

**APPENDIX A
EXISTING CONDITIONS**

CITY OF GREENVILLE

EXISTING CONDITIONS

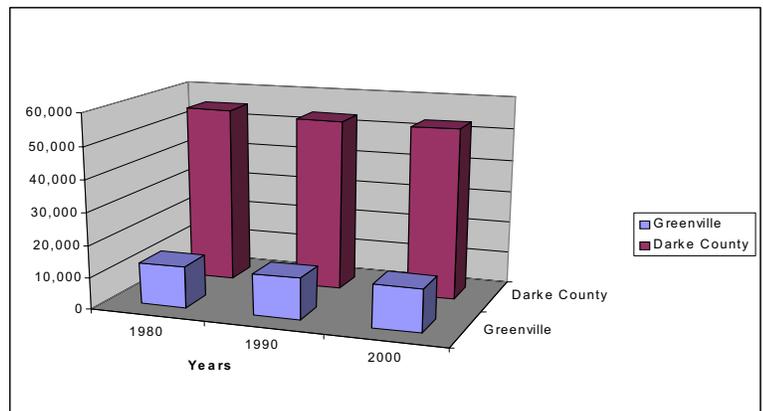
Socioeconomic Overview

Understanding existing population trends, employment conditions, education attainment levels, and household status helps to determine Greenville's growth potential, as well as gain a clear perspective of the demographic composition of the community. An accurate understanding of Greenville's socioeconomic trends will help determine how to responsibly allocate land and plan for future demands on City services. The following summary and analysis of socioeconomic characteristics of Greenville will also act as a measuring tool for determining the validity of existing policies and ordinances.

Population Characteristics

When U.S. Census data is used to conduct a population analysis and is combined with other socioeconomic data, it can be used to evaluate the typical characteristics of the residents and consumers in the community. U.S. Census data finds that Greenville continues to grow at a higher rate than the county. The current population of Greenville in 2000 was 13,294, an increase of three percent from the 1990 population of 12,863, while Darke County actually lost population. In 1990 the county population was 53,619 persons and there was a half percent loss in the 2000 total of 53,309. Chart A-1 shows a comparison of population growth in Greenville and Darke County as a whole. The OSU Extension Data Center projected populations for all of Ohio's counties up to the year 2015. For Darke County, their projections detailed a 1.4 percent growth in Darke County's population by 2015. Although overall growth is predicted to be minimal, there is still an important opportunity to plan development in Greenville accordingly.

**Chart A-1
Population Trends, 1980-2000**



Other census trends that affect future planning are an area's median age and housing characteristics. The median age in Greenville was 40.4 years (U.S. Census, 2000), an increase of two years from the 1990 median age of 38.4 years and slightly higher than a median age of 37.4 years for Darke County in 2000. This age increase follows a trend around the country that populations in cities are getting older. It is important to recognize this during the course of the planning process because amenities for aging populations will differ from those planned for younger age groups.

Housing Characteristics

Typically, the number of households and household size in the community reflect population growth trends. There are currently 5,649 households in Greenville, an increase of seven percent from the 1990 number of 5,253 (U.S. Census, 2003). The average household size in 2000 was 2.23 persons, a decrease from the 1990 average of 2.32 persons per household. Again, this is typical of a nationwide trend of decreasing household size as the number of single-parent household's increase. As the number of new homes constructed increases, the vacancy rate among existing homes also increases. Currently Greenville is experiencing a housing glut of rental units, a condition when there are more units available than people to fill them. This glut is

CITY OF GREENVILLE

a reflection of the total vacancy rate of 6.3 percent out of a total 6,030 housing units available. Table A-1 displays the change in housing values from 1990 to 2000. As seen in the table, housing values increased by more than \$30,000 or an increase of 65 percent. This dramatic jump in housing value from 1990 to 2000 reflects an increased number of larger, recently built, homes. This is particularly true for those homes located in the northern section of Greenville.

Table A-1		
Housing Values, 1990-2000		
Value	1990 Number	2000 Number
Less than \$50,000	1,388	237
\$50,000 to \$99,999	1,469	2,027
\$100,000 to \$149,999	145	802
\$150,000 to \$199,999	14	235
\$200,000 to \$299,999	5	17
\$300,00 to 499,999	1	11
\$500,000 to \$999,999	0	0
\$1,000,000 or More	0	8
Median Value	\$52,600	\$86,900
Source: U.S. Census, 1990 and 2000.		

Labor Characteristics

There was a substantial increase in per capita income and median household income in Greenville between the years 1989 and 1999. The increases are due in part to a national trend of rising income levels during the 1990s, but are also indicative of a good local economy and numerous job opportunities. During the 10 year period, Greenville's per capita income increased over 50 percent from \$11,732 in 1989 to \$18,830 in 2000. Greenville's median household income increased by 37 percent from \$23,044 to \$31,791 in 2000. In comparison to Darke County, Greenville's per capita income was slightly higher than the County's average of \$18,670 in 2000, but its median household income was lower than the County's average of \$39,307.

In 2000, Greenville had a labor force of 10,668 individuals (16 years and older) and a 6.5 percent unemployment rate. This is a slightly higher unemployment rate than the County's 2000 unemployment rate of 4.2 percent. In 2002 the unemployment rate jumped to slightly over seven percent, matching the 1990 rate of seven percent.

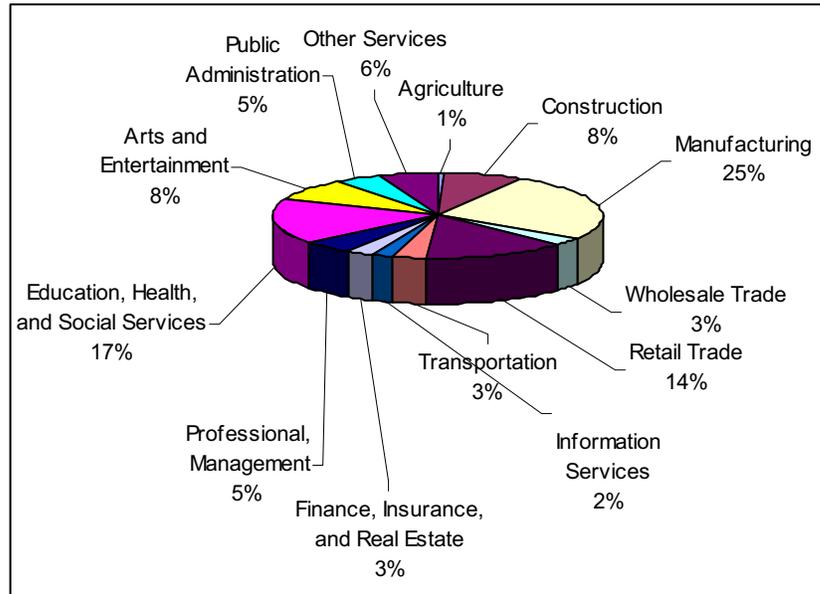
Employment Base

The majority of employment opportunities in Greenville can be classified as manufacturing based. The top three employers in Greenville are the Whirlpool Corporation (1,000 employees), Greenville Technology, Inc. (600 employees), and Honeywell, CPG (480 employees). The entire community suffered a loss when the Coring Corporation closed their factory in 2002. Not only did the City lose a major user of services, 500 jobs were also lost. Since then, the City has been actively recruiting other industrial operations and working hard to retain their remaining industrial base. In 1995, Greenville was named a "Red Carnation Community" by the Ohio Development Association for outstanding achievements in economic and community development. Since 1998, 30 businesses have started or expanded within the region (City of Greenville WebPages, 2003). Chart A-2 illustrates the employment distribution for Greenville based upon 2000 census data. The top five largest industries in the area are manufacturing; education, health, and social services; retail trade; arts, entertainment, and recreation; and construction.

There are a number of available industrial sites within Greenville including the Greenville Industrial Park, Buchy Commerce Park, and the E.D.G.E. Corporation Park. Land prices at these sites range from \$8,500 to \$32,500 per acre.

CITY OF GREENVILLE

**Chart A-2
Employment Distribution within Greenville, 2002**



Educational Attainment

In 2000, school enrollment for Greenville was 2,853 students (aged 3 years and older). The 2000 census showed that eighty percent of the City attained a high school degree or some form of higher education. Post high school education is easy to obtain in the community and the county due to the range of educational opportunities in the area. Edison Community College's Darke County Center offers advanced educational opportunities. The college's business and industry division offers customized, contract training taught in the employment setting or on campus. Advanced educational opportunities are also available at nearby University of Dayton; Wright State University, Dayton and Celina; Sinclair Community College, Dayton; Miami University, Oxford; Ball State University, Muncie, Indiana; Earlham College, Richmond, Indiana. These excellent schools are all within an hour driving distance of Greenville. Wayne Industries, Inc. provides another opportunity by offering industrial work training for adults with severe learning or development disabilities.

Summary of Socioeconomic Overview

The population of Greenville is growing, albeit slowly. A more pressing concern is that the population of Greenville is aging. The City will need to plan for this aging population in a different way than if they were planning for younger populations. Items such as appropriate transit opportunities and residential options for the elderly will become more of a concern in the future. A continued focus on manufacturing industries is likely to occur in the future. Paired with that focus, will be a continued need for educational opportunities matched with this technical background. Another upcoming issue will be the rising vacancy rate within the City. As residential developments continue to grow, the overall rental, and ultimately housing market, could become depressed.

CITY OF GREENVILLE

Natural Resources

This analysis of environmental conditions in Greenville, and the surrounding area, is intended to provide a basis for decision-making regarding future development in the community. Besides playing a direct role in defining the pattern of development in a given area, natural systems also define the character of settlement patterns on the land as much as architecture, roads, and community institutions.

For a number of reasons, certain areas of the community are better suited for development from an environmental perspective than others. Among the factors that influence land suitability are the following:

- ▶ The availability of groundwater for municipal, industrial, and residential consumption;
- ▶ The ability of the land and its soils to support various intensities of development;
- ▶ The presence of land specifically suited to agricultural production, such as pasture areas and croplands;
- ▶ The land's topography and corresponding surface drainage system; and
- ▶ The presence of flood hazard and wetland areas and other elements of the surface drainage system.

