TOWN OF PALMYRA

Comprehensive Plan

CELEBRATING OUR ASSETS

BUILDING QUALITY PLACES

EXPANDING OUR OFFERINGS

TOWN PLANNING
INITIATIVE
HARRISON COUNTY
The Town of Palmyra

TOWN OF PALMYRA, INDIANA
RESOLUTION NO. 2023- 6

A RESOLUTION OF THE TOWN COUNCIL
OF PALMYRA APPROVING THE
PALMYRA COMPREHENSIVE PLAN

WHEREAS, Indiana Code 36-7-4-500, *et. seq.* empowers the Harrison County Plan Commission and Harrison County Board of Commissioners to prepare a Comprehensive Plan for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development and to make periodic updates thereto; and
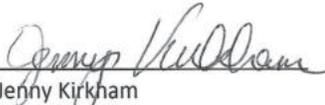
WHEREAS, Indiana Code 36-7-4-500, *et. seq.* authorizes a Comprehensive Plan to include a variety of elements, including but not limited to a statement of objectives for the future development of the jurisdiction; a statement of policy for the land use development of the jurisdiction; a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities; and any factors that are part of the physical, economic, and social characteristics of the town; and

WHEREAS, the Harrison County Plan Commission, in conjunction with the Harrison County Community Foundation, Taylor Siefker Williams Design Group, and The Wheately Group, has undertaken a study to develop the Palmyra Comprehensive Plan for the town; and
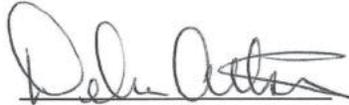
WHEREAS, the Palmyra Town Council did certify the Palmyra Comprehensive Plan with a ____2____ vote and forwarded the Comprehensive Plan to the Harrison County Plan Commission with favorable support for adoption.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF PALMYRA, INDIANA that the town council is in support of the Palmyra Comprehensive Plan and desires for the Harrison County Plan Commission and Harrison County Board of Commissioners to proceed with the official public hearing in accordance with Indiana Code 36-7-4-500, *et. seq.* and all other required adoption processes in order to adopt the Palmyra Comprehensive Plan.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PALMYRA, INDIANA
ON THIS __11__ DAY OF __May__, 2023.

_____   _____   _____
Jenny Kirkham   Christall Ingle   Debra Atkins
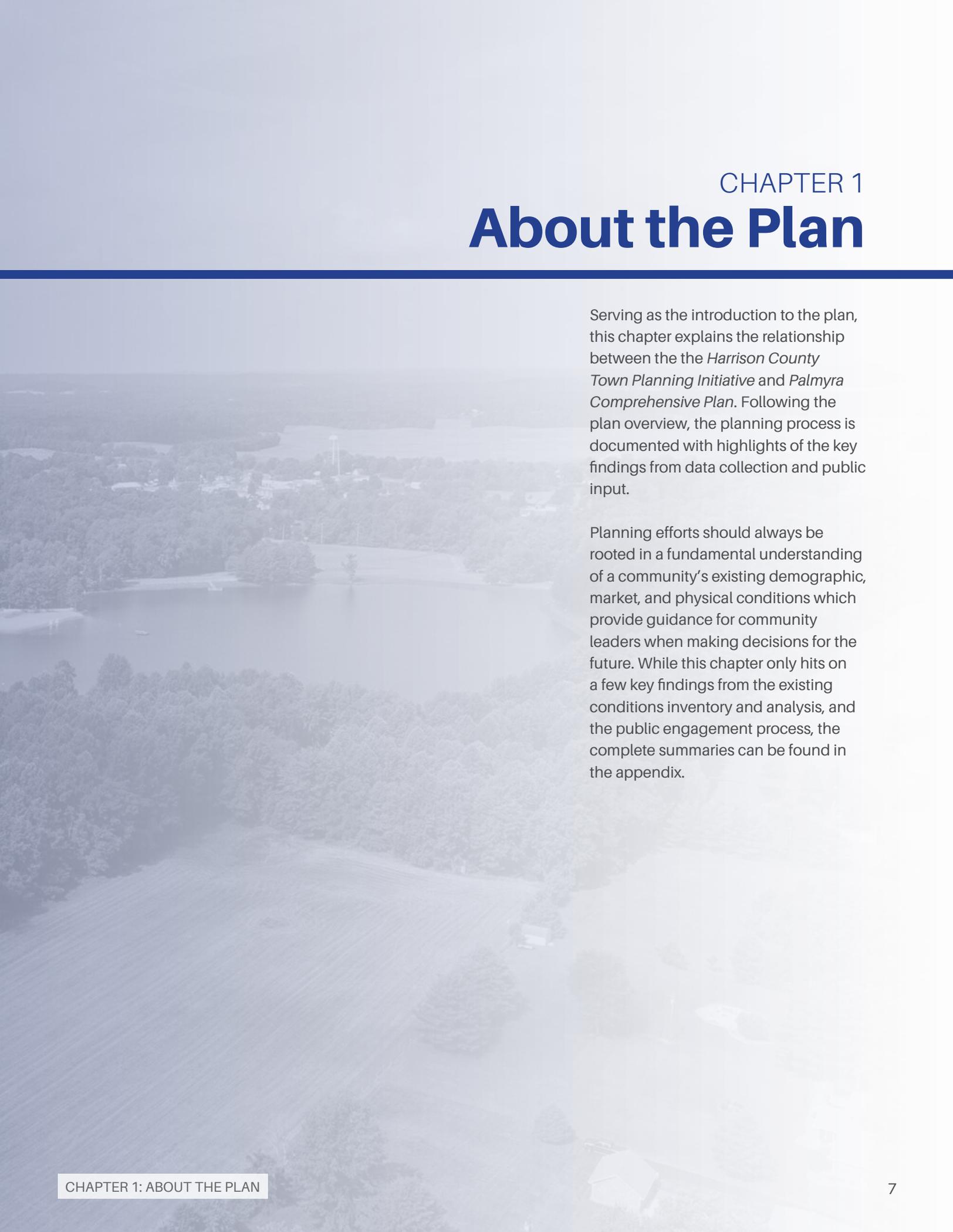
Acknowledgments

In the future, Palmyra will be a diverse and welcoming town that retains its small town charm of peace, quiet, and simplicity.

- Community Survey Participant

CONTENTS

About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the the *Harrison County Town Planning Initiative* and *Palmyra Comprehensive Plan*. Following the plan overview, the planning process is documented with highlights of the key findings from data collection and public input.

Planning efforts should always be rooted in a fundamental understanding of a community's existing demographic, market, and physical conditions which provide guidance for community leaders when making decisions for the future. While this chapter only hits on a few key findings from the existing conditions inventory and analysis, and the public engagement process, the complete summaries can be found in the appendix.

PLAN OVERVIEW

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 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 this plan, 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, provided assistance to the county's ten incorporated towns to complete a comprehensive plan and an asset management plan to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

The *Palmyra Comprehensive Plan* encourages the community to maintain its long-lasting identity of small-town living while also working together to bring new growth to Palmyra. A comprehensive plan works to identify a community's goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. At the end of the process, the plan should be used to guide decisions related to growth and development and also help prioritize projects and programs identified for the short, mid, and long-term.

PLANNING PROCESS

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Palmyra Comprehensive Plan* took place over ten months, starting in April 2022 and ending in April 2023. The process consisted of three key phases:

PHASE 1: EXISTING CONDITIONS (APRIL 2022 - AUGUST 2022)

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

> **Public Engagement Round 1** – On May 19, 2022, the project team hosted the first public engagement opportunity at the Palmyra Community Center. Approximately 15 people were in attendance and included members of the town council, town staff, regional organizations, and residents. Participants were asked to provide feedback at various stations in order to identify opportunities, challenges, and big ideas for the town's future. For those unable to attend the in-person meeting, an online survey was made available and advertised through the town's website, social media, and handouts.

PHASE 2: STRATEGIC PLANNING (SEPTEMBER 2022 - DECEMBER 2022)

The second phase included the development of strategies, including crafting and refining the vision statement, goals, and big ideas, as well as using previous analysis and public input to develop the draft plan. This phase included a public engagement event allowing participants to review and provide feedback on the plan's draft plan content.

> **Public Engagement Round 2** – On September 23, 2022, the project team hosted the second public engagement opportunity at the Pal Wow Festival at Buffalo Trace Park. Approximately 15 people participate in the feedback exercises or talked with a member of the project team. Participants were asked to provide feedback on the draft vision and big ideas for the future. An online survey was also made available which resulted in feedback from 27 participants.

PHASE 3: IMPLEMENTATION STRATEGIES (JANUARY 2023 - APRIL 2023)

The final phase of the planning process focused primarily on implementation, including finalizing the prioritization of strategies and identifying supporting action steps for completing 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 3** – On February 8, 2023, the project team hosted the third public engagement opportunity at the Palmyra Community Center. Five people stopped by the review the draft recommendations and share their input on the top priorities for the future. For those unable to attend the in-person meeting, an online survey was made available and advertised through the town's website, social media, and handouts.

DATA-DRIVEN
OPPORTUNITIES AND CHALLENGES

1,553
2020 POPULATION

52%
OWNER-OCCUPIED HOUSING

20
DIFFERENT ACTIVITIES AT BUFFALO TRACE PARK
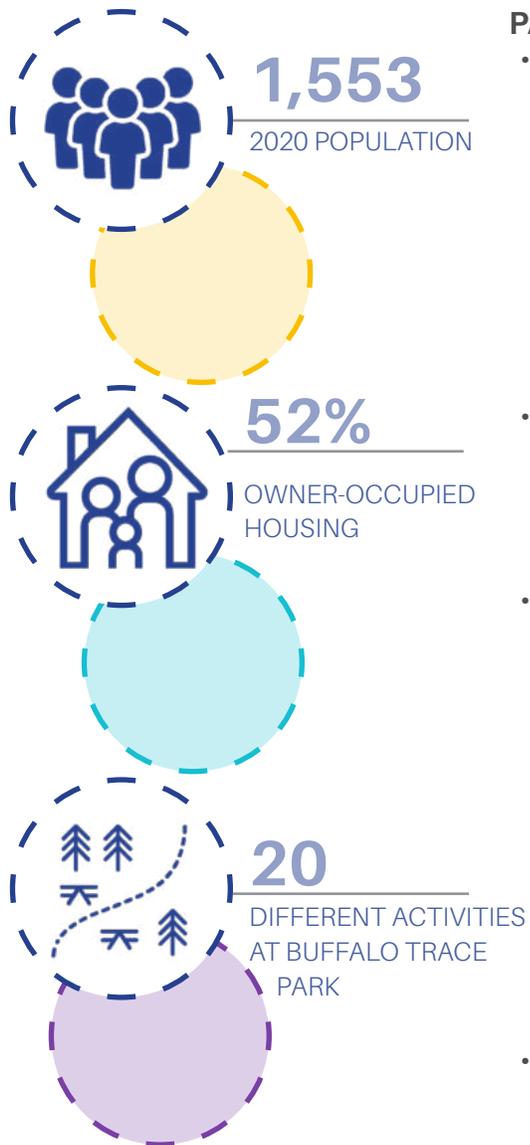
PALMYRA'S OPPORTUNITIES

- **Population Growth** - As the second largest town within Harrison County, Palmyra has experienced high rates of growth over the past two decades. The town's population grew by 47% between 2000 and 2010 and increased again by another 67% from 2010 to 2020. This growth is likely tied to the increase in housing and the town's ability to support additional development in terms of land and utilities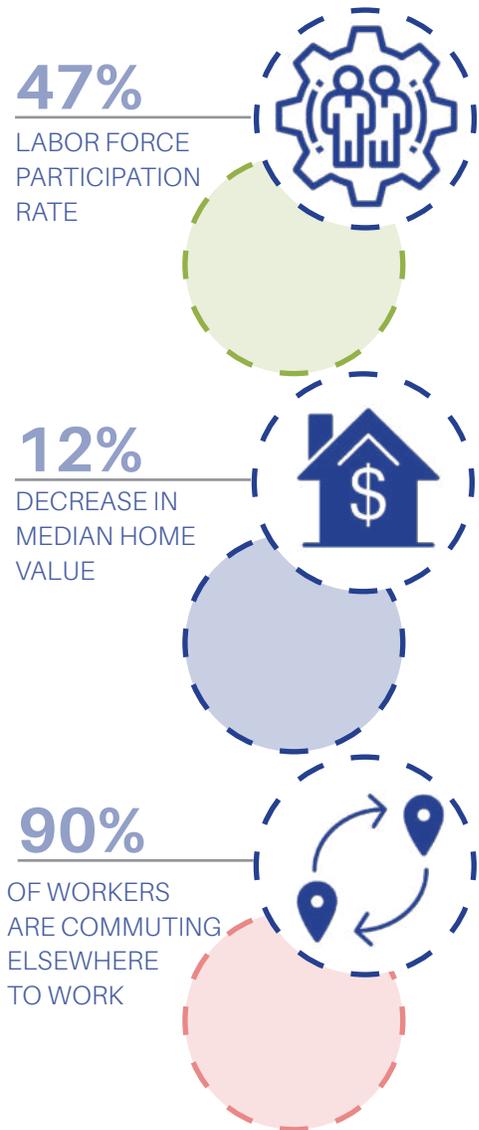. With a growing population, the town should be mindful of the impacts that growth can have on development and supporting infrastructure.

- **Utility Infrastructure** – Palmyra is one of the few towns within the county that provide municipal water, sewer, and stormwater services to its residents. This is an asset to the community as they likely have more capacity to support growth compared to other towns within Harrison County.

- **Housing Stock** – Palmyra's housing stock is growing and getting more diverse. Palmyra has one of the highest increase in housing units between 2010 and 2020. Palmyra has nearly 640 units of which 52% are owner-occupied, 35% are renter-occupied, and 13% are vacant. Furthermore, only 80% of the units are single-family detached units, meaning the remaining 20% of units are a combination of single-family attached (8%) and multi-family units (12%). Single-family attached units refer to any building containing two or more living units attached but each unit is located on a separate parcel of land. If Palmyra continues to grow as it has over the last 10 years, it will be imperative that infrastructure and utilities within the community can support new development and redevelopment.

- **Buffalo Trace Park** – This park and recreation facility provides a great community asset to local residents and regional visitors. Whether it's a day trip to go swimming or walk around the lake or a weekend getaway to the campground, the park provides nearly 20 different activities and amenities for users.

- **Community Center** – For the size of the town, Palmyra is unique to have a community center for public and private events. This facility provides a space for the community to gather and facilitate clubs, meetings, and other events.

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 Palymra today. A more in-depth assessment can be found in the appendix on page 59.

PALMYRA'S CHALLENGES

- **Shrinking Workforce** - The town's labor force enrollment went from being the highest percentage (80% of residents) to the lowest percentage (47%) with Harrison County over the course of ten years. Today, there is a total of 1,105 people over the age of 16 within Palmyra, of which 47% (518 people) are in the labor force. Compared to the state (63.8%), Palmyra has a much lower percentage of people participating in the labor force. Because the labor force is smaller and so many people are commuting to work, the local establishments may struggle to find employees.

- **Attainable Housing** – While home values are decreasing, the sale prices are continuing to rise. Since 2010, the median home value has decreased by 12% (2020 ACS), which could be a reflection of the age or condition of the structure, but the median sale price has increased by 40% (according to Zillow. com). Moving forward, the town should be mindful of housing costs in relation to household income data and the conditions of the structure. There are incentives the town could consider offering to help offset the cost of new construction homes.

- **Sidewalk Infrastructure** – Palmyra is lacking a complete sidewalk network. Currently, there are only a couple of blocks along US 150 and SR 135 that have existing sidewalks. Nearly all of the local residential streets do not have sidewalks, making it difficult to safely walk from a neighborhood to a destination.

- **Commuting Workforce** – Majority of Palmyra's workforce is leaving the town for employment. Due to Palmyra's proximity to major employment hubs in Southern Indiana and limited employment within town, nearly 90% of workers are commuting elsewhere to work. This has a major impact on the day time population in Palmyra and could create challenges for local establishments that are only open through typical business hours.

47%
LABOR FORCE PARTICIPATION RATE

12%
DECREASE IN MEDIAN HOME VALUE

90%
OF WORKERS ARE COMMUTING ELSEWHERE TO WORK

COMMUNITY PERCEPTIONS
OPPORTUNITIES AND CHALLENGES

We need sidewalks from the Country Trace Apartments and Community Center to the town center where all the businesses are.

Better connectivity to the Dollar General - Sidewalks would be nice.

We desperately need apartments, more restaurants, and maybe a drug store.

Mowing and property upkeep should be a priority.

I would definitely like to see economic growth with rentals and new businesses, more activities to highlight the park and maybe a citywide yard sale.

It would be nice to have a traffic signal to the 4-way stop.

The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in person at a scheduled event or through an online survey. A few of the big ideas 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.org).

It would nice to have decorative light poles through town with flags and hanging flower pots.

Our future depends on more generations living and growing up here.

Palmyra resident have to travel elsewhere for leisure, food, and entertainment.

Many vacant properties are underutilized.

Palmyra needs better internet connectivity for the entire town.

Palmyra is the perfect place for work and life balance.

HOW IS THE PLAN ORGANIZED?

A comprehensive plan serves many functions including but not limited to 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 *Palmyra 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: The Path Forward

Utilizing community feedback and data-driven facts as the foundation, chapter two outlines the vision for the future and several supporting big ideas. This chapter is organized into three themes. Each theme covers a variety of topics and big ideas crucial to guiding growth and enhancing the quality of life in Palmyra. The project and program recommendations within these big ideas should be utilized by town staff, elected officials, and community leaders when determining how to allocate resources within the community.

- Theme 1: Celebrate Our Assets – The first theme focuses on building upon the existing assets and resources in Palmyra to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Palmyra's existing assets not only widens entertainment options and activities for current residents but can draw new visitors and residents to the community.

