

Kenton County Community Engagement Sessions -- 2/4/25 & 2/10/25

Roundtable Feedback & Comment Cards

The community inside and outside the focus area do not want this SRI to proceed. The community does not want a new exit.

This meeting and the representation that showed up is a "loud" opposition to your "regionalism" plan. Where do you think all this traffic would go from this I-75 ramp to secondary streets? We moved here from Union which has become congested and overcrowded. The reason we moved to Kenton is for a rural setting and I would bet, the people that took their time this evening are here for the same reason. I don't buy the proposition with all the available property in Covington, Independence, Florence-Boone County that we need to move into rural Kenton CO to rezone property.

How will a new interstate exit affect the rural character (see comprehensive plan) of South Kenton? Especially East of 25.

Focus area 2 "requires" a new interstate exit near Bracht. This exit is not wanted by the community because it will destroy the character of the community. Therefore focus area 2 is not feasible.

When will a decision be made about I-75 interchange? You say Kenton County no but state, how do we know those plans?

My property backs up to the weigh station. I live on Eads Rd, right by the expressway. Are you moving the weigh station? If so, where?

Would like to see better community infrastructure instead of focus on commercial or industrial development.

What is driving the new exit and what problem will it solve?

Is this different from the 536 road improvements and the private development?

How will truck traffic be managed- how to keep it off residential roads?

Instead of a new 71/75 exit, can we update the Walton & Crittenden exits?

Percival, Rich Rd., Parkers Grove Rd. & Paxton all need work- school buses have trouble (widening, shoulders, etc.) & Walton Nicholson

Interaction with Boone County development- trucks are already coming onto Kenton County residential roads.

Boone County Flying J is not big enough to service increased trucks and the roads are not big enough to get the trucks there.

Want FC to adopt resolution opposing E.D by KYTC for any new interchange.

Current infrastructure doesn't support it.

Plenty of space on 3L HWY.

14/25 interchange- traffic congestion- need round about in place.

Road infrastructure is already undersized with safety concerns. How will additional traffic be supported.

Don't have the schools. More business= more infrastructure, and people that we are not prepared for.

17 has band aid road solutions that are not being fixed or not fixed the right way.

Roads are already bad and more will make it worse.

Expansion of side roads to support capacity increases.

Where would the new I-75 interchange be sited?

Will the weigh station on I-75 be closed?

Concern that improved infrastructure will drive further residential development and use of farmland.

Questions about planning for interstate interchange.

No new road projects or zoning.

Concern about interchange.

Concern about widening 25

Maintain the roads we have before building new.

Is this strictly for infrastructure?

Is DOT in the room? And where are they?

More clarity on the road piece. Why are we talking about the end and not the current.

What is the partnership with KYTC and Kenton County? Does that include manufacturing?

Is 14 going to be widened?

We need improvements to existing local infrastructure.

How is the new Richwood exit integrated?

Trucks already bypass.

If interchange goes in, the green area will be hard to keep.

25 is not going to support traffic.

Where will the interchange be?

Whose decision for interchange?

25 has to change.

Will development bring in better infrastructure? Could homeowners tap into it?

Is there any knowledge or plan to widen 25?

Does Kenton County and the state want road improvements?

No roadway improvements, no interchange.

New exits? Will this be public?

New roads? How will this affect property?

Concerns about safety with potential freeway expansion- already too much traffic and accidents.

Does freeway/interchange encourage further development in places where many do not want it?

What specific changes to infrastructure would this entail?

Truck traffic-roundabouts, how will that work?

What about autonomous trains in this area?

How are road improvement projects and priorities decided?

Interstate ramp may interfere with property.

Heavy truck traffic on U.S. 25

Copart expansion(new 173 acres)

Eads Road/U.S. 25 intersection improvements

Is 25 ready for development?

Solution is to build bigger roads.

Enough infrastructure W 17 and 536. Why force another area?

KY 536 consider this instead

Is Boone County improving 25? They would have to improve it.

Additional truck traffic in Walton and Crittenden. Concerned due to lack of infrastructure.

Exchange/interstate-concerned it will still be owned by state.

