

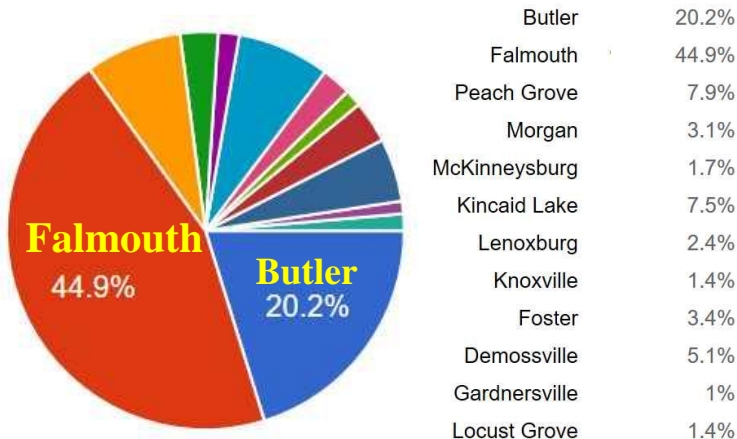


Pendleton County Joint Planning Commission 2017 Comprehensive Plan Update Summary of Responses

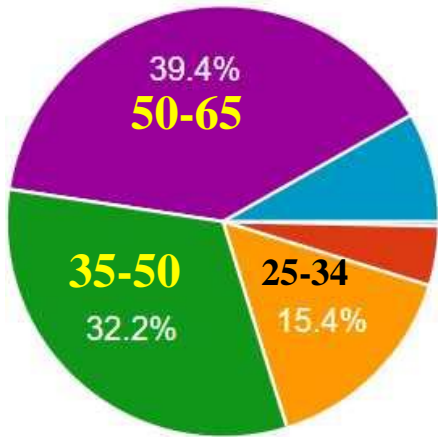
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1. Approximately which area of the county do you live in?

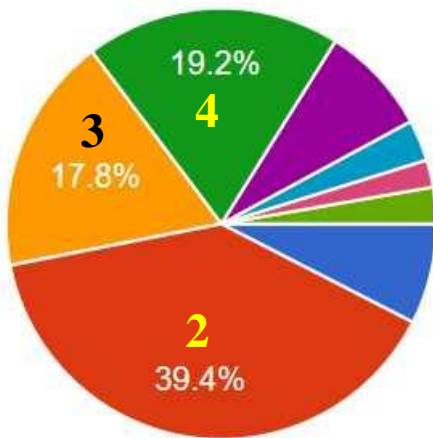


2. What is your age group?



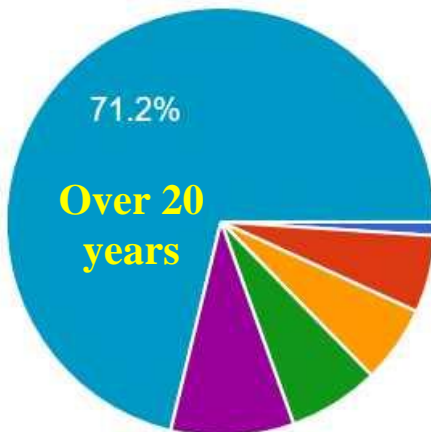
Under 18	0.3%
18-24	4.5%
25-34	15.4%
35-50	32.2%
50-65	39.4%
Over 65	8.2%

3. Please indicate the number of people currently living in your household.



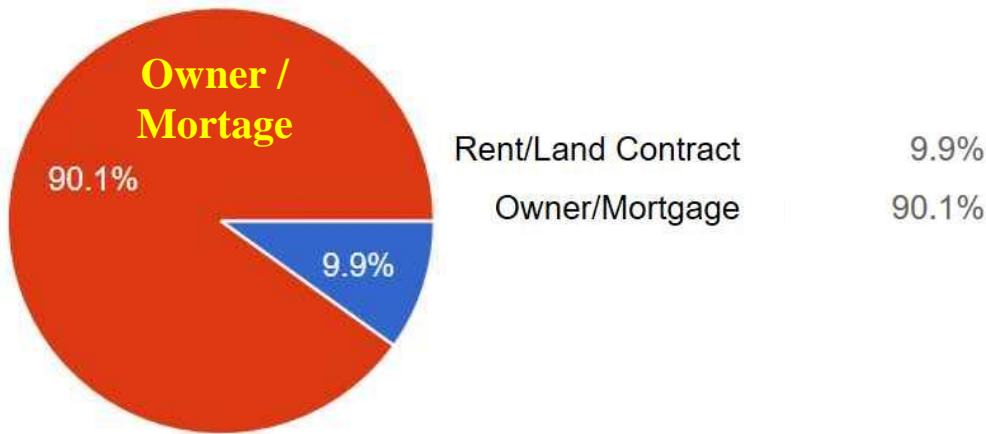
1	7.5%
2	39.4%
3	17.8%
4	19.2%
5	8.2%
6	3.1%
7	2.1%
Over 7	2.7%

