



CHAPTER 4: LAND USE



Agriculture is the predominant land use and plays an important role in the history and economy of Harrison County

Introduction

One of the primary objectives of a comprehensive plan is to determine a plan for how and where a community will develop. Implementing the vision of Harrison County is largely done through developing a future land use plan as well as through the goals, objectives and polices of the comprehensive plan. These guiding documents will help the Plan Commission, County Council and County Commissioners make land use and funding decisions that will support the community's vision for the future. The land use goals and objectives for Harrison County, in addition to the future land use plan, are presented in this chapter. Action steps for implementing the plan in order to achieve these goals and objectives are presented in Chapter 8.

Goals and Objectives

Goal 1: Promote responsible development practices by encouraging residential development in areas adjacent to existing development and with adequate infrastructure.

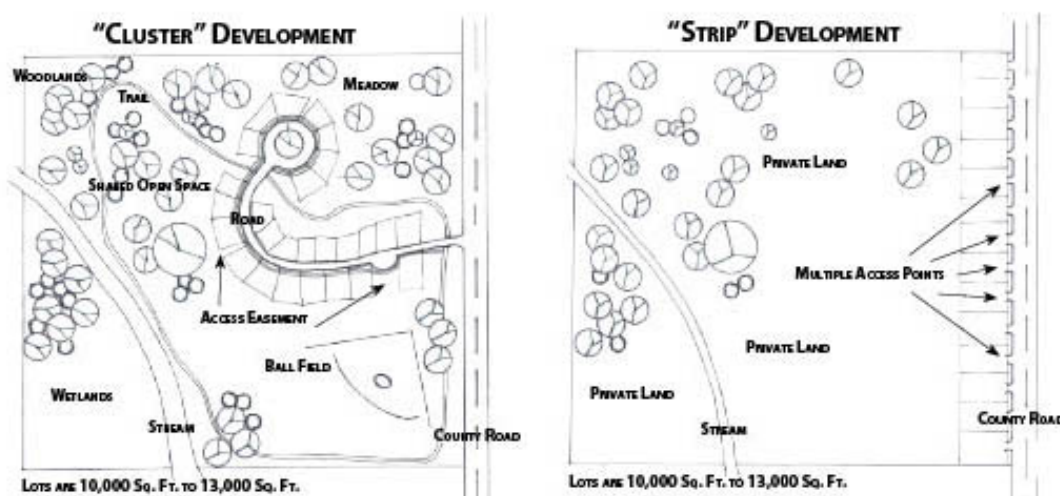
Objectives

1. Require water for all new development.
2. Require sewer services or adequate on-site waste disposal for all new development and in coordination with the Harrison County Sewer District, Plan Commission and Health Department.
3. Work to upgrade utility services to existing rural residential areas.
4. Promote infill and redevelopment of areas already served by adequate utilities.



5. Closely monitor the approval and long-term maintenance of septic sewer installations to minimize the risk of ground water contamination.
6. Discourage “strip” or frontage development along county roads and encourage cluster residential development.

Figure 4-1: “Cluster” Development vs. “Strip” Development



Source: HNTB Corp.

7. Encourage the integration and dedication of public parks and shared open spaces within large high density housing developments.
8. Allow mixed uses, such as neighborhood-oriented commercial, to be integrated into residential developments with appropriate standards.
9. Permit a variety of sustainable housing choices throughout the county, including single-family, multifamily, low-income and senior living options.
10. Promote the development of affordable owner-occupied housing for low and moderate income families.

Goal 2: Preserve the small town charm and rural character of Harrison County.

Objectives

1. Protect agricultural land and family farms from residential and non-farm industrial encroachment.
2. Preserve productive forest land as an agricultural resource.
3. Promote continuation of agriculture as a viable industry in Harrison County.