25 is on the tracks- how to develop over the tracks?- starts to encroach into Boone and Grant

NKY Eastern Bypass- 20 year study has been done, will this not happen due to Companion Bridge?

HWY 22 widening- why would there be another exit by Crittenden?

Concern with west of 25, stats to drive issues for Walton exit.

Not opposed to business, but traffic concerns

Roads and infrastructure are not there. Money is also not there.

If the proposed interstate ramp is not progressively planned, then why are the 4 images so detailed as far as which properties would be impacted?

Does this reactivate the Eastern Bypass discussion?

Impact of traffic and public transport that will be needed for this proposed infrastructure?

Why is the county considering coming east of 25 in Focus 2- is area in green planned to stay agricultural?

Need for landing strip?

Don't want 3/4 lane highways

Doesn't seem like manufacturing would create less traffic than industrial. Where's the data?

Would expect between 25 and 75. That is not focus area 1.

Is there going to be another road to access Glenhurst neighborhood?

Property in county border on 25 and some land further south to the east of 25. What's the intention for 25? It is already 3 lanes and where do you go without taking people's land?

Existing infrastructure improvements to Bracht-Piner.

How do you integrate the railroad into these plans?

U.S. 25 widening timeline and may lead to rezoning if widened.

Want the area rezoned back to agricultural

Mullins-not reflected accurately on the map-it's larger than shown.

If nobody wants to sell- where does the land for the projects come from?

Boone and Kenton land use for Area 2 does not align.

Orange zone- no access to property due to stopped trains. -Explore getting service roads or making trains shorter. Ask Norfolk Southern to contribute to cost of service road if crossings can be zones

More narrowed-in maps, more detailed maps accessible to residents with better info-more clear/visible.

What is planned for the area unshaded on Maher west of county line? Specifically, Maher and Graven.

If this goes through, what design studies or regulations will be considered?

Explain the differences. Not everyone know what could be in that zoning?

Concern: there's no buffer to keep heavy manufacturing from coming in, especially for subdivisions.

Focus preservation area: is it accurate on the map?

Zoning- example neighbor wants to rezone to industrial. Will this affect my zoning?

Land use vs. zoning.

Property was rezoned for Arlinghaus on 70 acres for few acres.

How can we have the goal and a defined area but there are no roads. i.e. money and design by KYTC- Is that the tender?

Who drew the lines for Zone 1-2?

How does rezoning impact land for future development?

What is the area past 25-is that area warehousing or manufacturing?

East of 25, will that be rezoned? Some maps were showing rezoning all the way into the S curve on Bagby.

Would like maps where we can see the roads and properties.

Where is my street on the map?

Maps on website do not reflect what we are seeing in print tonight.

Where on the website can I find an accurate map?

GIS should have this map available.

Why were houses able to be constructed in areas where land use is industrial?

Show recommended land use at time of permits.

Inconsistent mapping

Is there a specific plan for recommended land use where maps show agricultural and industrial? Which one will it be?

Streets and marked railways on map would be helpful.

Can the county come back and change their mind and change zoning?

Concerned about going from industrial back to agricultural or residential.

Will you go after land that is zoned industrial first?

Focus Area1 zoned as industrial on the map but not seeing it on PVA.

Map with addresses and closer zoom in.

Streets/Dixie need to be visible.

Property lines and existing uses

Existing utilities on map would help too.

Industrial zone not listed on PVA site? Need to check.

Why not abandon Zone 2 and just focus on Zone 1?

Will there be buffer zones that separate residential from future development?

Where are the buffer zones in these focus areas if you want it to be industrial?

Is county open to rezoning area?

Change industrial zoning to agricultural zoning.

Address amending the zoning text-industrial use is not currently there

Focus Area 1- S Banklick area says it is already zoned industrial- 2008 community survey voted majority to keep rural

Land investors are buying land based on land use.

Focus Area 2 top blue section says "unlikely industrial" zoned ag but land use says industrial?

Concerns over land use maps, who updates them?

How many decision-makers live in the focus area?

Focus area 2 near downtown Walton- developers promised a buffer of live vegetation but bulldozed the existing treeline. Replaced with a few 3 ft trees. Semis traveling down Percival, which is not safe for large vehicles. Residents were told that the building would not bring extra traffic into this area, which has proven to be incorrect.

