

Executive Summary

Report to the Kenton County Fiscal Court on the 2016 South Kenton County Survey

This is the third time since 1996 that residents of South Kenton County have been asked to express their hopes and dreams for the future of their “little piece of heaven.”

Background

In 1996, more than 100 residents of South Kenton County attended an open forum to define their vision for the future.

- Preserve the green space and rural character of South Kenton County.
- Maintain farming and farm land as integral components of life.
- Improve the quality of roads and access to water and sewers in South Kenton County.
- Change how development occurs in order to preserve the rural lifestyle and the rural landscape of South Kenton County.
- Create more opportunities for citizens to influence decisions related to planning for the future of South Kenton County.

In 1998, the Kenton County Planning Commission appointed the South Kenton County Planning Task Force. This group developed a set of recommendations to guide government decisions related to future patterns growth

- Center growth around thriving, existing small communities.
- Residents of South Kenton County should have access to quality public services and facilities as well as safe and efficient transportation.
- Suitable land for industrial development should be identified and zoned for this use in South Kenton County.
- Farming will continue to be a vital aspect of the economy and way of life in southern Kenton County.
- Future residential growth should occur so as to minimize the visual impact of this growth on the rural landscape and the unique characteristics of this area.
- Future residential, industrial, or commercial growth or infrastructure development should not affect negatively the historic and cultural assets of South Kenton County.

In 2014, a survey was developed and sent to 3,000 households with 1,043 surveys completed (a 34.8% response rate). 80% of the respondents owned property in South Kenton County. The results of the 2014 survey of South Kenton County households showed that the pattern of development since the 1998 plan reflected the strong desires of residents to maintain the rural and agricultural character of the area.

- 92.2% agreed “It is important to keep agriculture a viable part of South Kenton economy.”
- 90.3% agreed “It is important to maintain the rural character of South Kenton County.”
- 86.8% agreed “I am satisfied with my access to commercial and retail stores where I live.”
- 83.9% agreed “Subdivisions and other residential development should be directed away from land which is being used for preservation or conservation purposes.”
- 80% agreed “Subdivisions and other residential should be directed away from land which is being used for agriculture.”

- 79.8% agreed "If residential and retail development occurs around these existing communities, it should maintain the small community character of these places."

The 2016 survey explores land use policy choices for assuring that the future is South Kenton County becomes the reality residents' assert they desire. The survey is a collaboration of: representatives of South Kenton County Citizen's Group; Dan Allen the Agricultural and Natural Resources Agent with the Kenton County Cooperative Extension Service; the Community Digital Media Lab in the Department of Community and Leadership Development at the University of Kentucky; elected officials (the Kenton County Judge Executive, County Commissioners, the County Sheriff); and, administrators with county Parks & Recreation, Public Works, and the Planning Commission.

Characteristics of respondents to the 2016 survey

In the spring of 2016, 3,671 surveys were sent to landowners in South Kenton County. 943 surveys were returned for a response rate of 25.7%. What are the characteristics of those who participated?

- 55% men and 45% women
- Nearly half (48%) are between the ages of 45 and 64.
- 92% live in South Kenton County, and 62% of these have lived in South Kenton County for 21 or more years.
- Ten percent own an acre or less; 38% own 1.01 to 5 acres; 13% own 5.01 to 10 acres. In other words, 6 in 10 respondents own 10 or fewer acres, and the remainder of the respondents own 10.01 or more acres.

What are the current uses of the land owned by these respondents?

- 45% Large lot home
- 17.5% Habitat or wildlife conservation.
- 11% "Traditional" farming
- 8% Self-sufficient "homesteaders"
- 8% "New" types of agriculture (e.g., CSA, beekeeping, direct sales to consumers)
- 3.7% Forestry (e.g., lumber, wood products, landscape nursery)
- 1.7% Residence with farm-related business
- 1.1% Farm tourism

Views on land use policies

An important purpose of this 2016 survey is to obtain community input on land use policies. For years, the county has discussed the impact of 1 acre lots on the agricultural and rural heritage of South Kenton County. Respondents were asked to indicate their views on three land use options for new residential lots. The results are that:

- 47% of the respondents prefer Option 3 for South Kenton County which would require all new residential lots to be a minimum of 5 acres.
- 37% preferred Option 2, which would lead to a mix of residential lot sizes depending on the parent tract. In other words, land owners would be able to develop some residential lots of 1 to 4.99 acres and the remainder would be 5 acre or larger lots.
- Together, these results indicate an overall preference for new residential lots in South Kenton County to be primarily 5 acres or larger.

Is there a difference preference for minimum lot sizes based on the size of the respondents' own property? The majority (@55%) of respondents who own 5.01 acres or more prefer the minimum residential lot size of 5 acres. Among those who own 1.0 acre or less or, 1.01 to 5.0 acres, 44% prefer the option of "a combination density of some smaller residential lots 1 to 4.99 acres, depending on the parent tract size, with the rest of land in lots of 5 acres or more." In terms of more specific land use ordinances, respondents strongly agreed or agreed with the following statements that land use ordinances should:

- 92.8% "Identify and conserve good terrain and soils for farming operations."
- 91.9% "Protect natural terrain in South Kenton to maintain our rural landscape and support agri-tourism,"
- 81.9% Preserve the rural landscape by NOT allowing fragmentation of farmland into 1-acre lots."

Participants also agreed on how the agricultural and natural resource wealth of South Kenton County could become springboards for new economic opportunities

- 92.3% "County officials need to include agricultural development in their economic strategic plan (e.g., support agri-tourism, local food & meat processing, timber, etc.)."
- 79.3% "If I knew they were locally produced, I would pay a premium for fruits/ vegetables (e.g., fresh, jams, relishes, pickles), or meats (e.g., chicken, steaks, chops, ground meat) or wood products (e.g., chairs, crafts) at a Farmers Market, a farmstead, or a retail store"
- 81.5% "I prefer to drive an extra 5-10 miles to most off-farm jobs, services, or shopping to keep my community rural."

In terms of rural tourism, there is considerable support for types of tourism activities that respondents defined as appropriate for a rural and agricultural area:

- 89% support on-farm experiences ranging from vineyards to you-pick vegetable and fruit operations to special events.
- 82% believe seasonal community event (e.g., festivals, farm tours). 6 in 10 believe that historic tourism
- 63% approve of historic tourism as well as scenic and historic driving tours
- 59% support overnight opportunities (e.g., B&Bs, campgrounds, on-farm vacations).
- 50% believe that commercial non-farm special event venues should be able to bring visitors to South Kenton County

Other issues

Several other issues were assessed in the survey including roads in general and the proposed Cincy-eastern bypass in particular, types of development, safety and Internet access: The results indicate:

- 98% agree the Road Department should "Maintain adequate and safe shoulders to eliminate pavement edge drop-offs."
- 92% agree the Road Department should "Maintain guardrails, reflectors, and warning signs (curve, farm vehicles, bus stop, low shoulder, etc.) for safer driving,"
- 88% agree it is most important to "Post and enforce tonnage limits on non-artery roads to reduce repairs due to regular use by overweight vehicles."

- 84% agree the Road Department should "Provide more pull-offs for school buses and farm equipment on our narrow roads,"
- 52.5% agree "Elected officials in Kenton County should support only a STUDY of the "Cincy Eastern Bypass proposal" compared to 39% who agreed "Elected officials in Kenton County should SUPPORT the "Cincy Eastern Bypass" proposal
- 80% believe that light industry only is appropriate for the western edge of the South Kenton area
- 70% agree "Unreliable internet & cell coverage in South Kenton make it difficult to pursue on-line education and reach customers and markets."
- 52.4% say it is "very important" to have "Activity areas for hiking and horse trails, nature walks, bird sightings, stream exploration, science outings," in South Kenton.
- The top three identified crime/safety issues in South Kenton County are: drug abuse/trafficking (58%), burglary (58%), and driving while impaired by alcohol or drugs (52%).

Implications

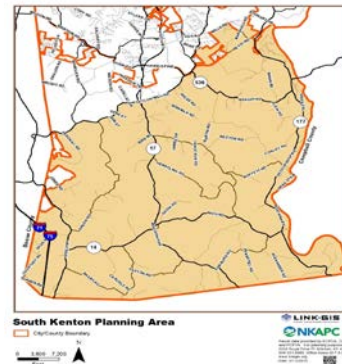
Over the last decade, there is an astonishing level of consistency in the land use preferences of the residents of South Kenton County. The responses in this survey continue to reinforce the clearly stated and strong value attached to maintaining the rural and agricultural character of South Kenton County in terms of preferred land use policies. Furthermore, there is a strong desire to see the agricultural resources of South Kenton as a foundation for additional economic development. Finally, residents have a desire to capitalize on the unique qualities of South Kenton to capture tourists and visitors from the Cincy metro area.

What has changed over this time is the prior support for minimum one acre residential lots in South Kenton County. In the 2014 survey, 63% agreed that "existing regulations that permit a minimum lot size of one acre is appropriate zoning for South Kenton County." But in this survey, 75% prefer land use ordinances that have a minimum of 5 acres (47%) or a small number of less than 5 acre residential lots, with the bulk being a minimum of 5 acres (37%). In other words, South Kenton County residents have come to see a need to buttress their desire to maintain a rural and agricultural landscape through land use policies that will bring their vision for the future to life.

South Kenton County is an area where most people have put down roots for years, if not generations. South Kenton County's rural landscape has become a part of the residents' "rural identity," the residents' sense of who they are and what they are as a community.

It is the responsibility of those who live in and love South Kenton County to work together and with local government to insure that their hopes and dreams for the future of this area can become a reality. Communities of like-minded people are empowered when they collaborate on making their dreams for their future become a reality. This is how the most lasting change occurs - when we work together for a better tomorrow.

Lori Garkovich, Professor and State Extension Specialist, Department of Community and Leadership Development, University of Kentucky **June 2016**



South Kenton 2016 Survey Results

Introduction

Kenton County KY is really two counties. The north is highly urbanized with 18 incorporated places and the south is essentially an agricultural area dotted with rural residential sites. As Tables 1 and 2 indicates, between 1990 and 2000, the population of South Kenton County barely changed (decline of 0.31%) and the proportion of all Kenton County residents living in the southern part of the county declined slightly from 6.1% to 5.7%. But between 2000 and 2010, growth in South Kenton County was 4.4% and the proportion of all Kenton County residents living in the southern part of the county stabilized at 5.7%. Similarly, the number of housing units in South Kenton County grew by 15.0% between 1990 and 2000, and then grew by 9.4% between 2000 and 2010. Housing units in South Kenton County represented 5.1% of the total housing stock in Kenton County in 1990 and grew to 5.2% in both 2000 and 2010. Essentially, Kenton County has been experiencing per capita sprawl as the residential decisions of people increase the per capita consumption of land.

Table 1 Kenton County and South Kenton County* Percent Change in Population and Housing: 1990 – 2010		
Population Change	2000 - 2010	1990 - 2000
Population change for all of Kenton County	8,256 5.5%	9,433 6.6%
Population change for South Kenton County	384 4.4%	-27 -0.31%
Housing Units	2000 - 2010	1990 - 2000
Change in number of housing units in Kenton County	5,404 8.5%	7,485 13.3%
Change in number of housing units in South Kenton County	308 9.4%	428 15.0%

*In 2000 and 2010, South Kenton County is comprised of census tract 637.01, 637.02 and 659. In 1990 it was comprised of only census tract 637. To permit comparison across time we have added census tract 659 into the data for 1990.

Table 2			
Kenton County and South Kenton County* Population and Housing: 1990 – 2010			
Population	2010	2000	1990
Total Population of Kenton	159,720	151,464	142,031
Population of South Kenton County census tracts	9,032	8,648	8,675*
South Kenton County as a share of total Kenton County population	5.7%	5.7%	6.1%
Housing Units	2010	2000	1990
Total number of housing units in Kenton County	68,975	63,571	56,086
Total number of housing units in South Kenton County census tracts	3,595	3,287	2,859
South Kenton County as a share of total Kenton County housing units	5.2%	5.2%	5.1%

*In 2000 and 2010, South Kenton County is comprised of census tract 637.01, 637.02 and 659. In 1990 it was comprised of only census tract 637. To permit comparison across time we have added census tract 659 into the data for 1990.

How did you get here? Background of this study

To understand the importance of this study, we need to go back to the fall of 1998, when the Kenton County Fiscal Court appointed the South Kenton County Planning Task Force to develop a set of recommendations to guide government decisions on designing the South Kenton County to match residents' hopes and dreams. "South Kenton County: Charting a Path to the Future," the Task Force's report began with the following vision for the future of South Kenton County:

The vision for the southern portion of Kenton County is one of residential growth centered around existing small communities where public services are currently available or planned for future upgrading, and where existing roads, with appropriate upgrades, can efficiently and safely move traffic. Residential development will be encouraged to occur in a way to minimize impacts on the rural landscape and the functioning of agricultural enterprises. Areas are identified where industrial and commercial development should occur to provide employment opportunities for residents in this portion of the county. Finally, the vision includes maintaining a strong and viable agricultural economy in the southern portion of Kenton County.

From this vision, the recommendations for the South Kenton portion of the comprehensive plan were to:

- Preserve the green space and rural character of South Kenton County.
- Maintain farming and farm land as integral components of life.
- Improve the quality of roads and access to water and sewers in South Kenton County.

