

FCR 2017-15

**Floyd County Board of Commissioners  
A Resolution to Approval Floyd County Comprehensive Plan**

Whereas, the Floyd County Comprehensive Plan has been updated from the 2005 Cornerstone Plan to address the needs of the community;

Whereas, the County conducted four public community conversation meetings, public input through mailing 2500 randomly sampled households, held ten stakeholder meetings, five public information meetings and a public hearing in from of the Floyd County Plan Commission;

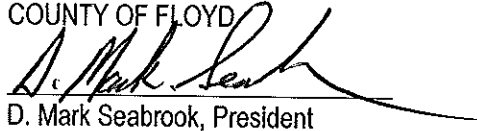
Whereas, the Floyd County Plan Commission has forwarded the Comprehensive Plan with an unanimous favorable approval to the Floyd County Commissioners pursuant to the Indiana Code 36-7-4-500 series;

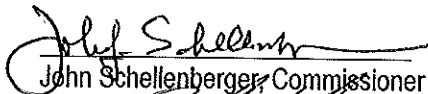
NOW, THEREFORE,

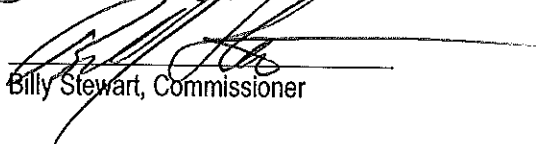
BE IT RESOLVED by the Floyd County Board of Commissioners approves and adopts the Vision –Floyd County Comprehensive Plan Update as attached in Exhibit A.

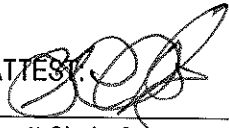
SO RESOLVED this 17 day of October, 2017.

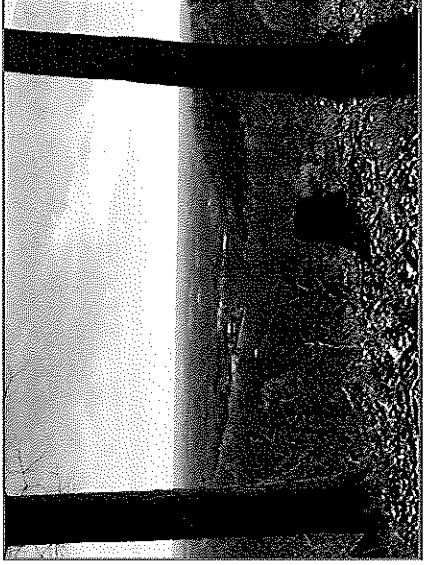
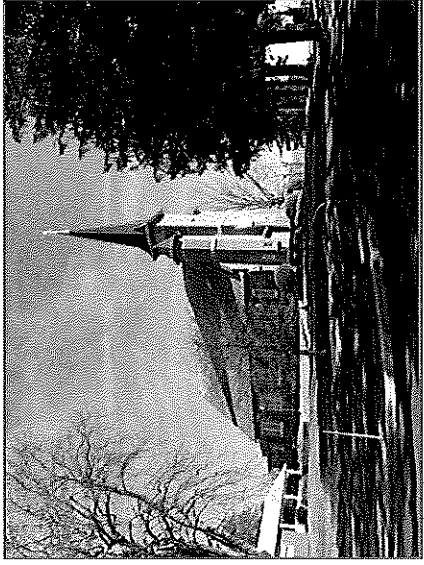
BOARD OF COMMISSIONERS  
COUNTY OF FLOYD

  
D. Mark Seabrook, President

  
John Schellenberger, Commissioner

  
Billy Stewart, Commissioner

ATTEST   
Scott Clark, County Auditor



# VISION FLOYD COUNTY

2017 Comprehensive Plan Update





Vision Floyd County Comprehensive Plan

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### Executive Summary

Land Use. Demographics. Transportation. Community Development. Economic Development. Infrastructure. Housing. Recreational facilities. All of these elements are interconnected in the development of a community plan and are key to mapping out the future for a community.

The current Floyd County Comprehensive Land Use Plan was adopted in 2005. Cornerstone 2005 – A Vision for the Future was a ten-year development plan to guide and grow the community to the standards set by its residents.

The 2005 plan was developed in order to anticipate the needs of the community in relationship to infrastructure, community facilities, housing and economic development. Its primary function was to identify the interests of the community, understand current land use trends, and adjust those trends and interests into community goals to meet the opportunities and challenges in the future. The plan was used as the guiding document for the revising the antiquated land use zoning ordinance in the County which had been become dated since its inception in 1968.

As the plan entered its tenth year, the Floyd County Board of Commissioners authorized the Operations and County Planning Office to start the process of evaluating the present land use conditions and update the County Comprehensive Plan. This effort was designed to not only review the County's planning jurisdiction, but to evaluate the County as a whole. It was also designed to review the goals and objectives of the 2005 plan and to understand where the plan was successful and where it had shortcomings. The new plan also was designed to analyze key community data points, survey local residents and various stakeholders for their preferences in land use and begin the process of drafting a series of new community land use planning vision and objectives.

A series of stakeholder meetings were conducted in 2015 and a random sample survey was mailed to 2,500 property owners in the County's planning jurisdiction. A series of Community Conversations, public presentations on ideas ranging from local government finance to regional food systems, were conducted.

Due to limited staffing internally in summer 2015, the planning process was placed on hiatus. Reconstituted in summer 2016, the process has moved forward by presenting draft policy recommendations to the public for input and feedback through a series of stakeholder meetings. A listing those attending the stakeholder meetings can be found in the appendix.

From these activities, *Vision – Floyd County* emerged. Through these stakeholder meetings and data analysis, four key community vision themes came into focus: **Places to Live, Work, Play and Visit**. Interwoven into these four themes was the condition of various infrastructure systems and public service facilities with the county's planning jurisdiction.

This plan has been designed to provide key data points that are important in developing land use policies. It has also been designed to provide the reader with an easy to follow analysis. Each of the county's township have been analyzed based on socio-economic data, geographic locations, infrastructure availability, land use objectives and policies. Each of the vision's themes have a set of policies and a proposed time schedule for implementation.

The public outreach section provides information on public outreach efforts, stakeholder meetings, public preference surveys, and public meetings that were developed to engage the public in this policy discussion.

The goal of this document is two-fold. One is to meet the statutory requirements set forth by the State of Indiana in terms of comprehensive plans and their relationship with the decision-making process for plan commissions and board of zoning appeals. The second and more overarching goal is to present a community blueprint that can be used to enhance the quality of life for the residents of Floyd County over the next ten years.

### Floyd County Statements of Policies

Per Indiana Code IC 36-7-4-502, a community's comprehensive plan must include statements of policy for land use development, future public facilities and community land use goals. This statement of policy for land use development is the formulation of the principles that the community views as important in land use development.

**Statement of Policy for Land Use Development and Future Development**  
Development, redevelopment, or change in the use of land within Floyd County shall be considered on the basis of its immediate and future impact on the public health, safety, welfare, population density and whether the proposed development furthers the interests of the Comprehensive Plan.

Any proposed change in the plan through subsequent changes to the regulatory elements of land use regulation such as zoning or subdivision control shall follow the recommendations as set forth in this document. Additional studies, plans, analysis that is conducted after the adoption of the plan should be considered in its totality and in its relationship to the recommendations set forth.

The County through the statutory process in the Indiana Code allows for amendments to the Comprehensive plan if changes in the current status lends itself to revisions. Revisions to the comprehensive plan shall not be done lightly or without regard.

The comprehensive plan policies shall strive to protect the rural character of Floyd County is maintained and preserved. Through the development of conservation development design, sustainable ecological design, and promotion of low-impact infrastructure choices, the Comprehensive plan's land use development policies shall be viewed through its ability to ensure the rural characteristics cherished by the general public are protected and maintained.

Requests for changes in land use regulation, zoning classification, uses or request for special uses should be measured against the adopted land use policies and objectives of this document.

Factors for consideration includes the relation of the development, redevelopment or change in land use to the following factors: (the list below does not restrict the general)

- Nuisance potential to existing or planned future land uses
- Proximity to existing like-use development
- Population density
- Proximity to supporting land uses
- Traffic patterns and thoroughfare plan
- Public safety systems including fire protection and law enforcement
- Water and sanitation systems
- Public school system
- Topographic and geologic characteristics
- Preservation of natural characteristics including sight-lines
- Site drainage
- Loss of agricultural usage
- And any other factor reasonably related to protect the health, safety and general welfare of the public or further the interests of the Comprehensive Plan

Intensity and type of development shall be limited by the ability of infrastructure proposed and existing to service the new development without materially decreasing the level of service to the existing development or creating safety concerns or materially harming the environment.

Actual or reserved internal linkages between new and existing development shall be encouraged and strip development of all kinds shall be discouraged to minimize unsafe traffic patterns, promote recreational trail development, and to prevent the elimination of developable land from being locked out by frontage development.

Access to single lots shall be provided whenever possible on local internal streets or by easements provided or required across adjacent unrelated lots. Development of land which fronts on a county, state, or federal public way shall reserve through access

to land parcels which may be locked out from access to a public way by operation of the development.

Development of unimproved land shall reserve the most logical connection for pedestrian and bike pathways to link with existing or proposed developments or in conformance with any pathways plan adopted under the Comprehensive Plan. Incremental subdivision of land requiring single lot access to county, state, or federal roads shall be discouraged.

Steep slopes, forested areas, drainage, and flood ways, wetlands and other non-developable areas shall be preserved as open space and shall be inter-connected where feasible through easements across potentially developable areas. Development, redevelopment, or change in use of land within Floyd County shall preserve the natural characteristics and scenic quality of the land to the greatest extent possible.”

The second required component of the comprehensive plan is a statement of policy regarding the development of public ways, public places, public structures, and public utilities.

**Statement of Policy regarding Development of Public Ways, Places, Structures and Utilities**

Floyd County deems the development of public ways, places, and structures an intricate component of the land use and community development process. Floyd County will proceed with the development of these public ways, places and structures in an efficient and effective manner for the betterment of the community's interest as a whole.

Requests for changes in current land use or proposed developments shall be measured to determine the impact these proposed changes have on level of service provided by public ways, places, structures and utilities. Proposed changes shall be required to review the comprehensive plan and other relevant studies/plans in order to determine how the proposed development interacts with the community's interest

and its potential effects on public ways, places, structures and utilities. Proposed changes that increase volume should require necessary documentation for the Floyd County Plan Commission and Floyd County Board of Zoning Appeals to evaluate its impact.

Directing development to public infrastructure systems that have current adequate capacity, immediate availability to the site is a cornerstone of smart growth land use planning ideas. These ideas are the foundation for the orderly development of the community. The County's land use regulation should minor these goals.

The County shall work in coordination with other infrastructure providers both governmental, non-profit and for-profit. The County should encourage that development be directed to providers that have the highest level of oversight and maintain proper regulatory compliance. The County shall encourage development to make use of existing facilities when feasible and shall require in-depth analysis regarding requests for extension into new areas.



### Demographic Analysis: Introduction

An investigation of historic trends and current conditions is one of the first steps in the community planning process. This section includes statistical data and the analysis compiled for Floyd County. Information was gathered to provide an overview of the county in terms of population, tapestry, education, household type, income, and housing stock. The information was taken from the 2014 American Community Survey provided by the U.S. Census and ESRI's Community Analyst.

An overall county analysis is provided for primary demographic information. In the plan, each of the county's five townships are also analyzed in primary demographic data. The plan also reviewed ERSI community tapestries to provide a unique look at the community in more conversational terms.

### Floyd County

Located in southern Indiana along the Ohio River, Floyd County is bordered by Jefferson County, Kentucky to the south, Harrison County to the west, with Washington and Clark counties to the north and east. In 2014, Floyd County had a population of 76,778 residing in five different townships: Franklin, Georgetown, Greenville, Lafayette, and New Albany.

Floyd County is divided into four local units of government; each with the opportunity to establish their own land use policies. The City of New Albany is the county's largest municipality with a population of 36,732 people. The city has land use jurisdiction for the municipality and an established two mile fringe outside its municipal boundaries.

The Town of Georgetown has a planning and zoning statute for its community, while the Town of Greenville has adopted a comprehensive plan.

### Age, Sex, and Race

The median age for the county as a whole is 40 years of age, higher than the state of Indiana's median age of 37. Floyd County is also older than neighboring Clark County, which has a median age of 38 years. 25.9 percent of the county population are under the age of 19 and 18.5 percent are aged 20-34. The largest age group is between the ages of 35-64, totaling 42 percent of the population. The remaining 13.6 percent are 65 and over.

Floyd County Race Distribution	
Race	Percent
Non-Hispanic White	90.94%
Non-Hispanic Black	4.66%
Hispanic or Latino	3.1%
Non-Hispanic Asian	1%
American Indian and Alaska Native	0.17%

Table 1: Floyd County Race Distribution

Floyd County is nearly split in terms of sex. The population is made up of 48.5 percent male and 51.5 percent female. This distribution of sex is similar to the state at 50.7 percent female and 49.3 percent male. Table 1 shows the total breakdown of ethnicity within Floyd County. As of 2014, 90.9 percent of Floyd County's population was white, compared to the state of Indiana at 84.5 percent. While the black population was the largest minority group within the county at 4.7 percent.

### Education

In 2014, there were 51,105 people in Floyd County aged 25 and over. Of those aged 25 and over, 12 percent had not graduated high school while 33.4 percent held a high school diploma or equivalent. 16 percent of the population has obtained a bachelor's degree, while 8.3 percent have a graduate or professional degree.

Table 2 shows how Floyd County compares to its neighbors and to the state. Floyd County has a higher bachelor's degree attainment than neighboring Clark County and the state of Indiana.

Floyd County Education Comparison			
Location	Population Aged 25 and Over	Bachelor's Degree	Graduate or Professional Degree
Floyd County	51,105	16%	8.30%
Clark County	76,754	13.6%	6.1%
Jefferson County, KY	511,378	18.1%	12.8%
Indiana	4,287,819	15.1%	8.5%

Table 2: Floyd County Education Comparison

### Household Type

There are 29,088 total households within Floyd County. Of these households, 68.4 percent are family households. The average household size for the county is 2.57 persons per household, comparable to the state average of 2.55 persons per household. In Floyd County, 27 percent of households are single-person households. Making up the largest amount of households are two-person households at 35.6 percent. 16.2 percent are three-person households and 21.1 percent are four or more person households.

Of the total number of households, 14,819 are married-couple households, 1,150 are male householder with no wife present, while 3,895 are female householders with no husband present. There are 8,344 households with children under 18 years of age in Floyd County. Of the households with children under 18 years of age, 5,481 are married-couple family households, 605 are male head of household with children under 18, while 2,256 are female head of household with children under 18.

### Income and Poverty

In 2014, the median household income in Floyd County was \$53,186. Table 3 represents the county's income distribution for 2014. 33.3 percent of households within the county have a median income between \$35,000 and \$74,999, While 26.6 percent of households make between \$75,000 and \$149,999 and 20.3 percent of households make between \$15,000 and \$34,999.

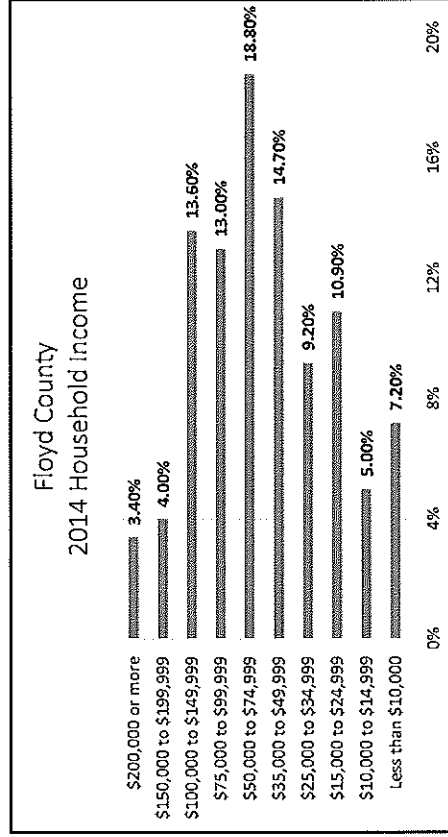


Table 3: Floyd County Household Income

In 2014, the percentage of persons living in poverty in Floyd County was 11.6 percent, lower than the state poverty rate of 15.2 percent.

### Housing Stock

In 2014 there were 32,128 total housing units in Floyd County. Of these housing units, 29,017 units were occupied. Floyd County has a higher occupancy rate compared to

the state, 90.3 percent to the state's 88.6 percent. Of the occupied housing units, 72.1 percent were owner occupied while 27.9 percent were renter occupied. Floyd County has a homeowner vacancy rate of 2.6 percent and a rental vacancy rate of 8.3 percent. Floyd County has a higher median home value than the state as a whole. The median home value in the county is \$152,800, compared to the state of Indiana's median home value of \$122,700.

Of the occupied units, 19.5 percent are valued between \$50,000 and \$99,999, 23.8 percent are valued between \$100,000 and \$149,999, 19.4 percent are valued between \$150,000 and \$199,999 and 20.8 percent are valued between \$200,000 and \$299,999.

Floyd County's housing stock has seen three decades of increased development. 16.8 percent of the housing stock was built in 1939 or earlier, 16.4 percent was built between 1970 and 1979 and 16.0 percent between 1990 and 1999.

**Affordability**

In 2014, Floyd County had 14,487 occupied housing units with a mortgage. Of these housing units with mortgages, nearly half of all owners spend less than 20 percent of their income on monthly household costs. 29 percent of owners spend between 20 and 29.9 percent of their income on monthly household expenses, while 17.3 percent spend 35 percent or more. Floyd County owner housing costs are similar to the rest of the state.

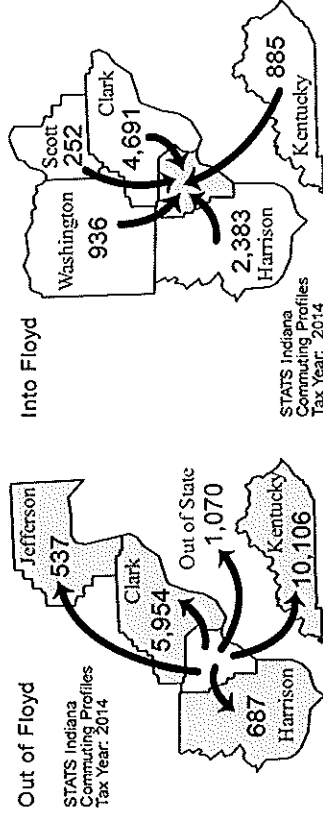
Of the 7,729 renter occupied units paying rent in Floyd County, renters were paying a median rent of \$728, compared to the state's median rent of \$741. Renters in Floyd County pay significantly more of their household income in rent compared to homeowners with mortgages. In 2014, 40.7 percent of the total number of renters paid 35 percent or more of their income on rent.

**Commuting**

The average time to get to work for a resident of Floyd County is 22.6 minutes, slightly under the state average of 22.8 minutes. Nearly half of all residents take between 15 and 24 minutes to get to work. 15.3 percent of residents take 10 to 14 minutes to get work, while 12.2 percent take 30 to 34 minutes to commute to work.