Will there need to be an impact study in recommended industrial areas?

All we see is warehousing. Where is the light industrial?

What is the likelihood of industrial development north of focus area 1?

How will you regulate light-tech manufacturing?

We don't want Boone County and it feels like a competition.

Who are the developers that will bring money to make this happen?

If we are surrounded by industrial where can we move with money we get for our property at that point?

How long will existing warehouses be empty?

Do we really need more space for industrial? Have we built enough?

We should have a program that connects farmers to properties where the land owner wants to keep it a farm, but they can't farm themselves anymore?

Use Sparkhaus and BENKY to create jobs.

Any time zone changes to industrial, property owners lose.

Keep multi-generational history. -Something to pass on, it means a lot.

Housing shortage- should we address that before building industrial? And if they take our land, where do we go?

How will new tax \$ be used? Will it be reinvested in South Kenton?

Empty warehouses- seems like a perpetual cycle of turnover.

Any developers or manufacturers actually expressed interest? Or is this based on BENKY data predictions? Are we offering up prematurely?

Concerns over many warehouses that are gutted and available

Do you care more about big money than the people? New companies get tax incentives and don't pay fair share.

Put all the jobs from Amazon in the empty buildings.

New Richwood makes things better unless you have something abnormal.

You might not put it in Aosta Valley but they will be impacted. How do you get people out?

Is there a comparable plan to show how they are planning for it?

Concerned about developers=private individuals buying up land.

Wealthy driving working class out of South Kenton County.

Moving and selling our land is not an option.

I don't have enough land to profit from selling, so it will harm my family financially. Landlocked by industrial.

Concerned about type of business coming.

I don't think you'll get them to come, it didn't work in Hebron.

How is the manufacturer determined?

There is a lot of available plants/space in county/region

Mention local business developers; the rule is generally out-of-state developers.

Boone County Fiscal Court took official stand against any development that creates truck traffic.

Seems like there are already developers lined up.

What businesses? Who will profit?

Plenty of warehouses could be used.

Should we stop distribution?

Any model the county is looking at?

No guarantee that manufacturing is better.

What defines a high-tech manufacturer?

How do we get Pendleton County to buy in? make some improvements and shift to Pendleton.

Where did the funds come from for this investigation? How much has been spent?

What happens if our kids inherit land? Will rezoning occur then? How will that impact their financing if they want to build a house?

What prevents industrial development sweep?

Empty warehouses should be used for industrial development.

Existing businesses should continue to exist.

How much of the land is already owned by investors?

More examples of manufacturers.

Where will people live who work here?

Will the county be funding infrastructure?

What is in the SRI to benefit South Kenton residents?

What makes this land attractive?

What is going to happen to the relocation of current homeowners?

Support property owners for how they use their property.

Long term=improving property?

KY 16/KY 17 was annexed to stop development, now it is being developed.

Why does city own 77 acres of Speegar farm?

What happens to property when no one takes over?

No one is against small businesses, it is just when they come in the entire area.

Out of necessity, businesses go where infrastructure is.

It is somewhat helpful to use because it helps us guide development and help us decide the future.

Names of prospective developers-local or out of state?

Is there a plan to support income-based housing or densification through apartments/small starter homes?

Development without potential/planned occupancy.

Is the area going to be mixed bag of developed industrial land and homeowners who opt not to leave?

Empty warehouses and Copart

If an investor buys land, nothing is keeping them from filing a zone change or text amendment.

If this creates an industrial base, it will stop development of new housing developments(i.e. Richwood)

Companies are receiving tax breaks instead of investing money.

Logistical hub

Why can't we use other properties in the Northern part of the county near Decoursey?

How will this impact the housing shortage and already crowded schools?

Developers should pay for this prep.

Focus on small local businesses

What is light manufacturing? Can empty warehouses be converted?

Where is data to show that manufacturing pays more than warehousing?

Why do we need to develop new businesses when there are already empty buildings?

Is the site readiness initiative also considering non-business uses such as future schools, subdivisions, nature preservation?

Vacant warehouses are there. If we don't use those and many build their own buildings but leave, what do we do?

Will these be built on spec? Or will they be built solely for specific companies?