- Theme 2: Build Quality Places – The topics within this theme cover the physical aspects of Palmyra including land uses, roads and sidewalks, utilities and broadband, and housing. These planning elements are critical components to supporting growth within the community because they provide the foundation needed for development to occur.

- Theme 3: Collaborate to Expand Our Offerings – The final theme addresses the additional programs and facilities which contribute to the quality of place and ensure the town is adequately addressing health and wellness, education, workforce, and economic development. These planning elements support a growing population and ensure current and future residents remain healthy and stay competitive within the workforce.

Chapter 3: Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

PLAN ORGANIZATION
THEMES, GOALS, AND TOPICS

THEME 1
CELEBRATE OUR ASSETS
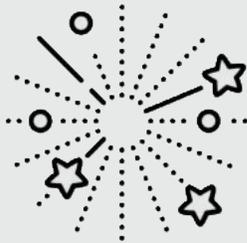
THE CELEBRATE GOAL
Support new programming to enhance Palmyra's identity and expand recreational opportunities.

TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL ASSETS

PARKS & RECREATION

THE BUILD GOAL
Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

TOPICS EXPLORED

LAND USE

TRANSPORTATION

UTILITIES

HOUSING

THEME 2
BUILD QUALITY PLACES

THEME 3
COLLABORATE TO EXPAND OUR OFFERINGS

THE COLLABORATE GOAL
Broaden local and regional partnerships to provide high-quality services for residents, such as healthcare, education, and workforce development.

TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC DEVELOPMENT

The town is striving to maintain its long-lasting identity of small-town living while also working together to bring new growth.

The Path Forward

Chapter Two was created with the future in mind. This chapter starts by identifying the vision for the next 10 to 20 years. Following the vision, the chapter uses three themes to organize the goals, big ideas, and strategy statements. The strategies serve as the primary plan recommendations that should be implemented over time. Each strategy is ranked as a low, medium, or high priority. The high priority strategies are then carried forward to Chapter Three as catalyst initiatives.
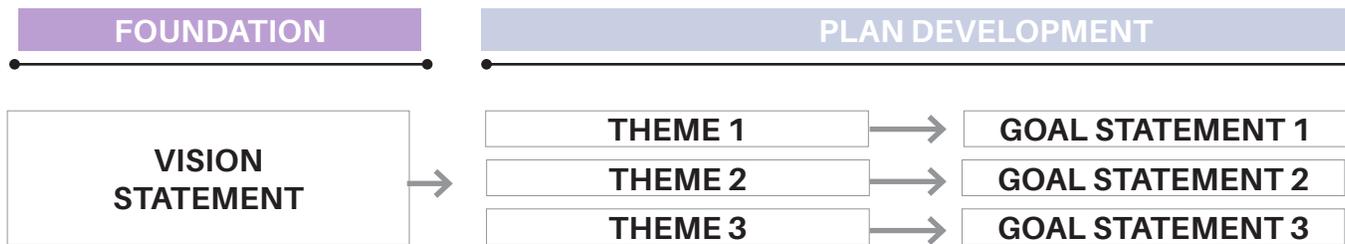
DEFINING THE PLAN COMPONENTS

While the composition of every comprehensive plan may vary slightly, there are a series of common planning components that work together to create the guidance document. These components represent a hierarchy of detail starting with the broadest elements, the vision statement, at the top and working downward. With each step down (or in this case, moving right across the bottom of the page), the planning components get slightly more specific. The graphic below defines each of the components and illustrates how the components are used to build upon one another.

Before making a plan, it is important to know where you want to go first. A vision statement is an overarching and forward-thinking idea that captures the values of the community and outlines what the community wants to do or become in the future. After establishing a clear understanding of the town's aspirations, the vision statement serves as the foundation for the goals, big ideas, and strategies.

The plan themes provide the organizational framework to ensure the comprehensive plan is addressing all the necessary topics. The goals, big ideas, and strategies transform the desired outcomes into an attainable, community-driven action plan. The plan recommendations are identified within the strategy statements. In essence, the strategies are the specific things the community needs to do in order to achieve the vision and goals.

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of strategy recommendations can quickly become overwhelming for plan users. **The Catalyst Initiatives help to narrow the focus by identifying the top priorities for the community.** The following chapter outlines the vision, themes, goals, big ideas, and strategies. The catalyst initiatives are outlined in Chapter Three: Our Next Steps.

Composition of Planning Components

FOUNDATION	PLAN DEVELOPMENT

VISION STATEMENT	→	THEME 1	→	GOAL STATEMENT 1
		THEME 2	→	GOAL STATEMENT 2
		THEME 3	→	GOAL STATEMENT 3

The **vision statement** is a broad statement that highlights want the town wants to do or become in the future. The statement captures the values of the community and outlines what residents wish the community to strive for in the future.

The three **themes** are used as organizational elements to provide a consistent framework for all of the comprehensive plans completed as part of the Harrison County Town Planning Initiative. Within each theme, there are a number of topics explored.

The **goal statements** define what the town is striving to accomplish in order to achieve the vision over the next 10 to 20 years.

SETTING THE STAGE

The vision statement represents a blend of community values, aspirations, and commitments from local residents, staff and officials, business owners, and neighbors. It is a reflection of the community values and identifies the places, things, or characteristics that should be preserved. It documents the hopes and dreams for the future and demonstrates dedication to working towards the desired outcome. For Palmyra, the town is dedicated to maintaining its long-lasting identity of small-town living while developing new opportunities for residents and visitors alike.

This vision statement was developed based on the ideas and input that were collected throughout the public engagement process. The first round of engagement encouraged participants to dream big while sharing their ideas for the future. The second and third rounds of engagement were used to refine the statement and confirm the vision resonated with the community.

OUR VISION FOR THE FUTURE
A vision statement is not about what the community is today but instead about what it want to do or become in the future.

Once hailed as the crossroads of Indiana, Palmyra is dedicated to maintaining its **long-lasting identity of small-town living**. *The close-knit community will work together to bring new growth to Palmyra by providing* **high-quality recreational opportunities, supporting local business establishments, and enhancing streets and buildings.**

PLAN DEVELOPMENT		IMPLEMENTATION
BIG IDEA →	**STRATEGY 1.1** →	**CATALYST INITIATIVE**
BIG IDEA →	**STRATEGY 1.2**	
BIG IDEA →	**STRATEGY 1.3** →	**CATALYST INITIATIVE**
BIG IDEA →	**STRATEGY 1.4**	
BIG IDEA →	**STRATEGY 1.5**	

*The **big ideas** are a collection of opportunities identified by the community or within a previous planning effort. These ideas link the desired outcome with a specific strategy for addressing a challenge or leveraging an asset or opportunity.*

*The **strategy statements** identify a specific project, program, or policy that can be used or implemented to achieve the vision and goals. The strategies are prioritized to help narrow the focus of the community.*

*The **catalyst initiatives** are the top priority strategies for the town. Additional information such as a initiative description, action steps, partners, and resources is identified to assist the town in implementation.*

CELEBRATE OUR ASSETS

GOAL STATEMENT

Support new programming to enhance Palmyra's identity and expand recreational opportunities.

1. PLACEMAKING

What does this mean for Palmyra?

Placemaking focuses on enhancing public spaces and encouraging a stronger connection between people and places. Placemaking initiatives are often collaborative and community-led projects and can vary in scale -- from impacting an entire town all the way down to a single neighborhood or street. Placemaking efforts in Palmyra could consist of building façade improvements, streetscape enhancements such as streetlights or planters, unique local festivals and events, and other broad initiatives aimed toward improving the community. These will not only improve the quality of life for current and future residents but can help promote Palmyra's identity as a small community with a unique personality.

PLACEMAKING BIG IDEAS

What do we want to achieve?

Big Idea: Community Events

Build upon the success of the Pal Wow Festival by developing small, local events and programming for residents throughout the year.

Local events not only provide physical and social activities for residents and visitors but can help strengthen the local economy and provide a way to express a community's unique culture. Palmyra's Pal Wow Festival is an annual event that draws thousands of visitors from across the region for a weekend full of activities for people of all ages to enjoy. This annual event is a major draw for the community and could become a catalyst that spurs additional programming in Palmyra throughout the year, such as a farmer's market, block parties, or holiday festivals. These events do not have to be regional draws but can be smaller, community events supported through partnerships between the town, ministries, school, library, local businesses, and non-profits within or outside the community.

Big Idea: Beautification

Improve the visual appearance of Palmyra through physical improvements including signs, street lights, plantings, and decorative crosswalks.

Aesthetics can be a major factor when working to develop the character of a community, helping generate beautification efforts, and instilling community pride. These efforts can include several physical improvements meant to enhance the overall appearance of Palmyra, such as branded signs, street trees, landscaping, or public art installations that could include murals and decorative crosswalks.

Well-maintained communities leave positive impressions on residents and visitors as the physical appearance of a town is often something that sticks out and leaves a lasting impression. One barrier to the creation of street beautification efforts for Palmyra is road ownership, as the two major roadways in town are managed by INDOT. Projects along these roads are possible but must be coordinated with the state.

Big Idea: Town Gathering Space

Identify locations within the town that could be developed into a community gathering space with public amenities.

Town plazas are significant public spaces within a community, acting as places for entertainment, businesses, and social gatherings all while reflecting the community's identity and unique culture. While the majority of Palmyra's commercial and governmental uses surround the US 150 / SR 135 intersection, the town lacks a defined gathering space. A dedicated town plaza could provide public green space and include a variety of amenities, such as a gazebo or water features, and be the home of local festivals and weekend activities, such as farmer's markets or food trucks. While it may not be feasible to develop an entire block solely for public use, there are several smaller vacant or underused lots that could be redeveloped as a public gathering space. Sites near the town's intersection or town hall could be a prime location for this redevelopment effort. The first step to creating a town plaza involves identifying potential locations, beginning the conversation with current property owners, brainstorming the types of activities and spaces desired, and working to identify potential funding sources.

STRATEGIES
How will we achieve it?

PRIORITY RANKING

	LOW	MEDIUM	HIGH
STRATEGY 1.1 - Survey residents to identify the types of weekly, monthly, or semi-annual events they would like to see in the community. (See page 44)	○	○	●
STRATEGY 1.2 - Consider the creation of a Main Street Organization to support visual enhancements and business growth in the town's core.	○	●	○
STRATEGY 1.3 - Work with a professional consultant to develop unique signs and streetscape enhancements along SR 135 and US 150 that promotes the town's identity and history.	○	●	○
STRATEGY 1.4 - Identify properties in the town's core which could be redeveloped as a town plaza. (See page 45)	○	○	●

CELEBRATE OUR ASSETS

GOAL STATEMENT

Support new programming to enhance Palmyra's identity and expand recreational opportunities.

2. HISTORIC AND NATURAL ASSETS

What does this mean for Palmyra?

A community's personality and cultural identity can be greatly influenced by its historic sites and natural landscapes, often leading the way for tourism and entertainment opportunities. Historic sites can stand as monuments to the past and become destinations for tourists and those interested in their community's history. Natural resources can act in a similar manner, with lakes, parks, trails, and natural landscapes attracting users from within and outside the community. Palmyra has several assets it can leverage to build new entertainment and recreational activities for residents and visitors.

HISTORIC AND NATURAL ASSETS BIG IDEAS

What do we want to achieve?

Big Idea: Protecting Assets

Protect Palmyra's historic and natural assets through smart land use decisions and linking property owners with local and statewide historic preservation resources.

Palmyra is home to several historic and natural assets, such as open fields, woodlands, small waterways, and sites designated as historic through the Indiana State Historic Architectural and Archaeological Research Database (SHAARD). These assets can provide multiple benefits to a community including acting as destinations for visitors, providing recreational and entertainment opportunities for residents, or contributing to the small-town charm and unique culture of the town. Preserving the town's assets can be an exercise of public policy, such as limiting growth in environmentally sensitive areas and requiring regulations of historic areas or sites that contribute to the town's identity. On the other hand, protecting assets can also fall on the property owner as there are several local, state, and federal resources for those looking to restore a historic home or preserve naturally sensitive lands.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW MEDIUM HIGH

STRATEGY 2.1 - Direct residents with historically designated homes, or those looking to receive designation, to resources which assist in the maintenance and preservation of older homes.

STRATEGY 2.2 - Work with the Harrison County Plan Commission to focus growth within the town rather than sprawling outward.

STRATEGY 2.3 - Preserve the historic log cabin and work with the property owner to integrate it into future tourism related programing and community events.
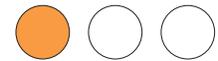
CELEBRATE OUR ASSETS

GOAL STATEMENT

Support new programming to enhance Palmyra's identity and expand recreational opportunities.

3. PARKS AND RECREATION

What does this mean for Palmyra?

Recreational amenities provide a means for communities to preserve natural areas while supporting opportunities for recreation and entertainment. Parks and trails within a town can promote healthy lifestyles for residents, both physical and social, as well as become spaces for community-wide events and local programming. One of Palmyra's greatest assets is Buffalo Trace Park, a large multi-use park managed by Harrison County just east of town along US 150. While this park holds the greatest potential for recreational activities within Palmyra, new facilities can be developed within this park and other sites to support and expand on existing activities and programming in the community.

PARKS AND RECREATION BIG IDEAS

What do we want to achieve?

Big Idea: Buffalo Trace Park

Work with the County Parks Board to encourage facility improvements at Buffalo Trace Park that expand available programming and attract new visitors.

> Buffalo Trace Park, located on the eastern edge of Palmyra along US 150, is a 147-acre park owned by the town but managed by Harrison County Parks under a long-term lease agreement. Buffalo Trace Park has over 18 different activities available to visitors during the year including camping, walking trails, lake activities, playgrounds, and various sporting amenities. As growth occurs within Palmyra and Harrison County it will be important to ensure the facilities at Buffalo Trace Park are able to handle increased demand and usage. These improvements could include the creation of additional cabins and campsites, expansion of the boat ramp and docks on Lake Coleman, creation of new sports-related facilities for older patrons, or improved roadways within and leading to the park. Improvements could also target general maintenance of the park and its amenities.

Big Idea: Palmyra Basketball Court

Promote and expend the basketball court located along Green Street as a recreational opportunity for residents.

> The town currently has a fenced in basketball court at the corner of Green Street and Charles Douglas Street serving as the only recreational facility owned by the town. The two properties that are adjacent to the basketball court are currently vacant. This provides the town an opportunity to expand the types of amenities offered within this area. Improvements such as new signage to promote the facility and playground equipment could draw more attention and increase the usage of the facility.

Big Idea: Recreational Activities

Develop new programming at the Palmyra Community Center and other local sites for residents and visitors of all ages.

> While rural living offers many benefits such as low traffic, affording living, and natural scenery, it sometimes lacks the recreational and social gathering opportunities found in more urban communities. One resource rural communities utilize to fill the gaps in these amenities is a community center, which provides a space for residents, clubs, businesses, and other local organizations to gather for social outings, classes, or recreational activities. The Palmyra Community Center (located in the Country Trace Apartments development) currently supports several private and community events with the capacity to hold a wider range if demanded. Current programs at the center include meals for senior residents, Wood Carvers Club, and Arts for Fun. New programming could be a collaborative effort with other local and regional organizations that could expand programming capacity and bring new activities and events to the community. These programs could range from music and dance nights, workshops on gardening or cooking, youth education, or event teen entertainment nights.

STRATEGIES
How will we achieve it?

PRIORITY RANKING

	LOW	MEDIUM	HIGH
STRATEGY 3.1 - Survey residents to determine what types of programming opportunities they would be most interested in joining, including social, entertainment, and physical recreational options.	○	●	○
STRATEGY 3.2 - Continue working with Harrison County Parks Board for maintenance projects within Buffalo Trace Park.	○	●	○
STRATEGY 3.3 - Partner with the Harrison County Parks Boards to identify major amenity upgrades and new programing opportunities within Buffalo Trace Park to address the needs of residents and attract new users. (See page 46)	○	○	●
STRATEGY 3.4 - Work with the Harrison County Parks Board and the Pal Wow Festival organizers to determine what upgrades to the park would be beneficial to future events.	○	●	○
STRATEGY 3.5 - Identify desired improvements and apply for grant funding to provide additional park amenities at the basketball court. (See page 47)	○	○	●

BUILD QUALITY PLACES

GOAL STATEMENT
Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.
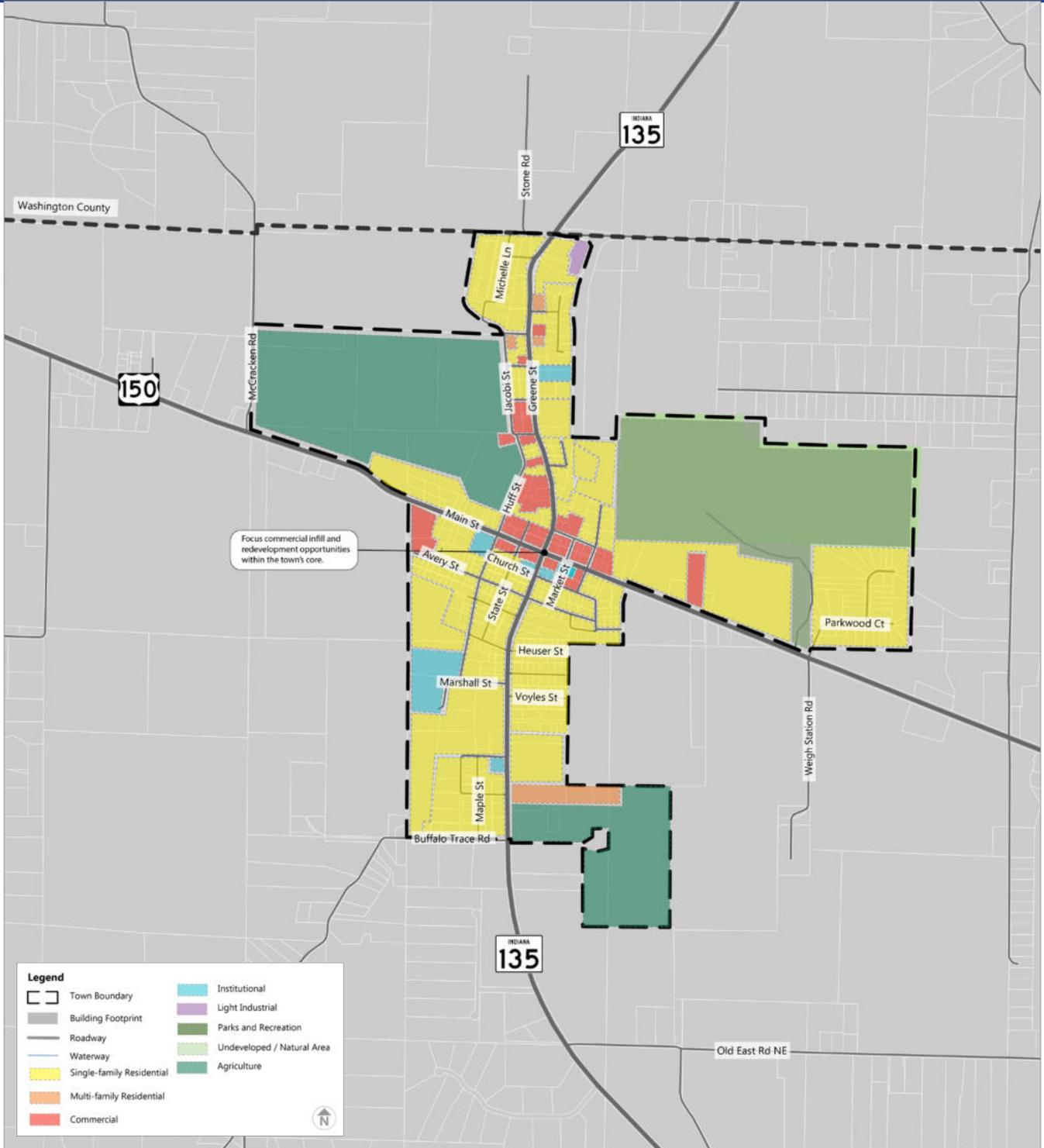
4. LAND USE

What does this mean for Palmyra?

