

2025-2045

**HARRISON COUNTY
COMPREHENSIVE PLAN**

ADOPTED: MARCH 2025



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SPECIAL THANKS

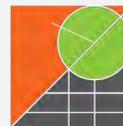
To the Harrison County community members that participated in the community engagement efforts.

PLAN ADOPTION

The Harrison County Plan Commission facilitated a public hearing and gave a favorable recommendation on the adoption of this plan, and the County Commissioners approved the plan on March 19th, 2025 (Resolution 2025-04).

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Harrison County - A place where people want to live and have some opportunities for dining, shopping, and entertainment.

- Community Survey Participant

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STATION 3 VISIONING

WHICH WORDS BEST DESCRIBE THE
LONG-TERM VISION FOR HARRISON COUNTY

Instructions: Place a dot sticker in the appropriate box to answer the question above.

 <p>Rural Living</p>	<p>High-quality Development</p> 	<p>Evolving</p> 
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<p>Collaborative</p> 	<p>Friendly</p> 	<p>Emphasis on recreation</p> 
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About the Plan

This chapter explains the relationship between the Harrison County Town Planning Initiative and the Harrison County Comprehensive Plan, documents the planning process with highlights of the key findings from data collection and public input, and outlines the overall organization of the plan.

NTY?

**Agriculture
Preservation**

County-Wide Planning

The Harrison County Town Planning Initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted each of the county's ten incorporated towns to complete a Comprehensive Plan and an Asset Management Plan, as required by the Indiana Department of Transportation (INDOT).

What portions of the county are included in this plan?

The Harrison County Plan Commission has jurisdiction over the unincorporated portions of the county and nine of the ten towns in the county (Crandall, Elizabeth, Laconia, Lanesville, Mauckport, Milltown, New Amsterdam, New Middletown, and Palymra). Corydon has an independent plan commission that has jurisdiction over only the parcels within the town limits. All areas outside of Corydon's town limits are part of the county's advisory plan commission.

What is the Harrison County Town Planning Initiative?

Planning for the future often begins as a grassroots effort within a community - meaning the issues that need to be solved and the big ideas for the future MUST come from the people, workers, and businesses of the town. Individuals and groups working together provide a base for the policies and development-related decisions, helping identify the projects and programs needed to help achieve the vision and goals for the future.

The Harrison County Town Planning Initiative was first introduced in the 2020 Harrison County Community Leadership Planning Initiative, a plan that brought together the multiple governmental bodies, non-profits, and community organizations within Harrison County to provide a strategic and aligned direction related to the quality of life for those living and working in Harrison County.

In response to the Leadership Planning Initiative, the Harrison County Community Foundation (HCCF) recognized the importance and impact of providing the resources to each town for them to dream big and solve community issues. This initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted the county's ten incorporated towns in completing a comprehensive plan and an asset management plan. These plans are intended to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

How does this plan relate to the Harrison County Town Planning (HCTP) Initiative?

As the towns within the county were defining their long-term vision and strategies for the future, the county recognized the need to update the county's comprehensive plan to ensure the larger county-wide efforts were aligned moving forward. The Harrison County Comprehensive Plan can be considered the over-arching plan that includes the plans for the nine towns that are part of the county plan commission that then also defines the long-term direction for the unincorporated areas. This plan also incorporates the common challenges that each town is facing at a county-wide level.

Planning Process

The Harrison County Comprehensive Plan identifies the county’s goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. The development of this comprehensive plan was guided by the ideas and feedback shared by the community. A steering committee, made up of representatives from local staff, plan commission members, and others, guided the development of the plan. The Harrison County Comprehensive Plan took place over 14 months, starting in June 2023 and ending in August 2024, in order to coincide with the development of the final town plans. The process consisted of three key phases:

PHASE 1: EXISTING CONDITIONS (JUNE 2023 - OCTOBER 2023)

The beginning phase consisted of data collection and analysis in addition to identifying the county’s major assets and challenges through existing demographics and socio-economic conditions, mapping analysis, and the first round of public engagement events. This phase acted as the starting point for defining the big ideas for the future and big issues to solve.

Public Engagement Round 1 – Public Engagement Round 1 – The project team hosted the first public engagement opportunity on June 30 at the Popcorn Festival in Corydon. Due to the nature of the community event, the project team did not ask people to sign in to track the number of participants but nearly 50 comments were collected from community members and festival attendees. The project team also hosted three public meetings in August and September in New Salisbury (14 attendees), Lanesville (51 attendees), and Watson Road/State Road 11 area (21 attendees). An online survey was also available, which had 255 responses.

PHASE 2: STRATEGIC PLANNING (NOVEMBER 2023 - FEBRUARY 2024)

The second phase included crafting and refining the goals and big ideas using the analysis and public input to guide the plan. After the goals and big ideas were vetted by the committee, the future land use plan (including the map and category descriptions) was created. The committee met twice in this phase to review and provide feedback on the plan development.

PHASE 3: IMPLEMENTATION STRATEGIES (MARCH 2024 - AUGUST 2024)

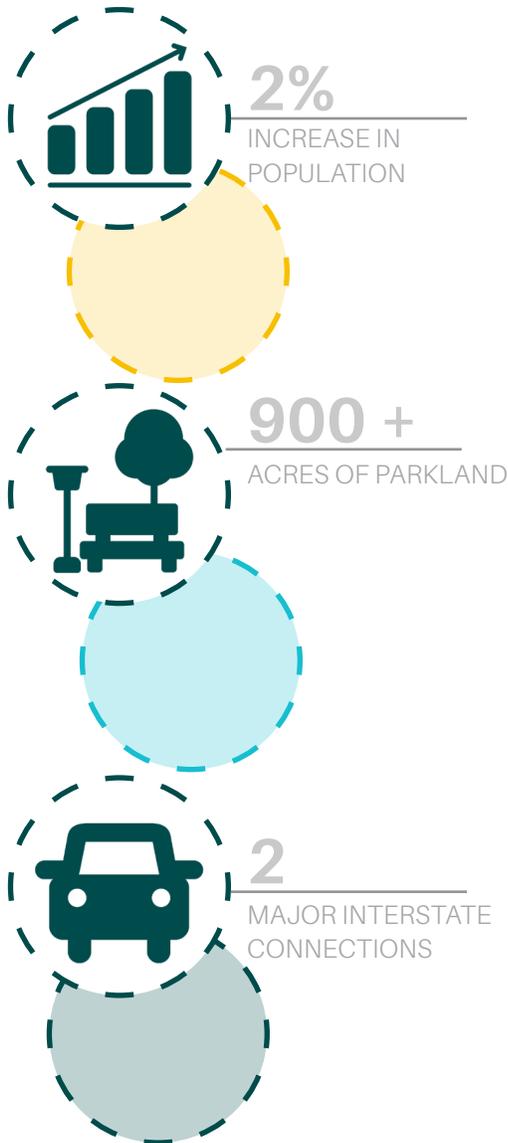
The final phase of the planning process focused primarily on implementation, including finalizing the strategies and identifying supporting action steps for each strategy. This phase also included the final public engagement event, the public release of the draft plan, and the adoption process for the comprehensive plan.

Public Engagement Round 2 – On May 9, 2024, the project team facilitated a public open house to present the draft plan content. The public was invited to review the draft big ideas, strategies, action steps, and maps to ensure the content aligned with the county’s needs and priorities for the future. Overall, participants were supportive of the draft plan. An online survey was also available following this in-person meeting.

Where we are today?

DATA-DRIVEN

OPPORTUNITIES AND CHALLENGES



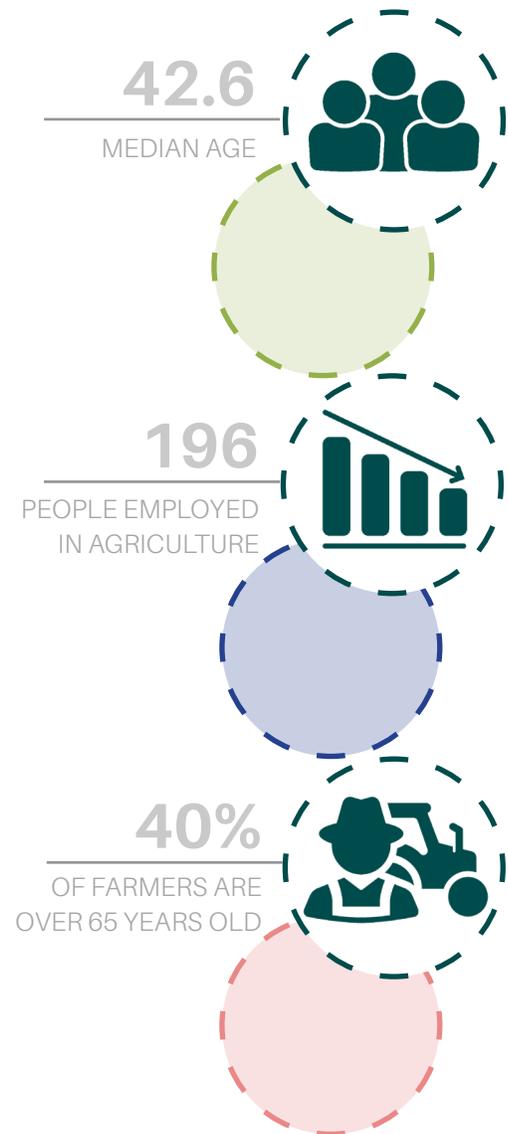
Harrison County Opportunities

- **Harrison County has a growing population.** In 2020, Harrison County was home to 40,156 residents, which means the population has increased by 2% over the last decade. While this growth rate is slightly lower than the state (3.3%), the county has experienced a higher growth rate than Washington County, Crawford County, and the Louisville MSA.
- **The housing occupancy rates have been holding steady.** Harrison County has a housing occupancy rate of 84.6%, indicating that just over 15% of the housing stock is vacant. This vacancy rate is slightly high compared to the state at 10.4%. In 2020, 70.3% of units were owner-occupied and 14.3% were renter-occupied. These percentages are fairly consistent with 2010 data which shows that housing occupancy throughout Harrison County has been holding steady over the last decade.
- **Harrison County is home to several recreational assets.** Harrison County meets all Indiana DNR recommendations for acres of land used for recreational purposes. Harrison-Crawford State Forest and other institutional uses are the primary sources of that acreage.
- **Harrison County has two interchanges along I-64.** This interstate serves as the primary east/west travel route through Harrison County. Two interchanges exist in Harrison County, the Lanesville I-64 interchange located at the intersection of I-64 and Crandall-Lanesville Road and the Corydon interchange located at SR 135.

During the planning process, a variety of demographic conditions were collected and assessed in addition to comments gathered directly from the public. The following pages show a high-level overview of opportunities and challenges that exist in Harrison County today. A more in-depth assessment can be found in Chapter Two starting on page 22.

Harrison County Challenges

- **Harrison County residents are getting older.** In 2020, the median age of Harrison County residents was 42.6 years old, which is several years older than the state’s median age of 37.8 years old. Furthermore, 17.6% of the population falls within the 65 years old and over age bracket. This age group has increased by 4.5% since 2010.
- **Pedestrian connectivity is generally non-existent outside of incorporated areas.** Pedestrian facilities, such as sidewalks, trails, and multi-use paths, are limited to those used for recreational purposes and located in the various state and county recreation areas. At this time, the county transportation network does not include multi-use paths or bicycle lanes, nor do county roads or state highways generally include sidewalks in unincorporated areas. Several of the towns within the county do maintain sidewalks in their respective incorporated boundaries.
- **Many towns in Harrison County are impacted by the floodplain which creates development challenges.** There are floodplains along the Blue River, Indian Creek, Little Indian Creek, Crandall Branch, Buck Creek, and the Ohio River. This means that the areas around these waterways are more prone to flooding than other areas. Many of the towns in Harrison County have been or could be negatively impacted by flooding.
- **The number of workers employed in the Agriculture industry declined between 2010 and 2020.** According to the 2020 ACS 5-Year Estimates, just over 1% (196 people) of the labor force in Harrison County worked in the agriculture industry. Compared to 2010, Harrison County has experienced a decrease in the number and percentage of residents who are employed in the industry. In 2010, there were 370 people (2%) employed in the agriculture industry.
- **In 2022, just over 40% of farm producers in Harrison County are over the age of 65.** In terms of demographics, Harrison County had 1,618 producers in 2022. Of these, 7% of producers were younger than 35 years old, 53% fell in the 35-64 years old age bracket, and 40% were over the age of 65. As producers continue to age, the ownership and operations of local farms will change.



What did we hear?

COMMUNITY PERCEPTIONS

OPPORTUNITIES AND CHALLENGES

I think it's a great place to raise your children. Small town atmosphere. Lots of great people.

Harrison County is rural, yet close to a large city. People want to protect the things that are good about our culture and way of life.

The top three assets identified include location, rural lifestyle, and small town charm.

The top three challenges identified included agriculture preservation, resistance to change, and limited employment opportunities.

We need to become a destination like Brown County - a reason for people to come and spend money here. Local businesses struggle to stay open because, people have little reason to venture into the county or towns.

We have an amazing community, but I think we could do better at preparing for change, growth and welcoming new and diverse members to our county.

The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in-person at an event or through an online survey. Comments representing common themes that were shared during the process are highlighted below. A more detailed summary of each public engagement event can be found on the project website: harrisoncountytownplanning.com.

I love the rural areas, the abundance of wildlife, access to parks, the small towns and active community organizations all give Harrison County a splendid quality of life.

Preserve farmland and natural beauty of parks balanced with high-tech industries and a well-educated workforce, supported by college-educated youth who wish to return to the community.

Building tourism and helping small businesses thrive will help our local economy by providing more jobs with higher wages.

It's important to develop areas meant for development while maintaining the rural areas as rural.

I love the people, small community, and that it's not a highly populated area.

I love the scenery, general location, and good roads.

How is the plan organized?

A comprehensive plan serves many functions, including identifying a collective vision for the future, providing justification for growth and development-related decisions, shaping the appearance of the community, promoting economic development, balancing competing interests, and prioritizing strategic investments.

The Harrison County Comprehensive Plan is organized into three chapters. Each chapter is outlined below.

Chapter 1: About the Plan

Serving as the introduction to the plan, this chapter includes a plan overview, an overview of the process used to complete the plan, highlights of key findings, and an outline of the plan’s organization.

Chapter 2: Existing Conditions - Harrison County Today

A clear and cohesive understanding of the county, as it exists in 2024, is a critical building block in developing a comprehensive plan. This chapter provides a baseline assessment of demographics and socioeconomics and an inventory of the built environment. This chapter can be thought of as a “report card” for the county. Within this chapter, there is a series of key conclusions that identify either a positive, negative, or neutral indicator for creating and maintaining a thriving environment for the residents and businesses of Harrison County.

Chapter 3: The Path Forward

Utilizing community feedback and data-driven facts as the foundation, chapter three outlines the vision for the future and supporting big ideas, strategies, and action steps. This chapter is organized into five overarching topics including land use, utilities and services, agriculture, transportation, and economic development. Each topic covers a variety of big ideas and strategies that are crucial to guiding growth and enhancing the quality of life in Harrison County. The strategy recommendations should be referenced and implemented by county staff, elected officials, and other community leaders when making decisions related to future growth and development.

Chapter 4: Future Land Use Plan

Serving as a compliment to the goals and strategies in Chapter 3, this chapter includes the county-wide future land use map that covers the unincorporated portions of the county and the nine towns that are part of the county’s plan commission. These maps are intended to outline the ideal land uses throughout the county. The county-wide future land use map includes 13 land use categories that are further described to assist decision-makers in understanding the intent and overall vision for each specific area.

PLAN TOPICS & GOALS

Land Use

See pages 41 and 79

GOAL #1

Focus development in key areas with high growth potential and adequate infrastructure to minimize the impact on productive farmland as well as natural and forested areas.

Utilities and Services

See pages 51

GOAL #2

Proactively plan for sewer, water, and broadband capacity that directs future growth.

Agriculture

See pages 61

GOAL #3

Continue to protect and promote agriculture as a viable industry in Harrison County.

Transportation

See pages 67

GOAL #4

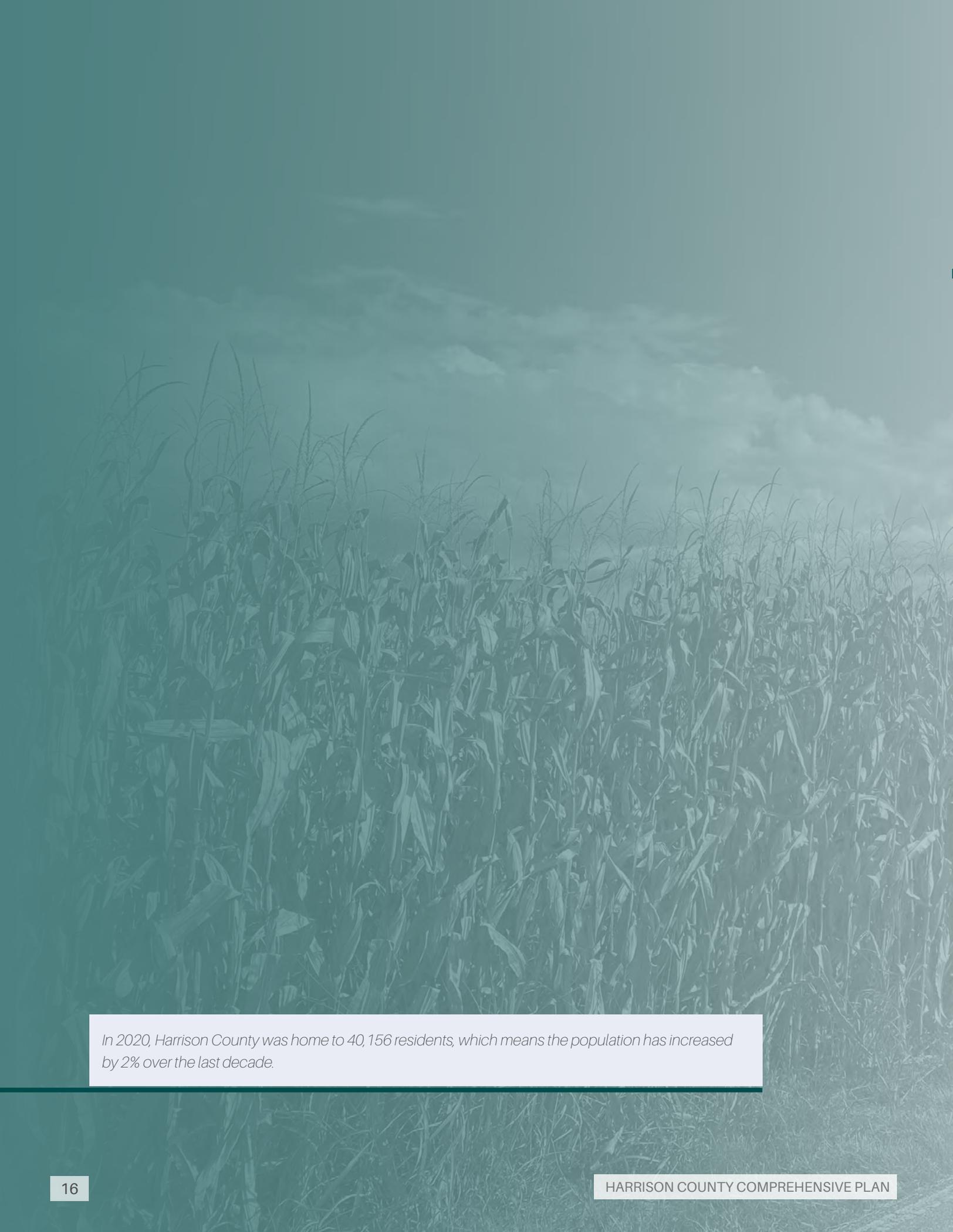
Develop a safe and efficient transportation system to serve the needs of all residents, businesses, and visitors.