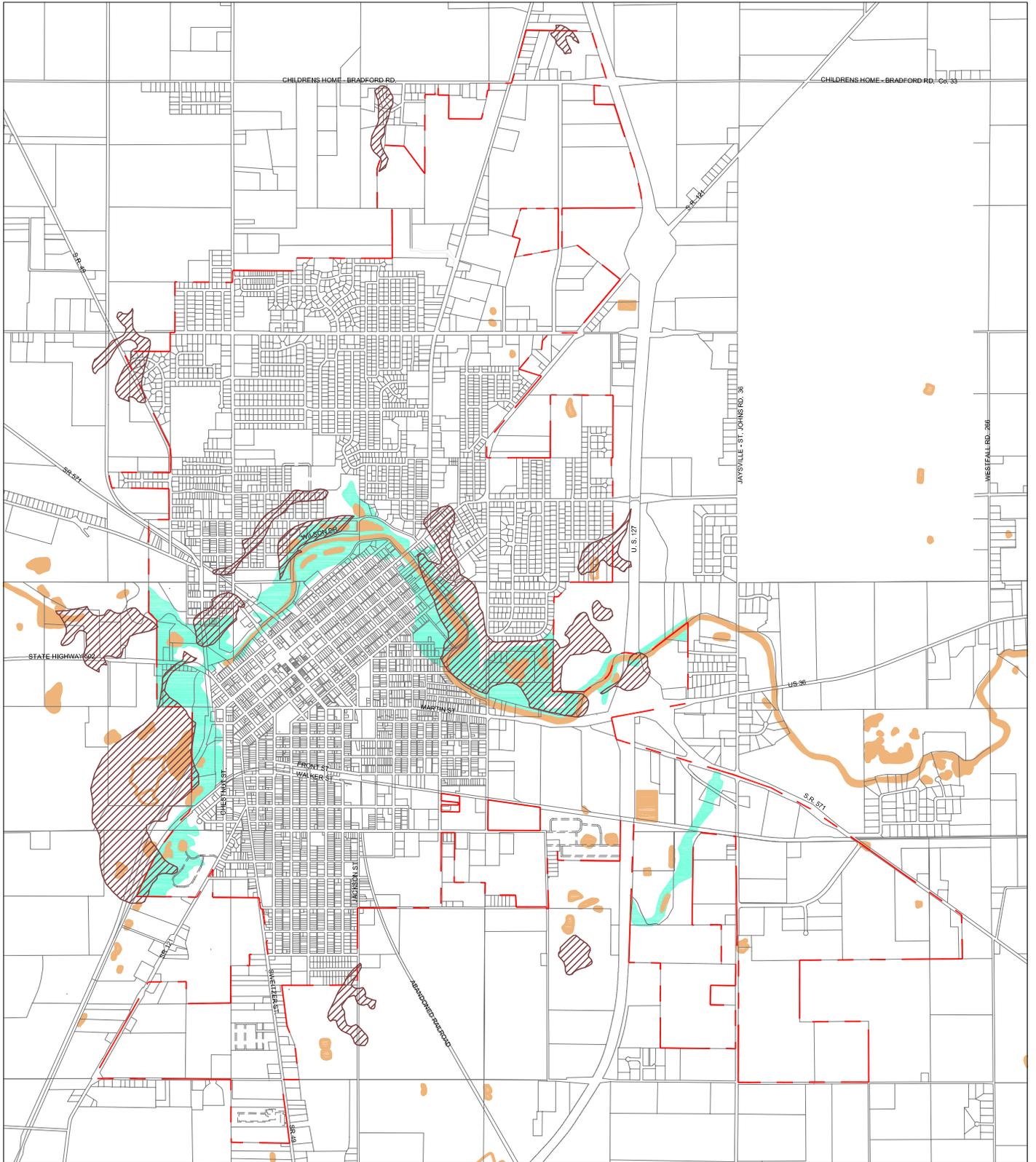
The natural resources inventory presented in this section summarizes those environmental conditions in Greenville that will impact future development in the area. This information, in conjunction with other existing conditions, will provide a rational basis for plan goals, recommendations, and implementation techniques developed during the planning process. Figure A-1 illustrates the location of key natural resources and constraints.

Geology

Darke County was well glaciated, which left large areas of fertile land ideally suited for farming. Depth to bedrock ranges from a few feet to more than 300 feet in areas of preglacial stream valleys. Glacial till is the predominant material of the county's soils. It is composed of boulders, gravel, sand, and silty clay. Within Greenville and extending throughout the county is an area known as the "boulder belt" which is a range of large boulders most common in the mid- to southern half of the county. The topography in Greenville is characterized as mostly-level and elevations range from 930 to 1,240 feet above sea level.

General Soil Associations and Limitations

Soil characteristics are among some of the most critical factors in determining suitability of the land to support various patterns and intensities of land development. To assist the City of Greenville in determining those land areas where soils will support development, an analysis of soil associations was conducted for the study area. The Soil Survey of Darke County, published by the U.S. Department of Agriculture's (USDA) Soil Conservation Service, was the basis for this analysis.



Legend

-  Potential Wetlands
-  Soils with Constraints
-  100-year Floodplain



Figure A-1

Natural Resources

Greenville Comprehensive Plan



Greenville, Ohio

CITY OF GREENVILLE

There are 19 individual soil series within the City limits (USDA 1987). Each soil type has its own set of characteristics that make it suitable for agriculture or building. Table A-2 discusses those soils that are not suitable for building and those soils are illustrated in Figure A-1.

Table A-2 Soils Unsuitable for Building	
Soil Association	Limitations to Building
Brookston Silty Clay Loam (Br)	Poorly drained soil and potential for severe ponding.
Lippincott Silty Clay Loam (Lp)	Poorly drained soil and potential for severe ponding.
Medway Silt Loam (Md)	Susceptible to flooding and seasonal wetness.
Miamian Clay Loam (MnD3)	Twelve to 18 percent slopes.
Montgomery Silty Clay (Mt)	Poorly drained soil and potential for severe ponding.
Patton Silty Clay Loam (Pa)	Poorly drained soil and potential for severe ponding.
Walkkill Silt Loam (Wb)	Poorly drained soil and potential for severe ponding.
Westland Silty Clay Loam (Ws)	Poorly drained soil and potential for severe ponding.

Prime Farmland

Soil conditions in the study area are highly conducive to agricultural production due to slope, surface drainage and moisture, erosion, and soil make-up characteristics. According to the 1987 Soil Survey of Darke County, 93 percent of the county’s land area—approximately 360,000 acres—was classified as “prime farmland” or soils best suited to producing food, feed, forage, fiber, and oilseed crops. In terms of land area, farming is the largest industry in Darke County. A 1997 survey by the Ohio State University (OSU) Extension Data Center found that farmland occupied 85 percent of the county’s land area (OSU Extension Data Center, 2003). Of the nineteen individual soil associations found within Greenville, fourteen of those qualified as prime farmland.

While providing an excellent resource for agricultural production, prime farmland soils are also highly conducive to development. In 1997, American Farmland Trust (AFT), a private, non-profit organization dedicated to the protection of farmland, published *Farming on the Edge*, a report that detailed the loss of productive farmland throughout the nation. Darke County was singled out as one of 37 counties in Ohio where over half of the land area was home to both high quality farming and high development pressures (AFT, 2002). Blending the unique agricultural characteristics of Greenville with the desire to grow as a City will continue to be an issue as Greenville moves forward in the future.

Hydrology, Groundwater, and Flood Hazards

Surface Water Resources

Eighty-five percent of Darke County lies within the Great Miami River Basin. Within the city limits there are three waterways, Mud Creek, Bridge Creek, and Greenville Creek. Greenville Creek runs through the downtown area and across Main Street, while Mud Creek is located on the western side and Bridge Creek is found along the southeastern part of the city. The largest lake in the county, the 57-acre Wabash Reservoir, is located fifteen miles north of Greenville.

Ground Water Resources

A large portion of Darke County’s primary ground-water source is the carbonate aquifer partially located within Greenville. In April 1988, the U.S. EPA designated the Great Miami/Little Miami buried valley aquifer system as a Sole Source Aquifer (SSA). This aquifer covers the entire southern half of the City of Greenville. Areas designated as Sole Source Aquifers have high-yielding groundwater resources—yields from wells in this aquifer can exceed 500 gallons per minute (gpm)—and are highly susceptible to contamination. Based on this information,

CITY OF GREENVILLE

protection of these ground water resources should be a priority in future development considerations.

Ground water supplies in the county have a high natural mineral content, resulting in hard water. This water is treated for domestic use at the Greenville Water Plant, which is the county's largest supplier of public-water. The water plant also uses surface water from Greenville Creek and Mud Creek for its supply. Although the City typically only uses 1,983,000 gallons per day (gpd), the water plant has the capacity to treat 6,000,000 gpd (OSU Extension Service, 2003).

Wetlands

Wetlands are land areas that are subject to frequent inundation resulting in the creation of habitat, as well as providing a natural means of filtering and storing surface water. The U.S. Army Corps of Engineers (COE) regulates wetland areas under the authority of Section 404 of the Clean Water Act. While on-site comprehensive studies of wetland areas are necessary to specifically identify actual wetland areas, the wetland mapping service, provided by the National Wetlands Inventory, identifies areas that have a high probability of including wetlands.

A search of the National Wetlands Inventory (NWI) maps found several potential wetland areas in and around Greenville (Figure A-1). Most are associated with the Shawnee Prairie Reserve west of town. Other potential wetland areas are found along the Greenville and Mud Creeks.

Floodplains

Floodplains function in many capacities, as storage areas for floodwaters, as filtration and recharge basins for groundwater, and as habitat for flora and fauna. The Federal Emergency Management Agency (FEMA) has delineated flood hazard areas through the publishing of Flood Insurance Rate Maps (FIRM) for Darke County. Portions of Greenville that lay within the 100-year floodplain have been identified in Figure A-1.

The flood prone areas within Greenville are narrow in scale. The majority of the floodplain in Greenville follows Greenville Creek through the city and is bordered by the large city park. Generally, state and local standards that limit development to low-intensity uses (such as farming, woodlots, and park development) protect flood hazard areas. This type of development along the floodplain has already been established in Greenville and should be continued. The City does have within its zoning code, a floodplain overlay district. The purpose of this district is "to regulate the use of floodplains for purposes which could be detrimental to health and welfare for those citizens of the City." As an overlay district, the regulations for the underlying district also apply. The development standards for the floodplain overlay district can be found in the Chapter 1450 of the *Codified Ordinances of the City of Greenville, Ohio*.

