

LETTERS TO THE EDITOR

PROPOSED DEVELOPMENT
RAISES CONCERNS

We are writing to express strong opposition to the proposed rezoning of 14.5 acres from A-1 Agricultural to R-2 Residential in order to expand the White Oak Estates Subdivision. As adjacent landowners, we believe this development would negatively impact public safety, infrastructure, property values, and the environment.

A major concern is the unusually high concentration of sinkholes—at least 25—on the site. This far exceeds the “high sinkhole concentration” threshold defined in the 2019 Cynthiana-Harrison County-Berry Comprehensive Plan (which expired in 2024). Some sinkholes are over 10 feet in diameter, posing serious risks to land stability, homes, roads, utilities, and groundwater. These were not disclosed in the rezoning application, suggesting a troubling lack of transparency and risk assessment.

The existing road infrastructure in the White Oak Subdivision is already overburdened. Streets are narrow and often congested with parked vehicles, hindering two-way traffic and emergency vehicle access. Sycamore Drive, one of only two access points, has limited visibility and is hazardous to navigate. The other, Spruce Drive, is across from Westside Elementary School and suffers from severe congestion during school hours. Adding 33 more homes would worsen traffic and endanger children who often play in the street due to the absence of nearby recreational areas.

The 2019 Comprehensive Plan stresses preserving

rural/agricultural areas and discourages residential expansion without adequate infrastructure. This development fails to meet those standards. For example, water pressure has long been an issue in the subdivision. Concerns raised during the 2006 Hickory Court expansion delayed rezoning approval by 18 months, and the problem remains unresolved nearly two decades later. Adding more homes would only worsen water service.

Septic system failure due to sinkholes also raises the threat of groundwater contamination—especially dangerous because nearby farms depend on natural springs for livestock. Without a robust plan to improve utilities and protect environmental resources, this land is unsuitable for further development.

Additionally, the proposed site is surrounded by mixed land uses, including a poorly maintained industrial zone and active farms. These farms face increased risk of theft, trespassing, and harm to livestock from loose dogs, fireworks, and other suburban disturbances. Residential expansion in close proximity to agricultural land often leads to conflicts and reduced farm productivity. Pollution, loss of privacy, and safety hazards further threaten these operations.

The Comprehensive Plan, on page 32, restricts development in sinkhole-prone areas and requires geotechnical surveys to inform land-use decisions. Approving this rezoning would violate key goals of the plan: protecting farmland, ensuring infrastructure readiness, and promoting safe, sustainable development.

Residents of Hickory Ct. and Sycamore Dr. were canvassed via petition—at Mayor Dailey’s suggestion—and overwhelmingly opposed the expansion, citing concerns about safety, traffic,

and poor water pressure. I would like to extend my sincere thanks to everyone who took the time to speak with me while I was canvassing the neighborhood with my petition—whether you supported it or not. Your willingness to engage in conversation is deeply appreciated. I also encourage anyone with concerns of their own to reach out to your City Commissioners or County Magistrates, or to attend upcoming city and county meetings to make your voice heard on this important rezoning decision.

We respectfully urge the Planning and Zoning Board and City Commissioners and County Magistrates to deny this rezoning request—or, at minimum, delay the vote until a full investigation into resident concerns and site conditions is completed. The Future Land Use Map according to Ed Holmes, the author of the Comprehensive plan, is only what COULD be developed, not what SHOULD be developed. The want to rezone and develop property should not override real-world limitations, especially when public health, safety, and property values are at stake.

Ray Huellemeier

PLANNING COMMISSION
FOLLOWS STATE STATUTES

On May 27, 2025, the Cynthiana-Harrison County-Berry Joint Planning Commission considered a zone change request

for a 14.49-acre property located adjacent to White Oak Estates and behind Hickory Court. The applicant requested a change from A-1 (Agricultural-One) to R-2 (Residential-Two) zoning.

As part of the application, a concept plan was submitted, as required by the process. This plan illustrated a potential layout of 33 single-family residential lots. It is important to note that a concept plan is preliminary in nature and represents only a general idea of how the property could be developed—not a final or approved site plan.

Per Kentucky Revised Statutes (KRS 100), the Planning Commission serves as a recommending body in the zone change process; the Fiscal Court is the final decision-making authority. Before a zoning map amendment can be approved, it must be found to be in agreement with the adopted Comprehensive Plan. In this case, the request was found to be in compliance, and the Planning Commission therefore issued a recommendation for approval to the Fiscal Court. If the request had not been in agreement with the Comprehensive Plan, additional findings and justifications would have been required.

The May 27th public hearing met all statutory and procedural requirements, including public notification via signage, a published legal advertisement, and letters sent to adjoining property owners. One member of the public spoke at the hearing and was allowed additional time beyond the standard limit. A written letter was also submitted for the record. All materials, including public comments, were compiled and forwarded to

the Fiscal Court for consideration as part of their review packet.

