

CITY OF GREENVILLE

CHAPTER 1—INTRODUCTION AND PLAN SETTING

The Comprehensive Plan for Greenville is intended to provide city leaders and citizens a long-range vision for development and redevelopment opportunities. This plan is meant to update the 1992 plan, prepared for the City by the Miami Valley Regional Planning Commission (MVRPC). While the 1992 plan provided a valuable tool for making planning decisions, changes in the rate of growth and patterns of development have necessitated an update. The purpose of this plan is to outline a citizen-based vision of the future that will identify and guide development (or redevelopment) and investment opportunities through a well thought out set of recommendations and implementation strategies. The plan is organized around four basic areas; the existing conditions, the goals and objectives, and finally recommendations and implementation strategies are presented for each of these areas. The four areas are:

- ▶ Land Use
- ▶ Economic and Industrial Development
- ▶ Transportation and Transit Services
- ▶ Community Image and Infrastructure

The overall goal of the comprehensive planning process is to create a document that will allow decision-makers to make short-term decisions that will promote long-range results. The recommendations contained within this plan represent the views and desires of the citizens of the community. Recommendations provide valuable information and guidance for future development and provide the basis for an implementation strategy.

The plan is organized in chapters. Chapters 1 through 3 provide background to the plan and present the issues, goals, and objectives formulated during the early stages of the planning process. Chapters 4 through 7 present analysis and recommendations on future land use, economic and industrial development, transportation and transit services, and community image and infrastructure. Chapter 8 presents the implementation strategy. Appendix A contains information on existing conditions including demographic data, existing land uses, and natural resource constraints to development. Appendix B through Appendix D contains information and reports that were used as supplemental sources of information in writing this plan.

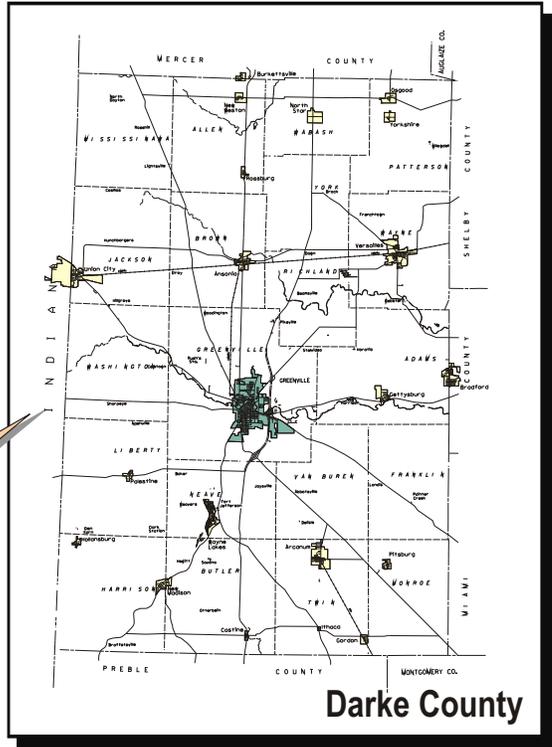
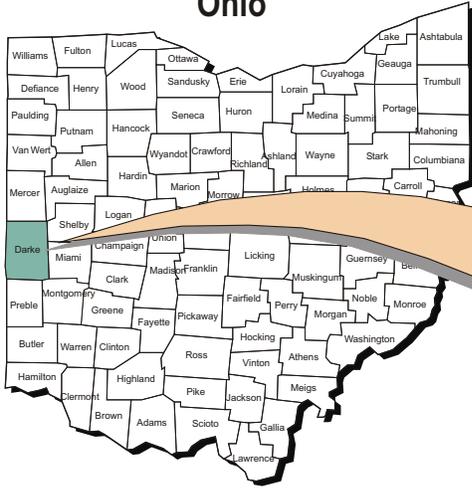
Plan Setting