Summary of Natural Resources

The majority of land within and surrounding Greenville is well suited for development. The primary constraint to development is the floodplain surrounding the three creeks that run through the City. The land uses around the floodplain have been primarily dedicated to the city parks system and this trend of matching low-intensity uses to natural constraints should continue. Two other issues that may be of concern are how to appropriately use prime farmland resources and continued preservation of surface water quality. The issue of prime farmland is a double-edged sword; these soils are both best suited for both farming and development. In addition, the City's drinking water comes directly from their surface water resources. Preservation of this resource should be an important goal.

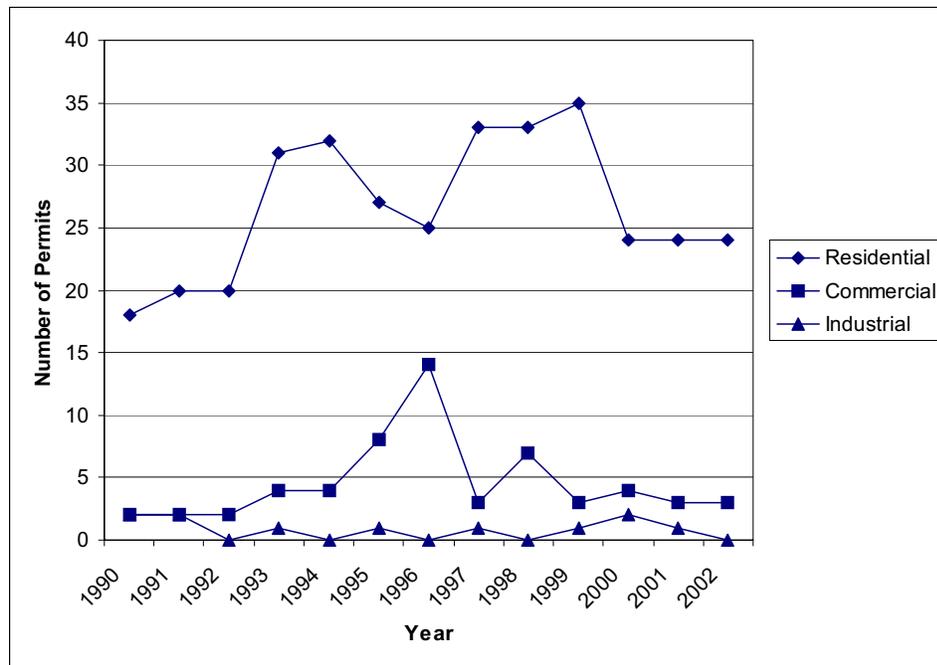
CITY OF GREENVILLE

Existing Land Use

Understanding land use data is key in planning for the future within Greenville. A compact core, a traditional neighborhood pattern, and surrounding agricultural land have influenced land use in the City of Greenville. As a result of these factors, the land use within the City limits can be described as a compact set of uses that extend to the north, south, and eastward from the downtown business district and blends in to the surrounding open countryside.

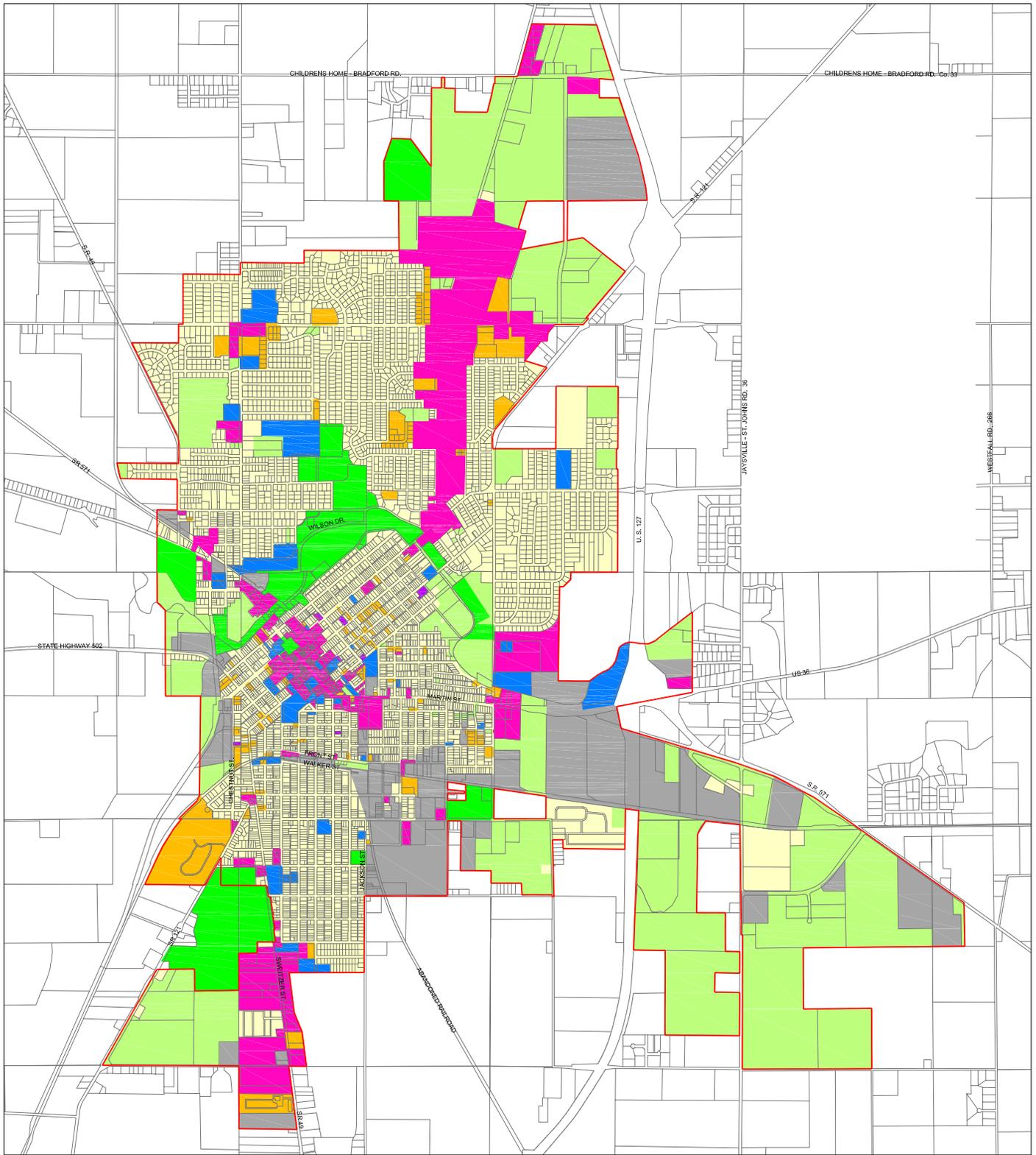
There is no doubt that the city has grown over the past decade. From 1990 to 2002, a total of 416 building permits were granted for new residential, commercial, or industrial structures throughout Greenville (Chart A-3). The majority of that development was focused on single-family residential development. In this category alone, 346 permits for new structures were granted.

**Chart A-3
New Building Permits, 1990-2002**



The following is a summary and analysis of the existing land use in the city of Greenville. Figure A-2 illustrates current land use, while Figure A-3 illustrates the zoning pattern, within Greenville. The purpose of this existing land use analysis is to help understand historic land use patterns and the influence that certain elements have had on Greenville as it has changed over time. The land use analysis can be used to identify land use conflicts and provide a basis for establishing future land use scenarios. Table A-3 provides a comparison of land uses from 1990 to 2002 within Greenville. Geographically, Greenville grew 28.6 percent over the last decade adding a total of 904 acres to its land area.

In order to create this land use summary, various sources were used, including field reconnaissance, interviews with City staff-members, data from the engineering department, and review of existing studies. The existing land uses for Greenville have been categorized into the following categories: industrial, commercial, single-family residential, multi-family residential, public/institutional, mixed-use, parks and recreation, and agriculture/open space.



- Legend
- Agriculture/Open Space
 - Commercial
 - Industrial
 - Mixed Use
 - Multi-Family Residential
 - Public/Civic
 - Recreation
 - Single Family Residential

