

CITY OF GREENVILLE

CHAPTER 2—PLANNING ISSUES

Over the course of the past year there have been two public meetings and 16 steering and technical committee meetings have identified key issues that impact the quality of life in Greenville. The role of both of these committees is to represent a broad base of interests in guiding the planning process and overall framework, however their input came from a variety of viewpoints. Members of the technical committee were focused on existing city resources, implementation possibilities, and the role of city government in the plan. Members of the steering committee offered insights on community image, marketing Greenville, and improving amenities within the city. (For a list of committee members, please refer to Appendix D.) Those issues raised during the course of the plan were analyzed against the background of existing conditions in such areas as socioeconomics, natural resources, community services, land use, and transportation.

Using comments received from public meetings, interviews, and prior committee meetings, the Comprehensive Plan Committees were asked to prioritize a list of issues under each category according to their level of importance. Those that were identified as non-issues are not included in this report. The prioritization of issues lays the groundwork for the recommendation phase of the planning process. The relative importance of each issue is provided below according to the issue topic area. The planning issues highlighted in the following statements are presented graphically in Figure 4.

Land Use

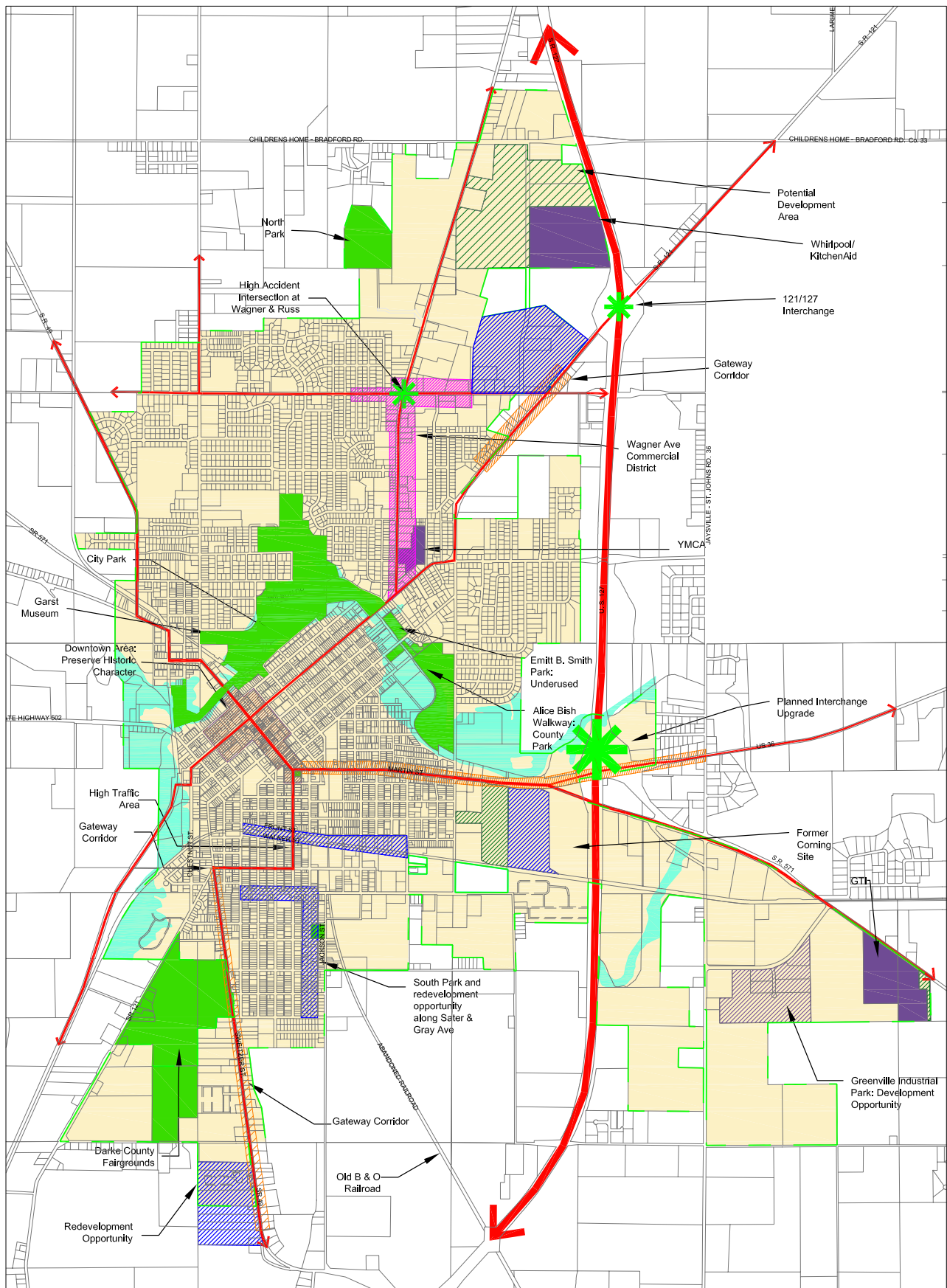
Land uses issues deal with a range of topics from downtown development to housing concerns. Carefully planned and thought-out development was a theme that reverberated in the majority of land use concerns.

General Land Use

- ▶ Moderate Importance:
 - Land and facility reuse is possible and beginning to occur, however, more redevelopment/reuse could be done.
 - Future annexations need to be evaluated based on financial and infrastructure feasibility.
 - Development along SR 49 should be carefully sited to present an appropriate introduction to Greenville.
- ▶ Minor Importance:
 - There are tentative plans to create a diamond interchange for SR 121/127/U.S. 36 in 2005. With that would come additional development.

Downtown

- ▶ Highest Importance:
 - Most people would like to see an increase in the number and hours of eateries downtown, including outdoor dining, for both residents and tourists alike.



