

# **CONCEPTUAL STAGE RELOCATION REPORT**

**Pike County: Item No. 12-66.00  
Appalachian Corridor Segment (I-66)**

**April 2001**

**MEMORANDUM**

**TO:** Ralph Divine, Director  
Division of Right-of-Way and Utilities

**FROM:** Douglas W. Lambert, CEP, REP, LA, Director  
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**DATE:** April 2001

**SUBJECT:** Conceptual Stage Relocation Report  
Pike County: Item No. 12-66.00  
Appalachian Corridor Segment (I-66)

In accordance with Section 62-01.1100, Paragraph A, of the Relocation Assistance Guidance Manual, a study has been made to identify and determine the impacts associated with the relocations on the subject project.

The project will pass through a predominantly rural area for approximately 53 kilometers (33 miles). The report will consist of four (4) alternates (N1, N2, S1, and S2) within two (2) corridors (Northern Band and Southern Band Alternates) (See Exhibit 2). This corridor will be refined once Phase I is completed, thereby reducing the number of relocations on each alternate. This project, which is currently funded for the Right-Of-Way (R/W) acquisition phase in the State Six-Year Highway Plan, is scheduled in 2002. Construction is estimated to start in 2003.

**NORTHERN BAND ALTERNATES:**

1. **Alternate N1**

Alternate N1 begins approximately 1.6 kilometers (one (1) mile) south of Pikeville near the intersection of US 23 and Links Branch Road, and proceeds in a northeasterly direction following a series of creek valleys. The line crosses and remains north of Harolds Branch. The alternate bridges KY 1460 south of Fife Fork of Lower Chloe Creek. The line enters into the Upper Chloe Creek catchment at Ivy Fork Creek Road and Collins-Adams Road and proceeds southeasterly to cross Upper Chloe Road. Alternate N1 then crosses the mountain into the Raccoon Creek area near the abandoned Chesapeake and Ohio rail line and KY 1441. The alternate continues northeast and parallel to Raccoon Creek Road where it crosses Opossum Branch at KY 3418. Alternate N1 crosses Raccoon Creek Road and the mountain into Johns Creek on the southern slopes of the Hurricane Creek valley. The line crosses the railroad, KY 194 and Johns Creek at Kimper, north of KY 632. This line leaves the Johns Creek watershed via the

north side of the Rattlesnake Branch tributary. Alternate N1 traverses several unpopulated high ridges between Kimper and McVeigh. The line crosses several tributaries of the Pond Creek drainage basin--including Pinson Fork, Runyon Branch, Rockhouse Branch and Pond Creek east of McVeigh and enters the Blackberry Creek valley through the Right Fork. This alternate generally remains on the slopes north of Upper Blackberry Road. The road bridges KY 1056 at Rockhouse Branch and KY 319 at Hatfield Branch north of the Hatfield cemetery. The alternate then crosses over KY 1056 and cuts through the mountain to the Kentucky/West Virginia state line at the Tug Fork approximately 1.6 kilometers (one mile) south of Blackberry City, West Virginia. The line continues northeasterly to ridge line between CR 6 and US 52 where it terminates with an interchange at the proposed King Coal Highway. Alternate N1 would displace 190 residences, 85 of which are owner-occupied, nine (9) businesses, one (1) church, and two (2) cemeteries; however, no farms would be affected.

### **Alternate N2**

Alternate N2 follows approximately the same corridor established by Alternate N1 as both alternates are generally within 120 meters (400 feet) of each other at major stream and roadway crossing. There is more separation at the head of the Right Fork of Blackberry Creek area near KY 1056. Alternate N1, as well as N2, is roughly 48 kilometers (30 miles) in length. Alternate N2 would displace 169 residences, 82 of which are owner-occupied, eight (8) businesses, one (1) church, and two (2) cemeteries; however, no farms would be affected.

2. This alignment will affect 190 dwellings on alternate N1, and 169 dwellings on Alternate N2, and will have an adverse impact on all. Most of the families will be able to relocate within the same communities or project area.

