

CHAPTER 5: FUTURE VISION REPORT

A. INTRODUCTION

1. FUTURE VISION

The future vision for the physical development of Greene County for the year 2030 is reflected in the policy and objectives statements (and associated development review guidelines) of the community. These policies, objectives and guidelines serve as the basis for developing and evaluating future land use patterns for the community, and as the basis, in conjunction with the Future Land Use Map, for determining consistency of proposed development and infrastructure investments with the Comprehensive Plan.

2. DEVELOPMENT OF THE VISION

With the assistance of the Greene County Comprehensive Plan and Tourism Steering Committees, the future vision for Greene County was developed through a community survey, interviews of community leaders, a general public meeting, and written public comment. The initial input of the Steering Committees, community survey and community leader interviews helped identify growth and tourism issues of concern unique to Greene County. These are documented in Chapter 4 of the “Community Profile” Report.

B. POLICIES AND OBJECTIVE STATEMENTS

Many people think of a comprehensive plan as only a future land use map. While a future land use map may be one of the end products of the comprehensive plan, it is not the foundation of the comprehensive plan. Throughout the Midwest (including Indiana and surrounding states), the foundation for the comprehensive plan is the future vision for the community as expressed in goals, objectives, principles, policies or guidelines. The Indiana state enabling legislation for comprehensive planning (I.C. 36-7-4-500) implicitly recognizes that a plan must be more than a map.

A well-designed plan is based on a set of objectives and policies. It is this collection of objectives and policies that is essential to good planning, not the map. Indiana’s planning enabling statute recognizes this fact by requiring only three elements in a comprehensive plan. Indiana Code 36-7-4-502 states:

“A comprehensive plan must contain at least the following elements:

- (1) A statement of objectives for the future development of the jurisdiction.*
- (2) A statement of policy for the land use development of the jurisdiction.*
- (3) A statement of policy for the development of public ways, public places, public lands, public structures and public utilities.”*

Governed by a well-enunciated set of objectives and policies, development decisions will be made in a predictable, orderly manner. While these objectives and policies are the foundation for the Greene County Comprehensive Plan, the Plan includes several other elements (including a land use development plan or future land use map, a transportation/thoroughfare plan, a utilities plan, a community facilities plan, an open space and recreation plan, tourism plan and an environmental plan) to assist in the interpretation and application of the objectives and policies. These additional elements of the comprehensive plan are expressly permitted by Indiana Code 36-7-4-502 and 506.

In determining consistency of a development proposal with the comprehensive plan, the Greene County Comprehensive Plan establishes two tests: Consistency with the future land use map and consistency with development guidelines. If the first test fails, the second test becomes paramount as the development guidelines are an expression of the development objectives and policies of the community.

The development polices and objectives that follow have been drafted to reflect the input of the community as expressed by the community survey, community leadership, Greene County Comprehensive Plan and Tourism Steering Committees, and public comments expressed through workshops and hearings during the process.

1. VISION STATEMENT

Greene County strives to be a great place to live, work and visit by embracing change that fosters economic development opportunities, while preserving historic, natural and small community features that foster a unique living environment and attract visitors to the county

2. LAND USE DEVELOPMENT POLICY

In implementing this Comprehensive Plan, the land use development policy of Greene County is to foster orderly growth and development that expands future employment opportunities and meets living needs of all people while maintaining the integrity of Greene County as a rural county and protecting its unique natural and man-made environmental assets for residents and visitors alike. Economic development opportunities will be aggressively pursued to expand job opportunities in Greene County, building on the transportation assets of US 231, all state roads, rail and the future I-69 as well as the historic and unique natural assets of the forests, swamps, wildlife areas and karst features (eg. American Bottoms). This policy involves the identification, preservation and development of economic development sites at the proposed interchanges of Interstate 69 as well as the vicinity of major incorporated areas. This policy will encourage the establishment and expansion of commercial facilities in an orderly and safe manner while serving the needs of residents and visitors. This policy will promote land use practices designed to continue development of Greene County as a desirable place to live, work, and visit. Further, it fosters revitalization, rehabilitation, reuse and redevelopment of residential and commercial properties where appropriate, to improve property values, stabilize public revenues and enhance the visual appearance of the county. This policy encourages residential development that provides the appropriate mix of housing opportunities for all ages and income levels. Development will be encouraged to make the most efficient use of existing and planned infrastructure. The unique historic and natural assets of the county will be preserved and enhanced for the enjoyment of the community and to strengthen economic development opportunities for tourism.