Why did we let so much be built to spec currently?

At what point do we run out of land?

Where were people when older farms were broken up for housing but now they want to dictate what I can do with my ground?

Empty warehouses already- where is the balance?

Prefer single family residential to industrial.

No one on Eads RD wants to sell.

Stay rural!

Why is agricultural development less important than industrial development?

Against all industrial development. This will dissolve all farm land left in Kenton County

Changes the feel of Rural Kenton County

Concerns about pollution and environmental impact

Why doesn't the right to farm law ever come up?

Concerned about environmental impacts

Orange zone- neighbors abandon property and wildlife, destroying crops.

Concerns about more traffic-higher volumes and congestion.

Ordinances surrounding residential areas where the industries/companies could interfere with lighting, smells, toxic/hazardous, ammonia, refrigeration.

Environmental studies for wildlife, preservation, etc. How will they be protected? Have these studies been done?

Keep area green and rural.

Light and air pollution.

What is the environmental impact? -Air, sewer, water, and run-off?

Banklick Creek flooding- environmental.

Bought into country, not city, industry or change.

Don't want to lose farmland and future for kids to farm.

Plans don't talk about farming- want to raise cattle and chickens.

Want agriculture, not warehouses.

Mullins wildlife area: will a potential I-75 interchange disrupt this area?

Concerns about growth intruding on current lifestyle.

Concerned about environmental impacts. Wildlife disruption and predator problems with livestock and chickens.

Very concerned there is no hard answer on Mullins Management Area.

Would like to see community groups like this with a goal to protect agriculture farms and land.

Pollution!

How can the local gov work with the local farmers to support them and also benefit the community? -Already have 2 Kroger's, have Aldi's, now Publix. Local farmers need support.

Stronger language around future of Mullins. Land is owned by fishers and hunters.

What about impacts in Boone County?

Impact on wildlife.

How will new exit affect rural character, especially east of 25.

Soil issues? Chemicals and pollution of Banklick Creek

Is this going to bring even more here? Would small/medium industries then lead to bigger? Residents want to remain rural.

Would this impact the potential expansion of landfill?

Industrial would change entire feel of the area, and the reasons why we purchased property here in the first place.

Currently no plan to rezone. No state funding for interchange at this time. Not credible denials.

Why wasn't there public involvement in the preparation of the SRI? The county only invited developer input.

What group of citizens were actually surveyed in 2016? We were not and do not support any industrial development. We are located in the purple zone and were not surveyed.

Can you create a FAQ from this meeting & post it to the website?

Can we get confirmation that Kenton County Fiscal Court & Planning Commission also wants to keep south Kenton County green and rural?

Why was the website with plans password protected after it was shared in the Facebook group?

Why not ask people what they want? Are you afraid or don't care?

No one believes anything you're telling us. No transparency.

Where can we view the surveyed residents from 2016? I live right on Dixie Hwy and I was not surveyed.

How can we vote for new commissioner that actually represent rural South Kenton County? What do you send residents to vote? We get property tax bill, why can't you send us a letter to vote?

2050 Planning is already underway. Where are the public engagement sessions being held during the strategic planning action items?

What is the regular interval of updating communication tools with community members?

Why do you not send out flyers or letters to everyone in Kenton County? I received a letter from the judge when others didn't. This will affect ALL of Kenton not just me! I built a house out here to get away from people. Now you are taking my dream home to build warehouses that just sit.

At what rate are county records maintained and updated for all local, county, region, state strategic zoning plans.

County wide zoning planning is required annual review. What 90 day engagement is provided for the community to review the strategic plan?

When is the next review proposed districting for Kenton County?

Do not feel Southern Kenton County is appropriately/adequately represented

How soon will the residents be notified if the land use map is updated or property is rezoned?

All property owners did not receive the letters that went out.

Not enough information from presentation. Need GIS map

Would you provide the data from all (2015/2016) survey in South Kenton?

Why didn't citizens West of 25 get survey(2015/2016)

More info on public use vs. private use

Any plans for a new survey?

We did not get letters on notice or surveys.

How will future discussions be organized and communicated?

Keep everyone educated, updated, and engaged, and feedback provided. Especially when changes or revisions are made.

