

TABLE OF CONTENTS

Table of Contents

Chapter 1: Introduction

A. FOUNDATION..... 1

 1. Purpose..... 1

 2. Organization..... 1

 3. Planning Process 4

 4. Planning Period..... 4

 5. Planning Area..... 4

B. USE..... 4

 1. Review of Land Use Change Proposals (if zoning adopted) 5

 a. Consistency with Future Land Use Map (Test 1) 5

 b. Consistency with Development Review Guidelines (Test 2) 5

 c. Exceptions to General Consistency Tests 5

 2. Foundation for Land Use Controls 6

 3. Basis for Capital Improvement Programs 6

 4. Other Uses..... 6

Chapter 2: Community Setting

A. HISTORIC 9

 1. History of Community..... 9

 2. Historic Structures 10

B. NATURAL ENVIRONMENT 11

 1. Relation to Community Growth 11

 2. Agricultural Lands 11

 3. Forest Lands 14

 4. Karst Topography 15

 5. Terrain and Topography 16

 6. Groundwater Resources 17

 7. Streams and Floodplains 18

 8. Wetlands 18

 9. Wildlife Habitat and Threatened and Endangered Species 20

 10. Managed Lands and Natural Areas 23

C. SOCIAL CHARACTERISTICS 26

 1. Population Characteristics 27

 a. Existing Population 27

 b. Projected Population 27

 2. Demographic Characteristics 28

 a. Male/Female Population 29

 b. Age 29

 c. Educational Attainment 30

 d. Ethnicity 31

 3. Income Characteristics 31

 4. Housing Characteristics 32

 a. Existing Housing 32

 b. New Housing Permits 34

 c. Projected Housing Units..... 34

 d. Housing Affordability 34

D. ECONOMIC CHARACTERISTICS..... 34

- 1. Workforce Characteristics 35
 - a. Existing Workforce 35
 - b. Projected Workforce 35
- 2. Employers/Jobs 36
 - a. Existing Jobs 36
 - b. Projected Jobs 36
- 3. Commuting and Travel Time 37

Chapter 3: Assessment of Existing Conditions

A. LAND USE 45

- 1. Existing Land Use 45
 - a. Residential 45
 - b. Commercial 45
 - c. Industrial..... 46
 - d. Public/Quasi-Public..... 46
 - e. Agricultural/Forest Land..... 49
- 2. Existing Land Use Controls..... 49
- 3. Projected Land Use 49
 - a. Residential 49
 - b. Commercial 50
 - c. Industrial..... 50
 - d. Public/Quasi-Public..... 51
 - e. Conclusion 51

B. TRANSPORTATION..... 51

- 1. Introduction 51
- 2. Highway Functional Classification 52
 - a. Major Arterials 52
 - b. Minor Arterials 52
 - c. Collector Streets..... 52
 - d. Local Streets 53
- 3. Thoroughfare Network 53
 - a. Greene County..... 53
 - b. Maintenance Responsibility 53
- 4. Physical Characteristics..... 54
 - a. Roadways 54
 - b. Bikeways/Walkways..... 54
- 5. Traffic Volumes 54
- 6. Roadway Improvements 54
 - a. Improvement Types 54
 - b. Planned Roadway Improvements 56

C. UTILITIES 57

- 1. Introduction 57
- 2. Water Treatment and Distribution System 57
- 3. Liquid Waste Treatment and Collection 57
- 4. Other Utilities 58
- 5. Solid Waste Disposal 58

D. COMMUNITY FACILITIES..... 58

- 1. Introduction 58
- 2. Recreation Facilities..... 58

- a. Existing Facilities 58
- b. Park Land and Recreation Facilities Standards 58
- c. Park Land and Recreation Facility Adequacy 59
- 3. Educational Facilities 59
- 4. Governmental Facilities 60
- 5. Medical Facilities..... 60

Chapter 4: Community Issues

- A. COMPREHENSIVE PLAN COMMITTEE MEETING 63
- B. TOURISM COMMITTEE MEETING..... 63
- C. COMMUNITY SURVEY 65
- D. COMMUNITY LEADER INTERVIEW 65
 - 1. Current Assets to Growth and Development..... 65
 - 2. Current Obstacles to Growth and Development 65
 - 3. Desires for Future Growth..... 65

Chapter 5: Future Vision Report

- A. INTRODUCTION..... 67
 - 1. Future Vision 67
 - 2. Development of the Vision 67
- B. POLICIES AND OBJECTIVE STATEMENTS 67
 - 1. Vision Statement 68
 - 2. Land Use Development Policy 68
 - 3. Community Infrastructure Policy 68
 - 4. Goals and Objectives for Future Development 69
- C. GUIDELINES 73
 - 1. Land Use Development 73
 - a. Residential Uses 73
 - b. Office Uses 74
 - c. Commercial Uses..... 74
 - d. Industrial Uses 75
 - e. Public/Quasi-Public Uses 76
 - 2. Development Infrastructure..... 76
 - a. Transportation 76
 - b. Sewage Treatment and Collection System 77
 - c. Potable Water Treatment and Distribution System 77
 - d. Stormwater Drainage 78
 - 3. Environmental 78
 - 4. Government 78