Economics

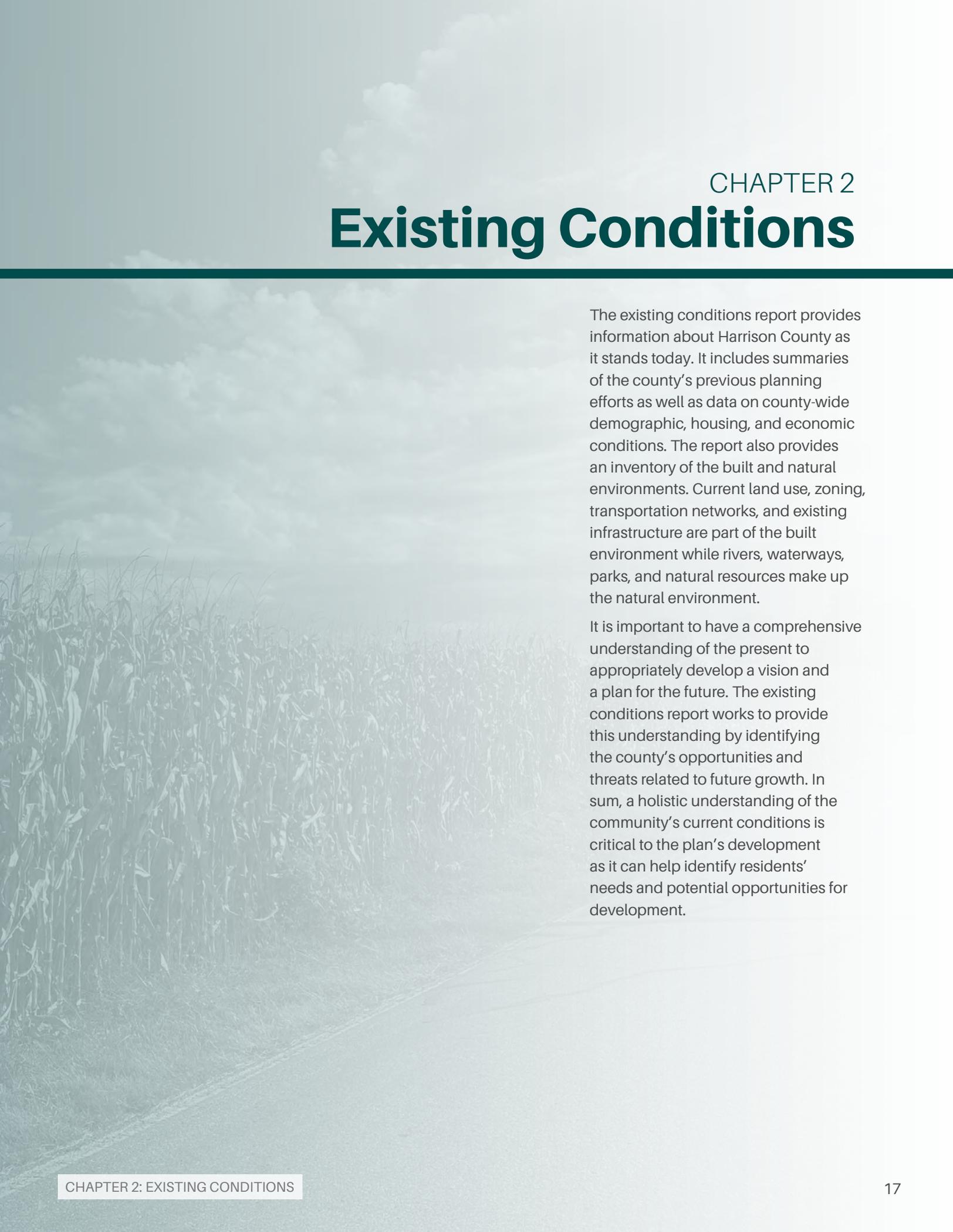
See pages 71

GOAL #5

Create an environment that supports existing and future workers, businesses, and industries to attract high-quality employment opportunities.



In 2020, Harrison County was home to 40,156 residents, which means the population has increased by 2% over the last decade.



CHAPTER 2

Existing Conditions

The existing conditions report provides information about Harrison County as it stands today. It includes summaries of the county's previous planning efforts as well as data on county-wide demographic, housing, and economic conditions. The report also provides an inventory of the built and natural environments. Current land use, zoning, transportation networks, and existing infrastructure are part of the built environment while rivers, waterways, parks, and natural resources make up the natural environment.

It is important to have a comprehensive understanding of the present to appropriately develop a vision and a plan for the future. The existing conditions report works to provide this understanding by identifying the county's opportunities and threats related to future growth. In sum, a holistic understanding of the community's current conditions is critical to the plan's development as it can help identify residents' needs and potential opportunities for development.

Previous Plans and Studies

Harrison County has led several planning efforts in the past ranging from comprehensive plans to transportation plans and broadband implementation plans. It is important to consider these past plans in the preparation of the new comprehensive plan. This will allow it to better respond to the county's needs while considering its potential impacts across the community.

2005 Lanesville Interchange Plan

The Lanesville Interchange Plan was developed as an extension to the 1996 Harrison County Comprehensive Plan to address the increasing demand for development around the town's nearest highway interchange. This plan was prepared because the interchange, at the intersection of I-64 and Crandall Lanesville Road, had become a potential site for commercial and industrial development. It was prime for such development due to its interstate connection and proximity to Louisville, about 17 miles from downtown. Therefore, Harrison County officials wished to ensure that the development around this interchange was well-managed and orderly.

The Lanesville Interchange Plan proposed that the area immediately surrounding the interchange be developed with commercial and light industrial uses. It also proposed that the area surrounding the commercial uses should be developed as single-family residential. The plan gave examples of street design, parking lot landscaping, a lot pattern, and a road system for the commercial center. The goal of these recommendations was to create a center of activity where many people are employed and to control the impact of future growth and development.

Long Range Transportation Plan

The 2003 Long Range Transportation Plan used traffic flow and accident data to identify the transportation needs of Harrison County and its residents. It also considered existing plans for future land uses and developments as well as general development patterns throughout the county. The plan then established a strategy to meet present and future transportation demands. The strategy also suggested sources of funding for many of its recommended projects by naming them Federal Aid Projects. This was meant to secure federal funding for the county's most major transportation projects. This plan was then updated in 2019 becoming the county's most current transportation plan. Both documents were reviewed as a part of this planning process. The Harrison County 2040 Long Range Transportation Plan should be used as the vision for transportation policies and projects and this plan is referenced throughout the comprehensive plan.

2009 Harrison County Comprehensive Plan

The 2009 Harrison County Comprehensive Plan was prepared to act as a guide for future development in Harrison County. It established a vision that identified the value of the community's natural resources and rural lifestyle. The vision also noted the local desire to balance development opportunities with stewardship of the county's land and resources. The plan proposed a series of goals and recommendations to help Harrison County attain this vision. These goals focused on promoting responsible development practices, preserving small town and rural character, focusing high-traffic development in strategic locations, protecting the county's natural resources, developing a safe and efficient transportation system, responding to educational needs, and enhancing local services. Each of these goals are represented in the plan's Land Use, Transportation, Public Facilities, and Special Issues chapters.

2020 Harrison County Leadership Planning Initiative

The Harrison County Leadership Plan was developed to connect the public governments, non-profit agencies, and community organizations across the county to establish a strategic direction for the future of Harrison County. Leaders across the county identified a series of priorities to take on together. These priorities included creating a vision for infrastructure and land use planning, developing a workforce and improving education, diversifying housing options, supporting businesses and business development, combatting substance abuse, and improving health and wellness. The plan also lists desired outcomes or the intended results of taking on the priority issues. Overall, the plan sought to increase cooperation between each of the county's governmental bodies and community organizations, attract potential employers, meet housing demands, diversify and grow the economy, support small businesses, and provide options and resources for healthy living. The Harrison County Town Planning Initiative was born out of this initiative.

2021 Harrison County Broadband Deployment Plan

Completed by the Chamber of Commerce of Harrison County and the Harrison County Community Foundation, The Broadband Readiness and Infrastructure Deployment Plan identified areas that have weak or no broadband service. It listed several obstacles to developing more effective broadband infrastructure in Harrison County. These obstacles included coordination between local government and internet service providers, local support for projects, support from internet service providers, infrastructure regulations, and monetary costs. The plan then followed with a list of recommendations to fulfill the county's broadband needs and overcome these obstacles. Each of the projects had a goal to provide internet access to residents across the county, to increase local digital literacy, or to ensure proper coordination between the local governments and necessary parties.

2022-2024 Harrison County Town Planning Initiative

Lead by the Harrison County Community Foundation, the Harrison County Town Planning Initiative developed a comprehensive plan and an asset management plan for each of the ten towns in Harrison County. Nine of these towns are within the county's planning jurisdiction and incorporated into this comprehensive plan by reference. Each plan presents a vision for the future, created with input from the respective community. The comprehensive plans also provide objectives to help the communities attain their visions, including recommended projects, policies, and programs to implement as part of putting their plan into action. These plans informed the development of this county-wide comprehensive plan by providing common themes and identifying issues that are better addressed at a county-wide level.

Vision Plan 2024

Through a GIFT VIII (Giving Indiana Funds for Tomorrow) Planning Grant from Lilly Endowment Inc., the Harrison County Community Foundation (HCCF) recognized an opportunity to utilize their role as community conveners to assess the highest priorities for Harrison County. HCCF coined the term Vision Project 2024 with a focus on creating an opportunity to dream together as a community about the future of Harrison County and to determine the Top 10 Priorities for the community based on feedback from community leaders and the public. The community responded with over 1,800 people completing the surveys.

Where we are today?

DEMOGRAPHICS

DATA-DRIVEN ASSESSMENT

This report is broken up into two key sections: the Data-driven Assessment and the Inventory of the Built and Natural Environment. This first section is presented as a report card with key conclusion statements related to demographics, housing, economics, and agriculture. Each key conclusion statement is then identified as either a positive, negative, or neutral indicator for creating and maintaining a thriving environment for the residents and businesses of Harrison County. If a topic is identified as a positive indicator, that particular trend can be viewed as a community strength or opportunity. Neutral indicators are trends that may not be helping or hurting the county's success. In some instances, these trends reveal that Harrison County is aligning with other communities or holding steady. Negative indicators are trends that could create challenges or act as a threat to the county.

Unless otherwise specified, the data provided in the following section was derived from the 2010 American Community survey (ACS) 5-Year Estimates and the 2020 American Community survey (ACS) 5-Year Estimates.

Demographics



Harrison County has a growing population.

In 2020, Harrison County was home to 40,156 residents, which means the population has increased by 2% over the last decade. While this growth rate is slightly lower than the state (3.3%), the county has experienced a higher growth rate than Washington County, Crawford County, and the Louisville MSA.



Harrison County residents are getting older.

In 2020, the median age of Harrison County residents was 42.6 years old, which is several years older than the state's median age of 37.8 years old. Furthermore, 17.6% of the population falls within the 65 years old and over age bracket. This age group has increased by 4.5% since 2010.



Harrison County has fewer total households compared to 2010.

Harrison County lost 4.3% of its households between 2010 and 2020. This decrease is greater than the other comparison communities. Of the total 14,534 households, 68% were family households, 20% were non-family households, and 12% were living alone. While the total number of households has decreased, the average household size has increased slightly to 2.71 persons per household.



Harrison County has a comparable median household income.

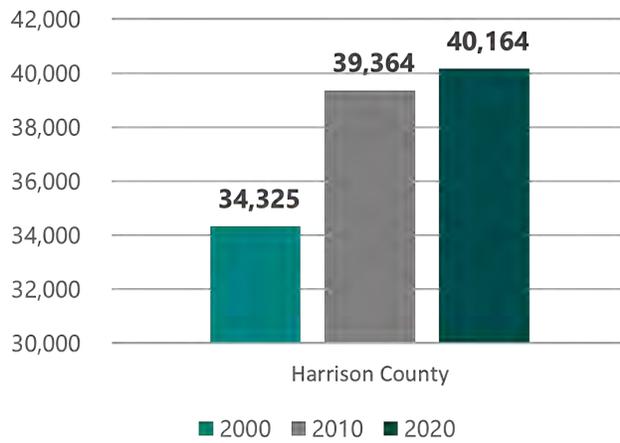
Over the last decade, the county's median household income increased from just over \$51,000 to \$59,169. With the exception of Crawford County (\$41,761) and Floyd County (\$67,603), the county's median household income is relatively similar to the other comparison communities.



Harrison County has lower educational attainment compared to the more urbanized comparison communities.

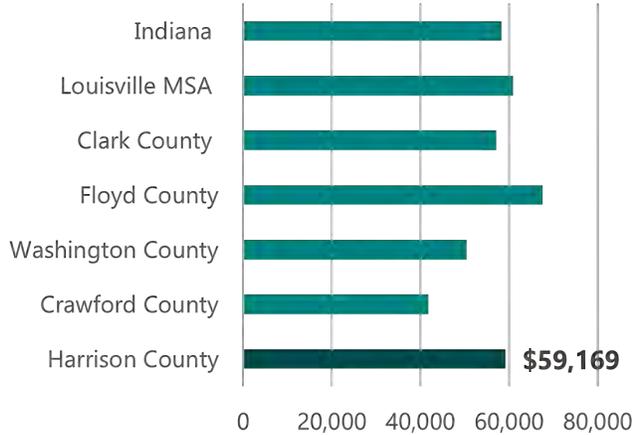
In 2020, nearly 90% of the country's population over the age of 25 had earned a high school diploma or an equivalent but only 18.4% had earned a bachelor's degree or higher. While this percentage is higher than Crawford County and Washington County, it is lower compared to the more urbanized areas of Floyd County (30.1%), Louisville MSA (30.1%), Indiana (27.2%), and Clark County (20.7%).

TOTAL POPULATION



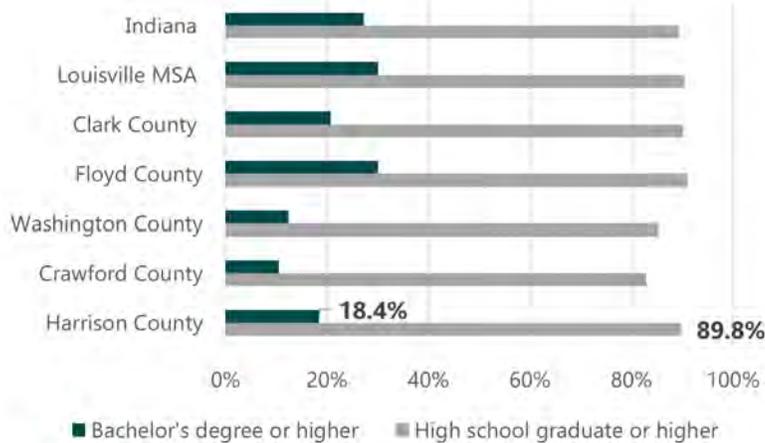
The population grew by about 17% from 2000 to 2020. Most of that growth, roughly 15%, occurred before 2010.

MEDIAN HOUSEHOLD INCOME



The median household income has increased by nearly \$8,000, or more than 15%, since 2010.

EDUCATIONAL ATTAINMENT



Nearly a fifth of the population over 25 years old has a Bachelor's degree or higher.

Housing

Harrison County's housing stock is getting larger but not growing at a rate capable of keeping up with demand.

Between 2010 and 2020 the county gained an additional 636 new housing units. While some residential growth is better than none, it is likely that this growth rate is not keeping up with current demands for housing. Of the total 17,153 units in Harrison County in 2020, nearly 80% are single-family detached with very other options. The remaining 20% of the housing stock was comprised of 2% single-family attached, 5% multi-family, and 13% mobile homes. Compared to 2010, this breakdown is relatively the same, meaning Harrison County has seen little change in housing types.



The housing occupancy rates have been holding steady.

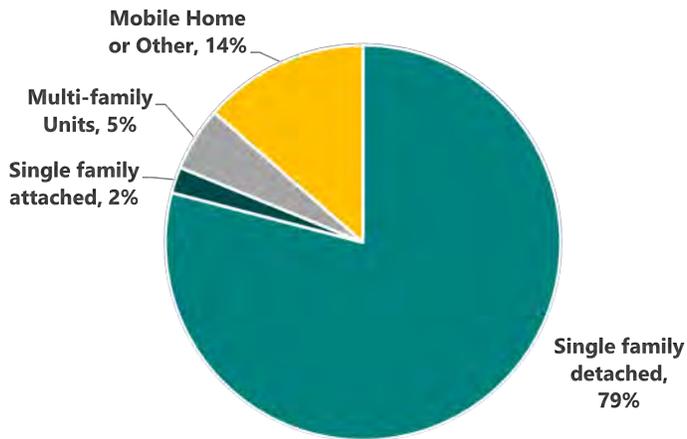
Harrison County has a housing occupancy rate of 84.6%, indicating that just over 15% of the housing stock is vacant. This vacancy rate is slightly high compared to the state at 10.4%. In 2020, 70.3% of units were owner-occupied and 14.3% were renter-occupied. These percentages are fairly consistent with 2010 data which shows that housing occupancy throughout Harrison County has been holding steady over the last decade.



Housing in Harrison County is aging.

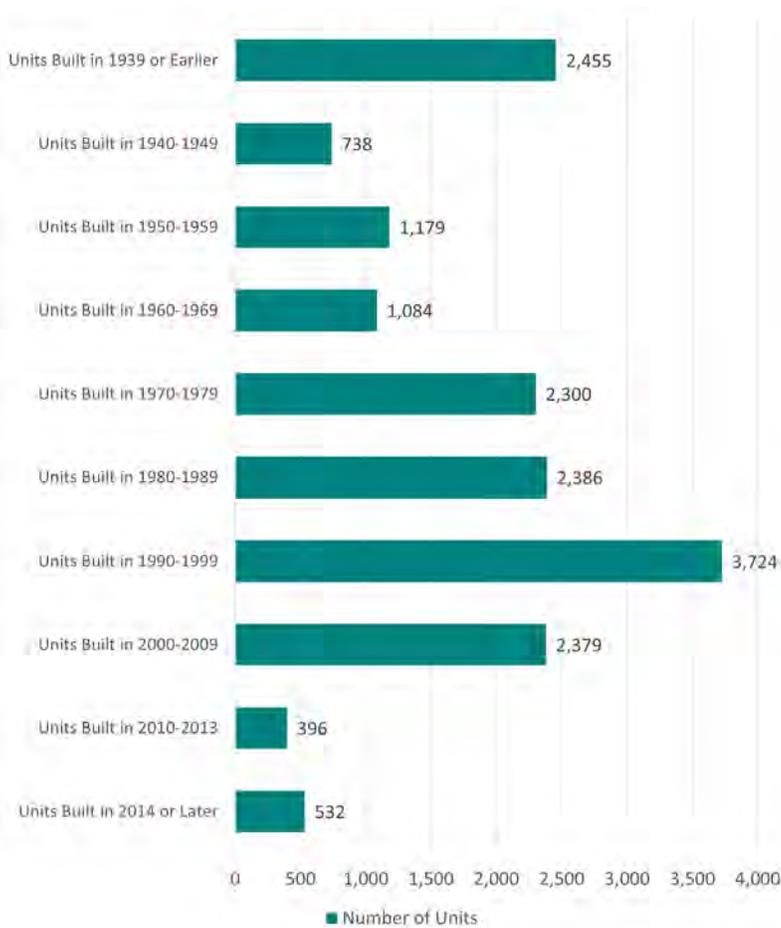
Less than 6% of the county's housing units were built in the last 20 years; the largest percentage (21.7%) of units were built between 1990 and 1999. While these homes are likely in decent condition if the property owner has kept up with maintenance, some are likely outdated in terms of building and interior trends. Nearly 32% of the housing stock was built before 1970 when modern building codes were being implemented; these units could require significant modifications and updates to ensure the integrity of the structure.

HOUSING TYPES



The county's housing stock is primarily made up of single family detached housing.

HOUSING AGE



Over 60% of housing units in Harrison County were constructed between 1970 and 2009, after the implementation of modern building codes.

Economics



Harrison County has a lower labor force participation rate.

Of the 32,094 residents over the age of 16 in Harrison County, 58.6% are part of the labor force in 2020. This is a slightly lower participation rate compared to the other peer communities with the Louisville MSA with Clark County having the highest rate of 65.2%. Compared to 2010, the county's labor force participation rate has decreased by 8%, meaning there are fewer workers working or seeking employment.



The leading employment industries have remained relatively the same over the last decade.

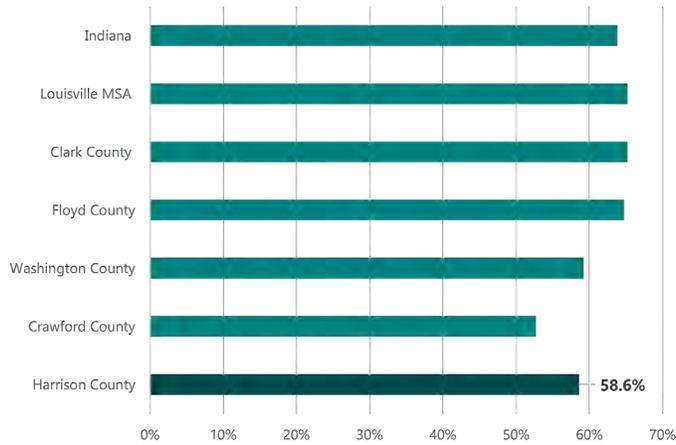
In 2010, the largest percentage of workers were employed in the education, healthcare, and social services (20.4%) industry, manufacturing (19.9%), and construction (9.7%). In 2020, these leading industries were the same with the exception of the construction industry. Retail trade replaced construction as the third largest industry by employment.



Harrison County has a low unemployment rate.

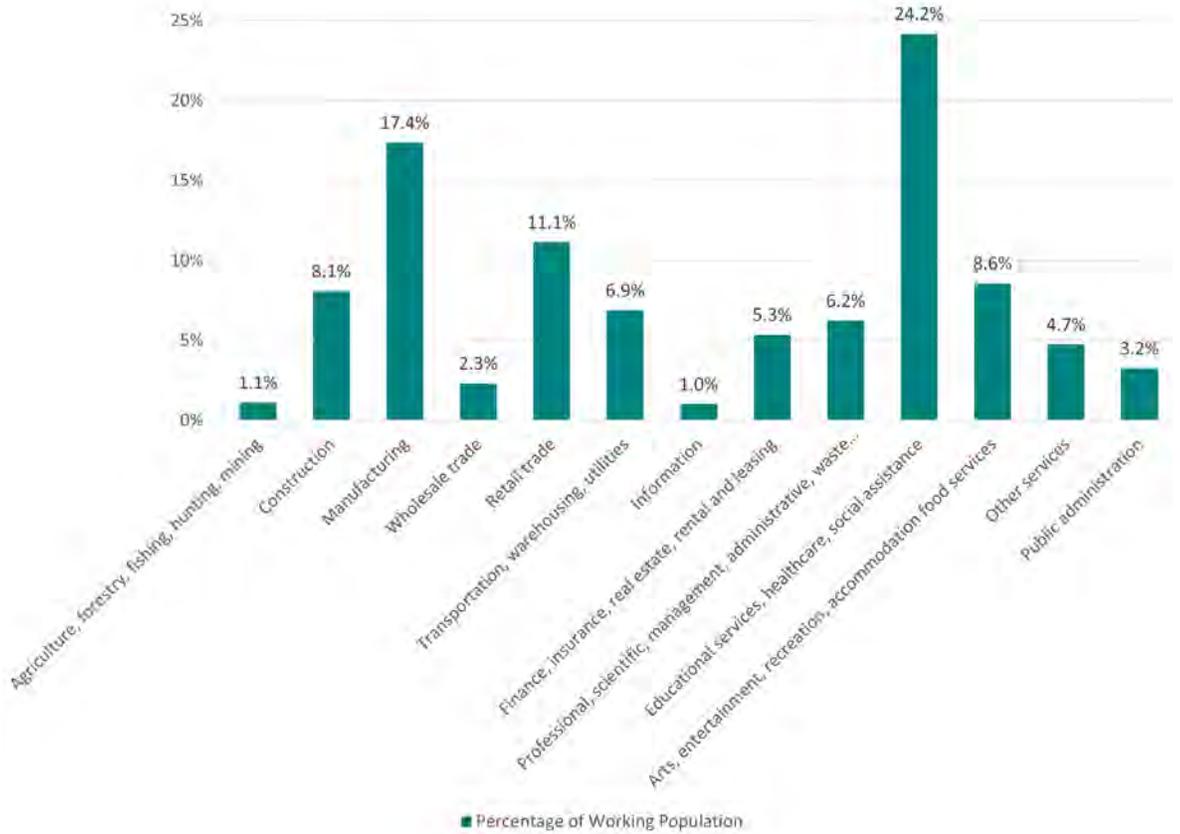
According to the Indiana Department of Workforce Development, Harrison County had an unemployment rate of 3.1% in May 2023. This unemployment is lower than the state (3.5%) and the US (3.6%).