Some people did not get any surveys in 2015/2016.

Who makes ultimate decision on all this?

Why didn't everyone get letters?

"Potential" industrial, what does that mean.

How do we get our questions tonight answered?

Concerns over feedback being used negatively. Will we actually be heard?

What is the benefit- still unclear.

Are counties really working together? Or competing? What are they contributing?

Concerned there is information we are not being told.

Why did Draud say this rezoning needed to happen now?

Mail meeting notices.

Manufacturing pays less maybe? Where do these numbers come from?

What percentage of people in UKC are in favor of this proposal?

Happy to see a large turn out of residents.

This caused a lot of anxiety when now we hear this could be 10+ years away.

Has county reached across county lines to make sure Walton is included? If it's been zoned for 20 years then what's our wish?

Who created the goal?

Have these been discussions with Boone County?

2016 survey, was there a "no manufacturing" option?

Would the state notify residents on the interchange? Would like to provide input.

Is there a better way to share current information?

Ways to be notified- prints mailed to residents, and signs posted.

Residents with Crittenden and Walton zip code have not consistently received communication from the county.

Does the county have any legal requirement to notify residents if zoning changed to their property?

Farmers/residents want the right to say what happens with their property.

How will answers to these questions be communicated to all KC residents?

Emailed commissioners with no response.

Map of county shows rezoning of resident's farm but was not notified that the rezoning occurred.

2014 survey- who was it sent to?(west of U.S. 25?)

Doesn't seem like comp plan process took people's comment into account.

Recommend a survey focused on property owners in focus area 1 and 2.

What are specific steps that will be taken?

Transparency in zoning/land use process.

Has Walton been involved in conversations/planning?

How have commissioners voted? Is there any representation for Southern KC?

Better process for meeting notifications.

Communication issues

Surveyed people were actually against development and were disregarded.

Only found out about this meeting due to Facebook.

Do not feel represented or included in surveys.

When will vote happen?

Past survey needs reconsidered- there was no option for no development.

What actionable steps can be taken to say no to industrial development?

Give it to community members straight.

Better communication going forward.

Better communication on impacts of land use.

We did not have a say in what people did with their property(subdivision). They should not have say in what I do.

Feels county is doing good with communication.

More helpful if they would come out and say what they are doing.

Would like a company to go to surrounding landowners so no one is left with development all around them. Would like companies to talk to land owners.

Define high-tech manufacturing.

Who are the people who are contacting the judge about wanting to develop property?

Would like a vote for land-use

What threshold do the citizens have to get to for site readiness plans to stop?

Will the county redo the surveys since a large portion of Area 1 didn't get a mailer because of Walton mailing address?

If people can sell property, why are we here?

Maybe rural area is underrepresented. No commissioners live below Edgewood.

Need better representation

Would this mean Kenton and Boone would be working together?

When is the next state-required update of the comprehensive plan?

How is the public informed of the comp plan process?

Are these meetings being used to pacify residents?

Is there a generational bias with the project?

How safe is the property from being misused?

There is a lot of mistrust in public officials and their comments surrounding the project.

Our opinion should matter... does it?

The meeting feels hyper focused and non-comprehensive

This is a very incomplete picture

Mistrust in information being shared

Do these meetings even matter?

How does the planning and zoning board get appointed?

Who started this process from the beginning?

Why weren't all residents involved in 2016 survey?

I was sitting in this cafeteria in 2008 during the initial survey. My generation is seeking out a rural and agricultural lifestyle more than the previous 2 generations. If we are the new upcoming generation, then will we get the chance to vote in a survey?

Why were letters only sent to shaded areas and not to the people who lived around the area? Impact area is a lot larger than property lines.

Felt like communication was deliberately limited.

Felt like participation wasn't encouraged. Small venue, bad parking, 6 o'clock hard for working families.

Communication only to shaded areas, but needs to be sent to the impact area.

What initiated the conversation?

What is the intention behind the proposal?

Methods residents can hear about development mail, letter to property owners, sign up on website for email updates, word of mouth, facebook website, phone call

Does Boone and Kenton County discuss changed to this area collectively?

Do we have a say in what kind of companies coming in?