4. Please indicate the number of years you have resided in Pendleton County.

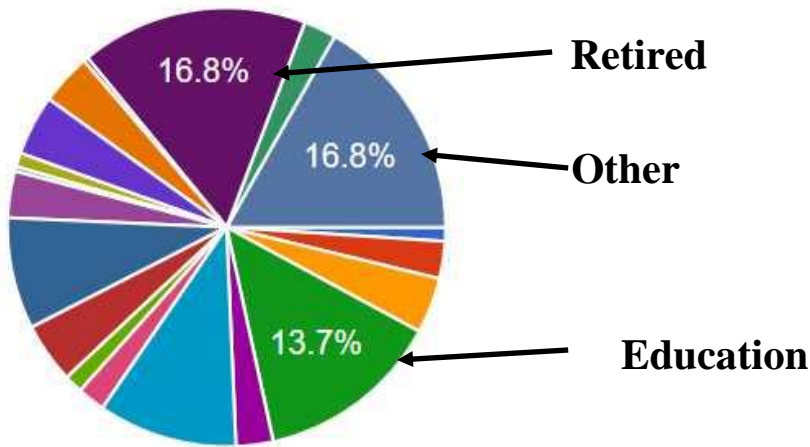


Less than 1	1%
1-5	5.8%
5-10	5.8%
10-15	6.8%
15-20	9.2%
Over 20	71.2%

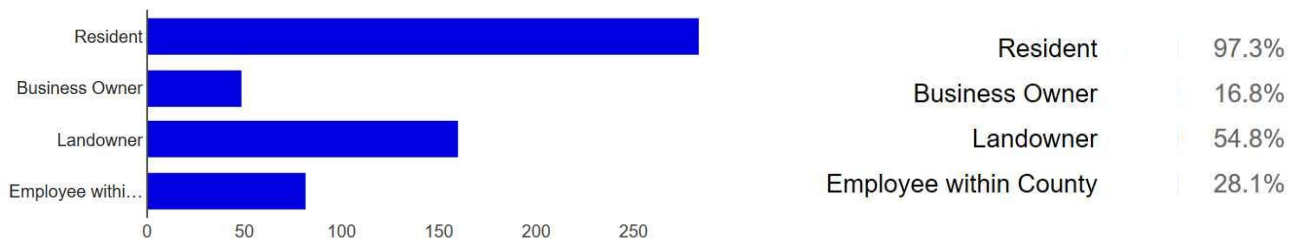
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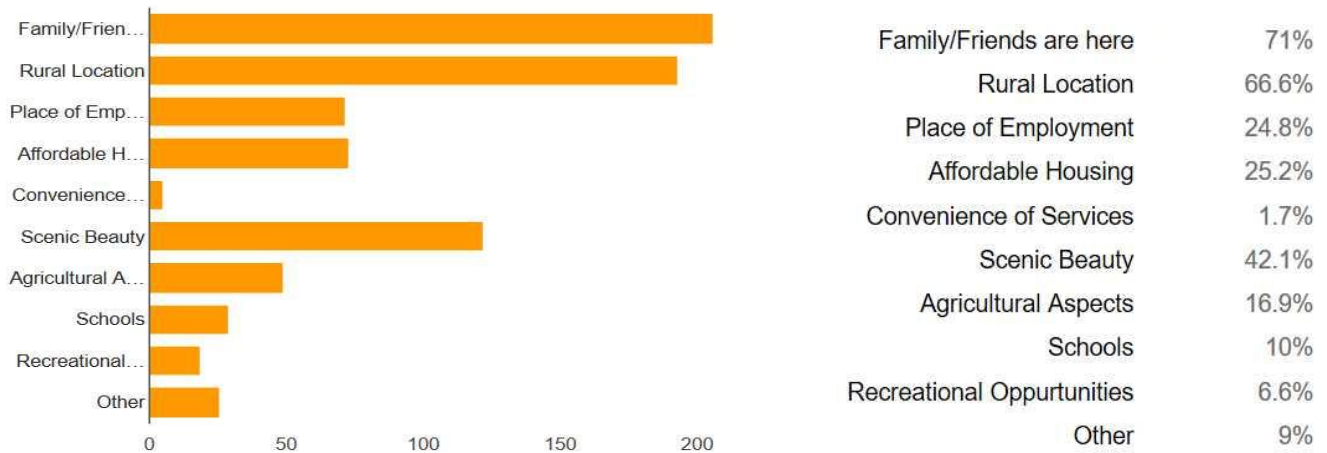
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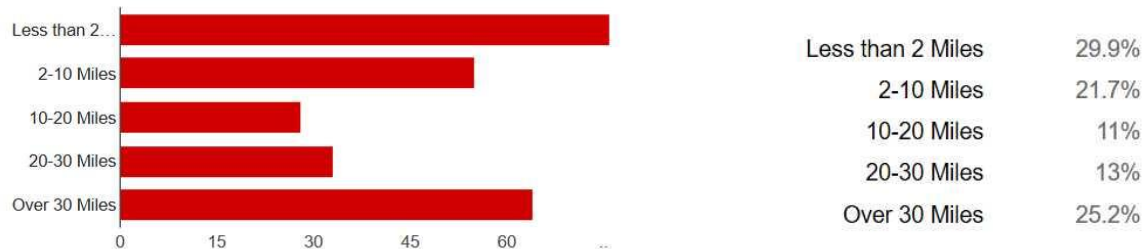
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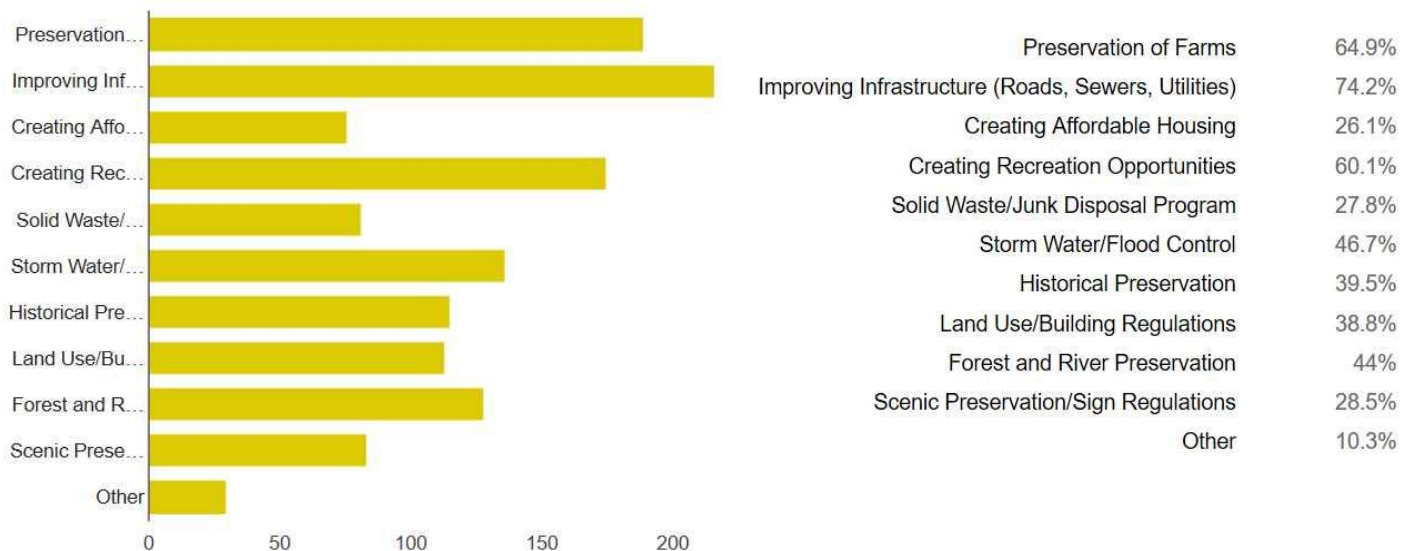
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9. How far is your commute to work every day (one way).