LABOR FORCE



Roughly 57% of residents over 16 years old are working in the labor force.

MAJOR INDUSTRIES



Almost a quarter of the working population is employed in education, healthcare, or social assistance.

Agriculture

Agriculture has played an important role in the county's identity and heritage over the county's history. Across the nation, communities have fought to protect prime farmland and support local farm-related businesses but still continue to experience a downturn in the industry. Harrison County is no different. For this reason, the comprehensive plan includes a detailed view at how the county can continue to support the industry. The Census of Agriculture is a complete count of U.S. farms and ranches and the people who operate them. Unless otherwise specified, the data provided in the following section was derived from the United State Department of Agriculture 2022 Census of Agriculture.¹



The number of workers employed in the Agriculture industry declined between 2010 and 2020.

According to the 2020 ACS 5-Year Estimates, just over 1% (196 people) of the labor force in Harrison County worked in the agriculture industry. Compared to 2010, Harrison County has experienced a decrease in the number and percentage of residents who are employed in the industry. In 2010, there were 370 people (2%) employed in the agriculture industry.



The total number of farms in Harrison County decreased between 2017 and 2022.

In 2022, there were a total of 990 farms reported in the county, which reflects a 6% decrease since 2017. Furthermore, the number of acres dedicated to farming increased by 4% between 2017 and 2022. Over 154,000 acres are dedicated to cropland (63%), pastureland (13%), and woodland (16%), with the remaining 8% classified as other.



Between 2017 and 2022, the percentage of farm-related income has increased.

According to the 2022 Census of Agriculture, the market value of products (30%), total farm production expenses (23%), and farm-related income (4%) have continued to increase over the last five years. In 2022, Harrison County earned a total of \$3,016,000 in farm-related income with the majority (35%) of farms earning less than \$2,500 in sales each year.



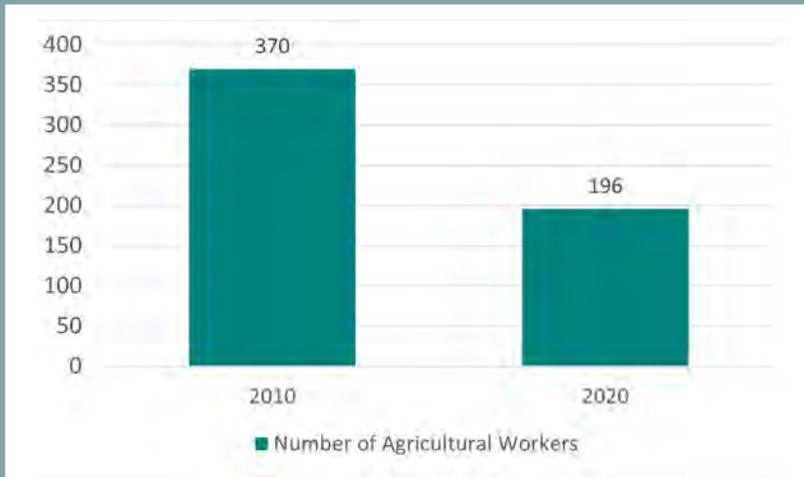
In 2022, just over 40% of farm producers in Harrison County are over the age of 65.

In terms of demographics, Harrison County had 1,618 producers in 2022. Of these, 7% of producers were younger than 35 years old, 53% fell in the 35-64 years old age bracket, and 40% were over the age of 65. As producers continue to age, the ownership and operations of local farms will change.

¹ https://www.nass.usda.gov/Publications/AgCensus/2017/Online_Resources/County_Profiles/Indiana/cp18061.pdf

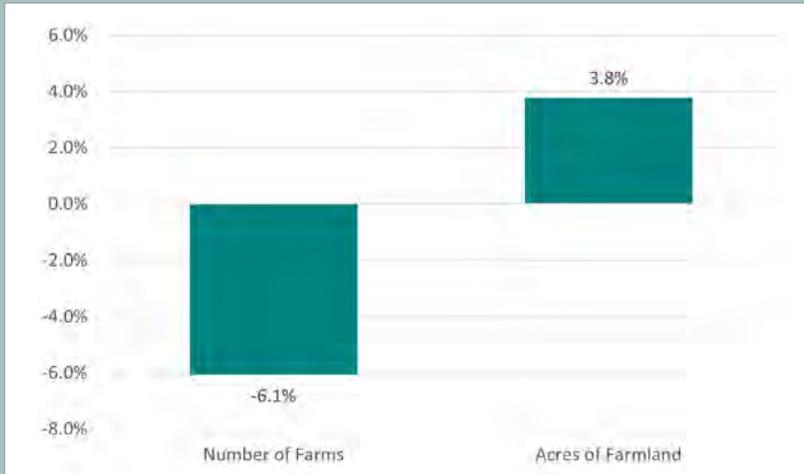
¹ https://www.nass.usda.gov/Publications/AgCensus/2022/Online_Resources/County_Profiles/Indiana/cp18061.pdf

AGRICULTURAL EMPLOYMENT



In 2010, roughly 2% of the employed population worked in agriculture. As of 2020, only 1% work in agriculture.

CHANGES IN FARMING



Though the number of farms has decreased by 6% since 2017, the total acreage dedicated to farming has increased by 4%.

AVERAGE FARM FINANCES



Nearly a fifth of the population over 25 years old has a Bachelor's degree or higher.

Where we are today?

INVENTORY

THE BUILT & NATURAL ENVIRONMENT

Part two of this existing conditions report provides an inventory of the built environment including current land use patterns, zoning regulations, transportation network, and utility services. Public facilities, such as parks and recreational areas, not only contribute to the built environment but also play a role in the natural environment. These open spaces serve unique purposes related to air and water quality and provide essential habitats and ecosystems for wildlife and plant species. Other environmentally sensitive areas such as waterways and floodplains are included in this inventory as they can impact whether an area is suitable for development.

Existing Land Use

Land use refers to how a piece of land is currently being used and what it is being used for. It is important to identify land uses because each property has a different impact on the community. Land uses that have higher impacts on their surrounding areas can generate conflict between multiple different properties. Managing land use can prevent such conflicts from occurring and ensure properties are protected from issues caused by another property's land use.

Agriculture – Land in this category is used for agricultural purposes. This includes land that is used to grow crops or raise and cultivate livestock. Any type of farm falls under this category.

Single-family Residential – This land use category refers to land that is used for single, detached homes. Most existing homes within this category are one or two stories with driveway access directly off a residential street or county road.

Multi-family Residential – Land within this residential category refers to properties that contain more than one unit such as a duplex, condominiums, or an apartment complex.

Commercial – Commercial areas represent land used for exchange goods or services. This includes shops, stores, restaurants, banks, or certain offices.

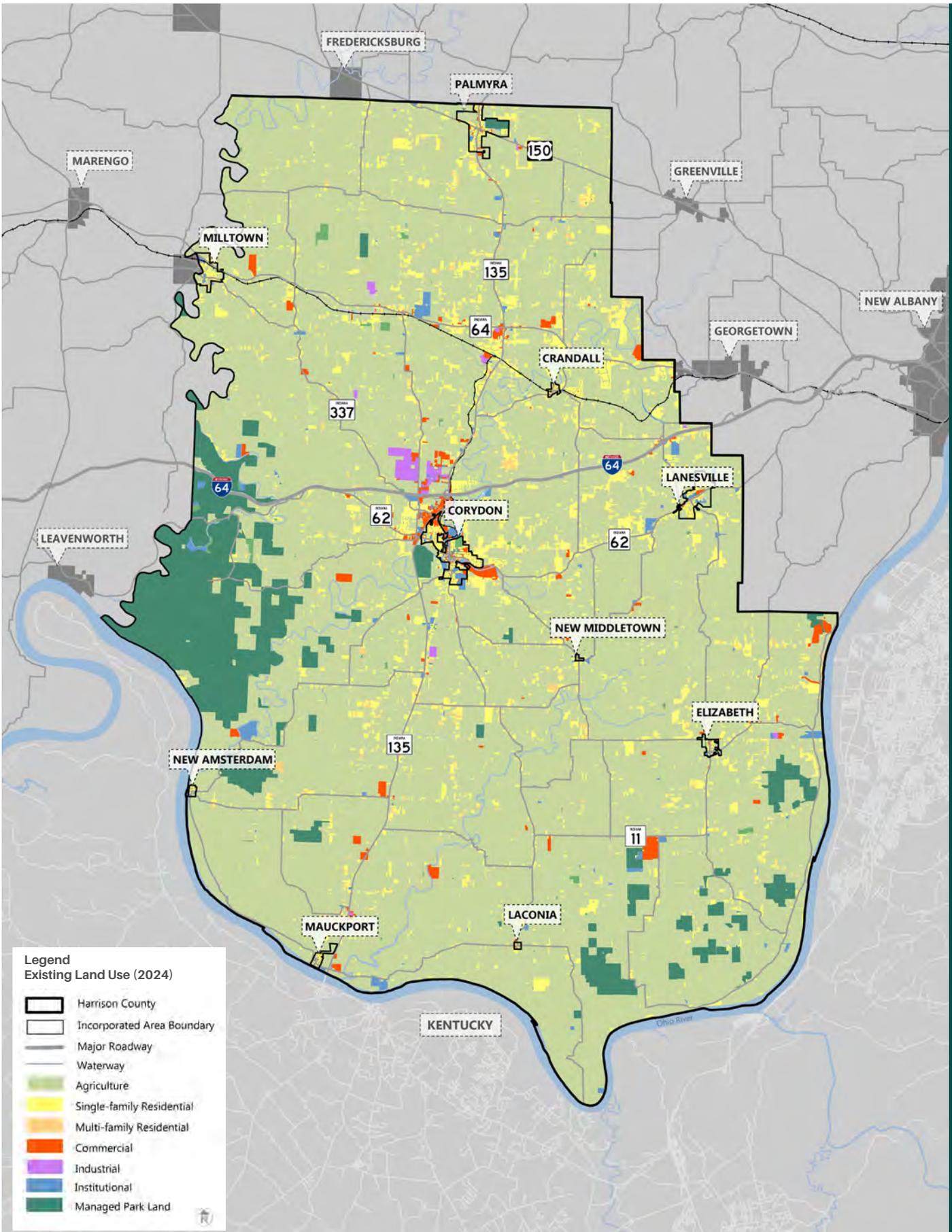
Industrial – Land in this category is used for industrial, wholesale, and production purposes. This most commonly refers to factories and manufacturing operations.

Institutional – This land use category refers to land that are intended to serve the general public and are exempt from property taxes. Uses in this category include schools, religious institutions, post offices, governmental offices, parks, wastewater treatment plants, and more.

Managed Park Land – Land within this category is managed either by either a county or state agencies, such as the Harrison County Parks and Recreation Department or Indiana's Department of Natural Resources (DNR).

EXISTING LAND USE Report Card Summary

-  Harrison County meets all Indiana DNR recommendations for acres of land used for recreational purposes. Harrison-Crawford State Forest and other institutional uses are the primary sources of that acreage.
-  Industrial and large commercial properties in the county are most common along state and interstate highways near populated areas where they are most productive. This helps to avoid conflict with residential land uses.
-  Although primarily centered in and near developed areas, there are many residential properties spread throughout the county. Residential growth should be focused in targeted areas if the county is striving to preserve farmland and also reduce infrastructure costs.
-  Some mines and mineral land uses are adjacent to agricultural land uses. These uses need sufficient barriers between them to decrease the likelihood of land use conflicts.



Existing Zoning

Unlike land use, zoning outlines what uses can occur on a property, which may or may not be how the land is currently being used. The Harrison County Plan Commission is the body responsible for making planning and zoning recommendations to the legislative body (county commissioners) for the unincorporated portions of the county as well as all incorporated towns except for the Town of Corydon. While Harrison County has 15 unique zoning districts and one overlay district, most of the county is designated as Agricultural Residential (A/R).

Defined within the Harrison County Zoning Ordinance, the 15 zoning districts and one overlay district include:

A-R (Agricultural Residential) - This zone is designed to preserve the rural character of the county by promoting agricultural and agricultural-related uses.

R-1 (Suburban Residential) - This zone is designed to provide for single-family residential use adjacent to or near existing urban centers.

R-1a (Single-Family Dwellings, and Mobile Homes) - This zone is the same as R-1 but also allows for mobile and manufactured homes.

R-2 (Urban Residential) - This zone is designed to accommodate single-family residences within developed or urbanized areas.

R-3 (Multi-family Residential) - This zone is designed for multi-family dwellings.

B-1 (Neighborhood Business) - This zone is designed to accommodate neighborhood-type shopping and service facilities offering direct services to customers.

B-2 (Central Business District) - This zone is designed for central business districts and other areas of concentrated heavy commercial activity.

B-3 (Highway Service) - This zone is designed to provide for traveler uses at or near major highway or freeway interchanges.

B-4 (Shopping Center) - This zone is designed for business and service centers to serve community requirements.

I-1a (Light Industrial) - This zone permits light industrial uses. It is designed for existing light industrial areas and their proper expansion.

I-1b (Light Industrial Park) - This zone is similar to I-1a but is intended to promote an industrial park-like development.

I-2 (Heavy Industrial) - This zone permits both light and heavy industrial uses.

UF (Urban Fringe) - This zone is designed for areas Corydon where future development for non-agricultural use is expected to occur as part of the natural expansion of the urban core. This zone permits the subdivision of land.

PUD (Planned Unit Development) - Planned Unit Development ("PUD") is intended to encourage improved land development and building site design and allow a variety of uses, building types, and arrangements.

PEC (Planned Employment Center) - Planned Employment Center ("PEC") is intended to provide sufficient space in an appropriately located, attractive, landscaped planned center park, ensure compatibility between a variety of industrial, professional office and commercial uses within a well-planned center, and protect future economic development opportunities from incompatible land uses.

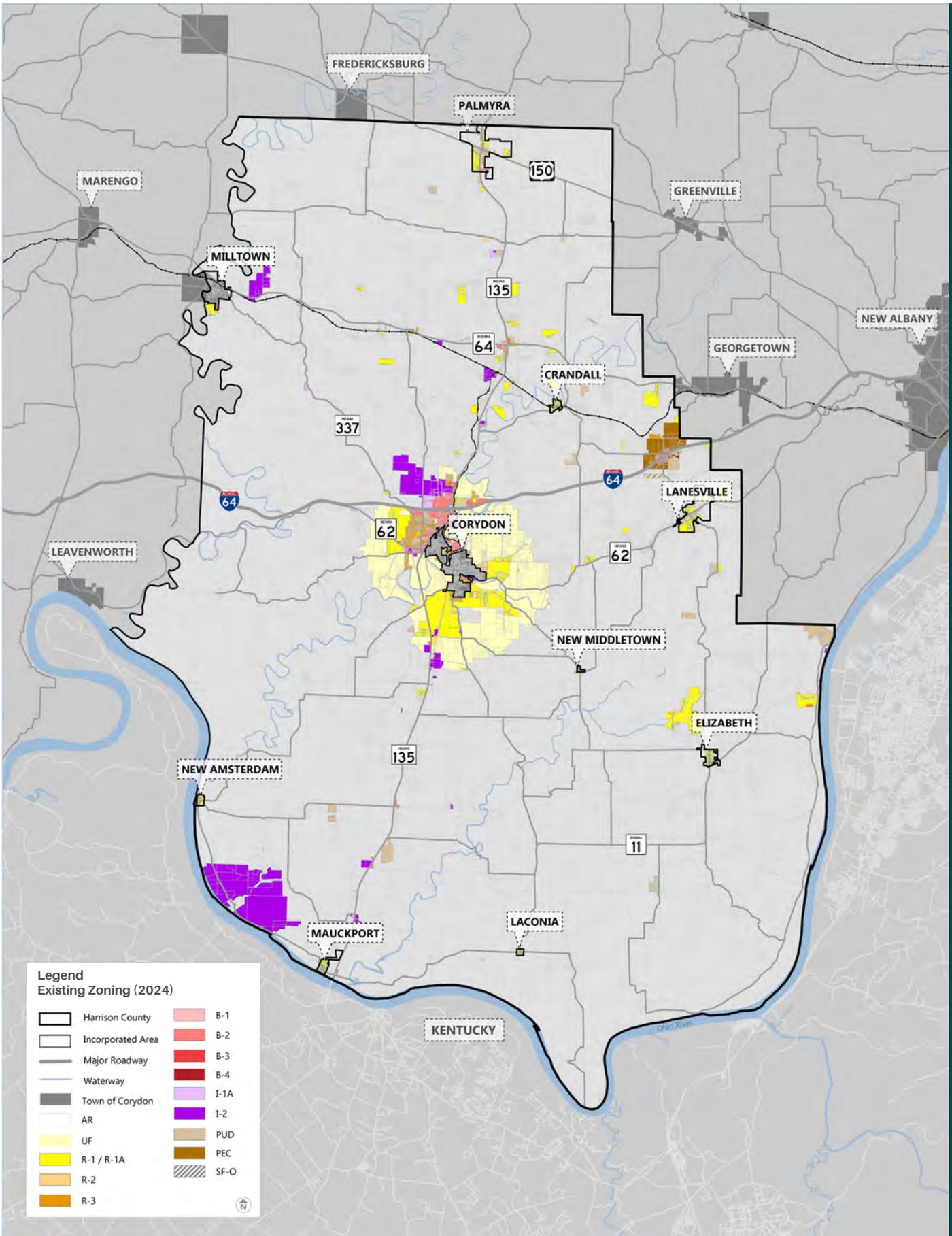
SF (Single Family Overlay) - This zone is designed as an overlay used in conjunction with the R-2 and R-3 zoning districts to limit duplex and multi-family development in areas where these uses would not be appropriate. As an overlay district, the permitted principal use is governed by the overlay but the accessory uses, special exception uses, and dimensional/lot standards are determined by underlying zone.

EXISTING ZONING Report Card Summary

 The Urban Fringe zone establishes an anticipated area of growth around Corydon where land subdivision is permitted. This zone can determine a direction for future urban expansion.

 Industrial zones are generally distanced from residential zones. This prevents potential conflicts between land uses.

 The Employment Center zoning around the I-64 interchanges ensures the county is prepared for growth while also requiring higher development standards.



Existing Transportation Network

Transportation includes various ways of moving people and goods from one place to another. Reliable modes of transportation influence an individual's ability to access food, healthcare, educational opportunities, and employment. In largely rural areas, like Harrison County, residents rely primarily on their vehicles for transportation, but there are a handful of other modes that can be used to get from point-A to point B safely.

The roads shown on the Existing Transportation Map are color-coded according to their existing functional classification, as recognized by the Indiana Department of Transportation. Functional classification is a way to inventory the function of a road and the level of access and/or mobility to individual property that the road provides. This includes several factors such as the efficiency of travel, traffic circulation, access points, number of lanes, speed limits, and how the road is used. The Federal Highway Functional Classification system has six primary classes including interstate, freeway or expressway, principal arterial, minor arterial, major collector, and minor collector. Anything not classified is considered a local road. A brief summary description of each functional classification found within Harrison County is provided below.

Freeway or Expressway: Freeways accommodate the highest operating speeds, greatest traffic volumes, and longest trips. Freeways are divided highways with a minimum of two travel lanes in each direction. They are intended solely for mobility and provide no direct access to adjacent land uses. I-64 serves as the primary east/west travel route through Harrison County. Two interchanges exist in Harrison County, the Lanesville I-64 interchange located at the intersection of I-64 and Crandall-Lanesville Road and the Corydon interchange located at SR 135.

