



GOAL 1 - LAND USE: Focus development in key areas with high growth potential and adequate infrastructure to minimize the impact on productive farmland as well as natural and forested areas.

LAND USE BIG IDEA 1: SMART GROWTH

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

Strategy 1.1: Continue to coordinate development proposals with entities that provide services, such as roads, emergency response, and utilities.

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

Strategy 1.2: Consistently update the county's Future Land Use Plan to ensure the plan continues to reflect the community's needs.

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

LAND USE BIG IDEA 2: RURAL CHARACTER

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

Strategy 2.1: Consider requiring transitions between new development and rural areas.

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

Strategy 2.2: Identify tools to encourage developments to set aside or preserve agricultural land.

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

LAND USE BIG IDEA 3: PARKS AND REC

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

Strategy 3.1: Identify current trends and market demands for amenities, open spaces, and recreational facilities within private development.

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

LAND USE BIG IDEA 4: PROPERTY MAINTENANCE

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

Strategy 4.1: Streamline the reporting processes for property maintenance violations and ways to easily dispose of larger items.

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

Strategy 4.2: Create an abandoned structures removal program.

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

LAND USE BIG IDEA 5: DIVERSE HOUSING STOCK

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

Strategy 5.1: Consider allowing moderate and higher-density housing in targeted areas that have adequate access and utilities.

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

Strategy 5.2: Evaluate the impact of a residential “pattern book.”

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

LAND USE BIG IDEA 6: BUSINESS & INDUSTRY

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

Strategy 6.1: Identify strategies to attract desirable commercial growth, such as mixed use, entertainment, retail, and dining.

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

Strategy 6.2: Work with Harrison County EDC to market sites for industrial development with adequate access and utilities and that minimize land use conflicts.

- **Action 6.2A:** Work with the Harrison County EDC to create a “pre-development” checklist for targeted development properties.

- **Action 6.2B:** Identify challenges to development and work with Harrison County EDC to identify specific strategies to address these.
- **Action 6.3C:** Actively engage with property owners with developable property within the areas of interest to determine their willingness and attitude toward development.

LAND USE BIG IDEA 7: ENVIRONMENT

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

Strategy 7.1: Control the impacts of stormwater and drainage as new development occurs.

- **Action 7.1A:** Adopt a stormwater ordinance to reduce erosion control, improve water quality, and comply with any current or future MS4 requirements.
- **Action 8.1B:** Adopt a drainage ordinance to reduce the impacts of flooding during storm events on adjacent properties and other areas within the watershed.

LAND USE BIG IDEA 8: SMALL AREA PLANS

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

Strategy 8.1: Create a small area plan for Peter Schickel Way.

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

Strategy 8.2: Create a small area plan for the area north of the Corydon interchange.

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

GOAL 2 – UTILITIES & SERVICES: Proactively plan for sewer, water, and broadband capacity that directs future growth.

UTILITIES & SERVICES BIG IDEA 1: SEWER

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

Strategy 1.1: Work with the regional sewer district to identify high priority areas for sewer expansion.

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

Strategy 1.2: Continue to ensure new developments have adequate sewer service or on-site treatment.

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

UTILITIES & SERVICES BIG IDEA 2: BROADBAND

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

Strategy 2.1: Maintain open lines of communication with the public regarding broadband.

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

Strategy 2.2: Explore a variety of tactics to encourage broadband build-out.

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

UTILITIES & SERVICES BIG IDEA 3: WATER

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

Strategy 3.1: Coordinate with all water providers to understand existing capacity and plans for expanding services.

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

UTILITIES & SERVICES BIG IDEA 4: FIRST RESPONDERS & COMMUNITY SERVICES

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

Strategy 4.1: Continue to coordinate new growth with emergency response entities to ensure adequate response times.

- **Action 4.1A:** Identify maximum thresholds for response times for police, fire, and EMS and use these thresholds when considering applications before the Plan Commission.

- **Action 4.1B:** Coordinate population growth and locations where growth is anticipated with community service providers so those organizations can proactively plan expansion of facilities and/or programs as necessary. This should include a variety of providers and nonprofit organizations, including libraries, substance abuse (prevention and treatment), mental health, overall health and wellness, basic need providers (food and shelter), and homelessness.

GOAL 3 – AGRICULTURE: Continue to protect and promote agriculture as a viable industry in Harrison County.

