

Presentation
to
Kenton County Fiscal Court

by

Zoning Committee
of
South Kenton County Citizen Group
Aug. 31, 2021

About the SKCCG Zoning Committee

- South Kenton County residents welcomed the opportunity to be involved in the drafting of Kenton County's Comprehensive Plan, Direction 2030.
- South Kenton Community and PDS met to establish a vision for South Kenton.
- 2014 Plan adopted with specific goals for our rural, agricultural community.
- The Zoning Committee of SKCCG has steadfastly been working toward these goals for the past 7 years with support and advice from the Fiscal Court and PDS.

SKCCG Zoning Committee:

8 South Kenton resident landowners, 1- 100 acres
Comm. Beth Sewell, KCPC rep. Debbie Vaughn

Completed Direction 2030 Zoning Tasks

- Amended texts for Rural Commercial zones
- Expansion of industrial buffer regulations to include agricultural lands
- Amended and expanded short term rental regulations for agricultural zones

Residential Zoning, a Remaining Task

Our zoning committee has presented you with three proposals to address perhaps the most important zoning task for our area: residential zoning.

Direction 2030 Comprehensive Plan, Sub Areas (Rural), Recommendation 5

Rural residential, commercial, and industrial development policies need to be tailored to align with the recommended land use map and community preservation, scale and values.

Task 2: *Research and align residential rural lot sizes, location and layout to preserve rural character.*

A Very Difficult Task

- This residential task proved to be the most difficult of all, as it requires a delicate balance of individual property rights with the preservation of our rural agricultural community.
- Our committee relied on community values and preferences expressed in our 2014 and 2016 surveys.
- We did online research and held conversations with neighboring county zoning departments.
- We reached out to real estate agents, the building industry and community agencies.
- PDS was extremely helpful in supplying data and GIS mapping services.

Our Proposals Recognize Limitations

- Typical large scale development models are not suitable for our area
- Topography that is primarily steep hills prone to landslides.
- Infrastructure issues include narrow roads and lack of sewer/stormwater systems. We are reliant on septic systems.
- SD1 has no plans to build the necessary pumping stations to expand sewer service to our area.

Our Proposals Capitalize On Our Strengths

- Beautiful scenery, elbow room, peace and quiet.
- Opportunities to preserve natural resources.
- Undeveloped land capable of offering a diversity of lifestyle to Kenton County residents that is in proximity to urban and suburban amenities
- Land suitable for homesteading, sustainable family farming.
- Ability to establish zoning regulations that support agriculture and preserve our rural heritage.

Next Steps

We have given you three proposals that are our recommendations for residential zoning in agricultural zones. We do not see this as a final product.

Input from stakeholders will need to be gathered through interviews and community meetings.

Market data needs to be gathered. New approaches can be considered.

South Kenton County Citizen Group is committed to maintaining the partnership we have developed with Fiscal Court towards the completion of Direction 2030 recommendations and tasks.