Of the working population in Floyd County in 2014, 31,684 people worked in Floyd County, 18,930 people live in Floyd County but work outside the county. The majority of those commuting outside of Floyd County for work were commuting to Kentucky or Clark County with over 10,000 people commuting to Kentucky for work and nearly 6,000 commuting to Clark County.

Table 4. Commuting Source: STATS Indiana



**Health**

All of these socioeconomic factors play a significant role in a determining a community's health. In terms of overall health, Floyd County ranks in the middle of the pack in Indiana at number 45 of 92 counties according to the 2017 County Health Rankings 2017 Report. Floyd County's health strengths are its access to

exercise opportunities, education, and access to dental care. While Floyd County struggles with physical inactivity and air pollution particulate matter.

#### Growth Projections

In the 2004 plan, the County developed two scenarios to gauge population growth in the community. The first scenario developed had the county growing at an exponential factor of 12.7 percent until 2020. This would have estimated the population at 79,860. The second scenario was a linear projection model which estimated the county if the projection was valid would see 86,025. This was a 21.7 percent increase in population.

In developing the projects for the period of time between 2015 and 2025, the plan reviewed the project model from Stats Indiana and also ran an independent model that was created by the IUPUI School of Public and Environmental Affairs in 2000. Each project model indicates growth rate but at slightly different margins.

The Stats Indiana model indicates a 5.9 percent growth rate through 2025. The IUPUI model has growth rate at 9.8 percent during the same time period. Taking the average of these two models, the plan took a middle ground approach. It anticipates 4,208 new residents into the County and approximately 1,650 housing units will be required.

#### Conclusions

The biggest take-aways from the demographic analysis is the following bullet points.

- County is getting older than State and Metro averages
- County is more affluent than State and Metro averages
- County is higher educated and has higher levels of homeownership than State and Metro averages
- Residents are making Floyd County there home by staying for longer periods of time
- In spite of perception, County lags in bottom in terms of population growth in Metro area

- By 2030, age population and the land use issues that come with an aging population will need to be addressed as population will go from 13.6 in 2014 to 21 percent in 2030

## Franklin Township

### Age, Sex, and Race

Franklin Township is located in the southern part of the county. It is the least populated township with a population of only 1,320 people and the oldest with a median age of 46 years. Less than 20 percent of Franklin Township is under the age of 19 and 18.8 percent is between 20-34 years of age. 48 percent of the population are between the ages of 35-64, with 13.4 percent of residents aged 65 and over.

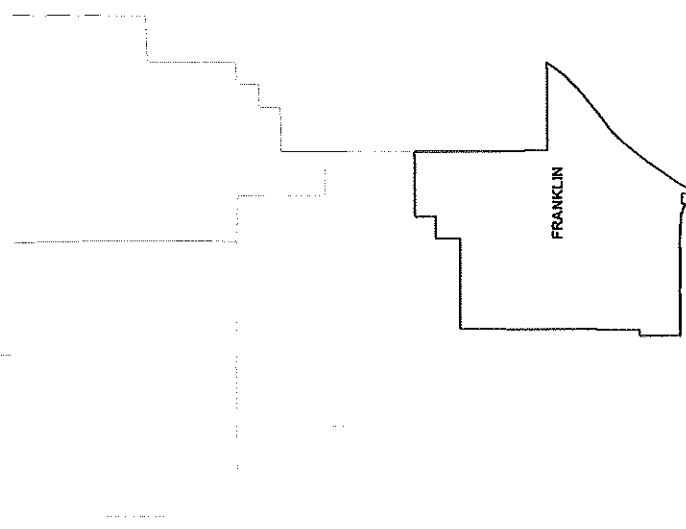
Franklin Township has the largest population of those over the age of 65 in Floyd County. The gender break down is 51.2 percent male and 48.8 percent female, which is consistent with the rest of the county. Also following another county trend, Franklin Township is 94 percent white. The remaining 6 percent is split between Black or African American, Asian, and two or more races.

### Education

In Franklin Township 14 percent of the population aged 25 and over have less than a high school education, 29.9 percent of the population is a high school graduate or equivalent, while 24.1 percent have some college but no degree. 14.3 percent of Franklin Township's population have obtained a bachelor's degree while 8.8 percent have obtained a graduate or professional degree.

### Household Type

There are 672 households located within Franklin Township. In 2014, 61.9 percent of the households were families, leaving 38.4 percent non-family. Of these households, 35.4 percent are one-person households, 31.5 percent are two-person households, 11.6 percent are three-person households, and 21.4 percent are households with four or more people.



## VISION – FLOYD COUNTY

### Income

In 2014, the median household income in Franklin Township was \$59,840. In Franklin Township, 8.6 percent of residents make less than \$15,000 a year, 28.8 percent make between \$15,000 and \$49,999, 23.8 percent make between \$50,000 and \$74,999, while the remaining 38 percent makes more than \$75,000 a year.

### Housing Stock

The median value for a home in Franklin Township is \$126,000. In 2014, there were 681 total housing units within the township. Of the total number of housing units, 92 percent are owner occupied, while 8 percent are renter occupied. According to the Floyd County Plan Commission, for the fourteen year period between 2000 and 2014 there were a total of 74 housing permits issued in Franklin Township. The chart below breaks down the number of permits by year.

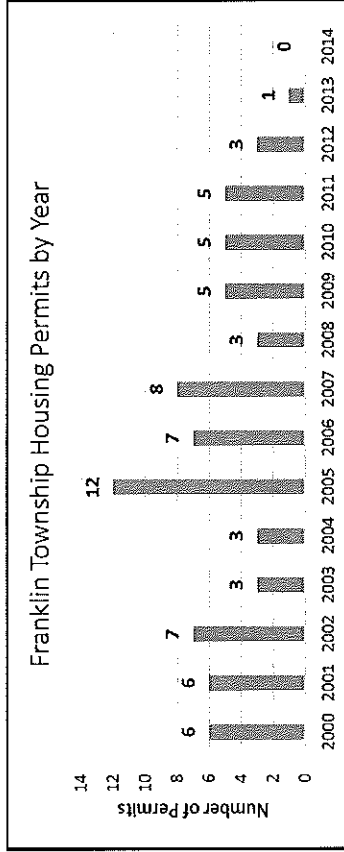


Table 5: Franklin Township Housing Permits 2000-2014

### ESRI Community Profile

ESRI created a classification system that organizes neighborhoods into 67 unique segments. These tapestry segmentations provide a detail description of the area based on their socioeconomic and demographic composition.

## COMPREHENSIVE PLAN

The *Salt of the Earth* tapestry segmentation represents Franklin Township. Residents in this area are older and live traditional, rural lifestyles. They tend to cherish family time, enjoy the outdoors and do-it-yourself projects. The median age for this segment is 43 and the average household size is 2.58. Homeownership rates are very high and single family homes are affordable in this segment. Employment in construction, manufacturing, and related services is common for these areas.

With Media Group's Cozy Country Living

### Salt of the Earth

Households: 9,517,000  
 Average Household Size: 2.58  
 Median Age: 43.1  
 Median Household Income: \$53,000

#### WHO ARE WE?

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for hunting, fishing, or camping trips. Many have at least a high school diploma, and many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

#### OUR NEIGHBORHOOD

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania, and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Home ownership rates are very high (Index 132). Single-family homes are affordable, valued at 25 percent less than the national market.
- Two in three households are composed of married couples; less than half have children at home.

#### SOCIOECONOMIC TRAITS

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 42% with a high school diploma only.
- Household income just over the national median, while net worth is double the national median.
- Spending time with family their top priority.
- Conscientious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.



Figure 1: ESRI Community Profile. Source [Esri.com/tapestry](http://Esri.com/tapestry)

### Georgetown Township

#### Age, Sex, and Race

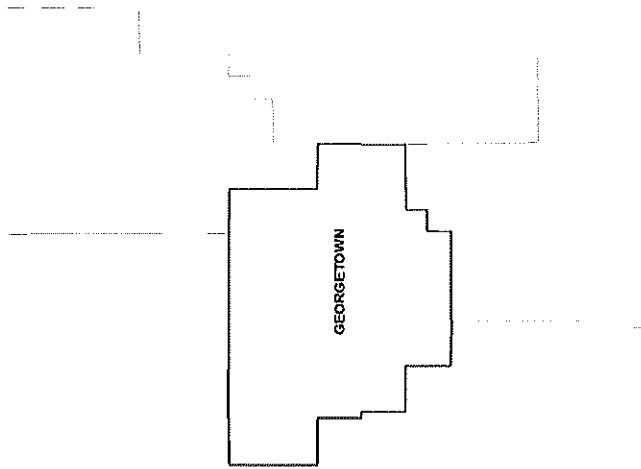
Located in the western portion of Floyd County, Georgetown Township has a population of 9,786. As of 2014, 3,036 people lived within the second largest municipality in the county, the Town of Georgetown. Of the township's total population, 28 percent are under the age of 19. 17 percent are between the ages of 20 and 34, while those aged 35 to 65 make up 44 percent of the population. The smallest age group in the Georgetown Township is 65 and over, making up 11 percent of the township's population. Median age in the Town of Georgetown is 33.5 years of age. Similar to Franklin Township, 51 percent of the population are male, leaving 49 percent female. In regards to race, Georgetown Township is majority white at 97 percent of the township's population.

#### Education

In Georgetown Township, 6 percent of the population aged 25 and over have less than a high school education, while 29.8 percent have earned a high school diploma. Educational attainment in the Georgetown Township is higher than that of the state. 21.8 percent of residents within Georgetown Township have a bachelor's degree compared to Indiana at 15% percent. 9.9 percent of residents have obtained a graduate or professional degree, compared to the state at 8.5 percent. Educational attainment in the Town of Georgetown is consistent with the township as a whole.

#### Household Type

In 2014, Georgetown Township had 3,467 households with an average household size of 2.8 persons per household. Of the total number of households, 79.9 percent are family households, while 20.1 percent are nonfamily households. Most households in Georgetown are two-person. The next largest category, making up 28.4 percent, are households with four or more people.



**Income**

Median household income in Georgetown Township is \$67,898, with median income in the Town slightly higher at \$69,167. 21.4 of households in the township have a median income between \$50,000 and \$74,999, 17.8 percent make between \$75,000 and \$99,999, while 19.8 percent of households make between \$100,000 and \$149,999 per year.

**Housing Stock**

The median home value in the Georgetown Township is \$182,900. In 2014, Georgetown had 3,816 total housing units with 91 percent of the units occupied. Of the occupied housing units, 90 percent were owner occupied while 10 percent were renter occupied.

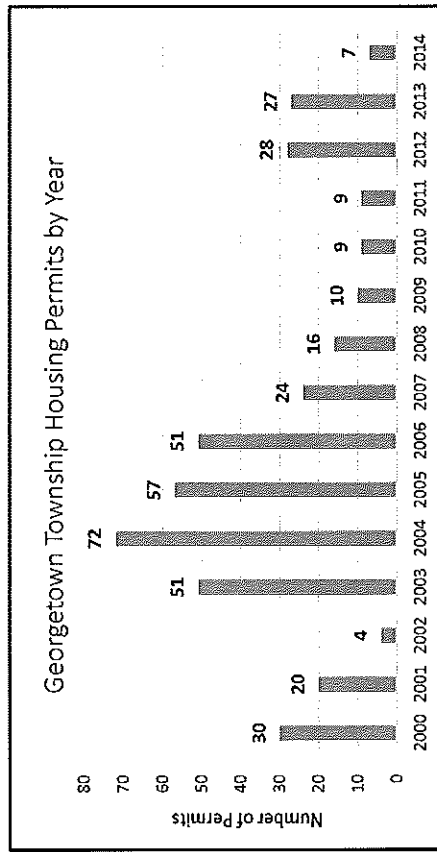


Table 6: Georgetown Township Housing Permits 2000-2014

According to the Floyd County Plan Commission, during the fourteen year period between 2000 and 2014 there were a total of 415 housing permits issued in Georgetown Township. Figure 3 breaks down the number of permits issued by year. The highest development periods were between 2003 and 2006, with a significant decline between 2007 and 2011.

**ESRI Community Profile**

Georgetown Township is classified in the *Soccer Moms* segment. Typically residents in this category are partial to new housing away from the bustle of the city but want to be close enough to commute to professional jobs.

**WHO ARE WE?**

Soccer Moms are affluent, unchildless middle-aged women. They live in the suburbs, commute to professional job centers. Life in this suburban wilderness offers the hectic pace of two working parents with growing children. They have time-saving devices, use banking online or housekeeping services, and time-optimized parents.

**OUR NEIGHBORHOOD**

- Soccer Moms suburbs prefer the suburban property of metropolitan areas.
- Most Soccer Mom neighborhoods were built since 1990; index 253. 31% built since 2000.
- Overstuffed homes have high rate of vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.9%.
- Most households have 2 or 3 vehicles; long travel time to work, including a disproportionate number commuting from a different county (index 133).

**SOCIOECONOMIC TRAITS**

- Educated: 37.7% college graduates, more than 70% with some college.
- Low participation of 2.9% high labor force participation rate at 75% (index 124).
- Households include 2+ workers (index 124).
- Connected, with a host of wireless devices from iPod to tablet—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (index 125) and second mortgages (index 154) and auto loans (index 157).

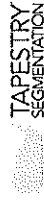


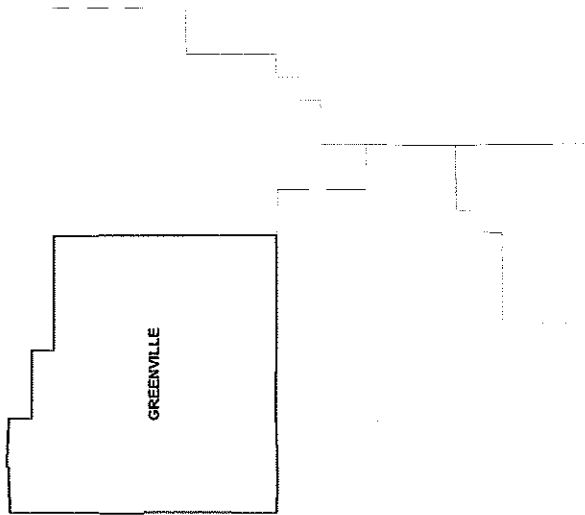
Figure 2: ESRI Community Profile: Source Esri.com/topstry



## VISION — FLOYD COUNTY

## COMPREHENSIVE PLAN

The median household income is \$84,000 with an average household size of 3. Most of the housing stock are single family homes in newer neighborhoods. Married couples with children tend to settle down in this area. Residents tend to be well insured and invested in a range of funds but carry higher levels of debt with first and second mortgages and auto loans.



## Greenville Township

### Age, Sex, and Race

Greenville Township is located in the northwest corner of Floyd County with a population of 7,003. The Town of Greenville is located within Greenville Township, with a population of 593 people. Similar to Georgetown Township, 30.5 percent of the township population are under the age of 19. Those between the ages of 20 and 34 make up 16.8 percent of the population, while the largest category are between the ages of 35-65 making up 42.4 percent of the population.

Those aged 65 and older make up 10.3 percent of the township's population. While still even distributed, Greenville Township has a higher percentage of females than Franklin or Georgetown Township. Median age in the Town of Greenville is 40.1 years. In regards to sex, 48 percent of the population are male while 52 percent are female. Like most of the county, Greenville Township is not very diverse in regards to race, with 98 percent of the township's population being white.

### Education

In 2014, of the population aged 25 and over, 5 percent had not graduated high school, while 31.6 percent had graduated with a high school diploma or equivalency. Greenville is below the state average for residents with a bachelor's degree or professional degree. Within the township only 11.7 percent of residents have a bachelor's degree and 6.5 percent have a graduate or professional degree. Educational attainment in the Town of Greenville is consistent with the rest of the township.

### Household Type

There are 2,447 households within Greenville Township. This township has the highest percentage of family households in the county at 82.1 percent, with 17.9 percent being non-family households. 10.5 percent of households in Greenville Township are one-person households, 38 percent are two-person households and

18.1 percent of the households are three-person households. Households with four or more people make up 32 percent of the households in the township.

**Income**

Greenville Township has a median household income of \$75,449. 4.5 percent of households have a median income of less than \$15,000. 19.5 percent of households make between \$15,000 and \$49,999 a year, while 25 percent of households earn between \$50,000 and \$74,999. 18.4 percent of households make between \$75,000 and \$99,999, 20.9 percent of households make between \$100,000 and \$149,999, 5.5 percent make between \$150,000 and \$199,999 while 5.7 percent of households have a median income of \$200,000 or more.

**Housing Stock**

In 2014, the median home value in Greenville Township was \$190,300. Of the 2,377 total housing units, 94 percent are occupied. Of the occupied housing units, 90.4 percent of units are owner-occupied while 9.6 percent are renter occupied. In Greenville Township, 60 percent of occupied housing units are valued between \$150,000 and \$299,999. 15.7 percent are valued between \$100,000 and 149,999, while 11.3 percent of occupied housing units are valued between \$300,000 and \$499,999.

According to the Floyd County Plan Commission, during the fourteen year period from 2000 to 2014 there were a total 314 housing permits issued in the Greenville Township. The chart below breaks down the number of permits issued in the township by year.

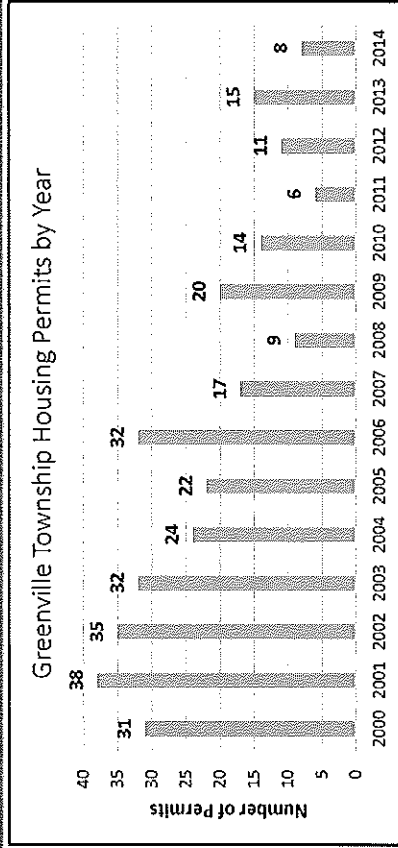


Table 7: Greenville Township Housing Permits 2000-2014

**ESRI Community Profile**

Greenville Township is characterized by the *Green Acres* tapestry segment. This lifestyle features cozy country living with people who are self-reliant and avid do-it-yourselfers. The neighborhoods are rural enclaves in metropolitan areas that have older homes with acreage. This area is known for single family homes that attract older married couples, along with some families in other areas. The typical median household income for Green Acres families is \$72,000 and the average household size is 2.7.

### Lafayette Township

#### Age, Sex, and Race

Lafayette Township is located in the north-central portion of Floyd County and in 2014 had a population of 7,508. Of the township's total population, 29 percent are under the age of 19 and 16.5 percent of the population are between the ages of 20 and 34. The largest age group falls between the ages of 35-64, making up 43.1 percent of the township's population. 10 percent of the residents are aged 65 and over. In regards to sex, Lafayette Township's population is 48 percent male and 52 percent female. Following the trend in the rest of the county, 96 percent of the township is white.