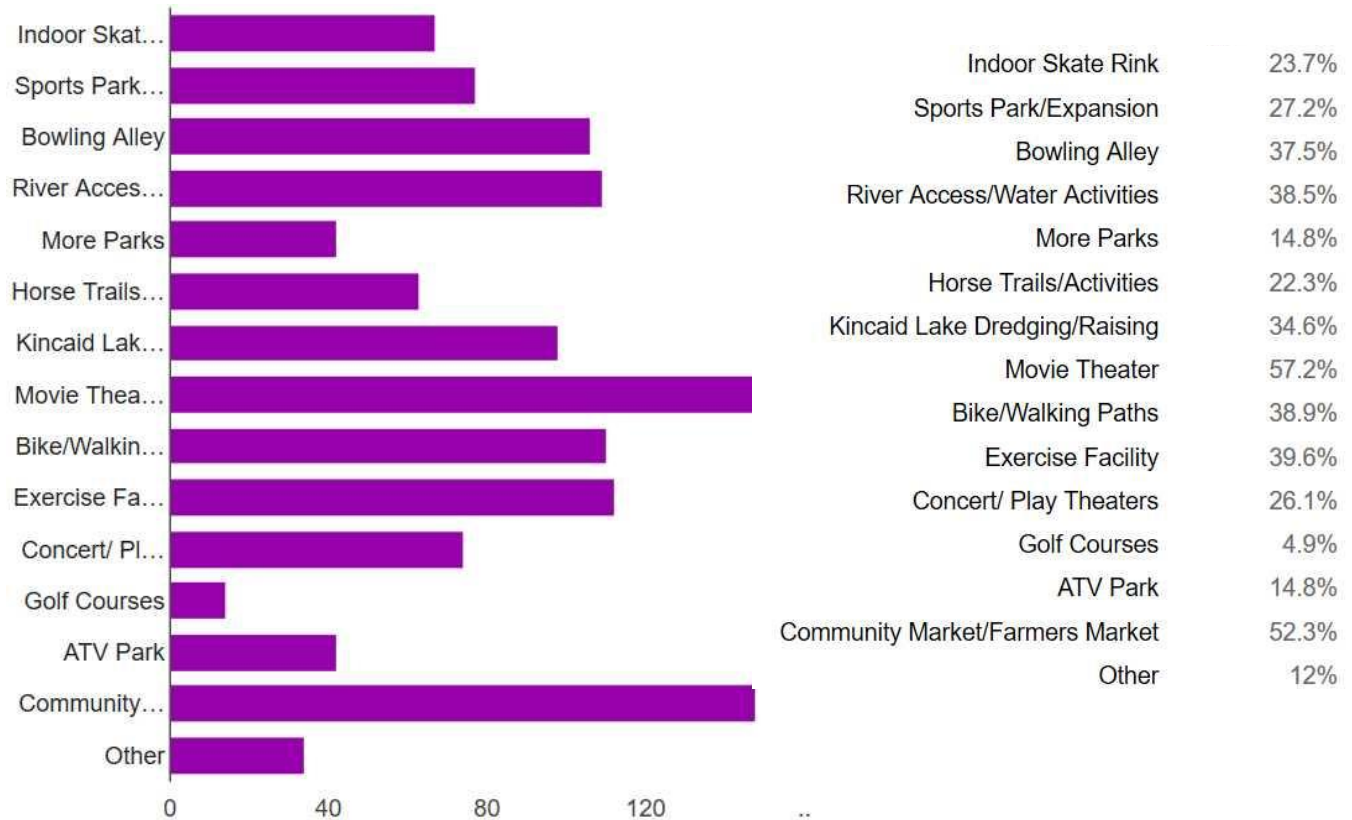
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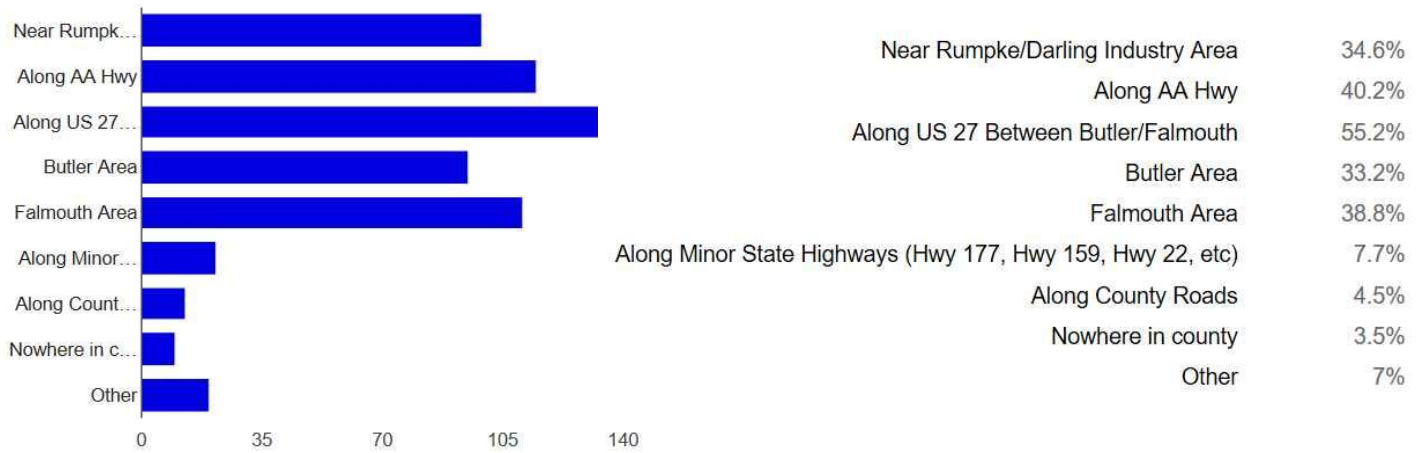
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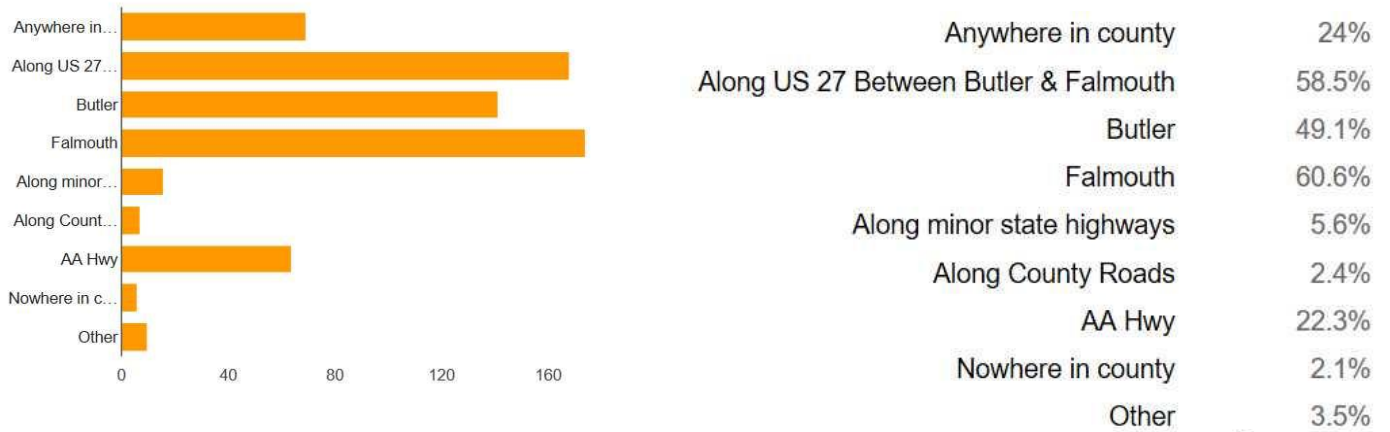
12. Please indicate what types of recreational activities/facilities are needed in our county.