3. COMMUNITY INFRASTRUCTURE POLICY

In implementing this Comprehensive Plan, the community infrastructure policy of Greene County is to develop public ways, public places, public lands, public structures and public utilities necessary to assure orderly and cost-effective development and to ensure the continued high quality of life for all citizens while protecting Greene County's historic heritage and its surrounding natural and scenic beauty. This policy promotes infrastructure improvement practices that emphasize maintenance and enhancement of existing facilities, and the expansion of facilities only when such an expansion addresses a specific need (such as the creation of marketable commercial and industrial sites for expanded employment opportunities) and improves the overall cost-effectiveness of the particular public infrastructure system (whether roads, sewers, waterlines, stormwater drainage, recreation facilities, etc.). Adequate infrastructure is necessary for all new and expanded development, and new development is to bear the cost of infrastructure improvements that it necessitates whenever possible, recognizing that the public may participate in the cost of infrastructure as incentives to foster economic development at targeted locations. Finally, the community should ensure infrastructure decisions enhance community excellence in education and recreation.

4. GOALS AND OBJECTIVES FOR FUTURE DEVELOPMENT

Goal 1 (Growth Management):

Promote appropriate and orderly future development and growth in Greene County.

- Objective 1.1:** Consider the development of countywide land use controls that protect property values and attract businesses, while respecting individual property rights and existing land uses.
- Objective 1.2:** Approach land use planning in an efficient manner to ensure that the existing rural integrity and unique man-made and natural assets of the county are protected.
- Objective 1.3:** Encourage appropriate future commercial and industrial development to locate near proposed I-69 and in the vicinity of incorporated areas.

Goal 2 (Economic Development):

Enhance economic development opportunities in areas appropriate for the expansion of commercial and industrial uses.

- Objective 2.1:** Provide more job opportunities at all skill levels and improve the overall economy in Greene County by attracting new quality industry and businesses through public incentives.
- Objective 2.2:** Provide incentive opportunities to encourage the reuse of vacant industrial and commercial structures and properties in Greene County in a manner compatible with surrounding uses.
- Objective 2.3:** Provide adequate infrastructure to existing and proposed industrial, commercial and residential sites to ensure suitable sites for immediate development (shovel ready sites).
- Objective 2.4:** Promote development opportunities along major roads that are in the surrounding area of the future I-69 in southeast Greene County.
- Objective 2.5:** Provide incentive opportunities to retain and assist in the expansion of existing businesses in Greene County.
- Objective 2.6:** Encourage the development of additional retail businesses and personal services so that residents do not have to shop outside Greene County for common necessities.
- Objective 2.7:** Ensure communication and coordination between all parties involved in economic development in Greene County.

Goal 3 (Housing):

Preserve property values, provide opportunities for affordable housing and serve all age and income groups by ensuring that residential development is compatible with existing residential areas, consistent with the rural character and natural environment.