Figure A - 2

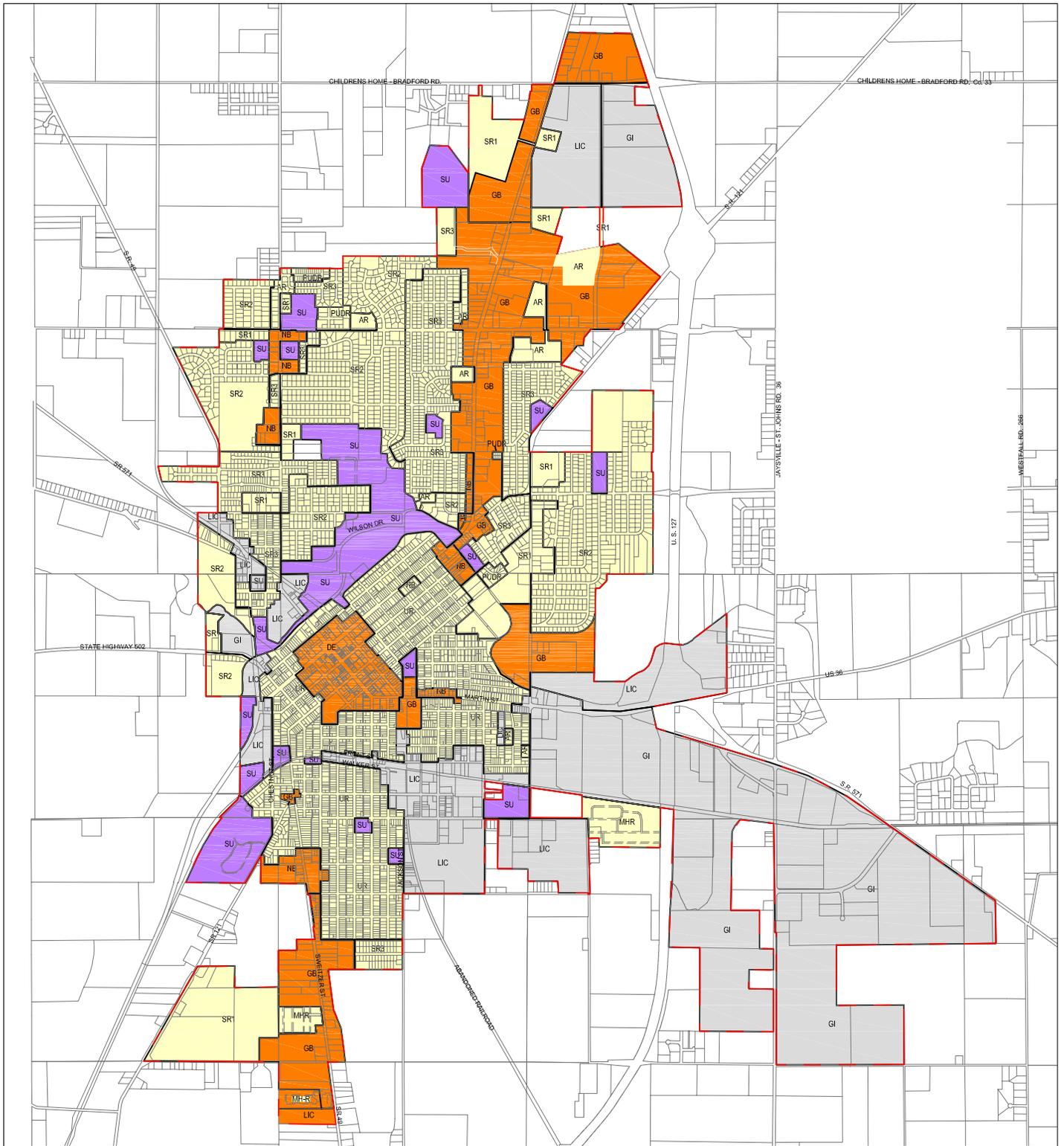
Existing Land Use

Greenville Comprehensive Plan



Greenville, Ohio





Legend

- SR1 SUBURBAN RESIDENTIAL DISTRICT
- SR2 SUBURBAN RESIDENTIAL DISTRICT
- SR3 SUBURBAN RESIDENTIAL DISTRICT
- UR URBAN RESIDENTIAL DISTRICT
- URO URBAN RESIDENTIAL/OFFICE DISTRICT
- AR APARTMENT RESIDENTIAL DISTRICT
- MHR MANUFACTURED HOME RESIDENTIAL DISTRICT
- PUDR PLANNED UNIT RESIDENTIAL DEVELOPMENT DISTRICT
- NB NEIGHBORHOOD BUSINESS DISTRICT
- GB GENERAL BUSINESS DISTRICT
- DE DOWNTOWN ENTERPRISE DISTRICT
- GI GENERAL INDUSTRIAL DISTRICT
- LIC LIMITED INDUSTRIAL/COMMERCIAL DISTRICT
- SU SPECIAL USE DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT

Figure A-3

Zoning

Greenville Comprehensive Plan

Greenville, Ohio



CITY OF GREENVILLE

**Table A-3
Land Use Distribution Analysis**

Land Use Category	2003 Land Use		1990 Land Use ¹		Change from 1990-2003	
	Acres	% of Total	Acres	% of Total	Acreage Change	% Change
Single-Family Residential	1,630.97	40.1	928.8	2.9	742.87	85%
Multi-Family Residential	145.22	3.6	153.4	4.8	-8.18	-5.3%
Commercial	410.3	10.9	196.5	6.2	213.8	108%
Public/Institutional	113.92	2.8	184.0	5.8	-70.08	-38%
Parks/Recreation	140.34	3.45	107.6 ²	3.4	32.74	30%
Industrial	546.74	13.45	281.1	8.9	265.64	94%
Open Space and Agricultural	1,075.37	26.45	807.4 ³	25.5	267.97	33%
Mixed-Use	2.51	0.06	N/A	N/A	N/A	N/A
Total	4,065.78	100.0	3,161.5			

¹Acres listed does not include the amount of right-of-way.
²Includes Greenville Creek and cemeteries.
³Does not take into account agricultural lands.

Sources: City of Greenville, Engineering Department, 2003, and MVRPC. Land Development Plan for the City of Greenville, Ohio, 1992.

Land Use Descriptions

Industrial Land Use

Industrial type uses—which include manufacturing, warehousing, and distribution—have primarily been located near railroads or major roadway confluences. Within Greenville, the latter has been characteristic of industrial development. The primary concentration of industrial uses is located in the southeastern portion of the City, however there are scattered industrial sites on the western and northern edges of Greenville. The majority of these sites are located near major traffic routes including State Routes 49, 571 and 121 and US Route 127.

The importance of rail across the country started to diminish as shipment by truck became a cost-effective alternative to railway shipping in the 1950s and in Greenville is no exception to this trend. Throughout the 1990s Corning Industries was the largest industrial area in Greenville using a railroad line. Since Corning's closure in 2002 the short line rail to Ansonia has been under used. Overall, industrial uses in Greenville have generally moved away from the railroads and utilize truck traffic for the shipment of goods.

There are a total of 547 acres devoted to industrial uses throughout the city. The following list details some of the larger industrial sites within Greenville City limits.

- ▶ **Greenville Industrial Park**—A 193-acre industrial park located at the southern end of Greenville on SR 571 near the US 127 bypass. Rail access is also available at this site and is provided through the RJ Corman Railroad. Current tenants include Greenville Technology Inc., Beauty Systems Group, TXI Inc., and Cadillac Gage-Textron.

CITY OF GREENVILLE

- ▶ **Buchy Commerce Park**—Located at the northern edge of Greenville near US 127 this 105-acre industrial and business-park is home to the Whirlpool Corporation’s KitchenAid Small Appliance Division. Currently, Whirlpool is this park’s only tenant, although the City has purchased land in this park for future city buildings.
- ▶ **E.D.G.E. Corporation Park**—This recent addition to the industrial sites in Greenville offers 44-acres of developable land to prospective tenants. It is located in the southern end of Greenville on Sater Street.

Residential Land Use

Residential development in Greenville is divided into two areas of the City. The older neighborhoods in Greenville are located in the south and southwest, while newer developments are located in the northern part of the City. The City Park running through the middle of Greenville divides the two areas. The older sections of Greenville are arranged in a traditional grid pattern characterized by smaller lot sizes and the presence of alleyways that typify early housing development patterns. The newer areas of the City have followed that same development pattern to a large degree, a unique aspect for more recent developments. Despite using this traditional pattern of development, the residential areas that have migrated to the northern section of the city are characterized by larger lot sizes than those located to the south and the presence of some curvilinear streets. Throughout Greenville, there is a wide variety of housing available in the form of both single family and multi-family apartments and houses. There are also several elderly care and/or nursing homes located in Greenville.

A total of 1776 acres are currently used for residential purposes. This acreage does not include areas available for future development. Currently, there are 1,631 acres developed for single-family and 145 acres developed for multi-family residential uses. In addition, there are just less than 3 acres of land being used for mixed-use development, which typically combines commercial and residential uses at one location. The list below describes the different types of residential housing available.

- ▶ **Single-Family Residential Development**—The median cost of a house in Greenville is \$52,600 according to the 2000 US Census. Within the owner-occupied housing units, 46 percent are appraised at \$50,000 or less. Another 49 percent are valued at \$50,000 to \$90,000. Only 5 percent of the homes in Greenville are valued at over \$100,000.
- ▶ **Multi-Family Residential Development**—Multi-family units and duplexes are scattered throughout the older, southern portions of Greenville, while newer multi-family developments and apartment buildings are found in the northern sections of the City.
- ▶ **Elderly Housing**—Greenville has several locations for elderly assisted living and nursing homes. The largest is the Brethren Home, located at 750 Chestnut. Others include the Alterra Sterling House of Greenville (1401 North Broadway) and the Oakley House (1275 Northview Street).
- ▶ **Mixed-Use Development**—Located primarily within the downtown area, mixed land uses typically have both commercial and residential uses. The most common type of a mixed use is an in-home business. Mixed land uses make up 2.51 acres of land within Greenville. There is an effort by Downtown Greenville, Incorporated to encourage mixed residential and commercial development in the downtown.

CITY OF GREENVILLE

Commercial and Retail Land Uses

The commercial and retail land use category encompasses offices, retail stores, and restaurants. Currently, commercial uses make up 410 acres of Greenville. Within Greenville City limits there are several commercial areas: the central business district, the Wagner Avenue area, and the Sweitzer Road Corridor.

- ▶ **Central Business District**—This district is the heart of downtown Greenville and is fast becoming an area of great pride for the City. Specialty shops, unique restaurants, county and city businesses, and office spaces characterize downtown Greenville. The downtown area is primarily focused on the Broadway Avenue corridor from the Annie Oakley monument north to Greenville Creek. Over the past 5-10 years the downtown area has seen a revitalization, due in a large part to the combined efforts of City government and Downtown Greenville, Incorporated (DGI), a local non-profit organization created to promote downtown. The service area for DGI corresponds to the zoned Downtown Business District; however, DGI's service area also includes adjoining residential areas, schools and churches.
- ▶ **Russ Road and Wagner Avenue**—The commercial district that lies along Wagner Avenue began in the area bordering the City Park and grew northward to Russ Road. Additional commercial development occurred along Russ Road and the district continued to grow northward. This region is now the largest commercial district within Greenville, encompassing 190 acres. This corridor of commercial uses is characterized by more modern retail developments, such as a Wal-Mart and large Kroger Food and Drug store. However, this is not just a retail-based corridor. A variety of businesses ranging from real estate, hardware stores, and hotels can be found in this area.
- ▶ **Sweitzer Road Corridor**—The Darke County Fairgrounds and Wayne Hospital are the anchors of this commercial district that lies along the entrance of Greenville following SR 49. There are a number of restaurants and car dealerships also found within this district. Over the past 10 years this area has seen a decline in its use and is becoming characterized by vacant properties scattered among the occupied businesses.

Public and Institutional Land Uses

The public and institutional land uses consist of a variety of uses including schools, churches, government facilities, and the hospital and spread across 113 acres. Greenville is unique in the amount and quality of its public institutions. Of particular note are the Garst Museum, the restored Memorial Hall, and the public library. The Greenville City Administration Building and the Darke County Administration Building, both located downtown, are key institutional structures in this land use category.

Park and Recreational Land Uses

The City of Greenville prides itself on its parks system, which covers 140 acres within the City limits. There are also additional recreation facilities located outside of the City; most notably the Shawnee Nature Reserve located less than 5 miles from downtown Greenville. Also included within this land use category are recreational facilities such as ball fields and the YMCA and the two cemeteries in the City.