#### Education

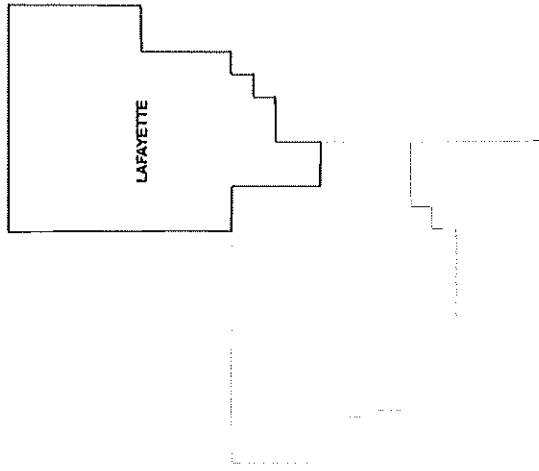
Lafayette Township's population has a higher level of educational attainment than that of Indiana as a whole. Of the population aged 25 and over, 5.1 percent had less than a high school diploma, while 31.2 percent had obtained a high school diploma or equivalent. 21 percent of residents in Lafayette Township had obtained a bachelor's degree, compared to the state at 15 percent, while 14.9 percent had earned a graduate or professional degree, compared to the state at 8.5 percent.

#### Household Type

There are 2,722 households located in Lafayette Township. Within these units, 81.7 percent are families. Only 18.3 percent of the households are nonfamily. The average household size is 2.52 for owner occupied units and 1.55 for rental units. Two-person households make up 36.6 percent of households.

#### Income

In 2014, the median household income for the Lafayette Township was \$80,860. 3.2% of the population earned less than \$15,000 per year, 27.3 percent between \$15,000 and \$49,999, while 14.6 percent made between \$50,000 and \$74,999. The majority of the township's population, 54.9 percent, had a median income of \$75,000 or higher.



**Housing Stock**

In 2014 there were a total of 2,821 housing units in Lafayette Township. Of the total number of housing units, 96.5 percent were occupied. 94.4 percent of occupied housing units were owner occupied, while 5.6 percent were renter occupied. Owner occupied housing units in Lafayette Township have a median value of \$226,700.

According to the Floyd County Plan Commission, from 2000-2014 there was a total of 598 housing permits issued in Lafayette Township. The chart below breaks down the number of permits issued by year.

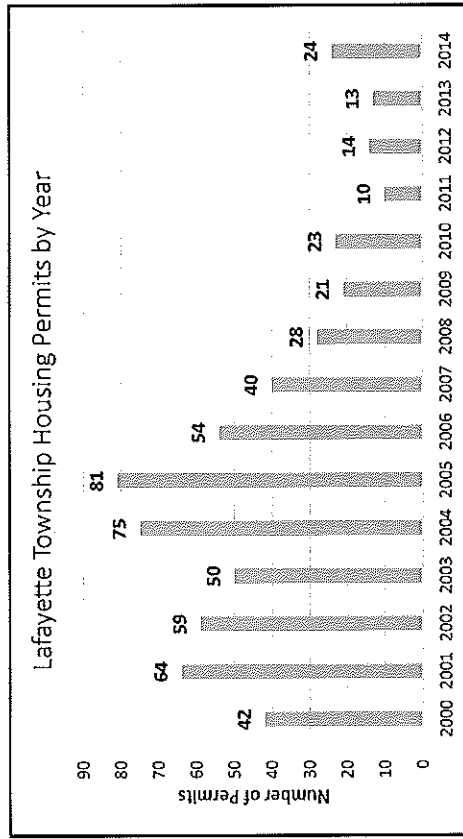


Table 8: Lafayette Township Housing Permits 2000-2014

**ESRI Community Profile**

Like Greenville Township, Lafayette Township is characterized by the Green Acres tapestry segment. This lifestyle features cozy country living with people who are self-reliant and avid do-it-yourselfers. The neighborhoods are rural enclaves in metropolitan areas that have older homes with acreage. This area is known for single family homes that attract older married couples, along with some families in other areas. The typical median household income for Green Acres families is \$72,000 and the average household size is 2.7.

**Green Acres**

Households: 3,794,000  
 Average Household Size: 2.49  
 Median Age: 43.0  
 Median Household Income: \$72,000

**WHO ARE WE?**

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the job. Gardening, landscaping, painting, tractor, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

**OUR NEIGHBORHOOD**

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with average new housing growth in the past 10 years.
- Single-family, owner-occupied housing, with a median value of \$179,000.
- An older market, primarily married couples, most with no children.

**SOCIOECONOMIC TRAITS**

- Education: 60% are college educated
- Unemployment is low at 6% (Index 70); Labor force participation rate is high at 67.4% (Index 100)
- Income is derived not only from wages and salaries, but also from self-employment (more than 15% of households), investments (20% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend; banking or paying bills online is convenient but the Internet is not viewed as entertainment.
- Economic outlook is pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investment.

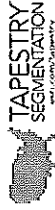


Figure 3: ESRI Community Profile: Source Esri.com/tapestry

## New Albany Township

### Introduction

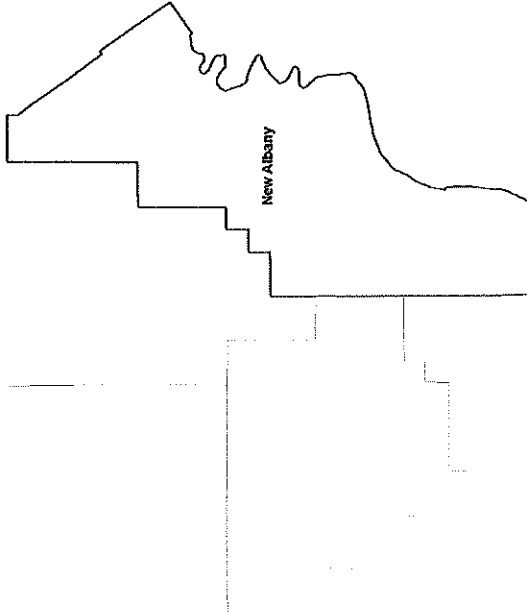
New Albany Township is home to the largest municipality in the county, the City of New Albany. To better understand demographics in this area, it is best to look at data in this area at three levels when possible: township, city, and county tracts outside of the city limits. As a whole, New Albany Township is home to 49,503 residents and 19,927 households. Although 36,513 live within the city limits, leaving only 12,990 residents and 4,615 households in the county jurisdiction area.

### Age, Sex, and Race

The median age of New Albany Township is 39. The age distribution shows that 25.4 percent of the population is under the age 19. Residents that are between the ages of 20-34 make up 14.7 percent. The age group 35-64 makes up 44.8 percent, while residents over the age of 65 make up 15.1 percent. The township consists of 48 percent male and 52 percent female. New Albany is the most diverse part of the county. Although 89.5 percent of the township is white, 5 percent is black or African American, with the remaining racial make-up distributed among Asian and two or more races.

### Education

For the population aged 25 and over, 43.2 living in the New Albany Township have received some college but no degree, while 14.4 percent of residents have earned a Bachelor's degree and 8.2 percent have a graduate or professional degree. New Albany Township is comparable to the state averages for both bachelor's degree and graduate degree attainment. Of the tracts outside of the city limits, 22.5 percent have some college but no degree, 20.2 percent have earned a Bachelor's degree, while 11.7 percent have earned a graduate or professional degree.



**Household Type**

In 2014, of the total number of households, 77.9 percent of the households were families, while 22.1 percent were nonfamily households. In the tracts outside of the city, 73 percent of households were family households. Of the total number of households in the township, nearly half of all households are two-person. 19.5 percent are one-person households, 6.5 percent are three-person households, while 25.7 percent are four or more person households.

**Income**

The median household income for New Albany Township is \$45,184 while the median for the city of New Albany is \$40,061. In 2014, 8 percent of the township households made less than \$15,000 and 23 percent made between \$15,000-49,999. 20 percent of the households had earned between \$50,000-74,999 while 50 percent make more than \$75,000 a year. Of the households in the tracts outside the city limits, median income is \$70,000.

**Housing Stock**

As of 2014, there are 22,433 total housing units in the New Albany Township. Of the total number of housing units, 89 percent are occupied. Of the 19,927 occupied housing units in the township, 63 percent are owner occupied, while 37 are renter occupied. Median home value in the township for owner occupied units is \$131,200. In the tracts outside of the city limits, there are 5,550 total housing units with an occupancy rate of 94 percent. Of the occupied housing units, 79 percent are owner occupied while 21 percent are renter occupied. Median home value for owner occupied units in the tracts outside the city limits is \$180,000.

New Albany Township Housing Permits by Year

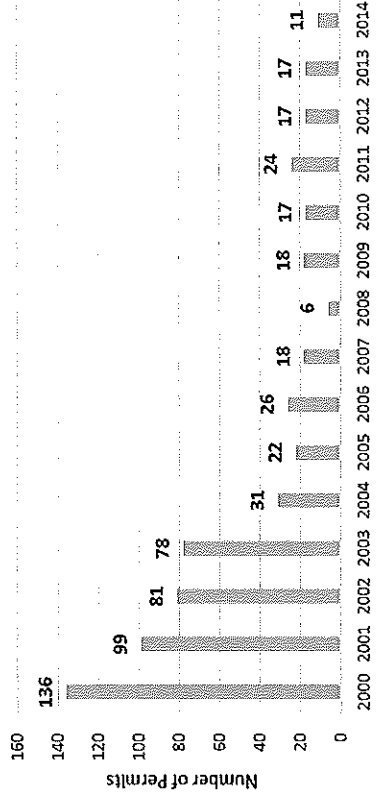


Table 9: New Albany Township Housing Permits 2000-2014

According to the Floyd County Plan Commission, from 2000-2014 there were 601 housing permits issued in the New Albany Township. The following chart breaks down the number of permits by year.

**ESRI Community Profile**

New Albany Township is characterized by the *Traditional Living* tapestry segment. Found mostly in the low-density, settled neighborhoods in the Midwest. A mix of married couples, single parents and singles. Many families in this area have lived and worked in the same community for two generations in the manufacturing, retail, and health care sectors.

### Public Participation

Vision Floyd County employed several participation methods to ensure public input in the planning process. The county conducted a community-based random sample survey, stakeholder committee meetings, public input meetings, and a public workshop. The plan was available on-line through the County government website. Posters highlighting the proposed recommendations were also placed in the Pine View Government Center, Southern Indiana Sports Complex, City-County Building, and the New Albany Public Library.

The final component of the public participation effort will be to conduct a public hearing on the draft plan. This public hearing will be held during the Floyd County Plan Commission regular meeting. It is anticipated to occur in March or April 2017 with final approval of the new Comprehensive Plan by the County Commissioners in the spring of 2017 as well. The Appendix has all related material associated with the public participation process.

### Public Survey

In May 2015, the Floyd County Board of Commissioners and Floyd County Plan Commission sent out a survey to receive community input for the updated Comprehensive Plan. This survey was used to inform the department on the interests and concerns of Floyd County residents.

A total of 614 responses (24.5 percent) were received from 2,500 randomly distributed surveys. The survey consisted of three sections. The first section included questions regarding the participant's level of preference. These questions ranged from satisfaction of living in Floyd County, housing options, public infrastructure, to land use policies and regulations.

Section two involved rating the willingness to increase fee or taxes for different things such as attracting new businesses, maintaining parks and recreational facilities, and developing public transportation. The last section revealed the participants' general demographic information. This section included identifying how long the participant

lived in the county, gender, education level, and age. Details for each question and the survey document can be found in Appendix A in the Comprehensive Plan. The analysis of the results of the survey can be found in the following section.

### Results

Out of the 614 residents that participated in the survey, 76 percent of respondents have lived in Floyd County for 16 years or more. 85 percent of the respondents were over the age of 45 and 46 percent of the respondents had graduated college or higher. A little over half, 56 percent of participants were male. Section one of the survey consisted of 19 questions. These questions can be found in Appendix A.

This result summary will only highlight key points, not all the data collected. Fortunately, 88 percent of respondents were satisfied with living in Floyd County, something that has remained consistent since the last survey was administered in 2004. Table 10 on the next page illustrates the highest ranked responses per question in Section one of the survey. Other questions addressed land use policies and regulations. Residents want policies that protect the rural community character but there was concern expressed that people are not aware of the policies that are currently being enforced. Along with the preservation of rural character, residents are interested in conservation and sustainable development in the county.

Locally owned retail, restaurants, and other business was a high priority expressed in most of the surveys. One of the most significant findings was the responses for community development events. 90 percent of residents want farmer and artisan markets. Five additional preferences were coupled in the low-80 percent range of either strongly agreed or agreed. These preferences ranged from locally owned retail, restaurants, and businesses to conservation policies to improving public infrastructure to providing housing options for senior citizens.



In the next grouping of preferences, recreation from more park activities to walking and biking trails were preferred. 74 percent showed interest in wanting to see more activities in the park, outdoor recreational opportunities, and public entertainment events. As far as infrastructure, results showed that road and traffic improvement are most important to residents. Lastly, a solution for high speed internet throughout the county was a main concern discussed.

Highest-Lowest Preferences for the Community	Percent Agree
<i>Farmers and Artisan Markets</i>	<b>91%</b>
<i>Locally-Owned Retail, Restaurants, and Business</i>	<b>83%</b>
<i>Land Use Policies that Promote Conservation/Sustainable Development</i>	<b>82%</b>
<i>Improving Public Infrastructure</i>	<b>82%</b>
<i>Land Use Policies That Protect Rural Character</i>	<b>80%</b>
<i>Housing Options for Senior Citizens</i>	<b>80%</b>
<i>More Recreational and Park Activities</i>	<b>74%</b>
<i>More Walking and Bike Trails</i>	<b>71%</b>
<i>Attracting Young Adults</i>	<b>69%</b>
<i>Development of Retail, Restaurants, and Businesses</i>	<b>69%</b>
<i>Improving High Speed Internet Access</i>	<b>69%</b>
<i>Enforcing Existing Land Use Policies</i>	<b>68%</b>
<i>Desire for a Consolidated Local Government</i>	<b>66%</b>
<i>More Entertainment and Cultural Events</i>	<b>65%</b>
<i>Develop Curb-Side Recycling</i>	<b>63%</b>
<i>Land Use Policies That Expedite Development</i>	<b>55%</b>
<i>New Residents Pay for Cost of Infrastructure</i>	<b>53%</b>
<i>Creating Public Transit</i>	<b>39%</b>

Table 10 Community Survey Preferences

Creating public transit is the least important or desired action discussed from the survey. Residents do not see a demand for public transit in the county at this time.

In 2004 the county sent out a survey through the mail to 2,459 residents. The survey was used to better understand the resident's attitudes and interests with regard to land use and policies within the county. By comparing and contrasting the 2004 and 2015 survey results, we were able to see similar trends in the responses.

Both surveys showed that living in a rural setting with strong land use policies and regulations is very important to the residents. Another similarity was shown in the importance in improving infrastructure and traffic flow. A major difference is in 2004 survey walking and bike trails were rated relatively unimportant in the questionnaire ranking seventh out of nine issues surveyed in a weighted analysis of importance, while in the 2015 survey 71 percent wanted to see more walking and biking paths.

Section two addressed the financial support for each thing discussed above. Unfortunately, while residents want new policies, housing options, sustainable development, and community engagement facilities and events, residents don't want to pay for it. Improving roads and traffic flow 63 percent, maintaining and upgrading current parks and recreational facilities 58 percent, and creating new parks and recreational facilities 46 percent are three categories residents were the most willing to increase taxes or fees for.

This section asked residents if they would be willing to consider an increase in either taxes or fees to assist funding. For an example, 81 percent of respondents want housing options that retain senior citizens in the community but only 40 percent were for a funding programs to provide the senior citizens housing through a fee or tax.

Overall, this survey provided guidance in the planning process for the updated Floyd County Comprehensive Plan. The responses were used to create goals and objectives that addressed the interests and concerns of the residents. Although this survey was extremely beneficial, the main challenge will be finding a funding solution that are realistic but also satisfy the residents of the community.

**Community Conversation Series**

During the summer 2015, the Floyd County Planner's office offered a speakers series designed to start a community conversation. This limited series had nationally renowned speakers come to the community to discuss a wide ranging set of topics from local government finance to sustainability to developing with conservation of land in mind. The speaker series was another opportunity to bring the community out to discuss these topics and their needs in Floyd County.

In May 2015, Professor Larry DeBoer, from Purdue University spoke regarding local government finance. In his discussion, he addressed the attributes of land use and Floyd County. Key points from the discussion where the fact Floyd County has one of the lowest property tax rates in the State of Indiana, it has a smaller than state average amount of taxing entities, and it has a smaller than average amount of commercial and industrial lands available.

In June, Randall Arendt, a nationally known land use planner, conducted a discussion and workshop on the elements of his theory of conservation design. By designing with the elements of a particular site, Arendt's approach allows for flexibility in design, greater amounts of preserved open space, and a regulatory framework to guide development in protecting the essential characteristics of the community.

To the right is one of his sketches done during the public workshop in June. Designed to offer a different perspective on how subdivisions can be designed, the workshop offered residents the opportunity to have one- on-one conversations with the author of Rural by Design.



1" = 100'  
13,500 sq. ft. lots

In July 2015, Professor Scott Truex from the Ball State University College of Architecture and Planning, presented his lecture on sustainability and development. In his presentation, his key component was to determine opportunities such as locally-sourced food as potential economic drivers in a community. He also addressed the issues of locally grown economic development activities which keep more funds locally rather than sending those funds out through national and multi-national corporations.

#### Public Stakeholders

The County invited 76 representatives from 40 different community boards, agencies, businesses and groups to participate in a series of stakeholder meetings. At these stakeholder meetings, the groups worked to development, discuss, and debate the vision and policies of the comprehensive plan. The stakeholders participated in seven meetings during the course of the development of the plan. The list of representatives and sign-in sheets for the meetings are attached in the plan appendix.

#### Public Forums and Outreach Efforts

Three public meetings and one presentation to the Floyd County Plan Commission were conducted during the formation of *Vision-Floyd County Below* is a synopsis of each meeting including discussion items, number of public participating and location of the public meeting.

##### Public Meeting # 1

February 1<sup>st</sup>, 2017 6PM  
St. Mary's of the Knobs  
5719 St. Mary's Rd  
Floyds Knobs, IN 47119

Attendance: 10

Main discussion items:

- Walkability
- Condition of county roadways (Moser Knob)

##### Public Meeting # 2

February 8<sup>th</sup>, 2017 6PM  
Tunnel Hill Church  
5105 Old Georgetown Road  
Georgetown, IN 47122

Attendance: 25

Main discussion items:

- Sustainable neighborhood/subdivision design
- Current and future recycling opportunities
- Flood prone areas within the county
- On-site sewage district
- Placement Fairgrounds along SR 64
- Development in Gateway Districts

##### Public Meeting # 3

February 15<sup>th</sup>, 2017 6PM  
2524 Pine View Government Center  
New Albany, IN 47150

Attendance: 5

Main discussion items:

- Drainage and stormwater issues in county
- Concern over past/future development trends

Plan Commission Meeting-Draft Document Presentation

February 20<sup>th</sup>, 2017 6PM  
 2524 Pine View Government Center  
 New Albany, IN 47150

Attendance: 8

Overview and request for a public work session for the Plan Commission

### Vision, Objectives and Policies

The foundation of any comprehensive land use plan is the development of an overall vision for the community in terms of growth and development. The principles of the plan are secured to the beliefs, discussions, and direction that the community wants to see. By articulating this vision through an orderly process, decision-making bodies such as the Board of County Commissioners, Floyd County Plan Commission and Floyd County Board of Zoning Appeals have a guiding document for reference.