- Objective 3.1:** Address decaying and blighted residential properties through a combination of incentive opportunities (such as low cost housing rehabilitation loans) and enforcement (such as building and property condition enforcement targeted at absentee property owners) while ensuring sensitivity to the economic capacity of the property owner.
- Objective 3.2:** Encourage the development of additional quality affordable housing throughout Greene County.
- Objective 3.3:** Encourage new development and the expansion of existing elderly living residences such as assisted living and independent living dwellings in Greene County.
- Objective 3.4:** Encourage no more than one mobile home per lot and owners to properly dispose of older, abandoned mobile homes.
- Objective 3.5:** Ensure that all mobile homes have access to public water and sewage hookups; if not available, ensure that all mobile homes have proper septic tanks or septic fields, approved by and constructed to standards of the Greene County Health Department.
- Objective 3.6:** Permit manufactured homes and modular homes on lots in traditional single-family detached home areas provided the structures are compatible with surrounding homes by ensuring such homes have a minimum floor area, a permanent foundation, sloped roof with overhangs and other design features that give the appearance of a site-built home.

Goal 4 (Environment):

Protect man-made and natural environmental features in Greene County that contribute to the historic, natural and rural character.

- Objective 4.1:** Determine the status of ownership of blighted/decaying properties and work with owners to enhance the appearance of these properties.
- Objective 4.2:** Identify and preserve the economically viable historic structures in Greene County.
- Objective 4.3:** Facilitate the adaptive reuse of blighted/decaying historic structures through incentive opportunities (low interest rehabilitation loans, historic structure tax reductions, infrastructure improvements) while ensuring the reuse is compatible with surrounding land use.
- Objective 4.4:** Discourage development in areas subject to severe environmental constraints (floodplains, wetlands, steep slopes significant natural wildlife habitats, etc.) and ensure any development in such areas minimize adverse environmental impacts.
- Objective 4.5:** Ensure that public health and safety regulations are enforced to protect against problems of illegal dumping and failing septic tanks.

Goal 5 (Transportation):

Preserve and enhance existing transportation corridors in Greene County while providing new corridors to address congestion, to facilitate goods movement and to stimulate economic growth.

- Objective 5.1:** Ensure that all county roads and bridges are constructed to high standards.
- Objective 5.2:** Consider coordinated bus or van transportation opportunities for the elderly and disabled.
- Objective 5.3:** Encourage the improvement of all existing county roads and when reasonable, consider the reconstruction of roads from Greene County into Monroe County and Bloomington to provide improved access.
- Objective 5.4:** Promote and encourage an exit on SR 57 for a Newberry interchange.
- Objective 5.5:** Encourage improvements and upkeep of state roads and other roads located near I-69 to ensure these roads are in the condition necessary to accommodate traffic to and from the new interstate.

Goal 6 (Utilities):

Ensure adequate availability of a sanitary sewer system, water distribution system, stormwater facilities and other utilities for existing development while taking advantage of new growth opportunities that strengthen the economic performance of the public utilities and that support economic development initiatives.

- Objective 6.1:** Consider alternative sewer lines and systems that are more compatible with the geography of certain areas of Greene County.
- Objective 6.2:** Encourage an adequate long-term maintenance program for all of Greene County's water and sewer providers to ensure that needed repairs to these capital assets are made.
- Objective 6.3:** Ensure that all communities of Greene County have appropriate natural or man-made drainage systems to adequately accommodate stormwater flows.
- Objective 6.4:** Encourage water providers to take advantage of new development tap-ins and minor main extensions to the water distribution system that improves the economic performance of the drinking water system.
- Objective 6.5:** Encourage all sanitary sewer and water system providers to examine the financial policies regarding sanitary sewer and water line extensions tap-ins and lateral line extensions to ensure new development pays its own way.
- Objective 6.6:** Perform an annual review of sewer and water rates to ensure adequate short and long-term revenue for operating and maintaining the existing systems.

Goal 7 (Recreation):

Preserve and enhance the parks and recreational facilities serving the residents of Greene County.

- Objective 7.1:** Encourage businesses that provide recreational activities such as skating, miniature-golf, a movie theater, and/or a public golf course.

- Objective 7.2:** Consider the addition of more parks and public areas in Greene County to offer residents more recreational opportunities, including full-service camping.
- Objective 7.3:** Encourage development of bicycle, walkway and trail connections between communities in Greene County and into neighboring counties.
- Objective 7.4:** Ensure that existing and future parks provide recreational opportunities for all citizens, including the elderly.
- Objective 7.5:** Consider the addition of new facilities and activities at existing parks, such as a visitor's center at Goose Pond and lodging at Shakamak State Park, to meet Indiana Outdoor Recreation Standards.