Many factors influence the form and functionality of Palmyra's built environment including the natural environment, infrastructure constraints, development trends, and social tendencies. Land use planning can help protect agricultural lands, address areas prime for redevelopment efforts, encourage retail and industrial growth, and limit environmental impacts such as stormwater runoff and flooding. Palmyra has experienced steady population growth over the last two decades and is in a position to continue capturing growth due to the availability of developable land and proximity to neighboring communities such as Clark County, Floyd County, and Washington County. Palmyra's existing land uses have remained fairly constant over the last decade, consisting of commercial uses along US 150 and SR 135 and the bulk of residential neighborhoods south of the town's central core.

A future land use plan would establish the desired future development patterns within Palmyra, guiding new growth and redevelopment of land based on the current uses and future needs. A future land use plan looks ahead ten to 20 years in the future to determine what best suits specific areas within a community. A future land use plan does not change the current zoning or use of a property, it only guides decisions on how that land should be used if the use does change. The plan guides local decision-makers on the best and highest use of a parcel when change is occurring. In many instances, a future land use map might be similar to the land uses that are there today in areas with existing development. Changes from current land uses may occur when a site has the potential for future growth or redevelopment, whether it is currently vacant or has an existing use that should change.

FUTURE LAND USE MAP

Focus commercial infill and redevelopment opportunities within the town's core.

Legend

- Town Boundary
- Building Footprint
- Roadway
- Waterway
- Single-family Residential
- Multi-family Residential
- Commercial
- Institutional
- Light Industrial
- Parks and Recreation
- Undeveloped / Natural Area
- Agriculture

BUILD QUALITY PLACES

GOAL STATEMENT
Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

LAND USE BIG IDEAS
What do we want to achieve?

Big Idea: Growth and Adaptive Re-Use.

Focus new residential, commercial, and public-use development in areas within Palmyra best suited to new growth or redevelopment.

Palmyra's location along major corridors and proximity to employment and retail within the larger region make it a prime location within Harrison County for new growth and development. While the town is already the second largest within Harrison County, it still has land available for new development or redevelopment. There are undeveloped areas within the town's boundary that have the potential for new residential development, as well as buildings suitable for commercial redevelopment and smaller parcels suited for infill development of residential or commercial in the town's core. Moving forward, the town and county should use the future land use map to make informed decisions about future residential and commercial growth. It is to the town advantage to prioritize redevelopment of existing commercial areas before constructing new commercial buildings. For residential development, the town should focus additional housing in areas already served by utility infrastructure before expanding into new growth areas.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY 4.1 - Work with the Harrison County Plan Commission to ensure the town's vision and goals are considered in future land use decisions and conflicts.

STRATEGY 4.2 - Create an inventory of sites within the town's core that are suitable for redevelopment and work with property owners on rehabilitation or promotion to outside developers. (See page 48)
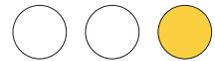
BUILD QUALITY PLACES

GOAL STATEMENT
Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

5. UTILITIES
What does this mean for Palmyra?

Utilities, such as water, sewer, and broadband, are major factors when determining a community's ability to grow and attract new residential, commercial, or industrial development. While some towns within Harrison County own and operate their own utilities, many rely on county-wide districts to provide services for their residents. Although ownership can be a benefit for some, maintenance and expansion of utilities can incur significant costs, requiring strategic planning to ensure a community's ability to adequately serve current and future residents.

UTILITIES BIG IDEAS
What do we want to achieve?

Big Idea: Broadband
Work alongside the county and local broadband providers to expand broadband access in Palmyra.

> Whether it be working from home, remote school work, or online shopping, broadband has quickly become an essential service that people need for their daily living. Not only is a significant portion of the social and professional world dependent on internet connectivity, but it helps link rural communities and improve the quality of life of their residents. Harrison County has recently completed a Broadband Readiness and Infrastructure Deployment Plan which outlines several strategies and best practices to expand quality broadband coverage throughout the county. While many of the strategies within the county's broadband plan address more regional issues, the census tract that includes Palmyra has been listed as the target area with highest priority for last-mile infrastructure investments. This is how a user's or customer's internet service is connected from the provider's network to their house or business. Palmyra should coordinate with the Harrison County Community Foundation, Chamber of Commerce, and Harrison County Commissioners to understand the town's role in broadband access and implementation.

Big Idea: Adequate Services

Continue to monitor and update the town's water, sewer, and wastewater facilities to continue providing adequate levels of service.

> Utilities play a crucial role in the growth potential of a community, attracting large-scale or suburban residential growth as well as commercial and industrial development. While many rural communities rely on wells and septic for their residential growth needs, Palmyra has the ability to leverage town-owned utilities in order to attract developments that may be unfeasible elsewhere in the rural areas of Harrison County. Currently, the town provides water, sewer, and wastewater services to residents with the capacity to support additional growth. The biggest challenge is the age of infrastructure; several of the town's water mains and lines are in poor conditions due to their age. Working to prioritize these improvements is an important component to maintaining and expanding services. In order to successfully prepare for future needs, the town should develop and maintain a basic utility master plan to identify incremental improvements, needed maintenance, and timelines for these future projects and funding.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY	LOW	MEDIUM	HIGH
STRATEGY 5.1 - Support and help implement, when possible, the strategies within the Harrison County Broadband Readiness and Infrastructure Deployment Plan to ensure Palmyra has high-quality internet access for residents and business owners.	○	●	○
STRATEGY 5.2 - Improve the safety of the town's sewer plant by installing the required fencing, cameras, and motorized gate. (See page 49)	○	○	●
STRATEGY 5.3 - Develop and maintain a basic capital improvement plan for Palmyra that identifies incremental improvements for infrastructure (water, sewer, roads, etc.), sets a timeline for future improvements, and identifies costs and funding sources for each project. (See page 50)	○	○	●
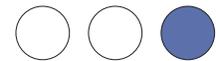
BUILD QUALITY PLACES

GOAL STATEMENT
Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

6. TRANSPORTATION
What does this mean for Palmyra?

Transportation covers a wide variety of networks for both cars and people within a community. From state roads and highways to sidewalks and public transportation, quality transportation networks provide efficient and safe access for residents and workers to reach their homes, places of work, and daily needs within and outside the community. Transportation planning should look at all methods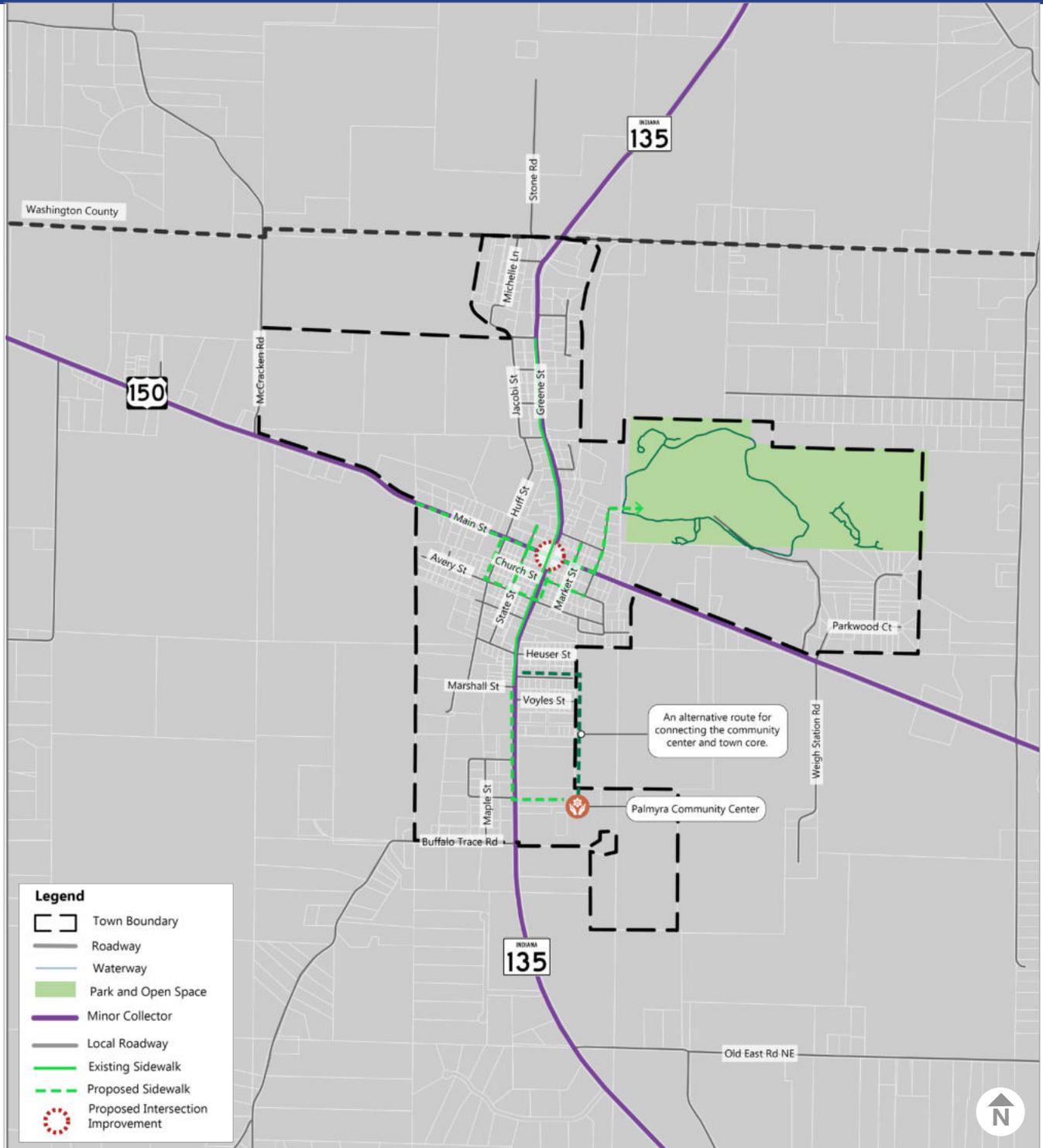 of travel and should be coordinated with how the land use is used and developed. A barrier to Palmyra improving its transportation network is that the town lies at the crossroads of a state and federal highway, meaning the Indiana Department of Transportation (INDOT) must be involved during any major road enhancement projects or related initiatives. On the positive side, the town doesn't have to maintain these roadways which relieves a major burden for a small community with limited resources.

Desired improvements and updates to Palmyra's transportation network are shown on the future transportation map. This map shows the roadway functional classifications, proposed intersection improvements, sidewalk and trail connections, and various other vehicular and pedestrian transportation needs. The following big ideas summarize the policies, programs, and projects that are needed to support and implement the recommendations shown on the map. The map and big ideas on the following pages work together to create the future transportation plan

FUTURE TRANSPORTATION MAP

Legend

- Town Boundary
- Roadway
- Waterway
- Park and Open Space
- Minor Collector
- Local Roadway
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Intersection Improvement

An alternative route for connecting the community center and town core.

Palmyra Community Center

BUILD QUALITY PLACES

GOAL STATEMENT

Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

TRANSPORTATION BIG IDEAS

What do we want to achieve?

Big Idea: Sidewalks and Trails

Expand Palmyra's sidewalk network from downtown to the neighborhoods and community destinations to create safe pedestrian connections.

Sidewalks and trails provide a safe alternative to traveling by car for residents looking to run errands, exercise, visit neighborhoods, or reach community destinations. They are also a resource for those who may be unable to drive, such as children, those with disabilities, or residents who simply do not own a vehicle. Palmyra's sidewalks are limited to both sides of SR 135 and along US 150 at the intersection of SR 135, all of which are within right-of-way owned by INDOT. Although there are sidewalks in the town's central core, there are gaps between the existing sidewalks, residential neighborhoods, and community destinations. Identification of key areas to connect with new sidewalks or trails should be a primary goal for town leaders, with a focus on accessibility and safety in their placement and design. Areas to connect could include the public library, senior apartments, community center, and Dollar General.

Of particular interest is connecting residents living at Country Trace Apartments and using the community center to the town center. The town has initiated conversations with INDOT to explore the feasibility of providing sidewalks alone SR 135 but there is very little space left within the right-of-way for sidewalk infrastructure. If this gap in connectivity were to become a priority for the town, a trail or shared-use path could be considered. This approach would require an easement through private property.

Big Idea: State Route Enhancements

Work with INDOT to facilitate improvements along SR 135 and US 150.

Rural communities situated along state roads have additional hurdles to overcome for improvement projects, such as streetscape, traffic calming, or signs since all plans must be approved by INDOT. One key improvement that is desired is to upgrade the intersection of SR 135 and US 150 from a four-way stop to a stop light. Residents are concerned with safety and traffic speeds around the intersection, specifically during commuting hours. In order for this to happen, a signal needs study should be performed to determine whether the installation of a traffic control signal is justified. Community leaders should continue to coordinate desired improvements along the state roads and major maintenance projects with INDOT to ensure the town's needs are met.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY 6.1 - Work with INDOT to identify priority areas for necessary improvements along SR 135 and US 150 and seek INDOT funding through the LPA program. (See page 51)

○ ○ ●
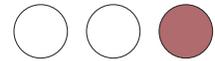
STRATEGY 6.2 - Develop a basic capital improvement plan which outlines future capital projects and identifies potential costs, funding sources, and completion dates.

○ ● ○

STRATEGY 6.3 - Identify areas within Palmyra that would benefit from new sidewalk and trail connections, such as links between the town core and residential neighborhoods, the library, or Buffalo Trace Park. (See page 52)
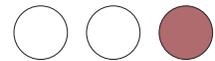
○ ○ ●

BUILD QUALITY PLACES

GOAL STATEMENT

Develop a built environment that responds to the land use, transportation, utility, and public service needs of those living within Palmyra.

7. HOUSING

What does this mean for Palmyra?

Quality housing is a major influence on a community when attracting new residents and businesses. Addressing housing challenges can be more difficult in rural communities where development incentives may not be enough to attract affordable units. Expanding housing options can help attract and retain residents of different income levels and lifestyles, such as recent graduates, young adults, families, and seniors. Palmyra is in a unique position because there are both redevelopment and new build opportunities within the community. These identified areas could be the focus of potential economic or zoning incentives to drive development and rehabilitation.

HOUSING BIG IDEAS

What do we want to achieve?

Big Idea: Housing Diversification

Support the construction of diverse housing types to address the needs of families, recent graduates, and senior citizens in Palmyra.

Housing has become a major barrier in many communities across the state as demand for different housing types and price points continue to shift. There has also been a change in housing ownership, as a higher percentage of households are rented than in the past. This shift is especially prevalent in communities with an aging population or a large number of recent high school and college graduates, as these groups make up large portions of renters in communities. While single-family housing development may be needed in Palmyra, community leaders should also consider locations suitable for the development of rental housing options. While homeownership is a goal of many, there are some who wish to rent and avoid the commitment and maintenance that comes with owning a home. Additional housing types, such as duplexes, senior apartments, or patio homes, could work to fill the demand of current and potential Palmyra residents.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW MEDIUM HIGH

STRATEGY 7.1 - Identify potential locations within the community which could be used for development of multi-family housing, senior living, or duplexes that would provide housing options for current and future residents.
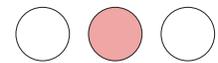
STRATEGY 7.2 - Work with state to determine the feasibility of an owner-occupied rehabilitation program to assist homeowners in rehabilitation efforts and bringing buildings up to code. (See page 53)
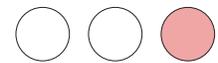
STRATEGY 7.3 - Promote housing development opportunities to potential developers highlighting Palmyra's ability to grow, existing utility infrastructure, and access to major employment and commercial hubs.

COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Broaden local and regional partnerships to provide high-quality services for residents, such as healthcare, education, and workforce development.

8. HEALTH AND WELLNESS

What does this mean for Palmyra?

Quality of life for residents can be greatly impacted by their access to healthcare, recreation opportunities, fresh foods, social events, and other amenities catering to healthy living. Public health initiatives to promote healthy lifestyles have continued to grow across the state and nation, as mental and physical health are held at increasingly higher levels of importance. Within Palmyra, active lifestyles could include a variety of physical activities and social programming built into existing assets, such as Buffalo Trace Park or the community center, as well as partnering with local organizations to increase the availability of fresh produce within the community. While there are many ways to address public health, this plan focuses on developing programming to expand accessibility and encourage healthy lifestyles.

HEALTH AND WELLNESS BIG IDEAS

What do we want to achieve?

Big Idea: Active Lifestyles

Develop new programming that focuses on the physical and social health of Palmyra residents.

> Building from the town's goals of developing a more robust sidewalk and trail network as well as expanding programming within Buffalo Trace Park, there should also be a focus on promoting healthy and active lifestyles for residents of all ages in the community. Encouraging healthy lifestyles within a community could include fitness programming, such as walking clubs or yoga classes, nutritional counseling, cooking classes, youth sports leagues, and more. These could be initiated through partnerships between the town and North Harrison School District, local businesses and organizations, healthcare providers, and other county-wide non-profits. On top of developing the specific programming and events for residents to participate in, there should be a focus on creating marketing materials to promote these activities.

Big Idea: Healthy Food

Collaborate with North Harrison Schools, local farmer's, and community organizations to increase the availability of fresh produce.

> Food deserts, which are geographic areas that lack easy access to fresh produce or grocery stores, can often be a major concern for rural communities. This can especially impact residents who are unable to travel as well as school-aged children as access to fresh produce is essential for childhood development as well as the overall health of a community. Partnerships with local farmers could help provide fresh foods directly to the school, local groceries, and/or local restaurants benefiting everyone. These partnerships can be used to establish a variety of programs including a local farmer's market, farm-to-school initiatives, or meals on wheels program, and well as supplement existing programs within the community, such as Dare to Care and the Cooking Matters program.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

	LOW	MEDIUM	HIGH
STRATEGY 8.1 - Partner with the Harrison County Extension Office to bring the Cooking Matters program to Palmyra and support the revival of the Sprouts Bucks program for school-aged children to purchase fresh produce at the farmer's markets within Harrison County.		●	
STRATEGY 8.2 - Explore the possibility of forming a small farmer's market in Palmyra that could serve the northern portions of Harrison County.		●	
STRATEGY 8.3 - Survey residents to determine what types of health and wellness programming would be most beneficial to them.	●		
STRATEGY 8.4 - Build partnerships with the school, library, and local businesses to develop programing for youth which teaches them the importance of living healthy lifestyles.		●	
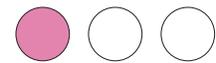
COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Broaden local and regional partnerships to provide high-quality services for residents, such as healthcare, education, and workforce development.

9. ECONOMIC DEVELOPMENT

What does this mean for Palmyra?

Due to Palmyra's proximity to the larger region for employment, the majority of residents commute outside of the community for work. This means people may choose to live in Palmyra for the rural lifestyle and cost of living even if there are few employment opportunities. However, economic development is a broad term that can hold a variety of meanings for a rural community such as Palmyra. Housing development, workforce development, business growth and retention, placemaking initiatives, and support services demanded by residents are all related to and influenced by economic development practices. Support for these could come in the form of economic incentives, such as façade improvements grants and staff training seminars, or administrative support that assists owners with permitting and licensing.

ECONOMIC DEVELOPMENT BIG IDEAS

What do we want to achieve?

Big Idea: Childcare and Early Childhood Education

Coordinate with local childcare and early childhood education providers to help expand services in Palmyra.

Access to childcare and early childhood education is a critical component of ensuring the growth of young children and assisting parents who want to be part of the workforce. Childcare becomes a barrier for parents in the workforce, particularly mothers with children under five years old. Along with the high cost of childcare, widespread closures of daycares and similar facilities have also had ramifications for the workforce, forcing parents to choose between staying home with their children or leaving for work. Providing new and supporting existing quality childcare facilities in Palmyra should combine various forms of government and organizational support to be successful. This could involve coordinating with local childcare providers, the public library, Morgan Elementary, and county-wide non-profits to better understand their current offerings and identify potential barriers for expanding services. Through organized coordination, the town can help align the goals of these providers to improve efficiencies, expand resources, and limit duplication in efforts.

Big Idea: Business Growth

Consider the use of development incentives to attract additional retail, dining, and neighborhood-scale businesses.

> One of the major barriers facing Palmyra, based on feedback from residents, is the lack of retail, dining, and entertainment options within the community. These types of supporting businesses fulfill the needs of those living in or visiting a community and provide employment options. Palmyra residents have expressed a demand for a new dining or fast-food restaurant as well as a local grocery store since residents currently leave the community in order to fill these needs. While potential sites have been identified for these uses on the future land use map, community leaders should work with Harrison County EDC and the Harrison County Plan Commission to determine the best approach to combine local and county resources to attracting these to Palmyra.

PRIORITY RANKING

STRATEGIES
How will we achieve it?

LOW   MEDIUM   HIGH

STRATEGY	LOW	MEDIUM	HIGH
STRATEGY 9.1 - Determine the need for daycares and early childhood education facilities within the community and reach out to regional and statewide partners with resources and expertise in expanding services within rural areas.	○	●	○
STRATEGY 9.2 - Partner with the school and other organizations to expand after-school programming options, including transportation needs for students with working parents.	○	●	○
STRATEGY 9.3 - Identify what types of dining, entertainment, and retail options are most demanded within Palmyra and determine the feasibility of attracting those types of developments with local incentives. (See page 54)	○	○	●
STRATEGY 9.4 - Work with Harrison County Economic Development Corporation and other county-wide organizations to promote existing incentives and form new programs to assist property owners and small business owners within Palmyra. (See page 55)	○	○	●
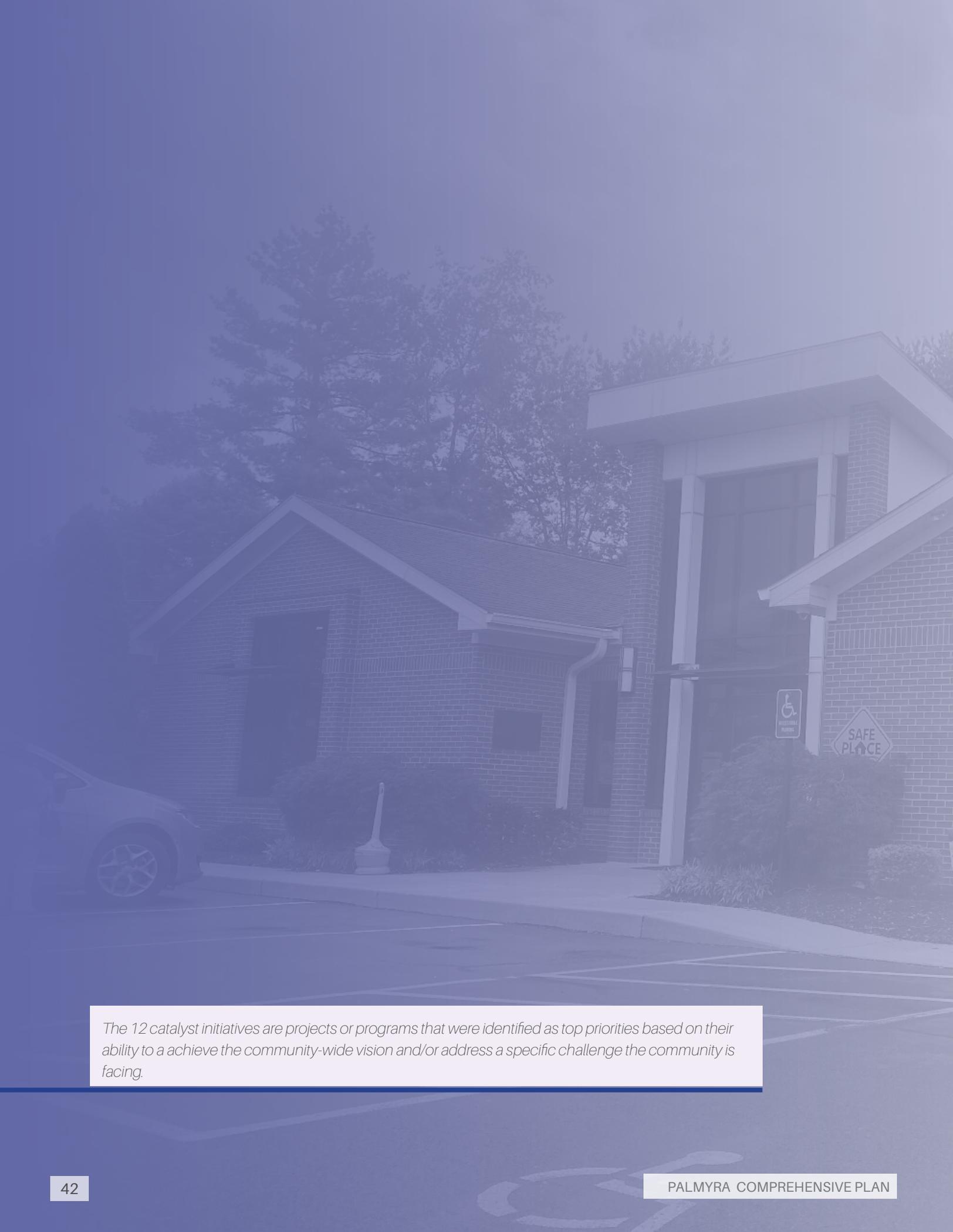
The 12 catalyst initiatives are projects or programs that were identified as top priorities based on their ability to a achieve the community-wide vision and/or address a specific challenge the community is facing.

Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

CATALYST INITIATIVE 1
*Supports the **Community Events** Big Idea* (See Page 20)

PLACEMAKING STRATEGY 1.1
Survey residents to identify the types of weekly, monthly, or semi-annual events they would like to see in the community.

DESCRIPTION

Community events come in all shapes and sizes, ranging from bingo night at the community center to regional festivals that attract thousands of visitors. These events can bring people together for a common purpose, drive economic growth, and provide a social outlet for participants. Currently, the town's primary community event, the Pal Wow Festival in Buffalo Trace Park, occurs annually in September. Aside from the Pal Wow Festival, the town is limited in events and programming. While the community center does provide some programming options, the town has expressed the desire for more events throughout the year. The types of events or programs that residents would participate in should be identified; examples could include Food Truck Fridays, Holiday Craft Markets, or smaller group activities such as fitness classes, craft or sewing groups, youth scout troops or 4H activities, bible studies, or other activities.

ACTION STEPS

- Determine an individual (or group of individuals) to lead the survey creation and distribution.
- Draft ten to 15 questions focused on identifying the frequency and type of events the community would be interested in. The survey could also be used to gather contact information for people interested in volunteering.
- Publish and/or print the final survey.
- Utilize local social media channels and high-traffic areas throughout town to promote the survey.
- Continue to promote the survey for two to four weeks before closing and analyzing the results.

PARTNERS

- Town staff / officials
- Local volunteers
- Local organizations and non-profits (depending upon the types of events and programs such as the YMCA of Harrison County, Boys and Girls Club, 4H, Harrison County Community Foundation, and North Harrison Community Schools)

RESOURCES / TOOLS

- Online survey website (such as Survey Monkey)

CATALYST INITIATIVE 2

*Supports the **Town Gathering Space** Big Idea* (See Page 21)

PLACEMAKING STRATEGY 1.4
Identify properties in the town's core that could be redeveloped as a town plaza.

DESCRIPTION

Palmyra does not currently have a centralized space for gathering, and recreation space is limited with the exception of Buffalo Trace Park. Creating a town plaza near the US 150 and SR 135 intersection would create recreational and social opportunities while supporting the surrounding businesses. The plaza could be as simple as a designated open space with a small water feature and benches or could be a more formal space with an outdoor covered structure to provide booth space for a farmer's market and festivals. The community expressed a strong desire to use this proposed plaza for a town Christmas tree, holiday-themed events, summer concert or movie series, and arts and culture programs. While there are not many undeveloped properties in the center of town, there are several properties with vacant, underutilized structures that could be redeveloped. Another consideration would be to co-locate the plaza on the parcel owned by the Palmyra Fire Department.

ACTION STEPS

- Identify potential sites and reach out to the existing property owner to gauge their willingness to sell.
- Using the resources provided below, compile a list of potential grant opportunities. Ensure the list includes the application deadline and grant requirements.
- Consider supplementing any grant funding with fundraising tactics such as a sponsorship package that incentivizes residents, businesses, or organizations to make a financial or in-kind donation.
- Once funding is secured, release a Request for Qualification (RFQ) to select a consultant to design the plaza.
- Ensure the design process includes public input opportunities to understand the wants and needs of the community.

PARTNERS

- Town Officials/Town Staff
- Property Owners
- Local Businesses
- Harrison County Convention and Visitors Bureau
- Private Consultant

RESOURCES / TOOLS

- Indiana Office of Tourism Development
- Non-profit Grants
- Private Donation

CATALYST INITIATIVE 3
*Supports the **Buffalo Trace Park** Big Idea* (See Page 24)

PARKS AND RECREATION STRATEGY 3.3
Partner with the Harrison County Parks to identify major amenity upgrades and new programming opportunities within Buffalo Trace Park to address the needs of residents and attract new users.

DESCRIPTION

While the town owns the park facility, Buffalo Trace Park is leased to and managed by the Harrison County Park Department. Currently, the park offers RV and primitive camping, cabins, fishing, swimming, several sports facilities, disc golf, and multiple shelter houses. While the current park features are used, residents emphasized the importance of working with the county to continue maintaining and expanding the amenities provided at the park.

ACTION STEPS

- Schedule semi-annually meetings with Harrison County Parks Department to understand their plan for continued maintenance and improvements and to improve communication between the town and county.

- Work with the county to identify the best way for residents to share feedback and concerns regarding the park facility.

- Encourage the county to create a 5-year Parks and Recreation Master Plan to provide an inventory of current facilities and amenities, identify gaps, and plan for short- and long-term improvements.

PARTNERS

- Town Officials/Town Staff
- Harrison County Parks Department

RESOURCES / TOOLS

- Indiana Department of Natural Resources (IDNR)

PARKS AND RECREATION STRATEGY 3.5
Identify desired improvements and apply for grant funding to provide additional park amenities at the basketball court.

DESCRIPTION

The Town of Palmyra owns a property on the corner of Green Street and Charles Douglas Street that provides a recreational area for residents. Currently, the only amenity provided is a basketball court. This area could be expanded to not only incorporate different types of amenities offered but also the park area. The properties adjacent and behind are currently undeveloped meaning the town could work with the current property owner to gauge their interest in selling. By securing additional land, the town could transition this space to a park facility with signage, lighting, and playground equipment. This proposed park facility could offer residents an alternative recreational area to Buffalo Trace Park.

ACTION STEPS

- Initiate conversations with current property owners of adjacent land to gauge interest in selling their land in the future.
- Conduct a survey of residents to understand what types of improvement or amenities would be desirable.
- Craft a plan for how the town could pay for the acquisition of additional land and fund the improvements.

PARTNERS

- Town Officials/Town Staff
- Local property owners

RESOURCES / TOOLS

- Indiana Department of Natural Resources (IDNR)
- Non-profit Grants
- Private Donations

CATALYST INITIATIVE 5
*Supports the **Growth and Adaptive Re-use** Big Idea* (See Page 28)

LAND USE STRATEGY 4.2
Create an inventory of sites within the town's core that are suitable for redevelopment and work with property owners on rehabilitation or promotion to outside developers .

DESCRIPTION

As the second largest town in Harrison County and a town with a growing population, there will continue to be a growing demand for additional housing and neighborhood-scale commercial uses, such as retail and dining. As opposed to expanding outward by annexing additional land on the outskirts of Palmyra, the town should focus on encouraging the redevelopment of existing properties within town limits. This approach is more economically sustainable because these properties are already served by roads, sidewalks, and utilities, and it promotes reinvestment within the central core. Creating and regularly updating an inventory of vacant or underutilized sites can assist the community in attracting an interested party and showcases the town's commitment to community revitalization. Once the inventory of sites is created, the town should work with the Harrison County Economic Development Corporation to market the sites.

ACTION STEPS

- Work with the Harrison County EDC to determine the best digital method for tracking and publishing the site inventory.
- Maintain an updated list of sites available for redevelopment within Palmyra (including the current property owner, zoning, assessed value, etc.)
- Work with regional partners such as the Harrison County EDC and Chamber of Commerce of Harrison to market the redevelopment sites to developers.
- Explore the use of incentives (such as infrastructure or tax incentives) to attract development.

PARTNERS

- Town Officials/Town Staff
- Property Owners
- BDASI / Local Developers
- Harrison County Economic Development

RESOURCES / TOOLS

- Indiana Economic Development Corporation (IEDC)

CATALYST INITIATIVE 6
*Supports the **Adequate Services** Big Idea* (See Page 31)

UTILITIES STRATEGY 5.2
Improve the safety of the town's sewer plant by installing the required fencing, security cameras, and a motorized gate.

DESCRIPTION

Palmyra owns and operates its own wastewater treatment plant located at 9245 McCracken Rd NE. Currently, the treatment plant has little to no safety measures in place to prevent people from entering the outdoor portion of the facility. Indiana Department of Environmental Management (IDEM) works to monitor, protect, and improve the state's water quality, and a key component is wastewater compliance and permitting. IDEM's main goal is to help communities stay in compliance with the rules and limits set in place by Indiana Code and the National Pollutant Discharge Elimination (NPDES) permits. The town has been notified by IDEM that the current facility is lacking the required fencing surrounding the treatment plant. Along with fencing, cameras, and a motorized gate to access the property would enhance security.