I feel certain that displacees's needs can be addressed in a normal manner without any undue hardship.

3. The type of homes to be acquired will include frame and brick dwellings, and mobile homes, ranging in price from \$5,000.00 to \$250,000.00. Eleven (11) (N1), and 12 (N2) of the homes appear to be four- (4-) bedroom units, 179 (N1) and 157 (N2) have three (3) or fewer bedrooms.

There is about an even number of older dwellings in fair to good condition as there are newer dwellings in good to excellent condition. The age of the homes will range from one (1) to 75 years.

- a. Number of residential displacements: 190 (N1), and 169 (N2)
2. Number of residential owners and tenants being displaced: 85 owners and 105 tenants for N1, and 82 owners and 87 tenants for N2.
3. Income ranges of residential displacements: \$10,000.00 to \$100,000.00

4. The tenure of households to be displaced: 90 days to 50 years
  5. Percentage of minority residences being displaced: None
  6. Percentage of elderly residences being displaced: 20%
  7. Percentage of residences with five (5) or more family members: 5%
  8. The number of disabled residential occupants for whom special relocation services may be necessary: None
4. I expect some residents to relocate to the towns of Shelbiana, Mayo Village, Pleasant Valley, Collins, Yeager, Robinson Creek, Raccoon Creek, Kimper, McVeigh, Ransom, McCarr, Phelps, and Rose Siding. Some may relocate to Pikeville; however, I expect most to relocate in the rural areas along the project. I do not anticipate any adverse environmental effects on any areas the relocatees may move into, if enough time (approximately 12 months) is allowed for the market to absorb the displacements. The most difficult and adverse time to work on this project is in the winter time because of the access roads and the terrain.
- a. An estimate of the distance from the project to crossroad clusters with the nearest available replacement housing: less than one (1) kilometer to Pikeville from the project area.
  2. The makeup of crossroad clusters into which displacees will likely relocate: Most will be able to relocate within the same community. Race and ethnic composition will remain the same, even if they choose to move to another neighborhood within the area. Community facilities consist of parks, churches, and schools; however, two (2) churches for N1, and one (1) church for N2 will be impacted within the project area. Other public facilities are in the city of Pikeville.
  3. Listed is the comparison of the number of available decent, safe and sanitary homes in the area. There are 380 residential units on the market at this time. This includes 125 conventional dwellings in the price range of \$20,000 to \$75,000. There are 255 above the \$75,000 price range, and 110 mobile homes and sites in the \$20,000 price range. There are 225 lots for sale that range in price from \$2,000 to \$30,000. There are 50 rental units on the market that range in price from \$250.00 to \$750.00 per month. The rental properties consist of 30 apartments, 10 conventional dwellings, and 10 mobile homes. There are ten (10) rental sites available for mobile homes that I can find. Within the project area, there are eight (8) sites available for sale or rent. However, according to housing census data, there are 2,612 units either for sale or rent in Pike County.
  - d. There are 85 (N1) and 82 (N2) owner/occupants in conventional dwellings to be acquired. I expect 84 of the 107 (N1), and 78 of the 109 (N2) to be in the price range of \$5,000 to \$85,000. I suspect that none is a four- (4-) bedroom unit.

There are 21 of the 85 (N1), and 26 of the 82 (N2) acquisitions above the \$85,000 price, and ten (10) (N1) and 14 (N2) contain three (3) bedrooms. I suspect that 11 (N1) and 12 (N2) are four- (4-) bedroom units. (I anticipate that most owners in conventional dwellings will be able to move to remaining property, and the remaining owners will be able to acquire property within the project area).

There are 105 (N1) and 87 (N2) mobile homes to be acquired. I suspect that these are tenants. They own the mobile home and rent the site. It appears that the occupants may be relatives and occupy family-owned property. (I anticipate the relocatees will purchase and relocate on remaining property or in the immediate area).