For the public, these policies ensure the values and conditions in which the community wants to see itself maintain and where its wants to seek improvement over the current condition. The purpose of the plan is to proactively manage the anticipated growth of the community and retain the important rural characteristics stated by the community. The following goals have been created to develop a balanced approach to accommodating the anticipated growth in the community and retain its signature rural characteristics.

From the demographic analysis and public preferences demonstrated in the stakeholder meetings and public preference survey, a draft set of policies where developed from the main core themes of viewing the community in the context of places to live, work, play and visit. An additional theme was added during the stakeholder process which reviewed the public services and infrastructures needs and incorporated them into the planning process.

From the data gathered, the community interest in retaining and maintaining its rural characteristics and charm was paramount. Seeing that this value has not changed from the 2004 planning process, the core planning process of the development of the plan utilizing the smart growth principles would be again the guiding elements to consider in the development of the plan and future land use mapping.

These policies have been created to address stated values of the community and also manage the growth expected to occur. The core elements of the plan take into consideration the guiding principles of smart growth and planning location principles.

### Smart Growth

Smart growth is a planning theory designed towards the "efficient use of land resources and existing urban infrastructure." An actual definition of the smart growth principles is as follows:

*"Smart Growth is a proposed development pattern that makes efficient use of limited land, fully utilizes our urban services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the future population growth, protects the architectural and environmental character of the County through compatible, high quality, and environmentally-sensitive development practices."*

Several smart growth planning organizations have developed a series of guiding principles associated with the smart growth definition. These ten principles are the foundation for community's interested in building smart growth communities. As guiding principles, these ten statements may or may not be applicable to each community's situation. A community should choose the elements of the smart growth policies that best represents the current land use development conditions and trends being experienced.

### Smart Growth Principles

1. *Mix land uses when appropriately sized and designed*
2. *Take advantage of compact building design*
3. *Create a range of housing opportunities and choices*
4. *Create walkable communities*
5. *Foster distinctive, attractive communities with a strong sense of place*
6. *Preserve open space, farmland, natural beauty and critical environmental areas*
7. *Strengthen and direct development towards existing communities*
8. *Provide a variety of transportation options*
9. *Make development decisions predictable, fair and cost-effective*
10. *Encourage community and stakeholder collaboration in development decisions*

Of the ten guiding principles of smart growth, the three paramount principles for Floyd County to meet the stated community values and manage anticipated growth over the next decade are the following:

- *Preserve open space, farmland, natural beauty and critical environmental areas*
- *Strengthen and direct development towards existing communities*
- *Foster distinctive, attractive communities with a strong sense of place*

Preserving open space, farmland, natural beauty and critical environmental areas is the main components of the public's interests expressed through the public participation process. An underlying theme of the public meetings and public preference survey was retaining and maintaining its rural character. In order to accomplish this object, the community must also determine priority areas to maintain these characteristics.

Strengthen and directing development towards existing communities' principles is based on the premise of placing development in areas where the infrastructure

system is in place to handle the development. In directing development towards existing communities, the county is assisting in the preservation of open space and farmland. Fostering distinctive, attractive communities with a strong sense of place is a principle that is interconnected with directing development towards existing communities while maintaining the rural character.

The plan should also strive to make principles nine (*making land use decisions fair, predictable and cost-effective*) and ten (*encouraging community and stakeholder collaboration in the development processes*) essential and should be reviewed and enhanced in this version of the community planning document. For the development community, a stronger emphasis on fair and predictable outcomes will enhance their ability to determine proper courses of action regarding land use development decisions.

The encouragement of a collaborative approach to development instead of an adversarial one needs to be fostered. This can be done through a more detailed communication process between the county, developers and adjoining land owners to attempt to develop and understand the views of all involved.

The Goals section of the plan has been constructed in a matrix. The matrix allows for a series of performance measurements can be established and used as guideposts to insure the implementation of the planning goals and policies. The matrix has been developed in a fashion to allow for flexibility, but also allow for the measurement of planning tasks on an annual basis.

Annual reviews of the plan's process will allow the county the ability and opportunity to measure the level of performance of the plan against the proposed time-frame.

### Goals and Policies

A key element of the Floyd County Comprehensive Plan update has been the development of the goals and policies section. This section is also a requirement of the comprehensive plan statute. The Goals and Policies section provides the County with a series of development related principles that articulate the most efficient and environmentally responsible manner for Floyd County to handle growth.

Floyd County is best served by managing growth through influencing location choices of future development. Directing development activities towards the infrastructure system, which have the capacity is a key principle of smart growth. It is also a concept viewed favorably by the community. By directing development towards existing infrastructure, the county can discourage encroachment into rural or environmentally sensitive areas.

From the stakeholder meetings, *Vision-Floyd County* grew to incorporate four basic themes. This comprehensive plan shall look at land use policies and how it interrelates to the community interest through the following themes:

**Places to Live      Places to Work      Places to Play      Places to Visit**

**SWOT Analysis**

During the stakeholder meetings a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis was conducted to analyze areas of improvement and areas of concern in Floyd County. The results from the stakeholder SWOT Analysis showed Floyd County’s strengths in education, income, proximity to the city of Louisville, and rural character.

While the county’s weaknesses are its limited infrastructure, stagnant growth, limited space for business development, beginning of an aging housing stock, and lack of inter-government communications. Opportunities in the county were seen as having an educated workforce, destination locations, having a focus on entrepreneurship, and setting itself apart from areas such as River Ridge. A lack of vision, non-competitiveness in the region, and new growth and development patterns were seen as threats to county by the stakeholders.

Floyd County Comprehensive Plan SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Educational Asset</li> <li>• Income</li> <li>• Proximity to Metro Louisville</li> <li>• Accessibility to High Speed Internet</li> <li>• Rural Character</li> </ul>	<ul style="list-style-type: none"> <li>• Limited Infrastructure</li> <li>• Stagnant Growth</li> <li>• Limited Space for Business Development</li> <li>• Start of Aging Housing Stock</li> <li>• Lack of Inter-Government Communications</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Educated Workforce</li> <li>• Focusing on Entrepreneurship</li> <li>• Destination Locations</li> <li>• Not River Ridge</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of Vision</li> <li>• Non-Competitive in Region</li> <li>• New Growth and Development Patterns</li> </ul>

**Theme: Places to Live**

**Objective # 1 — Housing Alternatives and Options (HAO)**

Draft Policy # 1 — Anticipating the Aging Population

Draft Policy # 2 — Location of Higher Density Developments

**Objective # 2 — Managing Growth (MG)**

Draft Policy # 1 — Linking Growth to Infrastructure and Service Capabilities

Draft Policy # 2- Promoting Conservation and Sustainable Development Design

Draft Policy # 3 — Community Oriented Government

**Objective # 3 — Preserving Rural Character (PRC)**

Draft Policy # 1 — Promoting infill and municipal infill development

Draft Policy # 2 — Creating a Neighborhood Development Process

Draft Policy # 3 — Preserving Rural Areas

**Summary of Objectives and Policies**

- Determine where our aging population will be living in the county in 10 years and begin creating polices for anticipating this change. Residential and commercial areas must be accessible as the population ages.
- Create “neighborhoods” instead of just subdivisions through complete design standards. These design standards should be flexible enough that they can be adjusted on a site-by-site basis.
- Focus on sustainable development which works to promote character of the community and ways to preserve rural character.
- Continue to promote and maintain community’s rural character through site and development design elements
- Begin process of addressing first-ring suburban areas in terms of housing stock and aging population
- Focus development where existing service infrastructure exists or can be readily expanded.
- Identify, protect, and promote critical farming and scenic corridors that exemplify the county’s rural character.

**Theme: Places to Play**

**Objective # 1 – Creating Public Spaces (CPS)**

- Draft Policy # 1 – Retro-fitting Open Space
- Draft Policy #2 – Creating Stream Open Space Buffers
- Draft Policy #3- Creating unique places and public spaces

**Objective # 2 – Develop Walking and Biking Venues (WBV)**

- Draft Policy # 1 – Plan for a Greenway Trail System
- Draft Policy # 2- Enhance existing parks with walking and biking venues
- Draft Policy # 3 –Safety Signage for shared road

**Objective # 3 – Expanding Recreational and Park Activities (RPA)**

- Draft Policy # 1 –Promote active living for all ages
- Draft Policy # 2 – Enhance park visibilities, universal access, and innovative uses
- Draft Policy # 3 – Provide adequate recreational facilities

**Summary of Objectives and Policies**

- Create open space buffers along identified critical streams to both protect natural beauty and their important role in keeping rural character.
- Plan and develop a greenway trail system that, when possible, link these protected areas together.
- Focus technical and financial resources in the community towards efforts to improve watershed management.
- Identify county roads that are heavily used by bicyclists and work with them to improve their safety and the safety of drivers using the road.
- Implement safety signage on identified appropriate roads that indicate the use of shared roadway and educate both bicyclists and drivers on safely navigating roads together, including agricultural usage.
- Enhance under-utilized parks with walking and biking venues and identify unique opportunities for each park to provide for the community.
- Hold events in our parks and institutions that promote healthy living for all ages. Collaborate with our health department and school corporation to develop and advertise these events.



**Theme: Places to Work**

Objective # 1 – Promoting Locally Grown and Owned (LGO)

Draft Policy # 1 – Cultivating locally owned businesses through Economic Gardening

Draft Policy # 2- Fostering and facilitating entrepreneurship

Draft Policy # 3 – Create attractive development sites through design

Draft Policy #4 – Development of O’Brien Innovation Park Concept

Draft Policy #5 – Coordinated Economic Development Efforts

**Summary of Objectives and Policies**

- Develop an Economic Gardening program through coordination with the nationally known Edward Lowe Foundation.
- Develop locally owned companies providing technical and, if possible, other financial incentives to stay and grow in Floyd County.
- Vigorously promote locally owned through various stakeholders in the community.
- Work with community organizations to strengthen entrepreneurship in the community through seed funding, co-sharing space, and accessibility to technical and financial assistance.
- Create design criteria for commercial and industrial development that enhances and maintains rural character through careful site and building designs.
- Develop strategy to utilize county assets like the O’Brien property as a central part of the county’s economic development strategy.
- Work with municipalities in developing a cohesive economic development strategy that benefits all residents in Floyd County.

**Theme: Places to Visit**

Objective # 1 – Developing Farmer and Artisan Opportunities (FAO)

Draft Policy # 1 –Position County as Regional Destination Hub

Draft Policy #2 – Promotion and Establishing Local Farmer and Artisan Venues

Draft Policy #3 – Encouraging Private-Public Partnerships for Farmer/Artisan Venues

Draft Policy #4 – Development of a Master Plan for Public Art and Facilities

**Summary of Objectives and Policies**

- Facilitate the creation of a long range plan to promote recreation, events, and attractions in the community as part of making the county a regional destination hub.
- Provide program and services to expand the county's hospitality and tourism efforts. Work with various groups to highlight and promote cultural and historic resources.
- Encourage and promote the development of farmers' and artisans' markets in county. Support efforts to connect local farmers and residents that do not have access to locally healthy food option.
- Encourage development of private-public partnership and consortiums to promote artisan venues and businesses through being a facilitator for these organizations and activities.
- Create new public venues master plan and place-making to identify community needs for public realm, public facilities, and performing art venues. Place-making should highlight significant places and develop, install and maintain public art.
- Coordinate with municipalities to spearhead the marketing of the county as a regional destination for entertainment, the arts, and food.

**Theme: Services and Infrastructure**

**Objective # 1 – Public Safety Services (PSS)**

- Draft Policy # 1 – Coordinate with providers and develop staffing and service needs
- Draft Policy #2 – Co-locate public services within joint locations and buildings
- Draft Policy #3 – Determine service needs and level of service standards for providers

**Objective # 2 – Transportation**

- Draft Policy # 1 – Coordinate with INDOT regarding capacity issues on SR 64, SR62, US 150 and I-64
- Draft Policy # 2 – Develop East-West Corridor Plan
- Draft Policy #3 – Improve local roads and identify agricultural/freight needs
- Draft Policy # 4- Identify and improve high crash intersections
- Draft Policy #5 – Develop County-wide Multimodal Transportation Plan

**Summary of Objectives and Policies**

- Work with INDOT on improving flow and access issues through our arterial corridors, notably US 150 and I-64.
- Identify and improve our dangerous intersections and develop a Capital Improvement Plan to improve these intersections.
- Identify and determine connectivity issues that could arise in the next 10 years.
- Develop plans to review East-West connections between US 150 and SR 64 and how to improve accessibility, mobility, and safety.
- Improve condition of local roads through continued use of our pavement asset management plan. Identify and improve both agriculture and freight needs in the county's transportation network.

Action Items

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Live	Housing Alternatives and Options	Anticipating Aging Population	<ul style="list-style-type: none"> <li>Develop a Senior Housing Study to determine future housing and mobility needs, availability of housing options, services and regulatory barriers</li> </ul>	First Quarter 2018
			<ul style="list-style-type: none"> <li>Encourage creation of senior housing partnership with senior oriented human service providers county-wide including local municipal partners</li> </ul>	First Quarter 2018
Places to Live	Housing Alternatives and Options	Locating Higher Density Developments	<ul style="list-style-type: none"> <li>Direct high density (8 or more residential units an acre) to municipalities with adequate infrastructure and service to meet demands of density</li> </ul>	On-going
			<ul style="list-style-type: none"> <li>Critically review request for changes in zoning to high density development in County.</li> </ul>	On-going
Places to Live	Managing Growth	Linking Growth to Infrastructure and Service Capabilities	<ul style="list-style-type: none"> <li>Institute fair and predictable measurement tools to determine levels of service for infrastructure and service providers</li> </ul>	First Quarter 2019

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Live	Managing Growth	Promoting Conservation and Sustainable Development Design	<ul style="list-style-type: none"> <li>Institute new development design criteria for sustainable development</li> <li>Institute the development of conservation design subdivision as preferred method of development</li> </ul>	<p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p>
Places to Live	Managing Growth	Community Oriented Government	<ul style="list-style-type: none"> <li>Department level review of all regulatory processes associated with land use development emphasis on using new technologies to increase constituent services</li> <li>Creation of a one-stop shop for residents seeking development permits and approvals</li> <li>Streamline approval process for developments meeting community standards set forth in regulatory ordinances</li> <li>Develop technical review process for development for inter-governmental review</li> </ul>	<p>First Quarter 2019</p> <p>First Quarter 2019</p> <p>First Quarter 2019</p> <p>First Quarter 2019</p>
Places to Live	Preserving Rural Character	Promoting Infill and Municipal Infill Programs	<ul style="list-style-type: none"> <li>Creation of Geographic Information System database of existing vacant or underutilized properties</li> </ul>	Fourth Quarter 2017

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Live	Preserving Rural Character	Promoting Infill and Municipal Infill Programs	<ul style="list-style-type: none"> <li>Develop working group with local building association to create interest in redevelopment opportunities</li> <li>Explore the creation of a County-wide land bank operations to enhance redevelopment efforts</li> </ul>	<p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p>
Places to Live	Preserving Rural Character	Creating a Neighborhood Development Process	<ul style="list-style-type: none"> <li>Develop new standards for required open space and connectivity in new developments</li> <li>Explore opportunities for retro-fitting existing neighborhoods for public space and connectivity</li> <li>Critical review of existing outdated subdivision control ordinance and create an unified development code for County</li> </ul>	<p>Fourth Quarter 2017</p> <p>First Quarter 2019</p> <p>Fourth Quarter 2017</p>
Places to Live	Preserving Rural Character	Preserving Rural Areas	<ul style="list-style-type: none"> <li>Critically review any re-zoning request in designated low-growth areas. Require analyze of housing needs as part of review way program. Program to work to preserve rural character of areas</li> <li>Develop a voluntary agricultural conservation zoning designation to preserve remaining large agricultural areas</li> <li>Explore feasibility of implementation of development impact fees and transfer development rights programs</li> </ul>	<p>On-going</p> <p>Fourth Quarter 2019</p> <p>Fourth Quarter 2017</p> <p>Fourth Quarter 2019</p>

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Work	Promoting Locally Grown and Owned	Cultivating Locally Owned Businesses and Foster Entrepreneurship	<ul style="list-style-type: none"> <li>Development of an Economic Gardening Program with assistance with Edward Lowe Foundation</li> <li>Creation of a local network to promote locally owned business development</li> <li>Creation of studio space for co-working opportunities</li> <li>Promote best practices for the development of entrepreneurs through detailed analysis of comparable communities nationwide</li> </ul>	<p>Second Quarter 2017</p> <p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p> <p>On-going</p>
Places to Work	Promoting Locally Grown and Owned	Creating Attractive Development Sites	<ul style="list-style-type: none"> <li>Critical review of current design criteria in zoning ordinance for commercial and industrial development</li> <li>Creation of a site clearinghouse and development of a web-based present to encourage full usage of current underutilized commercial and industrial space</li> <li>Review of zoning ordinance to promote live-work opportunities for new businesses</li> <li>Aggressive develop site as premier innovation and mixed use innovation park in State</li> </ul>	<p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p> <p>On-going</p>
Places to Work	Promoting Locally Grown and Owned	Development of O'Brien Innovation Park		

Theme:	Objective(s):	Policy	Action Item	Schedule
Places to Work	Promoting Locally Grown and Owned	Coordinate Economic Development Efforts	<ul style="list-style-type: none"> <li>Actively seek mutually beneficial approach to economic development with other municipalities in County through development of economic roundtable</li> <li>Coordinate with municipalities and other organizations in the creation of a unified marketing plan to promote the County as a regional destination for entertainment, arts, and food service</li> </ul>	<p>On-going</p> <p>First Quarter 2018</p>
Places to Visit	Develop Farmer and Artisan Opportunities	Position County as Regional Tourism Hub	<ul style="list-style-type: none"> <li>Provide technical assistance for programming and services to expand County's hospitality and tourism</li> <li>Encourage and promote farmers' and artisan markets in County through creation of public-private working group</li> <li>Provide technical support to connect local farmers and residents especially in areas that do not have adequate access to healthy food options</li> <li>Create public venues and public art master plan to identify needs, create a unified place-making approach and promote public art as a community quality of life endeavor</li> </ul>	<p>Fourth Quarter 2018</p> <p>Fourth Quarter 2017</p> <p>Fourth Quarter 2017</p> <p>Fourth Quarter 2019</p>