ACTION STEPS

- Secure a cost estimate for each of the required improvements.
- Determine if the town will hire a professional to provide and/or install the new equipment or do it in-house.
- Secure a cost estimate for each of the required improvements.
- Determine how the improvements will be funded.
- Determine if the improvements meet the criteria for Indiana State Revolving Funds (SRF). If so, submit the SRF application and start preparing for the project planning meeting.
- If the improvements do not qualify for SRF, evaluate other funding programs such through the Indiana Finance Authority and USDA.

PARTNERS

- Town Officials/ Town Staff
- Palmyra Water Works
- IDEM
- Indiana Finance Authority (IFA)

RESOURCES / TOOLS

- Indiana State Revolving Fund (SRF)
- USDA - Water and Waste Disposal Loan and Grant Program

CATALYST INITIATIVE 7
*Supports the **Adequate Services** Big Idea* (See Page 31)

UTILITIES STRATEGY 5.3
Develop and maintain a basic capital improvement plan (CIP) for Palmyra that identifies incremental improvements for infrastructure (water, sewer, roads, etc.), sets a timeline for future improvements, and identifies costs and funding sources for each project.

DESCRIPTION

There are countless benefits to having a CIP in place – it serves as a reliable, strategic reference for taking action, ensures the town staff and officials can make informed decisions about public improvements for future growth, and promotes efficient use of resources. The town should complete a utility master planning process to assess the existing water, wastewater, and stormwater systems, identify system deficiencies, provide recommendations for system maintenance and improvements, and develop a prioritized list of capital projects. Not only will this master plan outline a strategic approach to implementing necessary improvements, but it could also open the door for potential state and federal grant funding resources to help aid in the completion of the capital projects.

ACTION STEPS

- Review the town's transportation and utility needs by analyzing the existing conditions of each system and identifying future growth areas.
- Create a list of projects that includes the cost of the improvement.
- Evaluate available funding options and determine the appropriate phasing for each improvement.
- Regularly update the CIP to include new projects and check-off completed projects.

PARTNERS

- Palmyra Water Works
- Palmyra Road Department or Third Party Contractors
- Private Utility Providers such as Ramsey Water Company, Duke Energy, and Harrison County REMC.
- Town Officials/Town Staff

RESOURCES / TOOLS

- OCRA Wastewater and Drinking Water Program and Funding
- US Economic Development Administration (EDA) Grants
- Indiana Finance Authority (IFA) / Indiana Bond Bank
- USDA Water and Waste Disposal Loan and Grant Program
- Private Consultant

CATALYST INITIATIVE 8

*Supports the **State Route Enhancements** Big Idea* (See Page 34)

TRANSPORTATION STRATEGY 6.1
Work with INDOT to identify priority areas for necessary improvements along SR 135 and US 150 and seek INDOT funding through the LPA program.

DESCRIPTION

There are benefits and drawbacks to having two state-owned roads running through a smaller town with limited resources. The benefit is that the town does not have to take on the maintenance and upgrades of these roads, but the drawback is that the town has very little control over when and how these roads are improved. Communicating the town's concerns and priorities for improvements can raise awareness of the desired improvements.

Once these improvements are identified, funding can be secured through the Local Public Agency (LPA) program through INDOT. This program requires a 20% local match. Applications are typically due each November and funds are programmed five years in advance.

The community expressed the desire to upgrade the four-way stop at SR 135 and US 150 to a stop light, and also improve the crosswalks, including painted crosswalks and push button walking signals, and sidewalks along both roads within the town. It is important to realize that INDOT won't upgrade the SR 135 and US 150 intersection to a traffic signal unless a signal needs study determines the intersection exceeds a specific threshold.

ACTION STEPS

- Work with INDOT to complete a needs study to determine if a traffic signal is feasible at SR 135 and US 150.
- Meet with the LPA Grand Administrator at INDOT to identify the process to apply for LPA funding, including designating an ERC, and ways to make the town's project more competitive.
- Identify the desired improvements, including crosswalk improvements and sidewalks, and work with a qualified engineer to submit an application for LPA funding.

PARTNERS

- Town Officials/Town Staff
- Engineering Consultant
- INDOT Seymour District
- LPA Grant Administrator

RESOURCES / TOOLS

- LPA Guidance Document
- Local Public Agency Guide to INDOT
- Palmyra's Asset Management Plan

CATALYST INITIATIVE 9

*Supports the **Sidewalks and Trails** Big Idea* (See Page 34)

TRANSPORTATION STRATEGY 6.3

Identity areas within Palmyra that would benefit from new sidewalk and trail connections, such as links between the town core and residential neighborhoods, the library, or Buffalo Trace Park.

DESCRIPTION

Palmyra's sidewalks only include those on both sides of SR 135 and US 150 at the intersection of SR 135, all of which are within the right-of-way owned by INDOT. Although there are sidewalks in the town's central core, there are several community destinations (such as the community center, public library, and Buffalo Trace Park) that could benefit from people being able to safely walk there. The first step to identify where gaps are and where future links should be is to complete an inventory of the existing sidewalk network. Furthermore, encouraging community members to share their input on future pedestrian connectivity is important. The town could host a public meeting to gather ideas for future sidewalk connections or create a free, online survey (using a platform such as surveymonkey. com). The town can use the feedback to make informed decisions on priority areas or projects.

ACTION STEPS

- Utilize google maps or a windshield survey (walking tour with printed maps) to identify where sidewalks are currently located.
- Identify missing sections of sidewalks as well as roads that are missing sidewalks but are needed
- Work with the community to prioritize the various segments of sidewalks that are needed.

PARTNERS

- Town Officials/Town Staff
- Residents and business owners
- INDOT
- Professional consultant

RESOURCES / TOOLS

- Non-profit grants
- LPA – Federal, Rural-aid Funds
- INDOT – Small Communities Sidewalk Program
- Town Sidewalk Repair and Construction Program
- Online Survey Platform (such as Surveymonkey.com)

HOUSING STRATEGY 7.2
Work with the state to determine the feasibility of an owner-occupied rehabilitation program to assist homeowners with essential home improvements.

DESCRIPTION

With a growing number of renter-occupied units in Palmyra, it is also important for the community to maintain a quality selection of owner-occupied housing units. There are several state and county organizations that could serve as partners in creating an owner-occupied rehabilitation program such as the Indiana Office of Community and Rural Affairs (OCRA) and the Indiana Housing and Community Development Authority (IHCDA). Both of these agencies have housing programs that the town could apply for to receive grant funding for repairs of owner-occupied housing that follow within a specific income bracket. Eligible activities through OCRA include roof repair or replacement, ADA accessibility improvements, heating and cooling replacement, light and electric upgrades, and water heater replacement. Furthermore, Palmyra will have to complete an evaluation to determine if the town qualifies for the programs. These evaluations look at community distress factors such as poverty level, income, and unemployment rate, along with local match contributions, and other project specific factors.

ACTION STEPS

- Determine which state organization (OCRA or IHCDA) program is most suitable for the town's needs.
- Partner with an organization that can administer the grant (such as River Hills) to apply and manage the process.
- Determine how the program will be publicized and how applications from homeowners will be prioritized.

PARTNERS

- Town Officials/Town Staff
- River Hills (or another organization that can administer the grant program)
- Local property owners

RESOURCES / TOOLS

- OCRA CDBG Owner-occupied Rehabilitation (OOR) program
- Indiana Housing and Community Development Authority

CATALYST INITIATIVE 11

*Supports the **Business Growth** Big Idea* (See Page 41)

ECONOMIC DEVELOPMENT STRATEGY 9.3

Identify what types of dining, entertainment, and retail options are most demanded within Palmyra and determine the feasibility of attracting those types of developments with local incentives.

DESCRIPTION

Palmyra is unique because it has more commercial uses than most of the other towns within Harrison County. However, it still lacks everyday services, causing residents to have to travel to other nearby commercial centers such as Highlander Point (Floyd County) or Corydon. Commercial uses in Palmyra range from neighborhood general stores (such as the Dollar General and Marathon Gas Station) to service establishments (such as First Harrison Bank and Baptist Health Primary Care). While dining options have come and gone over the last several years, the only consistent restaurant is Subway. This has led the town to think outside the box about providing other food options. Several times a week, food trucks from across the region show up at the Marathon parking lot to serve residents. While this has worked as a great alternative in the short-term, residents would like to see more reliable, permanent dining and retail options. A market analysis could be used to evaluate the current supply and demand of uses and make recommendations for the types of development that would likely do well within the community. This formal documentation can be used to show potential businesses that Palmyra meets the criteria for them to locate within their community.

ACTION STEPS

• Survey the community to gain a better understanding of desirable types of dining, entertainment, and retail options.

• Determine what is needed to get the business there (infrastructure improvements, building improvements, etc.)

• Identify which incentives would be the most beneficial in attracting the desired uses.

• Promote the redevelopment opportunities listed on the inventory (catalyst initiative #4) to interested parties.

PARTNERS

• Town Officials/Town Staff

RESOURCES / TOOLS

• Professional consultant
• Harrison County Economic Development Corporation

CATALYST INITIATIVE 12

*Supports the **Business Growth** Big Idea* (See Page 41)

ECONOMIC DEVELOPMENT STRATEGY 9.4

Work with Harrison County Economic Development Corporation and other county-wide organizations to promote existing incentives and form new programs to assist property owners and small business owners within Palmyra.

DESCRIPTION

One approach to business attraction and retention is to focus on providing economic development incentives and promoting available sites to potential developers and property owners. The town currently has a few tools it can leverage when incentivizing development. At the county level, the Harrison County Economic Development Corporation (EDC) has a Small Business Loan Program and Commercial Rent Subsidy Program that could be used for new or existing businesses in Palmyra. Partnering with the Harrison County EDC to advertise these resources could help the town attract a more diverse selection of uses. Additionally, the town itself could approve tax abatement, waive utility hookup fees, and other local financial incentives to attract key types of development most demanded and needed within Palmyra. However, these local incentives should be very strategic and cannot be used for all new development.

ACTION STEPS

- Work with the EDC and Chamber of Commerce to maintain an updated database of existing programs, resources, and support service available in the county.

- Work with the EDC and Chamber of Commerce to create and distribute marketing materials to increase awareness of existing programs and resources.

- Consider the use of economic development tool such as tax abatement, waiving utility hookup fees, and other local financial incentives to attract key types of development.

PARTNERS

- Town Officials/Town Staff
- Property Owners / Business Owners
- Harrison County Planning and Zoning
- Harrison County Economic Development Corporation

RESOURCES / TOOLS

- Harrison County Economic Development Programs such as the Small Business Loan Program and Commercial Rent Subsidy Program

Palmyra's population was 1,553 people as of 2020. As the second largest town within Harrison County, Palmyra has experienced the second highest rates of growth over the past decade.

Appendix

Existing Conditions Summary

A clear and cohesive understanding of Palmyra, as it exists today, is a critical building block in developing a comprehensive plan. The *Palmyra Comprehensive Plan* will outline a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified will inform the town's goals and recommendations for meeting its overall vision.

FREDERICKSBURG

PALMYRA

150

MARENGO

GREENVILLE

MILLTOWN

135

64

NEW ALBANY

GEORGETOWN

CRANDALL

337

64

LANESVILLE

LEAVENWORTH

62

CORYDON

62

Harrison-Crawford
State Forest

O'Bannon Woods
State Park

NEW MIDDLETOWN

ELIZABETH

NEW AMSTERDAM

135

337

11

MAUCKPORT

LACONIA

KENTUCKY

Ohio River

Legend
- Harrison County
- Incorporated Area
- Major Roadway
- Waterway
- Floodplain
- Park and Open Space

REGIONAL CONTEXT

Located in Southern Indiana along the Ohio River, Harrison County is perfectly situated between a large metropolitan area (Louisville, KY) and rural landscapes. Harrison County neighbors several natural features including Cave Country and the State Parks that offer spelunking, canoeing, and hiking, and the Ohio River which offers boating and other recreational activities.

Harrison County is fortunate to have I-64 running through the center of the county with interchanges near Corydon and Lanesville. Several primary state routes provide connectivity between towns and the interstate. Palmyra is also just under 20 miles from Louisville, Kentucky via the Sherman Minton Bridge located in New Albany.

Palmyra is located along the northern edge of Harrison County about 15 miles north of Corydon. The town is home to Buffalo Trace Park, a large county park, that provides a regional recreational asset. The town has two primary roadways that run through Palmyra including SR 135 (Green Street NE) and US 150 (Main Street). Both roadways enhance local connectivity and serve as links to regional destinations.

PAST PLANNING EFFORTS

It is important to complete an inventory of past planning documents to establish an understanding of what the town has been working towards in the past. While the Town of Palmyra does not have any existing or past planning efforts, the county has completed two plans that could impact the town. The following community plans were considered as part of the planning process:

Harrison County Comprehensive Plan - 2009

The county's current comprehensive plan establishes a vision that emphasizes the value of the small towns and rural lifestyle and balances development opportunities with good stewardship of the land. The plan outlines eight key goals that range from providing responsible development and preserving the rural character to responding to lifelong educational needs and supporting the expansion and enhancement of services, programs, and facilities. Additionally, the implementation chapter focuses on updating policies, establishing new regulations, and conducting further plan-related studies.

Harrison County Community Leadership Planning Initiative – 2020

This initiative focused on five areas that were identified as the highest priorities for the county's future that should be addressed through the combined efforts of the county's leadership. The five priorities included:

- A shared vision for Infrastructure and Land Use Planning
- Workforce and Education
- Diverse Housing Options
- Business Development and Support
- Substance Abuse, Health, and Wellness

This initiative identified the need to create comprehensive plans for each of the ten incorporated towns as well as the county as a whole. The *Palmyra Comprehensive Plan* is one of ten town plans being completed as part of the *Harrison County Town Planning Initiative.*

DEMOGRAPHICS
PEOPLE | HOUSING | ECONOMICS

A key component of creating a comprehensive plan involves gathering input from local community members and data from reliable sources such as the US Census Bureau. Local leaders and officials that understand their community's current conditions can make more informed decisions about future growth and development. If Palmyra wishes to grow or create opportunities that enhance the overall quality of life for residents, it is important to understand where the community is at today in order to predict where it will be tomorrow. The data used in this analysis was sourced through ESRI Business Analyst, 2020 American Community Survey (ACS) Five-Year Estimates, and the Bureau of Labor Statistics (BLS). Unless specified, the data in this analysis is from the 2020 American Community Survey Five-Year Estimates.

Palmyra is a growing community.

Palmyra's population was 1,553 people as of 2020. As the second largest town within Harrison County, Palmyra has experienced the second highest rates of growth over the past decades. The population grew by 293 residents (46.9%) between 2000 and 2010 and then increased again by 623 residents (67%) from 2010 to 2020. This population growth (67%) within the last decade greatly outpaces Harrison County (2.0%) and could be due to Palmyra's public amenities and accessibility with being located at the intersection of two major highways and quick access to adjacent metropolitan areas.

Palmyra is experiencing an increase in number of households.

Mirroring the town's population growth, Palmyra's number of households increased by 146.3% (379 households) between 2010 and 2020. With the exception of New Amsterdam, Palmyra had the highest household growth out of all incorporated towns within the county and greatly outpaced Harrison County (1.5%) itself.

TOTAL POPULATION
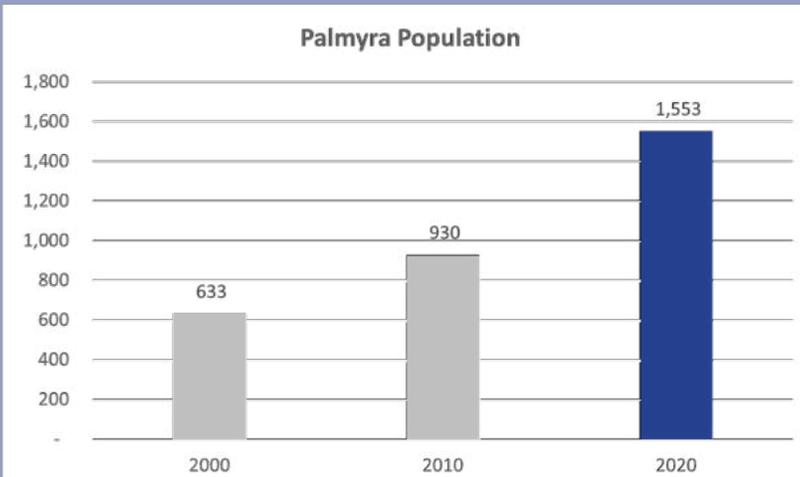
Palmyra Population

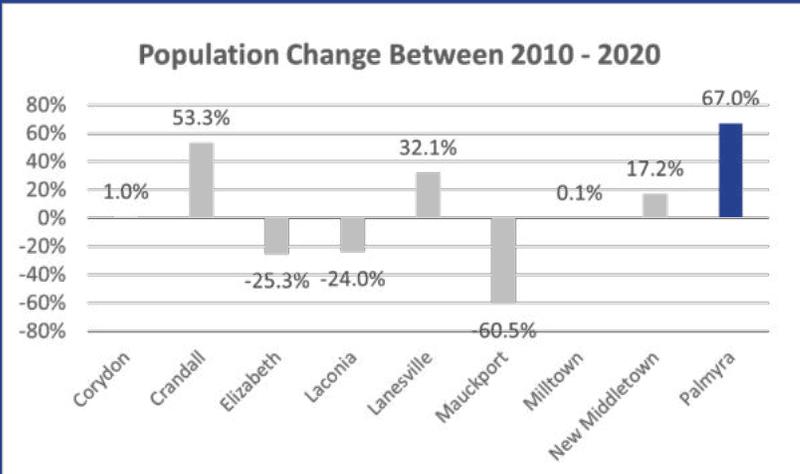| Year	Population
2000	633
2010	930
2020	1,553

The population grew by 293 residents (46.9%) between 2000 and 2010 and then increased again by 623 residents (67%) from 2010 to 2020.