4. Protect conservation areas, natural hillsides, and important viewsheds throughout the county.
5. Encourage the preservation and reuse of historic urban and rural structures throughout the county.
6. Evaluate the options for small towns in Harrison County.
7. Provide the needed utilities to small towns in order to support sustainable development.

Goal 3: Focus industrial and commercial development in strategic locations within Harrison County.

Objectives

1. Encourage value-added commercial and industrial development that utilizes resources produced in the county, such as forestry and agricultural products.
2. Require adequate infrastructure, including sewer service, for all commercial and industrial development.
3. Encourage commercial and industrial development at the Lanesville I-64 interchange and require sufficient infrastructure in place prior to development.
4. Encourage planned development in the current industrial park, around the proposed I-64 interchange and in other areas of the county with adequate infrastructure.
5. Evaluate the feasibility of a new airport in Harrison County, including the ability to attract commercial and industrial development.

Goal 4: Preserve and protect the natural resources of Harrison County for the use and enjoyment of future generations.

Objectives

1. Develop regulations on reclamation of limestone and sand mining sites.
2. Protect the karst areas within the county.
3. Preserve existing mineral reserves for future production and protect them from residential encroachment.
4. Explore the creation of agricultural preservation districts.
5. Limit development in areas containing large concentrations of natural resources.
6. Discourage development within the floodplains and on shorelines.



Goal 5: Promote collaboration and public consensus with respect to the planning and development of Harrison County.

Objectives

1. The Plan Commission and planning staff will take an active role in educating local government officials and become a resource for planning and zoning issues within the county.
2. Coordinate planning and zoning concerns, issues, and new ordinances with surrounding towns and governmental agencies.
3. Seek public input on major planning and zoning issues.
4. Continue to work closely with various check-point agencies regarding plat and site plan review.

Type and Quantity of Development

Type of Development

The predominant land use in Harrison County is agricultural, while urbanized areas are focused around Corydon. Many smaller towns also exist throughout the county and consist of limited residential and commercial uses.

Agricultural uses are expected to continue to be the predominant land use within the county. Farming will continue to play an important role in the culture and economy of Harrison County; however, some areas are expected to develop with residential, commercial and industrial land uses.

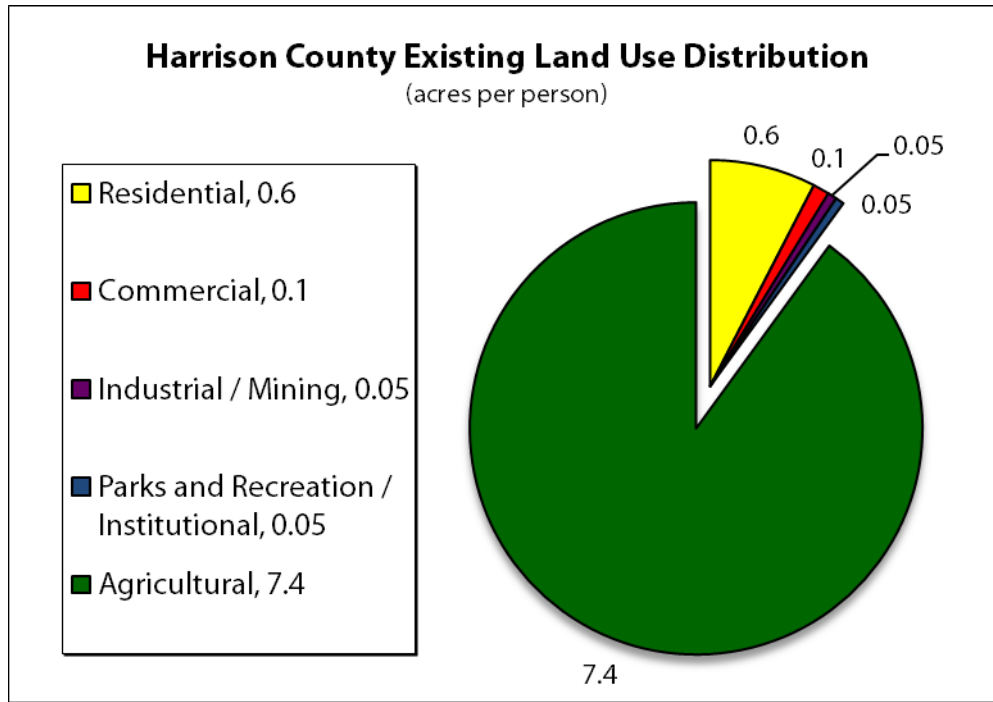
Development pressures from the greater Louisville area are expected to increase as the metropolitan area expands into Harrison County. The Lanesville area and eastern portion of the county are expected to receive the majority of this development. In order to maintain the current quality of life and attract development, investments in public infrastructure, such as schools, roads and parks, needs to be maintained.