- Change how development occurs in order to preserve the rural lifestyle and the rural landscape of South Kenton County.
- Create more opportunities for citizens to influence decisions related to planning for the future of South Kenton County.

A 2013 status review of progress on those recommendations indicated a substantial number had either been implemented or were in progress. The impact of those efforts was clear in the dramatically slower rate of population growth in South Kenton County. But, South Kenton County still posted a higher rate of housing growth than for Kenton County as a whole (see Tables 1 and 2).

In 2013, the South Kenton County Citizens group was formed to assess how trends over the last decade might have modified residents' attitudes and preferences with respect to development patterns. A survey was developed and sent to 3,000 households with 1,043 surveys completed (a 34.8% response rate). The results of the 2014 survey of South Kenton County households showed that the pattern of development since the 1998 plan reflected the strong desires of residents to maintain the rural and agricultural character of the area.

The 2016 survey explores land use policy choices for assuring that the future of South Kenton County becomes the reality residents' assert they desire. The survey was designed collaboratively by representatives of South Kenton County Citizen's Group, Dan Allen the Agricultural and Natural Resources Agent with the Kenton County Cooperative Extension Service, and the Digital Media Lab in the Department of Community and Leadership Development at the University of Kentucky. Others consulted during the development of the survey included the Kenton County Judge Executive, County Commissioners, the County Sheriff and administrators with County Parks & Recreation, Public Works, and the Planning Commission. An experienced local realtor made suggestions on the survey, and the group sent a draft to the Homebuilders Association for input, but none was received.

In the spring of 2016, 3,671 surveys were sent to landowners in South Kenton County. 943 surveys were returned for a response rate of 25.7%. This response rate is consistent with community research in other areas which send only one mailing requesting participation, which typically produces a response rate of 20 - 30% (Michael D. Kaplowitz, Timothy D. Hadlock and Ralph Levine, ; A Comparison of Web and Mail Survey Response Rates, *Public Opinion Quarterly*, 2004, 68 (1): 94-101. doi: 10.1093/poq/nfh006).

This report provides a basic descriptive analysis of the results for all respondents. (An appendix presents the same analysis but does not include the respondents who live in Ryland.) A comparative analysis of responses based on the number of acres owned by the participants has been conducted for one key question. When appropriate, statistically significant differences in responses among these groups will be noted.

Geographic distribution of survey participants

In order to assess the geographic distribution of survey participants, they were asked the name of the elementary school closest to their residence (Table 3). Piner is the

nearest elementary school for 46% of the respondents (the same percentage as in 2014) and 18% live near Whites Tower (compared to 19.7% in 2014). 14% each live near Ryland and Kenton elementary schools. In the 2014 study, 16% lived near Kenton and 8% lived near Ryland. It is interesting that 6% of the 2016 respondents live near Walton Independent elementary school compared to less than half a percent in 2014.

**Table 3
Nearest Elementary School**

Nearest elementary school	2016 Survey		2014 Survey	
	Percent	Number	Percent	Number
Piner	46%	421	46%	394
Whites Tower	18%	166	20%	167
Ryland	14%	131	8%	70
Kenton	14%	129	16%	139
Walton/Verona Independent	6%	53	0.4%	3
Other	2%	18	8.6%	73
Total	100%	915	100%	846

Other characteristics of respondents

Respondents are nearly equally divided between men (55%) and women (45%) and nearly half (48%) are between the ages of 45 and 64 (Tables 4 and 5). The second largest age group participating in the survey is age 65 - 74.

**Table 4
Gender of Respondent**

Gender of Respondent	Percent	Number
Male	55%	508
Female	45%	416
Total	100%	924

**Table 5
Age group of respondents**

Age	Percent	Number
16 and under	0%	0
17 - 25	1%	5
26 - 44	16%	145
45 - 64	48%	440
65 - 74	23%	217
75+	13%	119
Total	100%	926

92% of the respondents live in South Kenton County, and 62% of these have lived in South Kenton County for 21 or more years (Table 6), which is the same proportion in

the 2014 survey. Of the 8% who don't live in South Kenton County but do own property here, 57% have owned this property for 21 or more years and another 32% have owned their property for 10 years or less.

Table 6
Primary residence and years of residence of respondents

Where is your primary residence?	Percent	Number
I live in South Kenton County.	92%	856
<i>Number of years lived in South Kenton County</i>		
10 years or less	20%	20
11 - 20 years	18%	18
21+ years	62%	63
<i>Total reporting years of residence</i>	100%	101
I don't live in South Kenton County, but own property here.	8%	7
<i>Number of years have owned property in South Kenton County</i>		
10 years or less	32%	22
11 - 20 years	10%	7
21+ years	57%	39
<i>Total reporting years have owned property in South Kenton County</i>	100%	68

Ten percent own an acre or less; 38% own 1.01 to 5 acres; 13% own 5.01 to 10 acres. In other words, 6 in 10 respondents own 10 or fewer acres, and the remainder of the respondents own 10.01 or more acres. Table 7 indicates the size (in acres) of property in South Kenton County owned by the respondents.

Table 7
Size in acres of owned property in South Kenton County

Number of acres in South Kenton County property	Percent	Number
1.0 acres or less	10%	94
1.01 - 5.0 acres	38%	349
5.01 - 10 acres	13%	118
10.01 - 30.0 acres	18%	162
30.01 - 50.0 acres	7%	66
50.01 - 75.0 acres	5%	44
75.01 - 100.0 acres	4%	33
100.01+ acres	6%	57
Total responding	100%	923

To gain a better understanding of the survey participants' relationship to their land, they were asked to describe the primary use of their land in South Kenton County (Table 8). The single largest group (45%) indicates that they do not farm their land but may have pets, a garden, or pleasure horses. Essentially, these respondents have a large lot home that provides space for personal activities in a peaceful rural setting.

The next largest group (17.5%) state their land is for conservation and they are engaged in habitat and wildlife protection. The third group (11%) self define as "traditional" farming, raising hay, corn, tobacco and/or running cattle. Eight percent state they are "homesteaders" who own land to be self-sufficient in food production. The fifth group (8%) reports they are involved in "new" types of agriculture, such as beekeeping, commercial horse operations, or operating a CSA (Community Supported Agriculture).

Table 8
Self described use of respondents' property in South Kenton County

Which of the following statements best reflects the use of your land in South Kenton County?	Percent	Number
I do not farm but may have pets, small garden, pleasure horses	45.2%	629
Residential (5)		32
Residential house		
Residential home		
Residential use only		
Residence (5)		
Nothing, just residential land		
Just residence, non farming		
Simply a residence		
Live here		
My home (3)		
House on 4 acre wooded lot		
House on one acre		
Just have woods and house		
Second Home		
I live here (2)		
Live on it		
Just live on it		
Just pets and live on it		
Our home		
Just live here		
Just a family home		
Developed single wide home		
I do not farm		7
No farming residential living		
I have a house. yard is play area for kids		
I own land and plan to build there someday		
Retired, husband deceased		
Retired, widowed		
Wife and I retired here		3

<p>Rental property Rent to family Rental property on 57 acres</p> <p>X acre residential subdivision Residential subdivision Would like to be able to develop for a retirement community with park and lakes. I have 162 acres</p> <p>Enjoying having a rural place Cherish the land I own and the openness of the land surrounding me I enjoy the piece and quiet Peace and quiet for now Peace and solitude Trying to enjoy peaceful rural life Enjoy the open space Scenic views For our pleasure Simple country living We just want to live in a peaceful quite setting!</p> <p>I do not commercially farm, but allow my neighbor to harvest hay from 3-6 acres for his horses. I have five acres under an invisible fence for my dogs. We have a quarter acre We have pets but hay is done by another farmer for his cows Pets and horses Lake-pool-pets-apriary To clarify have 1 horse, garden, make hay</p> <p>Large garden for friends and family Garden for personal use Gardening Small garden Live on land do small garden in summer Just enjoy it raising a little garden</p>		<p>3</p> <p>11</p> <p>6</p> <p>6</p>
<p>Land and wildlife conservation (e.g., habitat protection, hunting) No hunting, but protecting wildlife Reforestation of an old pasture, amateur backyard astronomy in a "dark-sky" location We have plans to become a bird and butterfly habitat and on making changes every year to progress to become certified in 5 years as a safe area for birds and butterflies and other Small native animals that pass</p>	<p>17.5%</p>	<p>243</p>

thru		
Traditional farming (e.g., beef, tobacco, hay, corn, soybeans, dairy) Produce hay 15 acres Hay production Produce hay and lease tobacco Sell hay and lumber Possibly livestock soon Farmer	11.1%	155
Homesteading (e.g., meat & produce for household self-sufficiency)	8.3%	115
New farming (e.g., small livestock, garden/ organic produce, berries, fiber) Beekeeping (2) Bees Raise horses Large animal - horse breeding and equine training facility Horse farming - not pleasure CSA (community supported agriculture)	8.3%	115
Forestry (e.g., lumber, wood products, landscape nursery)	3.7%	51
My land is leased to someone who farms it. We use to lease for tobacco but bought out. We have other farms	2.1%	29
Farm-related home business (e.g., farrier, equipment repair, farm website design, etc.) Art, woodworking, specialty crafts Create arts works and photography have future plans for chickens etc. Firearms and accessories sales, no road sign Non-timber forest products/ value added products Small automotive business Kennel	1.7%	24
Farm tourism (e.g., wine, event venue, horse trail riding, horse boarding, Bed & Breakfast) Agri-tourism on farm	1.1%	16
Other	1.1%	15

Pond/lake water feature We have a 1 acre pond on our 9 acres our kids- friends and grand kids enjoy it. neighbor takes the hay Personal outdoor entertainment (shooting sports, ATV) Recreation, hiking, shooting, dirt bikes Family recreation Personal recreation Ball fields Camping Off roads vehicles ATVs, trucks ATV riding Investment only Looking to turn my 120 acre lot onto a park have been talking to a city official to get Kenton City to buy for a park I sold my land in 2015 My brother and cousin use the property as they see fit. I like the freedom of land ownership		
Total	100%	1,392

Land use policies and preferences

Land use options for new residential lots

An important purpose of this 2016 survey is to obtain community input on land use policies. For years, the county has discussed the impact of 1 acre lots on the agricultural and rural heritage of South Kenton County. Respondents were asked to indicate their views on three land use options for new residential lots. Both a description and a visual image were used to explain the three options.

"Below are images of the same 75 acre tract of land with 3 options for new residential lots. Please look them over and then indicate which ONE option best reflects your preference for future residential land use in South Kenton County. Note: any zoning changes would protect ("grandfather in") existing lot sizes.



Option 1: Keep a 1-acre residential lot as the minimum size, our current zoning. This option enables owners to sell off or build on smaller lots for family members and to build future housing at subdivision density with most homes closer together in more suburban landscapes. *This image shows 49 houses on this 75 acre tract, with as many being 1-acre lots as practical given its actual terrain.*



Option 2: A combination of smaller & larger lots.

This option enables owners to sell off or build on smaller lots of 1 to 4.99 acres for family members and to build future housing at lower density on lots of 5+ acres. This gives more space between homes for woods, some farm activities, and rural landscapes. *This image shows 16 homes on this 75 acre tract, the 6 smallest lots still being 1-acre.*

Note: the number of smaller lots would increase as the size of the parent tract increases, see below.

<u>Parent Tract</u>	<u># small lots 1 to 4.99 acres</u> <u>Rest of land: lots 5+ acres</u>
4 -8 acres	1 small lot
8–20 acres	2 small lots
20–50 acres	4 small lots
50–75 acres	6 small lots
75+ acres	Add 1 small lot for each 25 acres over 75



Option 3: This option enables the owner to sell off or build on only 5+ acre lots for family members and to build future housing at a similar lower density. This gives more space between all homes for woods, some farm activities, and greater conservation of natural terrain and landscapes.

This image shows 12 homes on this 75 acre tract, all lots being more than 5 acres.

As Table 9 indicates, 47% of the respondents prefer Option 3 for South Kenton County which would require all new residential lots to be a minimum of 5 acres. 37% preferred Option 2, which would lead to a mix of residential lot sizes depending on the parent tract. In other words, land owners would be able to develop some residential lots of 1 to 4.99 acres and the remainder would be 5 acre or larger lots. Together, these results indicate an overall preference for new residential lots in South Kenton County to be primarily 5 acres or larger.

Several respondents commented that making this choice was difficult due to the diverse consequences of such a decision. For example, one respondent noted:

On your lot size, if you use 1 acre lot size on 100 acres you get approx. 100 houses. If you use 5 acre lot size then you get 20 lots per 100 acres. Then it would take 500 acres to get the same 100 houses in & eat up that much more farm land. Because you still have 100 people wanting a house out in the county. So bigger lots eat up that much more farm land. Need to slow development at the zoning side & not allow every developer to build subdivisions.

Others noted that “because of the rough topography, much of the land won't be built on anyway,” that “allowing 1 acre lots to build would not impact the area. Farms will still exist.” Finally, several commented that it is important to accommodate people at different income levels and at different stages of their lives with opportunities to live in South Kenton County. “Please don't zone (price) young families out of being able to raise their children in the rural area.”