Goal 8 (Community):

Ensure adequate availability of entertainment, recreation, education and medical services to meet all necessities for all residents and visitors to Greene County.

- Objective 8.1:** Retain younger populations by increasing job opportunities and amenities in throughout Greene County.
- Objective 8.2:** Increase the general visual appearance of Greene County by expanding existing programs such as adopt-a-road and the addition of new programs that help keep the county clean and maintained.
- Objective 8.3:** Develop a cooperative, continuing and comprehensive economic development program to retain and attract business to Greene County and to capitalize on the opportunities of I-69.
- Objective 8.4:** Encourage proper coordination between the county's five school districts to ensure that all citizens have an opportunity to get involved in school activities.
- Objective 8.5:** Foster and support opportunities for county-wide participation and joint projects.

Goal 9 (Tourism):

Promote tourism that capitalizes on Greene County's many assets in order to attract visitors.

- Objective 9.1:** Increase activities and events in Greene County to make the county more attractive for both visitors and residents.
- Objective 9.2:** Find and create a tourism niche that will attract people and set Greene County apart from neighboring counties.
- Objective 9.3:** Enhance tourism by promoting and improving the existing parks, significant historic areas, significant natural areas and other attractions in Greene County to provide additional reasons to visit these facilities.
- Objective 9.4:** Provide new attractions that are complimentary to the existing parks and attractions to provide more reasons to visit Greene County.
- Objective 9.5:** Consider the establishment of a Greene County Convention and Visitor Bureau to enhance tourism opportunities and attract visitors to the county.

C. GUIDELINES

In addition to the Land Use Development Policy Statement, the Public Infrastructure Policy Statement and the Development Objectives, the following guidelines are to be used to determine consistency of the proposed development and infrastructure investment with the Comprehensive Plan.

1. LAND USE DEVELOPMENT

a. Residential Uses

R-1: Ensure new residential development is compatible with existing, abutting residential or non-residential development in size, height (not to exceed two stories), mass and scale.

R-2: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new residential development adjoins existing higher density residential uses or existing non-residential uses.

R-3: Encourage the design of new residential development to provide adequate lot sizes and shapes for housing, to preserve natural tree stands to the extent practical, to use natural drainage channels where possible, to discourage speeding and through-traffic on streets, and to provide amenities such as walkways, curbs, trees and vegetation.

R-4: Evaluate residential development on the basis of the following gross densities:

- Low: Up to four dwelling units per acre.
- Medium: Greater than four and up to eight dwelling units per acre.
- High: Greater than eight and up to 10 dwelling units per acre.

R-5: Limit residential development to the “low density” category when major access is not from a “collector” or “arterial” street or primary access passes through a “low density” residential area.

R-6: Limit residential development to the “medium” or “low” density category when the site has environmental constraints (wetlands, floodplains, steep slopes) other severe environmental limitations or a “collector” street is the highest available functional class for primary access to the site.

R-7: Locate “high” density residential development only where the major access point is to an “arterial” street and where the site is not affected by wetlands or within a floodplain, on steep slopes or affected by other severe environmental limitations.

R-8: Discourage dwelling unit densities in excess of 10 dwelling units per acre and structures in excess of two stories.

R-9: Limit “medium” and “high” density residential structure types to no more than 10 dwelling units per structure.

R-10: Prohibit new residential development in the 100-year floodplain.

R-11: Allow manufactured homes and modular homes on lots in their own subdivisions or lots created in older

areas provided such homes are on permanent foundations and are compatible in size, mass and character of adjoining residential development.

R-12: Encourage innovative residential developments that mix housing types and densities with appropriate screening and buffering to ensure compatibility with surrounding land uses.