- ▶ **Cemeteries**—There are two cemeteries located within the Greenville's limits that also have a recreational function. The oldest cemetery, dating from the days of Anthony Wayne, is closed to any additional interments and has become a local historic site. This cemetery is found at the intersection of Memorial Drive and Water Street and directly borders the City Park. Further to the west and found a short distance from the City Park is Greenville's largest cemetery.

CITY OF GREENVILLE

▶ **Greenville Public Parks and Recreation Facilities:**

- ▶ **Greenville City Park**—The gem of the Greenville Parks system, this 76-acre greenspace has been a part of Greenville since the early 1900s. This park features seven ponds, a city pool, ball fields, and an all-weather track along with shuffleboard courts. There is also a bikeway on the main trail through the park that is in the process of being extended.
- ▶ **North Park**—This is the newest park within the system. The 30-acre park features a 0.44-mile walking track used by walkers, runner, and rollerbladers. There are also a number of ball fields and courts for public use.
- ▶ **South Park**—Home of the Greenville Youth Recreation Center, this park offers a number of activities to the children of the neighborhood. There is also a wading pool, a pool table, foosball and a large screen TV for park users.
- ▶ **Emmit B. Smith Park**—This 3-acre park located next to the Greenville Creek has a walking trail and benches for viewing the activities at the park.
- ▶ **Annie Oakley Park**—This downtown park is a central feature when visitors enter Greenville. It features a statue of the town's famous resident and a gazebo and benches for downtown gatherings.

▶ **Darke County Parks within Greenville:**

- ▶ **Alice Bish Park**—Located within City limits, this 5-acre park offers a loop trail along Greenville Creek and will be the starting point for the newly proposed Greenville Creek Trail that will connect to the City Park.
- ▶ **Prairie Ridge Meadow, Peace Council House, and Tecumseh Point**—These three county parks are located within a short distance of each other and each are found just outside of the downtown business district. Each offers a different look at Greenville's historic past.
- ▶ **Shawnee Prairie Preserve**—This 118-acre park is home to the Park District's Nature Center and is the largest park within the system.
- ▶ **Golf Courses**—There is one public and one private golf course located within Greenville. The Caddy Shack (350 N. Ohio St) is a driving range and miniature golf course. The White Springs Golf Club (3630 State Route 571) is a 9-hole public course.
- ▶ **YMCA of Darke County**—This facility features a six-lane swimming pool, weight room, aerobic room, four racquetball courts, indoor tennis, volleyball, basketball, youth gym, running track, cardiac rehab center, sauna, whirlpool, and men's and women's Health Enhancement Centers. Guests at the Greenville Inn are entitled to all privileges accorded members of the YMCA. In addition, members of the Greenville YMCA have reciprocal access to the YMCA in Versailles.

Agricultural and Open Space Land Use

Greenville is located within Darke County, one of the most agriculturally dominated counties in Ohio. Much of the area surrounding Greenville is used as farmland. Currently there are 1,075 acres within City limits that are characterized as open space. It is unusual for a City to have so much open space within its limits. This may be partially due to recent annexations by the City. Currently, some of this land is open for development, while other owners wish their lands to remain as open space. The great majority of these lands dedicated as open space lie along the edges of the developed portion of the City and next to current industrial parks.

CITY OF GREENVILLE

Summary of Existing Land Use

Land uses within Greenville are predominately found in the residential category. The City has experienced a high amount of single-family residential development and all indications expect this trend to continue. Although industrial development will continue to be a goal, other forms of development should be maintained. These include maintenance of the high-quality park system and preservation of older neighborhoods. Commercial development is also expected to continue, although there is concern to match development closely with City needs. There are no significant restrictions on land use within Greenville, although the issue of appropriate use of prime farmland resources may be a concern.

Transportation Network

Regional Roadway Network

The City of Greenville is found at the confluence of many U.S. and state routes and is located in close proximity to interstates I-70 and I-75. These regional roadways connect Greenville to many other cities and major markets in the mid-west. Easy regional access routes such as those found in Greenville can, and have, facilitated the advancement of industrial development in the area. Figure A-4 illustrates the current functional classification system.

There are three primary regional roadways that converge in Greenville's historic downtown, State Route 49, U.S. Route 36, and State Route 571. Just outside of the downtown area are connections to State Route 502 and State Route 118. All of these roadways move a high volume of both thru and local truck traffic as well as local traffic. Although this convergence of major roadways does cause some congestion within the downtown area, it also brings a lot of attention and business to the City. State Routes 49 and 571 are two major highways that connect Greenville to the greater Dayton metropolitan area. In addition, Greenville is located 25 miles west of I-75 and 20 miles north of I-70. This intersection is considered one of the most heavily traveled in the United States.

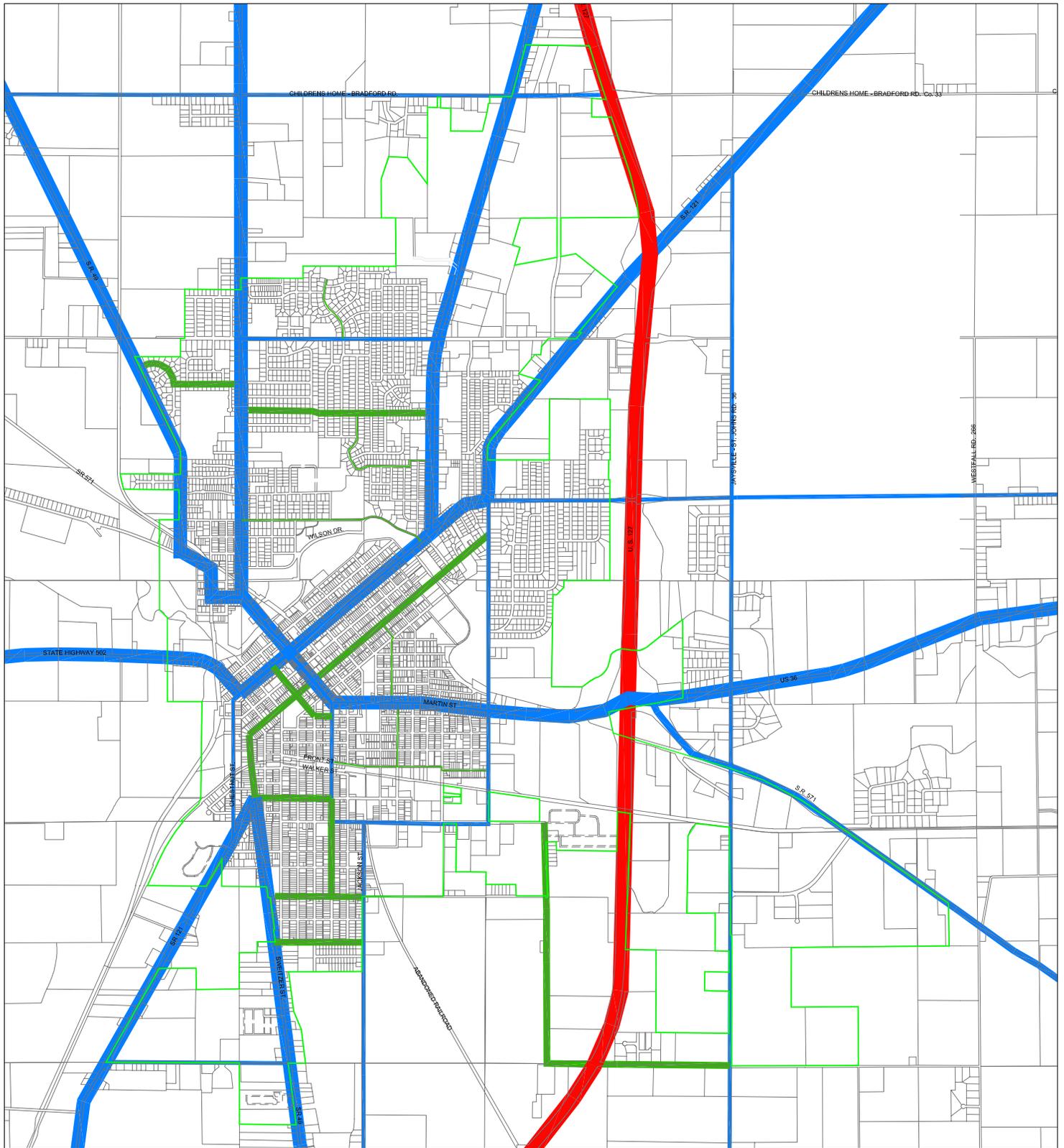
The U.S. Route 127 Bypass is also a major regional roadway that is located in close proximity to Greenville's downtown area and runs through the City's industrial corridor. This route is intended to provide some relief from congestion and heavy truck thru-traffic in the central area of the community.

Local streets and collector roads make up the rest of the roadway network in Greenville. The City Streets Department maintains approximately 74.5 miles of surface streets within Greenville's 6.35 square miles of total area. The majority of the roads in Greenville have been designed in a grid pattern, a design that has resulted in many alternative paths to get around the City. As a result of this grid pattern Greenville has not experienced congestion levels as high as many other similar sized cities.

Functional Classification System

The roads within Greenville have been placed into a functional classification category, which describes the type and specific purpose of each roadway. By examining at the classification system within the current roadway network, development patterns and future opportunities for roadway expansion or enhancement can be ascertained. In general, each roadway functional classification is based on two design factors:

- ▶ Mobility, or the capacity of the roadway segment to move traffic efficiently, and
- ▶ Accessibility or the ability of a roadway to provide accesses to the land adjacent to the roadway.



Legend

-  Expressway
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Road

Functional Classification

Greenville Comprehensive Plan

Greenville, Ohio

Figure A-4



CITY OF GREENVILLE

There are six categories within the functional classification system, highways, major arterials, minor arterials, major collectors, minor collectors, and local streets. The definitions for each of these categories can be found in Table A-4.

