinate the extension or provision of utilities in order to carry out the provisions of the plan.

GOAL: 4.6.4: To promote sustainable development

Objective 1: To ensure that future development will neither exceed the ability of the land to maintain vital natural functions, nor the availability of public facilities to support that development.

Guidelines – The City will refer to the following:

1. Promote mixed-use development in order to allow innovative use of vacant land that cuts down on automobile traffic.
2. Work to ensure that new developments and new city infrastructure are environmentally sensitive.

GOAL 4.6.5: To maximize the use of land.

Objective 1: To achieve well-planned developments that feature a maximum use of the land, good traffic circulation, convenient access and egress, and a pleasant environment for the residents and to reduce per capita cost of municipal services.

Guidelines – The City will refer to the following:

1. Promote higher density development in areas served by wastewater utilities.
2. Promote a balance of infill development and new development.

Chapter Five: Plan Elements

5.1 Land Use Standards

Many land use plans focus on the separation of different types of land uses. This approach often fails to take into account whether or not proposed land uses actually create any adverse influence on one another. Williamsburg has an established Zoning Code with all areas listed as to what can be developed on that property. The predominant use of developed land within the city limits of Williamsburg is for residential purposes, followed by commercial and public/semi-public. There is some undeveloped land within the city limits.

Although there is a large amount of vacant/undeveloped land within the city limits, large areas are not really suitable for development due to steep slopes, poor drainage, and other physical limitation. There are a great number of small parcels scattered throughout the community which are suitable for in-filling.

5.1.2 WILLIAMSBURG ANNEXATION

The present corporate city limits lacks a quantity of undeveloped land to meet projected needs. Specifically there is limited land available within the city limits for future development. We are "Land Locked". The southwestern area is a favorable commercial development area because of the completion of Exit 11 on I-75. To the west would be a very good location for residential development due to the completion of Highway 92 west across the mountain. The area north of town would be conducive to industrial development because of the completion of the new Williamsburg/Whitley County Airport. This area has the advantage of highway transportation facilities and would be in a compatible land use area. The areas designated for future development should be annexed prior to development allowing for proper administration of applicable ordinances and regulations essential for favorable development. (See Annexation Map)

Growing communities often find themselves in situations where annexation of adjacent land into the city's limits must be considered in order to provide adequate space for growth, and sometimes to protect the city's interests when the pattern of development outside the city's boundary threatens to have a negative impact on the community in the future. If these areas are receiving city services such as utilities and police and fire protection then they should be annexed.

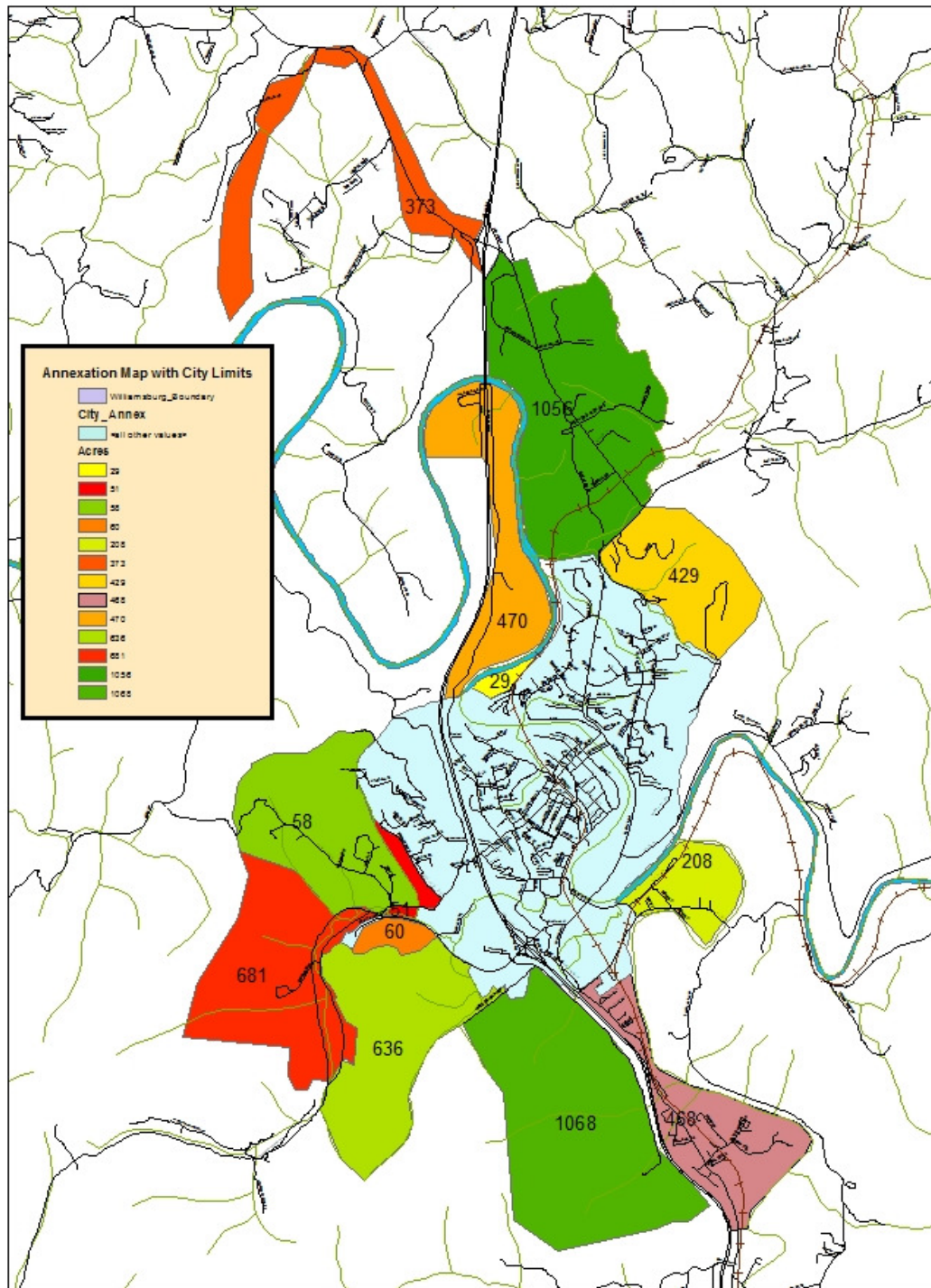
Annexations results in an increase of tax base and the future development would translate to positive outcomes for the City of Williamsburg. One warning exists though: the benefits of annexing the proposed area must outweigh the added expense of serving the new residents with utilities, street construction and maintenance, snow removal, garbage collection, police protection, fire protection and other city services.