Location and Historical Context

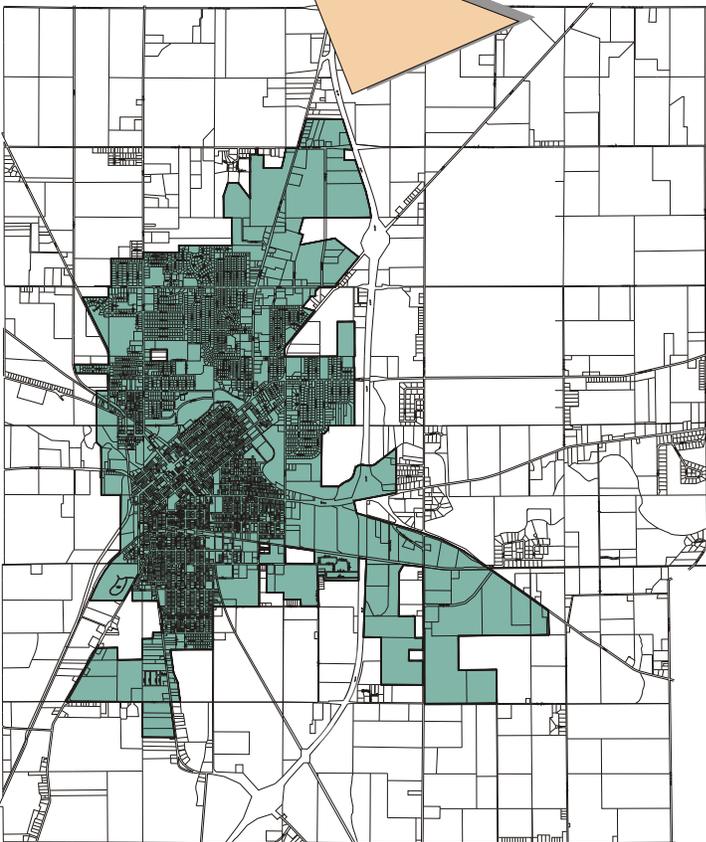
Greenville is located in Darke County, in the northwestern portion of the Miami Valley region of western Ohio (Figure 1). It is approximately 35 miles northwest of Dayton, 20 miles west of Piqua and 34 miles northeast of Richmond, Indiana. Figure 1 illustrates the location of Greenville relative to Darke County and the state as a whole. As both the county seat and the only city within Darke County, Greenville is the focus of business and recreational activity for much of its surrounding communities as well as for its residents. Figure 2 illustrates the basic layout of the city as it currently exists.

Settlement in what is now Greenville first began in 1793, when General Anthony Wayne chose the site as his base of military operations during the expansion of the Northwest Territory. He named the site after his co-patriot, General Nathaniel Greene and called it Fort Greene Ville. In 1795, General Wayne negotiated the Treaty of Greenville whereby the Native Americans formally acknowledged “themselves to be under the protection of the United States, and no other Power whatever.” This treaty also opened up the Northwest Territory for further settlement and led to the creation of Ohio, Indiana, Michigan, Wisconsin, Illinois, and portions of Minnesota. During the next century Greenville was rapidly settled. By 1845, the landscape was dotted with brick and frame homes, some of which can still be found throughout the City.

Ohio



Darke County

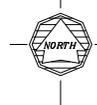


Greenville, Ohio

Figure 1
Vicinity Map
Greenville
Comprehensive Plan



Greenville, Ohio



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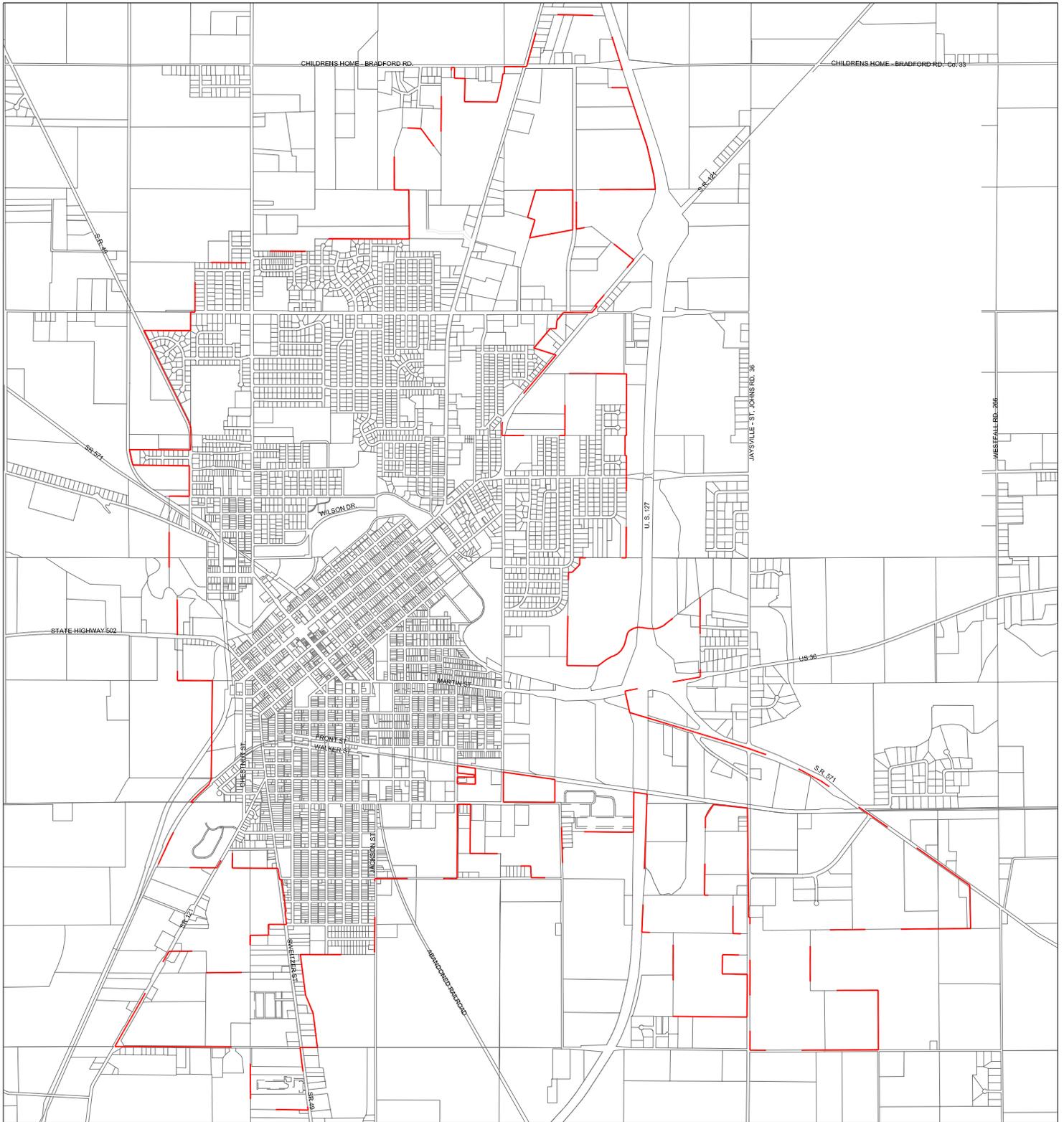