13. Where do you feel is the best locations to develop Industrial Properties.



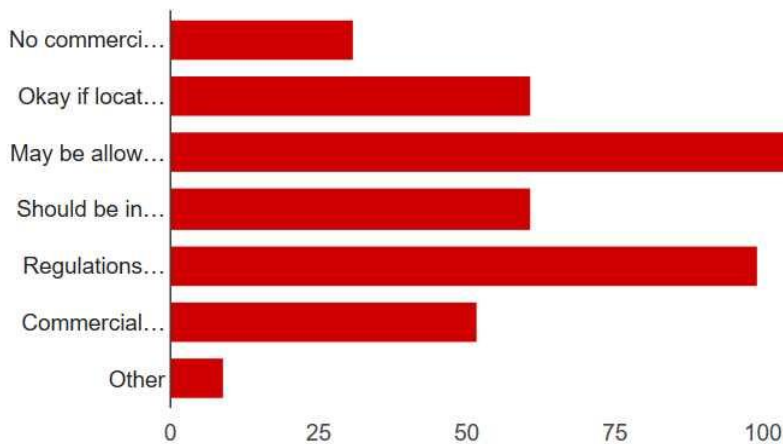
14. Where do you feel is the best locations to develop Commercial/Retail Properties.



15. Do you feel it is a good idea to develop retail, housing, and light industrial uses together in a shared area or to separate the developments in distinctly different areas.



16. How would you describe your feeling towards allowing residents to operate non-agricultural commercial stores/services on neighboring properties in rural areas of the county?



No commercial stores or services should be located in rural residential areas	10.9%
Okay if located in areas of old towns/crossroads like Knoxville, Morgan, Peach Grove, etc	21.5%
May be allowed if neighbors are allowed to review the proposal and comment on impact to their property	39.1%
Should be in incorporated places only (Falmouth, Butler)	21.5%
Regulations should apply that control uses and size of operation	34.9%
Commercial stores/services should be allowed anywhere in county without land regulations	18.3%
Other	3.2%

17. Please explain if you feel there are any potential issues with allowing non-agricultural commercial businesses within a rural residential neighborhood.