5. More than nine (9) (N1) and eight (8) (N2) businesses organizations, and one (1) nonprofit organization (church) will be affected by proposed Northern Band Alternates. Relocation should not be difficult due to availability of land in the immediate area.

1. The estimated number of people employed by these businesses affected is 171 (N1) and 169 (N2)

1.
  - **Pikeville Water Systems - four (4) employees. This water treatment facility would need reconstruction to service the area prior to highway construction. (Alternates N1 and N2).**
  - **Days Inn Hotel - 10 employees. It appears the business can be relocated. (Alternates N1 and N2).**
  - **Dye's Used Auto Sales- two (2) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates N1 and N2).**
  - **Campbell Oil and Mine Supply - three (3) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates N1 and N2).**
  - **Pike County Coal Company - 25 employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates N1 and N2).**
  - **Wayne Supply - 120 employees. It appears the business can be relocated. (Additional comments below)\* (Alternates N1 and N2).**
  - **Doug's Body Shop - two (2) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates N1 and N2).**
  - **Classic Cars of Kentucky - two (2) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternate N1).**
  - **Kimper Hardware - three (3) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates N1 and N2).**

(\*Wayne Supply Company has approximately 120 employees (70 full-time at the facility and 50 field workers) working out of their existing facility approximately 25 years. One concern with this relocation is the timing of the move. Wayne Supply

**operates 24 hours a day, seven days a week, and 365 days a year. This schedule would make it difficult to relocate as a new facility is constructed. A facility would need to be in place before relocation occurred. There could be no down time in business during the relocation period. Any down time would severely impact their customer base, affecting sales and customer loyalty. Special assistance may be needed to advance the construction of a new facility while maintaining day to day operations at the impacted facility. Another issue was the impact of relocating the business and its affect on commuting patterns for employees. Interviews with the employees at Wayne Supply indicate no adverse affects on relocation of the business to another area of the County because many employees live in many different areas of the County.)**

- c. I do not expect any employees to lose their jobs.
- d. All of the businesses appear to be owner occupied.
- e. There do not appear to be any unique attributes such as specialized clientele, cultural orientation, and/or unusual characteristics of the businesses.

There are no businesses, farm operations, and/or nonprofit organizations that are adversely affected by proximity to the proposed alternate.

- 2. There is one (1) church affected by both Northern Alternates. I do not anticipate any long-term cultural or social loss due this displacement. This church serves approximately 12-15 members. Final design may avoid this displacement because of its location near a bridge.
  - g. There are no sites currently listed with Realtors or in the local paper which would accommodate the relocation of businesses. Business sites are usually negotiated for or made available to family and friends and should become available if there is sufficient demand.
  - 8. I do not anticipate any long-term social, economic, and/or cultural loss to the communities due to displacements by the proposed project.
6. Last Resort Housing measures will be used as needed to affect any relocation, if it is determined that the relocation will cause undue hardship on the family utilizing the typical relocation methods.

I anticipate Last Resort Housing measures will be necessary to assist 23 (N1) and 22 (N2) displacees, mostly mobile homes. The assistance may be necessary to pay for larger than normal rent supplement payments because of low income families and to modify the replacement dwelling to accommodate the elderly and disabled. The use of Last Resort Housing measures may be necessary for larger than anticipated replacement housing payments. It is anticipated that Last Resort Housing may be necessary to construct new housing and/or rehab older units to meet decent, safe and sanitary standards. Assistance

does appear likely to construct mobile home sites for some of the tenants with mobile homes.

I see no need for any special relocation advisory services; but if needed, the Senior Citizens' Organizations, Social Security Office, and the elected public officials can be contacted for assistance.

All displaced persons will be treated without discrimination on any basis and in a manner that complies with the *Uniform Relocation Assistance and Real Property Acquisition Act of 1970* as amended; Public Law 91-646, *Title IV of the Surface Transportation Uniform Relocation Act of 1987*; CFR, Part 24, *Uniform Relocation Assistance and Real Property Regulations for Federal and Federally Assisted Programs*; Final Rule and Notice, as administered by the Kentucky Transportation Cabinet. Relocation resources are available to all residential and business relocatees without discrimination in accordance with the *Civil Rights Act of 1964, Title VI*.