The **Future Land Use Planning Map** identifies areas for future development in all the various land use categories.

POSSIBLE FUTURE ANNEXATION

| ANNEXATION | ACRES |
|----------------------------|-------|
| BRUSH ARBOR | 51 |
| BECK'S CREEK | 58 |
| HIGHWAY 92 WEST | 681 |
| HIGHWAY 92 WEST INDUSTRIAL | 60 |
| CROLEY BEND | 470 |
| SEWER PLANT EXPANSION | 29 |
| HIGHWAY 25W NORTH | 1,056 |
| GOLD BUG | 373 |
| BUC ROAD | 429 |
| SAVOY | 208 |
| EMYLN | 468 |
| HAPPY HOLLOW | 1,068 |
| HURRICANE HOLLOW | 636 |

MAP D: FUTURE ANNEXATION PLANS



5.2 Downtown

Like all cities, Williamsburg is a dynamic place where, among other elements, economic and cultural changes greatly affect the community. The community that exists today is not the same community that existed fifty years ago or the one that will exist fifty years from now. As such, it is important to carefully and responsibly identify and plan for areas of potential change.

Downtown Williamsburg, being the County Seat for Whitley County, has a large judicial population. With the building of the new Whitley County Judicial Center many changes are happening in the downtown area. Downtown Williamsburg also serves as the hub for most cultural and community institutions for the city. While in good shape, downtown is undoubtedly in a transitional state. Downtown no longer serves as the major retail center for the community.

This plan encourages continued redevelopment of downtown. Plan goals and objectives recognize the role of downtown as becoming a district of diverse uses. This diversity should include a wide array of uses including governmental offices, loft apartments, professional offices, shops, restaurants, and boutiques. What ties these uses together is the urban fabric of downtown, the uniqueness of its buildings. Future development and redevelopment in downtown should carry forward the unique and historic character of downtown. The City and the Williamsburg Main Street Program should continue to work to attract businesses into the downtown area. However, maintaining downtown should go beyond working to attract businesses.

This plan suggest the promotion of downtown as a destination for residents and visitors. This in part is being achieved by regular recreational programming such as: “Movies in the Park” and the “Summer Block Parties” held during the summer months at Bill Woods Park in Downtown. Also, the annual Fourth of July 5K Freedom Run and the Annual Turkey Trot at Thanksgiving are not only being attended by our local residents but is slowly becoming an attraction for many out of town visitors. Williamsburg Old Fashioned Trading Days held each year in September brings thousands of visitors to our downtown area to visit the craft booths and listen to the bluegrass and gospel music. The Williamsburg Main Street Program and the City should continue to work with the Whitley County Extension’s Fine Arts Coordinator to bring a “Farmer’s Market” to downtown, and to work toward using the old Extension Office Building as a museum and exhibit for local farmers and artist to display and sell their work.

The City of Williamsburg should also continue to support the efforts of the Williamsburg Action Team for the renovation of the Lane Theater. This future renovation will support the Fine Arts program by attracting local artists in music, drama and visual arts. This too, would make Williamsburg an appealing destination.

5.3 Transportation System

ROADS

By and large, the current transportation system meets the current needs of the community. However, timely expansion of this system will be critical as the city grows and expands. With the State of Kentucky's renovation of Exit 11 off of I-75 and Highway 92 East, the increasing traffic flow problems have been eliminated for the present time. Plans to renovate South 10th Street by the State will also help to eliminate some of the traffic flow problems occurring in those areas of town.

Overall, the street system should represent a well-planned network of arterial collectors, and local streets. Local streets have the lowest speed and carrying capacity, and filter traffic to collector streets. Collector streets allot for more traffic and higher speeds, and serve as primary connections to arterial streets. Arterial streets have the highest carrying capacities and primarily serve to permit through traffic.

PEDESTRIAN FACILITIES

Though the city is served by a good network of roadways, pedestrian facilities are commonly overlooked as important transportation infrastructure. The City is at the present time upgrading the sidewalk system in and around the City, a project which has needed to be completed for many years. With the addition of the new Judicial Center in downtown Williamsburg and the additional parking that it will server, plans to make Main Street no parking will allow for a bike path to be added to the Main Street area. The City is also looking at developing Bike and Walking Trails along 1st Street located next to the Cumberland River, making it an area for individual and families to use, expanding the green space in our Downtown area. The City could also look to use the Bon Hollow Park as a development for walking and bike trails, picnic area and shelters for rent.

Williamsburg has also developed walking trails in and around Briar Creek Park and the newly completed flood wall. These are open to the public to use at their discretion any time of the year for their health purposes.

AUTOMOTIVE AND PEDESTRIAN TRANSPORTATION PRINCIPLES

The primary functions of the streets are to provide an efficient mode of circulation of automotive and pedestrian traffic within and through the community, and to provide access to all parcels of property. The parking and storage of automobiles must be considered a secondary function of the street, and should always be subordinated to the interest of good, efficient traffic movement.

