

Property Owner Survey Summary

50 people were sent a survey and 13 people returned a survey (26% response rate)

Property Owners were asked if they lived in Jefferson or Somerset Townships

It is important to note that most respondents answered yes to this question and did not list which municipality they lived in.

- 4 - Jefferson Township
- 3 - Somerset Township
- 6- just answered Yes

Property Owners were asked how their property was currently being used

- 6 - Residential
- 6 - Business (used car sales and service, vehicle dealership, tool and die shop, medical business, bed and breakfast, farm market)
- 1 - Other (active farm)

Property Owners were asked how long they have owned this particular property

- All 13 property owners have owned more than ten years along the Corridor

Property Owners were to describe the SR 31 West Corridor in three (3) words

- Farmland
- Truck Traffic
- Scenic Views
- Peaceful
- Rustic
- Rural
- Pastoral
- Uncluttered
- Busy
- Lush
- Beautiful

Property Owners were asked if they thought the corridor was visually appealing and how they would like to see it improved

Most respondents felt the corridor was visually appealing, but felt that specific areas within the corridor were unattractive due to sporadic development and sign clutter. Improvements listed include:

- Preserve open spaces
- Screen mining operation near Hidden Valley



- Clean up abandoned cars, homes, and businesses
- Need zoning to preserve the corridor
- Prevent the loss of pastureland
- Revitalization needed in some areas (between Laurel Mountain Inn and Kooser State Park)

Property Owners were asked if there were historic and/or natural assets along the Corridor that should be protected

The majority of respondents felt the views of Laurel Ridge, farmland, and barns should be protected. Other assets include:

- Glades Pike Inn
- Laurel Hill Creek
- Kooser State Park

Property Owners were asked if there were locations that should be preserved as scenic views

- Top of the Laurel Hill Summit
- State parks
- Views from Glades Pike Inn and Glades Pike Winery
- The portion of SR 31 from Stahl Road
- The portion of SR 31 near Oakhurst and Lavansville
- Coxes Creek floodplain
- From roller rink to Hidden Valley
- Top of the hill outside of Lavansville traveling westbound, looking down into the valley

Property Owners were asked if there were locations that vehicle pull-offs should be constructed for travelers to stop and enjoy the scenic views

- 3- Yes (Near Lavansville, SR 31 in Bakersville going west, and at the summit)
- 7- No (Make wider berms)
- 3- N/A

Property Owners were asked to identify specific locations on State Route 31 West that pose accident and safety problems

- Oakhurst Tea Room entrance
- Laurel Mountain Inn entrance
- SR 31/Trent Road
- Trucks-speed
- SR 31/West Ridge Road and Neilan Road
- Hidden Valley entrance
- Quarry entrance

◆ Appendix 5: Property Owner Survey Results

- Lavansville area
- Bakersville area
- SR 31 and Spring House Road
- Water from the limestone quarry freezing on SR 31 in the winter

Property Owners were asked if heavy trucks pose a problem on the corridor

- 9 - Yes (Speed, noise, dust, dirt)
- 2 – No
- 2-N/A

Property Owners were asked if they could make one transportation improvement along the corridor what would it be

- SR 31/Laurel Run Road
- Center turning lane from Lavansville to Somerset Borough line
- Turning lane at Hidden Valley entrance
- Lower speed limit
- Limit truck traffic
- Install traffic light at SR 31 and Trent Road intersection

Property Owners were asked if they bike/walk along the corridor

- 4 - Yes
- 8 - No (Dangerous, too much traffic)
- 1-NA

Property Owners were asked if the signage used to identify businesses, roadways, and tourist attractions along the corridor are adequate

- 9 - Yes
- 1- No
- 3- N/A

Property Owners were asked if business signs along the corridor are attractive and easy to read

- 9 - Yes (most are acceptable, no more billboards)
- 2- No (too many signs along the corridor, need to zone signs)
- 1- N/A



Property Owners were asked if there is enough lighting along the corridor and if the corridor should be well-lit, dimly lit, or dark

The majority of respondents felt that there was enough lighting along the corridor and they want the corridor to stay dark. However, property owners felt lighting was needed in specific areas, such as the commercial area near Somerset Borough and at intersections along SR 31.

Property Owners were asked what type of new development they would like to see along the corridor

- Antique shops
- Restaurants
- Small businesses
- Full service supermarket
- Residential development in Jefferson Township and business development in Somerset Township
- No new development

Property Owners were asked what type of services would they like to see locate in the corridor

- Agriculture
- Residential homes
- No subdivisions
- Small businesses

Property Owners were asked what they would like to see the corridor look like 10 or 20 years from now

Property Owners do not want congestion and more traffic or forestland destroyed for new development. Most property owners want the Corridor to retain a rural setting and development to adjust accordingly.

Property Owners were asked if they were in favor of adopting land use regulations, specifically zoning

- 7 - Yes
- 4 - No
- 2- N/A

Most of the respondents are in favor of zoning, but with education and landowner input. Respondents believe zoning will keep the rural appeal of the corridor, maintain a pleasing environment and protect the natural beauty and avoid a SR 601 situation. Regulations that are desired include billboard and sign regulations and access management ordinances.