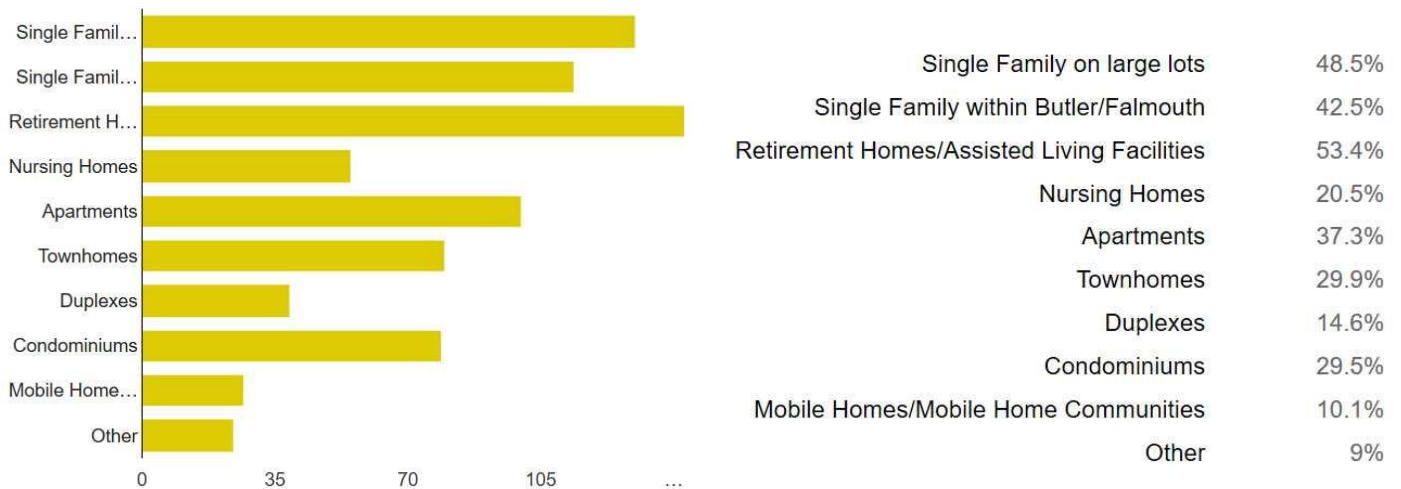
- A non-agricultural business in a residential neighborhood can create excess traffic.
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- Any issues caused by additional traffic will also choke off potential business. A business causing a traffic problem would move to where there is better access.
- As long as traffic and noise are controlled, I have no problem with them.
- Can cause too much traffic and noise. Lack of parking causing congestion and hazards to children in neighborhood
- Considerations should be made in reference to the environmental and health impact on surrounding residences.
- Could bring the value of residents property down
- Depending on the business the traffic & general noise could be problematic; after all peace and quiet is part of why people choose to live in the country.
- depends on the non ag business.... a primitives shop probably ok ... a convenience store probably not ok
- Destroying habitat for no good reason; too much potential grow in incorporated areas
- Don't think it should be allowed, if it allowed in one it will have to be allowed in all neighborhoods. This is why we have zoning!!!
- example; our landfill, Griffin rendering facility, open limestone mining that other counties would not allow

- Excessive traffic on small rural roads, light pollution at night, breaking up the desired rural landscape
- Future Sale of neighboring properties
- Hours of operation. Sundays. Traffic. Noise. Complaints.
- I don't see a problem
- I have no issues. I think it's a wonderful idea. As a matter of fact I myself is planning to have a shop in the near future.
- I like living in a peaceful neighborhood. I don't want the extra traffic.
- I live in a rural area for a reason. I enjoy the surrounding land, nature, and the quiet. If I wanted to live near businesses then I would live in town. Plus, creating business in rural areas will take away from farm land and eventually Falmouth will be like living in Florence.
- I would think the county would want and enjoy the new tax base, employment opportunities, and tourism that would likely come to the area.
- If it is done in good taste and not junkie lol keeping junk vehicles or hoarding junk.
- If they aren't interrupting normal day/night activities, what could be the problem?
- Impact to neighbors
- Impact to traffic, parking, crime and damage to other neighboring properties.
- In general, retail & service businesses should be little trouble, but manufacturing/industrial businesses require more oversight.
- Increased traffic issues 2. Impact on value of neighboring property 3. Expansion and size of a small operation that is successful
- Increased traffic, noise, destruction of natural scenery, and adverse effect upon farming.
- It would depend on the type of business. Also, if it would disrupt/change the integrity of the area.
- It would depend on what it was. For instance, if it was a type of small engine repair or something like that that someone wanted to do out of their home or garage that would not be so bad. But I think anything bigger than that would affect property values.
- Lack of regulations
- Large trucks, small roadways,
- Location, location, location for residential is all important.
- May have a negative impact on residential property values and way of life.
- Most retail type businesses (convenience store, antique store, craft store, etc) typically caused little or no problem, but any industrial or manufacturing would need more scrutiny. ie. Any potential hazardous material or by products, potential pollutants, etc.
- My concern would be the narrowness of many of the counties roads and increased traffic causing accidents.
- Neighbors might complain about noise or something.
- No issues as long as rural lifestyle can be maintained.
- No there have been many home run businesses for my entire life I've lived in the county. I feel there very much needed
- No. It is time to make changes and allow for growth!
- No. we need the growth badly
- None
- none if regulated properly only non-toxic businesses
- Not sure
- Only brings growth and jobs
- Our county needs business to many regulations in the US now driving business away.
- Part of the beauty of our county is our farm land and open spaces. We should not sacrifice these spaces for commercial uses. Renovate and revitalize exiting areas that have previous been used for commercial spaces.