Streets, more than being purely automotive roadways, also provide for the movement of pedestrians. Adequate facilities for automobiles and pedestrians are a necessity of properly functioning streets. Pedestrian facilities should be designed and constructed to encourage utilization while making the user feel safe. This entails setting back sidewalks and providing attractive, adequate street lighting. Without proper amenities, sidewalks can become useless stretches of concrete or paving.

5.4 Tourism and Recreation

The growth of the tourism industry is likely to have a significant impact on the future of Williamsburg. While tourism in the area will continue to grow regardless of the City's actions, achieving stronger development of the local tourism industry will require sustained and concerted efforts by the city and community at large. While the City of Williamsburg has an established Tourism Commission and a Tourism Director, it is important to support these adventures. Being located near Cumberland Falls, a Kentucky State Park, has benefitted Williamsburg by generating tourism. In addition, the city's location along the Cumberland River and its historic charm provide the community advantages not afforded to other communities. Williamsburg should work to take advantage of these assets. Adventure Tourism is a growing industry in the area and Williamsburg should take ever advantage of this area of tourism that is possible.

PARKS

The City of Williamsburg is home to four different parks within its boundaries. First, located in downtown is the Bill Woods Park, which is used for the "Old Fashioned Summer Block Parties," and "Movies in the Park," during the summertime. It also has benches and a water fountain where people go to enjoy the different seasons of the year. Bill Woods Park is also home to the old fashioned gospel singing during the town's "Old Fashioned Trading Days" event in September, where thousands of people come from neighboring communities to enjoy the gospel and bluegrass music.

Next, the Williamsburg City Park is located on Third Street in Williamsburg, just walking distance from downtown. The city park holds a special place in the heart of many Williamsburg residents who have fond memories of playing at the park when they were young. The City Park has two playground areas and two ball fields where all the Little League games are played. This park is in use from early spring till late fall with summer little league baseball and softball.

Located in the southern part of the city is Briar Creek Park. This park is equipped with a baseball field which the local high school uses for their home games, and a softball field which the local college uses for their home games. The park also has a walking trail and five shelters which can be rented for events. The City and the Tourism Commission have just completed putting new state-of-the-art playground equipment at the park. This park is used by many local citizens and visitors all year long. This park is located next to the University of Cumberlands James H. Taylor Football Stadium.

The Hal Roger's Family Entertainment Center and the Kentucky Splash Water Park is the last park within the city limits. The Park opened its doors to the public in the spring 2001, and is located on twenty-five acres of land. This water park features include: Aquatwist (each slide

offers the rider a different experience through these enclosed body slides); a Wipeout Wave Pool (is a 18,000 square foot pool of fun); Tad Pole Island (contain 6,000 square foot kiddy activity pool with a Caribbean playhouse) for the younger generation; and Castaway River (over 900 foot long relaxing lazy river). The Park also features a 18 hole Championship Miniature Golf Course; Thunder Road, an 800 foot Go-Kart track featuring Pacer Miniature Indy Cars as well as a smaller Kiddy Track; a state-of-the-art five-station Strike Three Batting Cage; and a Driving and Putting Range for the golfer in the family.

Plans are in the process for developing another little league park next to the Water Park on property that currently belongs to the City. It is planned for this park to host two more fields to be used as practice fields at first and then later developed in to playing fields for the children of Williamsburg to use. The City also has plans to renovate the Bon Hollow Park, making it an area for walking trails, bike trails, shelters and addition green space for our citizens to use. There are also plans to develop a Travel Trail Park located next to the Kentucky Splash Water Park to afford our visitors and local citizens an inexpensive alternate to motel rooms. This would allow greater usage of the Hal Rogers Family Entertainment Center (Putt-Putt Course, Driving Range, Batting Cages and Go-Cart Course) in more than just the summer months.

5.5 City Growth

Williamsburg's water and sewer systems will have a significant role in guiding and enabling future growth. Plan policies support growth in areas that are serviceable by the City water and sewer system. The city should focus on directing growth to these areas to provide a greater return on current infrastructure investments, and to increase the cost efficiency of current municipal services. However, development should not be permitted that exceeds the infrastructural capacity or the ability of the land to withstand development. As utility services are extended, growth should be allowed to follow.

It is recommended that the City establish formal utility service boundaries for water and wastewater utilities. Once formally established, the service boundaries should be filed with the county recorder. The water service boundaries should also be filed with the state and appended to the state water plan. This will allow the service boundaries to become officially recognized and prevent further encroachment from local rural water districts. Additionally, the City should adopt formal policies with regard to service extension outside of the city limits. Such a policy might state that City services may not be extended without annexation or a pre-annexation agreement if not currently contiguous with the city limits. Adopting such policies will work to provide greater incentive for annexation into the City, and ensure that the city receives a mutual benefit from those it provides services to in the form of tax revenue.

5.6 City Beautification

Some of the most important aesthetic features of a city are its gateways and major corridors. This is the first thing people see when they enter the city, and, in a way, these areas illustrate the city's character and priorities. Consequently, the design of these areas should be a priority for the City.

This plan recommends the City implement beautification projects around its gateways. These would include increased landscaping, signature signage, and other improvements. The City should focus on beautifying the three major gateways to the City: Main Street from US 25 W; Main Street from Highway 92 East, and South 10th Street from Highway 92 East (welcome sign and some planting is already complete, updating is needed). Welcome signage and planting should be placed along each of these gateways.

Beautification of our downtown areas has been started with a joint cooperation between the City of Williamsburg, Williamsburg Main Street Program, Williamsburg Tourism Commission, and the Whitley County Master Gardeners by replacing the streetlights on Main, adding new park benches to Main, and new garbage cans and planters along Main Street.