POPULATION CHANGE

Population Change Between 2010 - 2020

Location	Change
Corydon	1.0%
Crandall	53.3%
Elizabeth	-25.3%
Laconia	-24.0%
Lanesville	32.1%
Mauckport	-60.5%
Milltown	0.1%
New Middletown	17.2%
Palmyra	67.0%

New Amsterdam's population change was 281%. Due to a much larger change, it was left off of the graphic.

Palmyra has experienced the second highest rate of growth of the last decade.

HOUSEHOLDS
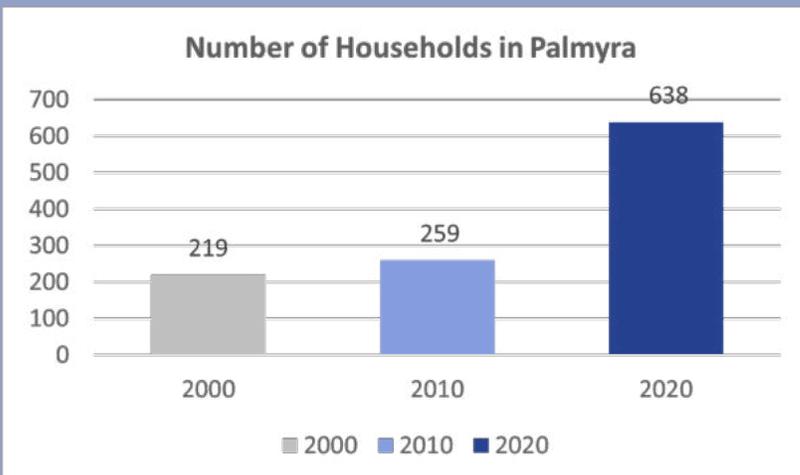
Number of Households in Palmyra

Year	Households
2000	219
2010	259
2020	638

■ 2000 ■ 2010 ■ 2020

With the exception of New Amsterdam, Palmyra had the highest household growth out of all incorporated towns within the county and greatly outpaced Harrison County (1.5%) itself.

Households are defined as all persons living under the same roof as their primary residence and can include both families and unrelated persons living together. Households are also defined as any occupied housing unit within a community, both owned and rented. While it is likely the town did experience an increase in number of households, the high percentage of change (146%) could be skewed by the lack of participation in the 2010 census report. With only 30 new homes built between 2010 and 2020, it would be uncommon to see such a significant increase in total number of households without seeing a large increase in total number of housing units as well.

Palmyra is home to primarily white individuals.

Palmyra's population is 98.8% Caucasian, 0.1% Black or African American, 0.6% of Two Or More Races, and 0.5% of Some Other Race. Although Palmyra is less diverse when compared to the state (82.3%) as a whole, it is similar to Harrison County (96.3% Caucasian) and other surrounding communities. Along similar lines, Palmyra residents who identify as Hispanic or Latino only account for 0.2% of the town's population. One important note when discussing a community's diversity is the differences between race and ethnicity. Race refers to the physical characteristics of a population, while ethnicity describes a person's origin or cultural identity.

Palmyra's median age has gotten slightly younger.

The median age of Palmyra residents is 36.1 years, making the town younger than Harrison County (42.6 years) and most of the towns within the county. Palmyra's median age has only slightly shifted over the last decade, decreasing 2.2% from 36.9 years in 2010. The town is one of only three towns within the county that have seen decreases in median age over the last decade, which is opposite of state (an increase of 6.2%) and nation (an increase of 3.0%) trends.

Palmyra's shifting median age can be better seen when comparing the town's 2010 and 2020 population pyramids. The shape of a population pyramid can indicate a community's future growth or decline. A community with stable population growth generally has a similar number of people in all age groups, except the oldest, and appears as a rectangle shape. However, a population pyramid with a narrow top and wide base typically indicates high birthrates (or growing population), while an inverted pyramid (wide top and narrow base) generally represents low birthrates (naturally declining population). In general, Palmyra's population pyramids show a growing population with a wider base and narrow top. However, the town has a very low percentage of people between the ages of 20 and 30 (15.6%) with less than 1% of the population between the ages of 20 and 24.

## Palmyra's median household income is significantly lower than other Harrison County communities.

Palmyra's median household income is $33,077, a decrease of 38.3% from the town's median income of $53,594 in 2010. Palmyra is the only community within Harrison County to have a decrease in median household income over the last decade. This median household income is much lower compared to Harrison County ($59,169) and Indiana ($58,235). While there could have been a significant dip in median income, it is likely this is an inaccurate data point gathered by the census. If a significant portion of the population did not complete the census report, then it can impact the margin of error when predicting or calculating the data point. With less representation of the community, the median household income could be appearing lower than it really is. The other possible explanation would be the increase in single-person households. A single person household income is going to be smaller than a family household where it is likely that two people are bringing in a living wage.

Palmyra's educational attainment is increasing.

Palmyra has a high school education rate higher than most Harrison County communities with 90.4% of the population 25 years or older having at least a high school diploma or equivalent degree. The town's educational attainment rate is also slightly higher than the county (89.8%), Indiana (89.3%), and the United States (88.5%). While the number of residents with a bachelor's degree or higher in Palmyra (12.5%) still falls behind Harrison County (18.4%) as a whole, the town's overall educational attainment in high school, bachelor's, and graduate degrees has improved since 2010.
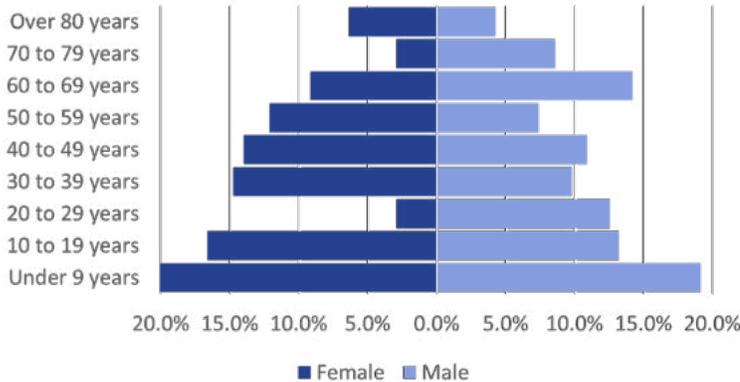
RACE & ETHNICITY

2020 Palmyra Racial Makeup
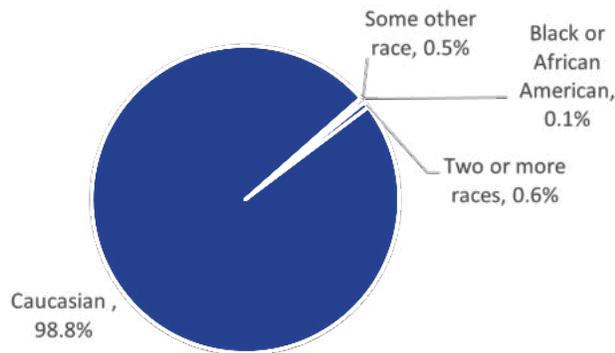
Some other race, 0.5%

Black or African American, 0.1%

Two or more races, 0.6%

Caucasian, 98.8%

Although Palmyra is less diverse when compared to the state (82.3%) as a whole, it is similar to Harrison County (96.3% Caucasian) and other surrounding communities.

AGE STRUCTURE

2020 Palmyra Population Pyramid

Over 80 years	
70 to 79 years	
60 to 69 years	
50 to 59 years	
40 to 49 years	
30 to 39 years	
20 to 29 years	
10 to 19 years	
Under 9 years	

20.0% 15.0% 10.0% 5.0% 0.0% 5.0% 10.0% 15.0% 20.0%

■ Female ■ Male

The town is one of only three towns within the county that have seen decreases in median age over the last decade, which is opposite of state (an increase of 6.2%) and nation (an increase of 3.0%) trends.

EDUCATION

Palmyra Educational Attainment

Year						
2020	7.5%	43.5%	27.1%	7.3%	9.2%	3.3%
2010	9.9%	44.4%	21.8%	7.7%	8.1%	2.2%

0.0% 10.0% 20.0% 30.0% 40.0% 50.0% 60.0% 70.0% 80.0% 90.0% 100.0%

■ Less than 9th grade
■ 9th to 12th grade, no diploma
■ High school graduate (includes equivalency)
■ Some college, no degree
■ Associate's degree
■ Bachelor's degree
■ Graduate or professional degree
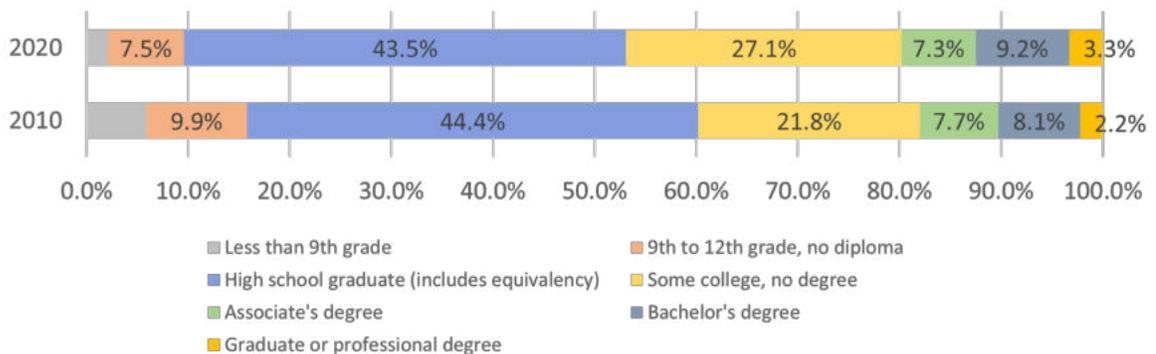
PEOPLE - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR PALMRYA?

- **Population Growth** – Palmyra has experienced consistently high population growth since 2000. While growth is good, it is important to plan for sustainable growth which meets the needs of all residents. Palmyra will need consider the potential impacts which come with new growth, such as housing, infrastructure, and community service needs.

- **Lack of Young Adults** – An increase in school-aged children is a sign of a growing community. However, it is important for a community to find ways to keep the youth after they graduate and begin entering the workforce and living on their own. Each age group has different preferences in terms of housing types, recreational amenities, and employment opportunities. The town will need to be mindful of these preferences when thinking about future development to provide housing for all residents.

- **Shrinking Household Income** – A decrease in household income can result from a variety of reasons, such as a decrease in local wages or the number of people earning a living in a household. Palmyra's decrease in median household income is likely heavily influenced by the sharp increase in single-person households within the community. These could be contributed to young professionals and recent graduates or a rise in senior citizens, both of which bring unique opportunities and challenges for the town.

- **Increasing Educational Attainment Rate** – More residents today are working to achieve a higher level of educational attainment, which could contribute to local and regional economic development in several ways. As individuals become more educated, it is likely their hourly wage or salary also increases. These individuals likely have more disposable income to spend on housing, dining, and entertainment if these types of development and/or services were available.

HOUSING

The number of both owner and renter-occupied housing units has increased.

Palmyra has a total of 733 housing units, an increase of 138.8% (426 units) from the 307 units in 2010. The growth rate of housing in Palmyra during the last decade greatly outpaces nearly all other incorporated communities in Harrison County and outpaced the overall housing growth seen in the county (6.2%) and state (4.5%). A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. The major increase in housing units largely consisted of renter-occupied units. Between 2010 and 2020, Palmyra went from only 57 rental units to 259 rental units.

Palmyra has one of the most diverse housing stocks in Harrison County.

Approximately 79.4% of homes in Palmyra are single-unit, detached structures, with the remainder consisting of single-unit, attached structures (8.3%), duplexes (2.9%), mobile homes (3.0%), and multi-family housing (6.4%). Palmyra has the highest percentage of multi-family housing within the county with the exception of Corydon (15.6%) and Lanesville (16.3%), and Palmyra has the highest percentage of single-unit, attached structures (such as townhomes or patio homes) within the county.

While home values are decreasing, the sale prices are continuing to increase.

Palmyra's median home value was $101,600 in 2020, falling 12% from the median value of $115,400 in 2010. Palmyra is one of three incorporated communities within Harrison County to experience a decrease in median home value over the last decade, with New Amsterdam (decrease of 46.8%) and New Middletown (decrease of 39.1%) being the other two communities. Decreases in median home value within Palmyra could be contributed to new housing developments for single-person households and renters.

While according to the U.S. American Community Survey information the town's median home value has fallen since 2010, home sale prices published by Zillow tell a different story. According to Zillow, home sale prices within Palmyra have risen from $105,911 in 2010 to $142,684 in 2020, which is a 34.7% increase and higher than most of the communities within the county with the exception of Lanesville (43.2%).

The influx of additional rental units could be causing the median rent price to decrease.

Palmyra's median rent is $633 per month. Although the number of single-person households and renter-occupied housing units has increased within the town since 2010, median rent has fallen 10.1% from $704 in 2010. Harrison County as a whole has experienced a median rent increase of about 23% over the last decade, and Palmyra's contradiction to this trend could be in part to the large increase in renter-occupied units since 2010 which may have driven prices down as new units entered the market.

Palmyra has a relative younger housing stock compared to the other towns in Harrison County.

The majority of housing structures within Palmyra were built between 1990 and 2010 (32.2%) or before 1950 (30.4%), and the median construction date for structures is 1969. While Palmyra's housing stock is generally newer than the housing stock within other incorporated communities in Harrison County, older homes present a challenge to both homeowners and the community as a whole. Older homes, while providing a unique character to a place, are often difficult and expensive to maintain and often need major improvements to comply with current building codes.
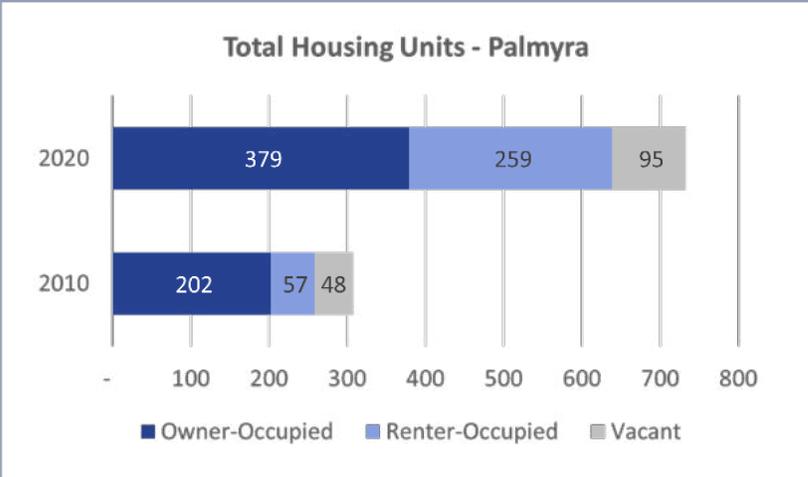
Total Housing Units - Palmyra

Palmyra has a total of 733 housing units, an increase of 138.8% (426 units) from the 307 units in 2010.

2020 Palmyra Housing Stock

79.4%   8.3%   9.3%   3.0%

■ 1-unit, detached   ■ 1-unit, attached   ■ 2- 20 units (Multi-family)   ■ Mobile home
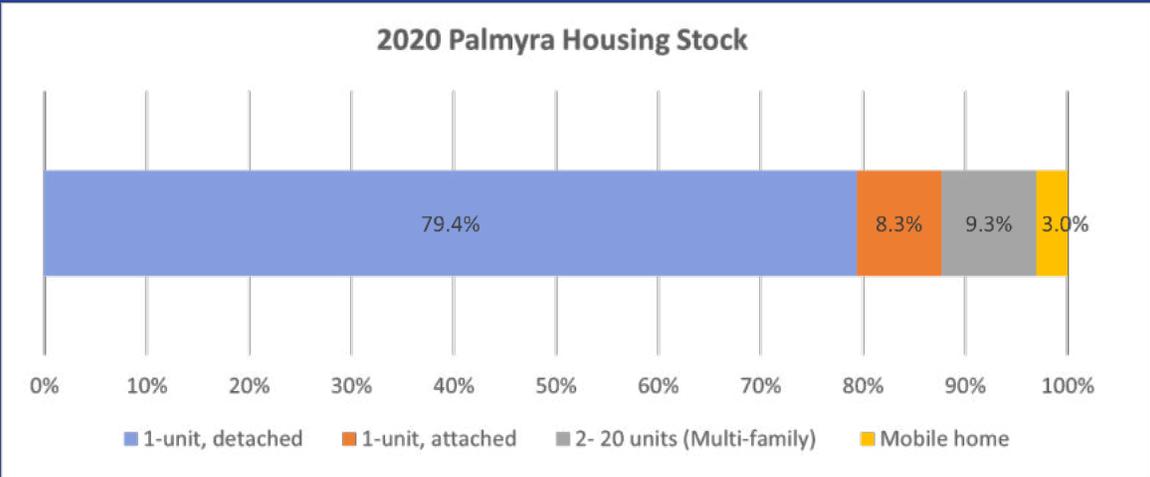
2020 Median Home Value
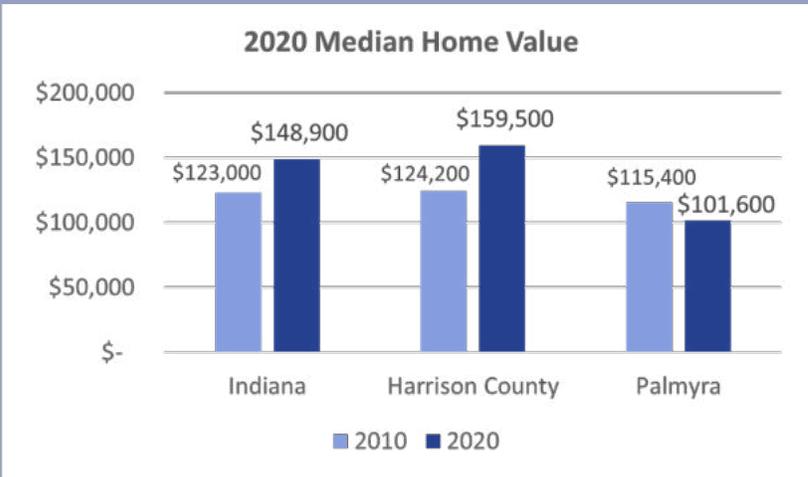
While census data reveals that median homes values are decreasing, home sale prices published by Zillow tell a different story.