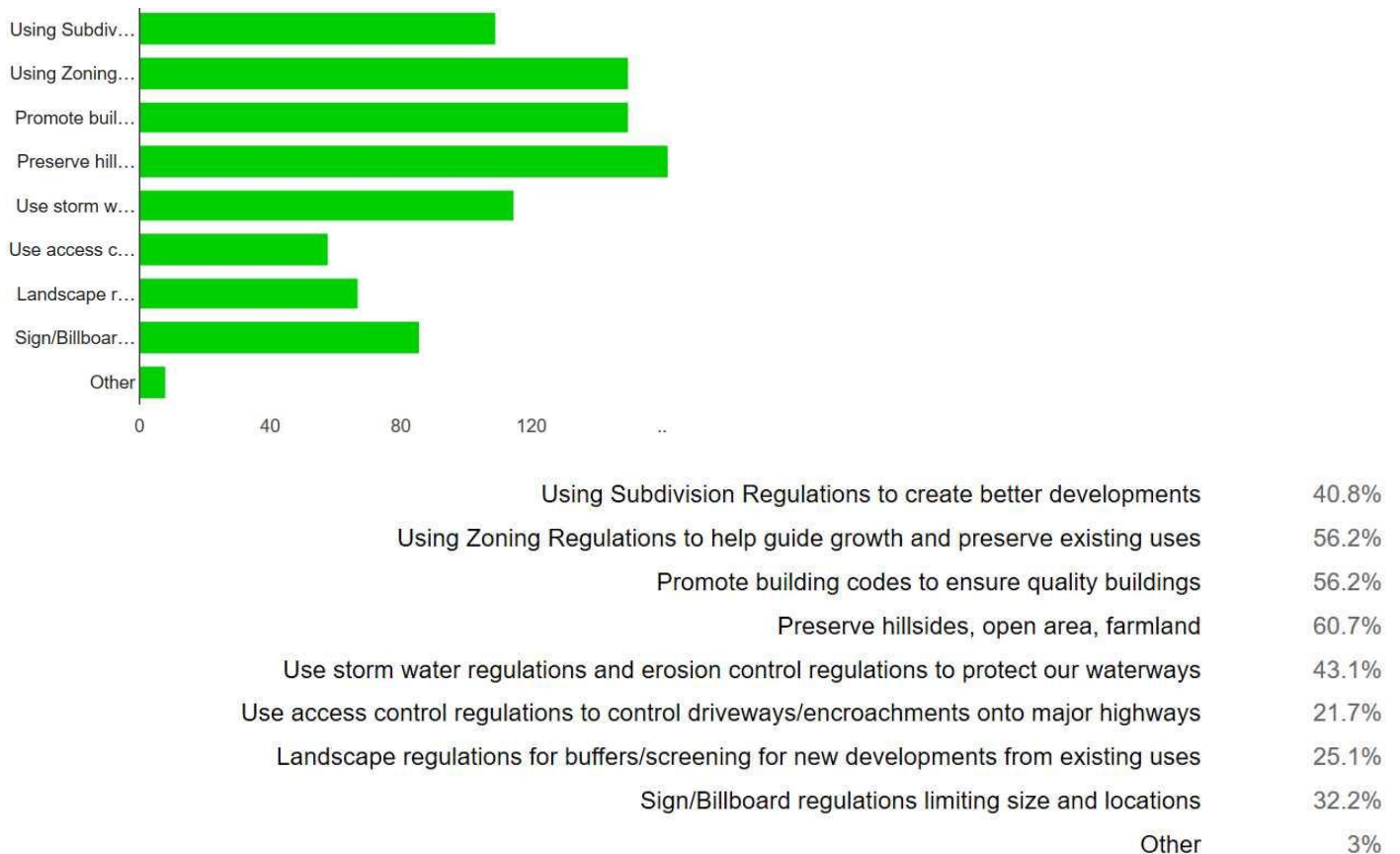
- Pendleton County is one of the few remaining mostly rural counties in Northern Kentucky. Although the need for economic growth is great we need to preserve the rural aspect that draws people into our county.
- People buy homes in rural areas for just that, non-commercial environment.
- Personally, it should not harm or cause any problems to a rural area.
- Pollution control, noise control
- Pollution, increased traffic, loss of farms and green space
- Privacy infringement
- Privacy issues. Taking away from peacefulness of rural areas.
- Respecting neighbor concerns
- See no issues
- Small businesses scattered about wouldn't be bad but we moved out to the country because we enjoy the peace and quiet and don't want it built up too much. We'd like to preserve the farmlands and forests.
- The infrastructure to support large non-agricultural business in a rural areas is not sufficient and would require additional funding. Rural / country living will become minimized and deteriorate if mixed.
- There are some industries that do not need to be located in agricultural area but in general strict zoning is not needed
- There is a craft shop next to our house in the county near Butler Kentucky. It is bothering nothing and is a quaint little place. Brings business into the county and should be allowed to operate. It is a quiet place and does not disturb this area at all. Truly sad that they are having a problem with the zoning department. How many junk yards and home mechanic shops operate in this county with no problem?
- There needs to be clear laws of how the businesses can operate
- There should be no issues if the business speaks with the surrounding property owners and planning is followed through with.
- They have been an asset to this county for many years.
- They should be addressed on a specific identity basis.
- This county needs to thrive on it small town feel. If we have businesses on every corner that are more than "Mom & Pop Shops" anywhere other than the AA/27 the small town feel will be lost which loses the primary draw to the county.
- Traffic, could be an eyesore
- Traffic, maybe lower the neighbors value of property
- Unnecessary sprawl and dangerous traffic issues
- Unwanted traffic, noise, trash, and eyesores with these. Residential is meant to be residential. Why would I want to live and/or buy in a neighborhood like Ducker woods, or anywhere in the county, knowing someone is going to be permitted to setup "shop" next to me. Maybe one reason that industry/business/retail has not come to Pendleton County is that we have not been diligent in our current codes. Business people do not like when adjoining property can "become" anything because it promotes a non-profitable and possibly a hostile situation for all.
- We have nothing here were 50 years behind
- We need business and kids here it's dead and getting worse
- We need businesses to locate in county. Needs to be guidance, common sense and some control on. (Hazardous Waste, Noise concerns, etc.)
- We need jobs to encourage young people to stay here.
- With the loss of tobacco monies the agriculture areas has to be diversified to be maintained and I think people should have that ability if they do not infringe on neighbor's property.
- Would have to know more detail