R-13: Permit innovative housing types and designs that enable infill housing on vacant lots while remaining compatible with adjacent residential uses.

R-14: Encourage cluster residential development in rural areas with prime agricultural lands, to preserve as much land as possible for agricultural production and to encourage the use of centralized sewage treatment systems.

R-15: Encourage large lot development in rural areas with forest lands, steep slopes, wetlands, or other unique natural environmental features to minimize site development in such natural areas and to maximize the visual screening of homes.

b. Office Uses

O-1: Encourage the location of offices in planned commercial centers and planned office centers, and as transitional uses from residential to retail uses when the office use involves the conversion of a residential structure or any new structure that has the character of the abutting residential use relative to size (not to exceed 10,000 square feet), height (not to exceed two stories), mass, scale, yards and parking to the rear or side.

O-2: Ensure office development is compatible with existing, abutting residential or other non-residential development in size, height (not to exceed two stories outside downtowns), mass and scale.

O-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new office development adjoins existing residential uses or residentially zoned areas, or adjoins other existing non-residential uses.

O-4: Ensure office building setbacks from all property lines, with parking location, signing and lighting that are compatible with any adjoining residential use.

c. Commercial Uses

C-1: Encourage the location of new commercial uses in planned centers, permit the expansion of existing commercial uses as long as the expansion is compatible with abutting uses, and permit the conversion of non-commercial structures to retail uses as long as the converted structure is compatible in character with abutting residential uses.

C-2: Encourage commercial uses serving residential areas (such as nondurable and convenient goods sales and personal services) to be located within or adjacent to residential areas.

C-3: Encourage commercial uses serving the greater community (such as durable goods sales, land-extensive uses, structures over 10,000 square feet and auto-oriented retail uses) to be located on “arterial” streets.

C-4: Ensure retail development is compatible with existing, abutting residential development or residentially zoned areas in size (10,000 square feet), height (not to exceed two stories), mass and scale.

C-5: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded commercial development adjoins existing residential uses or adjoins office uses.

C-6: Ensure commercial building setbacks from all property lines, with parking location, signing and lighting that are compatible with any adjoining residential use.

C-7: Limit outdoor storage and displays when commercial uses are adjacent to residential, office and other commercial uses.

C-8: Prohibit non-premises signs (i.e., billboards) in commercial areas.

C-9: Locate businesses serving or selling alcoholic beverages away from residential uses and community facilities such as parks, schools, public buildings, medical facilities, churches and other public/quasi-public institutions.

C-10: Confine adult entertainment or the sale of adult materials to industrial areas with adequate separation from residential, public recreation uses (parks and playgrounds), educational uses (schools and daycare centers) and institutional uses (libraries, museums, churches, etc.).

C-11: Provide financial incentive opportunities and regulatory waivers to encourage the reuse and occupancy of vacant commercial structures.

C-12: Encourage highway oriented uses (lodging, eating, fuel, and convenience goods) to be located at freeways and at the intersections of arterials and major collectors with other materials and major collectors.

d. Industrial Uses

I-1: Encourage the location of new industrial uses in planned industrial centers or adjacent to existing industrial areas; and permit the expansion of existing industrial uses as long as the expansion is compatible with abutting uses.

I-2: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded industrial development adjoins existing residential uses or residentially zoned areas, or adjoins other existing non-residential uses.

I-3: Ensure industrial building setbacks from all property lines, with parking location, signing and lighting that are compatible with any adjoining non-industrial use.

I-4: Prohibit the outdoor display or storage of materials in areas zoned for light industrial use.

I-5: Confine the commercial sale, repair and storage of trucks, trailers, modular homes, boats and farm equipment to industrial areas.

e. Public/Quasi-Public Uses

P-1: Locate or expand public and quasi-public facilities where there is a demonstrated need.

P-2: Ensure public/quasi-public development is compatible with existing, abutting residential development in size, height (not to exceed two stories), mass and scale.

P-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded public/quasi-public uses adjoin existing residential uses.