7. Our conversations with government officials, citizens in the area, business people, and the local realtor were all positive. There do not appear to be any general and/or specific long-term adverse impacts due to relocation of the displacees.
  1. There are two (2) other highway projects in the county: US 119 (Zebulon to Bent Mountain) and US 460 (Yeager to the Breaks) in Pike County. The four (4) construction sections of the US 119 project and the nine (9) construction phases of US 460 from Yeager to the Breaks Interstate Park will together require 149 residential relocations. These relocations will be accommodated over a four- (4-) year period, thus averaging 37 relocations per year. Therefore, no significant relocation problems are anticipated over the developmental life of the project. The US 119 project is currently scheduled in the State Six-Year Highway Plan for construction in 2000; however, R/W acquisition has begun for the first two (2) sections. The US 460 project is currently scheduled in the State Six-Year Highway Plan for construction in 2002; however, R/W acquisition has begun for the first section. The US 460 project will not compete with I-66 Appalachian Corridor Segment project for regional housing resources because of the physical distance between the two projects, and the property acquisition phase for US 460 is expected to be complete, or nearly so, before relocation activities are initiated on the first section of the I-66 project.
  - b. There are no specific financial or incentive programs available to displacees, other than those provided under the *Uniform Act*. The local lending agencies have always helped with funding for displacees, provided the Department's payment is applied toward the loan or is a down payment to acquire replacement property.

**SOUTHERN BAND ALTERNATES:**

1. **Alternate S1**

Alternate S1 begins due west of US 23 and bridges Shelby Creek and the railroad north of Little Creek Road near Yeager. The alternate swings north across KY 122 and continues to cross Lick Branch. A large cut permits this line to cross the railroad, the Levisa Fork, and US 460 approximately perpendicular. The line then crosses Red Creek and follow the western slopes of the same valley. This alternate follows the Right Fork of Chloe Creek and crosses KY 1441 at the extreme reaches of the Lower Pompey Branch. The line continues northeast where it intersects KY 3418 at Upper Pompey Road. Several cuts permit this alternate to traverse the high ridges north of the Jonican and Hurricane Branches. KY 194 is bridged at Ridge Line Road. The line continues northeast and crosses Lane Branch, then KY 632 and Johns Creek south of Kimper. Prichard Fork is the last catchment crossed before this alternate climbs the high peaks and ridges east of Kimper and swings south toward Phelps. Roadways crossed in this area include KY 199 and KY 3419 at the Calloway Gap. No other roadways are crossed until KY 319 is encountered at the headwaters of Peter Branch and Poundmill Run north of Freeburn. Alternate S1 bridges the Tug Fork, the railroad, and WV 49 at Rose Siding, West Virginia. The line continues northeasterly to the ridge line between CR 6 and US 52 where it terminates with an interchange at the proposed King Coal Highway. Alternate S1 would displace 84 residences, 58 of which are owner-occupied, and one (1) business; however, no farms, churches, or cemeteries would be affected.

**Alternate S2**

Alternate S2 largely follows the same corridor established by Alternate S1 with the following significant differences. Alternate S2 crosses KY 122 roughly 500 meters (1,800 feet) south of the Alternate S1 crossing in order to avoid a deep mountain cut near this location. Additionally, Alternate S2 runs parallel to the south of Red Creek Road. Alternate S1 and S2 are approximately 56 kilometers (35 miles) in length. Alternate S2 would displace 149 residences, 80 of which are owner-occupied, four (4) businesses, and one (1) cemetery; however, no farms or churches would be affected.

2. This alignment will affect 84 (S1) and 149 (S2) dwellings, and will have an adverse impact on all. Most of the families will be able to relocate within the same communities or project area.

I feel certain that displacees' needs can be addressed in a normal manner without any undue hardship.