Theme:	Objective(s):	Policy	Action Item	Schedule
Place to Play	Creating Public Spaces	Retro-fit Neighborhoods with Open Space	<ul style="list-style-type: none"> <li>Develop process to review current neighborhood and determine opportunities for retro-fitting public spaces</li> </ul>	Fourth Quarter 2019
		Create Stream Open Space Buffers System	<ul style="list-style-type: none"> <li>Develop a Watershed/ Stream Management Plan which would offer best management solutions for stream protection and restoration efforts</li> </ul>	Fourth Quarter 2018
		Create Unique Places and Spaces	<ul style="list-style-type: none"> <li>Through zoning ordinance develop a design criteria for allowing public space development in commercial defined areas</li> </ul>	Fourth Quarter 2017
Place to Play	Develop Walking and Bicycling Opportunities	Greenway Trail Plan	<ul style="list-style-type: none"> <li>Create a master plan for development of a County-wide Greenway Trail System</li> </ul>	Fourth Quarter 2018
Place to Play	Expanding Recreational and Park Activities	Promote Active Living for All Ages	<ul style="list-style-type: none"> <li>Pursue opportunities to work with various health, education, non-profit and human service providers to enhance active lifestyle opportunities</li> </ul>	On-going
Place to Play	Expanding Recreational and Park Activities	Provide Adequate Recreational Facilities	<ul style="list-style-type: none"> <li>Implement ADA improvements to existing park system and unified signage system for Parks System</li> </ul>	Second Quarter 2018
			<ul style="list-style-type: none"> <li>Critically review County recreational needs</li> <li>Develop a web-based clearinghouse of existing facilities that are available to the public for recreational use</li> </ul>	On-going Fourth Quarter 2017

Theme:	Objective(s):	Policy	Action Item	Schedule
Services and Infrastructures	Public Safety Services	Coordination with Public Safety Providers regarding service, facilities and equipment needs to ensure public safety	<ul style="list-style-type: none"> <li>Identify needs such as staffing and equipment through formalized communicated process</li> </ul>	On-going
			<ul style="list-style-type: none"> <li>Seek opportunities for co-location of any future public service facilities to enhance cost-effectiveness of public funds</li> </ul>	On-going
			<ul style="list-style-type: none"> <li>Create a level of service review with input from public safety providers</li> </ul>	Fourth Quarter 2017
			<ul style="list-style-type: none"> <li>Direct development to existing municipal service providers of sanitary sewer and critically review provider plans for future expansion in existing service areas outside proposed growth areas.</li> </ul>	On-going
			<ul style="list-style-type: none"> <li>Explore opportunities to reduce small sanitary sewer treatment plants through coordinated effort with municipalities</li> </ul>	On-going
Services and Infrastructures	Transportation	Coordinate with INDOT on-going basis to ensure mobility and safe, functional transportation systems within County	<ul style="list-style-type: none"> <li>Develop on-going communicate and collaborative approach for development of an access management/corridor plan to enhance safety and mobility for current and anticipated growth along SR 64-62 and US 150</li> </ul>	On-going
			<ul style="list-style-type: none"> <li>Develop an East-West Corridor Plan to promote mobility within County</li> <li>Update current Major Thoroughfare Plan and review County's Capital Improvement Plan including analysis of high crash intersections, multi-modal components, agricultural and freight needs</li> </ul>	Fourth Quarter 2019 Fourth Quarter 2019
Services and Infrastructures	Transportation	Improve Local Road System		

## Growth Areas

### Residential

Directing higher residential density development towards areas within proximity of adequate infrastructure and public services is a key component for the plan update. High density single family residential should be considered as 6,000 to 12,000 square foot lots for single family detached. These types of development should be located in close proximity to both sanitary sewers and be in close proximity to primary arterial transportation corridors following the precepts of smart growth. Smaller lot sizes should be considered in these areas if connected to sanitary sewers and associated with conservation development design proposed in the styles associated with Randal Arendt.

Where appropriate, higher density patio-style housing should be considered in areas in close proximity to main commercial areas. Multi-family development should be directed towards established urban areas based on proximity to existing services and density. Multi-family development should be limited to existing zoned areas or when development can provide immediate access to commercial, alternate forms of transportation and is incorporated as part of innovative conservation design. Senior housing developments should be considered for higher density if associated with auxiliary services and transportation options are available or proposed.

Reservations for open space must be a consideration in any high density level, single family or multi-family development. Development planning for this multi-family style density should consider including components of mixed land uses and exhibit a pedestrian-friendly environment. Connecting to commercial centers should be strongly encouraged.

Another factor will be the development of a planned unit development zoning classification, which offers the community the flexibility to consider conservation

subdivision developments where clustering of home sites in combination with open space reservations and other types of development activities.

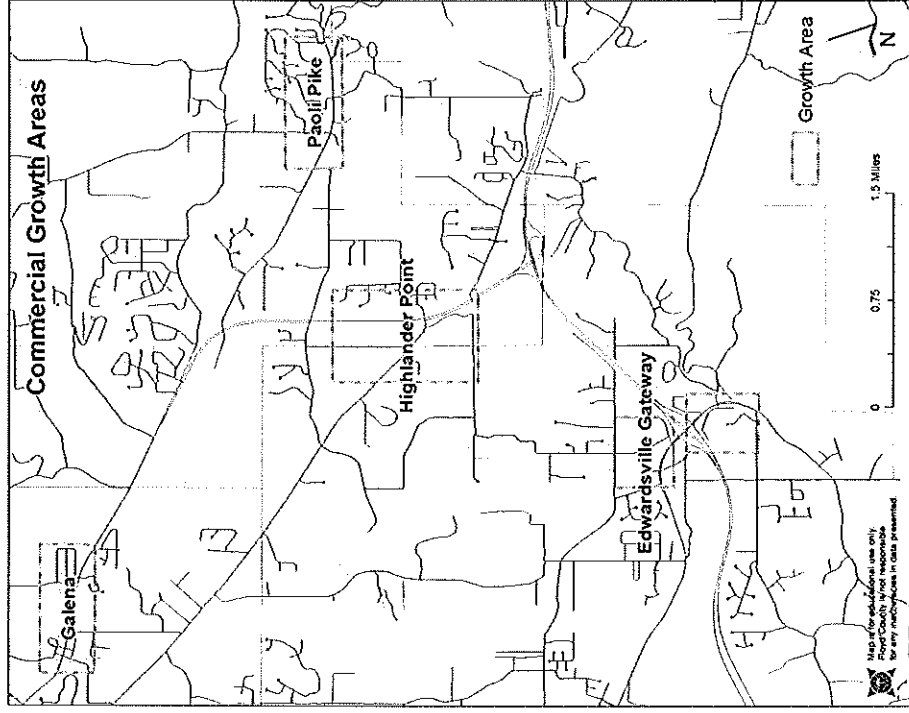
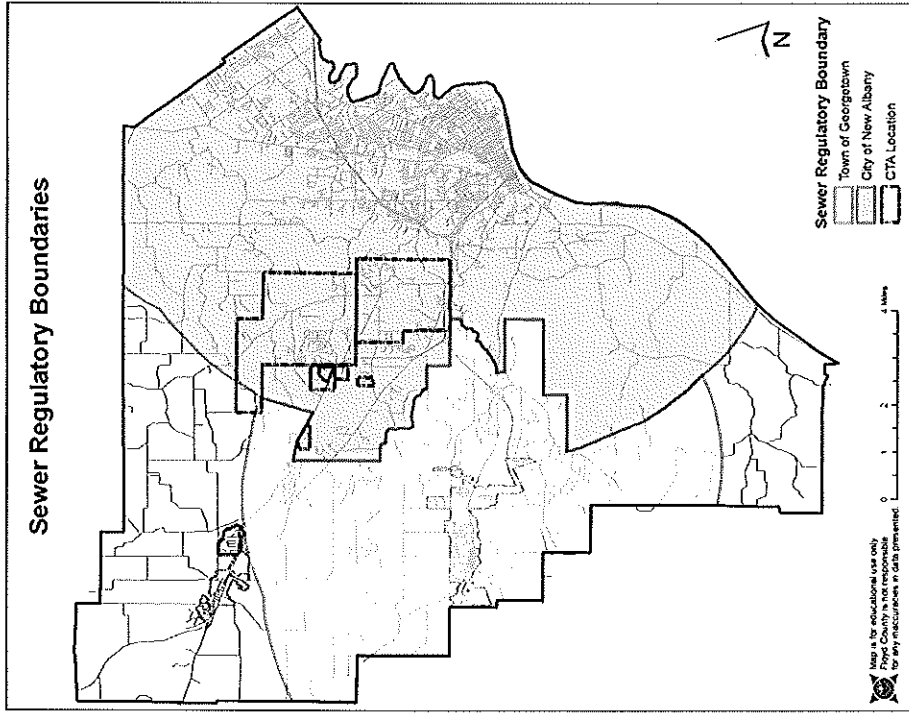
Moderate-level residential development with a minimum density of one dwelling unit per .85 acre should occur in areas outside the highest residential development areas.

A main planning component regarding densities level in this transitional development area is proximity to the county's major collector roads, avoiding environmentally constrained areas, and within proximity to public services.

Transitional residential development areas should be readily accessible for the delivery of emergency public services. Transitional areas should take special consideration in terms of soils suitability for on-site wastewater treatment. All sites must have the ability for placement of a redundant lateral field system.

In terms of low-density, Agricultural-Residential areas should have density levels not to exceed one dwelling unit per two acres. Due to the high concentrations of prime farmland soils, environmentally constrained land and compatibility agricultural-residential uses, these areas shall be considered for low density development. Also, the development of a voluntary agricultural preservation district should be considered as a tool to assist in the protection of agricultural uses. Densities in these areas should not exceed 1 dwelling unit per 10 acres per voluntary agreements with participating land owners. County should also review possibilities of developing transferable development rights programs in low-density areas.

The county plan should allow for expansion of sewer services in line with federal, state and local rules. Proposed expansion should conform to municipal service boundaries or existing CTA's. Efforts to extend outside these services shall be strongly discouraged. Land Use Map 1 indicates the Growth, Transitional and Agricultural areas for residential development.



### Commercial

Following the commercial land use principles outlined previously, Floyd County has two main commercial corridors and three minor commercial areas. These corridors can be defined as the Highlander Point corridor and the State Road 62/64 corridor. Having accessibility to adequate infrastructure systems and compatibility uses, these commercial corridors lend themselves to future commercial development. One of the primary commercial goals and policies is the planned development of these corridors.

As stated in the goals and community policies section, these areas present the two primary gateways into the county. Special considerations and development standards must be part of the future development of these areas to ensure the creating an area that blends into the rural characteristics of the community. Through the establishment of gateway overlay districts, the community can develop a series of standards to ensure the quality of development along these corridors.

The community also has several smaller commercial areas. These areas provide local commercial needs for residents. These areas include the Navilleton Road/US 150, Charlestown Road/County Line Road, Paoli Pike/Scottsville Road, and Corydon Pike. Small commercial activities presently occur in these vicinities and should continue.

Renovation or revitalization efforts should be focused in areas experiencing decline, however, these areas should not be seen as primary commercial areas and development should be directed to the previously mentioned primary corridors whenever possible and feasible. Efforts need to be in place that requires required expansion of commercial areas to be able to show need and lack of existing structures that are underutilized.

Efforts should also be made to encourage the development and creation of locally owned businesses. The review of planned unit developments that incorporate commercial space should be strongly encouraged to set aside a percentage of space for locally owned businesses.

### Industrial

As part of the plan update, the development of an economic development strategy is a primary goal in determining possible development areas. The economic development strategy will entail the types of employment clusters that the community should pursue in terms of economic development. These potential development areas could possibly serve the business/industrial needs of the community. Any future business/industrial development areas will need immediate access to necessary infrastructure especially transportation systems and municipal sanitary sewer systems.

Economic development should be centered and encouraged through the development of locally owned businesses. Emphasis should be given to promote technology-based, advanced engineering-manufacturing, and sustainable agricultural businesses. Fostering entrepreneurship should also be considered including review of residential components to promote live-work, co-work opportunities, and other innovative approaches. Additional considerations need to be given to tourism related commercial development.

### Non Development Area

The main components for the identification of non-development areas are proximity of environmentally constrained lands and areas with the highest concentration of agricultural uses and prime farmland soils. Through the identification process of areas such as steep slope and flood-prone areas, the community is meeting a primary land use principle associated with land use planning. Additionally, the identification of agricultural uses and prime farmlands outside the proximity of infrastructural capacities protects the community's agricultural endeavors and protects its natural resources and beauty. The maps on the next page highlight the flood prone and steep slope areas throughout the county.

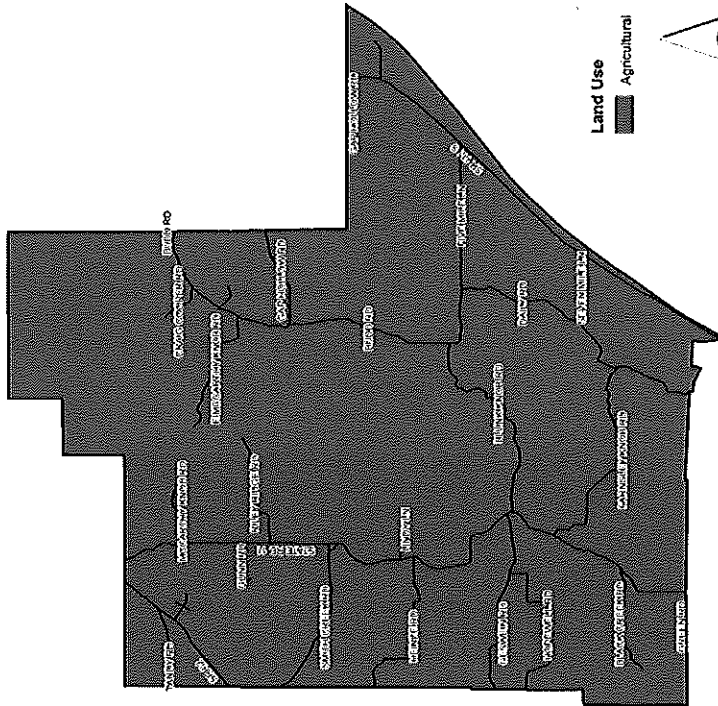
A series of maps have been developed to illustrate these environmentally sensitive areas. Potential development shall demonstrate how development in these areas can

## VISION – FLOYD COUNTY

## COMPREHENSIVE PLAN

be done effectively without considerable damage to sensitive areas such as slopes and floodplains. Development should also show how proposed development in these areas does not cause adverse public safety effects and how it can provide more than marginal public safety services. The Plan Commission and Board of Zoning Appeals should only consider development or redevelopment in these areas when the development proposal has adequately demonstrated that the proposed development can be adequately service by public safety services.

Franklin Township Land Use



Map is for educational use only.  
Floyd County is not responsible  
for any inaccuracies in data presented.

Franklin Township

Current Land Use

Current land use in Franklin Township is significantly agriculture and low-density residential use. The steep slopes and floodplains in the township limit land uses in the township. The small pockets of industrial land use are located near the Ohio River along SR 111, while the small commercial areas are located near the City of New Albany and SR 11.

Franklin Township Current Land Use	Acreage
Agriculture	8,807
Residential	3,845
Industrial	213
Commercial	91

Source: Floyd County Assessor's Office

Future Land Use

Residential

Future residential land use in Franklin Township will be restricted by its topography. Development will be very-low density and located near existing residential areas and away from floodplains. High density development should be discouraged due to topography and lack of public infrastructure and services.

Commercial

Like residential use, future commercial land use in Franklin Township will be limited by lack of suitable land and population. Any future commercial development proposal shall identify adequate public infrastructure and safety services are present and available for use.

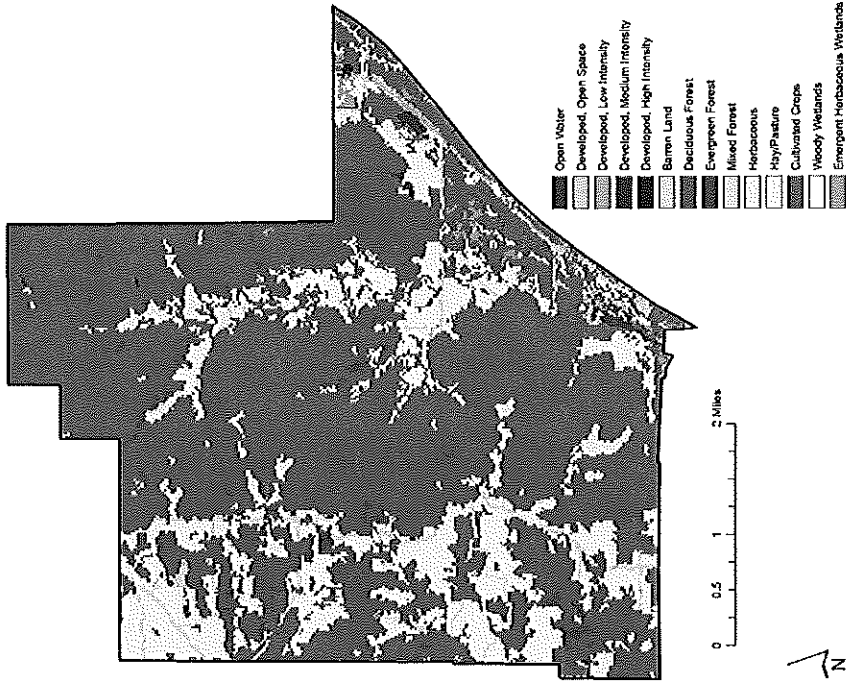
Industrial

Future industrial use will be focused towards existing industrial pockets. Expansion of these sites or alternative locations in the township shall need to demonstrate adequate public infrastructure and safety services are present and available for use.

Recreational

Franklin Township presents an opportunity to expand upon our existing trail system with the nearby Campbell Woodland Nature Trails, highlighting the natural beauty and scenic vistas that Franklin Township presents.

Franklin Township Current Land Cover



Current Land Cover

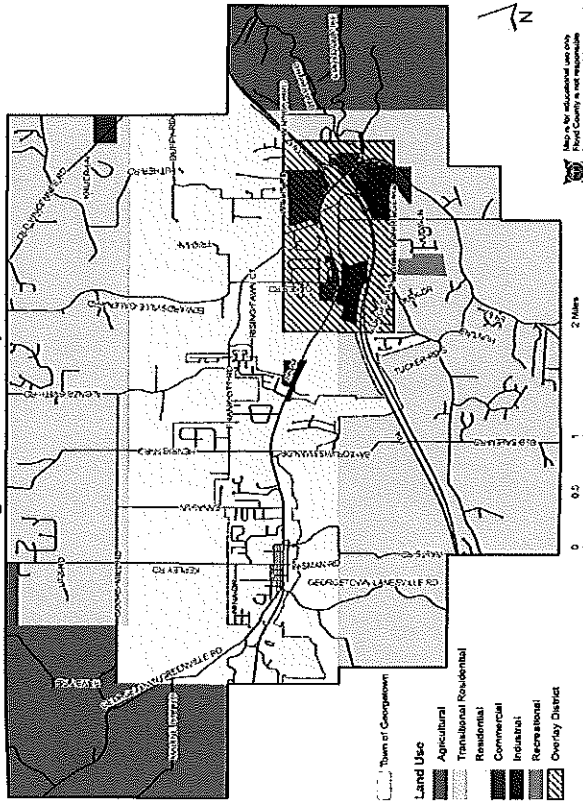
The majority of land cover within Franklin Township is made up of deciduous forest, hay/pasture land or cultivated crops. Deciduous forest can be found throughout the township, while hay/pasture land is mostly found in the western portions of the township and between the floodplain and steep slope areas along the Ohio River. Cultivated crops are concentrated in the Ohio River floodplain. Pockets can also be found throughout the western portions of the township near hay/pasture land. Developed land in the township is concentrated along the major thoroughfares such as SR 111, SR 62, and SR 11.