Quantity of Development

Agricultural land is the primary land use of Harrison County and comprises 91 percent of the county's 302,400 acres. Residential uses are currently the second largest land use totaling almost eight percent of the land, while commercial covers approximately one percent of the county (Figure 4-2). Presently in Harrison County, there are 7.4 acres of agricultural land, 0.6 acres of residential land, 0.1 acres of commercial land, 0.05 acres of industrial/mining land, and 0.05 acres of public land per person.



Figure 4-2: Current Land Use Distribution per Person



Source: HNTB calculations from Harrison County GIS data

Location Criteria

The location criteria can be one of the best tools to assist Planning Commission members in making decisions regarding rezoning of property and approval of subdivisions. This set of criteria establishes the preferred locations for residential communities and employment areas and the criteria for the various types of development. This criteria was a result of discussions with the Steering Committee, Planning Commission, public and County staff.

General

- New development should be located where it can be served by adequate water and sewer facilities.
- New development should avoid areas positioned in the floodplain and be discouraged in areas of abundant karst, prime farmland, large mineral deposits, and other environmentally sensitive areas.
- New development should avoid stripping out major highways; subdivisions with access management should be encouraged.



- New development should encourage infill development and be located adjacent to existing built areas which consist of similar class uses.
- Avoid allowing new residential development to consume excess infrastructure capacities that are needed to sustain existing commercial and industrial areas and permit future expansion.

Residential Development

- Residential subdivisions should be served by adequate water and sewer facilities.
- Individual houses should not have direct access from a collector or arterial street; frontage roads and subdivision streets should be encouraged.
- Residential areas should be buffered from conflicting land uses.
- New subdivisions should allow for their expansion or connection to adjacent developments.

Commercial Development

- Commercial development should be served by water and waste water treatment facilities.
- New commercial development should be planned with appropriate access management techniques; curb cuts should be minimized and access should be gained by a collector or arterial roadway.
- Neighborhood commercial uses should be allowed in appropriate places to provide for the daily needs of residents.

Industrial Development

- Industrial development should be served by water and sewer facilities.
- Industrial development should gain access from an arterial roadway; shared driveways should be encouraged.
- Development in the industrial park should be encouraged.