**Table 9
Lot size preferences**

Please indicate your preference below. As noted, already existing smaller lot sizes would be protected, as needed.	Percent	Number
I prefer Option 3 - an overall lower density for all residential lots being a minimum of 5 acres or more, enabling more open space, farm activities and woods.	47%	427
I prefer Option 2 - a combination density of some smaller residential lots 1 to 4.99 acres, depending on the parent tract size, with the rest of land in lots of 5 acres or more, enabling more open space, farm activities, and woods	37%	334
I prefer Option 1 - 1 acre minimum residential lots, enabling the highest possible density dependent on septic systems, with no change to the current zoning policy	16%	142

Is there a difference preference for minimum lot sizes based on the size of the respondents' own property? Table 10 shows the distribution of preferences for each minimum lot size option based on the size of the respondent's own property. This cross tabulation shows that the majority of respondents who own 5.01 acres or more prefer the minimum residential lot size of 5 acres. Among those who own 1.0 acre or less or, 1.01 to 5.0 acres, 44% prefer the option of “a combination density of some smaller residential lots 1 to 4.99 acres, depending on the parent tract size, with the rest of land in lots of 5 acres or more.”

Views on proposed Cincy Eastern Bypass

A second land use policy issue has become more concrete within the last year or two with its inclusion in the state road budget. This is the question of the proposed "Cincy Eastern Bypass" a new 4-lane interstate that would cut through South Kenton County.

Survey participants were offered two options to agree or disagree with. They could encourage county officials to just study the proposal or encourage county officials to actually support it (Table 11). Slightly more than half (52.5%) of the survey respondents agreed to only a study of the proposed road and 39% said that county officials should support the bypass.

Table 10
Minimum lot size preference by size of respondents' own property

Land use options	1.0 acre of less	1.01 - 5.0 acres	5.01 - 10.0 acres	10.01 - 50 acres	50.01+ acres	Total
I prefer Option 1 - 1 acre minimum residential lots, enabling the highest possible density dependent on septic systems, with no change to the current zoning policy.	19.8% 17	14.1% 48	14.9% 17	13.6% 30	20.0% 25	15.5% 137
I prefer Option 2 - a combination density of some smaller residential lots 1 to 4.99 acres, depending on the parent tract size, with the rest of land in lots of 5 acres or more, enabling more open space, farm activities, and woods	44.2% 38	43.5% 148	30.7% 35	30.0% 66	35.2% 44	37.4% 331
I prefer Option 3 - an overall lower density for all residential lots being a minimum of 5 acres or more, enabling more open space, farm activities and woods.	36.0% 31	42.4% 144	54.4% 62	56.4% 124	44.8% 56	47.1% 417
Total	100% 86	100% 340	100% 114	100% 220	100% 125	100% 885

This issue generated a considerable number of extra comments by respondents which sheds light on their views. Some simply unequivocally stated: “Just say “NO” to the Eastern Bypass.” Others provided detailed reasons for their opposition. An overarching reason for opposition to the bypass is that there is no evidence of need for the Cincy Bypass for South Kenton County residents presented to justify the new road. This is about fairness and balance in who benefits from the new road and who bears the impact costs of the new road. For many, South Kenton bears all the costs for the benefit of others in the region. Moreover, many noted that with the proposed improvements on Hwy 536, there would be no reason for the Cincy bypass.

I firmly believe that the "Cincy Eastern Bypass" would bring absolutely no benefit to the residents of southern Kenton County and nearby inhabitants. This project would essentially destroy the rural nature of southern Kenton County and possibly introduce many adverse unintended consequences to the area. To my knowledge there has never been any evidence to support the need for such a project which would justify the cost and inconvenience that it would create.

So what are the costs respondent see coming to South Kenton County from the Cincy bypass? Primarily there is the loss of the rural character of the area, which includes the loss of farmland to the highway

Bypass will ruin any attempt to maintain rural living along route.

The charted route in this survey would pass just north of our property and no doubt result in both noise and air pollution that would impact our quality of life.

I live in the country for a reason! The bypass is crazy, I live in the bypass area and it would ruin the part of Kentucky that I have lived in for 32 years not to mention generations of family that has lived on the same family farm. PLEASE HELP!!!! STOP IT!

Others noted that inevitably, the Cincy bypass will bring more development to South Kenton County. This would include new industries and commercial firms coming to an area that lacks the basic infrastructure (water and sewers) to support this development.

The bypass would be convenient but I don't know if it would be worth the loss of private property to build it. Also, once built, the next thing that would follow would be industrial areas along the route which at one time were agricultural lands. Now that I have written this I feel that I am totally against it.

Finally, it should be noted that some respondents asserted that given the proposed location of the Cincy bypass, they would be forced to move to continue the rural lifestyle they value.

My residence is located within half a mile of the proposed Cincy Eastern Bypass. The traffic and noise produced by the proposed road would completely disrupt the lives of my household and make continued living in this area a nightmare. I would be forced to strongly consider uprooting my family and selling my property. We moved to our community for the quiet rural setting and a respectful community. The very fabric of this community would be disrupted by interstate traffic barreling right past our property. Please do not support the proposed Bypass!

Among those who wrote comments in support of the Cincy bypass, their support is based on the development that would likely occur following the arrival of the road. Some also noted that the Cincy bypass would divert "pass through" traffic from local county roads, thus making them safer.

I support the bypass. I believe this will help traffic, bring lumber jobs, new retail. These would help serve the community and take a burden off of the county roads.

**Table 11
Perspectives on how county officials should act
on the proposed Cincy Eastern Bypass**

A "Cincy Eastern Bypass" proposal would build a new 4-lane interstate highway from I-75 just west of Dixie Highway at 14, northeast across southern Kenton County, through southern Campbell County, and north into Ohio. To what extent do you agree or disagree with the following statements?						
Options	Strongly disagree	Dis-agree	Agree	Strongly agree	Mean	Total
Elected officials in Kenton County should support only a STUDY of the "Cincy Eastern Bypass" proposal	31.0% 245	16.4% 130	33.2% 263	19.3% 153	2.41	791
Elected officials in Kenton County should SUPPORT the "Cincy Eastern Bypass" proposal	43.6% 358	18.4% 151	21.3% 175	17.7% 145	2.13	821

Views on industrial development

A third land use issue often discussed is the type of industrial development (i.e., light, medium, heavy) that would be most compatible adjacent to South Kenton County on its western side along the US 25/I 75 corridor. In a clear consensus, 80% of respondents believe that only light industries which include warehouses, distribution centers, farm equipment sales and services, towing and recovery facilities, packaging facilities, lumber yards as well as industrial and engineering offices would be compatible neighbors (Table 12). But individual comments offered an alternative view. For some, this is the best area for new industrial development because it is already near a railroad and the interstate.

The people in southern Kenton co. deserve to have nearby business or factories so that they don't have to drive so far to work. The area between I-75 and the railroad would be well suited for that. The Grant County industrial park already has Wolf Steel and they don't hurt the rural image of southern Kenton co. Along I-75 and the railroad a peaceful rural setting is hard to find because its already a busy noisy place full of cars, trucks and trains. I think that additional development in this area would have little effect on the rest of southern Kenton co.

Table 12
Type of industry compatible with rural agricultural areas

Our direction 2030 plan identifies possible areas on the western side of South Kenton County, bordering Boone County and along the US 25/I75 corridor, for future industrial use. Please check the ONE type of industrial use that would be MOST compatible with our adjoining rural agricultural area.	Percent	Number
Light industrial- warehousing/distribution centers, towing and recover facilities, farm equipment sales and service, packaging facilities, lumber yards, industrial and engineering offices.	80%	700
Medium industrial- manufacturing of most products as well as auto junk yards, cement manufacturing, machine shops.	17%	147
Heavy industrial- metal products and metal finishing including blast furnaces, drop forges, and asphalt plants.	3%	29

Views on tourism development

Another land use policy of concern to many in the county is how to manage the growing interest of visitors and land owners in agricultural/rural tourism. USDA research indicates that tourism is an important economic opportunity for property owners in places with natural amenities who are close to metropolitan areas. South Kenton County fits this description. Indeed, a number of the respondents indicated that they already are or intend to have some type of tourism-related business on their property. So the issue of how and to what extent local ordinances should regulate tourism enterprises in rural South Kenton County is becoming more important. To begin addressing this policy issue, it is important to obtain residents' views on what types of tourism ventures would be appropriate to the rural quality of life.

Table 13 presents the participants' perspectives on the acceptability of different types of tourism businesses. Nearly 9 in 10 (89%) support on-farm experiences ranging from vineyards to you-pick vegetable and fruit operations to special events. More than 8 in 10 (82%) believe seasonal community event (e.g., festivals, farm tours). 6 in 10 believe that historic tourism (63%) as well as scenic and historic driving tours (59%) would be appropriate as well as overnight opportunities (e.g., B&Bs, campgrounds, on-farm vacations). Finally, half (50%) believe that commercial non-farm special event venues should be able to bring visitors to South Kenton County.

Several participants in the survey identified tourism assets that could be developed to provide new economic opportunities for landowners in South Kenton County. For example, the Licking River was noted as follows:

More effort should be made to improve the Licking River quality and develop recreational and nature trails along the river corridor to promote tourism and enhance the enjoyment of an unused natural resource

Others spoke about hiking and biking trails as well as looking “at non-traditional ecologically friendly” opportunities.” But others believed that tourism was just not suitable for South Kenton county. More visitors would intrude on what makes the area special, possibly increase risks for drivers on the narrow roads, and certainly not deliver the wealth some people believed.

Table 13
Residents views on appropriate rural tourism activities in South Kenton County

What types of rural tourism are appropriate in scale to South Kenton County? (Check all that are appropriate for South Kenton County)	Percent	Number
On-farm experiences (vineyards with tasting and grape harvest events; you-pick vegetable/fruit in season; fall harvests with pumpkins, mazes & hayrides; winter sleigh rides; fishing lakes, special events, etc.)	89%	790
Seasonal community-wide events (e.g., festivals, farm tours, local produce/ product sales, live music, educational, etc.)	82%	727
Historic tourism (e.g., cabins/houses, farming museum & demonstrations, barns & outbuildings)	63%	558
Scenic and historic driving tours with signs & maps with opportunities to visit churches/schools, cemeteries, general stores	63%	563
Overnight opportunities (e.g., Bed and breakfasts, campgrounds, "working on the farm" vacations)	59%	525
Commercial non-farm special event venues (e.g., live music, reunions, weddings, concerts, conferences)	50%	448
Shooting range (e.g., target, skeet, clays)	45%	402

Respondents' views on land use policies

Survey participants also indicated their level of agreement with a set of statements indicating the focus of land use policies in general (Table 14). More than 9 in 10 (91.9%) strongly agree or agree that land use ordinances should "protect natural terrain

in South Kenton to maintain our rural landscape and support agritourism," as well as ""identify and conserve good terrain and soils for farming operations." Just over 8 in 10 (81.9%) participants strongly agree or agree that land use ordinances should "preserve the rural landscape by NOT allowing fragmentation of farmland into 1-acre lots." This is a remarkably high level of agreement as to the way in which county land use ordinances should affect the character of South Kenton County. Moreover, the 8 in 10 who agree with the need to avoid the "fragmentation of farmland into 1-acre lots," reinforces the support for changing minimum lot sizes in South Kenton County to 5 acres.

The desire to sustain the rural lifestyle and agricultural heritage of South Kenton county came through loud and clear in the many individual comments added to the surveys. These indicated that the passion and commitment to maintaining the rural landscape and farming is unabated from earlier assessments. Moreover, many noted that the rural landscape and the farms are potential assets to a different approach to development. Here is a sampling of these comments.

We live in Southern Kenton County because we want to enjoy a PEACEFUL rural community that allows us to enjoy our hobby animals and provides us with space and a scenic landscape. Our main concern is that the area develops with a clear plan that maintains this feel and does not get eaten up by urban sprawl, big business, and subdivisions.

Seeing the advance of development, politicians with great foresight saw the need to take steps to preserve the areas that are now our national parks. It is increasingly apparent that we need that same foresight to preserve our rural areas and respect the rights of individuals who prefer to live in and keep their rural communities. We need to recognize the contributions rural communities give the country at large.

South Kenton County offers a unique rural lifestyle for newcomers who want to live close to shopping, entertainment and jobs. Build on our positives, don't turn it into yet another case of urban sprawl.

The path of the 2012 E4 tornado and the proposed route of the bypass are quite similar in direction. The tornado destroyed our homes, barns, vehicles, farm equipment, trees and wildlife, and sadly, the lives of loving people and animals. But it did not destroy the rich soil and land. Every effort must be made to protect this vital and valuable resource. Every living thing depends on the soil, not concrete.

Kenton co should be preserving rural land and promoting small farming and produce local grown fruits and vegetables.

Local agriculture should be supported as an enrichment to our county. If we plan well, we can be an example of preservation and growth.