Franklin Township Current Land Cover	Percent Coverage
Deciduous Forest	66.64%
Hay/Pasture	16.14%
Cultivated Crops	6.64%
Developed, Open Space	2.79%
Herbaceous	2.45%
Woody Wetlands	2.31%
Evergreen Forest	1.21%
Developed, Low Intensity	0.53%
Open Water	0.52%
Emergent Herbaceous Wetlands	0.47%
Developed, Medium Intensity	0.15%
Mixed Forest	0.08%
Developed, High Intensity	0.03%
Barren Land	0.03%

Source: NLCD 2011



Georgetown Township Land Use



**Current Land Use**

Much like Franklin Township, residential and agriculture make up the highest portion of land use in Georgetown Township. However, unlike Franklin Township, Georgetown Township has healthy proportion of commercial land use, with potential for growth. While currently small, industrial land use in Georgetown Township also has potential for growth in the future. Georgetown Township also has the second largest park in our County Parks system, Garry E. Cavan Park.

Georgetown Township Current Land Use	Acreage
Residential	10,751
Agriculture	7,851
Commercial	327
Recreational	58
Industrial	20

Source: Floyd County Assessor's Office

**Future Land Use**

**Residential**

Future high density residential land use will be directed towards existing infrastructure and near existing residential uses. Georgetown Township provides opportunities for conservation subdivision design, as well as opportunities for mixed use development. Higher density developments shall be in residential growth areas and proposed higher density developments in transitional and agricultural areas shall be discouraged.

**Commercial**

Future commercial land use will be concentrated at the I-64/SR 64 interchange at the Edwardsville Gateway District. Efforts should be made to coordinate with the Town of Georgetown regarding commercial nodes and revitalization of its main street areas. Existing infrastructure and the overlay district's design standards provide a great opportunity for smart commercial growth in this area. Commercial development should have accessibility to infrastructure capacity and should be developed to not to lessen service or safety levels.

Infill opportunities shall be considered on how they affect existing land uses. Expansion in the SR 62 corridor for commercial businesses should be limited due to infrastructure and safety concerns. Coordination should take place with the Town of Georgetown to provide a seamless transition along SR 64 corridors with it municipal goals. Any commercial proposals shall be considered on its effects to safety along SR 62 and proximity to adequate infrastructure.

#### Industrial

Future industrial land use will be focused in two areas: the existing Maplewood Industrial Park and the future O'Brien Innovation Park. These two areas provide for strong light industrial and technology-focused development opportunities for the future. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

#### Recreational

Identifying possible connections and expansions to provide recreational venues in the community should be viewed as a community asset. Review should center as with all uses around safety, service, and blending of uses with existing land uses to promote and not diminish property values and use.

Georgetown Township Current Land Cover



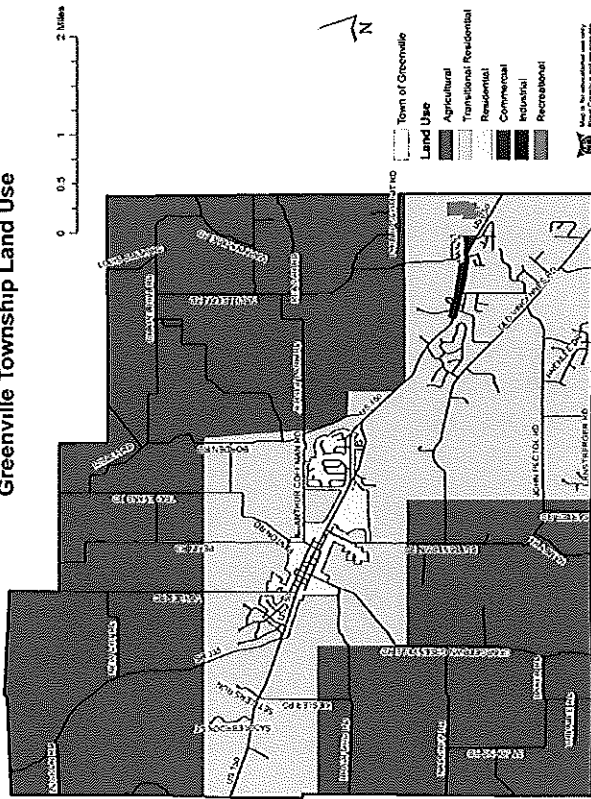
Current Land Cover

Deciduous forest and hay/pasture land make up the largest percentage of land cover within the Georgetown Township. Deciduous forest is located mostly in the south eastern portions of the township, while hay/pasture land can be found throughout most of the township. The majority of developed land cover follows the SR 64 corridor from the I-64 ramp towards the Town of Georgetown. Higher pockets of medium intensity and high intensity developments are located near the Edwardsville Gateway area and within the Town of Georgetown. The small area of high intensity development in the northern portion of the township is the campus of Floyd Central High School.

Georgetown Township Current Land Cover	Percent Coverage
Deciduous Forest	46.12%
Hay/Pasture	33.82%
Developed, Open Space	9.71%
Cultivated Crops	2.94%
Herbaceous	2.45%
Developed, Low Intensity	1.8%
Evergreen Forest	1.76%
Developed, Medium Intensity	0.69%
Open Water	0.27%
Mixed Forest	0.27%
Developed, High Intensity	0.13%
Shrub/Scrub	0.04%
Barren Land	0.00%

Source: NLCD 2011

Greenville Township Land Use



**Current Land Use**  
 Greenville Township has the highest concentration of agricultural land use within Floyd County. Residential land uses are concentrated around the Town of Greenville, the Galena area and along the US 150 corridor, with commercial land uses following a similar pattern of development. Industrial land uses are located in the Town of Greenville and off of Louis Smith Rd on the edge of the county line.

Greenville Township Current Land Use	Acreage
Agriculture	13,637
Residential	7,131
Commercial	170
Industrial	70
Recreational	50

Source: Floyd County Assessor's Office

**Future Land Use**

**Residential**

Future residential land use will be focused towards existing municipal infrastructure located near the Town of Greenville. Expansion of higher density development shall be discouraged until municipal services have been adequately provided within the municipality borders to allow for infill development rather than green-field development in the township areas. Use of conservation design development shall be strongly encouraged in transitional and agricultural areas.

**Commercial**

Future commercial land use will be directed towards the Galena area and the Town of Greenville. Expansion along US 150 outside of these areas should be discouraged unless a detailed access management is developed. The County should aggressively pursue the development of this type of planning with INDOT.

**Industrial**

Future industrial land use expansion in the Greenville Township is not expected. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

**Recreational**

Both Greenville Park and Galena-Lamb Park both provide opportunities for revitalization in the future. Additional recreational opportunities should be explored. Identifying possible connections and expansions to provide recreational venues in the community should be viewed as a community asset. Review should center as with all uses around safety, service, and blending of uses with existing land uses to promote and not diminish property values and use.

Greenville Township Current Land Cover

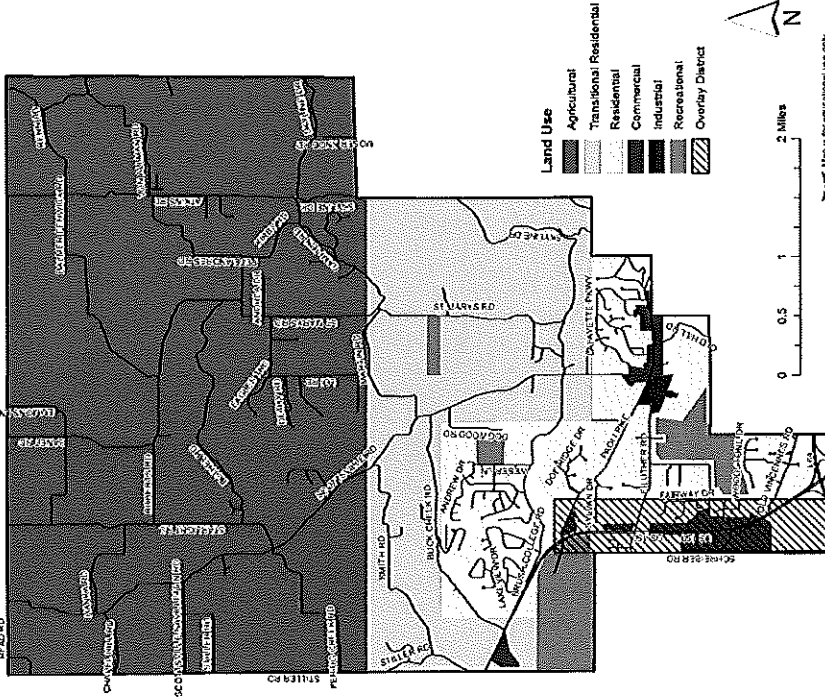


**Current Land Cover**  
 Like Georgetown Township, Greenville Township's land cover is mostly made up of deciduous forest and hay/pasture land and can be found throughout the township. Cultivated crops make up the third highest land cover in the township and makes the highest percentage within the entire county. Like the other townships, developed land cover follows the major thoroughfares. In Greenville Township, developed land cover is concentrated along US 150 within the Town of Greenville and in the Galena area.

Greenville Township Current Land Cover	Percent Coverage
Deciduous Forest	41.72%
Hay/Pasture	36.96%
Cultivated Crops	9.84%
Developed, Open Space	6.63%
Herbaceous	2.40%
Evergreen Forest	0.98%
Developed, Low Intensity	0.75%
Open Water	0.21%
Developed, Medium Intensity	0.19%
Shrub/Scrub	0.17%
Mixed Forest	0.07%
Developed, High Intensity	0.05%
Barren Land	0.03%

Source: NLCD 2011

Lafayette Township Land Use



Lafayette Township

Current Land Use

Current land use in Lafayette Township is mostly agriculture and residential. Residential uses are concentrated near the US 150 and Paoli Pike corridors, while agriculture uses are heavily concentrated in the northern areas of the township. Commercial land uses are focused in the Highlander Point and Paoli Pike areas. Recreational uses are high in Lafayette Township and include Letty Walter Park, Floyds Knobs Community Club, Valley View Golf Course, and the Mt. St Francis Sanctuary.

Lafayette Township Current Land Use	Acreage
Agriculture	8,586
Residential	6,779
Commercial	697
Recreational	600
Industrial	28

Source: Floyd County Assessor's Office

Future Land Use

Residential

Similar to the Georgetown Township, future residential land use will be directed towards existing infrastructure and near existing residential uses. Expansion of public services within agricultural areas shall be discouraged as means to promote high-density development. Township provides opportunities for conservation subdivision design, as well as opportunities for mixed use development.

Commercial

Future commercial land uses will be focused at the Highlander Point and Paoli Pike areas, with consideration to access management, sewer capacity, and smart growth principles.

**Industrial**

Future expansion of industrial land uses is not anticipated. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

**Recreational**

Letty Walter Park provides an opportunity to explore park improvements for the future. Identifying possible connections and expansions to provide recreational venues in the community should be viewed as a community asset. Review should center as with all uses around safety, service, and blending of uses with existing land uses to promote and not diminish property values and use.



Lafayette Township Current Land Cover



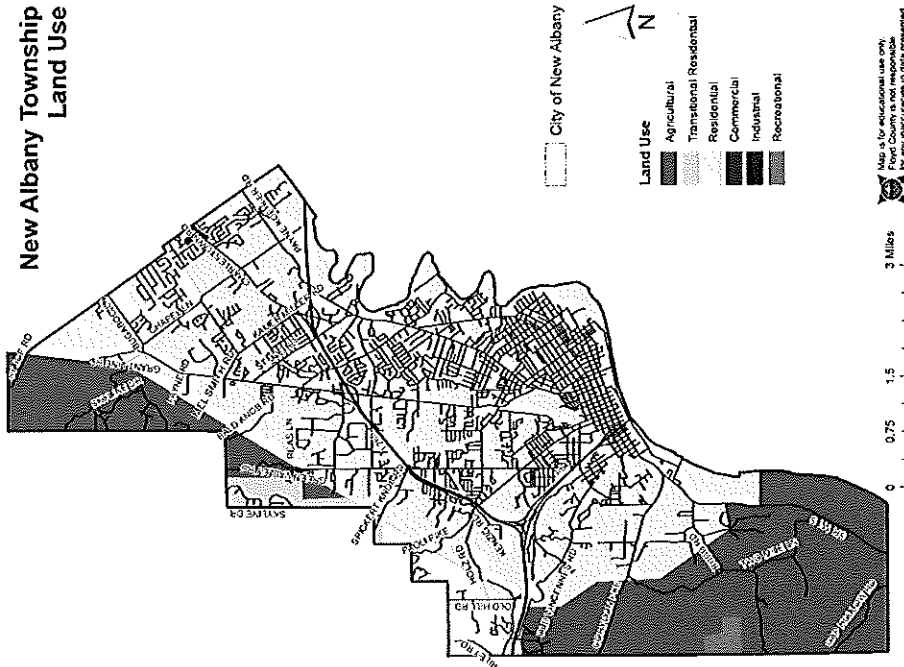
**Current Land Cover**

Similar to the previous townships, Lafayette Township's land cover is mostly deciduous forest and hay/pasture land. Both of these land cover types are found throughout the entire township, with the highest concentrations located in the northern areas. Cultivated crops are also exclusively located in the middle and southern areas of the township. Developed medium to high intensity land cover are concentrated in the Highlander Point and Paoli Pike areas.

Lafayette Township Current Land Cover	Percent Coverage
Deciduous Forest	49.83%
Hay/Pasture	33.35%
Developed, Open Space	7.07%
Cultivated Crops	3.05%
Herbaceous	3.00%
Developed, Low Intensity	1.74%
Developed, Medium Intensity	0.78%
Evergreen Forest	0.51%
Open Water	0.28%
Developed, High Intensity	0.21%
Shrub/Scrub	0.07%
Mixed Forest	0.07%
Emergent Herbaceous Wetlands	0.02%
Barren Land	0.02%

Source: NLCD 2011

**New Albany Township Land Use**



**New Albany Township**

**Current Land Use**

A significant portion of land use within the township is outside of the county's jurisdiction and is within the City of New Albany. The land use that is outside the city is mostly residential and agriculture, within the residential being located northeast near the Floyd/Clark County Line. The largest areas of agriculture use are found outside the city limits to the southwest near Franklin Township. Industrial land uses are concentrated near Grant Line Rd and close to the City of New Albany's Industrial Park. The largest park in the county, Sam Peden Community Park, lies within the city limits. The smallest park in the county, Herman Collier Park, is also located in the New Albany Township. The County is constructing a new park, Kevin Hammersmith Memorial Park along Charlestown Road.

**New Albany Township**

Current Land Use	Acreage
Residential	8,261
Agriculture	5,523
Commercial	401
Industrial	110
Recreational	107

Note: Data Excludes City of New Albany

**Future Land Use**

- Residential**  
Residential development in the future will be located near existing uses and existing infrastructure.
- Commercial**  
Future commercial development will be focused near the existing commercial area on Charlestown Road and County Line Road.
- Industrial**  
Future expansion of industrial land uses is not anticipated. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and

services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

**Recreational**

Future recreational uses include the current development of the County's newest park, Kevin Hammersmith Memorial Park.

**New Albany Township  
Current Land Cover**



**Current Land Cover**

While deciduous forest makes up the highest percentage of land cover in the township, New Albany Township has the highest percentage of developed land cover in the county. The deciduous forest land cover is located around the boundaries of the township, towards Franklin and Lafayette, while the most developed areas concentrated within the City of New Albany.

New Albany Township Current Land Cover	Percent Coverage
Deciduous Forest	45.87%
Developed, Low Intensity	13.44%
Developed, Open Space	13.26%
Hay/Pasture	9.36%
Developed, Medium Intensity	7.89%
Developed, High Intensity	3.22%
Herbaceous	2.03%
Cultivated Crops	1.56%
Woody Wetlands	1.14%
Open Water	0.94%
Evergreen Forest	0.88%
Emergent Herbaceous Wetlands	0.29%
Barren Land	0.11%
Mixed Forest	0.01%

