

**From:** [Liles Taylor](#)  
**To:** [Jordan Molla-Coyle](#)  
**Cc:** [James Kay](#)  
**Subject:** Additional Article VII Revisions - Farmland Preservation  
**Date:** Monday, January 26, 2026 9:10:33 PM

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Jordan,

This is a follow up to my request that "Additional Article VII Revisions - Farmland Preservation" be placed on the agenda for the next Fiscal Court meeting. I would appreciate it if you could please forward the supporting language below to the rest of the members of the Fiscal Court for their review.

Request: To discuss a directive to the Planning & Zoning Commission to draft ordinance changes to Article VII ("Zoning Districts") that align with my previously proposed amendments.

As the members of the Fiscal Court will recall, during our last meeting these revisions were deemed "material" changes by the County Attorney, requiring this path through P&Z. While the bulk of the language remains familiar to the members of the Fiscal Court, I have made one update to address the specific concerns expressed by Squire Gill during our last meeting, removing the proposed reverter clause. In its place, I have proposed a robust enforcement mechanism via a restrictive covenant on the deed of in-family conveyances, ensuring the preservation of our agricultural land.

The specific proposed amendments are as follows:

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## **Proposed Amendments to Article VII**

### **701 AGRICULTURAL (A-1)**

- **701.2C (Principal Uses):** Add "public" before parks (e.g., "public parks") to provide clarity, as "parks" is currently undefined.
- **701.9 (Special Provisions – In-Family Conveyance Lots):**

**Enforcement Mechanism:** Inclusion of a restrictive covenant on the conveyed parcel's deed clearly stating the restrictions for holding title. The restrictive covenant should state that any conveyance prior to the fulfillment of the stated restrictions shall be void. And, further, it should provide that in the case of a judicial sale, the restriction on re-conveyance shall not apply.

**Water Service Capacity and Development Condition:** Prior to the approval of an In-Family Conveyance Plat, the applicant must provide written certification from the applicable water district confirming functional ability to provide service and pressure without reducing service levels for existing customers. Any necessary upgrades shall be the responsibility of the applicant.

### **703 RURAL RESIDENTIAL RR / RESIDUAL FARMLAND (RF) DISTRICT**

- **703.11:** Requirement that residual farmland maintain a single, contiguous tract to

facilitate the use of industrial farm machinery.

- **703.11 (Water Service Capacity):** (Same conditions as listed under 701.9 above regarding water district certification and applicant responsibility for upgrades).

#### **704 SMALL COMMUNITY DISTRICTS**

- **704.3D (Principal Uses):** Add “public” before parks to maintain consistency and clarity across districts.
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Thank you for your assistance in bringing this before the Court. Please let me know if you need any further documentation.

Best regards,

Liles Taylor  
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“Everybody can be great, because anybody can serve.” — Rev. Dr. Martin Luther King, Jr.