Residents views on commercial development policies

There is a consistency between the desire to maintain the rural agricultural character of South Kenton County and the 85.8% who state land use policies should "require owners/ builders to design new rural commercial buildings that are compatible with the

Table 14
Respondents views on land use policies

Land use ordinances in Kenton County should:	Strongly Dis-agree	Dis Agree	Agree	Strongly Agree	Mean	Total
Protect natural terrain in South Kenton to maintain our rural landscape and support agri-tourism.	3.2% 29	4.9% 45	35.2% 324	56.7% 522	3.48	920
Identify and conserve good terrain and soils for farming operations.	2.6% 24	4.6% 43	41.0% 381	51.8% 481	3.42	929
Preserve the rural landscape by NOT allowing fragmentation of farmland into 1-acre lots.	6.4% 59	11.8% 109	25.7% 238	56.2% 521	3.32	927

Table 15
Views on commercial development policies

Land use ordinances in Kenton County should:	Strongly Dis-agree	Dis Agree	Agree	Strongly Agree	Mean	Total
Require owners/ builders to design new rural commercial buildings that are compatible with the rural community.	4.6% 42	9.7% 89	42.7% 393	43.1% 397	3.24	921
Limit new commercial buildings to 5,000 sq. feet in areas zoned Rural Commercial (e.g., Piner's Corner Market building is 4,076 sq. feet.)	6.7% 62	18.7% 172	33.5% 308	41.1% 378	3.09	920
I prefer to drive an extra 5-10 miles to most off-farm jobs, services, or shopping to keep my community rural.	2.7% 25	12.3% 115	36.8% 344	48.3% 452	3.31	936

rural community." Indeed, 3 out of 4 (74.6%) strongly agree or agree that land use ordinances should "limit new commercial buildings to 5,000 sq. feet in areas zoned Rural Commercial (e.g., Piner's Corner Market building is 4,076 sq. feet.)" Further reinforcing the desire to maintain South Kenton County as a rural landscape is the 85.1% who strong agree or agree that they would "prefer to drive an extra 5-10 miles to most off-farm jobs, services, or shopping to keep my community rural" (Table 15).

Residents views on the focus of land use ordinances

Participants were also asked to indicate their level of agreement with three statements about agriculture and economic development in South Kenton (Table 16). More than 9 in 10 (92.3%) strongly agreed or agreed that "County officials need to include agricultural development in their economic strategic plan (e.g., support agri-tourism, local food & meat processing, timber, etc.)." The potential economic impact of this action is evident in the fact that 8 in 10 (79.3%) of the participants also agreed that "If I knew they were locally produced, I would pay a premium for fruits/ vegetables (e.g., fresh, jams, relishes, pickles), or meats (e.g., chicken, steaks, chops, ground meat) or wood products (e.g., chairs, crafts) at a Farmers Market, a farmstead, or a retail store." Moreover, respondents want to be sure that newcomers understand what it means to live in a rural agricultural community. As a result, 62.5% support the idea that "Newcomers to South Kenton should be advised of the noise, dust, animal behaviors, and smells from 24/7 farm operations and outdoor rural sports."

Table 16
Residents views on rural quality of life

Please indicate how much you would agree or disagree with the following statements	Strongly Dis-agree	Dis-agree	Agree	Strongly Agree	Mean	Total
County officials need to include agricultural development in their economic strategic plan (e.g., support agri-tourism, local food & meat processing, timber, etc.)	1.7% 16	6.0% 56	53.0% 491	39.3% 364	3.30	927
If I knew they were locally produced, I would pay a premium for fruits/ vegetables (e.g., fresh, jams, relishes, pickles), or meats (e.g., chicken, steaks, chops, ground meat) or wood products (e.g., chairs, crafts) at a Farmers Market, a farmstead, or a retail store.	2.7% 25	18.1% 169	49.6% 464	29.7% 278	3.06	936

Newcomers to South Kenton should be advised of the noise, dust, animal behaviors, and smells from 24/7 farm operations and outdoor rural sports.	10.8% 100	26.6% 246	39.1% 362	23.5% 217	2.75	925
--	--------------	--------------	--------------	--------------	------	-----

Yet, rural life creates some challenges (Table 17) as indicated by the 76% of respondents who believe that "there is a need to proactively plan for parks and conserved open space in South Kenton," and the 70% who agree that "unreliable Internet & cell coverage in South Kenton make it difficult to pursue on-line education and reach customers and markets." Many chose to express their dissatisfaction with the inability to have high speed Internet space even available where they live or, to have it available but too costly to afford or, to pay for it, but the service be inconsistent and of poor quality. Several pointed out that Cincinnati Bell's Internet services to South Kenton County are simply inadequate. Here are some samples of respondents comments:

I've tried for 10 years to get Internet so I don't have to go to the library constantly to do high data downloads or online training for my job.

Our internet with Cincinnati Bell is horrible at best. I like to be able to review sale ads at local stores before leaving the farm as most everything is at least 20 minutes away. This is impossible as the ads will either not load or take 15-20 mins to load. Looking at the ads saves me time and money. Both of which are needed to help me efficiently run my farm. In addition, there are times when I need to order parts for farm equipment that are unavailable locally which can be nearly impossible at times due to horrible internet service. I also cannot advertise any of my products as I can't get the internet to respond. Please fix this.

High speed internet and reliable cell phone service is very important. I cannot shop online for items needed on my farm with the terrible, unreliable, slow service that we have now. As for the cell phone service, there are many times when working on the property that I need to contact someone for help (could be 911!) and I have no service. Most of the time I am doing this by myself.

While 61.6% of the respondents said it was "simple to identify county and state roads," this still means that 4 in 10 can't. This can pose a challenge if calling in to report a road problem. And, roads are often seen as a challenge in rural places. Participants in the survey offered their priorities for road improvements in South Kenton County (Table 18). In the 2014 survey, respondents argued for the need to maintain existing roads instead of building new roads and in terms of road improvements (e.g., widening, maintaining), respondents identified several roads that needed particular attention in order to make them safer. 98% of the participants in this survey strongly agreed or agreed that the Kenton County Road Department needed to "maintain adequate and safe shoulders to eliminate pavement edge drop-offs." 92% of respondents strongly agreed or agreed that the next most important task is for the Road Department to "maintain guardrails, reflectors, and warning signs (curve, farm vehicles, bus stop, low shoulder, etc.) for

**Table 17
Views on Quality of Life**

Please indicate how much you would agree or disagree with the following statements	Strongly Dis-agree	Dis-agree	Agree	Strongly Agree	Mean	Total
There is a need to proactively plan for parks and conserved open space in South Kenton.	8.5% 79	14.9% 139	44.0% 409	32.6% 303	3.01	930
Unreliable internet & cell coverage in South Kenton make it difficult to pursue on-line education and reach customers and markets.	5.0% 46	25.6% 234	35.6% 326	33.8% 309	2.98	915
It is simple to identify county and state roads.	6.6% 58	31.6% 277	50.2% 440	11.6% 102	2.67	877

**Table 18
Priority given to road improvements**

The Kenton County and State Road Department should:	Strongly Dis-agree	Dis-agree	Agree	Strongly Agree	Mean	Total
Maintain adequate and safe shoulders to eliminate pavement edge drop-offs	0.4% 4	1.9% 18	38.4% 361	59.3% 557	3.56	100% 940
Maintain guardrails, reflectors, and warning signs (curve, farm vehicles, bus stop, low shoulder, etc.) for safer driving.	1.1% 10	6.9% 65	45.6% 430	46.4% 437	3.37	100% 942
Post and enforce tonnage limits on non-artery roads to reduce repairs due to regular use by overweight vehicles	2.7% 25	9.4% 88	48.1% 449	39.8% 372	3.25	100% 934
Provide more pull-offs for school buses and farm equipment on our narrow roads.	2.4% 23	13.9% 131	43.8% 413	39.9% 376	3.21	100% 943

safer driving," while 88% asserted that it is most important to "post and enforce tonnage limits on non-artery roads to reduce repairs due to regular use by overweight vehicles." Finally 84% believe it is important to "provide more pull-offs for school buses and farm equipment on our narrow roads," which is very similar to the proportion agreeing to this in the 2014 survey.

In the individual comments added at the end of the survey, respondents affirmed the importance of first improving existing roads (with a list of specific roads needing attention) before funds are spent to build new roads. It is important to note, that although a specific question on access to public water was not asked in this survey, 8 respondents noted they lived in areas of South Kenton County that still don't have city water.

Table 19
Rural recreational opportunities in South Kenton County

How important are these rural recreation opportunities for South Kenton County?	Not at all Im- portant	Neutral	Very Im- portant	Mean	Total
Activity areas for hiking and horse trails, nature walks, bird sightings, stream exploration, science outings	13.7% 126	33.8% 310	52.4% 480	2.39	916
Community parks (e.g., picnic areas, shelter, playground, benches, open playing fields)	17.2% 159	35.6% 328	47.2% 435	2.30	922
River access (e.g., boat landing, docks, rentals or supplies for fishing, boating, canoeing, kayaking)	18.2% 166	41.1% 375	40.7% 371	2.22	912
Sports parks (e.g., baseball & soccer fields, basketball & tennis courts)	27.6% 249	40.0% 358	32.7% 295	2.05	902
Dog park (where dogs can run freely off-leash and socialize with other dogs)	45.3% 412	36.9% 336	17.8% 162	1.73	910
ATV or motocross access to land and woods	53.5% 478	31.7% 283	14.8% 132	1.61	893

Views on rural recreational opportunities

Two other topics were addressed in this survey. Table 19 presents the responses to how important it would be to offer different types of recreational opportunities in South Kenton County. Only "activity areas for hiking and horse trails, nature walks, bird sightings, stream exploration, science outings" was identified by more than 50% of the respondents as being very important. These are recreational opportunities that are attractive to residents as well as visitors and so can contribute to capturing the tourism value of the rural landscape in South Kenton County. Moreover, 47% did feel that it was very important to have access to "community parks (e.g., picnic areas, shelter, playground, benches, open playing fields)." This suggests a desire for public places where the residents of South Kenton County can be involved in community-building activities.

Public safety concerns were also addressed in the survey (Table 20). Respondents were asked to identify the 3 most important issues for police to address in South Kenton County. The top three identified by 50% or more of the respondents are: drug abuse/trafficking, burglary, and driving while impaired by alcohol or drugs. In truth, you would find these three top concerns in any community in Kentucky or nationally.

Table 20
Top 3 issues for police to address

Please select the 3 most important issues for the police to address in South Kenton County	%	Number
Drug abuse/ trafficking	68%	640
Burglary	58%	540
Driving while Impaired by alcohol or drugs (DWI)	52%	491
Texting while driving	38%	355
Speeding	31%	293
Littering	16%	150
Vandalism	12%	110
Trespassing	11%	106
Domestic violence	9%	86
Poaching	3%	30

Summary Comments

There is an astonishing level of consistency in the land use preferences of the residents of South Kenton County. In the 2014 survey, three quarters of the respondents indicated that when they think of a rural landscape they think of "wide areas of open land, pastures or wooded tracts" as well as "small family farms." Additionally, 9 in 10 respondents agreed that "it is important to maintain the rural character of South Kenton County," and 86% agreed with the following statement: "I am satisfied with my access to commercial and retail stores where I live." The responses in this survey continue to reinforce the clearly stated and strong value attached to maintaining the rural and agricultural character of South Kenton County in terms of preferred land use policies. Furthermore, the results suggest a desire not just for rural land use and lifestyle but also for a growing and vibrant agricultural economy.

What has changed is the prior support for minimum one acre residential lots in South Kenton County. In the 2014 survey, 63% agreed that "existing regulations that permit a minimum lot size of one acre is appropriate zoning for South Kenton County." But in this survey, 75% prefer land use ordinances that have a minimum of 5 acres (47%) or a small number of less than 5 acre residential lots, with the bulk being a minimum of 5 acres (37%). In other words, South Kenton County residents have come to see a need to buttress their desire to maintain a rural and agricultural landscape through land use policies that will bring their vision for the future to life.

South Kenton County is an area where most people have put down roots for years, if not generations. South Kenton County is more than a place, it is "home" where many "cherish the land I own and the openness of the land surrounding me." South Kenton County's rural landscape has become a part of the residents' "rural identity," the residents' sense of who they are and what they are as a community.

It is the responsibility of those who live in and love South Kenton County to work together and with local government to insure that their hopes and dreams for the future of this area can become a reality. Communities of like-minded people are empowered when they collaborate on making their dreams for their future become a reality. This is how the most lasting change occurs - when we work together for a better tomorrow.

I have been here since I was born. I live on the farm my great-grandfather had, his dad-back to 1795. We need to keep and protect South Kenton. There is enough expansion already. We need to preserve the land, we need to keep something lasting for our children & grandchildren. My heaven is going out into my back yard and seeing the hawk fly, the deer graze, the birds, the red bud trees and the bright stars in the night sky. It is great that our voices are being heard as we work to preserve farming, agriculture, and the rural nature of Piner and South Kenton!

Maintain the rural character of Southern Kenton County to continue to offer a diverse range of landscapes and lifestyle options to present and future residents

Appendix A
South Kenton County Additional Comments 2016 Survey

Keep it rural

STAY AWAY! WE LIKE IT THE WAY IT IS!

LEAVE SOUTHERN KENTON COUNTY ALONE, ITS FINE JUST THE WAY IT IS!!!

Leave our area of Kenton county alone. We don't need development

Stay out of south Kenton. We don't want it, we don't need it

Leave it- us- alone!

Please leave South Kenton Alone!