AGRICULTURE BIG IDEA 1: POLICY SUPPORT

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

Strategy 1.1 Promote the economic benefits of farmland preservation.

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

AGRICULTURE BIG IDEA 2: LAND CONSERVATION

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

Strategy 2.1: Expand the conservation easement program.

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

Strategy 2.2: Consider establishing a development-supported conservation easement program.

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

AGRICULTURE BIG IDEA 3: COMMERCIAL SOLAR

Develop regulations for commercial solar development.

Strategy 3.1 Develop a clear and transparent process to identify desirable and undesirable locations for potential commercial solar projects.

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

Strategy 3.2 Educate property owners on the leasing process for large-scale solar.

- **Action 3.2A** Work with the Harrison County Farm Bureau and the Purdue Agricultural Extension Office to host educational workshops. As solar power generation becomes more widespread across Harrison County, Indiana, and the Midwest, the County and local partners can collaborate to provide rural property

owners with the knowledge they need to make informed decisions about selling and leasing their properties for large-scale solar power generation, such as commercial solar.

AGRICULTURE BIG IDEA 4: AGRICULTURAL TRANSPORT

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

Strategy 4.1: Coordinate the development of a grain elevator through a co-op of local farmers.

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

GOAL 4 - TRANSPORTATION: Develop a safe and efficient transportation system to serve the needs of all residents, businesses, and visitors.

TRANSPORTATION BIG IDEA 1: 2040 PLAN IMPLEMENTATION

Support the implementation of the projects and policies within the county's 2040 transportation plan.

Strategy 1.1: Coordinate new development with the 2040 Transportation Plan during plat approval and the development review process.

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

Strategy 1.2: Coordinate future updates to the 2040 Transportation Plan with the future land use plan and utility infrastructure.

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

TRANSPORTATION BIG IDEA 2: REGIONAL COORDINATION

Actively participate in regional transportation initiatives.

Strategy 2.1: Expand and increase access to alternative modes of transportation.

- **Action 2.1A:** Work with Align Southern Indiana to determine the county's role in implementing the Align Southern Indiana Regional Trails Master Plan. In April 2023, Align Southern Indiana, a non-profit, six-county collaboration, launched a regional trails planning process. This plan outlines trail segments within Harrison County that play an instrumental role in regional connectivity.
- **Action 2.1B:** Identify the best approach to connecting Harrison County residents to the Monon South Greenway. Monon South Greenway is a 60+ mile rails to trails project that will connect Bedford to New Albany (and ultimately the 100-mile Louisville Loop). Harrison County is uniquely positioned to the southwest of the future greenway making it possible to connect in various ways. Harrison County can coordinate with Washington and/or Floyd Counties to determine the most feasible connections from Harrison County to the greenway.
- **Action 2.1C:** Create a blueway plan that connects Harrison County's streams and creeks to the larger region. A blueway plan should identify the waterways that should be designated as a blueway (or "water trail") that are for recreational use by non-motorized watercraft, such as canoes and kayaks. The overall system should connect local waterways, such as the Blue River, Indian Creek, Buck Creek and Mosquito Creek, to adjacent counties (where possible) and the Ohio River.

Strategy 2.2: Increase the number of people who have access to transit.

- **Action 2.2A:** Work with Southern Indiana Transit System (SITS) to identify opportunities and barriers for expanding services. Southern Indiana Transit System currently serves Harrison, Floyd, Crawford, Scott, and Washington Counties with minimal public bus transportation. There are only eight transit stops within Harrison County, most of which are located near Corydon or Elizabeth. Data reveals that ridership has decreased over the last several years. Working to identify, and then overcome, the challenges faced by SITS is important to increase access to transit in Harrison County.

GOAL 5 - ECONOMIC: Create an environment that supports existing and future workers, businesses, and industries to attract high-quality employment opportunities.

ECONOMIC BIG IDEA 1: EDC PARTNERSHIP

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

Strategy 1.1: Work with Harrison County EDC to further the development of employment opportunities in their plan.

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

Strategy 1.2: Coordinate locations of future industrial development with the Future Land Use Map.

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

ECONOMIC BIG IDEA 2: EDUCATION

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

Strategy 2.1: Continue to align workforce skills with employer needs.

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

ECONOMIC BIG IDEA 3: REGIONAL MARKETING

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

Strategy 3.1: Increase awareness, visibility, and market presence resulting in increased interest and, ultimately, locations of targeted businesses.

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