3. The type of home to be acquired will include frame and brick dwellings and a mobile home, ranging in price from \$5,000.00 to \$85,000.00. None of the homes appear to be four- (4-) bedroom units; two (2) have three (3) bedrooms; and one (1) has two (2) bedrooms.

There is about an even number of older dwellings in fair to good condition as there are newer dwellings in good to excellent condition. The age of the homes will range from one (1) to 50 years.

- a. The number of households to be displaced: 84 (S1) and 149 (S2)
  - b. Number of residential owners and tenants being displaced: 58 owners and 26 tenants (S1), and 80 owners and 69 tenants (S2)
  3. The income ranges of the affected households: \$10,000.00 to \$100,000.00
  1. The tenure of households to be displaced: 90 days to 50 years
  2. The percentage of minority households to be displaced: None
  3. The percentage of elderly households to be displaced: 25%
  4. The percentage of households containing five (5) or more family members: 5%
  5. The number of disabled residential occupants for whom special relocation services may be necessary: None
4. I expect some residents may relocate to the towns of Shelbiana, Mayo Village, Pleasant Valley, Collins, Yeager, Robinson Creek, Raccoon Creek, Kimper, McVeigh, Ransom, McCarr, Phelps, and Rose Siding. Some may relocate to Pikeville; however, I expect most to relocate in the rural areas along the project. I do not anticipate any adverse environmental effects on any areas the relocatees may move into, if enough time (approximately 12 months) is allowed for the market to absorb the displacements. The most difficult and adverse time to work on this project is in the winter time because of the access roads and the terrain.
- a. An estimate of the distance from the project to crossroad clusters with available replacement housing: less than one (1) kilometer to Pikeville from the project area.
  2. The makeup of crossroad clusters into which displacees will likely relocate: Most will be able to relocate within the same community. Race and ethnic composition will remain the same, even if they choose to move to another neighborhood within the area. Community facilities consist of parks, churches, and schools; however, none will be impacted within the project area. Other public facilities are in the city of Pikeville.
  - c. Listed is the comparison of the number of available decent, safe and sanitary homes in the area, with the number being acquired. There are 380 residential units on the market at this time. This includes 125 conventional dwellings in the price range of \$20,000 to \$75,000. There are 255 units above the \$75,000 price range, and 110 mobile homes and sites in the \$20,000 price range. There are 225 lots for sale that range in price from \$2,000 to \$30,000. There are 50 rental units on the market that range in price from \$250.00 to \$750.00 per month. The rental properties consist of 30 apartments, 10 conventional dwellings, and 10 mobile

homes. There are ten (10) rental sites available for mobile homes that I can find. Within the project area, there are eight (8) sites available for sale or rent. However, according to housing census data, there are 2,612 units either for sale or rent in Pike County.

- d. There are 58 (S1) and 80 (S2) owner/occupants in conventional dwellings to be acquired. I expect 28 of the 58 (S1), and 45 of the 80 (S2) to be in the price range of \$5,000 to \$85,000. I suspect that none is a four- (4-) bedroom unit. There are 30 of the 58 (S1), and 35 of the 80 (S2) acquisitions above the \$85,000 price, and 26 (S1) and 30 (S2) contain three (3) bedrooms. I suspect that four (4) (S1), and five (5) (S2) are four- (4-) bedroom units. (I anticipate that most owners in conventional dwellings will be able to move to remaining property, and the remaining owners will be able to acquire property within the project area).

There are 26 (S1) and 69 (S2) mobile homes to be acquired. I suspect that these are tenants. They own the mobile home and rent the site. It appears that the occupants may be relatives and occupy family-owned property. (I anticipate the relocatees will purchase and relocate on remaining property or in the immediate area).

5. More than one (1) (S1) and four (4) (S2) business organizations will be affected by proposed Southern Band. Relocation should not be difficult due to availability of land in the immediate area.