Leave the rural folks alone

I am so frustrated that we keep telling planning and zoning that we want to preserve our farmland and green space. Once you develop it you can't ever get it back. Please back off of Southern Kenton County

Stay out of southern Kenton county look at what you have done to the northern part of the county. Find someplace else to destroy!!

Keep it rural. That's why I'm here.

Keep Southern Kenton County Green, Safe, Small!!!

Keep southern Kenton county rural.

Keep S. Kenton natural and rural. Don't ruin it to make someone wealthy

Keep it rural! (2)

Preserve our rural way of life!

We strongly agree with keeping the area rural!

Let's try to keep rural Kenton County rural!

Keep south Kenton as a rural community!

Keep southern Kenton county rural!

Let's keep our area country

Please keep our rural heritage.

We enjoy the peace and quiet and no traffic

Keep us country! No box stores. This is rural, and keep it that way.

Thank you for conducting this survey. We love the rural character of Southern Kenton County and would seek to preserve it.

Just want to keep it rural enough where you can enjoy your home. Just don't take every acre to be a subdivision and every corner to be commercial.

I have been here since I was born. I live on the farm my great-grandfather had, his dad-back to 1795. We need to keep and protect South Kenton. There is enough expansion already. We need to preserve the land, we need to keep something lasting for our children & grandchildren. My heaven is going out into my back yard and seeing the hawk fly, the deer graze, the birds, the red bud trees and the bright stars in the night sky.

It is great that our voices are being heard as we work to preserve farming, agriculture, and the rural nature of Piner and South Kenton!

I love living in Southern Kenton Co.

We want south Kenton county to stay the way it is, we are happy with the rural aspect

I wish I could keep Kenton County the way it is.

Piner has been through enough with the tornadoes of 2012 and rebuilding our community. please do not support anything. that would bring change to our small farming community. We like being rural. Let us stay this way.

I love Southern Kenton County such as it is. I am not an anti- progress person but some areas are wonderful as they are

We've lost too many farms already and our rural atmosphere/ environment is jeopardized.

We are trying to preserve a rural, farming community lifestyle not become suburbia, urban or yet another town forgotten on the side of the highway. thank you!

I really don't want much growth in Kenton County.

Thank you for the time and concern involved in this survey. I care deeply in preserving the rural heritage and farm land in Kenton county.

Keep community rural as is

Keep Kenton County rural.

This area has been home to my family and me for our entire lives, please help us protect it.

I was raised in Ryland Heights and moved 15min. south of my parents. We raised our children here and grandchildren. We love the peace and beauty that comes with living in the country. I've watched the changes in Taylor Mill, Independence and Walton.

Southern Kenton County needs to remain unchanged.

Keep unincorporated Kenton County the way it is Rural

All this land is too precious for all of us and our children and grandchildren. We must love and take care of it while working with all things needed. If we let that go, we have little or nothing.

I grew up in southern Kenton county and loved the rural atmosphere and the quiet area.

I had to move away when I got married but later returned when we had a family. I

wanted my children to grow up in the same area I held so fondly in my heart. I know it has changed a bit since I was a child but it still has most of its rural charm. I don't want the area to change any more than it has. It is hard to find the tranquility we have here and I hope it doesn't have to change.

Please leave south Kenton county the way it is we do not need any more that they can't keep up. and take more farm land away from the farmers because it's not fair to them.

No one should be made to sell their land.

We live in Southern Kenton Co. because we like rural and farm life. It's a beautiful place why try and ruin it with highways pollution and subdivision housing. If I wanted to live in town I would move there.

Rural Kenton County needs to stay rural. Love the wildlife deer, coyotes, owls etc can all be still found around our property. This is how we chose to raise a family on a much simpler scale. I never want to see any commercial properties in this area. It should remain rural.

We have a 4 acre wooded lot. We have worked hard to keep the trees on the lot so we can enjoy the variety of wildlife a wooded environment attracts. We support keeping southern Kenton County as rural as possible.

We often have adult children and grandchildren stay with us for short periods like weekends and holidays. Our land is not officially a wildlife refuge but some is left wooded for the wildlife to have some place to live/hide. No hunting as other houses are to close now.

Maintain the rural character of Southern Kenton County to continue to offer a diverse range of landscapes and lifestyle options to present and future residents. Oppose any and all proposals for large-scale highway projects, high-density single and multi-family housing, and large-scale retail development projects.

Our family has lived in this area for 20 years and prefer to keep it a rural community. We choose to drive for restaurants/ stores in order to keep our community isolated from the business interference

I'd like to see Southern Kenton Co. stay rural. There is shopping close enough w/ Kroger

Not sure if I would consider me really living in South Kenton. In reality where I live there doesn't seem to be a lot of need for these things. My sister who lives in Morning View seems to need more things down there to do. We love how it is not crowded and would really hope to keep lots to more than one acre.

We have lost too much already to progress. I hope our voices are HEARD! We live in the country for a reason and drive further to work for entertainment, etc. because we prefer it. If we wanted lots of houses on top of houses, we would have lived in the suburbs.

Everything that we need is within 3 to 5 miles of us. We don't need more stores, or any other type of development.

I don't want there to be so many road blocks that we can't get things accomplished. But if you live out here you know it's a 15 min drive to the grocery or anything else you want to do like got to the park. We don't need things like that here.

People who live in a rural area typically choose to do so for a reason. We know we have to drive 15 minutes to get to a store. If we wanted to be close to stores, we would have stayed where we were. It's worth it for us to have a small drive in order to actually have nature around our home and not be surrounded by crime and thugs. If that's what we wanted, we would have stayed in Latonia.

I moved to the country 32 years ago and we the people want to keep it that way. We do not want a New Road or subdivisions. Leave us alone.

The reason we moved to S. Kenton county include access to farm land and quiet area close to nature. It is a short drive away from commercial activity and we would like to keep it that way.

We moved out here because it is rural and to get away from the inconveniences and problems of urban sprawl.

We recently built our dream home in southern Kenton Co. We chose this location for it rural feel with wonderful access to all amenities and Cincinnati commute. I support and understand the need for zoning and expansion of Kenton co. but there must be a balance to maintain the rural appeal.

Moved to Southern Kenton co. because of its rural nature

We built our home here because we like this area the way it is now not because of what it might be later. If we wanted any of these things in this survey we could have built near one of them. Please preserve our area the way it is. Thank You

Thank you very much for survey. We are long time Northern Kentuckians from southern Kenton and Campbell Counties who over the past few years have assembled 200+ acres in Morning View. We were attracted to that area because of its recognition as a rural farming community and the efforts to maintain its rural profile. Planning ahead is essential to ensuring that everyone's needs and rights are respected. Thanks for being proactive.

I would like to leave south Kenton as it is with no commercial or subdivisions this is the reason I moved here.

We moved here to get away from the city. Between the cities, suburbs, and continual retail and commercial development, it's difficult to find actual land anymore that hasn't been developed. The problem is that some people who don't live here believe that they know better than the people who actually do live here. They want change and development all in the name of progress. I don't think my friend who just had a five lane road built in front of his house on 16 thinks that's progress. If he did, he wouldn't be moving to the country. The problem is that eventually there's going to be no country to go to because of the people who think that we need another Dollar store or Wal-Mart or some other such thing when we don't. We don't need a bypass either. I manage to get where I need to go just fine. The only thing that will bring is congestion.

I do not want this land developed- I left the city for a reason!
We moved out here from the city. We love things just the way they are. We do not want big changes.

Please leave Southern Kenton alone. I don't want to move, and I will if things start to change. I moved to South Kenton 16 years ago because of the rural lifestyle. I bought a house built in 1954 on a lot < 10. If the rural character of South Kenton is lost. I will leave Kenton County and pursue my lifestyle elsewhere. (I'm a lifelong resident of Kenton County born in Covington and owning homes in Latonia, Independence and now South Kenton).

Thanks

My neighbor said he's thinking of moving to Pendleton or Bracken County because of all the talk of development out here. I guess he'll have about 10 decent years there until the retail giants make their way there. Just because you can do something doesn't mean you necessarily should. Please keep South Kenton County rural.

You cannot build a rural area, so let's all be smart and limit development in 'southern Kenton Co We live in Southern Kenton County because we want to enjoy a PEACEFUL rural community that allows us to enjoy our hobby animals and provides us with space and a scenic landscape. Our main concern is that the area develops with a clear plan that maintains this feel and does not get eaten up by urban sprawl, big business, and subdivisions.

Hopefully Southern Kenton County won't be ruined like Taylor-Mill and Independence has!

Too much urban sprawl is ruining much of our state and we need to hold the line in some places!

Keep it rural! Independence is too crowded! If I want to live in a city, I'll move there. Don't bring the city to me.

NO NEED TO CHANGE. TO LIVE OUT IN THE COUNTRY- MEANS TO BE AWAY FROM ALL HUSTLE+ BUSTLE. NOT CONVENIENT.

Keep so. Kenton county rural, no more developments! Keep commercial/ business areas concentrated in few areas

Please keep our area pretty, safe, and not crowded

We have no interest in this area ever being developed. Being away from business and neighborhoods is why I chose to buy in a rural area.

We don't want commercial development or parks, four lane highways. We chose to live rural for a Reason! Thank you.

There is plenty of land in the north end of Kenton for housing and industrial development. If people like the city convince or subdivisions, stay in north Kenton- Keep South Kenton Rural and Non- / crowded.

I've lived here all my life. Southern Kenton is the last stronghold of a singular way of life. How many Dollar stores do we need? How many banks?

We moved out here 40 years ago, for the peace and quiet of the country. There is more development well desired stores and new necessary business. New roads are nice for safety and access too but no more commercial uses are necessary. More people means more noise, crime and pollution. we moved from a city to get away from all of that.

Independence doesn't seem to mind all the growth. Keep it out of the southern end of the county. It won't help us get anywhere. The city planners really need to get a life!

What is the real goal here anyway? To be a rural community, if so, then we are. Don't fix what isn't broken and please stop approving new building permits. It's getting harder and harder to move around this part of the county every day. Thank you for the chance to voice my opinion.

We like the country atmosphere. We would like to see as much land as possible left natural. We do realize though that jobs are needed in the area.

Southern Kenton County has grown too much already. I've seen a lot of nice farm land taken since I was a kid, it's not quite out here like it used to be. Too much traffic and growth. We need to stop all the building

Don't want no more houses being built. Traffic is bad enough in south Kenton.

Dollar stores, recovery centers or new business. the family business now barely stay afloat and do not need competition. if any new subdivisions occur then this area will not be rural any longer forces people of south Kenton county to move elsewhere to find rural subdivisions free living. I have lived here my entire life and don't want to lose the small community feeling by destroying it with another subdivision. Perhaps people that want to move here should buy the houses that exist already for sale not build a new one. Also if 4 new houses are built near me I will start raising hogs to scare them away.

I love this area. More business is not needed. Love the rural look and people. More subdivisions and homes on small lots bring more traffic and problems. Leave it the way it is. I grew up in city and hated it. I moved here at age 21 and could never move back to city. Raising my family the same way others love to. Thanks for the chance to give my opinion.

My biggest nightmare would be to turn this in to Boone County - a once beautiful place that will never be that way again.

Efforts should be made to keep us rural and not over commercialized and not add too many houses in the area to bring traffic in these areas. Money can be made in other ways. Our landscapes should not be polluted by subdivisions and commercial buildings.

Seeing the advance of development, politicians with great foresight saw the need to take steps to preserve the areas that are now our national parks. It is increasingly apparent that we need that same foresight to preserve our rural areas and respect the rights of individuals who prefer to live in and keep their rural communities. We need to recognize the contributions rural communities give the country at large.

South Kenton County offers a unique rural lifestyle for newcomers who want to live close to shopping, entertainment and jobs. Build on our positives, don't turn it into yet another case of urban sprawl.

I'd like to see forward-thinking also about preserving "viewsapes" from disappearing. These add value to our property just as river views add value to Ohio river town properties.

I advise Kenton County officials to consider the amount of land that has already occupied by asphalt. How many wild animal habitats must we destroy? We have certain buildings that have had numerous businesses that move in and out. I am speaking of buildings in Independence, Latonia, and Nicholson. You know the buildings that I speak of. How about we consider nurturing formations/bridges/buildings that already exists. We encourage our youth with the phrase: reuse, reduce, recycle. Which our family does proudly. Many thanks for the recycle bin at Ryland Community Center. (We could use another one in Kenton by the way.) How about we practice reusing in a really big way! Thank you for your time.

Think, plan, and decide carefully. There is much more to life than seeing how many people can be crammed together or the number of Dollar stores to be built, or highways built, or warehouses to store more Chinese junk into. Preserve the land. Not everyone is meant to live in cities, nor should they be forced so.

After attending a number of 536 meetings it is obvious that the humans of Kenton county don't matter to the politicians- you could build whatever our corporate overlords tell you to build using our dollars. Why not think big -novel- new traditional-sustainable? Instead

of homes around a golf course why not reasonable homes with a community barn and horse trails?

I will not elect officers that elect to change the South area of Kenton County. Leave our area as farmland & open space

Keep agricultural production and the farms

Keep the farms!

We need to preserve our farm land.

We need farms not houses

I would like to express my feeling that we need to leave south Kenton county alone.