HOUSING - KEY CONCLUSIONS
WHAT DOES THIS MEAN FOR PALMYRA?

- **Expanding Housing Market** – Palmyra's housing market has seen an increase of over 400 units in the last decade, reinforcing the town as the second-largest incorporated area within Harrison County. The growth includes an increase in both owner- and renter-occupied units with the overall housing vacancy falling from 15.6% to 13.0% over the same period. If Palmyra continues to grow in population at the same rate as its growth over the last 10 years, it will be imperative that infrastructure and utilities within the community are well planned in order to support new development and redevelopment.

- **Growing Number of Rentals** – Palmyra experienced a 354.4% (202 units) increase in renter-occupied units from 2010, with rental units now accounting for over a third of the town's total housing units. Rental units often have a negative connotation associated with them; however, rental units are crucial for growing communities as they provide flexible and affordable housing options for residents. Young professionals and the elderly in particular rely on rented units for housing because it allows for less financial commitment and lower levels of maintenance.

- **Aging Housing Stock** – Over a third of Palmyra's housing stock was built before 1950. Older housing can be directly related to structure condition, value, and aesthetics within a community because older homes are often more expensive to maintain. Directing property owners to statewide resources or developing local financial assistance programs can help with the renovation and upkeep of the town's older homes. Not only can these resources help introduce vacant homes back into the market but also improve the overall visual within the community.

- **Attainable Housing** – Although the median home sale price in Palmyra has increased 40.4% since 2010 (according to Zillow.com), the overall home value has decreased by 12% (according to 2020 ACS). The decreased home value should not always be counted as a negative because it can indicate that new affordable housing options are being introduced into the market. The large increase in renter-occupied units is likely the reason for the town's decreasing median home value, not necessarily an overall decrease in property value. Moving forward, town officials will need to identify available land which can be used to attract the types of housing development demanded by current and new residents, ensuring new growth aligns with the community's future vision.

EMPLOYMENT AND WORKFORCE
Palmyra's labor force has gotten much smaller.

In 2010, Palmyra population included 543 people over the age of 16, of which 80% (435) were part of the labor force. By 2020, there was a total of 1,105 people over the age of 16 in Palmyra, of which only 47% (518 people) were part of the labor force. This decrease reveals that the town went from having the highest percentage of people in the labor force to now one of the lowest within Harrison County with the exception of Laconia (25.7%) and Mauckport (44.8%). A labor force percentage of 47% is also much lower than the state (63.8%). Part of this decline could be due to the town's decrease in young adults (20-34 years old) living within the community and increase in the aging population (65+ years old). From 2010 to 2020, the percentage of residents between the ages of 20 to 34 decreased by 6% and the percentage of residents over the age of 65 increased by 8%.

Palmyra is experiencing a shift in leading industries where residents are employed.

Educational services, health care, and social assistance industries (26%), manufacturing (21%), and retail trade (13%) employ the majority of Palmyra residents. These same industries are top employers for the other Harrison County communities and rural communities in southern Indiana as well. It's important to note that this data represents the largest industries in which residents are employed, but it does not mean those jobs are located within Palmyra.

While two industries in which residents are employed (educational services/health care/ social assistance and manufacturing) have continued to grow, they are not the fastest growing for Palmyra. Professional, scientific, management, administrative, and waste management services grew by 185.7% (13 workers) since 2010 and wholesale trade increased from zero residents in 2010 to 29 residents in 2020.

LABOR FORCE

2020 Population 16+ in the Workforce

Palmyra — 47%
Harrison County — 59%
Indiana — 64%
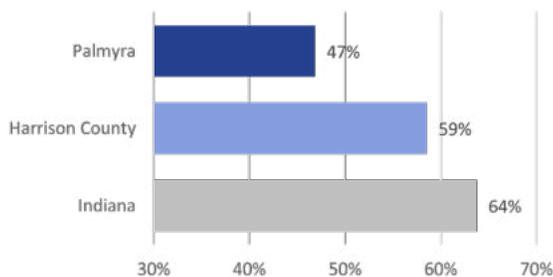
A low labor force percentage could be due to the town's decrease in young adults living within the community and increase in the aging population.

MAJOR INDUSTRIES

2020 Palmyra Industry Breakdown

Industry	Number of Employees
Other services, except public administration	34
Arts, entertainment, recreation, accommodation, and food services	9
Educational, health care, and social assistance	137
Professional, management, and administrative	20
Finance, insurance, and real estate	37
Transportation and utilities	23
Retail trade	66
Wholesale trade	29
Manufacturing	109
Construction	54

Harrison County and Palmyra have low unemployment rates.

Harrison County's annual unemployment rate is 6.3%, according to the Bureau of Labor Statistics 2020 annual averages. Palmyra's unemployment rate (according to 2020 American Community Survey data) was 0%, as it was estimated all residen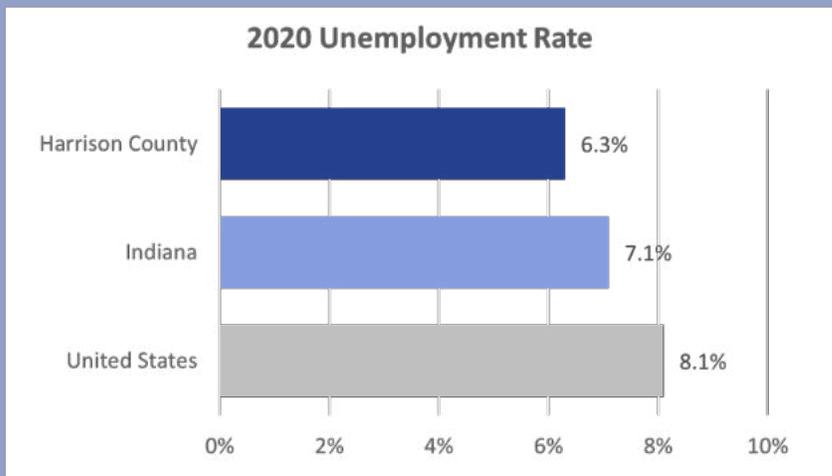ts over the age of 16 in the labor force were employed or in the process of searching for a job. It's important to note that because census data is self-reporting, this means that all of the people who completed the census report were employed, but there are likely individuals that didn't participate in the census who are unemployed.

Majority of workers are commuting outside of Palmyra for employment.

Palmyra's median work commute time for residents is 35.6 minutes. While the town's median commute time is higher than the county as a whole (31.3 minutes) and the state (23.9 minutes), it is still much lower than both Mauckport (67.5 minutes) and Laconia (72.0 minutes). Approximately 91% of Palmyra residents commute using a car, truck, or van with 81% driving alone and 10% carpooling. Due to Palmyra's proximity to major employment hubs in Southern Indiana, only 32% of residents work within Harrison County, 37% work in other Indiana Counties, and 32% work in another state (likely Kentucky).

UNEMPLOYMENT

2020 Unemployment Rate

Harrison County	6.3%
Indiana	7.1%
United States	8.1%

Palmyra's unemployment rate (according to 2020 American Community Survey data) was 0%, as it was estimated all residents over the age of 16 in the labor force were employed or in the process of searching for a job.

COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	68.8%
Worked in county of residence	32.0%
Worked outside county of residence	36.8%
WORKED OUTSIDE STATE OF RESIDENCE	32.1%

WORKED IN PLACE OF RESIDENCE	10.3%
WORKED OUTSIDE PLACE OF RESIDENCE	89.7%

Due to Palmyra's proximity to major employment hubs in Southern Indiana, only 32% of residents work within Harrison County, 37% work in other Indiana Counties, and 32% work in another state (likely Kentucky).

ECONOMICS - KEY CONCLUSIONS
WHAT DOES THIS MEAN FOR PALMYRA?

- **Shrinking Workforce** – A stable workforce is reflective of the residents living within a community. Palmyra's workforce has decreased from 80% of the population in 2010 to 47% in 2020. This decline in the workforce is likely due to the increase in school-aged children and retired residents, while the number of young, working adults has declined. Attraction and retention of young adults in Palmyra plays a critical role in filling positions in the regional workforce.

- **Bedroom Community** – Only 10.3% of Palmyra's workforce is employed within the town. The large percentage of residents working outside Palmyra means that town can be referenced as a "bedroom community," or a place people want to live due to the low cost of living and quality of life aspects but work elsewhere. The town's location along two major highways likely contributes to this, allowing residents to quickly access major employment destinations within Southern Indiana and the larger Louisville area.

- **Potential to Attract Local Employment** – Although the majority of residents are commuting outside of the town for work, community leaders should still focus on attracting new local businesses and industries to Palmyra that provide neighborhood-level services and present new employment options for residents. The town's growing population, educational attainment levels, and access to major markets can be major selling points to potential employers who are looking to locate within Palmyra or Harrison County. Attracting new businesses and industries can also generate additional property and sales tax revenue for the community on top of local employment.

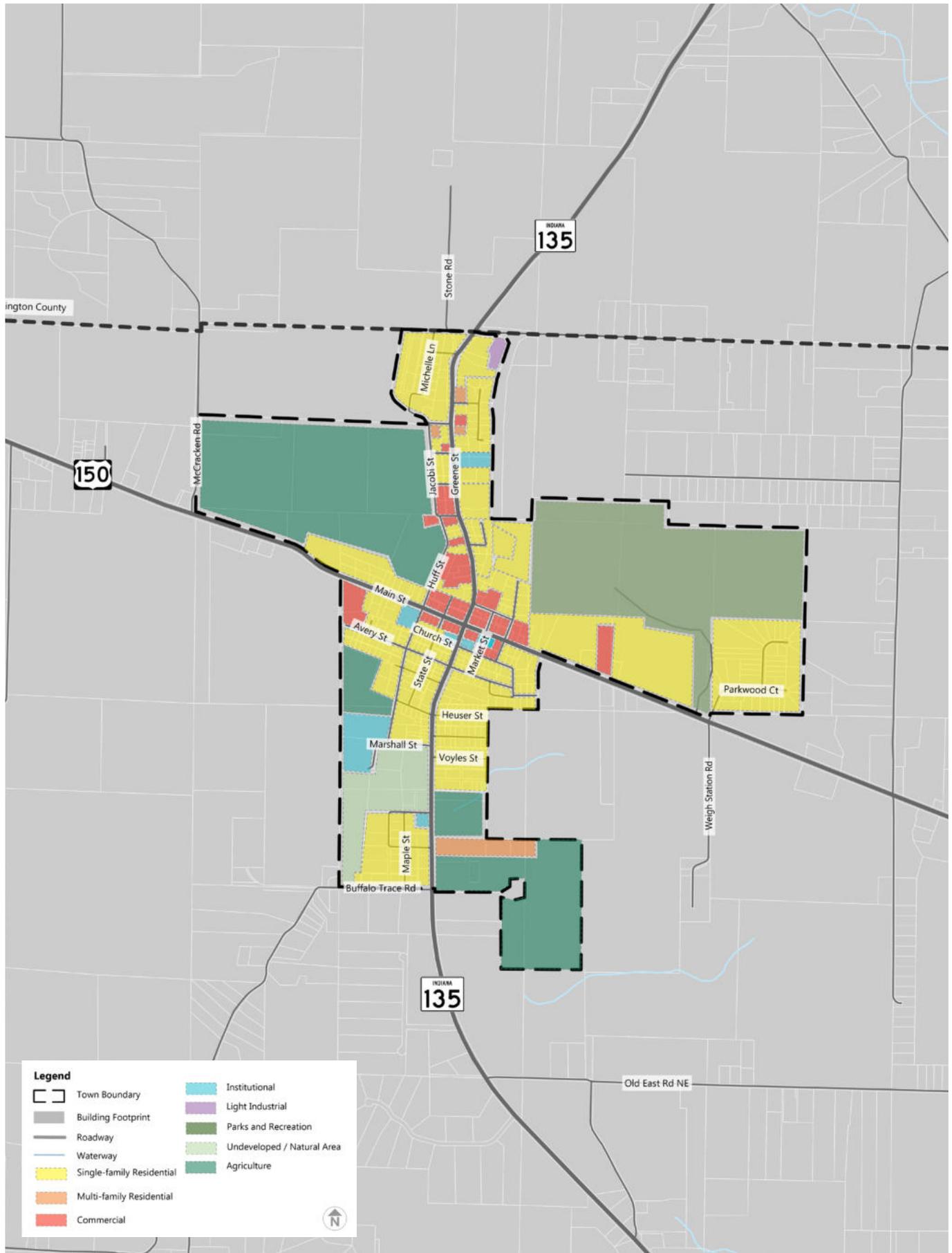*This page was intentionally left blank.*

THE BUILT ENVIRONMENT
LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

The second part of the Existing Condition Summary is an inventory and analysis of the built environment. Some elements, such as buildings, streets, and sidewalks, are easy to evaluate because they are visible to any individual. Other elements, such as utility infrastructure, isn't as easy to assess because it is largely located underground or not visible. These components come together to form the built environment. The following section provides a brief overview of existing land use, transportation, and utility infrastructure in Palmyra.

EXISTING LAND USE

One of the primary requirements for comprehensive planning, set forth by the Indiana Code, is a statement of objectives for land use development. Land use refers to the type of activity that is occurring on the property or within the structure. There are many different types of land use categories, but the five most common uses include residential, commercial, parks and recreation, industrial, and institutional. Before creating a Future Land Use, an inventory and analysis of the current land use pattern can be used to set the stage. While an existing land use map is a visual representation of how the community has developed to date, a future land use map is a visual representation of how the community wishes to be developed. A land use map is typically accompanied by written land use category descriptions.

Legend

- Town Boundary
- Building Footprint
- Roadway
- Waterway
- Single-family Residential
- Multi-family Residential
- Commercial
- Institutional
- Light Industrial
- Parks and Recreation
- Undeveloped / Natural Area
- Agriculture

N

Each of the existing land use categories is described below.

- **Single-family Residential** – The single-family residential category represents land used exclusively for residential purposes and contains a single dwelling unit. Most housing units within this category are a typical single-family home.

- **Multi-family Residential** – The multi-family residential category represents areas where multiple, separate units are contained within one building or within one complex. Common multi-family housing types include apartments, duplexes, and townhouses.

- **Commercial** – This category represents land that is used for providing goods and services. For Palmyra, the current commercial uses range from a gas station and Dollar General to local businesses, such as a tire shop and lawn care center.

- **Institutional** – Institutional uses typically include religious, educational, medical, or civic uses. Uses within this land use category are exempt from property taxes. The US Post Office, Town Hall, and several churches are institutional uses within Palmyra.

- **Parks and Recreation** – The parks and recreation category represent land used for active recreation or passive open space. Buffalo Trace Park serves as a major recreational asset to local and regional residents. While the park is located within town limits, it is owned and operated by the Harrison County Parks Department.

- **Agriculture** – This category represents land being used for agricultural purposes, including land dedicated to growing crops or pastureland used for livestock. There is a significant amount of agricultural land surrounding Palmyra with only a few, larger parcels of land within town limits dedicated to agricultural use.

- **Undeveloped / Natural Area** – This category represents land that is not developed. There is undeveloped land on the south side of the town that has significant tree coverage.

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TRANSPORTATION NETWORK

A transportation network can and should include more than just roadways for cars. A complete network includes multiple modes or forms of transportation, including sidewalks, multi-use paths, trails, and public transit options (such as buses). The following section outlines the existing transportation network available in Palmyra.

ROADS

Functional classification is a way to inventory the function of a road and the level of access and/or mobility to individual property that 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.