Source: NLCD 2011

Appendix

County Zoning Maps .....60

Major Roadways .....62

Steep Slope and Flood Zones .....65

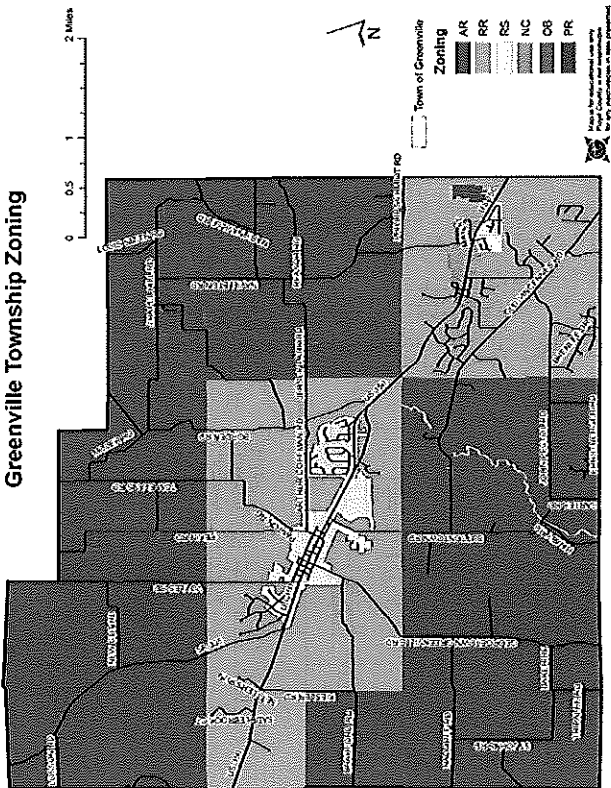
Public Survey Responses .....66

Steering Committee List .....83

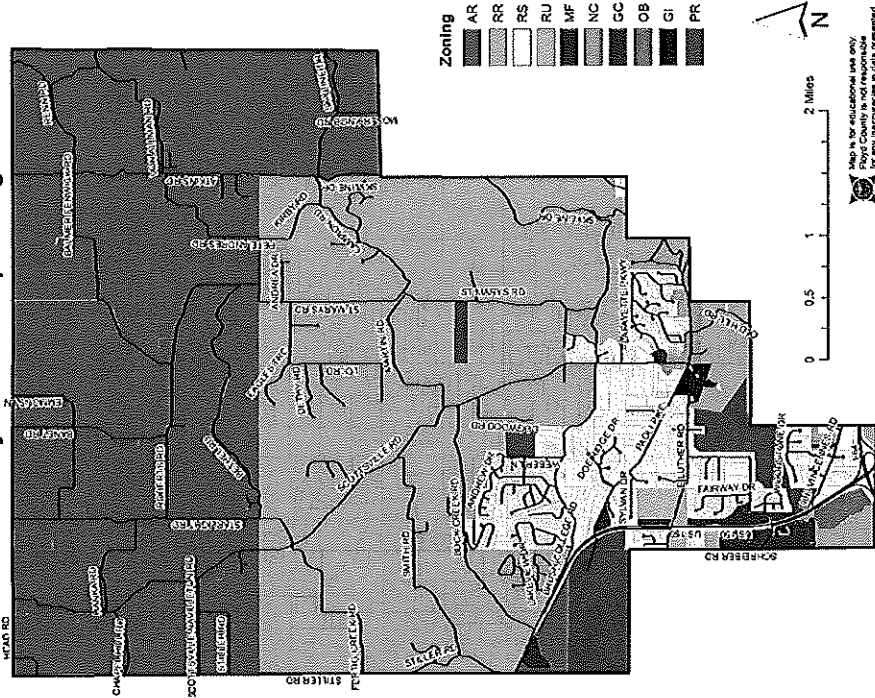
Public Meeting Sign-In Sheets .....86



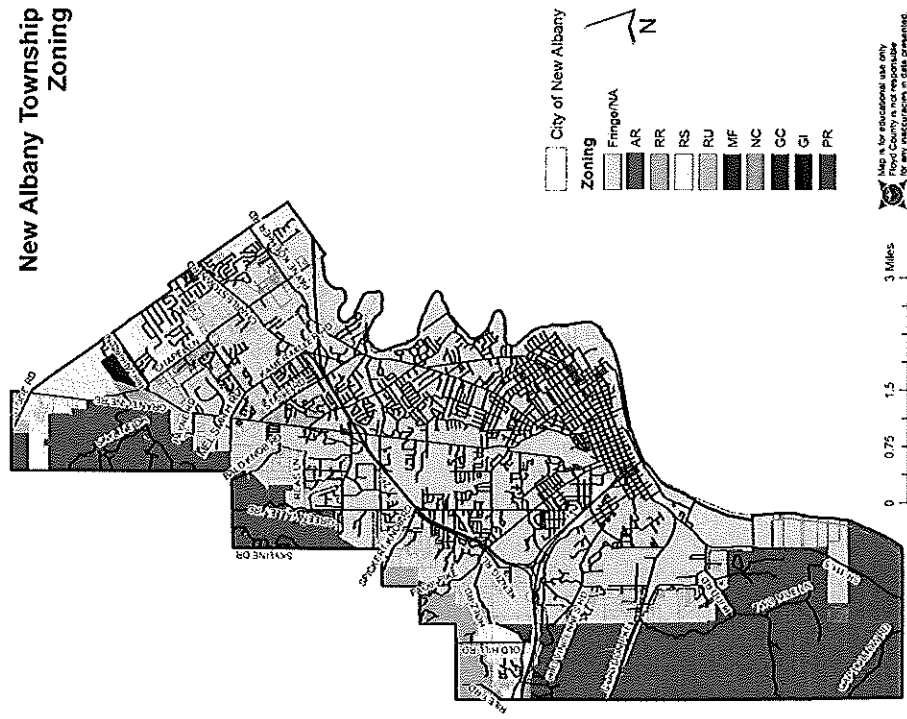
Greenville Township Zoning



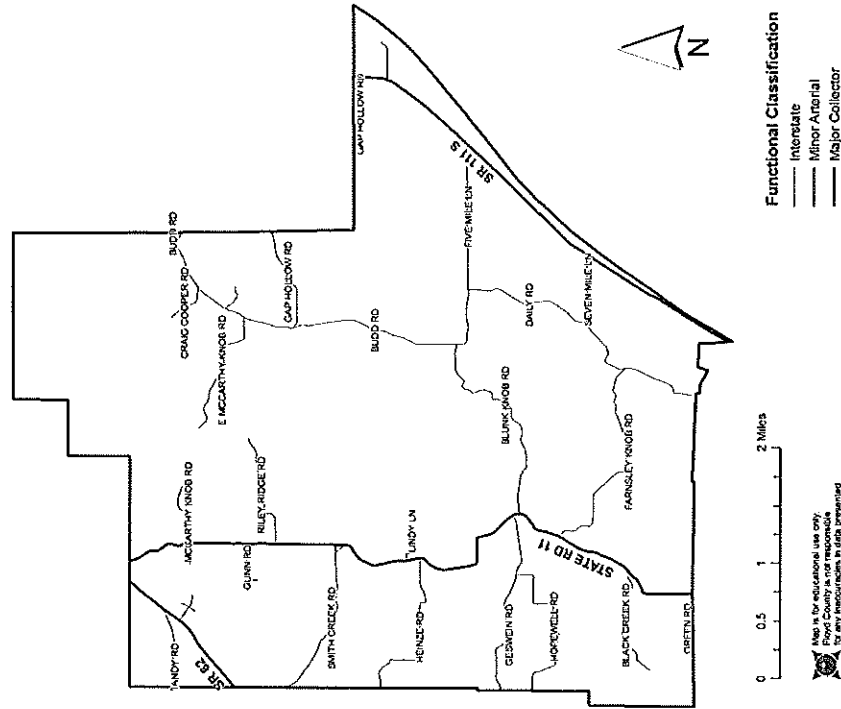
Lafayette Township Zoning



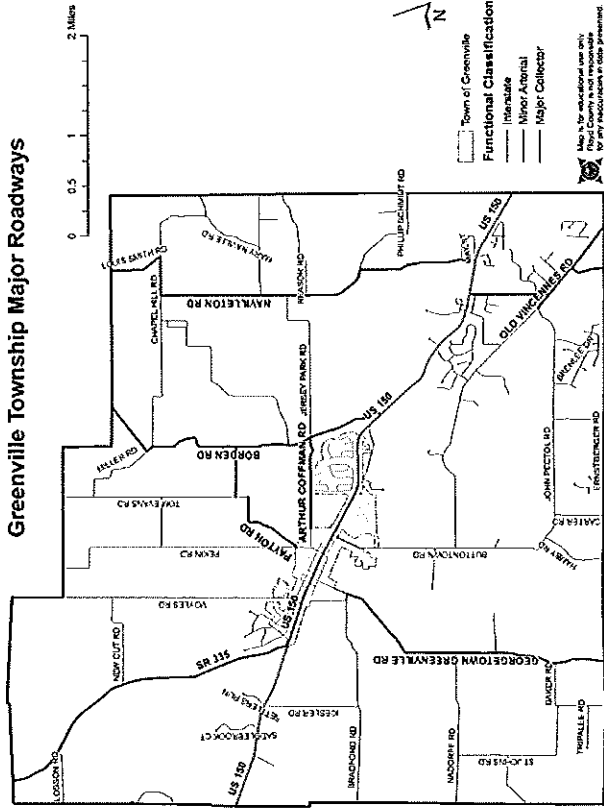
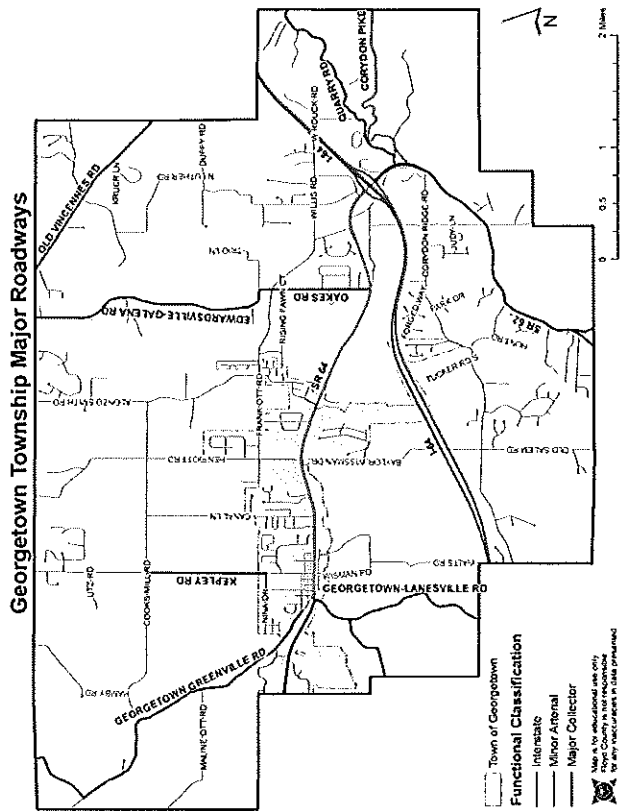
New Albany Township Zoning



Franklin Township Major Roadways

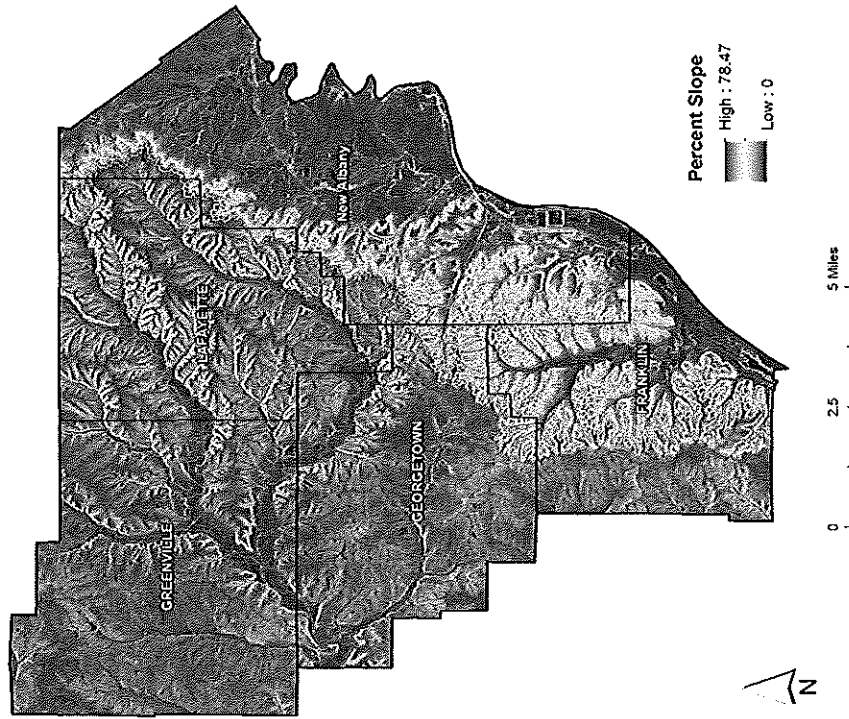




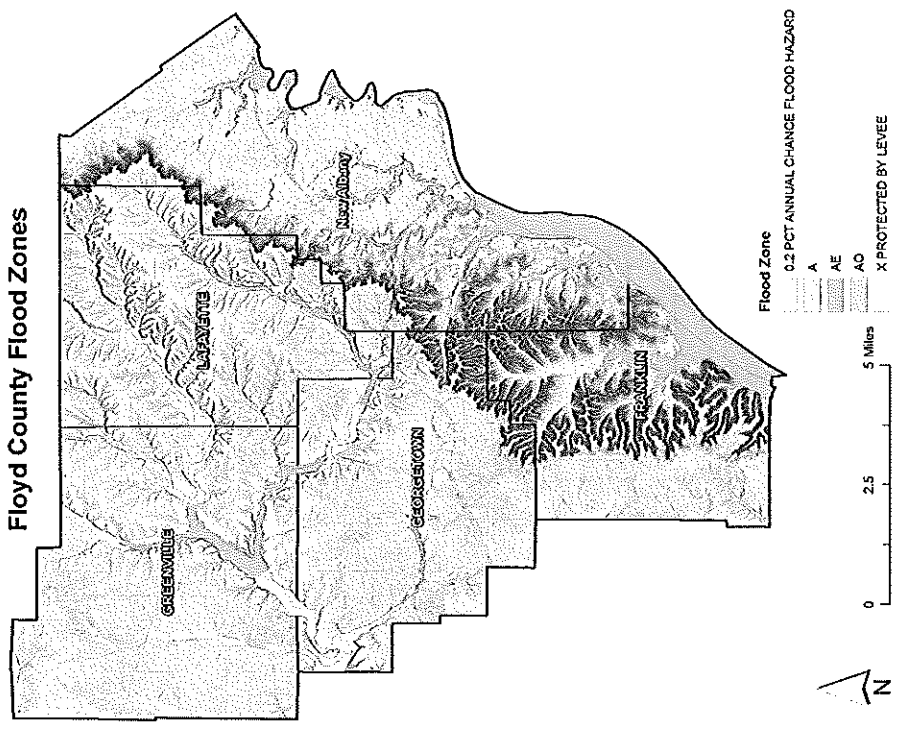




Floyd County Steep Slopes



Floyd County Flood Zones



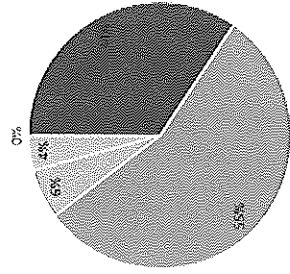
### Demographics

- More than 65% of Respondents have lived in Floyd County for 16 years or more
- 88% of Respondents were over the age of 45
- 45% of Respondents have graduated college or higher
- 59% of Respondents were male

### Question One

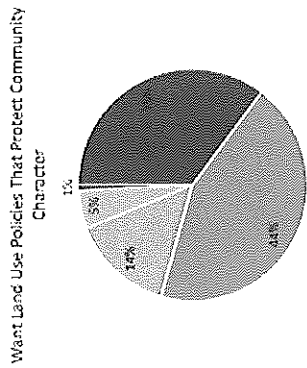
89% of Respondents are satisfied with living in Floyd County

Satisfied With Living in Floyd County



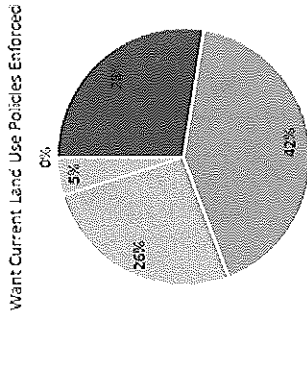
● Satisfied 89% ● Dissatisfied 10% ● No Answer 1%

**Question Two**  
 79% of respondents want land use policies that protect rural community character



■ Strongly Agree ■ Agree ■ Not Sure ■ Disagree ■ Strongly Disagree

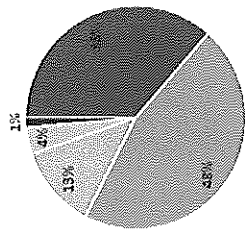
**Question Three**  
 70% of respondents want current land use policies enforced. However, a significant number of respondents were unaware of the "current land use policies"



■ Strongly Agree ■ Agree ■ Not Sure ■ Disagree ■ Strongly Disagree

**Question Four**  
 58% of respondents are in favor of conservation and sustainable development policies

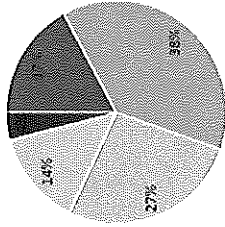
Want Land Use Policies That Promote Conservation and Sustainable Development



● Strongly Agree ● Agree ● Not Sure ● Disagree ● Strongly Disagree

**Question Five**  
 Respondents want developments that meet community standards, but are concerned about expediting development

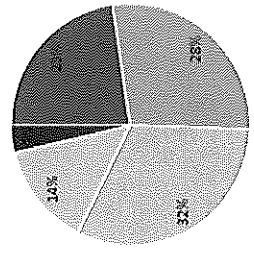
Want Land Use Policies That Expedite Development and Meet Community Standards



● Strongly Agree ● Agree ● Not Sure ● Disagree ● Strongly Disagree

**Question Six**  
 Respondents seemed concerned or confused on how new residents would pay for infrastructure impacts. Several voiced concerns that the developers should pay these costs.

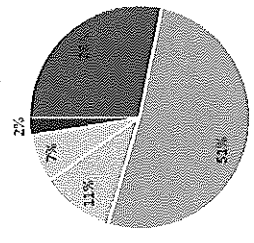
New Residents Should Pay For Infrastructure Impacts



Strongly Agree  
  Agree  
  Not Sure  
  Disagree  
  Strongly Disagree

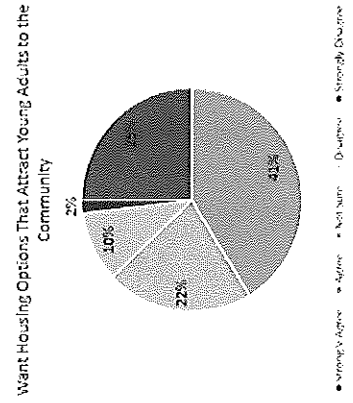
**Question Seven**  
 Responses could be skewed by the high amount of baby-boomer and senior citizen-aged respondents.

Want Housing Options That Retain Senior Citizens in the Community

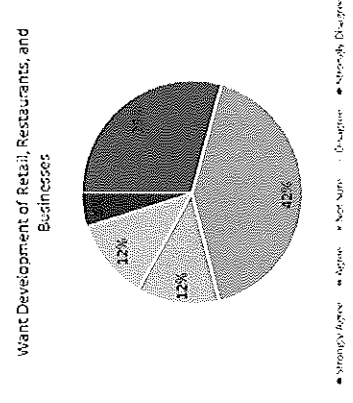


Strongly Agree  
  Agree  
  Not Sure  
  Disagree  
  Strongly Disagree

**Question Eight**  
 Respondents ranked their concerns over the quality of socioeconomic profile of these young adults

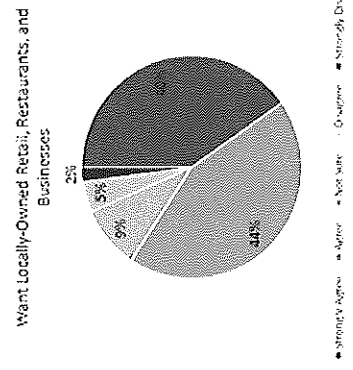


**Question Nine**  
 Over 76% of respondents want more development in the county

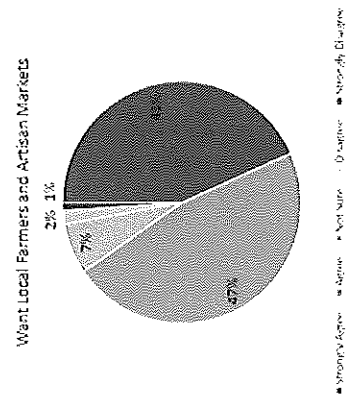




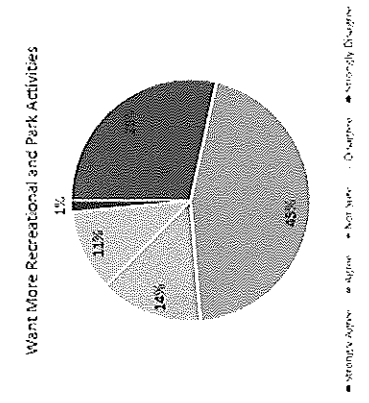
**Question Ten**  
 54% of respondents want locally-owned retail, restaurants, and businesses



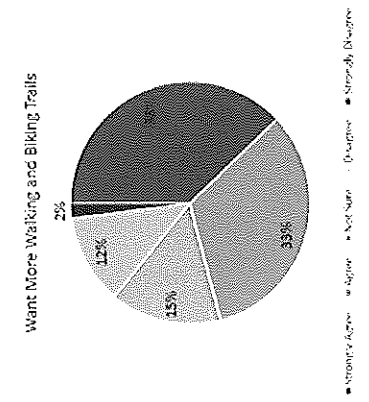
**Question Eleven**  
 30% of respondents want a farmer's market in the county



**Question Twelve**  
 Over 75% of respondents want more activities in the county's park system.

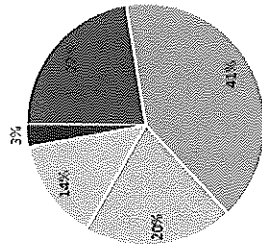


**Question Thirteen**  
 Over 70% of respondents want more opportunities to walk and bike in the community.



**Question Fourteen**  
 Many respondents want more community and public entertainment amenities.

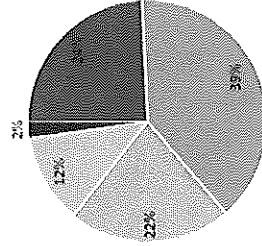
Want More Concerts, Plays, and Public Art



Legend: Strongly Agree, Agree, Not Sure, Disagree, Strongly Disagree

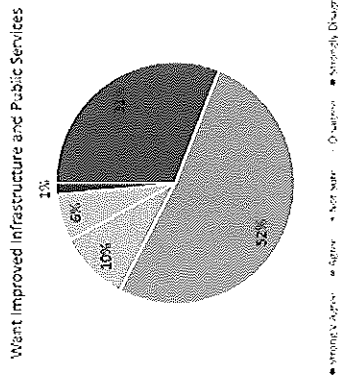
**Question Fifteen**  
 While responses were mostly positive to this question, many respondents were concerned with how services would be affected if a merger happened.