Legend










- | | | | |
|---|---------------------------|---|--|
|  | Existing Commercial Areas |  | Existing Parks and Recreation
(County and City) |
|  | Roadways |  | Redevelopment Opportunities |
|  | Development Opportunity |  | Existing Land Use |
|  | Gateway Corridors |  | Downtown |
| | |  | Floodplains |

Figure 4

Composite Issues
Greenville Comprehensive Plan



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- ▶ High Importance:
 - Some merchants close during downtown events; staying open later or during special events would be a good addition to downtown services. In addition, the hours of operation for downtown businesses don't always coincide with the times that most residents are available to shop.
- ▶ Moderate Importance:
 - The KitchenAid Experience is an asset to downtown, but we need more industry and tourism opportunities to support the City.
 - The old Masonic building on the corner of Main and Broadway is a good candidate for redevelopment. Other downtown buildings that could be redeveloped include the Weaver Building and the Ohio Building.

Housing

- ▶ Highest Importance:
 - The building inspection process could be simplified and/or streamlined, while still ensuring that inspections are completed on all aspects of building maintenance and when new developments are built.
 - There is a need for executive-level housing within the City limits in order to provide housing options for all income levels.

Parks and Recreation

- ▶ Highest Importance:
 - The lagoons in the City Park are beginning to look dilapidated and need to be rebuilt.
- ▶ Moderate Importance:
 - The parks are exceptional, but more adequate manpower is needed to maintain them.

Economic and Industrial Development

Economic and industrial development that would benefit Greenville was the most important issue identified by committee members. Participants were most interested in the City attracting new industry from a variety of industrial sectors, including high-tech, and smaller manufacturing operations. Concerns about appropriate types and placement of development were also a common issue.

- ▶ Highest Importance:
 - The loss of large employers (American Aggregates and Corning) has hurt Greenville and the county in terms of jobs and revenue. Focus in the future should be on both retention and recruitment of new industries.
 - There is a good workforce available, although retraining opportunities could be more extensive. Explore opportunities to both attract and train the current population for more high-tech job responsibilities.

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- Attracting new quality industry is a concern.
- Citizens would like to see industries that employ 200 – 500+ employees, rather than larger industrial companies.
- ▶ High Importance:
 - There is currently a lack of high-paying jobs in the City.
 - Greenville should continue to try to attract smaller industries that are better suited to the community's character.
 - Management of the Greenville Industrial Park has been taken over by the Greenville Community Investment Corporation (CIC). Marketing of the site is planned to take place in the future.
- ▶ Moderate Importance:
 - Whirlpool/KitchenAid Corporation has been a strong community supporter and Greenville should continue to work on retaining it.
 - Partnerships between local businesses and schools are a good idea and should be continued.
 - The City and Darke County are working together to improve economic development. There is still a lot of work to be done, but both groups are working on bringing additional economic opportunities to the area.
 - The Corning site should be redeveloped.
- ▶ Minor Importance:
 - Wagner Avenue is beginning to look unkempt and tired; it doesn't match the City's image.
 - Greenville's location makes access to regional transportation both a benefit and possible disadvantage. Many locate in Greenville because it is located away from larger, more congested areas of Ohio, while others feel the distance of Greenville from major routes (such as I-70/I-75) is a disadvantage.
 - Greenville needs/has a proactive approach to multi-jurisdictional co-operation.

Community Image and Infrastructure

Greenville's image as a city with a small town feel was one aspect that all participants felt should be a priority. The community facilities that support and enhance that image were seen as adequate, but improvements could be made. Greenville's system of water, sewer, and wastewater lines make up the backbone of how the City maintains key services to all residents. Focus on upgrading the existing system and using a coordinated approach to maintain infrastructure resources was a key theme.

- ▶ Highest Importance:
 - The southern entrance to Greenville (via SR 49) needs some attention to give it more of a gateway feel. Other gateways could also be improved.

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- The City's current program of improving sewer, water, and road systems on a rolling basis when finances allow seems to be working well; however, a coordinated plan might make more efficient use of resources.
- The school system is seen as a benefit to the community, although some school buildings and equipment are beginning to need to be replaced and/or updated. Some feel the quality of the schools is not as good as it once was.
- ▶ High Importance:
 - The emergency response times for the police and fire department are currently adequate for the City's needs; however, the ability of the fire department to maintain response times from downtown to all areas of the City is occasionally strained.
 - Additional sprawl could cost the city more resource dollars due to required services (emergency and infrastructure) in these areas. This could result in fewer dollars available for other city services.
 - There is a lack of activities for both senior citizens and teens.
- ▶ Moderate Importance:
 - Preservation of Greenville's historic character should be a priority.
 - Greenville has a unique community character that should be preserved. The entire City and County are rich in interesting history and heritage.
 - It is important to inventory what Greenville has in terms of existing water, storm, and sewer lines. An infiltration/inflow study of the system would be a helpful management tool.
 - Most roads/streets in Greenville appear to be in good shape; however, there are a few areas where curb and gutter maintenance is needed.
 - Future development may put a strain on the current utility system if it is not upgraded at the same time as additional development.
- ▶ Minor Importance:
 - The Annie Oakley festival and parade should be moved back to the Garst Museum.
 - Martin Street's appearance needs to be improved.
 - There are sidewalk issues on main streets; there is some need for beautification along these walkways, but some are not in favor of improving/creating new sidewalks.

A full discussion of the existing conditions in Greenville is provided in Appendix A. This discussion includes an analysis of socioeconomics, natural resources, land use, community services, and transportation. In Appendix D is a summary of citizen involvement. The following sections detail the goals, objectives, and recommendations for each of the four themes.