Table A-4 Functional Classification		
Roadway Classification	Description	Included Roadways
Highway (Interstate)	A divided highway that has full-access controls with intersections that are separated by grade. The primary uses are for interstate and intrastate travel.	<ul style="list-style-type: none"> ▶ US 127 Bypass
Major Arterial	The primary function is to carry local and regional traffic, connect communities, and allow for travel between major destinations. This classification of road is used for long distance travel and signals are used in areas of development. In many instances it is necessary to control access (curb cuts) for safety and to allow for continued flow.	<ul style="list-style-type: none"> ▶ Broadway ▶ Martin Street ▶ Main Street ▶ Sweitzer Street/SR 49 ▶ US 36 East ▶ Union Street ▶ SR 571 ▶ Wayne Street ▶ SR 121 ▶ SR 502 West ▶ Wagner Avenue ▶ Pine Street ▶ Washington Ave
Minor Arterial	The role of a minor arterial is similar to that of a major one, except that the travel distances are shorter and the amount of traffic volume is smaller.	<ul style="list-style-type: none"> ▶ Edison Road ▶ Jackson Street ▶ Ohio Street ▶ Sater Street ▶ Winchester Avenue ▶ Requarth Pike ▶ Russ Road ▶ Children's Home–Bradford Road ▶ Chestnut Street ▶ Jaysville – St. Johns Road ▶ Kitchen Aid Way
Major Collector	The function of a major collector is to provide access to and travel between arterial roads. Collectors provide travel to specific destinations and allow traffic flow between neighborhoods as well as countywide mobility.	<ul style="list-style-type: none"> ▶ Sater Street ▶ Fair Street ▶ Birt Street ▶ Rhodes Drive ▶ Fourth Street ▶ Park Drive ▶ Magnolia Drive ▶ Jefferson Avenue
Minor Collector	Minor collectors are similar to major collectors; however, they take traffic from local streets for short distances, then distribute traffic to major collectors or arterial roads.	<ul style="list-style-type: none"> ▶ Front Street ▶ Riffle Avenue ▶ Warren Street ▶ Ludlow Street ▶ Shawnee Street ▶ Donald Drive
Local Streets	Roadways whose primary function is to provide access to residences, businesses, or other abutting properties.	All roads not listed under one of the previous classifications are considered local streets.

CITY OF GREENVILLE

Transit Services

Other transit opportunities and services in Greenville include air, rail and public transportation. Major passenger and airfreight originating in Greenville travels through the James. M. Cox Dayton International Airport located 25 miles southeast of Greenville near the I-70/I-75 intersection. Minor air traffic can be handled through the Darke County Airport located 10 miles north of Greenville on SR 121. This airport can only accommodate small aircraft and/or business jets.

Rail service to Greenville is handled by one line, a spur running south from Ansonia off of one of Conrail's primary east-west lines. The spur runs north south and is located parallel to SR 121 north of Bishop Road, and runs eastward from the tail track to SR 571. This spur primarily serves industrial uses in the southeastern part of Greenville. Corning was the primary user of this rail line. Since the closure of the Corning factory in 2002 the future of this spur is unknown.

Public transit is available through City Transit Department. This department "endeavors to provide clean, safe, affordable transportation to all...regardless of age or income" and offers a range of services including trips to medical institutions or nearby shopping locations. The system function similar to a taxi service, reservations can be made within scheduled hours of operation seven days a week. Fares for this service range from \$1.25 (elderly or disabled persons) to \$2.50 (general public) for trips within the City. Trips going outside of City limits may cost more depending on the destination. Last year the transit department made over 67,000 one-way trips and the majority of those trips were made for elderly persons. As the population of Greenville continues to age, transit assistance will become more of an issue. Included in the transit department's five-year plan are plans to construct a new transit building that will include a classroom, washing bays, and possibly a driving course that could be shared with the fire department.

Accident Data

Accident data for intersections in Greenville was analyzed to discover any area within the existing transportation system that called for roadway improvements. The data was obtained from the Greenville Police Department and spanned from May 1, 2001 thru April 30, 2003. Table A-5 displays those intersections with the highest of accidents. The intersection with the greatest number of accidents was Russ Road-Wagner Road intersection. Considering that this intersection is at the heart of the largest commercial in the City, this result is not surprising. However, it does warrant further analysis to discover what can be done to minimize the amount of accidents that take place. Another trend observed in the data was that a number of accidents occurred in different points along Main Street. Traffic circulation along Main Street may need to be re-evaluated in the future.

Intersection	Number of Accidents
Russ Road/Wagner Road	20
Sherman Street/Sweitzer Street	8
Main Street/Walnut Street	8
Rhodes Street/Wagner Avenue	7
Front Street/Washington Street	7
Main Street/Ohio Street	6
Main Street/Wagner Street	6
Main Street/Memorial Avenue	6
Devor/Washington Avenue	6
Chestnut/Fort Jefferson	6
Pine Street/Sweitzer Road	6

CITY OF GREENVILLE

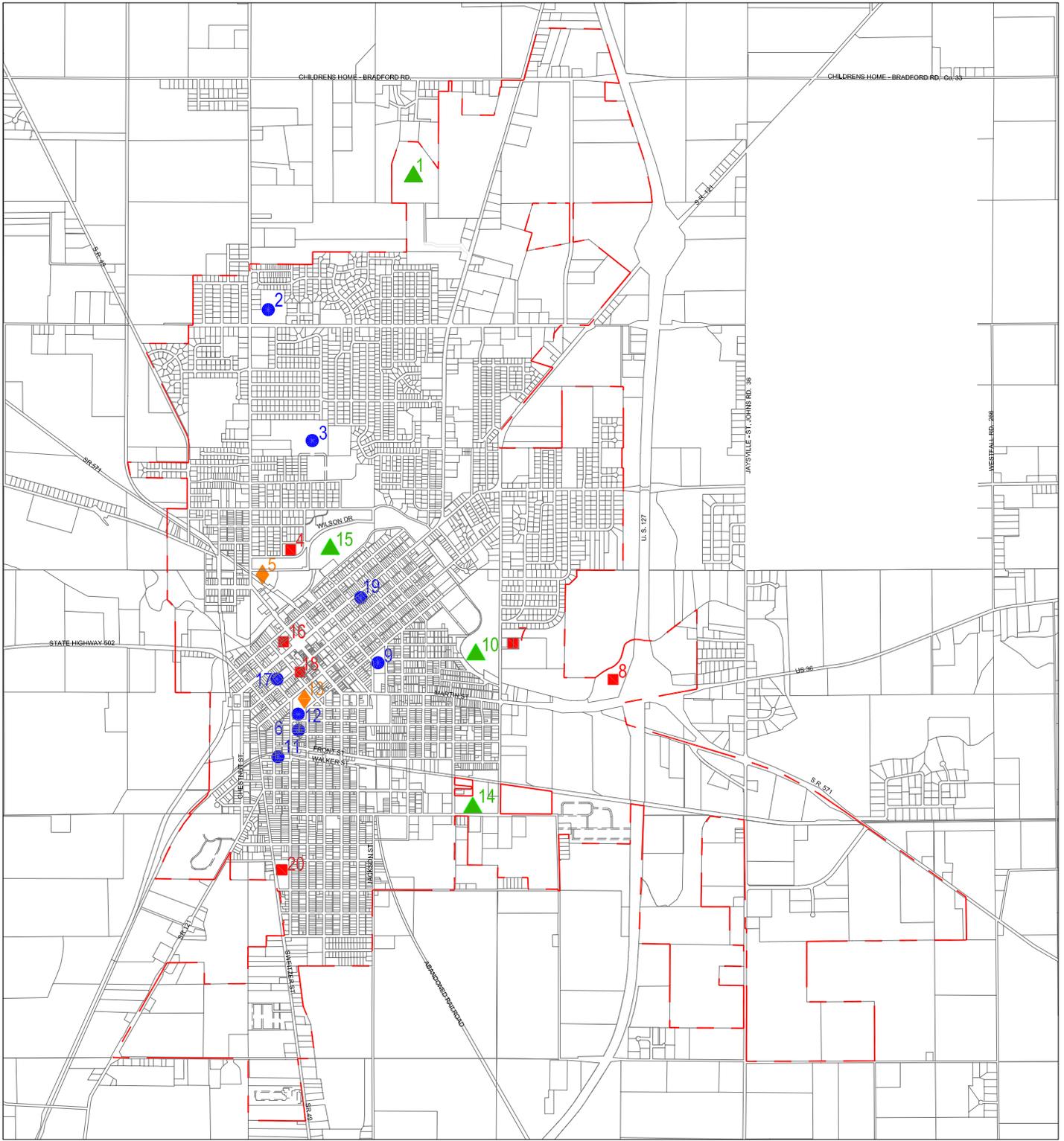
Summary of Transportation Network

As Greenville continues to grow, transit conditions and access of the City's roadways will be a concern. Currently, the City is only experiencing minor congestion on selected roadways such as Wagner Avenue. Maintaining the current grid pattern of roadways will help to alleviate future congestion by providing a number of access points and/or alternate routes for traffic. The Greenville Streets Department has developed a five-year plan, which allows funding for roadway improvements or expansion. This plan sets aside as much as \$200,000 per year for annual street repairs. From a socioeconomic perspective, transit will continue to be an issue as the population of Greenville continues to age.

Community Facilities

A community facility designation includes such institutions as schools, parks, public safety services, churches, and medical facilities. All of these facilities contribute to creating a high quality of life for both the citizens of Greenville and Darke County. Figure A-5 illustrates the location of community facilities in Greenville, while the list below provides a short detail on what types of facilities are open to Greenville residents.

- ▶ **Community Churches**—There are 23 churches within Greenville. Not only do these buildings reflect Greenville's ecumenical community; there are also a wide variety of architectural styles employed in these buildings that add to the overall character of the City.
- ▶ **Educational Institutions**—Within Greenville there are four elementary schools, one middle school, one junior high school, one high school, one vocational school, one Montessori school, and two Parochial schools. Higher education opportunities are available within the city at the Edison Community College branch campus located on Wagner Avenue. There are also three institutions of higher education—Edison State College, Indiana University East, and Wright State University—located within close distance to Greenville. The public schools within the Greenville City School District are currently undergoing operational changes. The school board is currently drafting a master plan. It will focus on how to renovate or build new facilities for the school system.
- ▶ **Wayne Hospital**—Located on SR 49/Sweitzer Street in Greenville, Wayne Hospital is a 92-bed acute care facility with five additional Intensive Care Unit (ICU) beds. The hospital serves both Greenville and the larger Darke County community. Departments found within the Wayne Hospital include cardiopulmonary services, an ambulatory care center, a convenient care center, outpatient physical therapy, laboratory services, and a special birthing center.
- ▶ **Greenville Public Library**—Constructed in 1901 with funds donated from Andrew Carnegie and opened in 1903, the Greenville Public Library is located at 520 Sycamore Street. In addition to its regular library holdings, the library also provides bookmobile services to the county. The library is in the process of creating an addition to their building. The addition will provide more room for collections and programs, while still keeping with the architectural style of the existing building. Although this project is currently on hold for the short-term, the long-term benefits to the community will be an asset to Greenville.
- ▶ **City Hall and Public Safety Services**—The Greenville City Hall is located in the heart of downtown at 100 Public Square. This building houses the majority of Greenville's administrative and municipal offices (such as the auditor's office, the engineering department, and the mayor's office) and serves as a major landmark off of Fountain Circle. The Greenville Police Department is located on Main Street and is connected to City Hall. There are 25 full-time police officers. The fire station is also located in Public Square, in close proximity to the Police Department and City Hall. The Greenville Fire Department currently employs 24 full-time employees and seven paid, on-call employees. The fire station is currently building an addition to their downtown station.