Preserve the farm land. Every year it seems like there's less and less they don't make it anymore so let's try to keep what we have left

Would like to area remain rural and friendly to small farms. I do not like to see farms broken up into housing lots. We are also losing farms supply such as B. County.

I think we should keep farm land as it is, if not we will be like Boone Co. where there isn't many farms left.

The path of the 2012 E4 tornado and the proposed route of the bypass are quite similar in direction. The tornado destroyed our homes, barns, vehicles, farm equipment, trees and wildlife, and sadly, the lives of loving people and animals. But it did not destroy the rich soil and land. Every effort must be made to protect this vital and valuable resource. Every living thing depends on the soil, not concrete.

We would appreciate zoning that would prevent long time farm land from being re-zoned for commercial use.

Local agriculture should be supported as an enrichment to our county. If we plan well, we can be an example of preservation and growth.

When the land is gone its gone, we can't get it back. People want to buy fresh eggs, honey beef, vegetables, etc: You can't get it when all the land is subdivision and concrete,

Stop building houses. Save the farm. Remember without the farmer there will be no food to eat!

Bring back farmers markets

Leave the malls in the city for those who don't appreciate the future of farmers. Let them starve if they don't know how to raise crops.

I'd like to see locally produced fruits, vegetables and meat.

Kenton co should be preserving rural land and promoting small farming and produce local grown fruits and vegetables.

If we continue to develop our farm land then eventually we will kill ourselves and world. Plants, trees and grass produce oxygen that we need to live, not to mention that animals that eat the plants as well. Remember the food chain. we cannot eat money nor take it with us when we die.

Farmland helps keep pollution down and the skies clear at night so we can breath clean air and see the stars God gave us to enjoy.

Leave the Land in Rural State- less pollution and flooding if left in natural state. U.S.A. needs farmland

We support our farming community and desire preserving the land for that reason as well as protecting the wildlife that relies on it.

We need the farmlands for the wild life. There is a lot of hunters in my area and we don't need you people building around us and changing the ordinances, and I know the county will.

I enjoy the landscape as it is now. There is already to many people moving into the area and overtaking the once beautiful farm land. I've been here all my 33 years and it saddens me to see the lack of farming opportunities for young vibrant individuals who want to start or keep the family farming going. There are few opportunities for young people to start their own farming operation. Frankly I would love to see the growth come to a grinding halt.

I have taken over my wife family farm in southern Kenton county

I bought my parent's house on a 1 acre lot after divorce settlement to keep the house in the family to one day be put back as part of the farm in the future.

The Piner - US 25 Highway area should be left as is! We reside on a 3 generation farm area.

My own children have bought their own farms near us, as well as many other of our family members. Our families own over 1,000 acres in Southern Kenton County.

We moved to south Kenton county from Cincinnati to have a farm and farm life style for our family.

The main reason I moved from Cincinnati to Kenton county is the rural setting. I own a few acres however I am surrounded by hundreds of acres of woods and farmland. We raise poultry, goats, and gardens. Keep Kenton rural!

Two of my children and their families live out of town. They enjoy the open space, cutting firewood, camp fires, clay pigeons etc. when they come home couple times a year. Over the years we have raised animals and weeds on our farm off and gardens- hay fields, tapped maple tree for the making of maple syrup. In past years, I have leased part of the land for other crop use. I would like to be able to continue, without complaints from others who would really rather live in the city.

I am not happy about the growth of the Lunsford farm on Green Rd. This is Ag land I thought. This is a good thing to do for Kenton County / I am retired realtor- auctioneer. appraiser and farmer / Jim Kennedy

Rural tourism and rural recreation comments

Supporting rural tourism and recreation

More effort should be made to improve the Licking River quality and develop recreational and nature trails along the river corridor to promote tourism and enhance the enjoyment of an unused natural resource.

An excellent rural recreation opportunity would seem to be one or more community parks with boat launch ramp along the Licking River.

Dam Licking river (ramp improved)

There's a need to somehow dam up a portion of Bowman creek for fishing and wildlife camping and other recreational uses

Dam and bridge on Licking River

We recently moved to this area. Concerns that hit me immediately: lack of green space such as large parks with hiking/biking trails of 3 miles or more, which connect with other parks to allow for biking/ horse opportunities as well as the lack of bike laws

I am concerned with the lack of green space to serve as barriers to highway noise and traffic.

You grouped parks and open spaces together, I disagree with park, but strongly agree with open spaces!!

There is a need for recreational opportunities in south Kenton beside sports-skate parks-swimming pool

I really think we could use a community center or YMCA in the area. I would accept a larger structure for this use.

I have been in contact with the judge executives past and present to purchase my land for a park that South Kenton city needs. I proposed walking, horse trails, playground, etc. any help to preserve this land would be appreciated. Its location 15173 Dixie hwy.

Do something about (noise R# 1930 play pipe) include more use for parks and river dock. Look into regional park r, hook at bypass in relined hts. Call me I would like to talk about central southern Kenton co. needs+ use + visibility of our future past vision of use of regional park. dom, bridge, water use. Recreation as boating, swimming, beach, fishing, golf park, regional building for meetings teach youth to use their visions for our future.

When it comes to tourism we need to look at non traditional. eco. Friendly

A park where people can work a carriage horses would be innovative- there is nothing like this around. Could we encourage and grow unique restaurants? family owned? build on own growing wineries? local butchers?

Tourism/rural recreation not supported

We don't need parks (dog or people)

In my opinion there is no need for parks in 'Southern Kenton County. There are plenty of parks in surrounding communities that are easily accessible.

Parks and like things bring people out of inner city. Look at Pioneer Park with drinking and drug needles around can't walk trail by creek and green space because green space was made into soccer fields. Peace gone. Who wants to take a relaxing walk around the noise shouting.

Kenton county has enough parks

Tourism is not appropriate for southern Kenton county.

I'm not big on tourism - I think we have a beautiful community and I'm against anything that brings more and more people here.

We have a winery on our little county road and the traffic is terrible. People come from there driving fast and they have parties so loud it is horrible. We haven't had a peaceful life since they came in. Nobody asked the people on the road for our opinion they just let them in.

There should be rules that they are following if they are going to run a business More entertainment sites bring outside traffic onto our little country roads. This is dangerous for all of us.

Another thing, I don't think that everybody riding horses and picking pumpkins is going to support too many families.

Zoning issues

I personally would like to see some development in rural Kenton County but I would like to see careful planning before implemented. It would be too easy to end up with a mess that would only lower property values. Would have to see some upper level shops, restaurants, etc. and still maintain a rural look to the community. Please don't turn us into Walton or Dry Ridge.

When a subdivision is allowed (how much) is more important than how many units it becomes.

The # of houses on a subdivided tract is not the issue, the criteria for allowing a parcel to be subdivided at all should be restricted. Property value can be maintained evenly by not allowing as much home construction thus holding up existing property value without subdividing.

Lot size options

5 acre minimum or rezone residential. We have to limit lot size.

I would like to see more development in larger parcels to maintain the rural community feel

Lots should be kept larger (5-10 acre minimum) to prevent farm land from becoming filled with subdivisions

Zoning Option was a difficult one. Logically I know that 1 acre tracts cannot be avoided forever and it is best land use. But 5 acre tracts are best for "estate" subdivisions.

I was very torn on the 3 options for the 75 acre tract. Option 1 would benefit the land owner ready to sell and provide more affordable lots to the buyer. I would love to live in option 3. Option 2 doesn't seem like it would look very nice-- too many different sized lots in one development could result in a haphazard appearance.

So glad our voices are being heard! If 5 acre lot sizes don't work, I'd support option 2 but really prefer option 3. Option 1 is not acceptable to me.

I prefer option 4 (lots being minimum of 25 acres or more) enabling more open space, farm activities and woods

On your lot size, if you use 1 acre lot size on 100 acres you get approx. 100 houses. If you use 5 acre lot size then you get 20 lots per 100 acres. Then it would take 500 acres to get the same 100 houses in & eat up that much more farm land. Because you still have 100 people wanting a house out in the county. So bigger lots eat up that much more farm land. Need to slow development at the zoning side & not allow every developer to build subdivisions.

Minimum new lot-size preference might be 2 acres. 1 acre is too small, 5 acres is pretty big (unless farming)

Is it necessary to regulate lot size?

Commercial development needs to be limited

Commercial development is best confined to already established areas such as around

Kroger, Walgreens, Dollar Tree, Subway, Advance Auto Parts, Sprint- around these areas by the 4 lane. This preserves rural lands allowing ease of shopping due to a centralized concentration of stores. Thank You!

As for designers/builders building structures compatible with the rural community – I might agree if we all agreed on what that really means.

Please keep warehouses and business parks in a commercial corridor and out of residential areas.

Zone to allow more commercial development

It's time to start developing this land. Need highways and good roads. Need new subdivisions out there.

This southern tip of Kenton county needs to grow. We have no convenience stores or other services would have loved to have that Dollar General Store close. I know people don't seem to want progress in their back yard but we need to get out of the stone age. I want better closer services. You have my backing for rezoning.

I love KY but please no more pizza places no more Dollar trees, general or anything else dollar to its name. Need another grocery store to compete with chargers. Need a place that sells fish, tired of burgers, no bass store need one.

More small business is ok

Do away with the 4000 sq ft rule no one could support a business that small.

On Question #2 - 4th item down - "Limit Commercial Buildings to 5000 sqft." this size potentially eliminates indoor horseback riding arenas from being built! EXAMPLE: My arena (under one roof) is 14,000 sq.ft. - Further explanation or exemptions for your friends in the equine industry should be included.

I would like to see our land re-zoned for commercial uses

Zone to permit more residential growth

People that aren't rich deserve the ability to own a house and 1 acre in southern Kenton Co. Because of the rough topography much of the land won't be built anyway.

Allowing 1 acre lots to build would not impact the area. Farms will still exist.

I have less than one acre and would love to build on it

Please don't zone (price) young families out of being able to raise their children in the rural area.

Zone mobile home parks to protect property owners, including the ones who live in mobile homes. They can be very desirable homes for some people. Everyone should be able to live in the country if desired.

I don't see that south Kenton needs to change a lot. Land owners need to be able to allow children to build on their land. No large development.

I would like to see our land re-zoned for more than 1 house per acre to make it worth developing.

Allow septic tank system on 1 acre lots regardless of soil condition if lot was purchased before regulation for septic were put in effect.

Build those houses with septic and water catchment systems / no sewer systems
If you don't put several lots on 75 acres won't have enough to rise up for services

Don't zone to promote growth of undesirable types

Stop the developments. Independence is turning into Florence - over crowded

Keep the subdivisions out. They bring crime and more drugs than is already out here.

No low income housing

I live in a shared ownership (27 residential housing) community with approximately 100+ acres of undeveloped land. We need help with planning and use of this land

Farms purchased and surveyed for residential lots should lose the agriculture property tax status and be valued based on the lots created by splitting the farmland, even if the land remains in agriculture use.

Try to keep trailers out. They devalue property

Limit ball fields and soccer fields to be part of or adjacent to schools and churches

Enforce zoning

Clamp down on the in home businesses.

Issues with Planning and Zoning as a department

I feel that we need to do something about NKAPC applying the same rules to us as they do people in subdivisions. Too many fees from NKAPC and stipulations on people who use their property. We are too restricted on what they can do on the land we own.

Dealing with the NKAPC is already a pain in the ass. Now we have another group that wants to control our land use. We pay thousands of dollars a year in county taxes and we get more and more restrictions. I used to think that when you bought land you actually owned something, but now I know that everybody that happens to drive past your property has a say in what you do

Planning and zoning dept. has become too much a role in the farming community they sometimes get confused that farms are excepted by law from planning or zoning rules and regulations I am tired of calling their dept every time I want to drive a nail in a piece of wood. If you want information about my position- please call me- tony watts- 859-356-0191

Planning and zoning is hard to deal with and expensive.

A business was established on this narrow dead end road. We were never consulted or informed of this noisy high traffic business. This is supposed to be a residential neighborhood. I would like to know who makes such decisions

Zoning related to sub dividing lawyer suggested I deed the house on the farm to myself and husband - because of existing driveway locations was unable to deed 1 acre without moving driveways etc. Totally ridiculous as they were already existing.

Cincy Eastern Bypass

Simply oppose

Many of the questions seem to be contradicting some other or at least opening other doors. i.e p5. article why would we want to support a study when we are opposed to a bypass destroying our back yards and then giving way to high speed and destroy tire traffic?

This question borders on ambiguity, simply stated, i/we want neither a bypass or a study

The eastern bypass is a road to nowhere in my opinion

I feel that a Bypass road like the "Cincy Eastern Bypass" would be detrimental to the area. That is the strongest feeling I have concerning this survey.

Don't like the Cincy Eastern Bypass plan at all, not needed.

The Cincy Eastern Bypass is not needed or wanted, it has no purpose

NO CINCY BYPASS!

Do Not Support "BY-PASS"

Stop the bypass.

No interstate

Stop the Cinci-By Pass!!

Just say "NO" to the Eastern Bypass

I DO NOT WANT THE NEW ROAD

Do not want Cincy eastern bypass!!!

We **DO NOT WANT** a new highway back to Cincy right next to us! We strongly oppose construction of a " Cincy eastern bypass" 27S is already a Cincy bypass highway

Do not need new highway

Keep development north of Hwy 16. Cincy Eastern Bypass will do nothing for southern Kenton county but cause problems. Keep a bypass north of Hwy 16, use the hwy 536 project.