PROPERTY MAINTENANCE

Property maintenance is another important aesthetic issue and should be a main priority of the City. Simple factors such as graffiti or broken windows can change the perception of an area and, in turn, decrease property values and lead to blight and increased crime. The City should continue to enforce codes uniformly and strictly. If the City feels its regulations are too strict or hard to enforce, it should revisit and possibly revise these codes instead of becoming lenient with enforcement.

5.7 Economic Development

As the generator of the other community systems, the economy takes a lead position. It is through the economy that jobs and income are provided, revenues are produced, and goods and services are made available. Strategies for economic development should be comprehensive, based on fundamental principles that will improve the chances for success.

Basic economic activities are those activities that bring new money into the community from outside. In order for community growth and development to take place, there has to be an infusion of money from outside. The City should work with Whitley County Government, Southern Kentucky Chamber of Commerce, the Southern Kentucky Industrial Board, and the Southeast Kentucky Industrial Development Board in trying to attract new businesses to our area.

While seeking new industrial development is important, it will also remain important to work toward retaining existing industries within the city. Retention of existing industrial employers within the community should remain a top priority.

Chapter Six: Action Plan

Included below are actionable steps and goals that will be used to carry out the proposals in the comprehensive development plan. The primary step towards implementing the Williamsburg Comprehensive Plan will be adoption by the city council. Adoption will communicate to all stakeholders the City's commitment to Williamsburg's future and its policies for future development. The steps below will be used to implement and fulfill the goals of the comprehensive development plan.

6.1 Low Cost/No Cost

These achievable items are included as projects the city and/or non-profit agencies can undertake with very little capital investment.

Downtown

1. Work with community organizations, Whitley County Extension Offices, Whitley County Library and the Williamsburg Main Street Program to plan at least monthly regular events downtown, with weekly events planned during summer months.
2. Continue current recreational programming downtown that includes the annual Old Fashioned Trading Days and Summer Block Parties.
3. Work to support the efforts of Williamsburg Main Street Program in enhancing downtown.
4. Continue support of the Williamsburg Action Team's efforts with the Lane Theatre renovation.

Beautification

1. Place and maintain welcome signage at all of the entrances to the City of Williamsburg.
2. Work with community volunteers to provide landscaping near key gateways into the city.
3. Work with area organizations to expand community programs aimed at beautification such as the Whitley County Master Gardeners Program.

Future Development

1. Continue a cooperative development atmosphere in Williamsburg.
2. Work with developers to interest them in building high quality affordable housing.

3. Use the land use element of the comprehensive plan to guide future land use decisions.
4. Upon adoption of the plan, work to educate citizens and developers about the comprehensive plan.
5. Work to use the comprehensive plan as a guide for the future of Williamsburg.
6. Encourage growth and development in areas with ready access to city utilities.
7. Encourage development along Williamsburg's existing Interstate Highway interchanges.

6.2 Regulatory

1. Review and revise the zoning and subdivision code regulations to meet the provisions of this plan.
2. Consider drafting and developing downtown design guidelines.
3. Adopt policies concerning pre-annexation agreements and service provision for current and future utility customers outside the city.
4. Maintain and revise, as needed, the city's comprehensive plan, including its land use, transportation, and community facility portions.
5. Review and revise the Blighted Property regulations to meet the provisions of this plan.

6.3 Community Enhancement

Downtown

1. Work to provide aesthetic enhancements within the city's distinct downtown district.
2. Work collaboratively with community organizations in exploring ways to improve downtown.
3. Work to identify the city's historic buildings and structures.

4. Work in collaboration with the Williamsburg Main Street Program to establish a Historic District in downtown Williamsburg.
5. Work in collaboration with the Williamsburg Main Street Program and the Whitley County Historical Society to: 1) identify and document all historic sites and structures; 2) expand the written history of the community; and 3) assist in promoting historic resources for tourism.
6. Work with the Williamsburg Main Street Program and the Kentucky Heritage Council to educate the citizens of Williamsburg about the importance of historic preservation and the benefits of having historic districts within the community.

Future Development

1. Evaluate opportunities to form partnerships in regional economic development.
2. Work with the Regional Southern Kentucky Chamber of Commerce and the Whitley County Government in exploring ways to partner in attracting new industries and/or in developing a new city industrial park.
3. Work toward annexation of property in and around the Williamsburg area in a methodical manner which will benefit not only the residents but also the city.
4. Work to further develop Williamsburg's system of city parks and canoe trails along the Cumberland River.

Preserving and Promoting Community Assets

1. Maintain and continue to enhance the primary gateways and corridors into the city.
2. Form partnerships to promote regional recreation and tourism.
3. Work with the Southern Kentucky Chamber of Commerce to attract retirees to community.
4. Develop the Canoe the Cumberland project in order to attract tourists to the community.
5. Continue to develop and enhance the community's tourist attractions in order to further develop potential economic opportunities.