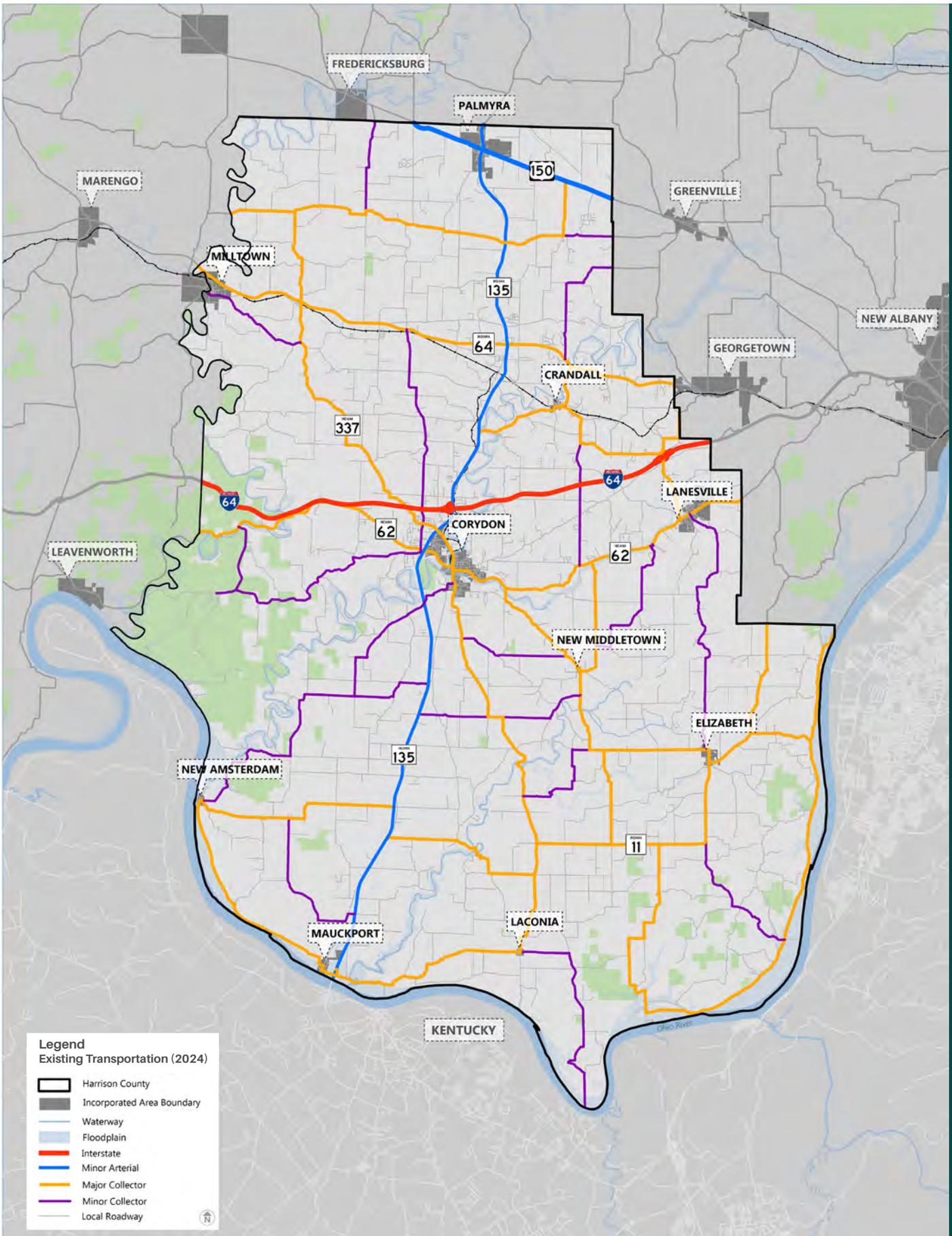
Minor Arterials: Minor arterials are intended to serve a mobility function, with some access to land. They connect with and supplement the principal arterial system. In rural areas, these facilities serve both interstate and inter-regional travel. In urban areas, they provide major intra-community connections. SR 135 serves as the primary north/south arterial through the county, providing access to a network of collector and local roads. SR 135 is also the only roadway that crosses the Ohio River from Harrison County.

Major and Minor Collectors: Collectors provide a balance of both mobility and access. These roadways link cities, towns, and communities that are not served by roads with a higher classification. Many of the state highways located in Harrison County are collector roads and provide access to the rural areas of the county. These routes connect the small towns and other important locations within the county. Important locations include North and South Harrison schools, state and county recreation areas, Caesars Southern Indiana Hotel and Casino, and other significant commercial and industrial sites found within the county.

Local Roadways: Any other road without a classification is considered a local road or street. These roadways provide direct access to abutting properties and are intended to serve local traffic movement.

EXISTING TRANSPORTATION Report Card Summary

-  Harrison County has two primary thoroughfares that provide convenient north/south and east/west access.
-  Harrison County has two interchanges along I-64.
-  SR 135 provides direct access across the Ohio River, making it a short commute to Brandenburg and other Kentucky communities.
-  Access from southeastern Harrison County is difficult but the new SR 11 project should improve access.
-  Pedestrian connectivity is generally non-existent outside of incorporated areas.
-  With only one demand-responsive service, accessibility is difficult for people without a vehicle or unable to drive.



Sidewalks and Trails: Pedestrian facilities, such as sidewalks, trails, and multi-use paths, are limited to those used for recreational purposes and located in the various state and county recreation areas. At this time, the county transportation network does not include multi-use paths or bicycle lanes, nor do county roads or state highways generally include sidewalks in unincorporated areas. Several of the towns within the county do maintain sidewalks in their respective incorporated boundaries.

Public Transit: While there is one demand-responsive transit service in Harrison County, there is no scheduled transit service available. In partnership with the Harrison County Commissioners, the Southern Transit System (SITS) has ongoing efforts to serve the community with rural transit services. SITS provides public transportation to the counties of Crawford, Harrison, Scott, Washington, and Floyd. By offering door-to-door services, the driver will ensure safe transportation from the entrance of pick-up to the entrance of the destination. Transportation services have to be scheduled in advance by phone and costs range from \$2-\$4 one way, depending on mileage.

Existing Utilities Services and Infrastructure

Access to adequate utility infrastructure is critical to future growth and development in Harrison County. Currently, residences and businesses in Harrison County receive their water service from the Corydon Water Department, Elizabeth Water Company, Lanesville Utilities, Palmyra Utilities, Ramsey Water Company, South Harrison Water Corporation, or Edwardsville Water Corporation. Residences and businesses in Harrison County receive their wastewater service from Harrison County Regional Sewer District, Corydon Sewer Department, Milltown Sewer Department, Palmyra Sewer Department, Lanesville Sewer Department, or Laconia Sewer Department. While public water is widely available in most areas of the county, sewer is limited to more focused areas around some of the towns with the remainder of the county on septic.

In 2021, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation lead the development of a Broadband Readiness and Infrastructure Deployment Plan. Since the beginning of that process, Harrison County Commissioners have adopted a Broadband Ready Community Ordinance and the county was designated as an official Broadband Ready Community by the Indiana Broadband Office. The Broadband Readiness and Infrastructure Deployment plan outlined a strategy to expand broadband service across the county. This started with infrastructure expansion projects in the northwest corner of Harrison County and then suggested improving access in the southern and western portions of the county before moving on to Corydon and the north. The plan recommended projects in the eastern third of the county should be the last ones to occur. As of 2022, there were plans to include Connect Harrison County, a local private nonprofit, in broadband projects around the county. There were also plans to hold public meetings to inform residents about the projects, acquire the necessary land for infrastructure implementation, and enact a “dig once” policy to minimize the local impact of the work.

Existing Environmental Constraints

The most notable waterway affecting Harrison County is the Ohio River. The Ohio River forms the southern edge of the county and is where most water in the area will drain. New Amsterdam and Mauckport are both located along this river. Another significant waterway in Harrison County is the Blue River. It makes up the majority of the county's western border and flows through Milltown. While both of these waterways provide environmental benefits and constraints, they also serve as recreational amenities for residents and visitors. Other waterways include Indian Creek, which flows near Crandall and through Corydon, and Buck Creek, near Elizabeth and Mauckport.

Like any river, creek, or tributary, these waterways could flood during or after any large rainfall event. There are floodplains along the Blue River, Indian Creek, Little Indian Creek, Crandall Branch, Buck Creek, and the Ohio River. This means that the areas around these waterways are more prone to flooding than other areas. Many of the towns in Harrison County have been or could be negatively impacted by flooding. If the Blue River were to swell, it could cause flood damage to Milltown as the town is built around it. Similarly, Indian Creek and Little Indian Creek could threaten Corydon in the event of a flood. Crandall is nestled between two floodplains and would be at risk if the water levels were to rise in either Indian Creek or Crandall Branch. Lanesville is at minor risk of flooding due to a small part of Little Indian Creek in the middle of the town, and so is Elizabeth with Buck Creek. However, the most significant floods would happen along the Ohio River. There are many parts of Harrison County that are at risk if the Ohio River were to flood. This floodplain covers all of Mauckport and New Amsterdam, putting them at the highest risk of floods in the county.

NATURAL ENVIRONMENT Report Card Summary

-  The Ohio River and Blue River add to the natural beauty of the county and serve as recreational amenities.
-  Harrison County has an abundance of recreational land and meets the state's level of service requirements for both local outdoor recreation acres and state/federal outdoor recreational acres.
-  Many towns in Harrison County are impacted by the floodplain which creates development challenges.

Existing Parks and Recreational Facilities

Harrison County Parks manages over 900 acres of facilities that offer a multitude of recreational amenities. In total, this accounts for 10 parks, excluding the Harrison County Fairgrounds and other cultural facilities. There are also other recreational or cultural facilities that are not managed by the county parks system. For example, and the Corydon Capitol State Historic Site is managed by the state.

According to Indiana’s Statewide Comprehensive Outdoor Recreation Plan (SCORP), Harrison County is home to nearly 19,150 acres of recreational land. Furthermore, this plan reveals that the county is meeting the level of service requirements for both local outdoor recreation acres and state/federal outdoor recreational acres. A brief description of each park facility is provided below.

Battle of Corydon Memorial Park: This park offers a glimpse into American history as the site of a battle during the Civil War. It is located just south of Corydon. The park is listed on the National Register of Historic Places and features a wooded trail and a restored log cabin from the Civil War era.

Buffalo Trace Park: This park, named after an old buffalo migratory path, surrounds a lake in the Town of Palmyra. It features several amenities including campgrounds, picnic shelters, trails, disc golf, a boat ramp, and sports fields.

Hayswood Nature Reserve: The Hayswood Nature Reserve boasts 311 acres of preserved land. It features a collection of trails and the recently completed Possibility Playground, an all-inclusive playground.

The Hubbard House: The Hubbard House, in New Salisbury, is a historic site from the Civil War era. Renovations are planned for the cabin so it may eventually open as a small museum.

Morvin’s Landing: This park, east of Maukport along the Ohio River, has a historic connection to the Underground Railroad. It features a boat ramp and 93 acres of open land.

Noe’s Rest Park: Noe’s Rest Park, south of Elizabeth and west of Laconia, is a small park with a picnic shelter.

The Overlook: This park, north of Maukport, is a former rest stop along SR 135. It is currently a small park with open green space.

Rhoads Pool: Rhoads Pool is a public pool in northern Corydon. This facility offers swimming lessons and a picnic shelter.

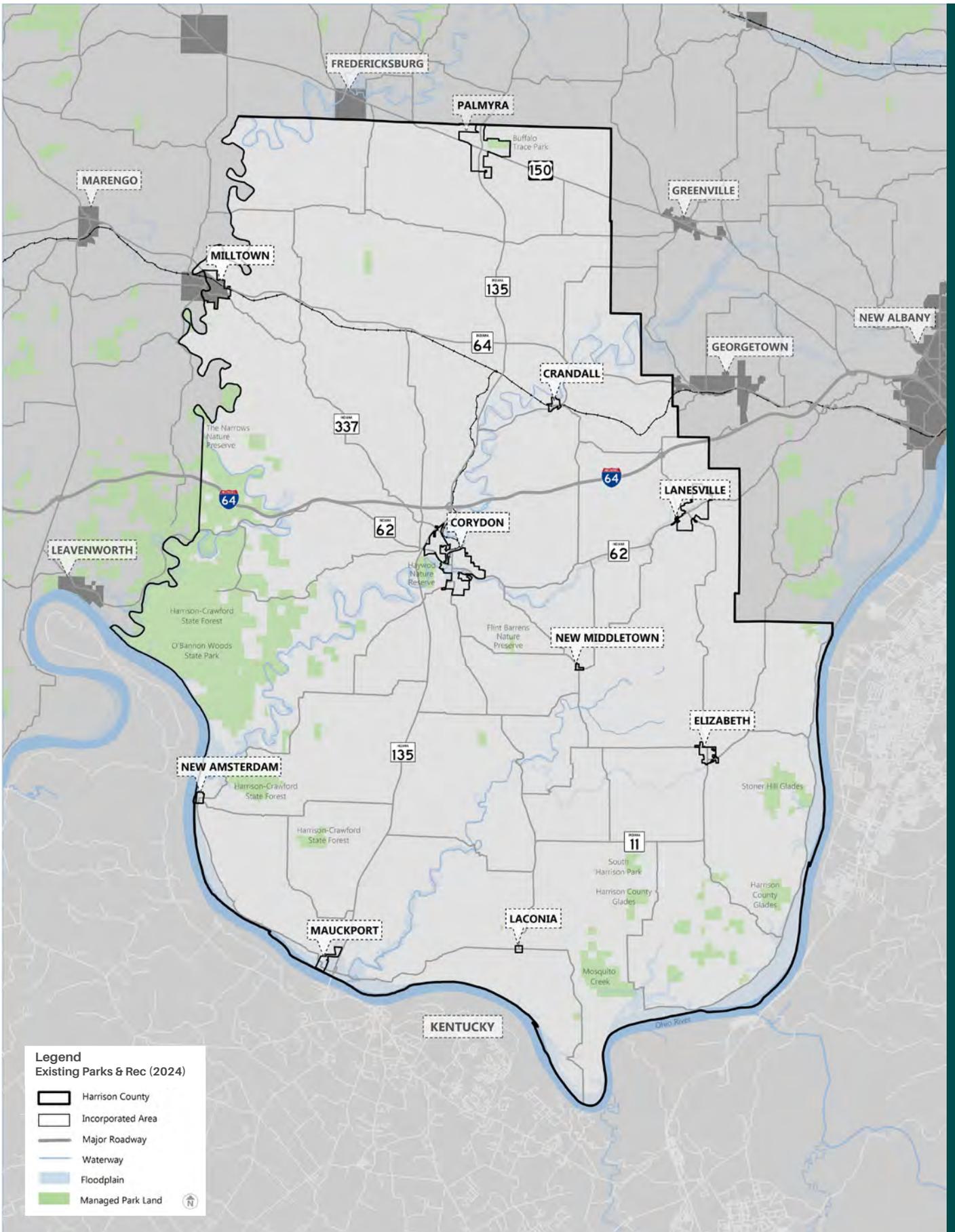
South Harrison Park: This park is located between Elizabeth and Laconia. It offers campgrounds, picnic shelters, and trails. It also has an observatory, a restaurant, and an outdoor sports complex.

Walter Q. Gresham Park: This park in Lanesville features a natural area and playground.

Harrison County Discovery Center: This museum, located in Corydon, has galleries and exhibits on the history of Corydon as Indiana’s first capital. It also has exhibits on the county’s Civil War history and the natural history of nearby caves.

Harrison-Crawford State Forest: This natural area, managed by Indiana DNR, stretches from Harrison County to Crawford County. It holds about 2,400 acres of natural forest for hikers, hunters, birdwatchers, and other sightseers to enjoy.

O’Bannon Woods State Park: This State Park, managed by Indiana DNR is located in southwestern Harrison County at the confluence the Blue River and the Ohio River. It offers campgrounds, trails, and boat ramps for visitors to use.





BLAINE H. WISEMAN



Harrison County

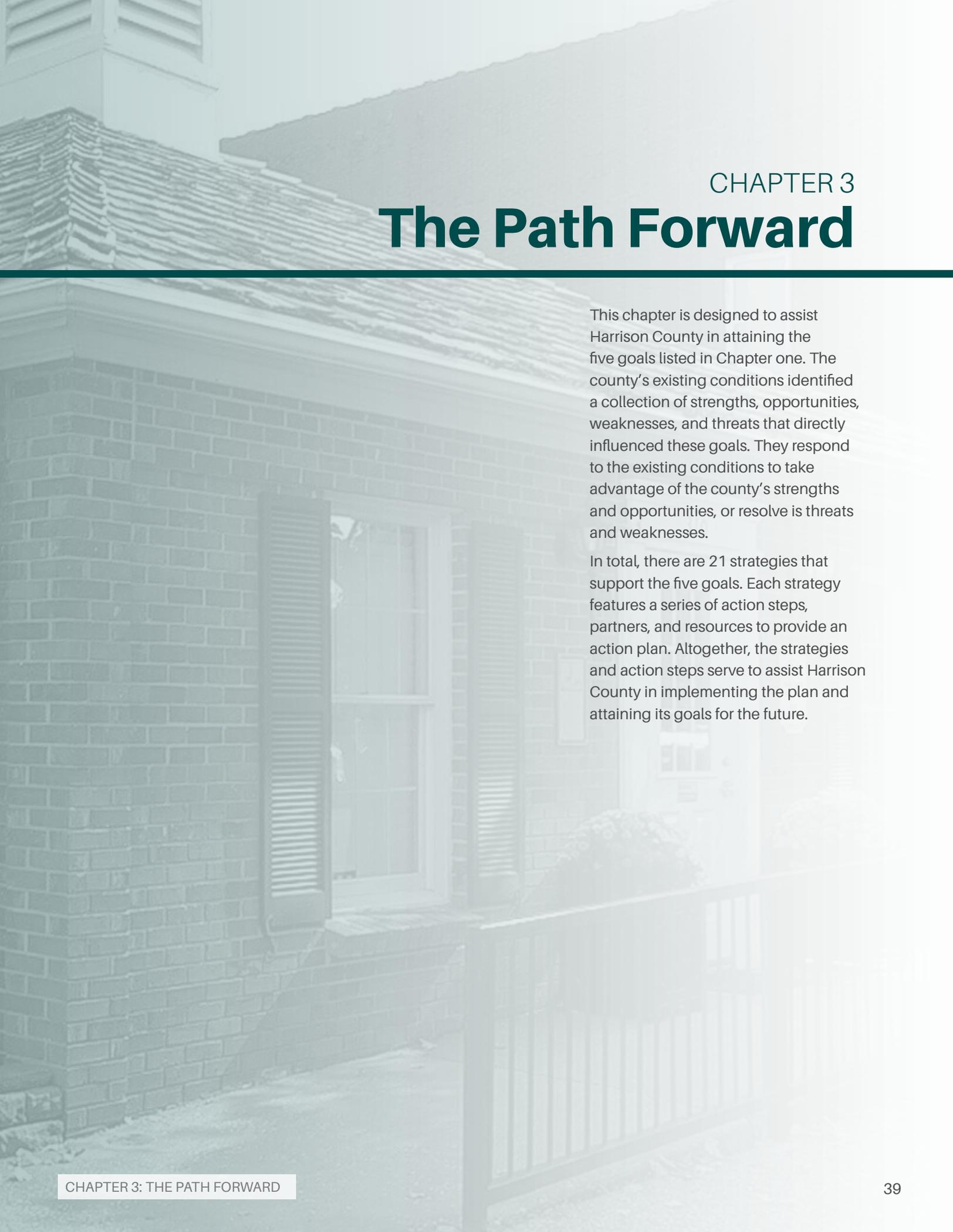
Visitor
Center



Information & Restrooms

"I love the small town feel, access to nature, trails, schools, ease of travel, and community pride."

- Survey Participant



CHAPTER 3

The Path Forward

This chapter is designed to assist Harrison County in attaining the five goals listed in Chapter one. The county's existing conditions identified a collection of strengths, opportunities, weaknesses, and threats that directly influenced these goals. They respond to the existing conditions to take advantage of the county's strengths and opportunities, or resolve its threats and weaknesses.

In total, there are 21 strategies that support the five goals. Each strategy features a series of action steps, partners, and resources to provide an action plan. Altogether, the strategies and action steps serve to assist Harrison County in implementing the plan and attaining its goals for the future.



LAND USE

GOAL 1

FOCUS DEVELOPMENT IN KEY AREAS WITH HIGH GROWTH POTENTIAL AND ADEQUATE INFRASTRUCTURE TO MINIMIZE THE IMPACT ON PRODUCTIVE FARMLAND AS WELL AS NATURAL AND FORESTED AREAS.

The way land is used on an individual property or within an area can play a significant role in defining a community's character. Rolling hills with rows of crops and scattered farmsteads provide the basis for the county's rural and agricultural character. These areas blend into the county's numerous small rural towns that serve as a local identity for residents and a node of activity. Each type of land use has a different impact on the surrounding area. For example, a parcel that has large stores or a shopping center will generate traffic from customers and delivery trucks. Residential land uses, like homes or apartment buildings, are comparatively quieter than these commercial uses. Each land use can also affect the appearance and physical character of an area, and create unique places or corridors that have distinct identities within the larger community.

Land use planning analyzes the various impacts of different land uses to establish a desired direction for future growth and development within a community. It can benefit a community in a variety of ways, like protecting agricultural properties from sprawling development, encouraging different types of land uses in areas where they are viable, and addressing environmental concerns like stormwater management and conservation. Land use planning can also prevent conflicts between properties with incompatible uses. Some land uses can have significant negative impacts on the properties around them. For example, a quarry or mine can generate high levels of noise, traffic, and dust that would impact surrounding residential properties. Providing separation or a transition in the types of uses or intensities can reduce these impacts.

A future land use plan is an effective tool to guide growth and development over the next ten to 20 years. It looks to the future to determine appropriate development patterns that align with the community's vision and goals. A county-wide land use plan is a tool that helps guide decisions on where specific types of development should occur. This future land use plan does not change the current zoning or legally define where land uses can occur. It acts only as a decision-making guide that local officials can use when new development is proposed. While it should be a primary influence on land use decisions, these decisions can also consider individual site considerations, such as the current conditions and character or conservation of property values, in order to promote responsible growth and development.