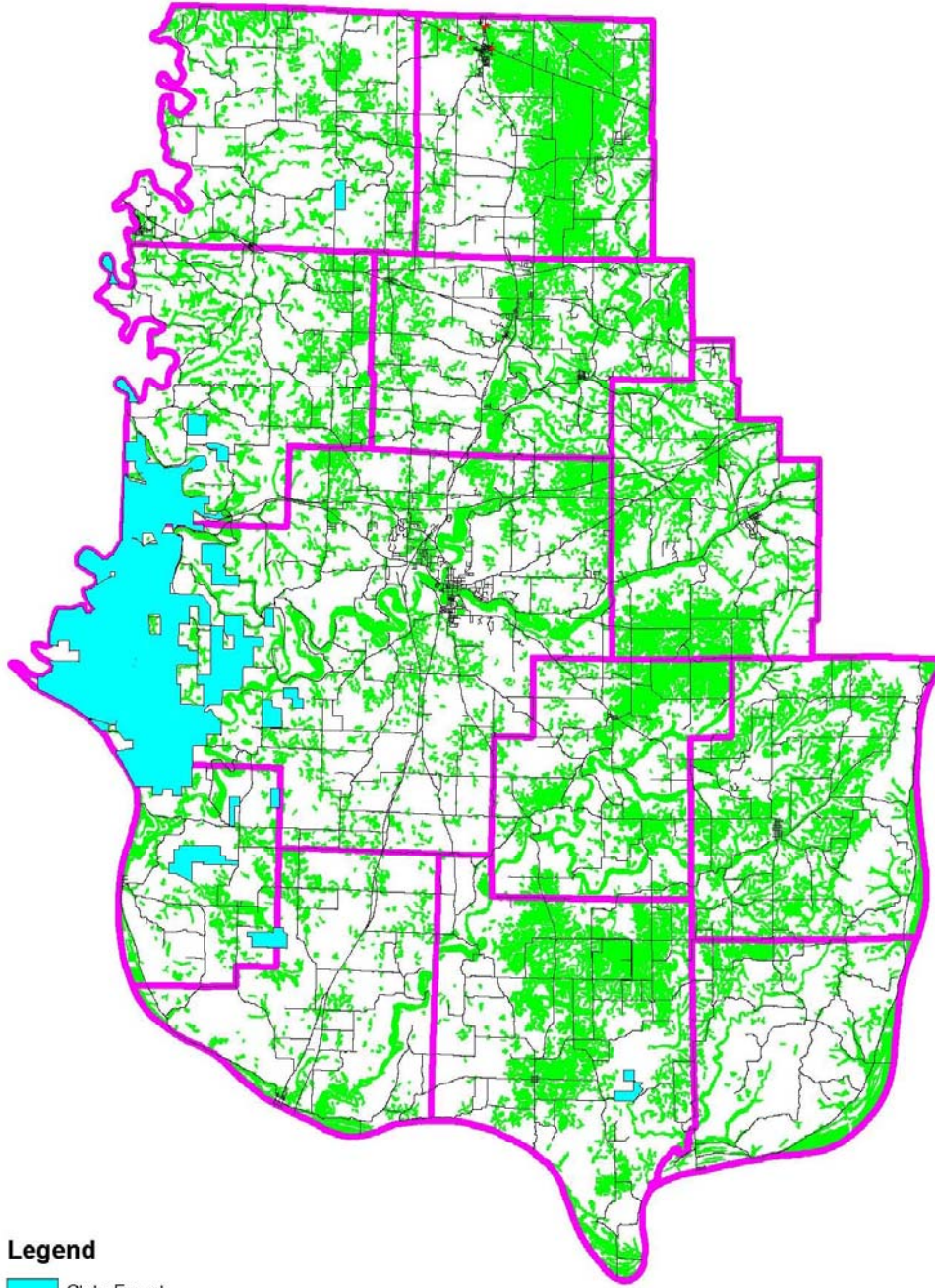
Agricultural Development

- Prime farmland should be protected from unplanned development and encroachment of incompatible uses.
- Improvements should be made to major roadways to accommodate safe farm vehicle circulation.



Figure 4-3: Harrison County Prime Soils

Prime Agriculture soils



Legend

 State Forest

Source: Harrison County Plan Commission



Future Land Use Plan

The Steering Committee considered the proposed future land use scenarios and refined them into a single preferred scenario; this is the Future Land Use Plan (Figure 4-4 and accompanying text). This plan provides a guide for the Plan Commission, County Council and County Commissioners for decisions on the location, quality and quantity of future development and supporting infrastructure in Harrison County.

The future land use areas within this plan do not reflect the land area needed to support a population within a defined timeframe. Rather, the Future Land Use Plan depicts where specified types of development are suitable as the county develops; as the market permits, this plan directs where that development should be located instead of defining the amount of growth needed.