6. Continue to develop Bike Trails, Walking Trails and Green Space area throughout the community

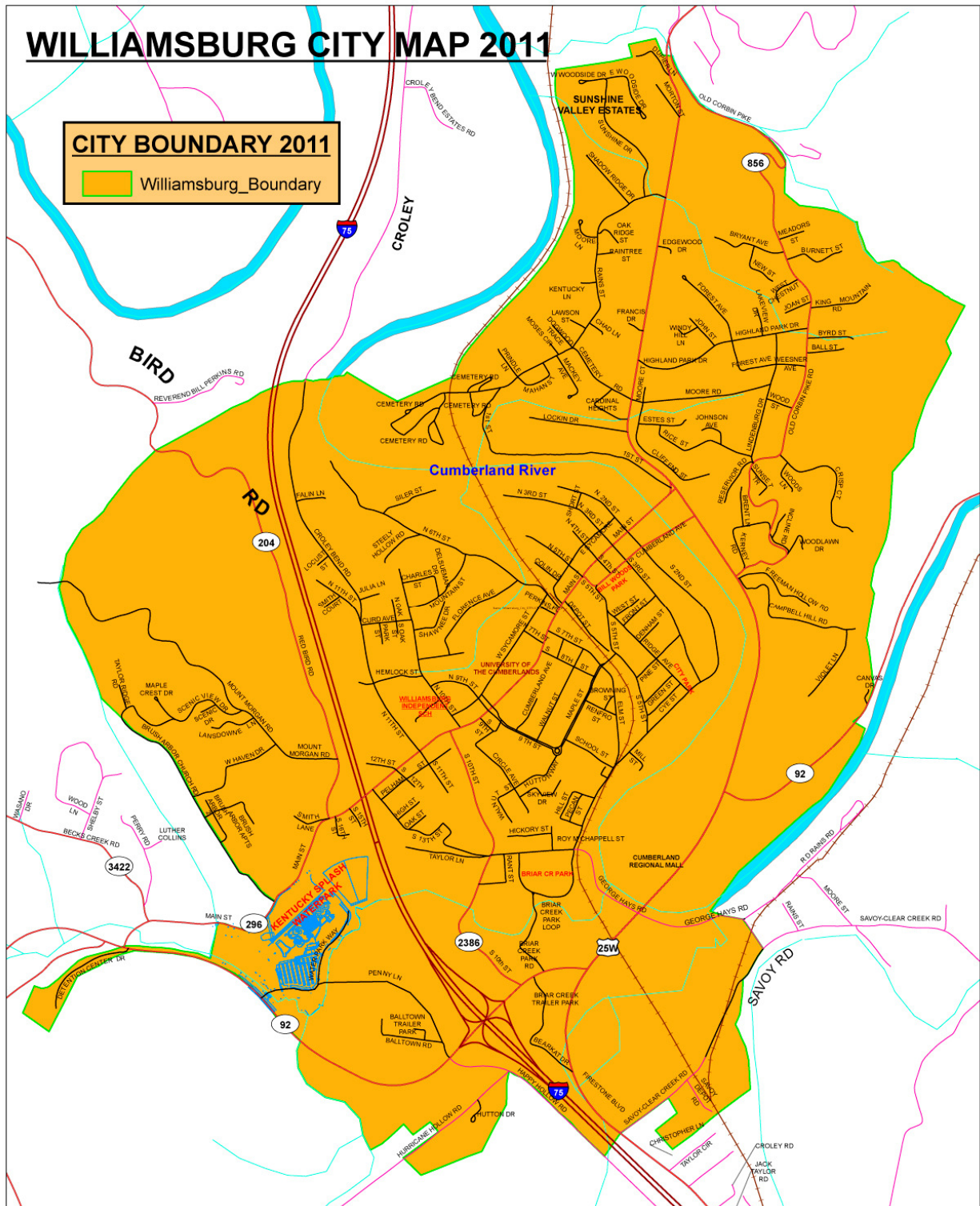
6.4 Concluding Remarks

This Comprehensive Plan has attempted to look at all of the major elements and activities that comprise the City of Williamsburg, assessing the strengths and weaknesses facing the city and indicating general directions and some specific strategies for meeting future needs.

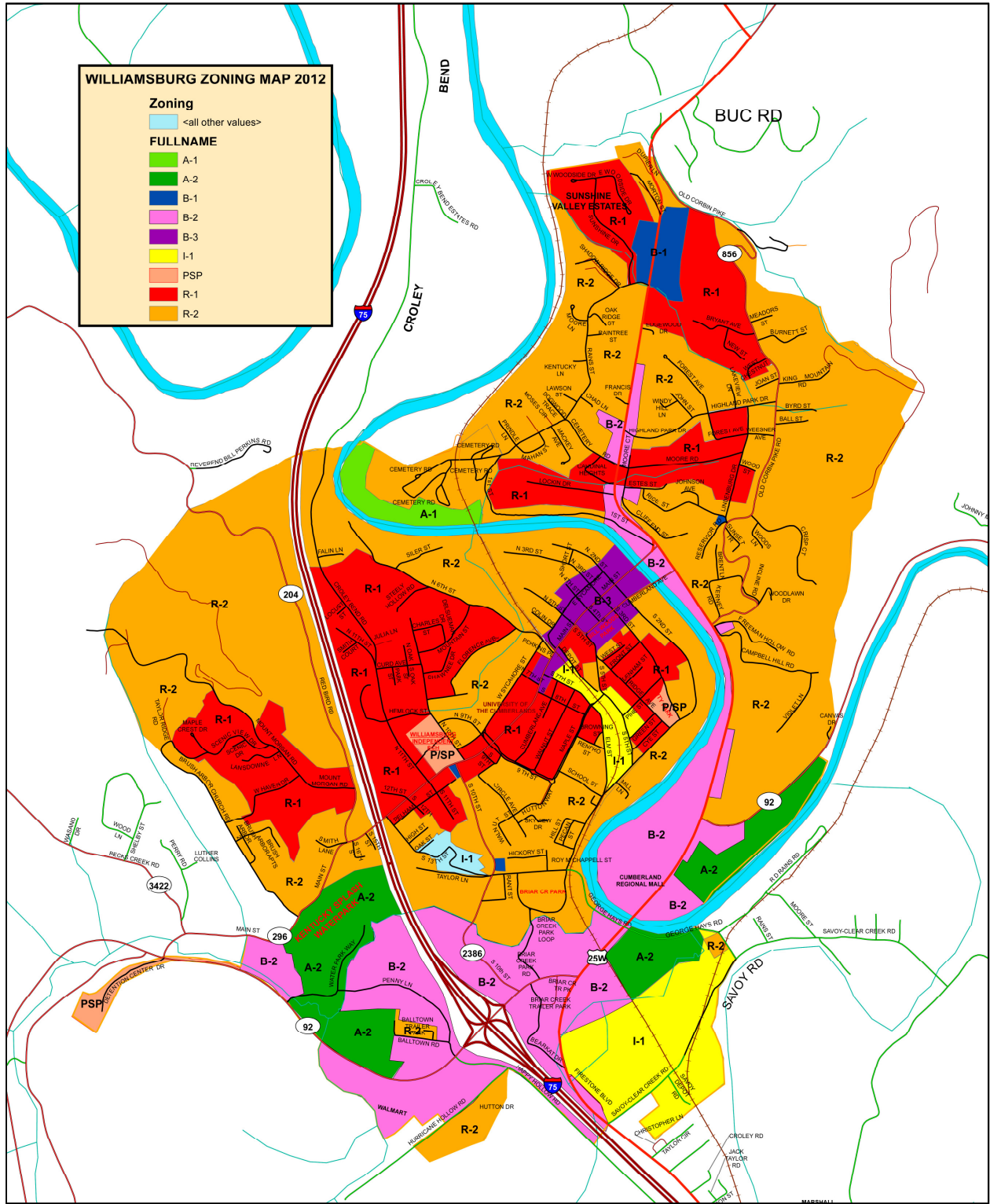
Williamsburg and Whitley County are going to experience significant changes over the next 20 to 25 years; these changes can work to the advantage of the city, or can add to the problems it presently faces. Local leaders must be able to anticipate some of the challenges they face and adequately prepare to meet these challenges. There needs to be determination to better plan for and manage future growth and development while maximizing the use of scarce public resources and insuring that the quality of life improves. The community has the necessary resources to address the challenges that will come if all the players are willing to make the necessary commitment.