SMART GROWTH

Land Use Big Idea #1

LAND USE BIG IDEA #1: SMART GROWTH

Utilize the county and town future land use plans and coordinate growth with partner agencies to make informed decisions on development.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Fire Departments
- Harrison County Economic Development Corporation
- Harrison County Emergency Management
- Harrison County Health Department
- Harrison County Highway Department
- Town Councils
- Utility Providers

RESOURCES / FUNDING

- Coordination Only

STRATEGIES AND ACTION STEPS

STRATEGY 1.1

Continue to coordinate development proposals with entities that provide services, such as roads, emergency response, and utilities.

- Action 1.1A: Continue the standard process of sending all plat applications to partner agencies that would provide services to the development. This should include the fire district, Harrison County 911, sheriff, county engineer, water provider, and sewer provider or health department (as appropriate). Concerns regarding capacity from these partners should be provided to the Plan Commission prior to taking action on an application.

STRATEGY 1.2

Consistently update the county's Future Land Use Plan to ensure the plan continues to reflect the community's needs.

- Action 1.2A: Ensure the Plan Commission, either the entire membership or a committee, reviews the Future Land Use Plan annually. The Plan Commission should make a recommendation on the updates to the County Commissioners to amend the Comprehensive Plan with the updated Future Land Use Plan.

RURAL CHARACTER

Land Use Big Idea #2

LAND USE BIG IDEA #2: RURAL CHARACTER

Preserve the county's rural character by protecting agricultural land and family farms from the encroachment of incompatible uses.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 2.1

Consider requiring transitions between new development and rural areas.

- Action 2.1A: Explore amending the zoning and subdivision ordinances to require buffers between new development that abuts agricultural or less intense uses in order to preserve the integrity of agricultural operations and reduce conflict. This should include separation (setbacks), vegetation, fencing, and a transition in scale, density, and potentially use.

STRATEGY 2.2

Identify tools to encourage developments to set aside or preserve agricultural land.

- Action 2.2A: Explore amending the zoning ordinance to allow a density bonus for single-family residential when a project results in the preservation of open space or farmland in the county.

PARKS AND RECREATION

Land Use Big Idea #3

LAND USE BIG IDEA #3: PARKS AND RECREATION

Continue to expand access to recreational amenities and facilities throughout Harrison County.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Highway Department
- Harrison County Parks Department/Parks Board

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 3.1

Identify current trends and market demands for amenities, open spaces, and recreational facilities within private development.

- Action 3.1A: Analyze current multi-family development trends and evaluate if amendments to the zoning ordinance are needed to meet current market demands.
- Action 3.1B: Explore amending the zoning and subdivision ordinances to require a sidewalk or trail connection to any development or subdivision that abuts a public park or public space.

PROPERTY MAINTENANCE

Land Use Big Idea #4

LAND USE BIG IDEA #4: PROPERTY MAINTENANCE

Maintain a safe and attractive community by enforcing property maintenance codes and other local ordinances.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners/County Council
- Harrison County Economic Development Corporation
- Harrison County Highway Department
- Harrison County Solid Waste Authority
- Waste Disposal Companies

RESOURCES / FUNDING

- County Attorney/Legal Counsel
- Donations/Sponsorships
- Building Commissioner

STRATEGIES AND ACTION STEPS

STRATEGY 4.1

Streamline the reporting processes for property maintenance violations and ways to easily dispose of larger items.

- Action 4.1A: Adopt a nuisance ordinance for property maintenance. This should also include creating an easy process for residents to report and local officials to document enforcement status of property maintenance violations online.
- Action 4.1B: Coordinate with Harrison County Solid Waste District to host an annual “dumpster day” event to dispose of large items at the current recycling locations.

STRATEGY 4.2

Create an abandoned structures removal program.

- Action 4.2A: Explore adopting an abandoned structures ordinance that defines the criteria of an abandoned structure, outlines the legal process for removal, and provides a mechanism for enforcement and penalties.
- Action 4.2B: Create a program that uses local, state, and federal funding to identify the most problematic abandoned structures and provides funding to remove or demolish these structures. A focus should be placed on removing abandoned manufactured and mobile homes throughout the county at no charge.

DIVERSE HOUSING STOCK

Land Use Big Idea #5

LAND USE BIG IDEA #5: DIVERSE HOUSING STOCK

Encourage a diverse housing stock that serves all stages of life and income levels.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Local Developers / BDASI

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 5.1

Consider allowing moderate and higher-density housing in targeted areas that have adequate access and utilities.

- Action 5.1A: Explore amending the zoning ordinance to allow higher-density residential (such as apartments and lofts over commercial in the town centers) as a permitted use in the B-1 and B-2 districts and a special exception use in the UF district.
- Action 5.1B: Explore amending the zoning ordinance to allow moderate-density residential (such as townhomes, patio homes, quad-plexes, and duplexes) as a permitted use in the R-2 and UF districts.
- Action 5.1C: Explore amending the zoning ordinance to allow accessory dwelling units (such as a mother-in-law or granny flat) as a permitted use in specific districts.

STRATEGY 5.2

Evaluate the impact of a residential “pattern book.”

- Action 5.2A: Hold discussions with local and regional developers, construction companies, and home builders to determine if a residential “pattern book” that includes pre-approved building plans for a number of housing options would attract new and additional homebuilders to the county.

BUSINESS & INDUSTRY

Land Use Big Idea #6

LAND USE BIG IDEA #6: BUSINESS & INDUSTRY

Encourage a variety of commercial uses (retail, office, entertainment, and dining) and light industrial uses at appropriate locations in county.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Economic Development Corporation
- Local Developers / BDASI
- Property Owners

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 6.1

Identify strategies to attract desirable commercial growth, such as mixed use, entertainment, retail, and dining.

- Action 6.1A: Explore amending the zoning ordinance to allow for mixed use development in strategic locations, such as within the towns.

STRATEGY 6.2

Work with Harrison County EDC to market sites for industrial development with adequate access and utilities and that minimize land use conflicts.

- Action 6.2A: Work with the Harrison County EDC to create a "pre-development" checklist for targeted development properties.
- Action 6.2B: Identify challenges to development and work with Harrison County EDC to identify specific strategies to address these.
- Action 6.3C: Actively engage with property owners with developable property within the areas of interest to determine their willingness and attitude toward development.

ENVIRONMENT

Land Use Big Idea #7

LAND USE BIG IDEA #7: ENVIRONMENT

Carefully guide development in areas with drainage issues, environmentally sensitive areas (such as floodplains, karst areas, and forested areas), and productive farmland.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Highway Department
- Local Developers / BDASI

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 7.1

Control the impacts of stormwater and drainage as new development occurs.

- Action 7.1A: Adopt a stormwater ordinance to reduce erosion control, improve water quality, and comply with any current or future MS4 requirements.
- Action 7.1B: Adopt a drainage ordinance to reduce the impacts of flooding during storm events on adjacent properties and other areas within the watershed.

SMALL AREA PLANS

Land Use Big Idea #8

LAND USE BIG IDEA #8: SMALL AREA PLANS

Create or update small areas plans for areas near the I-64 interchanges.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Economic Development Corporation
- Harrison County Highway Department
- Local Developers / BDASI

RESOURCES / FUNDING

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 8.1

Create a small area plan for Peter Schickel Way.

- Action 8.1A: As construction of this road is completed and utilities are extended to the area, it is anticipated that the area will experience more rapid growth. While the Future Land Use Plan broadly outlines the direction for land uses and densities within this area, it should be studied in more detail with a focus on the connection between land use and transportation (especially access management) as well as transitions between types of land uses. This small area plan should include the extents of the previous Lanesville Interchange Plan as well as all land from the interchange to the SR 64 corridor.

STRATEGY 8.2

Create a small area plan for the area north of the Corydon interchange.

- Action 8.2A: The area around Corydon has been steadily growing. The area north of the interchange has a mix of uses with varying intensities, including industrial to residential to agricultural. As development continues in this area, a more detailed plan is necessary that builds upon the Future Land Use Plan to further define the transition between uses, access management, and development patterns.



UTILITIES & SERVICES

GOAL 2

PROACTIVELY PLAN FOR SEWER, WATER, AND BROADBAND CAPACITY THAT DIRECTS FUTURE GROWTH.

Access to quality utilities has become an essential part of life because they provide necessary services that directly benefit the people they serve. Many utilities are provided by cities or towns, but people that live further from these urban areas may not be able to access major utilities such as sewer or quality internet. In Harrison County, there are seven water utilities that cover almost all areas within the county. In contrast, the majority of the county does not have sewer service.

Access to sewer service is the largest limiting factor for new development in the county. Sewer is available around Corydon, Lanesville, Milltown, Palmyra, New Salisbury, and Laconia. This utility is provided by these towns or by the Harrison County Regional Sewer District. Some larger businesses, such as Caesar's Southern Indiana Casino, also have private treatment facilities. The remaining areas of the county rely on individual septic systems. This can pose issues in areas like New Amsterdam and Mauckport where septic systems are in the floodplain or in New Middletown where systems have failed on older lots that are too small for a new septic system.

Broadband is also an essential utility that is needed for education, working, telehealth, and shopping. It is even essential for business attraction and retention. The county has completed many projects to expand this utility throughout the county and continues to build upon the existing Harrison County Broadband Readiness and Infrastructure Deployment Plan.

Like utilities, public services are also a necessary part of a community because they perform essential duties related to public health, safety, and welfare. In Harrison County, there are various public services that are either county-wide services or serve only a specific area. For instance, the county sheriff's office provides services to the vast majority of the county but Corydon also has a police department that provides services within their town limits. Harrison County's fire protection is through ten fire departments: Boone Township, Elizabeth, Harrison Township, Heth Township, Jackson Township, Lanesville, Milltown, New Middletown, Palmyra, and Ramsey Volunteer Fire Departments. Ambulance and EMS services are based out of three EMS locations throughout the county and is in partnership with the hospital.

The county has three public school districts - North Harrison Community Schools, South Harrison Community School Corporation, and Lanesville Community School Corporation. These schools provide high-quality education and also reinforce the county's identity and sense of place.

IMPACTS ON GROWTH & DEVELOPMENT

SEWER SERVICE IS DRIVING, AND LIMITING, HARRISON COUNTY'S GROWTH.

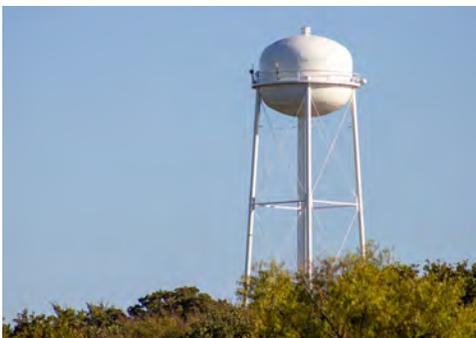


What areas currently have sewer service?

The areas in Harrison County with access to sewer service have opportunities for growth, and conversely growth is limited in the areas of the county that must rely on septic and other on-site treatment systems. The lack of a sewer service in the smaller towns throughout the county poses issues for redevelopment or property investment. Many of these lots where redevelopment could occur are smaller and cannot support septic systems that meet today's standards, or they are located in the floodplain. New Middletown, New Amsterdam, and Mauckport have identified lack of sewers as a catalyst initiative or top priority. Laconia has also identified sewer improvements as a top priority because their existing system is extremely limited, and the town has challenges maintaining it.

Without access to sewers, the growth potential in many areas will be significantly limited.

Six areas of the county currently have sewer service, and the casino also has a private treatment system that is intended to only serve that use. See page 53 for an in-depth breakdown of each sewer system.



CORYDON

The town provides sewer service to the areas within their boundaries as well as many areas surrounding the town. The existing service outside of the town extends west to the golf course and north of I-64 to the industrial park and residential areas. The Regional Sewer District also provides service to the hospital and two adjacent neighborhoods, and this flow is treated at the Corydon treatment plant.

Corydon has two treatment plants. One treatment plant is located near downtown and has a capacity of 2.5 MGD (million gallons per day). This system is older and there are issues with infiltration of stormwater during heavy rain events that factors into the plant's maximum flow. The average flow is about 0.4 MGD, which has significantly decreased after Tyson Foods closed. The second plant is located near the YMCA and serves the newer development on the north. This plant has a capacity of 1.0 MGD with an average flow of 0.3 MGD and a maximum flow of 0.4 MGD. Between the two plants, Corydon is well situated to support any future growth around the town.

LACONIA

In the past, the town had numerous failing septic systems that necessitated the town to implement sewers. This system is very limited, has on-going maintenance issues, and does not have the ability to expand. The feasibility of the town being able to operate the sewer system on their own, due to lack of staffing and funding, is a concern that should be explored.

LANESVILLE

The town's service area includes the areas within their boundaries as well as the area between the town and southside of I-64. The Regional Sewer District also provides service to the developments on the northside of I-64 and this flow is treated by the town.

In Lanesville, sewer improvements are currently underway to increase its capacity. The town has the capacity to treat future growth in its service area.

MILLTOWN

Milltown provides sewer service to the areas within the town limits (in both Harrison and Crawford Counties). The town's system has the ability to serve anticipated future growth in this area.

NEW SALISBURY

Sewer service in New Salisbury is provided by the Regional Sewer District, who operates one treatment plant with a capacity of 60,000 gallons per day. The current plant is at capacity due to stormwater infiltration during heavy rain events, but there is a project ready for construction to more than double the capacity to 150,000 gallons per day. Until this plant is expanded, growth in New Salisbury will be limited.

PALMYRA

Palmyra provides sewer service to the areas within the town limits. The town also has the capacity to serve anticipated future growth in and directly around the town.

Where can the county grow?

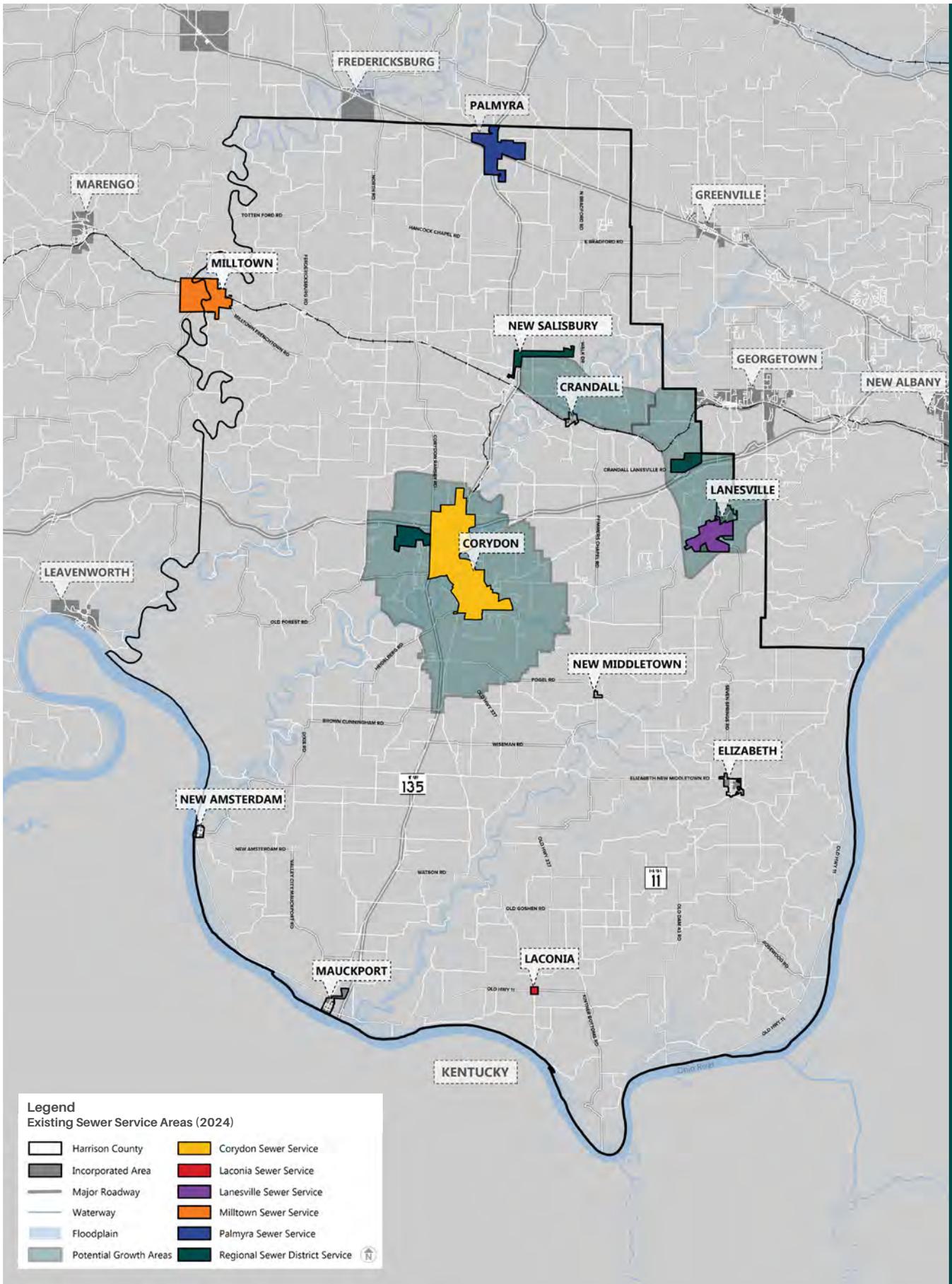
Based on sewer availability and capacity, the county has five areas that could support growth, and three of these areas have more market demand. The areas around Corydon, Lanesville, and New Salisbury have current or future sewer capacity and also likely have more demand because of their proximity to I-64 and the larger metropolitan area. Milltown and Palymra also have capacity, but these areas likely have lower demands based on market trends. Potential growth in the three primary growth areas around Corydon, Lanesville, and New Salisbury is also coordinated with the Future Land Use Plan.

AREAS READY FOR GROWTH!

Corydon: Corydon is a short commute from major employment areas in Southern Indiana and Louisville. With easy access to I-64 and more affordable housing options, this area has housing demands. Growth is not currently limited by sewers in the Corydon area, but a large industrial user could reduce this capacity. The Regional Sewer District also has capacity under their agreement with the town to serve areas where the town will not directly provide service.

Lanesville: Lanesville has the highest potential for growth because of the proximity to Louisville and other growing Southern Indiana communities. The new connector road between I-64 and Georgetown also opens areas north of I-64 to development. The town has sewer capacity to treat sewage from future development in this area, but this could be reduced if new large industrial users locate in this area. Additional sewer capacity could potentially be provided by Georgetown through inter-local agreements with the Regional Sewer District.

New Salisbury: This area currently is limited, but the Regional Sewer District has the ability to expand capacity. As growth moves east towards Georgetown, additional capacity could potentially also be provided by Georgetown through inter-local agreements with the Regional Sewer District.



SEWER

Utilities & Services Big Idea #1

UTILITIES & SERVICES BIG IDEA #1: SEWER

Expand sewer service to strategic areas by working with all sewer providers to identify and prioritize areas for future growth.

PRIMARY PARTNER

- Harrison County Plan Commission
- Harrison County Regional Sewer District

SUPPORT PARTNERS

- Harrison County Commissioners/County Council
- Harrison County Health Department
- Indiana Department of Environmental Management (IDEM)
- Sewer Utility Providers

RESOURCES

- OCRA Wastewater and Drinking Water Program and Funding
- USDA Water and Waste Disposal Loan and Grant Program

STRATEGIES AND ACTION STEPS

STRATEGY 1.1

Work with the regional sewer district to identify high priority areas for sewer expansion.

- Action 1.1A: Identify areas that are not currently served by sewer within the county that have a higher rate of failing septic systems, locations (likely within the towns) where development is limited because of lack of sewer and non-conforming lot size, and locations without sewer with development pressures due to regional growth.
- Action 1.1B: Work with the regional sewer district and all sewer utilities to determine the highest priority areas that need access to sewer, the feasibility of serving those areas with sewer, and the ability to construct new treatment facilities.

STRATEGY 1.2

Continue to ensure new developments have adequate sewer service or on-site treatment.

- Action 1.2A: Continue to coordinate development proposals with the sewer utility provider or Health Department before approval to ensure the proposal is able to adequately dispose of sewage. Letters from the sewer provider stating it has the capacity to serve the proposed development or Health Department input regarding septic is feasibility should also be required for development proposals in order to address any potential issues early.

BROADBAND

Utilities & Services Big Idea #2

UTILITIES & SERVICES BIG IDEA #2: BROADBAND

Implement the recommendations provided in the Broadband Readiness and Infrastructure Deployment Plan.

PRIMARY PARTNER

- Harrison County Commissioners

SUPPORT PARTNERS

- Harrison County Chamber of Commerce
- Harrison County Community Foundation
- Harrison County Plan Commission
- Local Broadband Providers

RESOURCES

- Harrison County Broadband Readiness and Infrastructure Deployment Plan

STRATEGIES AND ACTION STEPS

STRATEGY 2.1

Maintain open lines of communication with the public regarding broadband.

- Action 2.1A: Host regularly scheduled community meetings, providing citizens an opportunity to learn about the projects underway, highlight areas that remain unserved, and have a direct connection to providers.

STRATEGY 2.2

Explore a variety of tactics to encourage broadband build-out as recommended in the Harrison County Broadband Readiness and Infrastructure Deployment Plan.

- Action 2.2A: Maintain a broadband deployment asset repository of space available for access/ lease broadband expansion to reduce costs, enhance efficiencies, and facilitate build-out.
- Action 2.2B: Enact a Dig-once Policy to facilitate broadband deployment by encouraging conduit and/or fiber installation when public rights-of-way are excavated or otherwise opened.
- Action 2.2C: Contribute to a local incentive program for broadband deployment and digital inclusion programming in Harrison County.
- Action 2.2D: Remain technology-neutral, so long as deployments are scalable to the speed and reliability goals set forth herein.