Better communication- make resident aware sooner

Communication from PDS

Not opposed to or against this yet. Is this focused on people or money?

I am confused about what was presented.

Can rezone occur in Taylor Mill which requires residents to sell only to businesses?

Consistent messages and information at all meetings.

Be clearer about future intention to rezone

More coordination between Boone and Kenton.

Using statistics from flawed survey.

Do another survey and include Boone.

Community development talked about rezoning and now KC is saying no rezoning. This needs to be clarified.

Would Fiscal Coury consider a resolution opposing eminent domain for this project by the state?

Q&A session with judge and community development.

Focus area 1(yellow area), what is the time frame for this to be developed?

Transparency on timelines not only zoning but also roadwork and utility work working up to that. What will be effected and when? A comprehensive and realistic timeline for all steps.

More details on what potential may be.

What is the timeframe?

What exact changes are being considered?

When will this happen?

Proactivity vs. reactivity struggle

What are the steps going forward?

Walton utilities are already maxed out & Kenton County- who is going to pay to upgrade the utilities and roadways?

There are problems-utilities, roads, schools, internet-that current residents are dealing with. Those should be fixed first.

Piner & Crittenden Fire Departments can't service this kind of development- they can't service what exists today.

What about growth impact on schools?

Has a Duke assessment been done on natural gas? -Green Road= extending natural gas(14/Bracht-Piner)

Is there any consideration for the schools with this? Schools and busses are overcrowded and schools need updated/rebuilt.

Is there sufficient planning for water and sewer infrastructure?

What about other infrastructure like water and sewer?

More jobs mean more residents- impact on schools that are already overcrowded?

Will Boone involved in shared facilities/roads?

Duke Energy substation placement on infrastructure.

Utility concerns

Help education and roads first.

School and housing needs

Community services (police and fire) considerations.

Some would like city water.

Not talked about water/sewer/gas lines

More community services(police, fire, schools, etc.)

New jobs require more people, housing, schools, medical and police.

Will utilities need to go through private properties?

Utility capacity will need to be enlarged.

Utilities when you are making these improvements, can we also help with what existing residents have such as natural gas?

Like having better utilities

Concern over additional cell/electric towers

Existing utility consumption vs future needs due to development.

Is there another word for Eminent Domain that you will use to take the property or buy it for pennies on the dollar?

Very happy to hear no eminent domain.

Can eminent domain change?

What if they want your property for a road?

Can the state employ eminent domain?

What is the KRS for eminent domain from the state?

How do they value a business with eminent domain?

If industry comes in, will eminent domain occur for adding, improvements, and widening roads?

Concerns about state coming in and taking land

County says no eminent domain, but feels this was misrepresented because of potential state eminent domain.

If a property is landlocked, would eminent domain be used to create access?

Concerned about the state using eminent domain for connector.

How does eminent domain work?

Cannot or will not use eminent domain?

How will county develop if they won't take property?

What guarantees do we have that there will not be eminent domain?

There are ways cities can get around eminent domain.

Concerns about Troopers Crossing-536, why are roads being torn up and tearing down houses? We heard this was eminent domain.

If state uses eminent domain(for roads) will they compensate on par with land for development?

No plans for eminent domain? Then how does infrastructure get improved?

We are concerned about eminent domain by any government entity.

We are concerned about rezoning after eminent domain and infrastructure improvements.

Where are the people who are going to work this jobs coming from- and where will they live?

Do people that live in these areas need the jobs? Or will they come from neighboring areas?

The "new" jobs being filled are for people who relocate from the company. Not just for local residents.

Unemployment is low in South Kenton- why bring more jobs?

Would like for kids/family to be employed nearby.

Consensus among residents who would prefer to commute rather than have jobs directly in community.

Will employees be able to support themselves and their families with wages, benefits available at these facilities.

Are the jobs worth having? Pay, benefits, commute, etc.

If we are focused on manufacturing. Who are we going to hire? What educational resources are available?

High school kids aren't focused on manufacturing careers.

Large manufacturers using temps because they can't find workforce.

Less vocational and industrial training.

Job growth- kids aren't educated enough on job opportunities-kids also don't have to stay here.