If the Fiscal Court approves the zone change and adopts the appropriate ordinance, the property will be annexed into the City. At that point, the applicant will be required to return to the Planning Commission with a formal subdivision plan. That plan will undergo technical review and must address detailed site components such as lot layout, street design, stormwater management, infrastructure, natural features, and topography.

As of now, no development plan has been submitted, and there is nothing for review beyond the initial concept. The process is guided strictly by state law, and we are currently following those required steps. While we recognize that zoning decisions can generate strong public sentiment, our role as a Planning Commission is to evaluate each application objectively and professionally, based solely on the facts and legal standards.

Bonnie Skinner
Harrison County Planning
and Zoning Administrator

WHERE'S OUR
SWIMMING POOL?

Are we ever going to get the swimming pool that we were promised? We have been waiting patiently for the city/county government to keep its promise. Now the hard questions start. We keep seeing new construction and new things but no mention of something that was promised years ago.

Joseph Hollis

EDUCATION

FROM PAGE A10

And truly, college is not for everyone. “You could make more money in a skilled trade,” they argue.

And they’re not wrong—many trades are both stable and lucrative.

Eight weeks of training can land you in the cab of a semi-truck, with the average salary hovering near \$90,000. That’s real, respectable work.

Is a French literature major likely to make that kind of money reading Rimbaud in the original language? Probably not. Do dentists need to study meta-

physics to fill a cavity? Of course not. That’s not the point.

The question we should be asking isn’t, “What job will this get me?” It’s, “What understanding will this give me?” Because the essence of education isn’t the memorization of facts—it’s the cultivation of understanding.

It’s one thing to know the

definition of an atom; it’s another to grasp how atoms behave. It’s one thing to summarize a novel; it’s another to understand what the author intended to convey. Knowing the dates of a war is easy. Understanding the forces that led to it—and the ones it unleashed—is much harder.

If education were merely

about job training, we could all stop learning once we punched the clock. And sadly, many do. But I believe education is about more than utility. It’s about becoming a fuller, better version of ourselves.

Plato wrote, “If a man neglects education, he walks lame to the end of his life.” I take that to heart. I don’t

want to learn just to work. I want to learn to grow. To better understand the world around me—and the one within me. To take knowledge and turn it into comprehension, and hopefully, over time, into wisdom.

I may never learn everything. But I fully intend to die trying.

GILBERT ALVIN
DAVIS

ESTATE AUCTION

SATURDAY June 28th at 10:00AM
4400 Keefer Rd, Corinth KY - Grant Co



Directions: From Cynthiana take KY Hwy 36W 18.5 miles, turn left on Ky 330 (Corinth Rd) 4.5 miles, turn right on 25N 2.5 miles, turn left on Keefer Rd to auction site

• 127± acres

- Good fencing
- Creek
- 3 ponds
- 5 bent feed barn w/silo & feed conveyor

- Excellent cattle farm
- Great hunting
- Waterline run to middle of farm
- 15 minutes to I-75
- Newer roofs on all barns
- 6 bent double drive hay barn



REAL ESTATE TERMS: 10% down nonrefundable auction day, balance with deed on or before **August 12, 2025** Any financing required by purchaser **MUST** be pre-arranged. No Exceptions. Any inspection for lead base paint or wood destroying organisms **MUST** be done prior to auction date. **NO BUYERS PREMIUM!!**

The following **PERSONAL PROPERTY** will sell after Real Estate for **CASH** or **CHECK** with proper ID

TRACTORS: John Deere 2755 4x4 3586 hrs; John Deere 2555 4x4 w/540 loader (recent rebuild); Ford 5600 6317 hrs; IH 656 6366 hrs; A John Deere parts tractor; CAT 246 Turbo Skid steer w/cab and heat & air. **HAY EQUIPMENT:** Vermeer 504 R signature hay roller (like new) Vermeer TM710 trail mower (like new); Vermeer M6050 disc mower (like new); 3pth hay forks; 2-11 roll hay wagons (new). **FARM EQUIPMENT:** Bushhog 2815 MD 15 ft. batwing mower; Bushhog 2615 legend 15 ft batwing mower; 25+5 Gooseneck flatbed duel tandem with wench; Tarter HD squeeze chute with tub and alley; 5 ton feed bin w/auger; 3pth bushhog; subsoiler; cultipacker; 3pth fertilizer spreader; fuel tank w/electric pump; 3pth scraper blade; 3pth post auger; 140 4/5 ft fence posts; misc. hand tools, lawn & garden tools.

No Buyers Premium! Credit or Debit cards not accepted.

For up to date info please visit these websites:

switzerassoc.com & auctionzip.com

Announcements Auction Day take precedence over written material.



SWITZER & ASSOCIATES
Shawn Ritchey, CAI Principal Broker & Auctioneer
859-234-2911 — 859 588-0261
Greg Mulberry - Associate Auctioneer



111 S. Walnut Street
Cynthiana KY 41031

PREVIEW:
SUNDAY June 22nd
from **2:00 – 4:00PM**
and on **sale day at 9:00AM**