Want Consolidation of Local Government Services

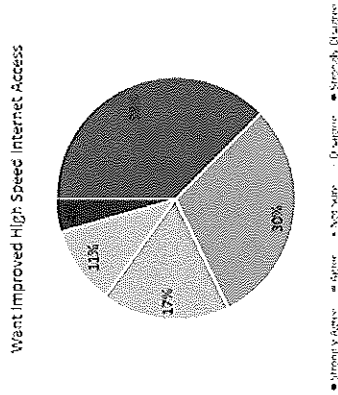


Legend: Strongly Agree, Agree, Not Sure, Disagree, Strongly Disagree

**Question Sixteen**  
 Over 80% of respondents want to see roads improved, with many of them strongly commenting on the current state of county roads.

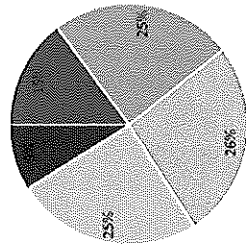


**Question Seventeen**  
 Several respondents noted that this was the county's biggest issue.



**Question Eighteen**  
Many respondents felt this should not be a focus for the County but for New Albany.

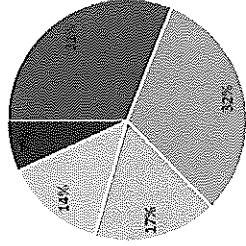
Want Public Transit



● Strongly Agree ● Agree ● Not Sure ● Strongly Disagree

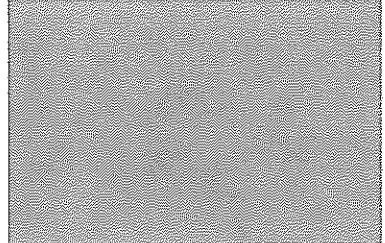
**Question Nineteen**  
Many respondents voiced their concerns regarding the current state of recycling access in Floyd County.

Want Curb-Side Recycling



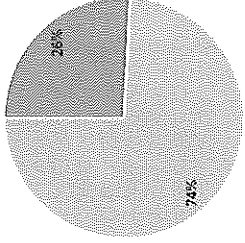
● Strongly Agree ● Agree ● Not Sure ● Strongly Disagree

# Tax Related Questions



**Question One**  
74% of respondents are against paying to attract young adults to the community

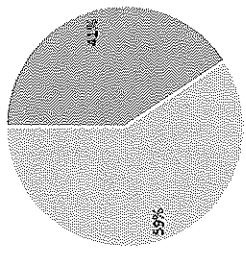
Tax or Fee: Attract Young Adults to Community



Yes No

**Question Two**  
55% of respondents are against paying a fee to retain senior citizens in the community

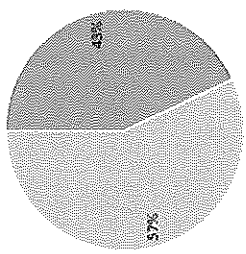
Tax or Fee: Retain Senior Citizens in Community



n = 100

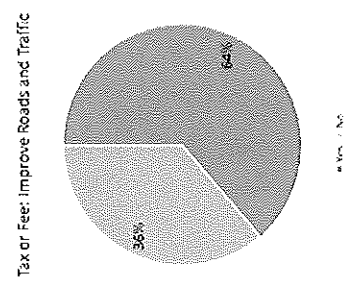
**Question Three**  
57% of respondents are against paying a fee to attract businesses and employees

Tax or Fee: Attract Business/Employment

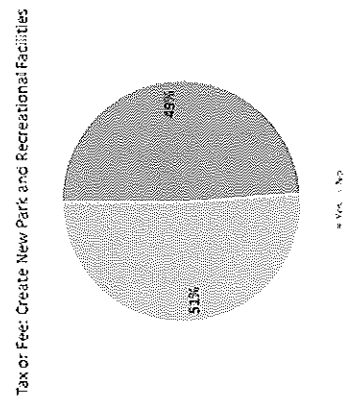


n = 100

**Question Four**  
Responses regarding the use of increased taxes to improve roads and traffic in the community were significantly positive. Compared to many of the other "bureaucratic" questions,



**Question Five**  
Respondents were split on using increased taxes to create new park facilities

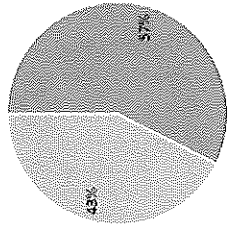




### Question Six

57% are in favor of using increased taxes to maintain and upgrade current park and recreational facilities

Tax or Fee: Maintain and Upgrade Current Park and Recreational Facilities

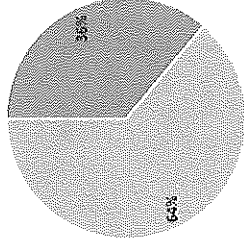


43% | No

### Question Seven

64% of respondents are against using increased taxes to promote entrepreneurship

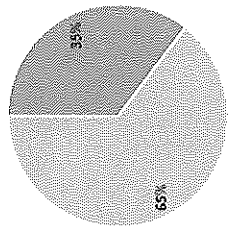
Tax or Fee: Increase Entrepreneurship in Community



36% | No

**Question Eight**  
63% are opposed to increased taxes for the development of regional recreational and entertainment attractions

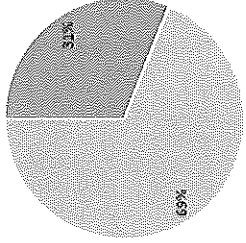
Tax or Fee: Develop Regional Recreational and Entertainment Attractions



Yes No

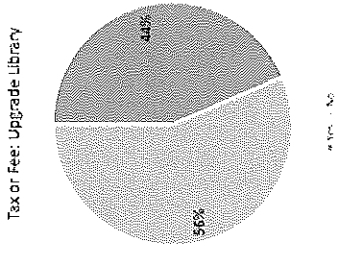
**Question Nine**  
59% of respondents are opposed to increased taxes or fees to upgrade the county fairgrounds

Tax or Fee: Upgrade County Fairgrounds

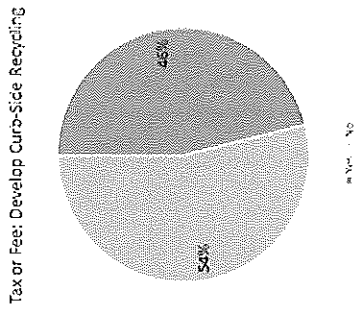


Yes No

**Question Ten**  
58% are against paying increased rates or fees to upgrade the county public library



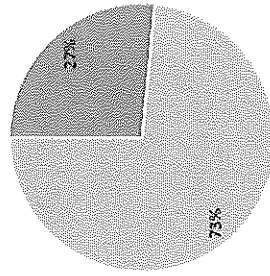
**Question Eleven**  
While most respondents felt curbside recycling is important, most commented that recycling should be "self-sustaining"



### Question Twelve

Responses were overwhelmingly negative towards using increased taxes or fees for public transit.

Tax or Fee: Develop Public Transit



Yes = No

Comprehensive Plan Steering Committee

- 1 Jeremy Klein
- 2 Dave Schickel Jr.
- 3 Gregory Sekula
- 4 Laura Renwick (Alternate)
- 5 Martin Snyder
- 6 Dale Lafferre (Alternate)
- 7 Dale Mann
- 8 Joanna Danzl
- 9 Charlie Smith
- 10 David Miller
- 11 Diane Thomas
- 12 Kyle Wohrle
- 13 Louisa Didat
- 14 Carol Tobe
- 15
- 16 Clarence Burgin
- 17 Scott Ham
- 18 Bob Geswein
- 19 Daryl Naville
- 20 Greg Stevens
- 21 Roger Butler
- 22 Dr. Bruce Hibbard
- 23 Dr. Louis Jensen
- 24 Thomas G. Milliea Jr.
- 25 Scott Klink
- 26 Andrew B. Takami
- 27 Melissa Merida
- 28 Roger Whaley
- 29 David A Vince
- 30 Dan Coffey
- 31 Dennis Konkle
- 32 James A Senn Jr.
- Lafayette Twp Fire Protection District
- Lafayette Twp Fire Protection District
- Indiana Landmarks
- Indiana Landmarks
- Edwardsville Water Corporation
- Edwardsville Water Corporation
- Edwardsville Concerned Citizens, Inc.
- Edwardsville Concerned Citizens, Inc.
- Building & Dev. Assoc. of So. In
- Building & Dev. Assoc. of So. In
- Southern Indiana Realtors
- Southern Indiana Realtors
- Save Our Knobs
- Save Our Knobs
- Floyd County 4-H Board
- Floyd County 4-H Board
- Silver Creek Water Corp.
- Harrison REMC
- Borden Tri Co Regional Water District
- TWC
- TWC
- New Albany Floyd Co School Corp
- New Albany Floyd Co School Corp
- New Albany Floyd Co Public Library
- New Albany Floyd Co Public Library
- Purdue University
- New Albany Floyd Co Public Library
- Clark County REMC
- City of New Albany
- Floyd County Farm Bureau
- Floyd County Farm Bureau

- Floyd County Health Department
- Floyd County Health Department
- Emergency Management Agency
- Arts Council of Southern Indiana
- Arts Council of Southern Indiana
- Indiana American Water
- Floyd County Storm Water
- Town of Georgetown
- Plan Commission
- Board of Zoning Appeals
- Floyd County Council
- Clark-Floyd Convention & Tourism
- Clark-Floyd Convention & Tourism
- County Commissioners/Plan Commission
- Plan Commission
- Plan Commission
- Plan Commission
- Plan Commission
- County Council/Plan Commission
- Board of Zoning Appeals
- Board of Zoning Appeals
- Horseshoe Foundation
- Edwardsville
- Georgetown Twp Fire Protection Dist.
- Georgetown Twp Fire Protection Dist.
- Duke Energy
- New Albany Twp Fire Protection Dist.
- New Albany Twp Fire Protection Dist.
- Floyd County Solid Waste District
- Floyd County Council
- Indiana University Southeast
- Plan Commission
- Edwardsville
- Floyd Co Redevelopment Commission
- Floyd Co Redevelopment Commission
- 83 Charlotte Bass
- 34 Nancy Grantz
- 35 Terry Herthel
- 36 Pat Harrison
- 37 Julie Schweitzer
- 38 William J. Reedy
- 39 Chris Moore
- 40 Chris Loop
- 41 Gina Anderson
- 42 Cathy Smock
- 43 James Wathen
- 44 Mark Bliss
- 45 Paul Kiger
- 46 Charles Freiburger
- 47 William Gibson
- 48 Don Loghmiller
- 49 Paul Maymon
- 50 Bruce Morris
- 51 Callie Potts
- 52 John Schellenberger
- 53 Guy Heitkemper
- 54 Dr. Mark Randall
- 55 Jerry Finn
- 56 Roger Harbison
- 57 CPT James Mayfield
- 58 FF Chris Pellman
- 59 Lisa Brones Huber
- 60 Ray Cunningham
- 61 Gib Kinney
- 62 Mary Lou Byerley
- 63 Brad Striegel
- 64 Rob Poff
- 65 Linda Barksdale
- 66 John Beams
- 67 Bob Woosley
- 68 Rich Boling

- Horseshoe Foundation
- 69 Lesa Smith
- 70 Wanda Vance
- 71 Frank Loop
- 72 Rick Morgan
- 73 Jerol Miller
- 74 Guy Wall
- 75 Roger Jeffers
- 76 John Schellenberger
- Floyd County Soil & Water
- Floyd County Sheriff
- Floyds Knobs Water
- Floyd Memorial Hospital
- Floyd Memorial Hospital
- Floyd County Parks Director
- Plan Commission/County Council

PUBLIC Meeting SIGN-IN SHEET

Comprehensive Plan Meeting

7-Dec-16

NAME	ADDRESS/ORGANIZATION	PHONE
1 David Schickel Sr	Lafayette the firm	(502) 376-4665
2 Jim Serna	FC Farm Bunk	502 639 0105
3 Dennis Kowalski	F.C. Farm Bureau	502-594-4335
4 ARVID MILLER	OLD WILCENNES RD.	502 639 9983
5 JALE MARRI	2135 HENRIET RD.	812-957-2172
6 Guy Wynn	Robert Health Group	812-590-1322
7 Greg Hefner	Indivision Landscapes	917-284-4874
8 John Kernes	9150 State Rd 166/1122	502 418 9651
9 Rob Woosley		
10 Phyllis Dwyer		
11 Carol Smith		
12 Chris Miller		
13 Roger Hankerson		
14 Brad Striegel		
15 Bob Gray		
16 Quiana Smith		
17 Mikenna Meadows		
18 Terri Miller		
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PUBLIC Meeting SIGN-IN SHEET

Comprehensive Plan Meeting

November 16 2016

NAME	ADDRESS/ORGANIZATION	PHONE
1 Chris Moore	2524 Conroy Rd Floyd Co. SW	812-949-5446
2 Gib King	2511 E. Main St Selburg	812-246-0068
3 Guy W. King	3918 Guy W. King Rd North Floyd	
4 David Schickel	Lafayette Hwy Floyd	512-390-1332
5 Carl Beckman	Rural Extension	812-948-5410
6 Dale Mann	605 State St Floyd	717-78-0571
7 Roger Harris	2500 Ed-G-L Floyd	502-638-3130
8 Tom Myers	128 State St Floyd	502-636-5189
9 David Miller	2013 Old Vincennes Rd Floyd	502-639-5983
10 Tim Senn	5412 S. Main St Floyd	602-639-0119
11 John W. King	4901 State St Floyd	812-923-5531
12 Dennis Koble	5525 Bowman Road Floyd	502-594-4355
13 John Schellhove	8301 Hwy 49 Greenwood	812-223-7051
14 Brad Striegel	Greenwood	502-304-9725
15 Steve Spahr	1784 N. State St Floyd	812-945-5106
16 Roger Whaley	4100 Edmond Ave Gadsden	812-923-6108
17 Julie Schwetzer	5946 Hwy 11, Euz. TX	502-649-3320
18 Roger McKis	7145 G. Park	512-640-0714
19 Pat Newberry	5010 S. Maple	812-989-4663
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PUBLIC Meeting SIGN-IN SHEET

Comprehensive Plan Meeting

19-Oct-18

NAME	ADDRESS/ORGANIZATION	PHONE
David L. Schickel	2013 Old Vincennes Rd	502.639.5983
Teremy Klein	5505 Rutherford Rd	502.594.4335
John Beams	2635 Hendricks G.C.	812.786.0571
David L. Schickel	Floyd Plan Commission	812.207.3952
Teremy Klein	HARRISON REMC	812.987.7647
John Beams	CLARK COUNTY REMC	812.246.3316
David L. Schickel	Floyd Co. Fire Chiefs	812.923.8003
Teremy Klein	Eng. Off. In Charge	812.923.8003
John Beams	6021 St. Rd 104 GT	502.418.9651
David L. Schickel	1924N SKYLINE DR FK	812.945.5106
Teremy Klein	2000 Indiana Ave	812.948.5470
John Beams	115W Chestnut St	812.284.4534
David L. Schickel	1304 Dent Ave.	502.314.6248
Teremy Klein	834 Condon Pike W	812.948.5444
John Beams	2044 Ed. Gering Rd	502.639.3130
David L. Schickel	410 Edwenville - Edens	502.824.4229
Teremy Klein	5015 S. STATE	812.989.4663
John Beams	FLOYD CO PARK	812.948.5360
David L. Schickel	FLOYD CO. Public Works	812.948.4733
Teremy Klein	Norm Keenan	812.923.2006
John Beams	FLOYD CO.	812.948.5491
David L. Schickel	FLOYD CO. PARK	502.609.4441

PUBLIC Meeting SIGN-IN SHEET

Comprehensive Plan Sign In

Wednesday, September 26

NAME	ADDRESS/ORGANIZATION	PHONE
1 Roger D. Jeffers	Floyd Co. Park	948-5360
2 Mary Lou Beyerley	Floyd Co. Solid Waste	948-4733
3 DAVIN A. VINCE	CLEARCOURT RMC	846-3316
4 Dustin Tackett	Floyd Co. Government	812-948-8471
5 Chris K. Hilleary	Floyd Co. Park	822-2074/641
6 Tammy Montross	Floyd Co. EMS	812-949-5451
7 John Schallenburg	Floyd Co. Remake Concrete	812-923-2057
8 David L. Schickel	Integre Top Five	502-976-4665
9 <del>Mark</del>	Indirect Linkers	812-244-4539
10 Roger Johnson	Historic Development	502-639-3130
11 <del>Greg</del>	Daron Brewer	812-923-2006
12 Roger Wilhoit	NARC Public Library	812-923-6108
13 PAUL MANN	GCC	812-726-0571
14 DENNIS KINKLE	Floyd Co. Town Bureau	502-521-4355
15 John Beams	Westford Community	502-478-9651
16 CAROL TORR	Star Gym Knobs	812-945-5106
17 Pat Harris	FBA Home, Inc.	822-959-4665
18 <del>William</del>	New Albany Floyd Co. Park	812-949-3505
19 Paul Dwyer	County Council	502-301-9923
20 <del>John</del>	App.	812-923-553
21 Robert J. Geshorn	Harison RMC	812-987-7647
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23		
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Certification of Action

Comes now the Floyd County Plan Commission pursuant to I.C. 36-7-4-509, and hereby certifies that the attached resolution is a true and accurate copy of a Resolution regarding text changes to the Floyd County Comprehensive Land Use Plan of its meeting on August 21, 2017. The attached Resolution is available for review in the Office of the Floyd County Plan Commission and accurately reflects the vote of the Floyd County Plan Commission approving the resolution.

A handwritten signature in cursive script that reads "Linda Barksdale". The signature is written in black ink and is positioned above a solid horizontal line.

Linda Barksdale, Executive Plan Director  
Floyd County Plan Commission

Certification of Action

Comes now the Floyd County Plan Commission pursuant to I.C. 36-7-4-608, and hereby certifies that the attached resolution is a true and accurate copy of a Resolution regarding text changes to the Floyd County Zoning Ordinance of its meeting on Monday, September 18, 2017. The attached Resolution is available for review in the Office of the Floyd County Plan Commission and accurately reflects the vote of the Floyd County Plan Commission approving the resolution.

A handwritten signature in cursive script that reads "Linda Barksdale". The signature is written in black ink and is positioned above a horizontal line.

Linda Barksdale, Executive Plan Director  
Floyd County Plan Commission