- You do not want it to be very rural due to the amount of people .You want to see it and know it is there.
- You don't want your residential areas to be high-traffic areas. Large delivery trucks are not conducive to a peaceful neighborhood. You definitely don't want someone who works with loud equipment living nearby. Garages that work from home are eyesores.
- You have to have zoning. Protect property owner's investment. Their homes
- You lose your sense of neighborhood, which I think draws people to this county

18. Please check the following housing types that are needed in our county.



19. Please indicate the best ways land use regulations can contribute to the community.



20. Additional Comments.

- Butler and Falmouth city limits is junky and run down looking. The city of Falmouth needs a good cleaning up. It needs some houses and building tore down. It needs residents to clean up the garbage and junk in their yards. The downtown building owners need to lower the rent and get some business's in. No one wants to shop in Falmouth. It could be a really cute quaint little town.
- County should continue to work together across departments to increase efficiency.
- Economic development, more jobs, retail stores, and keep improving downtown. So excited to see things happening in Falmouth. Finally showing some hometown pride!
- Falmouth needs something like a YMCA where families can take their children to exercise and spend quality time together.
- First and foremost we need to find a way to get people working rather than abusing our welfare system. The integrity of our country is deprecating by the day! It's sad when there's more rental property than homeowner living in our cities. Stiffer penalties on criminals would make a world of difference...
- Growing up in Pendleton County, I miss how it used to be. We should support business regardless of where it is located in the county. We need growth of businesses. It is sad to see the shape of our county, support is what we need, not fighting against people trying to better our county!!! We should be a team, not a group of childish adults fighting against people trying to make our county a great place to shop and visit!
- Historic properties, such as the Falmouth School Center, need to be preserved. The school system's deliberate negligence of the building has threatened one of the oldest structures in our county.
- I am always hearing of someone looking for a place to live that is affordable out ere in the county. I know the book mobile comes up to our area but it would great to have our own branch. even if it is half the size.
- "I am concerned with the HUD housing in the county and the type of people that are coming to our county as s result.
- I am concerned with the lack of rentals for genuinely hard working, but low-income and NON HUD residents."
- I am very interested in getting city water run down River Road. There are approximately 25 homes on the road at this time that have cistern water.
- I fully believe that a positive and successful future for our county is achievable through innovative planning and enforcement of rules, regulations and laws. A successful future can be realized by a community who buys into polishing, preserving and promoting our current treasures, ie. Kincaid Lake State Park, KRT, Licking River Basins, wildlife, etc. Someone will need to take a brave stand to start a process that is long overdue in cleaning up eyesores, junk properties and see to it that business/industry/retail is located in the right areas. Before new businesses and residential development can occur, a focused effort on updating infra-structure should occur. Why would they come if inadequate sewer, water, electricity, and water is unavailable or extremely costly to connect to and up-keep?
- I welcome any business whether it be commercial or home run. This county needs all the tax dollars it can get
- I would like to be on this committee.
- I would like to see improvements that would involve our youth. We have so many of them running the streets which makes them prone to get involved into activities that they should not be or that could be damaging to their lives. I as a longtime resident of this county see so many kids unsupervised and heading toward a path that will destroy them. I think a youth activity center would be a tremendous way to keep these kids off the streets. PC Rec is awesome at providing sports with great role models as coaches to guide these kids in the right direction. We just need a

little more for them to do in the winter months, or if they don't want to play the particular sport that is being offered at the time. I love this county, it is who I am and I would be happy to help anywhere I can to make it better.

- If someone is trying to better their self and the community please don't put a lot of useless road blocks up
- In the end, leave the rural areas alone, and if there is a desire for more businesses leave them along US-27 around Butler and Falmouth. Save the farmlands and forests. Don't build a bunch of apartments on farmlands in rural areas.
- In the past year, we have seen a number of projects/opportunities begin to grow the tourism and cultural arts sectors of our economy. Anything that can be done from a planning perspective to aide that growth and position Pendleton County ahead of neighboring communities is crucial to continued success.
- Infrastructure has to improve to get businesses to locate here. Hwy 27 improvements need to continue and east west highway is also needed. No easy way to get to AA or I75 .
- It can be good to have some rules and regulations, but sometimes we put too many regulations out there that stops the progress of people who wish to improve their circumstances as well as that of the community. Sometimes old fashion common sense should come into play.
- My biggest concern is the young people in the county having something to do with their spare time. If they are too young to work, they have nothing to do. Back in the day, most people around here were farmers and there was always something for the kids to do. They are bored therefore they are in trouble
- Need better transportation infrastructure to promote more and better economic opportunities within or even close to Pendleton County. Without good roads, very little can be accomplished.
- Need to less HUD housing that is what is killing Pendleton county. Keep regulations down on businesses. County should make it easy for business to operate without government interference.
- One thing not addressed that Pendleton County really needs is high speed internet. We currently use Blue One, and while that's ok, we could use something even faster.
- Our community is being overran by those from large cities and even other states who take advantage of the amount of subsidized housing developments. These new community members tax our resources and provide little to the greater community. If we want to improve we must improve our clientele and good families will not move here if we are known as a refuge for drug users and burdens on society from other communities. I have lived here my entire life and remember a time when you could go to Falmouth or Butler and not feel like you needed a conceal/carry permit because you might be in danger. I have major concerns about the classmates my children will have in Pendleton County schools and those I am concerned about have no roots in this community and their parents care more about what they can get for free than if their child gets an education or behaves at school. If this progression continues those who have the resources will leave the county and then nothing will be left but those who take advantage of the system.
- Our county needs zoning laws and regulations similar to those in Grant and Campbell counties. No progressive industries will come in and/or will potential growth take place until the junk/ trash is cleaned up. Falmouth is the eyesore of Pendleton County and Northern Kentucky. Falmouth is a discussing example of neglect, it is worn out and beyond repair in the flood plain areas. Crime, drugs, and poverty are currently the main attributes of Falmouth. City government is almost non-existent in terms of having the ability or credibility to correct its civil issues. The city's revenue stream has diminished due to the poor quality of life that is being tolerated. Perhaps moving the county seat out of Falmouth would be the best first step to set the path of growth and improvement for Pendleton County.
- "Our property taxes, especially in the city of Butler, are ridiculous. Combined with county tax, we have one of the highest tax rate percentage in our great state. We literally look forward to the day when we can move out of Butler and the county. That's a huge shame considering we LOVE our county and the people in it. It's a beautiful places to live. But we feel we waste so much money