The area along the Licking River in Kenton has not changed much at all since I lived here. The Cincy bypass would be in my back yard. The Cincy bypass is unwanted and not a good option for South Kenton co

Oppose not needed - relationship to widening of 536

Cincy Eastern Bypass can should be Unnecessary if were already remaking 536!

What happened to the 536 proposal?

Why wreck the farm land re doing 536 if we're going to add another whole Hwy?

Would the Cincy eastern bypass replace the expansion of the 536 widening project?

Concerning the Cincy eastern Bypass! I thought that the enlargement and straightening of 536 is going to proceed. Then why would we need the eastern bypass?

I would rather have the eastern bypass than have the extension of 536. If we had a choice neither would have a chance. People move out in this area knowing what they are moving to get away from all of the congested areas. They know and do not mind driving a little bit extra!

Oppose because of impact on rural character and/or agriculture

I firmly believe that the "Cincy Eastern Bypass" would bring absolutely no benefit to the residents of southern Kenton County and nearby inhabitants. This project would essentially destroy the rural nature of southern Kenton County and possibly introduce many adverse unintended consequences to the area. To my knowledge there has never been any evidence to support the need for such a project which would justify the cost and inconvenience that it would create.

Keep it rural, no interstate

Not happy about this (Cincy-eastern bypass) proposal as it runs very very close to many of the farms we get hay to feed with. Where will all the wildlife be forced to go? Where will the farmers raise they crops? I drive over 30 miles to go to work and have done so since 1986. When I get home I leave all of the hustle behind. This could make us move Stay rural, no interstate

Keep it rural- the bypass road proposed is the opposite of what we are trying to do and what we want. Any politician that supports it or even studying or contemplating it should be voted out. We fought against the cross co hwy 30 years ago- bad idea then bad idea now.

Bypass will ruin any attempt to maintain rural living along route. I own land on Green Road.... I thought 275 would bypass Cincinnati.... we don't want this bypass... However I know there is no stopping it. Kentucky's rich history is being destroyed one highway at a time

I feel this is a bad idea. Keep this area rural. The new 17 and 16 are enough for the next several years. Strongly disagree with this bypass.

I don't believe the "Cincy Eastern Bypass" is a good idea for Southern Kenton County. If that goes thru then our right to stay rural is going to be lost.

I do not support the bypass at all but specifically passing through Kenton County. Keep Kenton County rural.

Stay rural- no bypass- terrible idea- pandering to rich developers outside area

The bypass, if ever built, should be farther north, preserving the rural countryside from Nicholson southward

The Cincy bypass concerns me. Why build a freeway we have enough. It could really have a negative impact on my rural life

I'm not sure how this would benefit local residents on increase or improve our homes or life styles.

My reason to disagree with another highway is it would destroy farm land

The structure of some of the questions makes them difficult to answer. Our family farm is right at the Cincy Bypass proposal. I am so opposed to the development of this area as commercial/ industrial/ etc. KEEP IT RURAL!!! Our state needs to focus on smaller carbon footprints not expansion efforts.

I live in the country for a reason! The bypass is crazy, I live in the bypass area and it would ruin the part of Kentucky that I have lived in for 32 years not to mention generations of family that has lived on the same family farm. PLEASE HELP!!!! STOP IT!

We strongly oppose such a bypass and really would prefer such an idea NOT even be studied. That proposed route would radically alter much of Southern Kenton county's charm and appeal.

We need to ensure that the proposed "Cincy Eastern Bypass" does not happen. The people who live in this area do not want development. That is why we live here. We like

peace and quiet. We like to hunt and ride motorcycles on our land. If they build a highway through here, all of that goes away.
I do not want the eastern bypass to go through my back yard. We do not need that. I love living in the county and want it to stay that way.

The Cincy Eastern Bypass Proposal is news to us - and very alarming! The charted route in this survey would pass just north of our property and no doubt result in both noise and air pollution that would impact our quality of life.

No to Cincy Bypass! No Interstate traffic noise needed here!

My reason to disagree with another highway is it would provide another route for drug traffickers

We don't need a highway we have enough trash driving passed our homes

Anything ok to I-75 and US25 but limit severe light, noise, dirt, pollution etc. wouldn't like extra light and noise. Lead pollutant concerns me and extra noise

Oppose because it will lead to more development

If you build the bypass thru Piner it will cause new development and there are not sewers in place to handle any such development. The natural dividing line is provided by the natural water shed that exists. Ky 16 North flows to Ohio River via Bank Lick Creek and Licking River. South flows towards Pendleton Co. where no sewers exist and would be cost prohibiting to build
The Cincy Bypass would be the death of southern Kenton County. with roads comes people, with people comes development. its a never ending and ugly cycle. Look what happened to Independence when 17 became a 4 lane. Look what happened to Alexandria when 27 became a 4 lane. Southern Kenton is the only part of Kenton county left that hasn't been molested by development. Please stop and leave it be. Preservation is what our elected officials need to focus on, not development. We've had enough of that!

The bypass would be convenient but I don't know if it would be worth the loss of private property to build it. Also once built the next thing that would follow would be industrial areas along the route which at one time were agricultural lands. Now that I have written this I feel that I am totally against it

The proposed bypass seems to be unnecessary to me. I don't see where it will grow the economy of our community except to bring big business that we don't want.

New roads equals more cars and more people

Oppose and will move if bypass comes

DO NOT ALLOW CINCY EASTERN BYPASS. We moved to this area to be away from loud noises and light pollution. With the creation of that bypass, these reasons would no longer exist and we would move!

My residence is located within half a mile of the proposed Cincy Eastern Bypass. The traffic and noise produced by the proposed road would completely disrupt the lives of my household and make continued living in this area a nightmare. I would be forced to strongly consider uprooting my family and selling my property. We moved to our community for the quiet rural

setting and a respectful community. The very fabric of this community would be disrupted by interstate traffic barreling right past our property. Please do not support the proposed Bypass

Just study impact of bypass or alternative routes

I prefer the last study of "Cincy eastern by pass thru Piner then east to Campbell County

Select a site through Grant and Pendleton counties less populated property cheaper!

Eastern Bypass is too far south in your example. Extend I-71 from its intersection with I-75 and head east thru Nicholson would make more sense.

On the Cincy eastern bypass (while spent extra money for extras off of I-75 and build under pass under the railroad when you have a four lane highway exit at the Mary Gibbs highway to I-75 all ready built. A loop looks like a big waste of money can tie end at 17 with in a 4 lane highway also

We do not need a outer bypass to connect 471-south thru Campbell County turning west thru Kenton into Boone- and then connect to 71 toward Louisville- that will reduce traffic on 75 and cut in the hill. "NO TOLLS"

The study of Cincy Bypass- I want to know how that will affect the traffic on Moffet Rd? will this include better road for miffed and speed control including reduce of speed limit?

Connect I-75 to KY 16 is the only southern "bypass" worth considering

Bypass too far north- try county line area

I would like to see a 4 lane by pass through Grant or Pendleton county. It's not as populated and land is cheaper

Support bypass

The new bypass would benefit the area by providing new job opportunities as business lines the road it will raise property values it will help relieve traffic on the small country roads.

The new road is the best news I've seen to help this region in a long time!

Cincy-eastern bypass would GREATLY benefit those who commute from south Kenton to I -75 south everyday for work.

I would like to see southern Kenton County remain as rural as possible. However, if a cross county highway is deemed necessary, then I would favor the Cincy Eastern Bypass over the proposed KY536 construction project now being studied.

LETS DEVELOP SOUTHERN KENTON COUNTY. WE NEED IMPROVED EAST + WEST ROADS! CINCY EASTERN BYPASS WOULD BE GREAT!

I support the bypass. I believe this will help traffic, bring lumber jobs, new retail. These would help serve the community and take a burden off of the county roads.

Need bypass

WE NEED IT OPEN ROADWAY

I believe the main thing to keep ahead of is building roads that will take care of the future traffic when south Kenton county expands in population

I live on 83 acres in Pendleton co.- 1 mile from the Kenton county line. We raise cattle, hay and garden. The Cincy Eastern Bypass is greatly needed to help with our crowded road ways and will be much better than widening roads and sometimes keep hills. I hope it happens in my lifetime.

We need to provide infrastructure to allow east west travel in southern Kenton County

Need closer view of where the road is going through. Can't tell by what you have provided

Road improvements

Hwy 536 comments

Rt 536 needs widened from Dixie hwy to the Campbell county line. it is too narrow for the semis and delivery trucks, most of which drive left of center.

I oppose the 536 corridor and want less commercial growth.

Ky-536 very much needs improvement for safety of existing east-west travelers.

I would strongly encourage something be done with KY. RT. 536. to alleviate congestion and confusion while traveling through Kenton Co.

They haven't widened RT 536 so why start the Cincy ?Eastern Bypass? How long will take to complete the RT 536 widening?

No semis should be allowed on Rt 536. (Visalia Rd hill)

I would like to see the get started on 536 as soon as possible because the road is very curvy and hazardous to drive on.

ref. planned 536 modifications. I feel taxpayers' money would be saved and better spent by widening and fixing known dangerous segments of 536 with as little imprint to land/homeowners as possible. There are plenty of existing routes to transition across counties without creating a new route.

Other road comments

We need to maintain the roads we have!

Consider wider/better road- Marshall rd. north of Stewart dr.-

The roads of South Kenton Co. are deplorable! They are narrow, no shoulders, no guard rails ignominy places where guard rails are needed, winding curves that simply follow the contour of the land and bordered on both sides at times with light poles. For example, on the west end of Green road, there are sections of highway that house utility poles on both sides within a foot of the pavement. To travel this segment makes one feel like you are "running a gauntlet." it is very dangerous still the utility company (Duke

Energy) and the cable companies put in new or replacement poles in the same areas 12-18" from the edge of the pavement.

State and county roads improved for the safety of school and property

Budget allowing at resurface time, make improvements to widen, straighten, flatten, enlarge intersections not major rebuild-small improvements

Need to repave Cruise creek rd

Better rain ditches and culverts.

Lack of maintenance on ditch lines and drainage lines mud on road overtime it rains from traffic at salvage yard on usv25 and it's been going on for years nothing is ever done about it.

Have the state repair all aprons on side roads due to plowing snow etc. adjacent to state roads. Provide decent aprons to side roads after resurfacing state roads.

We recently moved to this area. Concerns that hit me include lack of berms on roadways making walking/ biking dangerous.

Rural roads will require widening when the population increases near the new residence sites.

All roads need repair, widening, serviced (we pay transportation tax)

Road to Rt 14 (Carlisle Rd) needs to be widened

Need bridge access linking River Bypass Rd. from 75 to Carroll Co. (regional park)

I think they should fix the Brent Speech bridge, not put in the CEB. It doesn't really impact me, but I hate to see a highway running through SKC.

Lower speed limit on ky. 17 from independence through pine to 45 mph-every time I drive this road @50 mph usually depending on road conditions- someone zooms up on me going 60+ and rides my bumper being not 3 feet behind me- I do not drive too slowly- just more safely.

I have seen drivers pass school buses in the same manner.

We recently moved to this area. Concerns that hit me immediately excessive speed on roads (25-Dixie hwy)

Our house is on the corner of 536 Visaliard and Staffersburg rd. we have lived here for 17 yrs @ a 3-way stop and nobody obeys the speed limit or the stop signs. we've had dozens of vehicles of all kinds in our yard. We have purchased a half dozen boulders to attempt to put a stop to the damage and before somebody drove thru our home, which sits pretty far back from the road. we had a very serious accident app. 4 years ago when a construction vehicle ran the stop sign @ 4:30 am actually hit a boulder, drug it thru the yard, and missed our house (my son's bedroom) and a huge Bradford pear by feet.

Please, please do something to divert the traffic away from our property. In the meantime, put some guard rails up and put a few county or state police officers @ our corner. they are very familiar w/ property and curve plus they would make their quite in one day....

We live 500 ft down private drive I had to have a light installed at the end so children could be safe waiting for bus. Multiple crashes at curve in road. Kenton county refused to pay for street light to keep kids safe at bus stop. Have paid for street light not even close to house so my children, neighbors children, others can be safe early in the morning.

I live on Maurer Lake Dr. which does not feel like the more rural area of South Kenton.

This is a dead end street and has a wonderful peace to raise our 4 children. The children are gone now; shopping is very inconvenient and I miss the better upscale restaurants being closer. (it is getting better.) The completed 4 lane has been a big help. / good luck!

Very heavy traffic on Bracht Piner rd. You can't get out of your driveway. To much traffic from Bracht Road to U.S. 25.

One of my concerns is heavy truck traffic on rural roads. The narrow roads were not meant for the heavy loads they carry

When there are events at the Kenton county fairgrounds either police or the people who park cars at events should also direct traffic leaving these events. I have had several cars crash on my property because the Kenton county fair board doesn't care if anyone is injured or killed leaving the fair but they make sure someone is there to park them.

Build better roads

Internet and cell phone services

WE NEED THE INTERNET!!!!

This is what has been long need for our area!
However, I would like faster internet service
We need access to reliable internet.
We don't have email services.

Access to high speed internet would be beneficial for those trying to further their education, but are not able to do so (reliable high speed internet).