Legend

- | | |
|--------------------------------|------------------|
| 1 North Park | ● Schools |
| 2 Faith Christian School | ▲ Parks |
| 3 Greenville High School | ◆ Other |
| 4 County Building | ■ Administration |
| 5 Garst Museum | |
| 6 Memorial Hall | |
| 7 Treatment Plant | |
| 8 County Garage | |
| 9 East Elementary | |
| 10 Alice Bush Park | |
| 11 Montessori School | |
| 12 Jr. High School | |
| 13 Public Library | |
| 14 South Park | |
| 15 City Park | |
| 16 City Admin Bldg/Police/Fire | |
| 17 St. Mary's School | |
| 18 County Admin. Bldg | |
| 19 Gettysburg Elementary | |
| 20 Wayne Hospital | |

Figure A - 5

Community Facilities

Greenville Comprehensive Plan



Greenville, Ohio

CITY OF GREENVILLE

- ▶ **County Government**—Greenville is the county seat and host to a number of county functions. The Darke County Court House sits on 520 South Broadway; located next door is the County Commissioners offices in what was once the former county jail and sheriffs offices. Both buildings were built between 1870 to 1874 and are listed on the National Register of Historic Places (NRHP). These buildings currently house, among other things, the auditor, treasurer, clerk of courts, and building regulation offices for Darke County. Other Darke county government buildings found in Greenville include the county sheriff's department, the Darke County Emergency Management Agency, and county transportation garages.
- ▶ **The Garst Museum**—Located at 205 North Broadway and managed by the Darke County Historical Society, this museum hosts a variety of artifacts from Greenville's early history as an American Indian settlement and later as the site of the Treaty of Greenville. The museum also pays homage to the City's more famous former residents: Zachary Landsdowne, Lowell Thomas, and Annie Oakley.

Summary of Community Facilities

Greenville is unique in the amount and quality of its facilities available to its residents. Greenville has several "gems" within its community that draw residents and non-residents alike, most notable are the City Park and the Garst Museum. The most pressing issue is the condition and ability of its schools to continue to provide quality education opportunities. The upcoming master plan initiative by the school board will aid in determining how much will need to be accomplished to improve Greenville City Schools.

Infrastructure

An often overlooked, yet critical, component of managing any city lies within its existing infrastructure. Greenville must consider that the provision of utilities to industry, businesses, and residents is one of the most important decisions that the City will face as it continues to grow. There is a strong correlation between future growth and the ability of a City to accommodate increased utility demands over time. As residential, commercial, and industrial growth, as well as the possibility of future annexations, continues to be a factor in Greenville's future, the ability to effectively provide infrastructure services will become a part of daily decision making.

The term "infrastructure" typically applies to the water and sewer systems within a city. Within this section, infrastructure is used more broadly and examines both the aforementioned traditional systems of water and sewer, but also the area of telecommunications and emergency response. A useful tool that many cities use to proactively prepare for the future is a utility master plan. This type of plan assesses existing conditions, identifies inefficiencies and deficiencies, and develops improvement and implementation plans for all systems involved.

The following is a summary of the City's existing utility systems' issues, limitations, and planned improvements. Figures A-6, A-7, and A-8 illustrate the water and sewer systems in Greenville.

Sanitary Sewer and Storm Water

Existing Conditions

The wastewater treatment plant is responsible for treating sewage from city residents, businesses, and industries. With a capacity of treating 2.2 million gallons per day (mgd) (under normal flow conditions) and up to 3.5 mgd under peak conditions, the overall system is currently considered to operate well under capacity. A combination of gravity flow lines and pump stations are used to transport wastewater to the treatment plant. The treatment plant was built in