WATER

Utilities & Services Big Idea #3

UTILITIES & SERVICES BIG IDEA #3: WATER

Ensure the county has an adequate water supply to support current and future growth.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Health Department
- Indiana Department of Environmental Management (IDEM)
- Water Utility Providers

RESOURCES

- County Attorney/Legal Counsel
- OCRA Wastewater and Drinking Water Program and Funding
- USDA Water and Waste Disposal Loan and Grant Program

STRATEGIES AND ACTION STEPS

STRATEGY 3.1

Coordinate with all water providers to understand existing capacity and plans for expanding services.

- Action 3.1A: Identify areas with poor water service within the county or where development is limited because of lack of water utilities.
- Action 3.1B: Work with the seven water providers (Corydon Water Department, Elizabeth Water Company, Lanesville Utilities, Palmyra Utilities, Ramsey Water Company, South Harrison Water Corporation, and Edwardsville Water Corporation) to determine the highest priority areas and the feasibility of water improvements within those areas.
- Action 3.1C: Explore amending the zoning ordinance to require protection of aquifers/well heads within the county through a buffer or additional setback.

COMMUNITY SERVICES

Utilities & Services Big Idea #4

UTILITIES & SERVICES BIG IDEA #4: COMMUNITY SERVICES

Maintain an adequate level of police, fire, and EMS services as well as community services and supportive facilities, such as libraries, substance abuse, and health services, throughout Harrison County.

PRIMARY PARTNER

- Harrison County Plan Commission

SUPPORT PARTNERS

- Fire Departments
- Harrison County Emergency Management
- Harrison County Highway Department
- Harrison County Public Library
- Harrison County Sherriff
- Healthcare Providers
- Non-Profit Organizations
- Town Councils
- Utility Providers

RESOURCES

- Coordination Only

STRATEGIES AND ACTION STEPS

STRATEGY 4.1

Continue to coordinate new growth with emergency response entities to ensure adequate response times.

- Action 4.1A: Identify maximum thresholds for response times for police, fire, and EMS and use these thresholds when considering applications before the Plan Commission.
- Action 4.1B: Coordinate population growth and locations where growth is anticipated with community service providers so those organizations can proactively plan expansion of facilities and/or programs as necessary. This should include a variety of providers and nonprofit organizations, including libraries, substance abuse (prevention and treatment), mental health, overall health and wellness, basic need providers (food and shelter), and homelessness.



AGRICULTURE

GOAL 3

CONTINUE TO PROTECT AND PROMOTE AGRICULTURE AS A VIABLE INDUSTRY IN HARRISON COUNTY.

As an industry, agriculture includes activities like the farming of crops on farmland, in nurseries, or in greenhouses. It can also involve the farming of livestock on pastures, feedlots, or other areas. Other activities within the agriculture industry can include forestry and aquaculture, also known as fish farming. The United States Department of Agriculture (USDA) conducts a Census of Agriculture every five years. This census records all data related to farming for every county across the nation. This includes geographic data, like the number and size of farms, and economic data, like staffing, payroll, and production output. The following summary describes the direct economic benefit the agriculture industry generates in Harrison County. All data is from the 2022 USDA Census of Agriculture.

There are 990 farms in Harrison County that account for roughly 154,221 acres of farmland (average size of 156 acres per farm). This translates to about 49.8%, or nearly half, of the county's total land area. Unlike most counties in the state, the total acres in farmland actually increased between 2017 and 2022 by about 4%, meaning land that was not being farmed was converted to farmland. Agriculture is one of the most significant land uses in Harrison County, which presents opportunities for the industry to continually operate and flourish with fewer land constraints. The majority of farmland in Harrison County is dedicated to crop farming (mainly soybeans, corn, forage, popcorn, and wheat), which occupies 96,468 acres. This accounts for 31.1% of Harrison County's total land area or 62.6% of the county's farmland. The remaining farms consist of woodland (25,236 acres), pastureland for livestock (20,241 acres), and other farming uses (12,066 acres).

The total market value of products sold for all farms in the county is \$107,955,000 per year with an average value of products sold per farm of \$109,046 per year. This average value of sales is slightly skewed because 60% of Harrison County's farms have sales that are less than \$10,000 per year; many of these are likely hobby farms that supplement other household income. There are 110 farms (or 11%) that have sales that exceed \$100,000. The net cash income for all farms in the county is just over \$26 million. Much of this money from both the small and larger farms is then invested in local business within the county and region.

Local farms also have a large impact on employment in the county. Farms and other agricultural facilities require staff for labor and to manage their operations. Farms employed 415 workers in Harrison County in 2022. The compensation paid to these workers is likely reinvested within the county and generates additional economic activity through the purchase of goods and services.

POLICY SUPPORT

Agriculture Big Idea #1

AGRICULTURE BIG IDEA #1: POLICY SUPPORT

Educate local officials and residents on ways to support the farming industry through local decisions and policies.

PRIMARY PARTNERS

- Harrison County Agricultural Extension Office
- Harrison County Plan Commission

SUPPORT PARTNERS

- Local Farmers
- Farm Bureau

RESOURCES

- OCRA Wastewater and Drinking Water Program and Funding
- USDA Water and Waste Disposal Loan and Grant Program

STRATEGIES AND ACTION STEPS

STRATEGY 1.1

Promote the economic benefits of farmland preservation.

- Action 1.1A: Create and distribute an Agricultural Preservation Fact Sheet to educate the larger public on the relationship between preservation and density and highlight the benefits of farmland preservation including the local economic impact.

LAND CONSERVATION

Agriculture Big Idea #2

AGRICULTURE BIG IDEA #2: LAND CONSERVATION

Explore ways to prevent farmland from being converted into a non-agricultural use through conservation programs and local regulations.

PRIMARY PARTNERS

- Harrison County Agricultural Extension Office
- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners
- Harrison County Farm Bureau
- Local Farmers
- National Resource Conservation Services
- Non-Profit Land Trust

RESOURCES

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 2.1

Expand the conservation easement program.

- Action 2.1A: Encourage landowners to meet with the local representative from the National Resource Conservation Services to understand how the Agricultural Conservation Easement Program (ACEP) could provide financial assistance. Conservation easements protect agricultural or natural land from being used for certain types of development. In Indiana, existing land trusts manage conservation easements and property owners can utilize different tax benefits upon donating their land or title for an easement.

STRATEGY 2.2

Consider establishing a development-supported conservation easement program.

- Action 2.2A: Explore amending the zoning ordinance to support a program that would incentivize the preservation of agricultural areas while simultaneously providing additional density in urban areas. This conservation program should explore the use of Purchase of Agricultural Conservation Easements (PACE), Purchase of Development Rights (PDR), and/or similar tools or programs since Indiana does not have the necessary enabling legislation to use Transfer of Development Rights (TDR). Local land trusts or the county government can partner with developers to administer this type of program. It is important to note that this program would likely require a nonprofit or government agency to hold the rights to the easements.

COMMERCIAL SOLAR

Agriculture Big Idea #3

AGRICULTURE BIG IDEA #3: COMMERCIAL SOLAR

Develop regulations for commercial solar development.

PRIMARY PARTNERS

- Harrison County Agricultural Extension Office
- Harrison County Plan Commission

SUPPORT PARTNERS

- Farm Bureau
- Harrison County Commissioners
- Local Farmers

RESOURCES

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 3.1

Develop a clear and transparent process to identify desirable and undesirable locations for potential commercial solar projects.

- Action 3.1A Establish a Solar Ordinance. Large-scale solar facilities require large and relatively flat areas of land, which makes agricultural land a prime location for solar power generation. An ordinance can clearly define the best practices for this use while also making advances in renewable energy.

STRATEGY 3.2

Educate property owners on the leasing process for large-scale solar.

- Action 3.2A Work with the Harrison County Farm Bureau and the Purdue Agricultural Extension Office to host educational workshops. As solar power generation becomes more widespread across Harrison County, Indiana, and the Midwest, the County and local partners can collaborate to provide rural property owners with the knowledge they need to make informed decisions about selling and leasing their properties for large-scale solar power generation, such as commercial solar.

AGRICULTURAL TRANSPORT

Agriculture Big Idea #4

AGRICULTURE BIG IDEA #4: AGRICULTURAL TRANSPORT

Explore the use of rail and other means by farmers to ship agricultural products.

PRIMARY PARTNERS

- Harrison County Agricultural Extension Office
- Harrison County Plan Commission

SUPPORT PARTNERS

- Farm Bureau
- Local Farmers

RESOURCES

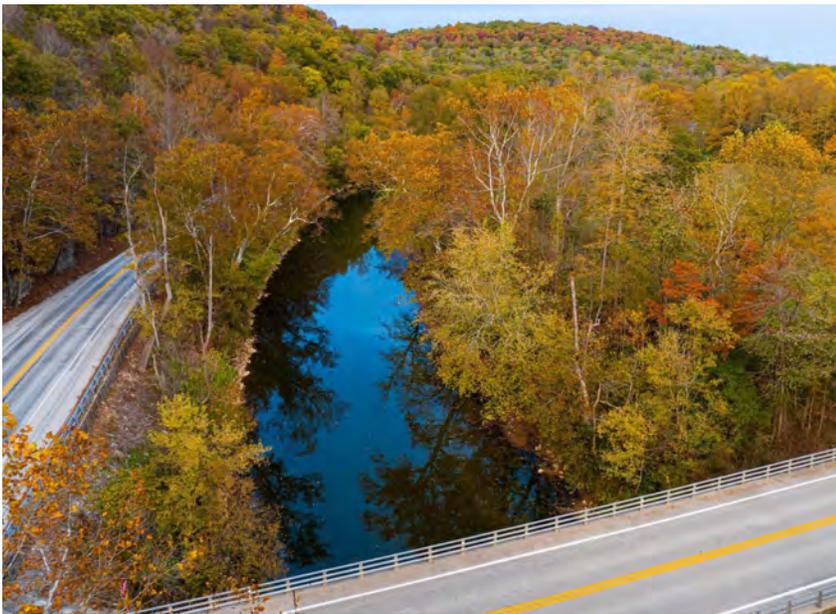
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STRATEGIES AND ACTION STEPS

STRATEGY 4.1

Coordinate the development of a grain elevator through a co-op of local farmers.

- Action 4.1A: Work with interested local farmers to determine the feasibility of a co-op grain elevator. The increasing costs of storing and carrying crop products places unrealistic financial burdens on smaller, local farms.



TRANSPORTATION

GOAL 4

DEVELOP A SAFE AND EFFICIENT TRANSPORTATION SYSTEM TO SERVE THE NEEDS OF ALL RESIDENTS, BUSINESSES, AND VISITORS.

There are several factors, like population change, land use patterns, and business activity, that can impact the efficiency and effectiveness of a transportation system. For example, shifting land use patterns and changes in business activity, including the number of businesses shipping or receiving products, would have an impact on how many people are using the roads and even the railroads. As such, it is important to design a transportation system that is prepared for the future.

In 2019, Harrison County adopted a transportation plan intended to guide the development, maintenance, and improvement of the county's existing transportation system through 2040. The Harrison County 2040 Long Range Transportation Plan discusses a variety of topics that affect the county's transportation system, including employment and commuting data. It recognizes the importance of designing the transportation system to accommodate travel between where people live and where they work. The largest employers in Harrison County, such as Ceasars Southern Indiana, Walmart, North Harrison Community School Corporation, Physicians Referral Service, Harrison County Hospital, Icon Metal Forming, Harrison County Government, and Jay C Food Stores, directly impact the local traffic patterns. The transportation plan also considered other ways people can travel throughout the county, including walking, biking, and public transportation. Planning to accommodate all modes of transit will ensure safety for all road users across the entire transportation system.

The Harrison County 2040 Long Range Transportation Plan also recognized the importance land use as it relates to transportation. It identified where people are coming from (such as residential areas) and where people are going (such as employment or retail nodes). This data, as well as traffic counts, identified the busiest segments of road and if capacity improvements were needed to handle the higher levels of traffic.

The following goals and strategies were largely based on the recommendations from the Harrison County 2040 Long Range Transportation Plan.

2040 PLAN IMPLEMENTATION

Transportation Big Idea #1

TRANSPORTATION BIG IDEA #1: 2040 PLAN IMPLEMENTATION
Support the implementation of the projects and policies within the county's 2040 transportation plan.

PRIMARY PARTNER

- Harrison County Highway Department
- Harrison County Plan Commission

SUPPORT PARTNERS

- INDOT

RESOURCES

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 1.1

Coordinate new development with the 2040 Transportation Plan during plat approval and the development review process.

- Action 1.1A: Explore amending the zoning and subdivision ordinances to require new development and subdivisions to dedicate right-of-way and make transportation improvements as outlined in the 2040 transportation plan. As new development or subdivisions occur, it is important that the future routes and adequate right-of-way widths are dedicated. Spot improvements, such as turning lanes, should also be required to address the direct impacts to each development.

STRATEGY 1.2

Coordinate future updates to the 2040 Transportation Plan with the future land use plan and utility infrastructure.

- Action 1.2A: Work with the county engineer to identify road capacity or safety issues in growth areas.
- Action 1.2B: Maintain an updated Local Road Safety Plan that continues working towards a Zero Deaths strategy.

REGIONAL COORDINATION

Transportation Big Idea #2

TRANSPORTATION BIG IDEA #2: REGIONAL COORDINATION

Actively participate in regional transportation initiatives.

PRIMARY PARTNER

- Harrison County Highway Department
- Harrison County Plan Commission

SUPPORT PARTNERS

- Align Southern Indiana
- Harrison County Chamber of Commerce
- Harrison County Convention and Visitors Bureau
- Harrison County Economic Development Corporation
- Harrison County Plan Commission
- Southern Indiana Transit System (SITS)

RESOURCES

- Federal Transit Administration Funding
- Indiana Department of Natural Resources (IDNR)
- INDOT LPA Grants
- Next Level Trails
- READI

STRATEGIES AND ACTION STEPS

STRATEGY 2.1

Expand and increase access to alternative modes of transportation.

- Action 2.1A: Work with Align Southern Indiana to determine the county's role in implementing the Align Southern Indiana Regional Trails Master Plan. In April 2023, Align Southern Indiana, a non-profit, six-county collaboration, launched a regional trails planning process.
- Action 2.1B: Identify the best approach to connecting Harrison County residents to the Monon South Greenway. Monon South Greenway is a 60+ mile rails to trails project that will connect Bedford to New Albany (and ultimately the 100-mile Louisville Loop).
- Action 2.1C: Create a blueway plan that connects Harrison County's streams and creeks to the larger region. A blueway plan should identify the waterways that should be designated as a blueway (or "water trail") that are for recreational use by non-motorized watercraft, such as canoes and kayaks.

STRATEGY 2.2

Increase the number of people who have access to transit.

- Action 2.2A: Work with Southern Indiana Transit System (SITS) to identify opportunities and barriers for expanding services. Data reveals that ridership has decreased over the last several years. Working to identify, and then overcome, the challenges faced by SITS is important to increase access to transit in Harrison County.



ECONOMIC DEVELOPMENT

GOAL 5

CREATE AN ENVIRONMENT THAT SUPPORTS EXISTING AND FUTURE WORKERS, BUSINESSES, AND INDUSTRIES TO ATTRACT HIGH-QUALITY EMPLOYMENT OPPORTUNITIES.

Economic development is a process to enhance the local economy through a variety of projects and policies. These projects and policies have specific, targeted goals aimed at improving certain aspects of a local economy, such as improving or increasing employment opportunities, childcare, workforce education, local business opportunities, tourism/marketing, and local quality of life.

In Harrison County, the Harrison County Economic Development Corporation (EDC) leads the short and long-term economic development initiatives. A strong partnership between the long-term vision of the comprehensive plan and EDC is important, and the county's goals are more likely to be met if this plan and EDC are collaboratively working together. For example, as EDC actively works to attract large, high-wage employers, the sites they are promoting should be in line with the future land use plan and have adequate transportation access and utilities. This improves the likelihood of new businesses and industries locating in the community that would increase employment opportunities and generate tax revenues for the county.

EDC PARTNERSHIP

Economic Development Big Idea #1

ECONOMIC DEVELOPMENT BIG IDEA #1: EDC PARTNERSHIP

Support the implementation of the projects and policies with the Harrison County EDC plan.

PRIMARY PARTNER

- Harrison County Economic Development Corporation
- Harrison County Plan Commission

SUPPORT PARTNERS

- Harrison County Commissioners

RESOURCES

- County Attorney/Legal Counsel

STRATEGIES AND ACTION STEPS

STRATEGY 1.1

Work with Harrison County EDC to further the development of employment opportunities in their plan.

- Action 1.1A: Harrison County EDC and the County is encouraged to internally discuss its approach to development tools, including considerations on forming a Redevelopment Commission and the layering of economic development tools at the County's disposal

STRATEGY 1.2

Coordinate locations of future industrial development with the Future Land Use Map.

- Action 1.1A: Evaluate existing programs offered by the Harrison County EDC and consider expanding those that will support employment opportunities

EDUCATION

Economic Development Big Idea #2

ECONOMIC DEVELOPMENT BIG IDEA #2: EDUCATION

Increase partnerships between schools, regional colleges, and local employers to provide students with multiple career paths and training after graduation.

PRIMARY PARTNER

- Harrison County Economic Development Corporation

SUPPORT PARTNERS

- Harrison County Chamber of Commerce
- Harrison County Commissioners
- Harrison County Community Foundation
- Harrison County Lifelong Learning
- Harrison County Plan Commission
- School Districts

RESOURCES

- Coordination Only

STRATEGIES AND ACTION STEPS

STRATEGY 2.1

Continue to align workforce skills with employer needs.

- Action 2.1A: Form focus groups, in cooperation with the Harrison County EDC, to understand how to attract and retain specific workforces as well as businesses.
- Action 2.1B: Work with Harrison County EDC, in cooperation with Harrison County Lifelong Learning, to explore opportunities for distance learning, hosting, and/or promoting the establishment of job fairs in local high schools

REGIONAL MARKETING

Economic Development Big Idea #3

ECONOMIC DEVELOPMENT BIG IDEA #3: REGIONAL MARKETING

Promote Harrison County as the ideal place to live within the larger region with a focus on quality-of-life amenities and regional access.

PRIMARY PARTNER

- Harrison County Economic Development Corporation

SUPPORT PARTNERS

- Harrison County Chamber of Commerce
- Harrison County Commissioners
- Harrison County Plan Commission

RESOURCES

- Coordination Only

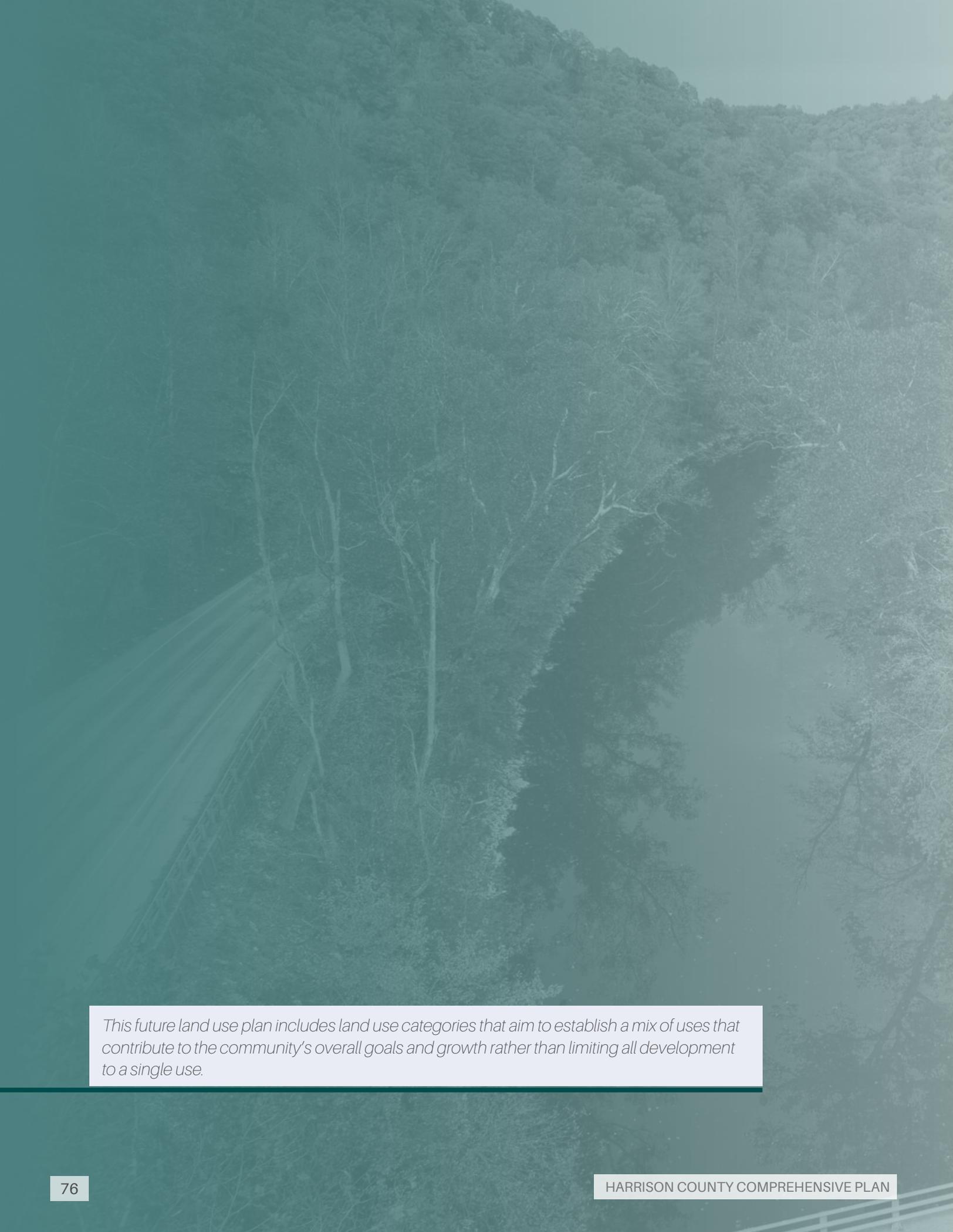
STRATEGIES AND ACTION STEPS

STRATEGY 3.1

Increase awareness, visibility, and market presence resulting in increased interest and, ultimately, locations of targeted businesses.