P-4: Ensure public/quasi-public building setbacks from all property lines, with parking location, signing and lighting that are compatible with any adjoining residential use.

P-5: Give priority to the maintenance and improvement of recreation facilities at existing parks before acquiring additional park land.

P-6: Ensure the improvement of recreation facilities with a demonstrated need that serves the residents of Greene County and that does not duplicate other facilities in the county.

P-7: Improve pedestrian and bicycle access to and within existing parks, historic and nature areas.

P-8: Emphasize the expansion of existing parks over the acquisition of new parks to address the recreation needs of Greene County residents.

P-9: Take advantage of opportunities to expand parkland when such parcels become available adjacent to existing parks, provided such parkland meets a demonstrated need and can be adequately developed and maintained.

2. DEVELOPMENT INFRASTRUCTURE

a. Transportation

T-1: Ensure all development and land use changes are served by adequate streets that have the capacity to accommodate the site-generated traffic.

T-2: Consider the movement of pedestrians through the provision of walkways and sidewalks where desirable and appropriate in urban places; and enhance pedestrian access to educational and recreational facilities, to neighborhood serving retail and office uses, and to churches and other institutional uses in urban places.

T-3: Provide adequate right-of-way to accommodate required and anticipated roadway, walkway and bikeway improvements (if any), utilities and landscaping through dedication; and is consistent with the functional designation and roadway cross section as defined by the Thoroughfare Plan.

T-4: Provide adequate access to, from and through development for the proper functioning of streets, walkways and bikeways (if any), and for emergency vehicles.

T-5: Avoid the creation of streets or traffic flows for higher intensity uses through low intensity use areas.

T-6: Ensure adequate access control, location and design of driveways along arterial streets to reduce vehicle conflicts and to preserve traffic carrying capacity while providing access to abutting properties.

T-7: Provide adequate off-street parking and loading for the type and intensity of proposed uses and for the mode of access to the development.

T-8: Give preference to the preservation of existing transportation facilities over the construction of new, extended or expanded transportation facilities.

T-9: Give priority to the provision of roadway infrastructure to areas of vacant industrial structures or land when projects that involve new or expanded transportation facilities are evaluated.

T-10: Emphasize low-cost capital improvements to streets to improve safety and facilitate the flow of delivery and service trucks such as minor widenings of town thoroughfares and pavement widenings at corners.

T-11: Confine through-trucks to collector and arterial streets.

T-12: Develop a strategy to preserve and construct new roadway corridors to relieve congestion, facilitate goods movement and foster economic growth, and take advantage of any opportunities that will be created by I-69.

b. Sewage Treatment and Collection System

S-1: Maintain the existing sewage treatment plants and sewage collection systems so that they can adequately accommodate existing development.

S-2: Ensure all development and land use changes are served by an adequate centralized sanitary sewer system that has the capacity to accommodate the magnitude and type of the site-generated liquid waste effluent.

S-3: Take advantage of opportunities to strengthen the economic performance of the sewage treatment and collection systems through new development tap-ins and minor truck line extensions.

S-4: Examine the rate structure of the sanitary sewer systems on an annual basis to ensure sufficient revenues to operate and maintain the system.

S-5: Examine the financial policies regarding sanitary sewer tap-ins and lateral line extensions to ensure new development pays its own way.

S-6: Prohibit any new development involving on-site sewage treatment systems (septic tanks with lateral field, holding pits, etc.) with the exception of industrial pretreatment facilities and residential subdivisions of less than 30 lots.

S-7: Examine financial assistance programs for any low- and moderate-income households on septic systems to connect to a centralized sewer system, whether a convention sewage treatment system, ecosystem or other innovative system.

S-8: Prohibit the connection of stormwater drains to the sanitary sewer system.

c. Potable Water Treatment and Distribution System

W-1: Ensure the water filtration plants and distribution lines are adequately maintained for existing development while taking advantage of new development tap-ins and minor main extensions that improve the economic performance of the drinking water system.