Current employers are recruiting from other countries

Number of existing unfilled jobs? Can't fill positions that are out there now?

Live close to work, but where will they live? You are going to need land to build homes. It will snowball and you risk becoming Independence, Florence, and Burlington.

We need good paying jobs

Concerns about lack of workforce already.

Workforce development and impact on schools and education.

We are generally not in agreement of any of these procedures and ideas. We don't want this.

100% against

No new dev!

This industrial proposal is terrible, will ruin our area and abandon industrial un S. Kenton.

Against. Take it somewhere else. We DON'T want it!

100% Against all pieces on the SRI. Do not industrialize any parts of Southern Kenton County.

100% opposed. Right to farm.

100% opposed to any industrial growth.

Don't want either industrial uses.

Do nothing-stay rural- keep as is

Majority don't want this.

Don't want expansion just for expansion.

What not to do: North Walton Point.

No one in this room asked for planning and zoning to be changed.

Do not want to be rezoned and concerned county will rezone property.

Do the commissioners want this in their backyard?

We don't want it.

Do not want property to be forcibly rezoned.

When does it stop?

People here show opposition to the plan, trying to sell us on plan and not buying it.

Do nothing!

Many do not want anything to happen.

It may be 6%, but it is our 6%.

4/5 at each table are not opposed to site readiness.

Stop, they do not want a factory.

What if someone completely opposes the change?

This table does not want it- and one would prefer a big box to more houses. Warehouses are better neighbors.

"For our children and grandchildren." B.S. it is for Kenton County and tax rate. Treat residents like human beings.

Why not go to Edgewood and put industrial there?

Oppose any changes to SW Kenton County

Leave things the way they are. We keep having "do better". What is wrong with the lifestyle that you believe we need to be better than we are?

Very much opposed

Not the vision that the residents have for their community.

Can't think of one positive thing about this.

Airport and Cincinnati are more suited for this.

No to industrial. We want to be rural and moved for a reason.

We do not want this initiative.

Isn't this project for the benefit of vested interests who do not reside in the community? SRI benefits land speculators, real estate developers, construction, ETC.

Why not purchase existing unused commercial & industrial sites and re-purpose them for new development? That is brown field/tear down/ build to suit.

Where does \$ funding come from to complete current phase? Where does \$ funding come from to do next phase? Design & approvers, construction of infrastructure and utilities, taxes, sales tax, grants, pay rising.

We are in the orange area, will our taxes increase?

How are the residents of Kenton County going to benefit from these manufacturing plants? We already have jobs, otherwise we couldn't afford the farm!

We don't need any development in Kenton County. We work hard for our farms and our land and we don't want our property value decreasing and living behind factories.

Concerned what impact on market value for properties located in the immediate area of proposal. How do you plan for pay additional strain on infrastructure considering the road and utilized use of Kenton County.

Changing the zoning will directly impact the land owners around your zones.

I'm trying to sell a house on my property- should I still sell it? Will it be taken from the next owner?

What happens to property values if there is industrial development nearby(even if I don't want to sell?)

What does it do to residential property value if industrial is built all around?

Economic development if high paying jobs are brought in. Will the salary taxes lower property taxes?

If zoning changes, how does that affect my ability to renovate and/or sell my property? Can I still split? Can I farm?

Taxes for water, sanitation, anything that needs to be done for new.

Rise in tax concerns.

Over taxed

Concerned that industrial development will affect house values.

Development will drive up land prices, putting land out of the reach of working folks.

Increased land prices will make generation-transfer difficult.

Impact on property value?

How does rezoning impact property values?

What would happen with taxes?

If this goes through and improvements/rezoning/utilities, who would this cost be passed on to? Who pays for utilities?

How will my taxes be impacted if zoning changes to light/medium industrial occurs.

Affect on land value on areas east of U.S. 25?

Property values

Concerns about property value

Housing affordability issues if we have to move

Do not want to be forced out. Price of housing cost and being forced out due to development. I am concerned with where I would go on a fixed income.

Property values- what will the county do if property values decrease?

How will property values be impacted?

If there is a need for revenue, raise property or occupational taxes, they should be county-wide to share the burden.

Concern over aesthetics and property value with surrounding projects.