APPENDIX

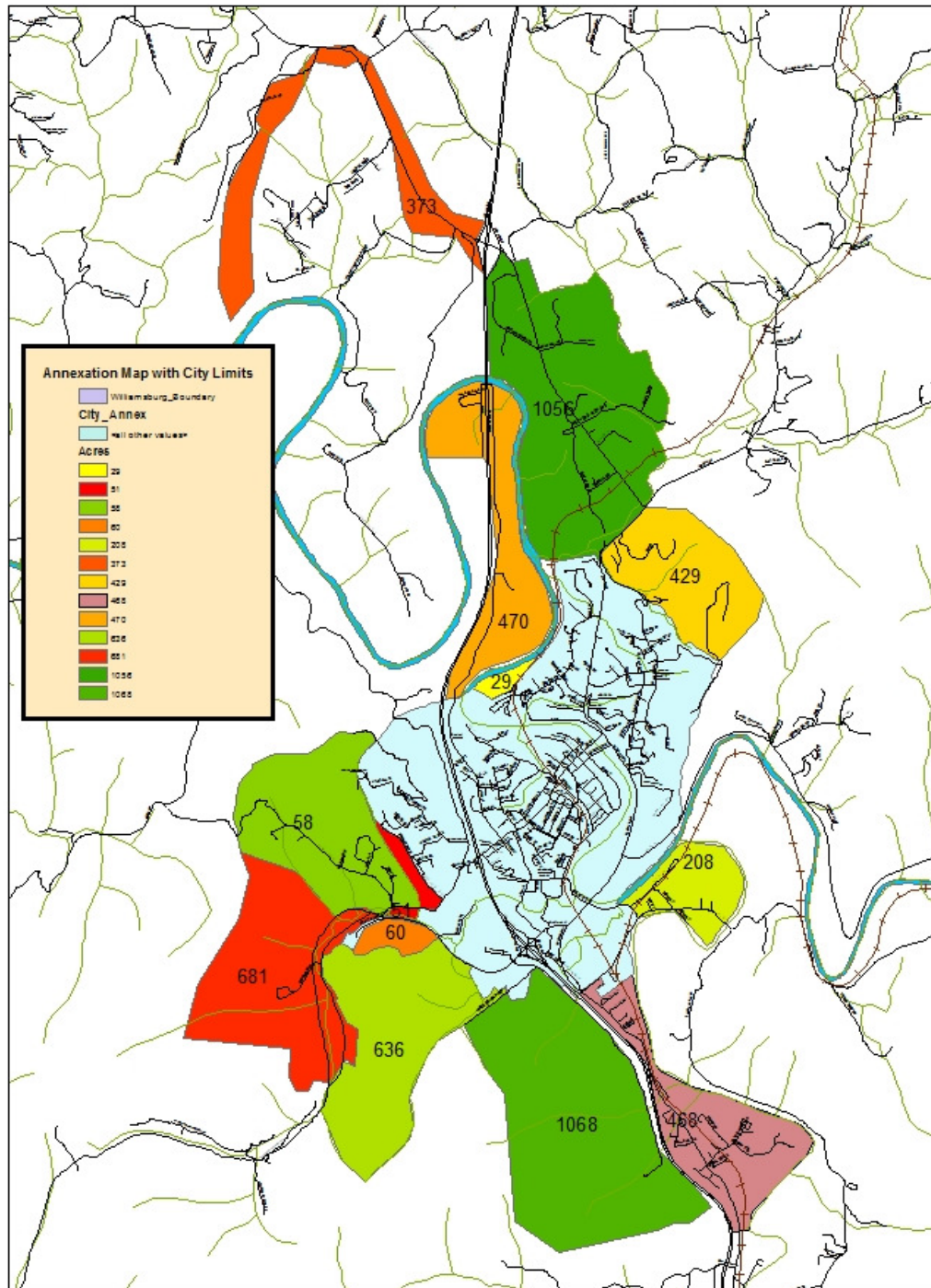
MAP A: WILLIAMSBURG AREA BOUNDARY MAP



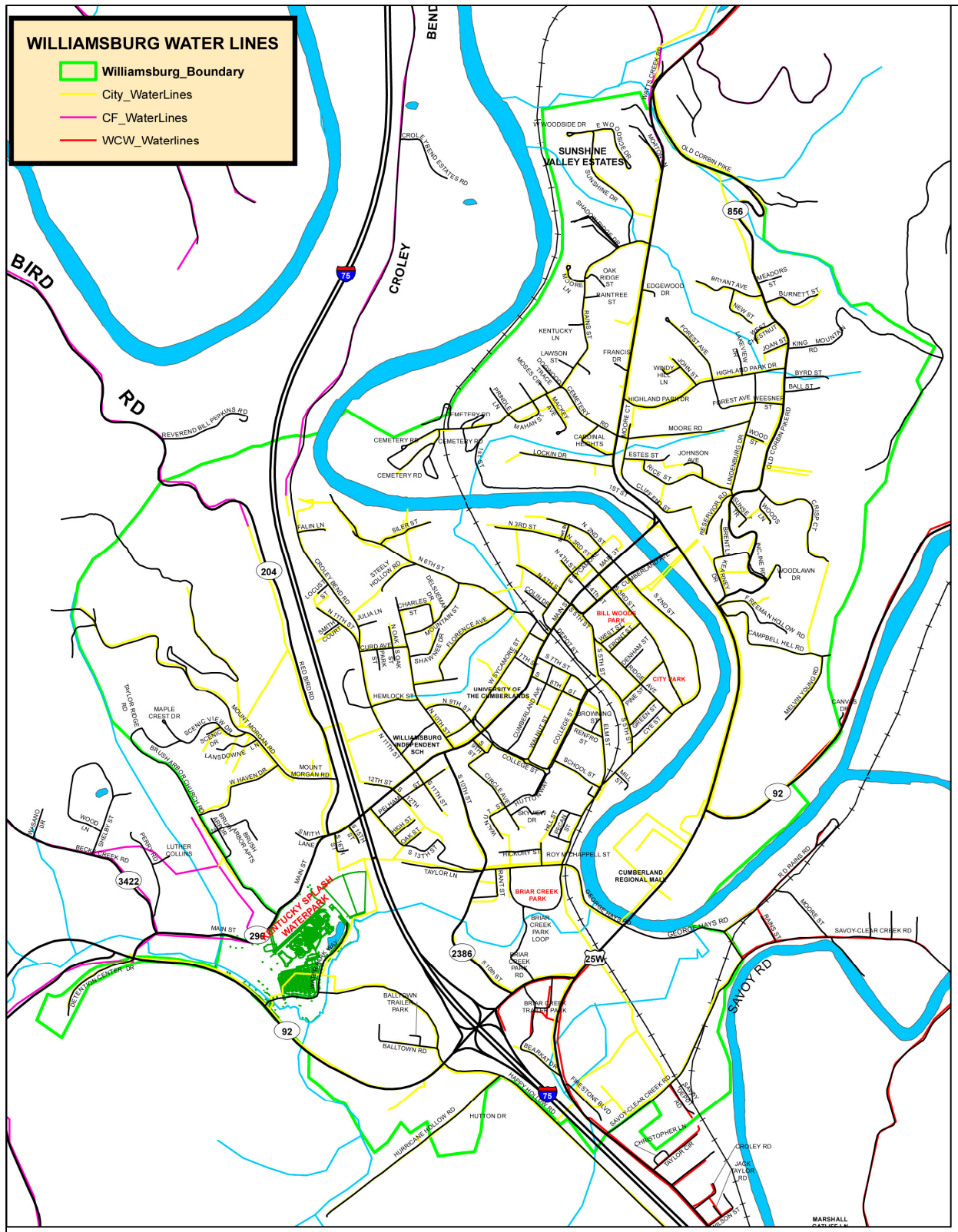