The lack of high speed internet options causes a disadvantage to students etc that inner city students have

High speed internet.... all that is available is Cincinnati Bell dsl (which doesn't work because we are too far out..) or satellite (which is very expensive). I think this deters a lot of ppl because we are so dependent on it for school work, on line education, entertainment. so if ppl look to move and this isn't available.... they look elsewhere.

It's very frustrating that 2 miles of Madison pk. (between Hempfling rd. and Bracht pine rd.) that there is no high speed internet. Cincinnati Bell put up the fiber optics line in Dec 2014 but they will not update the box at the end of Hempfling rd. I've tried for 10 years to get Internet so I don't have to go to the library constantly to do high data downloads or online training for my job. Any help would be appreciated. Thank you!

Of all the questions on the survey, the question about the internet is most important to me. Our internet with Cincinnati Bell is horrible at best. I like to be able to review sale ads at local stores before leaving the farm as most everything is at least 20 minutes away. This is impossible as the ads will either not load or take 15-20 mins to load. Looking at the ads saves me time and money. Both of which are needed to help me efficiently run my farm. In addition, there are times when I need to order parts for farm equipment that are unavailable locally which can be nearly impossible at times due to horrible internet service. I also cannot advertise any of my products as I can't get the internet to respond. Please fix this

High speed internet and reliable cell phone service is very important. I cannot shop online for items needed on my farm with the terrible, unreliable, slow service that we have now. As for the cell phone service, there are many times when working on the property that I need to contact someone for help (could be 911!) and I have no service. Most of the time I am doing this by myself.

We need cell phone towers now! no service near white villa c.c Decoursey pk.

Better cell coverage- the limited coverage we currently have makes it harder to get assistance in emergency situations

Comments on industry in western edge of South Kenton County

Industry (other than that which already exist) is inappropriate for South Kenton.
No industrial use

I live on the western side of southern Kenton county I would like to see the Industrial zoning changed. Why push it all off on us?

The people in southern Kenton co. deserve to have nearby business or factories so that they don't have to drive so far to work. The area between I-75 and the railroad would be well suited for that. The Grant County industrial park already has Wolf Steel and they don't hurt the rural image of southern Kenton co. Along I-75 and the railroad a peaceful rural setting is hard to find because its already a busy noisy place full of cars, trucks and trains. I think that additional development in this area would have little effect on the rest of southern Kenton co.

Manufacturing in expressway area is ok

Crime issues

Kenton county police should patrol speeding in neighborhoods much closer specifically Bowman road. I have lived here for years and watched a rapid decline in quality of living because of the drug activity that takes place near the end of the road. My daughter has nearly been ran over by people speeding and racing up and down the road. i have reached out to the police on more then one occasion regarding this issue and nothing has been done.

Heroin use by far is the biggest problem we have in Kenton County. I own a business in Independence and live on Deloursey Pike in Morning View

Take care of the drugs and don't wasted money on paper, because its a waste of time Also, there is a drug problem here. It contributes to home burglaries and homeless people sleeping on open land and the woods. I know some of it is coming from Boone County. Kenton county needs to work with Boone county on this problem. It is really getting scary!!

The gravel haulers from Butler coming into Kenton co via highway 17 need to be patrolled. These trucks are breaking the law on tonnage they are carrying and most importantly running way over the speed limit. Patrol Highway 17 at the south end of the county.

Complaints have been made several times but the police won't sit out here to catch speeders and druggies.

We need more speed limit signs and enforcement. There are too many noisy, speeding vehicles on roads.

We do not have enough police (county) patrolling the roads in southern Kenton County. I actually work with a girl who her and her boyfriend drag race on the backroads all the time. She said she goes to NKU and the minimum speed she does is 90 miles an hour. She said 80 to 85 is way too slow. I said aren't you concerned about having a accident or killing someone. She said no. She already had an accident and oh well. She said she has a Honda Accord Vortex and said it goes up to 150 mph. I said how do you know. she said I have already done 130 mph to try it out. She said when going to NKU traffic is

bad and trying to get there in time so her and her girlfriend do at least 90 mph to get there. She also told me that her and her boyfriend were drag racing one day and a deer ran out (and it was a buck) and it turned up like a wishbone because my boyfriend was going so fast. he was actually going to stop to cut of the head! Just think she is 19 or 20 think about other young people doing the same thing!
Cars are going too fast on Green Rd

Need more restrictions for ATV use

My biggest concern is when there is subdivision development there are always parents who just have to buy little Johnny that ATV or motorcycle when they only own 1 acre. "Well look at those woods over there across the creek". "Nobody uses that anyway". People just don't respect others property these days.

Need more restrictions for shooting guns!!!!

Restrictions on use of firearms too dense of area for shooting of guns
We need a gun law. Shooting a gun to close to another dwelling or within so many feet of another home. / VERY IMPORTANT

Please control trespassing on property

Biggest issues include unsafe driving (speed, texting+ duo), littering and the occasional trespasser.

No need for new services

When you ask such questions (parks and other projects paid by we- taxpayers) you should know you'll get plenty of support. See if you can take a survey to determine how you want your tax money spent instead of asking what people want!! Our county gov. should be working for the tax payers- not trying to fund more silly ways to waste \$. Look what a monster you've made of sanitary district 1- "tax; raise tax & do it again,"(the rates that is)- then blame the spa for what they volunteered to do!

Other public service comments

Water would be much appreciated on Orefander rd.

How about something SPECIFICALLY for Southern Kenton Co. WATER.

My big concern is everyone should have access to city water

City water

I believe having city water is a must. We live on 177 and currently have a cistern. There is city water on both sides of our property. Very disappointing to not see this as a priority to south Kenton county residents. We should have access to common necessities.

2015 growth/ installation of drinking water piping stopped less then 1/2 miles from my residence. This utility should be run the remaining distance to the Campbell county border on 177.

Water be available if wanted but not at such a large expense

My wife and I own property at 15586 Carlisle Rd. In 2008 we were the only couple to put up a deposit to have city water put in. So they stopped at the top of the hill, we would love to have city water on our property.

We like how it is except for water

I hope study of public transport will be included in the future studies of NKY! Thank you for your work on this study!

We need bus service R# 177 and 1930, park and ride spots
Bus rt. and park and ride parking lots

I am sure you know that Rt 16 for most of its east/west location (thru Nicholson) has been called the county divide. meaning water on its north side flows toward the Ohio river (ok for public sewer systems). water on its south side can only flow southward away from the Ohio river and its many sewer plants. this could only add sewer and storm water problems for any high density building in these lower southern Kenton County areas.

No real public sewer accession the south side of Rt 16 because water flow only south there. At high density new public sewer system with pumping station would be needed.

Why is Kenton county divided into two parts- north and south? The north gets modern Conveniences and the south gets yester year conditions systems, septic tanks
South Kenton- Morning view) Kenton needs a small market i.e.: IGA and gas station and restaurant besides Visalia market -they overprice products in a low income area.

The fire department could not support the proposed type of industry

We need to build another high school. Simon Kenton is already over crowded

Additional utilities i.e. gas/water and newer electric (higher capabilities) should be installed before residential growth.

Litter - community clean-up

One additional comment: As in many rural areas, debris and junk is a problem. Nobody's fault. No blame. Many people like their stuff, which is mostly okay with me. However, we could use a better service or opportunity for cleaning up dumps and getting rid of stuff that's no longer desired onsite. I don't believe that's the county's responsibility to pay for, but some help or guidance on property clean-up would be great. (If it's already available, sorry that I missed it!)

Make people clean up their property etc. cut grass, make repairs and throw away trash
It would also be nice for the properties and yards of these farms/homes to be maintained so as not to detract from the naturally beautiful landscape that draws people to the area.
Even though we live in a rural area, that should not mean "trashy," and neighbors should be considerate of each other in maintaining their property and taking part in their hobbies

Post litter fine signs- free refuse signs so people don't dump roadside (Kenton free trash day/ dumpster and signs.)

Way too much trash is being thrown along roads.

At 8769 Locust and Pike, Duke eEergy has a mess of poles been there for over a year.
DANGEROUS!

As a south Kenton co property owner I would like to see the county clean up the back roads.
Tourism would not be very good. The citizens group needs to take a ride and see the trash.

Please control dumping debris on land

Let's keep Kenton city clean! Uincorporated! What business are here need to be held responsible for messing up the roads! e.g. the recycling plant south of Walton, loud and just can be seen on US 25 all the way to Walton, plus its very unsightly! The same goes for the junkyard, and the two garages adjacent to Eads Rd, they need to clean up the place!

Too strict on keeping place clean from farm equipment. We are in the country not in the city.

Want limited government and less interference in property rights

I want limited government in all ways possible

I want limited government. I do not want a group such as this deciding what I can and cannot do with my property at any time or in any way!!

We have 12 children and 46 grandchildren and do not want unnecessary restrictions on their option for use of farm and forest.

This is a waste of time. Let the man do with his land as he wishes. Freedom!

We also need to give all land owners opportunity to utilize their land as needed for them not decided by and government!

Personally I am not sure what she is trying to say. Why should outsiders influence my usage as long as it is legal and not affecting others.

LEAVE US ALONE! LEAVE OUR PROPERTY ALONE!

We need less government telling us what to do, how to live, how to act, or anything else. The government has forgotten that they work for us!! I believe in smaller and smaller government. let the people live!

We don't need more rules and regulations

I moved to south Kenton County to avoid the burdensome regulations of the subdivision I used to live in. I think a person has a right to do with their property whatever they want to do as long as it does not infringe on their neighbors. I do not think additional regulations will be good for anyone.

DONT OVERBURDEN US WITH TOO MANY REGULATIONS. SOME ITEMS YOU RAISED QUESTIONS ABOUT IF IMPORTANT THEY WILL GET BUILT IF NOT IMPORTANT- IT WONT HAPPEN. WE DONT NEED HANDOUTS AND GOVERNMENT HELP OTHER THEN POLICE AND ROADS. INTERNET IS AVAILABLE FROM PRIVATE FIRMS.

Listen to residents of SKC on important decisions

We really appreciate the time taken to ask the opinions of residents of south Kenton. It makes us that much more pleased with our decision to relocate and purchase a home here. We look forward to more surveys

I really would like to have a say on development in our community!

Thanks for making me a part of the decision made in my area.

Consult constituents before decision making

Many thanks for the new leadership in Fiscal Court. Still have work to do re incompetence and ethics within boards and commissions. Thanks!

Maybe the court here will wake up? -- the old farmer

What good is this survey? People in charge do what they want. We do not matter, that is what is so sad.

I own 4 properties, all in So. Kenton, I got 3 envelopes and papers! #7554, #7561, #6505. I did not get one for the property on Elliot Road, for the past I've had some very ugly problems with Kenton County, some bad, hard to forget memories, resulting in my not trusting anybody. I would like someone to know me and my story, or at least listen once, so I don't want to be anonymous, I'd like to someone to know, how seemingly unimportant decisions made by administration affects us "poor people" out in the country that they haven't until now even considered to be anything but tax payers who don't know anything. I've been to a lot of your meetings and really did appreciate them, and the fact that finally we've been noticed out here in the country. thank you,

Thanks for considering us, the residents, before making changes. Many ideas sound very promising

Thanks for Asking - No one Knows where South Kenton County is- Except or until Taxes are due!!!!

If you want urban amenities, stay there

People seem to move to rural areas, and then complain about the lack of services and amenities like those offered in suburbs. If people want the things offered in suburbs, they should move/ stay in existing ones.

If people want to live in the country don't complain about the area you live in.

Other comments

Too much light pollution in S. Kenton County

Good to see you working on some "long range plans"

The statement about what is done with your land, I had to answer nothing. It is cut and mowed just for residential yard and pleasure.

My home is just for living and to enjoy as my home.
2 adults on 20 acres / 2 adults 1 child on the 58 acres

We lived on the farm for 35 years. The tornado took our house and farm we live in the city now. Too old to start over!

I just know this area needs more than a highway. But I guess with it we would get other thing we need

I have two vacant building lot and two wooded properties that are on the market.

I haven't answered most of these questions because they don't pertain to me or I didn't understand them

I did not answer several questions because I did not have an opinion one way or the other

I don't live in the area, but I am very interested in the up keep of property values.

Wasn't sure if I should still fill this out. based on the 20 years I lived and raised my family in Independence.

I no longer own property in this area thanks.

I live in north Kenton

I am partial owner of this land and live in what I would call more central Kenton county.

There has been a good deal of business in this area.

Being on northwest side of Rt. 16 I'm considered n. Kenton Co. So I shouldn't be answering these questions. They are for those living south of Nicholson. This is a good survey. I am interested and enjoyed receiving it. thanks

We do not live in Piner. I rent the house to help pay property taxes

No longer own property in south Kenton.

Thank you of doing this survey!! Love it!

My land is land locked

Nice survey

As a side note if lawmakers, your elected officials have their way all the vacant, open & small farm land will be taxed away in Kentucky & land values will drop. Family farms & land will be gone forever & developers will get the land dirt cheap. They need to stop taxing every utility, vehicle & insurance policy in Southern Kenton County then wasting it all so they don't lose it. Bigger & bigger libraries, bigger golf course and detention center, they all cost the tax payers millions a year to operate.