The majority of future development is directed in the eastern portion of the county. The Lanesville land uses are consistent with the Lanesville Interchange Plan and consist of commercial and industrial immediately adjacent to the interchange. Residential extends south of this interchange and west along SR 64. The area north of the Lanesville interchange is designate for higher density residential only if sewer becomes available in this area. Until sewer is available, this area should remain agricultural in nature.

A mixture of commercial, industrial and residential is also shown around the new I-64 interchange. The areas adjacent to the Corydon planning area are consistent with the Corydon Future Land Use Plan.

Finally, a smaller amount of residential and commercial development is shown near many of the small towns. Recreational areas are concentrated in the southern portion of the county and the industrial is shown along the river.

Implications of this plan include:

- Development pressures are greatest from the Louisville metropolitan area; many residents will commute to the Louisville area for work.
- Development is concentrated near I-64; development is limited near the small towns.
- Adequate water and sewer need to be available to serve development near the small towns; sewer would also need to be extended north of I-64 at Lanesville.
- Commercial development forms the “gateway” to Harrison County from the east; commercial and residential development forms the “gateway” from the west.



FIGURE 4-4
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Land Use Descriptions

This section explains the type of development anticipated within each land use category. It is important to recognize that the land use plan and the descriptions of these categories do not indicate any concurrent changes in zoning, nor are these category descriptions intended to reflect the descriptions of any specific zoning districts. These descriptions are provided as a general guide to help decision makers to better understand the intent of the plan.

Agricultural

The purpose of areas designated as agricultural is to provide for and protect substantial areas of contiguous farmland where little or no urbanization has occurred or is planned to occur. It is the intent of this category to limit residential uses, thereby discouraging the development of residential subdivisions, in order to provide for adequate land which is necessary to protect the farming industry.



Harrison County farm

Residential

The primary purpose of areas designated as residential is to provide suitable areas for single family residential development. In general uses within these areas could include low density single family homes, residential subdivisions, cluster subdivisions and related parks, religious and educational facilities. Designated areas in which adequate public water and sewer services are available additional uses such as duplexes, patio homes, apartments, senior living, and manufactured home communities would be appropriate. Based on public and steering committee comments, limited neighborhood commercial uses many also be appropriate to serve areas of concentrated residential development which do not have easy access to basic needs such as grocery type food items, and dental and health services.

Commercial

The purpose of areas designated as commercial is to provide suitable areas for retail and service sector development. Uses within these areas could include those that typically serve the local population, with restaurants located in towns and existing commercial areas around



Commercial building in Central



intersection of state highways. More regional scale developments would also be appropriate around existing and future interstate interchanges.

Industrial

The purpose of areas designated as industrial is to provide suitable areas for development of industrial uses. Uses within these areas could include light industrial, such as warehousing, office parks, research and laboratories. Heavy industrial uses, such as manufacturing, processing, and salvage could also be appropriate when surrounding residential densities are low, infrastructure needed to support such use is available, and site development adequately minimizes offsite impacts. Value-added industries located in Harrison County should benefit from the use of raw materials available within the county including crops, hardwood, minerals, and other agricultural products.

Institutional

The purpose of areas designated as institutional is to provide suitable areas for development of institutional uses. Uses within this category could include schools, government buildings and facilities, and churches.

Parks and Recreation

The purpose of areas designated as parks and recreation is to provide suitable areas for development of open space, parks and recreational uses. Uses within this category could include any parks or recreational facilities within the county.



South Harrison Park

Mining

The purpose of areas designated as mining is to provide suitable areas for development of the extraction of raw minerals. Uses within this category include industrial areas that are extracting raw materials from the land; this primarily includes, but is not limited to, the extraction of limestone. Processing of related materials is also a permitted activity.