1. The estimated number of people employed by these businesses affected is four (4) (S1) and six (6) (S2)

1. • **Compton Carpet Cabinets - four (4) employees. It appears the business can be relocated. There are buildings available for sale or lease. (Alternates S1 and S2).**
- **Gun Outlet - one (1) employee. It appears the business can be relocated. There are buildings available for sale or lease. (Alternate S2).**
- **Hair Perfect - one (1) employee. It appears the business can be relocated. There are buildings available for sale or lease. (Alternate S2).**
- **Chloe Pay Lake - no employees. Due to the nature of this business, it cannot be relocated. (Alternate S2).**

3. I do not expect any employees to lose their jobs.

- d. All businesses appear to be owner occupied.

- e. There do not appear to be any unique attributes such as specialized clientele, cultural orientation, and/or unusual characteristics of the businesses.

There are no businesses, farm operations, and/or nonprofit organizations that are adversely affected by proximity to the proposed alternate.

- f. There are no sites currently listed with Realtors or in the local paper which would accommodate the relocation of businesses. Business sites are usually negotiated for or made available to family and friends and should become available if there is sufficient demand.
  9. I do not anticipate any long-term social, economic, and/or cultural loss to the communities due to displacements by the proposed project.
6. Last Resort Housing measures will be used as needed to affect any relocation, if it is determined that the relocation will cause undue hardship on the family utilizing the typical relocation methods.

I anticipate Last Resort Housing measures will be necessary to assist four (4) (S1) and nine (9) (S2) displacees, mostly mobile homes. The assistance may be necessary to pay for larger than normal rent supplement payments because of low income families and to modify the replacement dwelling to accommodate the elderly and disabled. The use of Last Resort Housing measures may be necessary for larger than anticipated replacement housing payments. It is anticipated that Last Resort Housing may be necessary to construct new housing and/or rehab older units to meet decent, safe and sanitary standards. Assistance does appear likely to construct mobile home sites for some of the tenants with mobile homes.

I see no need for any special relocation advisory services; but if needed, the Senior Citizens' Organizations, Social Security Office, and the elected public officials can be contacted for assistance.

All displaced persons will be treated without discrimination on any basis and in a manner that complies with the *Uniform Relocation Assistance and Real Property Acquisition Act of 1970* as amended; Public Law 91-646, *Title IV of the Surface Transportation Uniform Relocation Act of 1987*; CFR, Part 24, *Uniform Relocation Assistance and Real Property Regulations for Federal and Federally Assisted Programs*; Final Rule and Notice, as administered by the Kentucky Transportation Cabinet. Relocation resources are available to all residential and business relocatees without discrimination in accordance with the *Civil Rights Act of 1964, Title VI*.

7. Our conversations with government officials, citizens in the area, business people, and the local realtor were all positive. There do not appear to be any general and/or specific long-term adverse impacts due to relocation of the displacees.
1. There are two (2) other highway projects in the county: US 119 (Zebulon to Bent Mountain) and US 460 (Yeager to the Breaks) in Pike County. The four (4) construction sections of the US 119 project and the nine (9) construction phases of US 460 from Yeager to the Breaks Interstate Park will together require 149

residential relocations. These relocations will be accommodated over a four- (4-) year period, thus averaging 37 relocations per year. Therefore, no significant relocation problems are anticipated over the developmental life of the project. The US 119 project is currently scheduled in the State Six-Year Highway Plan for construction in 2000; however, R/W acquisition has begun for the first two (2) sections. The US 460 project is currently scheduled in the State Six-Year Highway Plan for construction in 2002; however, R/W acquisition has begun for the first section. The US 460 project will not compete with I-66 Appalachian Corridor Segment project for regional housing resources because of the physical distance between the two projects, and the property acquisition phase for US 460 is expected to be complete, or nearly so, before relocation activities are initiated on the first section of the I-66 project.

2. There are no specific financial or incentive programs available to displacees, other than those provided under the *Uniform Act*. The local lending agencies have always helped with funding for displacees, provided the Department's payment is applied toward the loan or is a down payment to acquire replacement property.