- Action 3.1A: Continue to proactively engage with the commercial brokerage and development community to develop a targeted list of end users.
- Action 3.1B: Internally discuss approach to development tools to develop a conversational understanding of how tools can be leveraged to encourage development and redevelopment

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This future land use plan includes land use categories that aim to establish a mix of uses that contribute to the community's overall goals and growth rather than limiting all development to a single use.

Future Land Use Plan

How land is used and the activities that occur on property are defining characteristics for a neighborhood or community. The way land is used can also impact transportation systems, land values, tax revenues, and local quality of life. Therefore, it is essential to manage land use and development in a way that contributes to the community rather than detracts from it.

This chapter presents a future land use plan for Harrison County, including future land use maps for the entire county and for nine of the towns within it.



FUTURE LAND USE

HARRISON COUNTY'S FUTURE LAND USE PLAN SHOULD BE USED AS A GUIDE FOR ALL LAND USE DECISIONS.

It should communicate to the community and to developers the ideal use of an area. It should be referenced by the Plan Commission and County Commissioners for decisions on rezoning requests and the BZA for

This land use plan includes a combination of 10 future land use maps (one map for the unincorporated areas and nine maps for the towns) as well as guidance on the intended use and character of each land use category. The county needs to balance market demands and pressures for growth with the desire to maintain a rural character and lifestyle. Therefore, this future land use plan includes land use categories that aim to establish a mix of uses that contribute to the community's overall goals and growth rather than limiting all development to a single use. Examples of this include the "gateway commercial" identified around the Lanesville interchange, "mixed use" destinations in many of the towns, and even areas that should be reserved for single-family residential if sewer is expanded in the future.

This future land use plan does not limit growth based on what is anticipated in the next 10 to 20 years. It looks further out into the county's future by identifying areas that are suitable for development long-term. This allows for a more proactive approach to transitioning between uses and intensities. This plan focuses growth in areas where development is anticipated based on market trends and where it could likely be supported by current or future utilities. As these areas develop, it is important to consider how one land use transitions to another. For example, housing density and the types of housing can provide a transition between rural development, suburban neighborhoods, and more intense commercial and/or industrial uses.

Overall, the most substantial growth areas are around Corydon, between the Lanesville interchange and Floyd County, and the area west of Corydon. These areas have better access to larger urban areas and are more likely to be supported by market demands. Additionally, sewer access in these areas is more likely through either Corydon, Lanesville, or the Regional Sewer District as discussed in Chapter 3. Limited growth is also anticipated around some of the towns throughout the county as well as the SR 11 area as this road is completed.

The following land use categories are not intended to directly translate into an existing zoning district within the county’s ordinance. Rather, they are designed to provide direction on the intended uses, intensity, and overall character of an area as decisions are made and growth occurs.

AGRICULTURAL USES

AGRICULTURE

This category is the most dominant use within the county and is focused on protecting substantial areas of farmland where dense development has not occurred. The primary uses within this category includes farming and other agricultural activities as well as homesteads and undeveloped land. Residential development should be limited, with the exception of Rural Residential.



RURAL RESIDENTIAL

This land use category includes very low-density, rural residential uses that are similar in character to the rural landscape of the county. This area can also include parks or open spaces as well as small-scale places of worship and educational facilities.



PUBLIC & SEMI-PUBLIC USES

INSTITUTIONAL OR COMMUNITY FACILITIES

This category includes public or community services, such as schools, libraries, or government facilities, whose primary purpose is to provide a service, education, or cultural experience to the public. This category also includes community facilities and places of worship.



PARKS AND NATURAL AREAS

This land use category is intended to provide areas for public and private parks, recreation, and natural areas, including county parks, state parks, and nature preserves. This category also includes public and private campgrounds but does not include housing (such as manufactured home parks).



SINGLE-FAMILY RESIDENTIAL

This land use category provides for low-density, single-family residential development that is suburban in character and served by sewer. Limited neighborhood-scaled commercial may be appropriate at major crossroads of collector or arterial roads in order to provide easier access to daily needs of the area residents as well as related parks, places of worship, and educational facilities.



SINGLE-FAMILY RESIDENTIAL (ONLY IF SEWER IS AVAILABLE)

This category is intended to provide areas for long-term residential growth within the county over the next 20+ years. Areas designated as this category could be developed according to the "Single-Family Residential" category when access to sewers is available. Without sewer access, development should continue as Agricultural and Rural Residential.



URBAN RESIDENTIAL

This category is located adjacent to existing developed areas where it is more feasible that utilities (specifically sewer) could be extended. Development should include a broader range of housing types, such as single-family on smaller lots, duplexes, townhomes, patio homes, and multi-family dwellings. Neighborhood-scaled commercial may be appropriate at major crossroads of collector or arterial roads in order to provide easier access to daily needs of the area residents as well as related parks, places of worship, and educational facilities.



MULTI-FAMILY RESIDENTIAL

This category includes uses that have three or more dwellings on one parcel, such as apartments and condos. This category is only used on Future Land Use Maps for the towns (not used on the County Future Land Use Map).



MIXED-USE

This category is intended to encourage a “town center” development pattern with a mix of residential, commercial, and institutional uses. The character of this area should be focused on scale, massing, and pedestrian connections rather than site layouts that are dominated by the car. This area can also have more than one land use on a parcel or within a structure to create a town center character.



COMMERCIAL

These areas should include commercial uses, such as offices, retail, dining, and other businesses that do not create large off-site impacts (such as vibration, noise, dust, etc.). While these uses may generate traffic, they should not include large volumes of truck traffic.



GATEWAY COMMERCIAL

This category is a subset of Commercial that has a higher level of aesthetics and overall development quality. It should not include uses such as gas stations, residential uses, or self-storage units (mini-warehouse storage), and drive-thru businesses should also be limited. These areas should be developed as well-planned centers to provide both services and employment with higher design standards for structures (such as durable, quality materials) and site elements (such as additional landscaping and consolidated signage), connectivity (such as sidewalks and connections to adjacent developments), and site layout (such as parking location and building orientation).



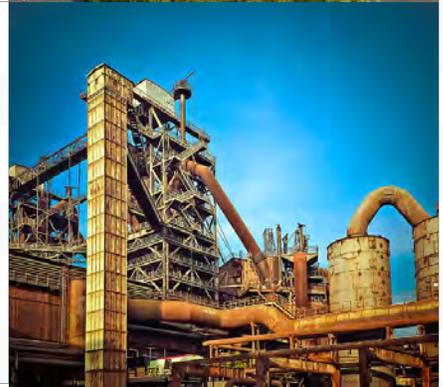
LIGHT INDUSTRIAL

This category includes low-intensity industrial uses with minimal off-site impacts (such as vibration, noise, dust, etc.) and all activities (including storage) are within an enclosed building. These uses likely have higher levels of truck traffic and/or employees accessing the site and typically include larger buildings for warehousing. An industrial park-like development pattern is encouraged, if possible, that may also provide limited commercial uses that serve the employees of the industrial uses.

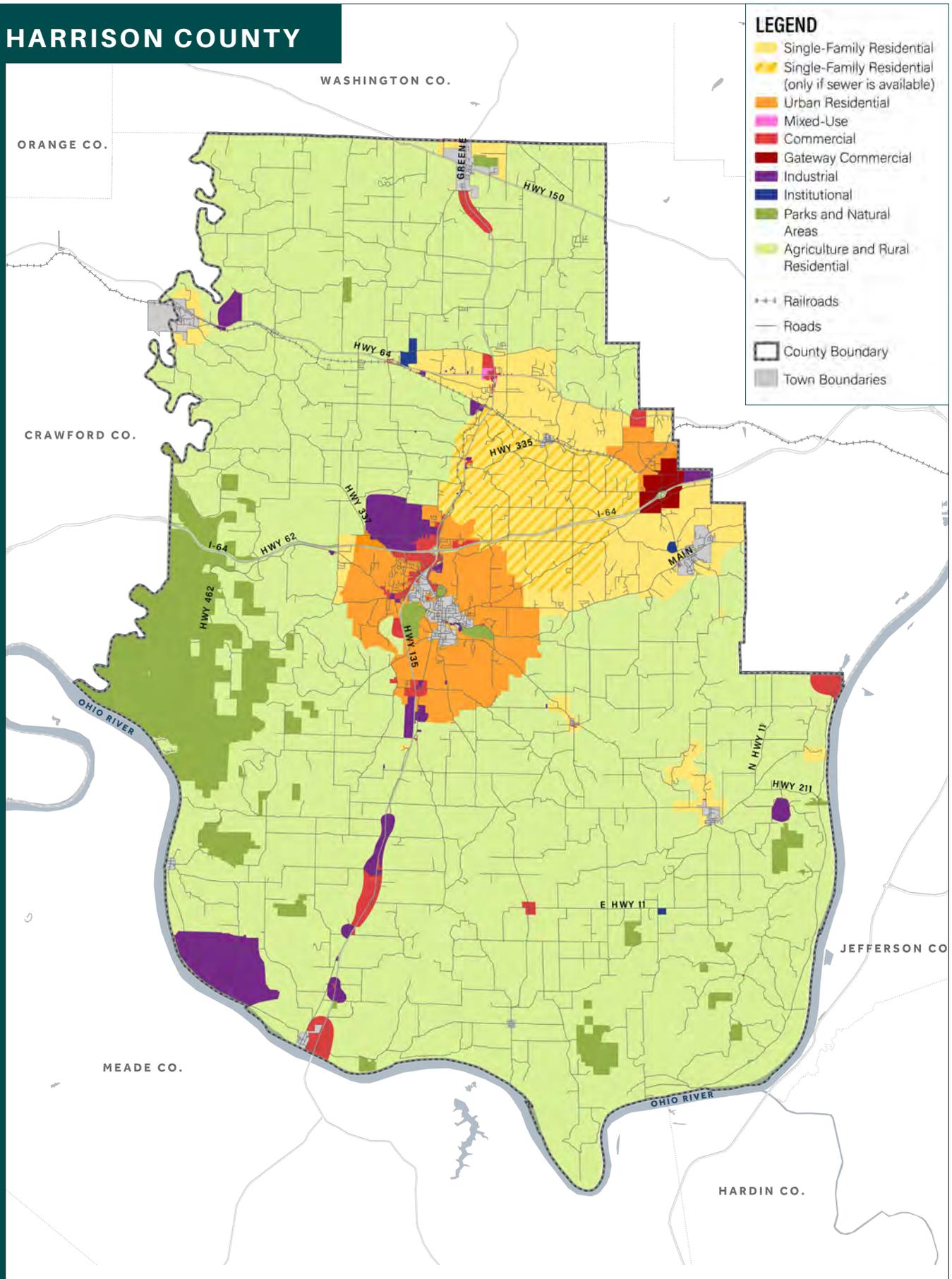


INDUSTRIAL

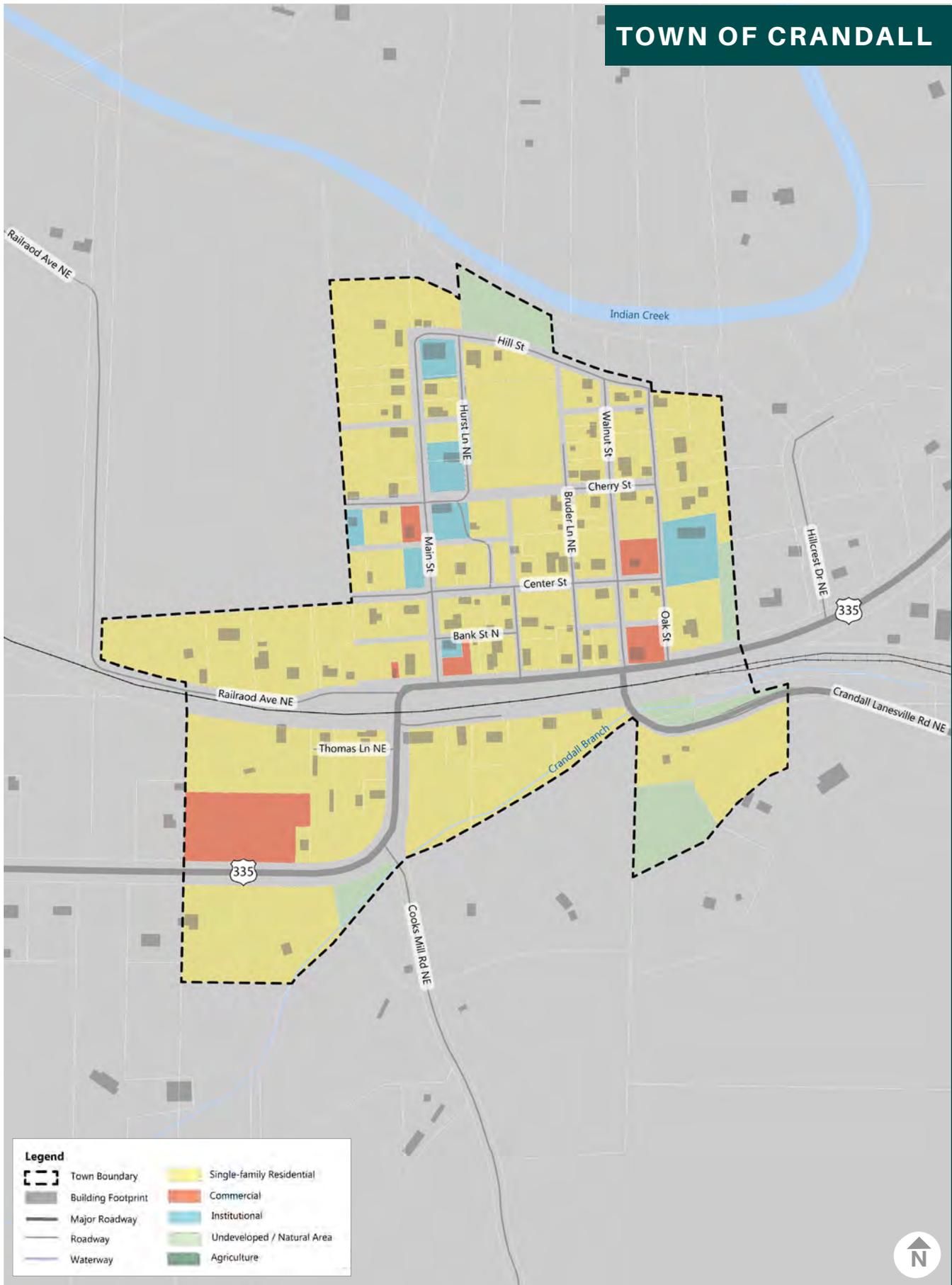
This category includes both light and heavy industrial uses that may have more off-site impacts or outdoor activities, such as fabrication, extraction, processing, outdoor storage, or site hazards (such as combustible materials).



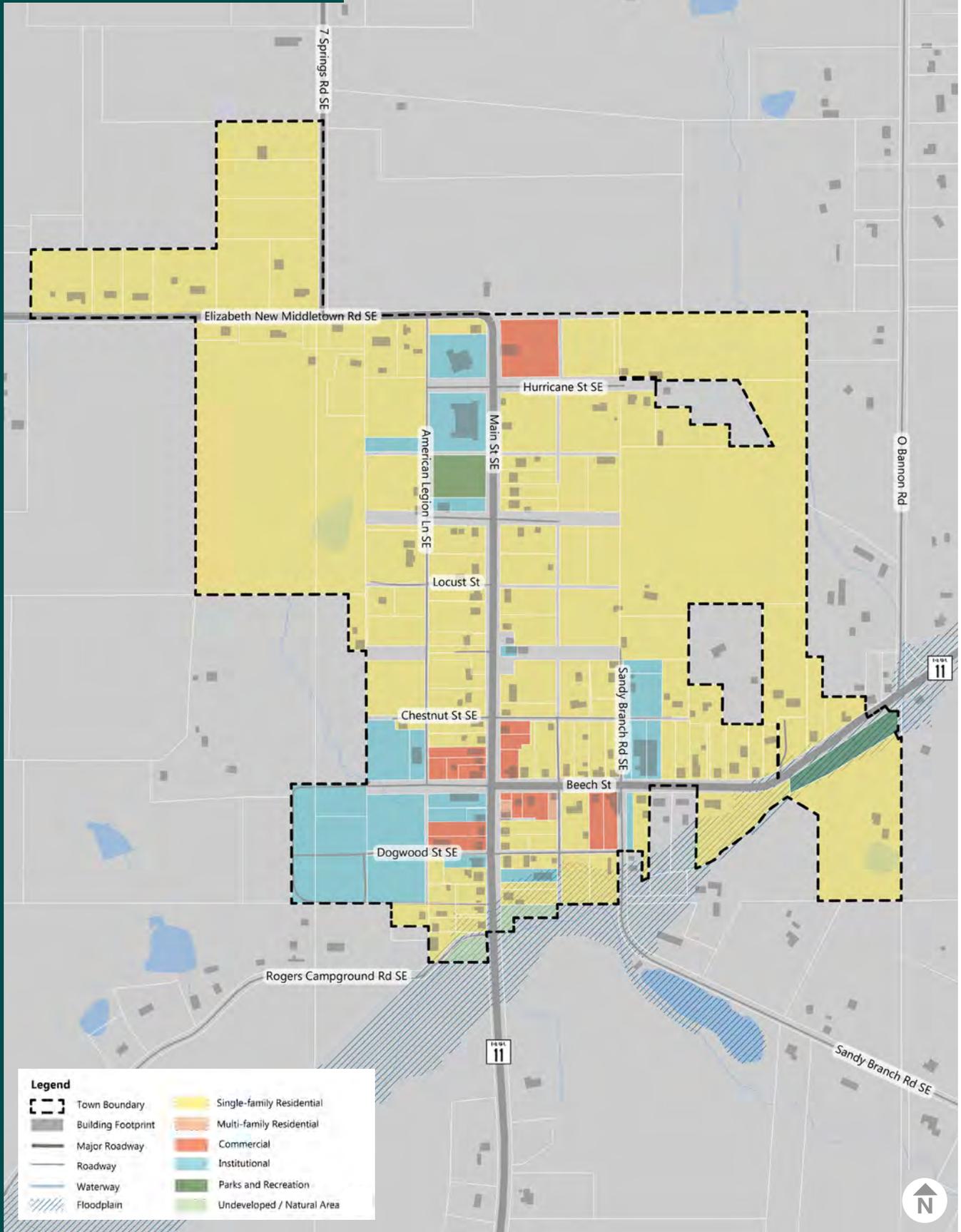
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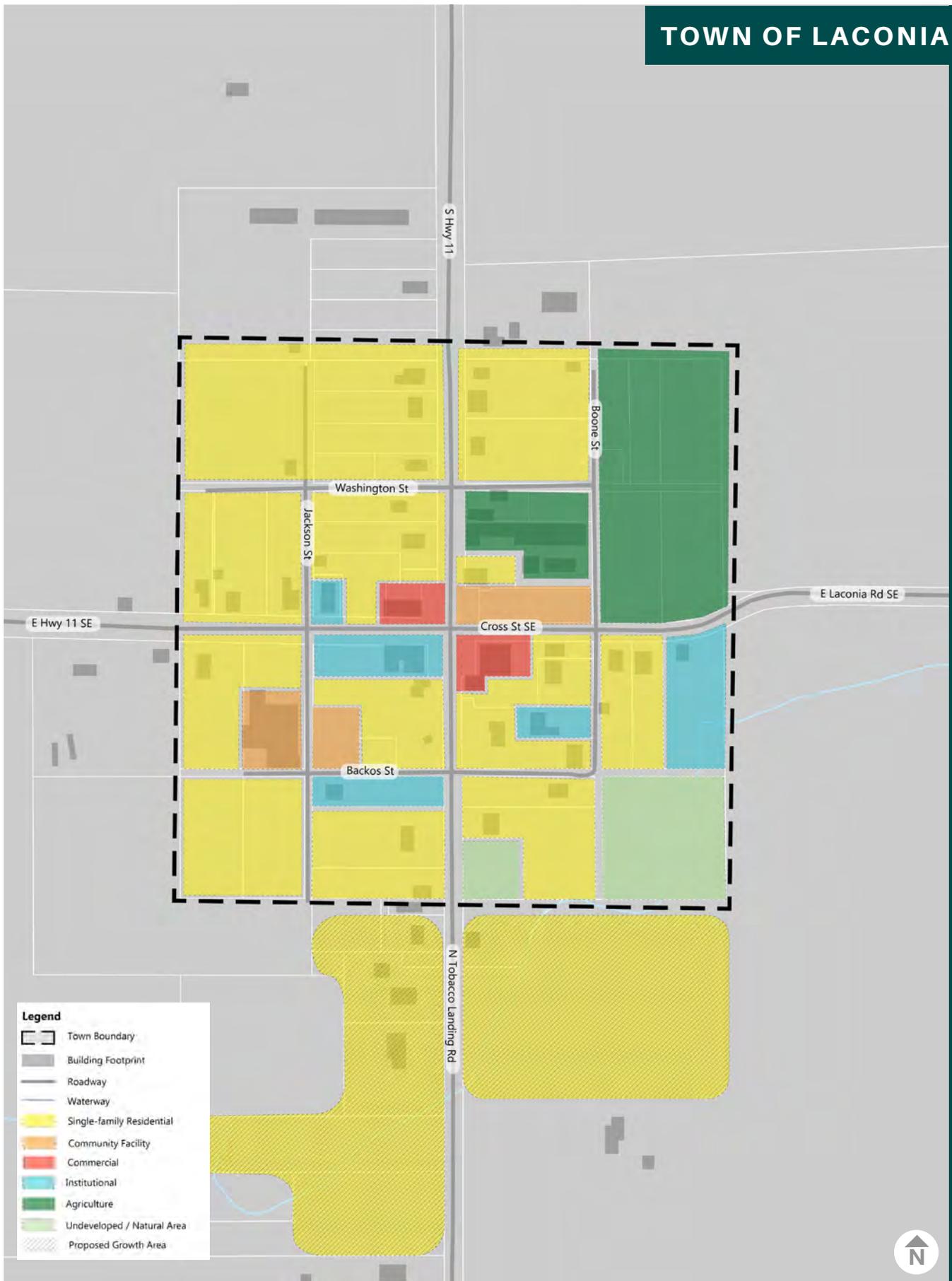
TOWN OF CRANDALL