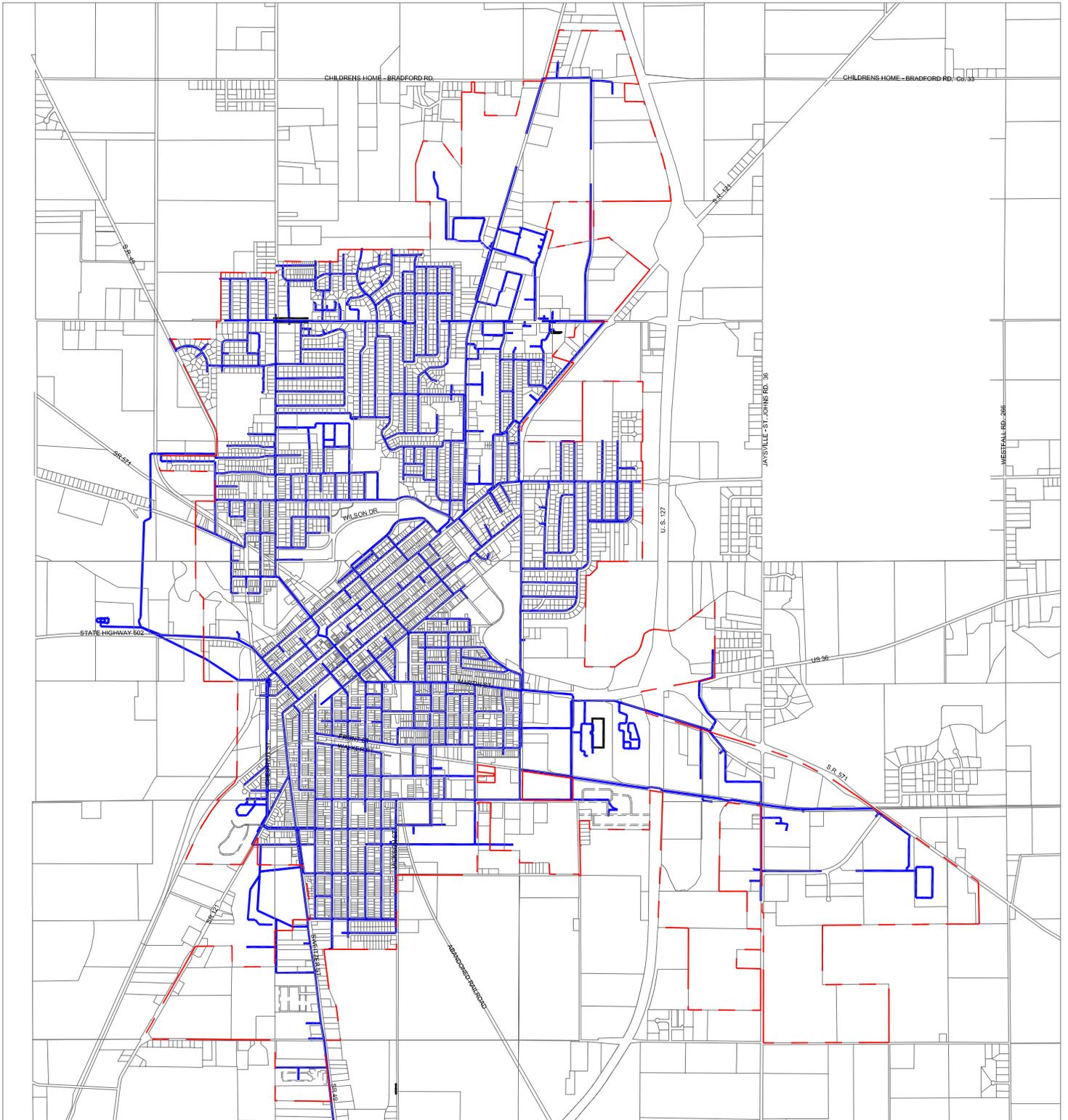


Figure A - 6

Legend

 Water Lines

Water System

Greenville Comprehensive Plan



Greenville, Ohio

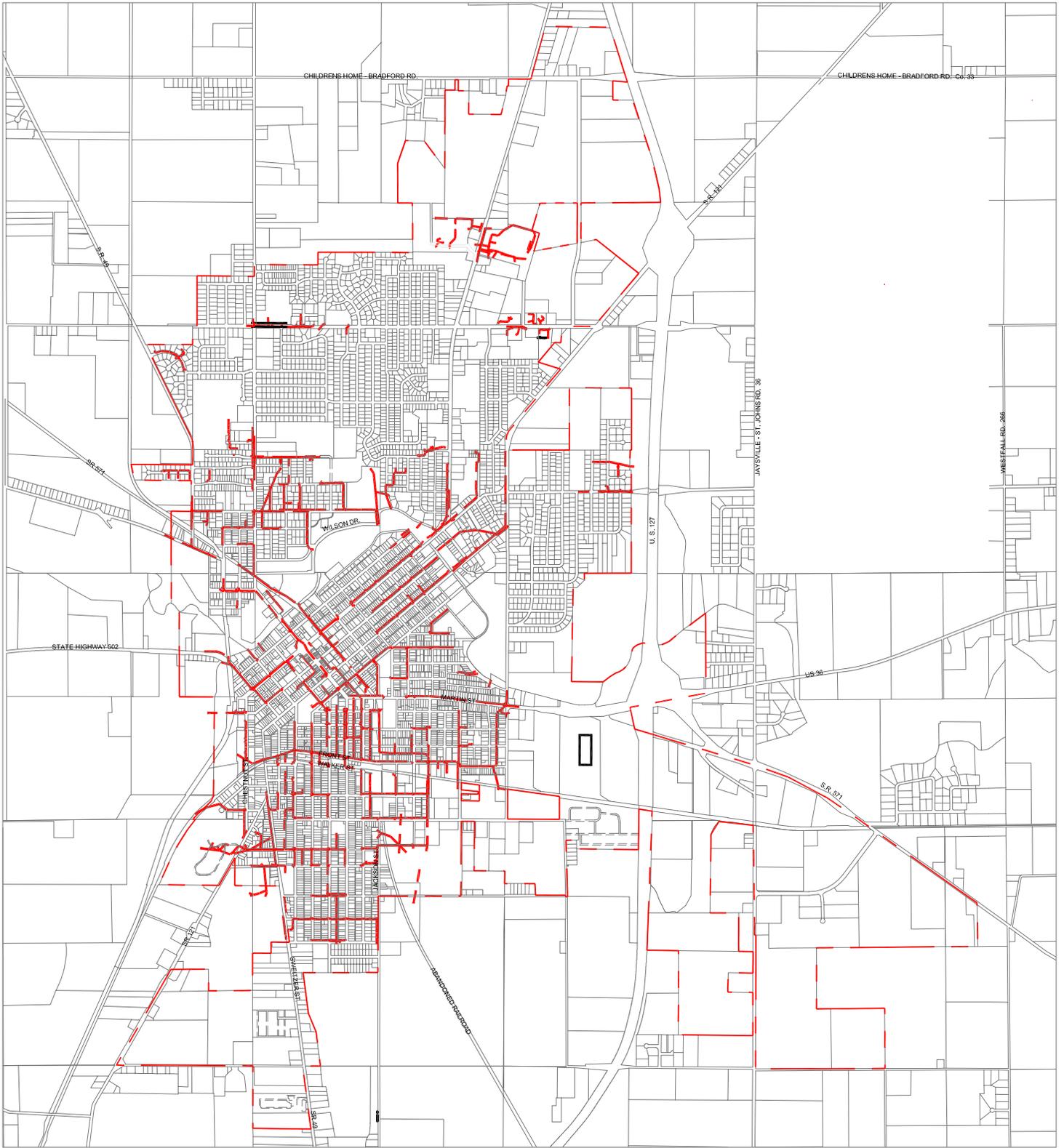


Figure A - 7

Storm Sewer System

Greenville Comprehensive Plan

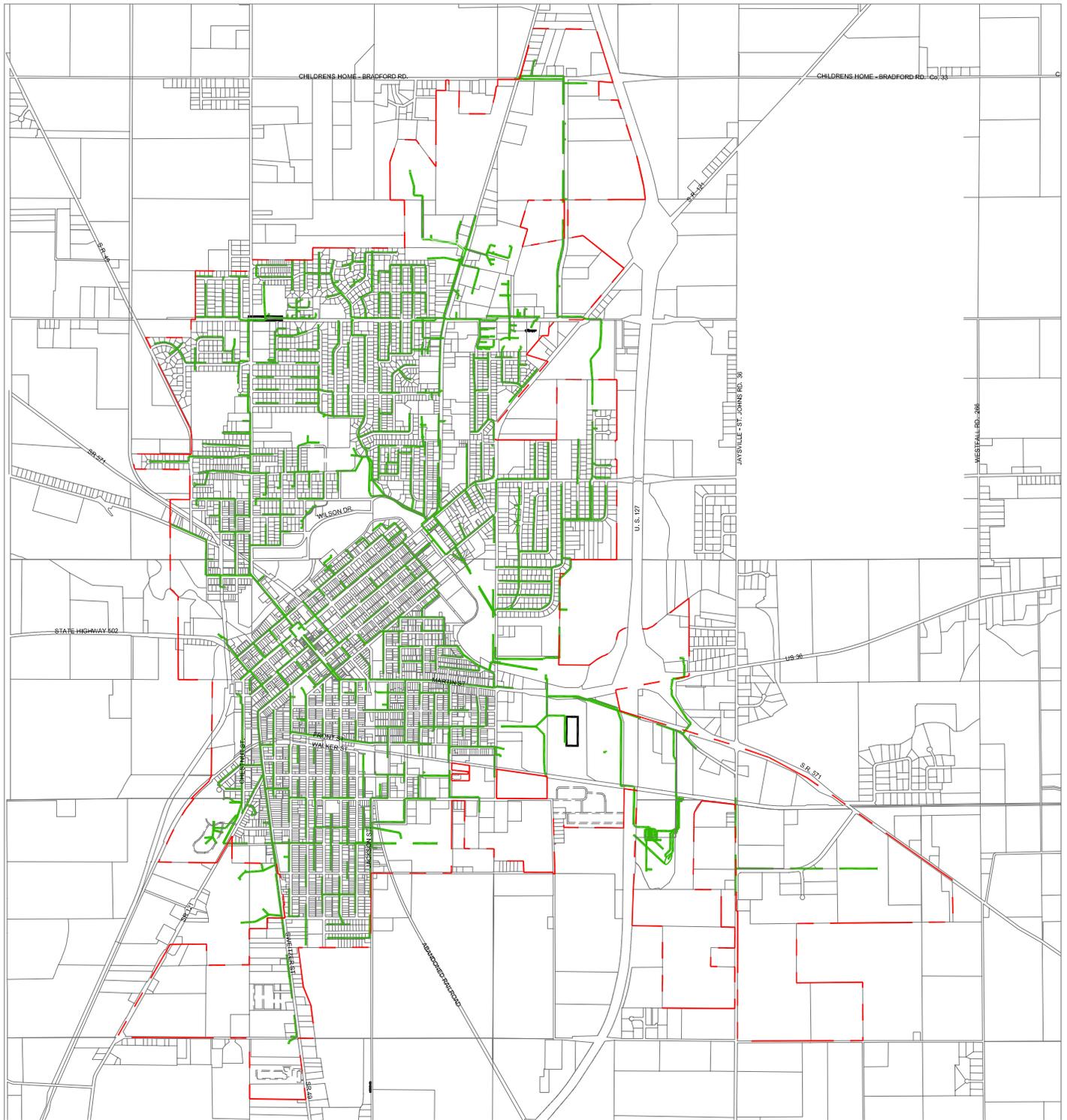


Greenville, Ohio



Legend

 Storm Line



Legend

 Sanitary Lines

Figure A - 8

Sanitary Sewer System

Greenville Comprehensive Plan



Greenville, Ohio



CITY OF GREENVILLE

the 1930s and has been upgraded several times, 1995 was the most recent upgrade. Treatment is completed through the use of oxidation ditches and sludge system with retention basins and overflow areas. The majority of the City is on the sewer system; the fairgrounds and the Whirlpool KitchenAid factory are the only non-city customers.

Issues

- ▶ As growth occurs in new areas, especially in the northern end of the City, increased demands on water and sewer services will occur. Additional flows into the existing system may make it more difficult to handle additional volume within the existing lines.
- ▶ The 15-inch main line that runs through the City Park assumes much of the wastewater for the northern end of town. This will become a concern if growth continues to move northward. The most likely solution may be to add another line from the north end of Greenville to the plant.
- ▶ The last sewer system utility plan was written over 25 years ago. There have been no updates to this plan since, as a result, the true full capacity of the system is currently unknown.
- ▶ The lines in the southern part of Greenville are extremely old and may need upgrades or a total replacement.

Water Supply

Existing Conditions

The existing water system consists of a well field, a water treatment plant, high service pumps, a water distribution system, two elevated storage tanks, and a 10 million-gallon clearwell. The current water system went online in 1980 and plant capacity is designed for 6 mgd. Greenville and Mud Creeks are the main source of Greenville's supply, although the plant does draw water from a variety of sources, including their well fields. Since the system went online in 1980, the wells have been upgraded due to enhanced EPA surface water treatment rules. The City has completed all three phases of the EPA's Well Field Protection requirements and the EPA has endorsed their efforts. In 1996 Woolpert LLP completed a study of the water system and the City has been following the recommendations of that study. Since the closing of the former Corning factory (which was once a large consumer of City water), there has been an increase in the overall capacity of the system.

Issues

- ▶ The City currently has few problems with point-source pollution; non-point source pollution is a greater concern.
- ▶ Security concerns, although not an issue currently, may become one in the future. The City is required to complete a vulnerability assessment by the end of the summer in 2003.
- ▶ Future expansion of the City may cause an increase in water quality issues when the current system must evolve to cover a larger area with low demand.
- ▶ No current looping problems occur now; however, with increased development there will be a need for larger lines and some looping may need to occur.

CITY OF GREENVILLE

Telecommunications

Existing Conditions

Greenville is ahead of most communities in terms of the availability of broadband communications. The City was selected as a test market for AOL/Time Warner's Roadrunner services. Following the implementation of Roadrunner, Sprint's DSL services came to Greenville. Currently, there is plenty of access to DSL or Roadrunner. Within the City limits, The Whirlpool Corporation has one call center in its KitchenAid factory that uses broadband communications for their online ordering. Although, broadband service is currently considered a convenience item, but more and more industries and businesses are looking into it as a requirement for doing business in the area. Even though telecommunications is more of a future issue, it should be considered as an aspect of drawing development to the City.

Issues

- ▶ There is currently only one main line that stretches from northwestern Ohio, through Greenville, to Covington, Kentucky. If there are problems with this line the entire system is affected.
- ▶ The current capacity of fiberoptics in place is unknown.
- ▶ Changes in technology will dictate how telecommunications evolves. Wireless technology may become more attractive than broadband technology in the future.

Emergency Response

Existing Conditions

The Police, Fire, and Rescue Departments currently use a joint dispatching system. Residents call into one number and their call is directed to the appropriate department. In addition, the City and the County use common radio frequencies. When two or more calls come into the same frequency, the lines become jammed and the delays are even greater. The recommended response time for a Fire Department to any portion of Greenville is 4 minutes. Due to a growing city and increased congested, this response time can reach up to 10 minutes in some areas.

Issues

- ▶ Both the Fire and Police Departments indicated that emergency services and their response times are a concern.
- ▶ The EMS services need improved telecommunications to aid in their response times and coordination.
- ▶ Residents feel that the police needs to be more accessible in the northern part of Greenville.

CITY OF GREENVILLE

Summary of Infrastructure

The most timely infrastructure issue is the condition and full capacity of the wastewater and sewer lines. Prior to any future annexations, or even additional development, the City must determine if they will be able to provide services to their residents. The creation of a sewer and water utility master plan would aid in those decisions. Issues surrounding telecommunications and emergency response times will continue to be a concern, however not as pressing of an issue as concerns regarding the traditional forms of infrastructure.