MAP B: ZONING MAP



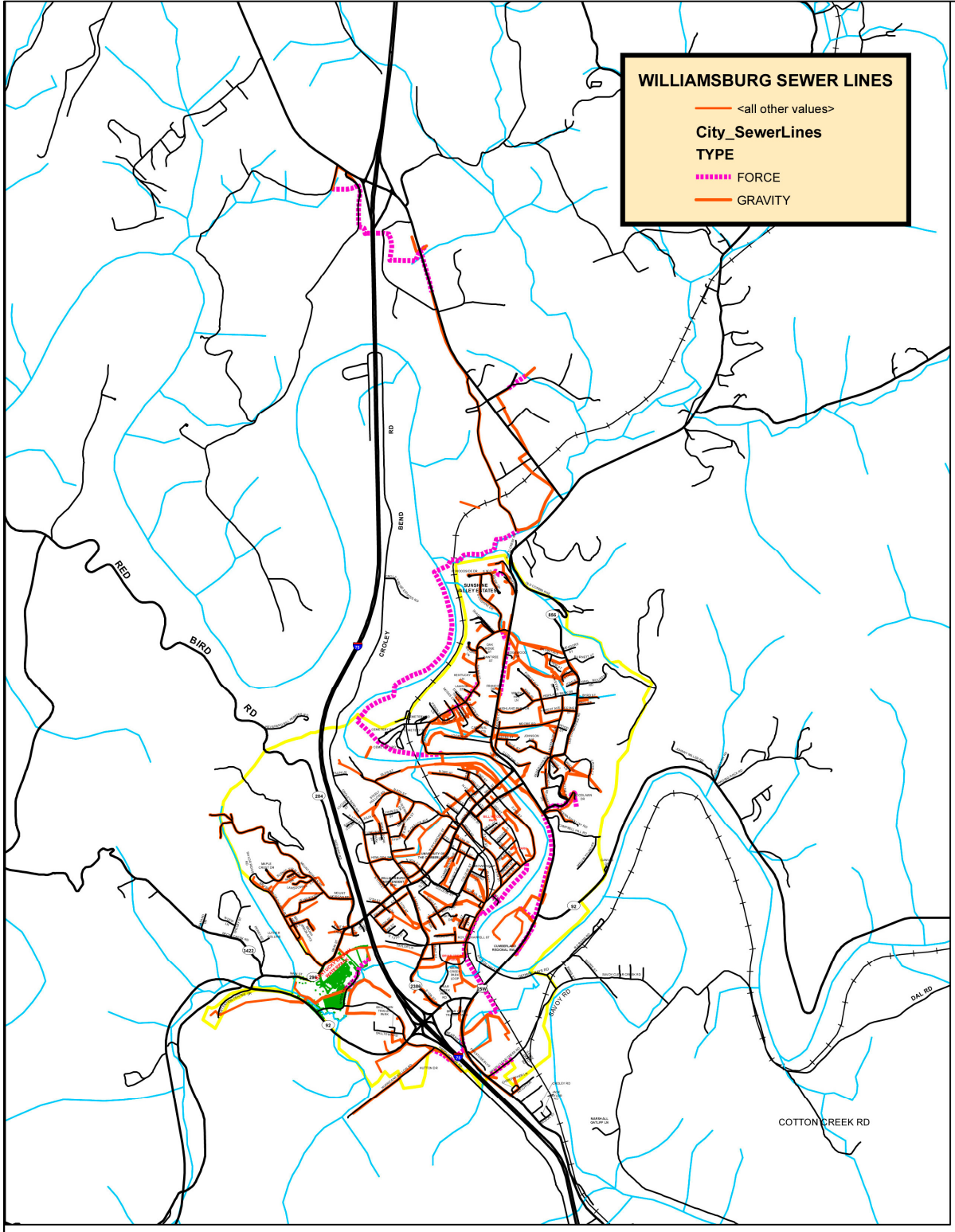
MAP D: FUTURE ANNEXATION PLANS



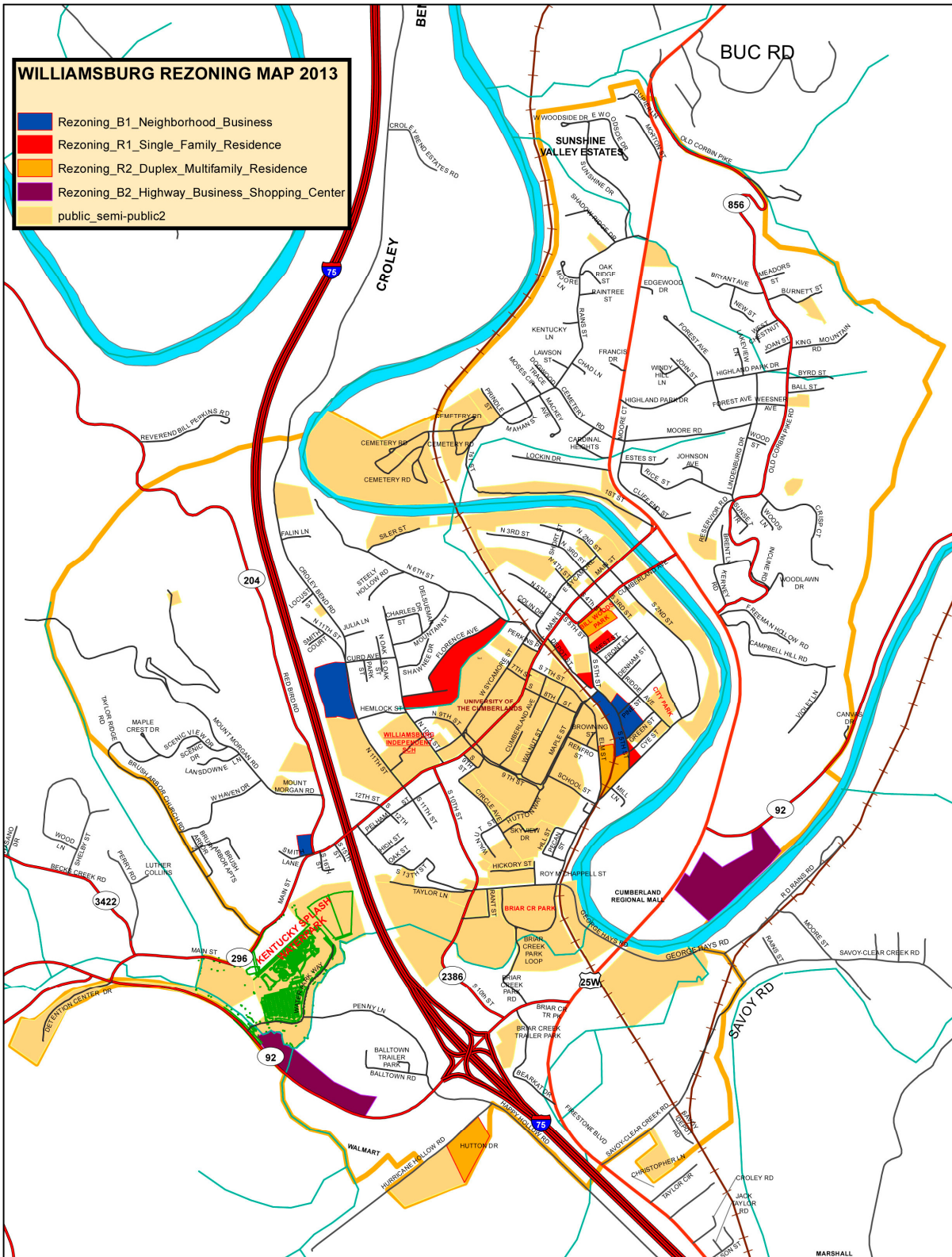
MAP E: CITY AND COUNTY WATER LINE MAP



MAP F: CITY SEWER MAP



MAP G: RE-ZONING OF CITY PROPERTY MAP



MAP H: CITY OF WILLIAMSBURG WITH SURROUNDING AREA