W-2: Examine the rate structure of the water treatment and distribution systems on an annual basis to ensure sufficient revenues to operate and maintain the system.

W-3: Ensure all development and land use changes are served by adequate potable water facilities that have the capacity to accommodate the domestic and fire needs of the proposed development.

d. Stormwater Drainage

D-1: Explore the management structures, capital costs and financing mechanisms associated with the improvement of natural and man-made drainage systems to adequately accommodate storm water flows.

D-2: Ensure adequate stormwater retention/detention facilities in conjunction with any new or expanded development to prevent increased water flows onto abutting property.

D-3: Examine the adequacy of flood protection facilities and define appropriate actions to address deficiencies.

3. ENVIRONMENTAL

E-1: Restrict development in the 100-year floodplain by prohibiting new or expanded structures except when no increase in flood elevation and velocity will result and when the area of floodwater storage will not be reduced.

E-2: Prohibit new residential dwellings in the 100-year floodplain unless the first occupied floor is above the 100-year flood elevation, utilities to the house have appropriate flood proof design, and year around access is available to the dwelling above the 100-year flood elevation.

E-3: Avoid alterations or significant modifications to natural stream channels unless flooding is reduced, any increase in erosion or flood velocity will not affect other areas, and only minor impacts will occur to wetlands or endangered species.

E-4: Use best management practices for erosion and sedimentation control during and after site preparation.

E-5: Buffer streams and lakes to prevent water quality degradation.

E-6: Protect, to the extent economically feasible, historic structures that have recognized historic, cultural and architectural value.

E-7: Protect, to the extent possible, areas of endangered species, wetlands, public parks, unique natural areas and other areas with significant natural features.

4. GOVERNMENT

G-1: Develop a comprehensive, coordinated and continuing economic development program for Greene County for the retention and attraction of businesses.

G-2: Support the creation of more skilled and high-tech jobs in Greene County by targeting basic industries with skilled and high-tech jobs and by providing the infrastructure and trained labor force to support such industries.

G-3: Promote effective communication between city and county governments, chambers of commerce and economic development organizations to market available and potential industrial and commercial sites for business retention and attraction.

G-4: Provide financial incentive opportunities (low interest loans, public infrastructure improvements and tax incentives) to encourage the reuse of vacant industrial, commercial and office commercial structures and properties in the county and incorporated communities.

G-5: Develop appropriate marketing strategies to promote the assets of Greene County to encourage economic development and to promote tourism.

G-6: Develop a program to provide adequate infrastructure to existing and proposed industrial and commercial sites to ensure suitable sites for immediate occupancy.

G-7: Work with educational institutions in the region to develop educational programs to train and retrain the labor force to match the workforce needs of emerging businesses.

G-8: Provide incentive opportunities (such as low cost rehabilitation loans) and enforcement (such as building and property condition enforcement targeted at absentee property owners) to address decaying, blighted, deteriorated or abandoned properties while ensuring sensitivity to the economic capacity of the residential property owner.

G-9: Determine the status of ownership of blighted/decaying properties and work with owners to enhance the appearance of these properties.

G-10: Provide incentive opportunities (low interest rehabilitation loans, historic structure tax reductions, infrastructure improvements, etc.) to encourage adaptive reuse of historic structures.

G-11: Encourage downtown revitalization programs that encourage the cooperation and interaction between downtown business owners and occupants, provide incentive opportunities for the rehabilitation of structures in downtown, provide improved streetscape and adequate off-street parking, and facilitate the marketing of downtown.

G-12: Provide incentive opportunities (such as low cost interest loans and public infrastructure improvements) to improve the maintenance of older building exteriors.

G-13: Continue to implement programs to assist in housing maintenance, rehabilitation and new construction for low- and moderate-income families, the disabled and the aging population.

G-14: Identify, preserve and develop business/industrial parks in the vicinity of major incorporated areas on SR 54, SR 67, and US 231 near active railways.