Palmyra was two primary thoroughfares running through town including US 150 (Main Street) and SR 135 (Greene Street). US 150 runs east-west, connecting Palmyra to French Lick to the west and I-64 to the east. SR 135 runs north-south, connecting Palmyra to Salem to the north and Corydon to the south.
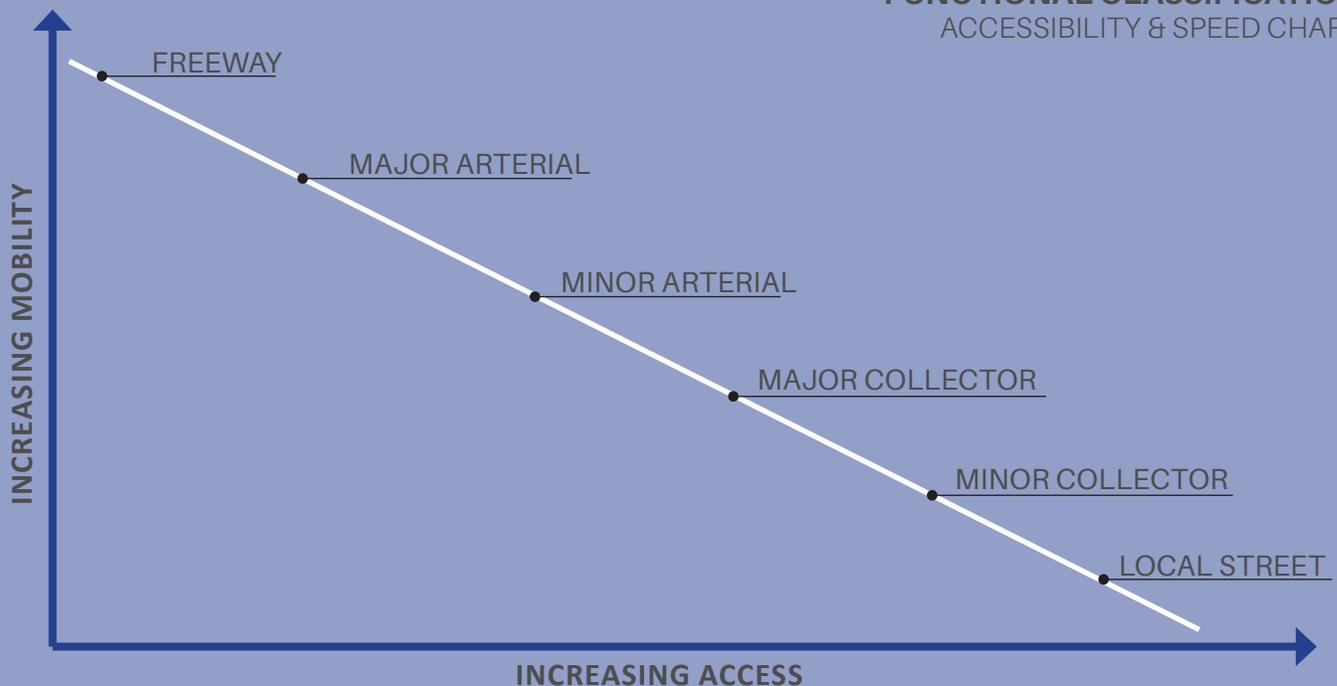
Both roadways are classified as minor collectors, meaning they are responsible for collecting traffic from local roadways and funneling it to the larger arterial roads.
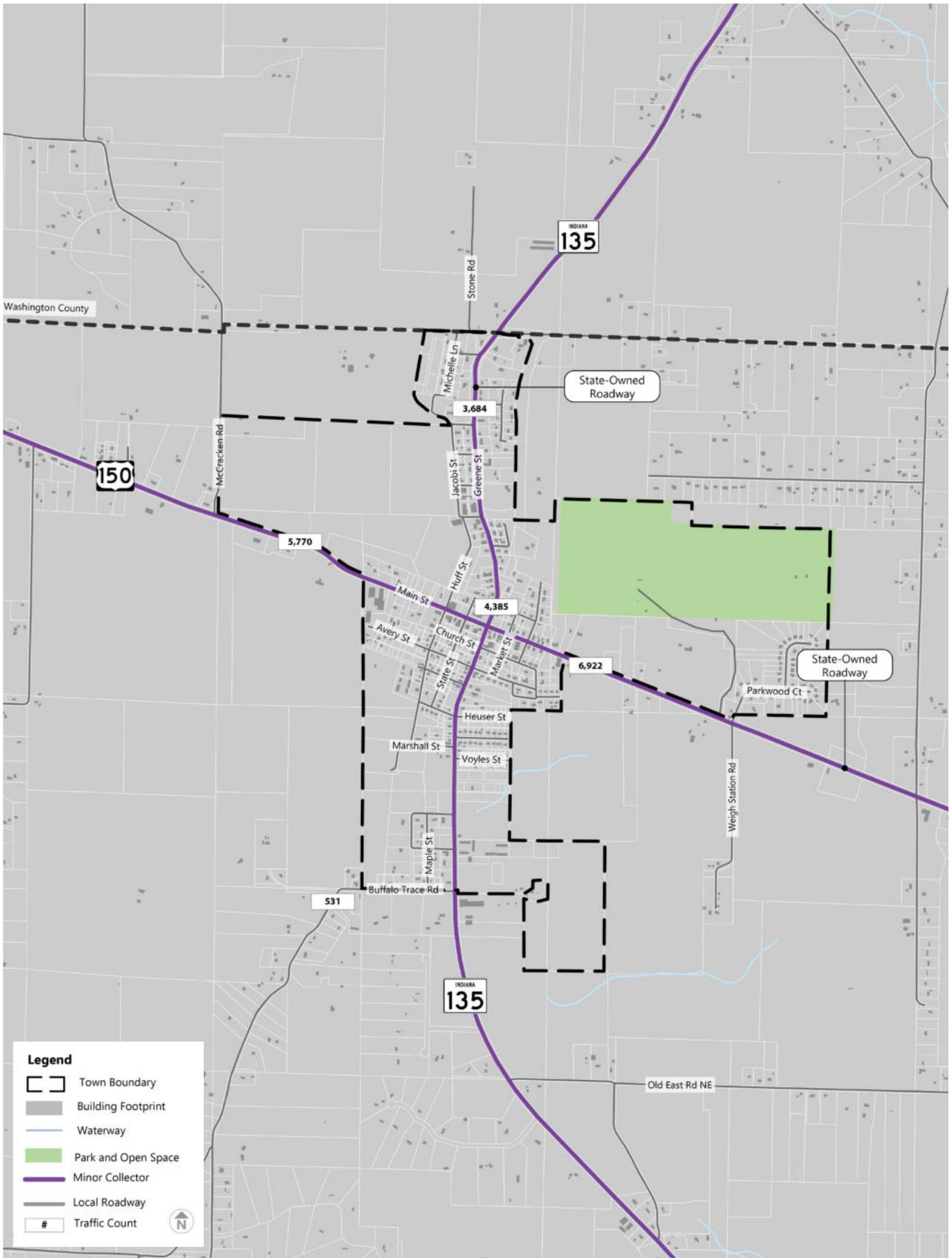
In terms of traffic, US 150 (Main Street) experiences a higher daily traffic than any other roadway in Palmyra. The average number of cars each day ranges between 5,700 to 7,000 daily trips depending on the location along US 150. SR 135 has a range of 3,600 to 4,400 daily trips. US 150 and SR 135 are both state-owned roadways, meaning that INDOT owns these roads and is responsible for the maintenance. The town owns and is responsible for all other roads within town limits.

SIDEWALKS

Sidewalks not only serve as an alternative mode of transportation, but they also provide a recreational amenity for leisure walking and biking. Palmyra's sidewalks are located along US 150 (Main Street) and SR 135 (Greene Street) As well as both sides of Greene Street between North Street and Heuser Street. Starting at Heuser Street, moving south, sidewalks are only present on one side of Greene Street until Marshall Street where the sidewalk ends. Sidewalks are much more limited along Main Street and only present between State Street and Market Street.

FUNCTIONAL CLASSIFICATION
ACCESSIBILITY & SPEED CHART

INCREASING MOBILITY

INCREASING ACCESS

- FREEWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL STREET

Legend

- Town Boundary
- Building Footprint
- Waterway
- Park and Open Space
- Minor Collector
- Local Roadway
- # Traffic Count

BUS ROUTES

There is one public transit service available to Palmyra residents. Working with the Harrison County Commissioners and Blue River Services, the Southern Transit System (SITS) serves the community with rural transit services. SITS is available to residents in Crawford, Harrison, Scott, Washington, and Floyd Counties. Their door-to-door service ensures 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 two to four dollars one way, depending on milage.

MULTI-USE TRAILS

There are no existing multi-use trails within the town limits of Palmyra.

UTILITY INFRASTRUCTURE

Complementing several private utilities, Palmyra provides three public utilities including water, wastewater, and stormwater management. These utilities are critical to maintaining a high quality of life and supporting growth and development. The following sections identify the primary providers for each utility service.

WATER, WASTEWATER, AND STORMWATER

The town provides municipal water and sewer service to residents. The utility department, Palmyra Water Works, purchases water from the Ramsey Water Company. Water and sewer rates, policies, and new account contracts can be found on the town website.

ELECTRIC

Indiana Utilities Corporation provides natural gas to areas within the Town of Palmyra. Electrical services are provided by Duke Energy and Harrison County REMC.

BROADBAND

According to Broadbandnow.com, there are eight internet providers, including Spectrum, Frontier, Viasat, HughesNet, Mainstream, Outernet Broadband, Portative Technologies, and NetserfUSA.
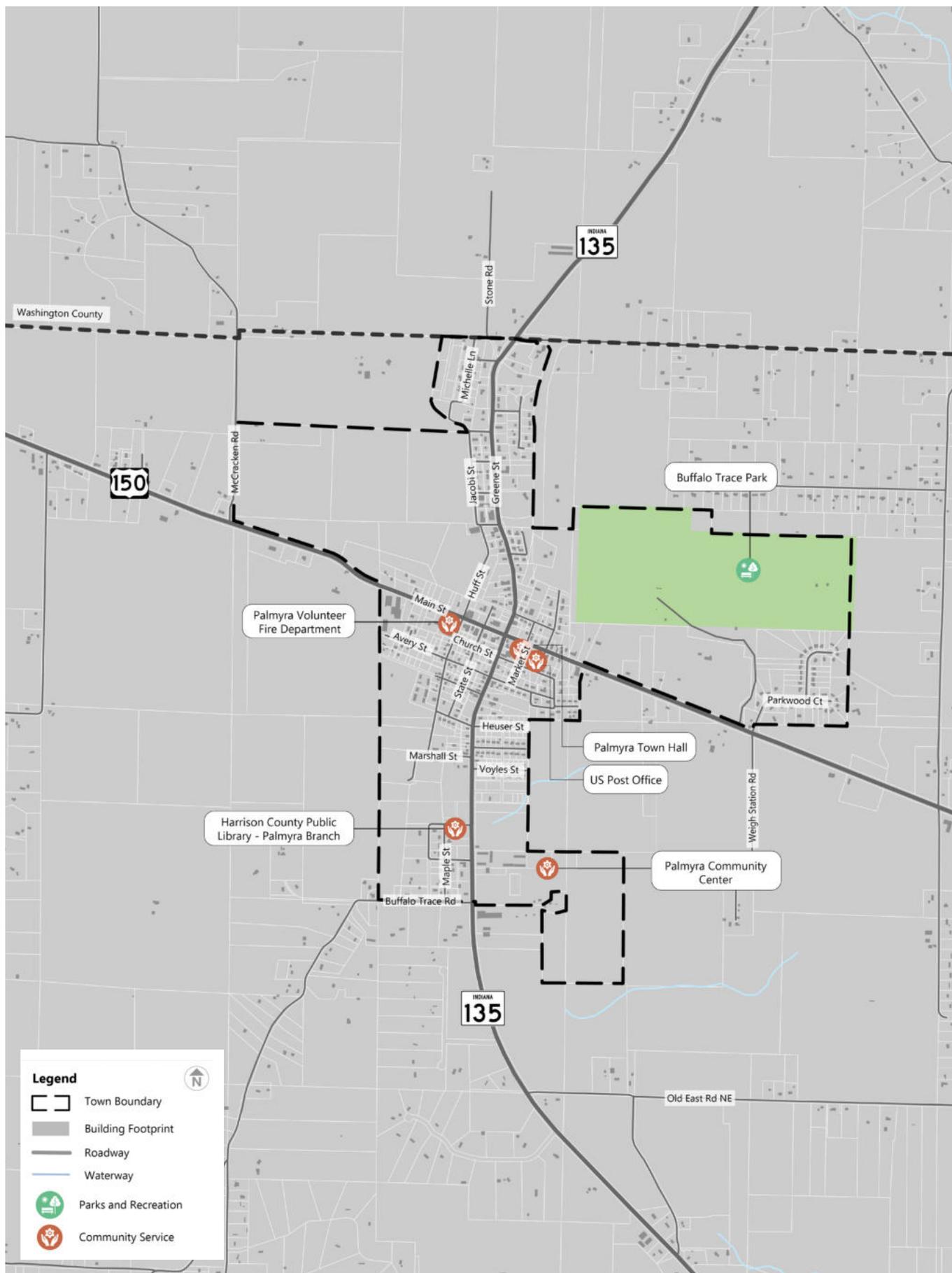
Over the last several years, Harrison County has prioritized improving broadband connectivity by investing over five-million dollars in broadband with MainStream Fiber. More recently, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation launched a *Broadband Readiness and Infrastructure Deployment Plan.* The Plan identifies areas in need of broadband infrastructure, defines the greatest return on investment, and outlines strategies for implementation. While the plan was completed at the county level, the town will reap the benefits as the recommendations are implemented.

COMMUNITY FACILITIES

Community facilities provide services to sustain and enhance the quality of life offered with the Town of Palmyra. These facilities can provide a range of services including health, public safety, government administration, recreation, and other services. Palmyra has six key community facilities including:

- **Palmyra Town Hall** - Located at 765 Main Street, this public building is used for town government offices and meetings.

- **Palmyra Community Center** – This facility is used for public and private events. Managed by the town, the community center has a large multi-purpose room, small kitchenette, and restroom facilities. Residents can rent the center for $150.00 for a four-hour timeslot. The center is also the LifeSpan site and designated location for several weekly community clubs, such as the Wood Carvers Club and Arts for Fun.

- **Fire Station** – Palmyra has a volunteer fire department with a fire station located at 595 Main Street.

- **Library** – The Harrison County Public Library has a branch located in Palmyra along Haub Street. This branch has eight staff members dedicated to providing a space for reading, gathering, and learning. In addition to books, computers, and meeting spaces, the library offers several programs throughout the years.

- **US Post Office** – Palmyra has a US Post Office located along Main Street which provides residents the ability to send and receive mail.

- **Buffalo Trace Park**- This park provides over 18 activities for visitors ranging from sports facilities to swimming and boat rentals. One of the main attractions is a large lake with a walking path around it. The park also offers modern and primitive camping with cabins available for rent. The Harrison County Parks Department operates the park under a long-term lease agreement with the town.

Washington County

INDIANA 135

Stone Rd

Michelle Ln

US 150

McCracken Rd

Jacobi St

Greene St

Buffalo Trace Park

Huff St

Main St

Palmyra Volunteer
Fire Department

Avery St

Church St

Market St

State St

Heuser St

Marshall St

Palmyra Town Hall

Voyles St

US Post Office

Parkwood Ct

Weigh Station Rd

Harrison County Public
Library - Palmyra Branch

Maple St

Palmyra Community
Center

Buffalo Trace Rd

INDIANA 135

Old East Rd NE

Legend N

⬜ Town Boundary

▬ Building Footprint

━ Roadway

━ Waterway

🟢 Parks and Recreation

🟠 Community Service

KEY CONCLUSIONS

Palmyra's Strengths & Opportunities

This document informs the strategies and action steps included in the plan by revealing strengths, weaknesses, opportunities, and threats based on what the community has to offer today and what it could offer in the future. The following statements serve as the key conclusions for this analysis. Moving forward these conclusions should be taken into consideration as the vision, goals, and recommendations of the *Palmyra Comprehensive Plan* are developed.

- **Population Growth** - As the second largest town within Harrison County, Palmyra has experienced high rates of growth over the past two decades. The town's population grew by 47% between 2000 and 2010 and increased again by another 67% from 2010 to 2020. With a 67% growth rate in the last decade, Palmyra experienced the greatest population increase out of all of towns in Harrison County. This growth is likely tied to the increase in housing and the town's ability to support additional development in terms of land and utilities. With a growing population, the town should be mindful of the impacts that growth can have on development and supporting infrastructure.

- **Utility Infrastructure** – Palmyra is one of the few towns within the county that provide municipal water, sewer, and stormwater services to its residents. This is an asset to the community as they likely have more capacity to support growth compared to other towns within Harrison County.

- **Housing Stock** – Palmyra's housing stock is growing and getting more diverse. Palmyra has one of the highest increase in housing units between 2010 and 2020. Palmyra has nearly 640 units of which 52% are owner-occupied, 35% are renter-occupied, and 13% are vacant. Furthermore, only 80% of the units are single-family detached units, meaning the remaining 20% of units are a combination of single-family attached (8%) and multi-family units (12%). Single-family attached units refer to any building containing two or more living units attached but each unit is located on a separate parcel of land. If Palmyra continues to grow as it has over the last 10 years, it will be imperative that infrastructure and utilities within the community can support new development and redevelopment.

- **Buffalo Trace Park** – This park and recreation facility provides a great community asset to local residents and regional visitors. Whether it's a day trip to go swimming or walk around the lake or a weekend getaway to the campground, the park provides nearly 20 different activities and amenities for users.

- **Community Center** – For the size of the town, Palmyra is unique to have a community center for public and private events. This facility provides a space for the community to gather and facilitate clubs, meetings, and other events.

KEY CONCLUSIONS

Palmyra's Challenges & Threats

- **Shrinking Workforce** - The town's labor force enrollment went from being the highest percentage (80% of residents) to the lowest percentage (47%) with Harrison County over the course of ten years. Today, there is a total of 1,105 people over the age of 16 within Palmyra, of which 47% (518 people) are in the labor force. Compared to the state (63.8%), Palmyra has a much lower percentage of people participating in the labor force. Because the labor force is smaller and so many people are commuting to work, the local establishments may struggle to find employees.

- **Attainable Housing** – While home values are decreasing, the sale prices are continuing to rise. Since 2010, the median home value has decreased by 12% (2020 ACS), which could be a reflection of the age or condition of the structure, but the median sale price has increased by 40% (according to Zillow.com). Moving forward, the town should be mindful of housing costs in relation to household income data and the conditions of the structure. There are incentives the town could consider offering to help offset the cost of new construction homes.

- **Sidewalk Infrastructure** – Palmyra is lacking a complete sidewalk network. Currently, there are only a couple of blocks along US 150 and SR 135 that have existing sidewalks. Nearly all of the local residential streets do not have sidewalks, making it difficult to safely walk from a neighborhood to a destination.

- **Commuting Workforce** – Majority of Palmyra's workforce is leaving the town for employment. Due to Palmyra's proximity to major employment hubs in Southern Indiana and limited employment within town, nearly 90% of workers are commuting elsewhere to work. This has a major impact on the day time population in Palmyra and could create challenges for local establishments that are only open through typical business hours.

TOWN PLANNING
INITIATIVE
HARRISON COUNTY
The Town of Palmyra