living here. There's no evidence of our tax dollars benefiting Butler (the roads are bumpy. We have ridiculous, pointless signs up everywhere. Do most of our taxes go to that silly firework show??? Not to mention all the drug problems). You can barely see the benefit to the county itself.

- We love this place... but we're gone as soon as we can build our new house."
- Pendleton County is a good county to live in. We need to look at what we do have here in the county, like Kincaid Park, Licking River, farmland, rural setting and find ways to utilize that better. Let's not look at what we don't have, but what we do have. Taxes in Pendleton County are too high. If we don't lower taxes in Pendleton County, the county has lost and will continue to lose residents to other counties due to high taxes. In my opinion, the high taxes in Pendleton County is what is hurting the county.
- Pendleton County needs three main things. a flood plan for Falmouth, a hospital, and an east-west corridor. Falmouth floods every 30 years or so, and we only have about 10 years until the next flood. A dam or a flood wall would increase property values and would encourage home ownership in Falmouth. We should push for a connection from I-75 to the AA, crossing through PC near Falmouth; it would boost economic activity (by boosting access) and help our residents have more opportunity to work in other places and bring the money back home. We also need a hospital. All development efforts should be in the Falmouth area.
- Qualified people who live here need to be used example put on boards committees. Listen to what they have to say. I have certain areas of expertise I have never been asked or put on any committees. Thank you
- Saw no mention of increasing access to Internet with faster and more up-to-date services and more complete cell phone service. This is a #1 priority and a MUST to attract businesses but also working families who support local businesses with tax dollars. But also, parents with jobs that can be work at home jobs but are hampered by poor quality Internet and cell service.
- "That government is best that governs least." - Henry David Thoreau
- In other words, don't overdo it with the laws and regulations. Enforce what's already in place. There are lots in Falmouth that haven't been mowed all summer. That's a health and safety risk. Get the landowners to take care of that. Keep the country, country. People choose to live there for a reason."
- The county needs more business such as manufacture ring different restaurants, and retail to attract the outside world. Getting rid of the dry County status would be helpful for niche markets such as wineries
- the population of the county is decreasing due to high county and city taxes and a lack of good paying jobs why should a resident drive the extra 30 + miles to work to pay higher taxes the local governments have to examine the tax base and cut unnecessary and waste items out of their budgets before development will begin
- There are and have always been businesses run in residential areas for as long as I have been in this county. I feel that they are a great asset. What this county needs to be more concerned about are more eating establishments better road conditions and more activities for our youth so that we don't have so many young people getting on drugs because there isn't and has never been enough for our youth
- There are many businesses throughout our County located in homes or on their
- Residential land or land they own. County and State needs the Revenue. Why try to keep people from earning a living. Do you want them living on Welfare? Don't
- We already have enough of that in our County?"
- There is a lot of " IF" "AND", or "BUT" to these answers and statements although I generally agree with regulation over reach is a big concern. We all want what is best for our family and future generations to come but no one likes to be told what that is supposed to look like.
- This community can thrive on small run stores and its rural atmosphere but it needs a thriving center along its main highways that can draw people in and meet their needs. While we should not stop all business in the more rural areas of the county it needs to be regulated so the natural

beauty/scenery is not lost. We want people visiting farms and parks and buying home spun goods in the country while industry and commercial business in along 27 and the AA (still easily accessible from anywhere in the county).

- Until we reverse the ever growing number of blighted properties, in the towns and county, it does little good to plan for new development. The county, Falmouth and Butler governments, must start serious enforcement of existing regulations. Force property owners to clean up and maintain their property, so there is a better chance to attract and encourage new development. Next to me is a property (single wide trailer) that has been abandoned for several years and the taxes unpaid for 8 or 10 years (except once by me and once by a land company), yet the county does nothing to force a foreclosure or force the property to be maintained. This story is repeated many, many times across our county. It needs to become the exception rather than the rule.
- Use the survey's to make decisions for the county, including implementing plans to drive the changes. Don't just use the survey to say "we updated the comprehensive plan as required, now we're done".
- We appreciate what you all do for our county. Please call on us if we can be of help. Thank you!
- We need lower TAXES. Too much wasted money
- We need more Restaurants and Shopping Facilities in Butler, also a movie theater and exercise facility as well as a community center in Butler would be wonderful.
- We need to attract working people into our town/county by allowing ownership, recreation, shopping, and employment opportunities. We have so many program's attracting low income residents but we need opportunity for those of us who would like to work live and thrive. Also, some Irma if public transportation would be an asset. A bus to run routes to Falmouth, Kincaid, Butler, Cynthiana. There used to be buses and trains. Now nothing.
- We need to protect the scenic countryside that is remaining while enhancing the activities for the citizens of the county.
- Why wasn't there any questions about. 1. Home ownership in the flood areas 2. Neglected and trashed properties. 3. Enforcement of existing regulations. 4. Potential future pipeline and other foreseeable issues with land use that may strain existing resources.
- You should take care of the residents that have lived in the county for a long time. I have lived in county almost 15 years county doesn't take care of roads. Seems like they don't care I am sure I am not the only family that feels that way. It seems like the county is getting worse not better feel like time to move out. And yes I blame county.