Chapter 6: Recommendations

- A. LAND USE DEVELOPMENT 81
 - 1. Land Use Development Plan 81
 - a. Agricultural/Forest Land 81
 - b. Residential 82
 - c. Commercial 82
 - d. Industrial 87
 - e. Public/Quasi-Public..... 87

2. Land Use Development Plan Implementation.....	88
B. TRANSPORTATION/THOROUGHFARE	88
1. Transportation/Thoroughfare Plan	88
a. Definition of Thoroughfare Plan	88
b. Purpose of the Thoroughfare Plan.....	88
c. Preservation of Right-of-Way	88
d. Thoroughfare Typical Cross-Sections	89
e. Access Management.....	90
f. Thoroughfare Improvements.....	94
2. Transportation/Thoroughfare Plan Implementation.....	95
C. UTILITIES	96
1. Utilities Plan	96
2. Utilities Plan Implementation.....	97
D. COMMUNITY FACILITIES AND SERVICES	98
1. Community Facilities and Services Plan.....	98
2. Community Facilities and Services Plan Implementation	98
E. OPEN SPACE AND RECREATION	98
1. Open Space and Recreation Plan	98
2. Open Space and Recreation Plan Implementation.....	98
F. ENVIRONMENTAL	99
1. Environmental Plan.....	99
a. Historic Buildings	99
b. Wabash and Erie Canal	100
c. Archaeological Sites.....	100
d. Prime Agricultural Lands	100
e. Forestlands	100
f. Karst Topography.....	100
g. Steep Slopes.....	103
h. Streams, Stream Corridors and Floodplains.....	103
i. Wetlands	103
j. Ground Water Resources.....	103
k. Wildlife Habitats, Preserved Natural Areas and High Quality Natural Communities	103
l. Locally-Defined Natural Resources.....	104
2. Environmental Plan Implementation	104
a. Historic Buildings	104
b. Wabash and Erie Canal	106
c. Archaeological Sites.....	106
d. Prime Agricultural Lands	106
e. Forestlands	107
f. Karst Topography.....	107
g. Steep Slopes.....	107
h. Streams, Stream Corridors and Floodplains.....	107
i. Wetlands	108
j. Ground Water Resources.....	108
k. Wildlife Habitats, Preserved Natural Areas and High Quality Natural Communities	108
l. Locally-Defined Natural Resources.....	109
G. ECONOMIC DEVELOPMENT.....	109
1. Economic Development Plan.....	109
2. Economic Development Plan Implementation	110
H. HOUSING	111
1. Housing Plan.....	111

2. Housing Plan Implementation 111

I. TOURISM 111

 1. Tourism Potential..... 111

 2. Tourism Plan 112

 3. Tourism Plan Implementation..... 115

J. CONCLUSION 117

 1. Comprehensive Plan Implementation 117

 2. Financial Assistance Programs..... 117

 3. Prioritization 117

Appendix A: Socioeconomic Tables A-1

Appendix B: Comprehensive Plan Survey..... B-1

Appendix C: Sign-In Sheets C-1

Appendix D: Hearing and Written Comments..... D-1

List of Figures

Figure 1: Greene County Location Map 2

Figure 2: Greene County Points of Interest Map 3

Figure 3: Historic Sites and Districts Map..... 12

Figure 4: Prime Farmland Soils Map 13

Figure 5: Forest Land Map 14

Figure 6: Physiographic Region Sections and General Karst Features Map 16

Figure 7: Wetlands, Steams and Floodplains Map..... 19

Figure 8: Natural Region Sections, Managed Lands and Natural Areas Map 25

Figure 9: Population Trends 27

Figure 10: Population Forecasts..... 28

Figure 11: Population by Age and Gender..... 29

Figure 12: Educational Attainment..... 30

Figure 13: Household Income 31

Figure 14: Housing Value 32

Figure 15: Age of Housing 33

Figure 16: Existing Workforce 35

Figure 17: Employment by Major Sector in Greene County 36

Figure 18: Commuters to and from Greene County 38

Figure 19: Bloomfield Travel Time 39

Figure 20: Linton Travel Time 40

Figure 21: Jasonville Travel Time 41

Figure 22: Worthington Travel Time 42

Figure 23: Greene County Existing Land Use Map 47

Figure 24: Functional Classification Map..... 55

Figure 25: Average Annual Daily Traffic Counts 56

Figure 26: Schools, Recreational Areas, Churches and Cemeteries 61

Figure 27: Greene County Existing Land Use Map 83

Figure 28: Greene County Potential Future Land Use Map 84

Figure 29: Greene County Future Land Use Opportunities..... 85

Figure 30: Greene County Typical Cross Sections..... 91

Figure 31: Greene County Typical Cross Sections..... 92

Figure 32: INDOT Design Standards for Rural Roads 93

Figure 33: Greene County Significant Environmental Features 101

Figure 34: One Tank Tourist Area 113

List of Tables

Table 1: Greene County Endangered Species Table.....	23
Table 2: Social and Economic Characteristics Table	43
Table 3: Existing Land Use Table	45
Table 4: Existing Land Use and Future Demand Table	50
Table 5: Recreation Facility Standards Table	62
Table 6: Community Survey Results Table	66