Where is the money to pay for all the new infrastructure coming from?

See it as a way to increase Kenton County payroll tax

How will existing residents be compensated for the impact to their lives? IE lowering property value, adjustments to industry, light pollution, and noise.

Will/can property taxes be lowered if this brings in additional money for the area?

State and tax money to pay for the infrastructure upgrades-not the companies or developers

Make sure agricultural areas are always considered.

Would rather commute for work and live in rural area rather than industrial.

Pollution and crime

Environmental issues- what happens to Banklick?

Concerned about pollution to streams.

No manufacturing with chemicals.

What about agricultural growth? Is county planning for that and considering farms are LLCs?

What about the potential noise concerns?

What does a zone change mean for the ability of existing owners to build houses later?

How do we preserve the agricultural character of the area while also expanding roads, increasing traffic, and allowing more industrial development?

Preservation of farmland

Live in Southern Kenton County for rural feel/lifestyle

Concerned about pollution(light, fumes)

What protections do nearby residents have for light pollution?

Agriculture exemption?

Light pollution and other environmental concerns.

Why is there no priority to preserve green space?

Since the 1990s light, noise, and water pollution have increased.

How do we manage the water runoff from these manufacturing facilities?

Moved south to get away from traffic.

Most people move to the county not for jobs. They understand they will have to drive to jobs.

Preserve rural family-friendly environment for future generations

Pollution and environmental concerns. Water pollution in local streams.

Is there a risk of higher crime with development, industrialization, and densification?

Quality of life- residents chose this life.

Where will storm water runoff/ sewage go?

Will farm exemption change?

Water runoff concerns/utility concerns

Quality of life concern

Live in South Kenton County for a reason, because it is not populated.

Farming community is very important, not just from product, but work ethic being produced.

Depleting continuation of farms

Why is everyone so dead-set on industrial? There are other options that could keep the integrity of rural Kenton County.

What protective measures will be in place to protect us from industrial waste and pollution that can easily flow and travel outside the boundaries of a warehouse?

Focus area 2 already has contaminated drinking water above health advisory level(Kenton Lantern 2023). What are we doing to combat this and how would industrialization impact this contamination?

Invest in sustainable farming, support the farms instead.

Want environment to stay the same?

Where will wildlife go?

Light pollution

This will negatively change entire character of S Kenton County

South of county should stay rural

Concerns over light pollution, noise and traffic

Industrial disrupts the tranquility of community.

Don't trust industrial to be good neighbors.

Traffic is already bad and there is no choice but to get worse.

Feels like they are being targeted as a rural community.

We live in S Kenton County for rural nature and want to get away from city.

Green grass, farmland

Concerned about wildlife management area.

Are wildlife commissioners able to buy or sell as they'd like?

Wildlife management area- a lot of people use to hunt/rely on it.

Pollution and will reduce property value.

When will the new Banklick project start and where will it go?

What do you do if there is a chemical leak?

Some companies' output smells. What about residents?

What happens with the railroads if they are bringing in hazardous materials? What if they derail?

What type of manufacturing are we actually talking about? Can we restrict chemicals?

How can we save rural lifestyle?

How do you balance the growth and improving lives of those already there?

Where are they when I need fence improvements? That is a real farming issue.

Concern about wildlife

Impact on water?

Air pollution

Will there be an increase in air/rail traffic?

What is the county's strategy to support agriculture?

We moved here for rural feel.

Environmental impacts on local watersheds.

Environmental concerns

The Fiscal Court website has a link to the initiative. It has tonight's briefing and some overall maps, but I did not find the color-coded map provided on the tables.

Suggest creating a new industrial zoning district. You can list specific uses to be permitted (permitted, accessory, conditional). You could also include development controls-i.e. Buffering.

What is the active relationship status between state, federal, and county land use programming?

What is the timeline for the decision on the new 71/75 interchange?

Timeline: when, where, what

Pinpoint and narrow down what happens, when, and communicating

When will the interchange go in?

What happens in 2-3 years?

What are the next steps and timeframe?

If not rezoning now, then when?

Focus Area 1 (yellow area): What is the time frame for this to be developed?

Timeline for both 1 & 2

Time frame for rezoning of properties.

What is the process?