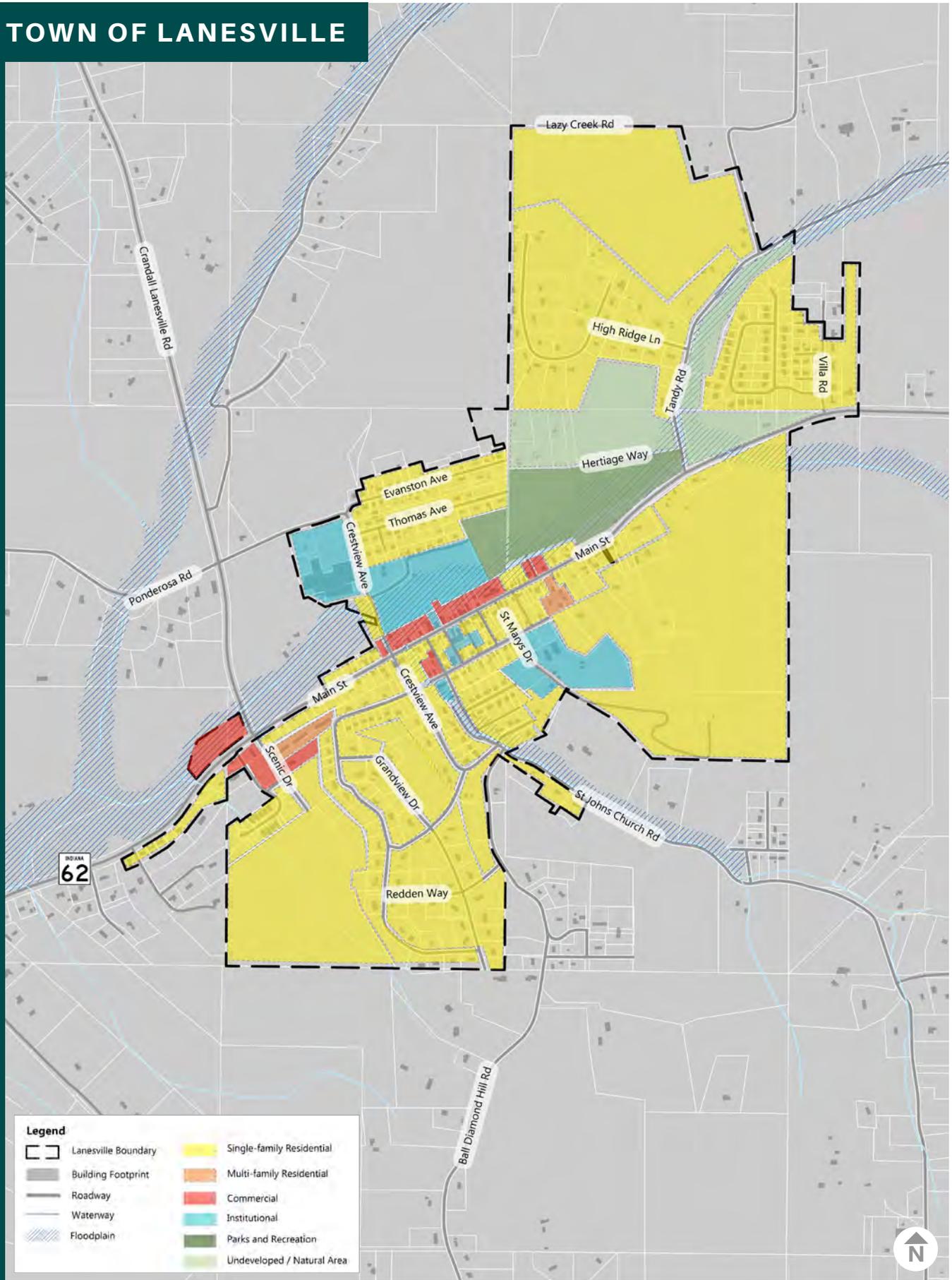
TOWN OF ELIZABETH



TOWN OF LACONIA



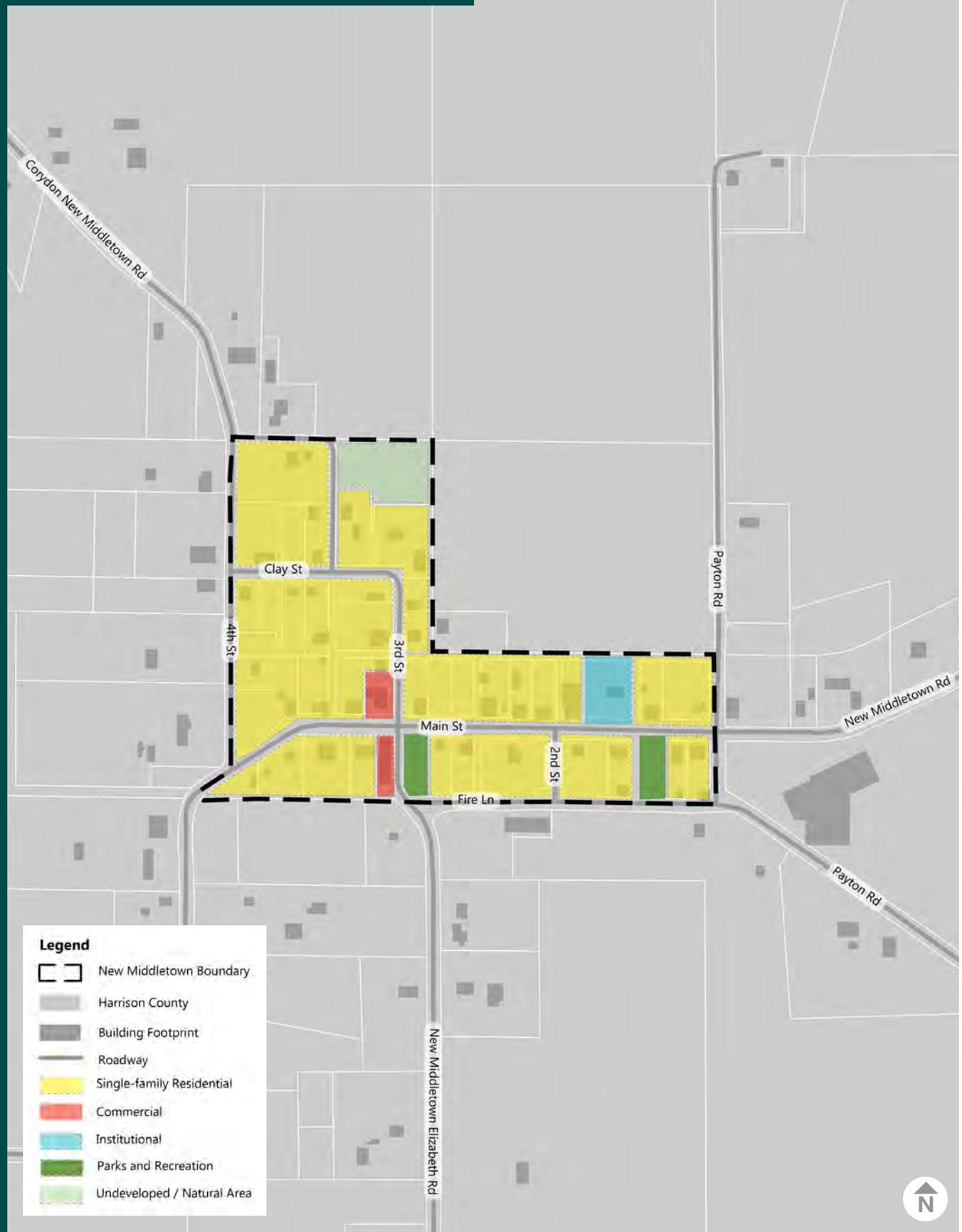
TOWN OF LANESVILLE



TOWN OF NEW AMSTERDAM



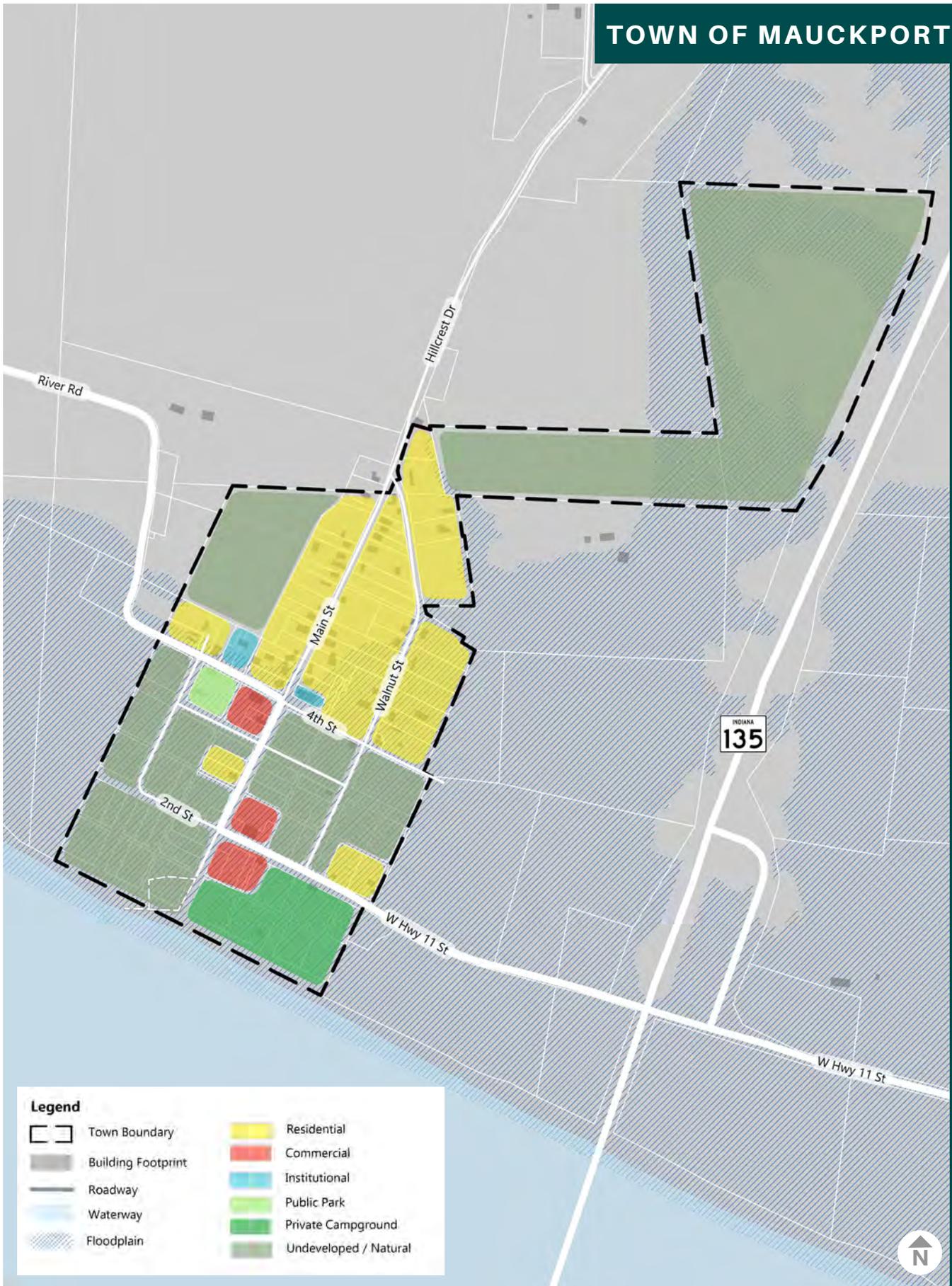
TOWN OF NEW MIDDLETOWN



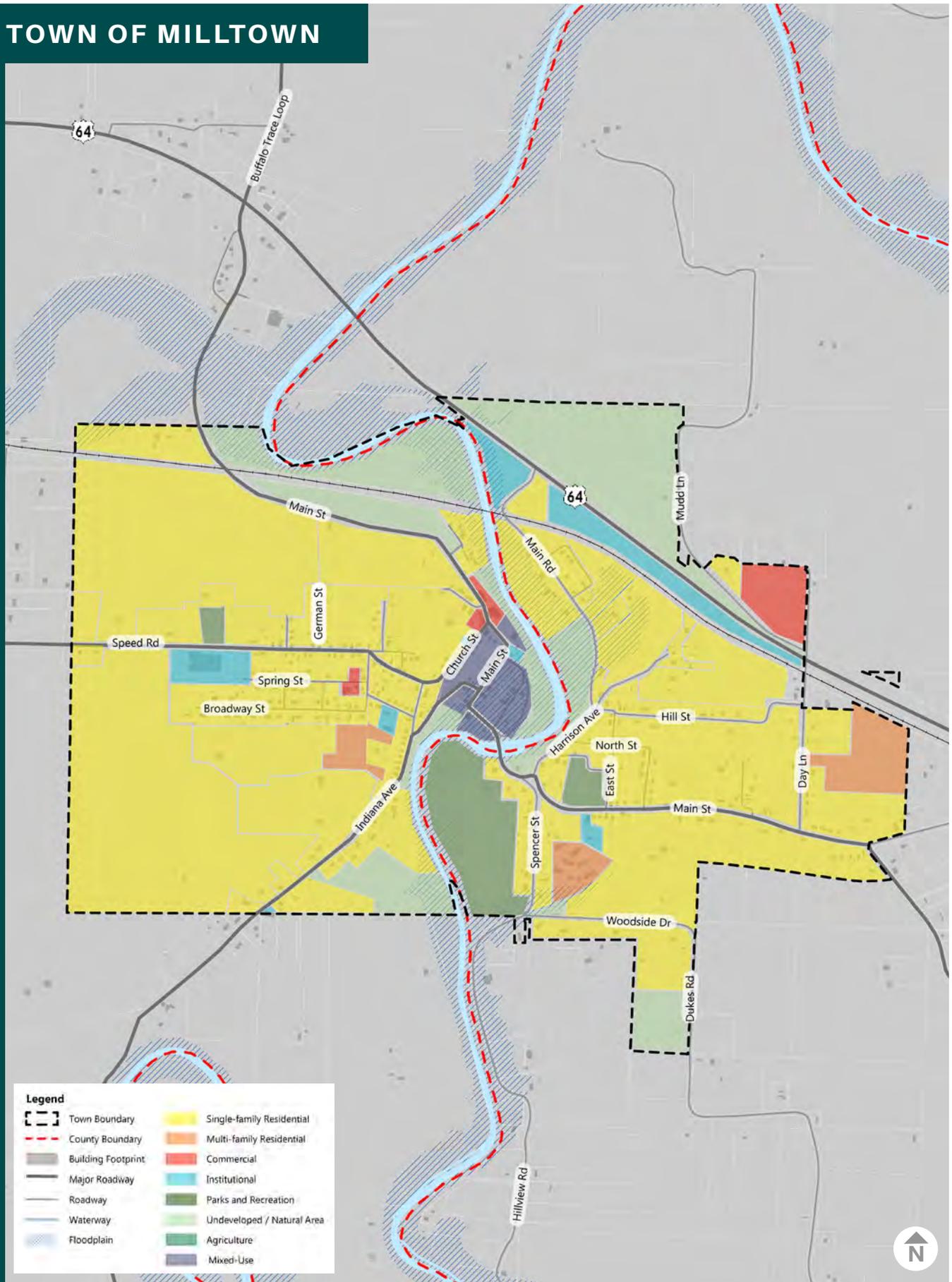
Legend

- New Middletown Boundary
- Harrison County
- Building Footprint
- Roadway
- Single-family Residential
- Commercial
- Institutional
- Parks and Recreation
- Undeveloped / Natural Area

TOWN OF MAUCKPORT



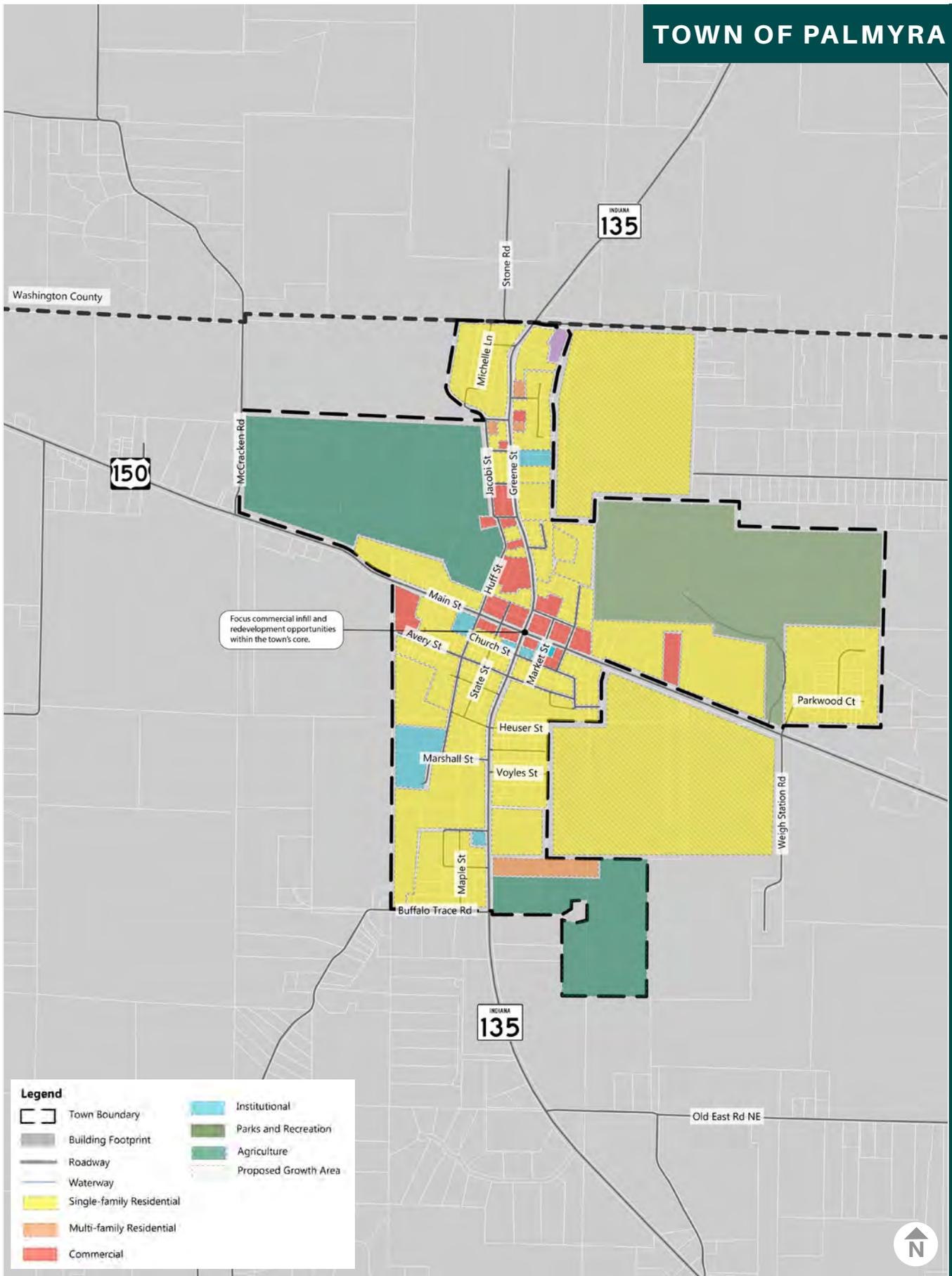
TOWN OF MILLTOWN



Legend	
	Town Boundary
	County Boundary
	Building Footprint
	Major Roadway
	Roadway
	Waterway
	Floodplain
	Single-family Residential
	Multi-family Residential
	Commercial
	Institutional
	Parks and Recreation
	Undeveloped / Natural Area
	Agriculture
	Mixed-Use



TOWN OF PALMYRA





APPENDIX

Town Comprehensive Plans

INCORPORATION OF TOWN PLANS

The Harrison County Comprehensive Plan was initiated following the Harrison County Town Planning Initiative, which was a multi-year process that created a comprehensive plan for each of the nine towns within the county's jurisdiction. The town plans were lead by the Harrison County Community Foundation (HCCF) to provide each town with the resources to solve community issues and proactively plan for the future. The issues and ideas identified throughout this process formed the basis for this plan and provided an mechanism to identify and address issues at a county level.

Each town council approved their respective comprehensive plan and the Harrison County Plan Commission and Harrison County Board of Commissioners have adopted the nine plans for Crandall, Elizabeth, Laconia, Lanesville, Mauckport, Milltown, New Amsterdam, New Middletown, and Palmyra by resolution. These nine adopted town plans are officially incorporated in their entirety into the Harrison County Comprehensive Plan and should be referenced in conjunction with this county-wide plan for decisions within the town boundaries.

Note: While Corydon was included in the Town Planning Initiative, it is not part of the county's plan commission and not included as part of this appendix.

HARRISON COUNTY
COMPREHENSIVE PLAN