Harrison County mine



Critical Areas

This section identifies the areas which may require special attention when making land use decisions or may require significant public investment. The following are critical areas identified within Harrison County.

Future High Density Residential:

The future land areas designated as high density residential are contingent upon the ability to extend sewer service to these locations. Until sewer service is available, this area should be reserved for future development to allow higher density residential development closer to the Louisville metropolitan area. As the Louisville area expands, greater pressures will be placed on the eastern portion of Harrison County to develop.

New I-64 Interchange:

If a new I-64 interchange is constructed, the surrounding area will need to be carefully planned to maximize the roadway network and land uses. This interchange will serve as a “gateway” into Harrison County from the west. The character and design of the surrounding land uses should reflect the character and values of Harrison County.

Lanesville Interchange:

The development of the Lanesville interchange will present the need for a significant public investment for roadway, sewer, and water infrastructure. Future development of this area should reflect the Future Land Use Plan and the Lanesville Interchange Master Plan.

Rivers and Streams

Harrison County and its residents have a strong connection with the Ohio River and the streams and tributaries that flow into the river. In order to preserve the water quality, wildlife habitat, and natural beauty of these assets, future land use decisions should consider the environmental impacts of development on these natural resources. In addition, particular scrutiny should be placed on future development located in the floodplain and, per Indiana law, should be severely restricted in the floodway.



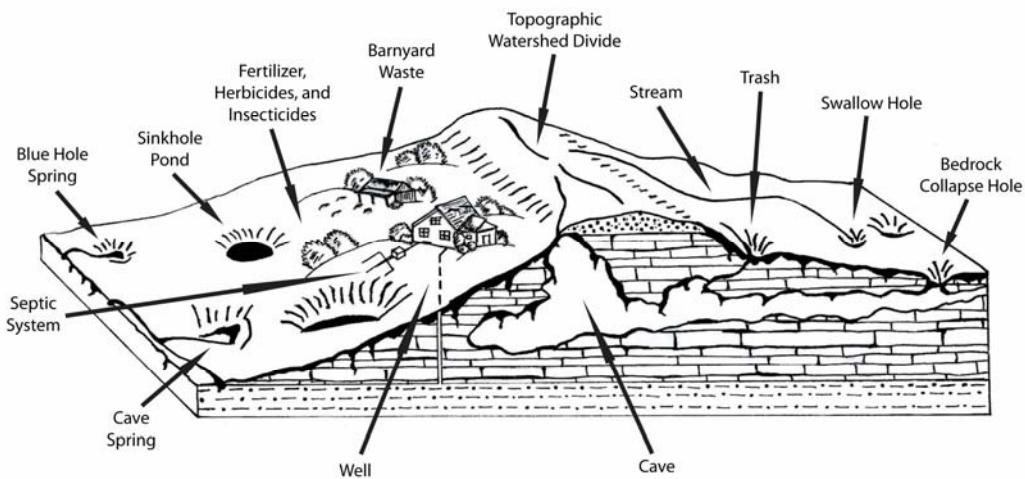
Hayswood Nature Preserve



Karst Topography

The karst topography and rolling hills of southern Indiana characterize the natural landscape and identity of Harrison County. Because caves, sink holes and other karst features provide faster and more direct access to ground water, wells, streams and other resources in areas like Harrison County are particularly vulnerable to contamination by hazardous pollutants, failed septic systems, and other contaminants associated with development. Future land use decisions should also consider the conservation, protection, and enjoyment of this natural resource.

Figure 4-5: Characteristics and Common Pollutants of Karst Topography



Source: HNTB Corp.

Forests

Much of Harrison County is covered with native forests which further characterize the natural landscape and identity of the county. These forests serve as an important natural resource in terms of scenic beauty, wildlife habitat, and agricultural products. This resource should be protected by residents and leaders of Harrison County and future land use decisions should consider the impact that development will place on this natural resource.



Egg crate-type depressions throughout Harrison County are typical signs that karst topography is present.