Figure 2

City of Greenville

Greenville Comprehensive Plan



Greenville, Ohio

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In addition to its ties to the signing of the famous treaty, Greenville has been home to a number of notable personalities. The City's most famous resident was Annie Oakley, who was born in Darke County and settled in Greenville after touring with Buffalo Bills Wild West Show. Her story and skills are celebrated at the annual Annie Oakley festival and a statue of Annie Oakley anchors the downtown area. Other famous residents include Lowell Thomas (noted radio personality), Zachary Landsdowne (Commander of the Navy dirigible, U.S.S. Shenandoah), and Norman Vincent Peale (known as the "father of the Power of Positive Thinking"). Both the treaty and the contributions of these former residents make Greenville a city rich in historical traditions.

Planning Process

The process used to develop the Greenville Comprehensive Plan relies on the participation of the City's citizens. A primary goal of the planning process is that the final plan is intended to be a reflection of the citizens of Greenville's values, ideas, and vision for the future. Figure 3 graphically illustrates the planning process.

The first step of the planning process was to gather data and identify existing trends, issues, opportunities, and constraints within Greenville. This process included gathering information about Greenville from such varied sources as soil surveys, aerial photographs, U.S. Census data, and Greenville's own city departments. This first step also included conducting interviews and meetings with stakeholders and civic groups and the formulation of two committees that would aid in creating this plan. Representatives from all sectors of city and county government formed the technical committee. The steering committee was composed of a mix of council members, business leaders, and community leaders. The second step consisted of a series of visioning exercises held within the context of public forums, committee meetings, and interviews. After analyzing the results from the visioning and existing condition efforts, a set of development issues and constraints were identified. From this list, a set of planning principals and recommendations were developed that identified methods to implement plan concepts. The purpose of the implementation portion of this plan is to provide the City with a tool to achieve the vision of Greenville's future that was created in the planning process.

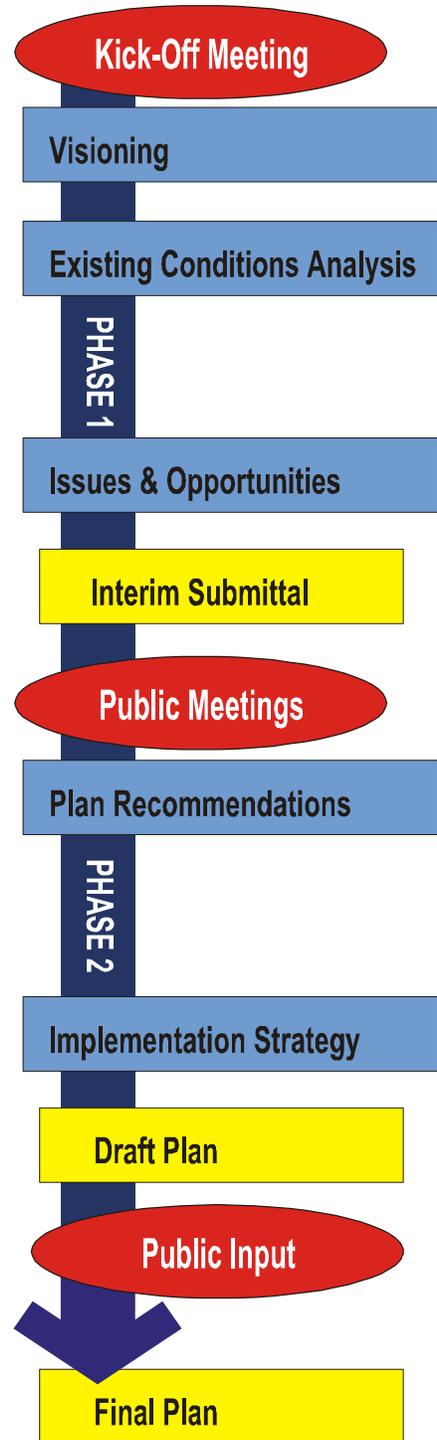


Figure 3 Planning Process