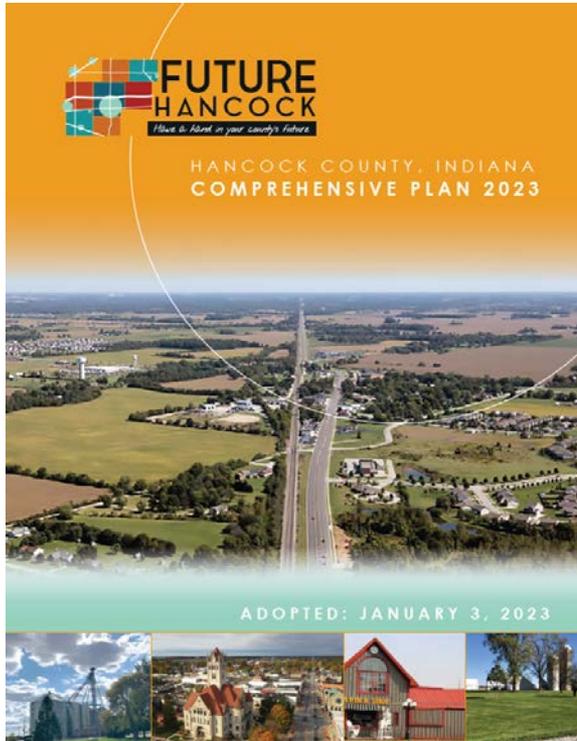




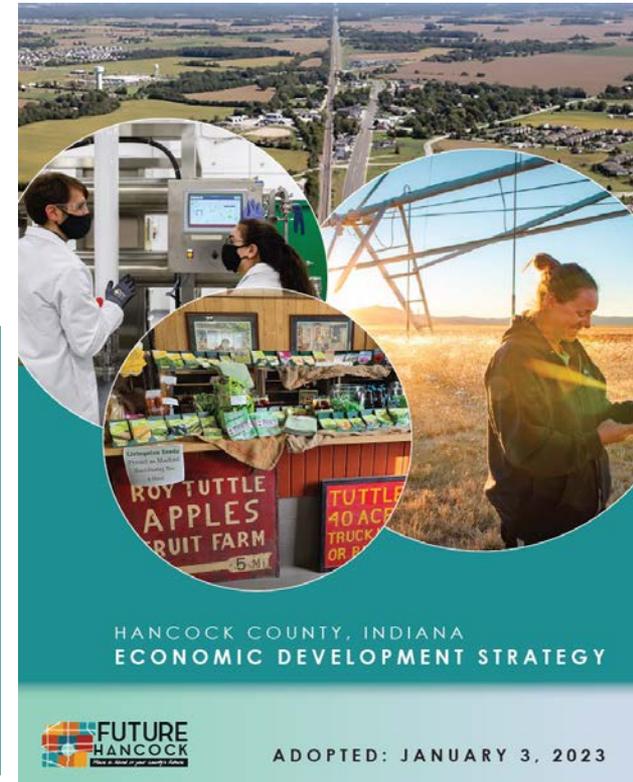
**Community Foundation of Hancock County**  
**Farming & Agribusiness Breakfast**  
February 23, 2023

# TODAY'S DISCUSSION



## Comprehensive Plan Overview

- Planning Process
- Vision
- Conservation, Agriculture, & Natural Resources Chapter
- Land Use Policies and Future Growth Areas



## Economic Development Strategy Overview

- Andrew Carty & HEDC
- Economic Development & Agribusiness – Theme 2
- EDS Implementation
- Opening Lines of Communication and Future Conversations

# WHAT IS A COMPREHENSIVE PLAN?

Policy document that serves as the **backbone of local government planning** that informs a broad spectrum of issues ranging from development regulations to public facilities to services and budgeting.

## *A Comprehensive Plan can...*

- Lead to **consistent decision making** on development
- Be a reference for making **day-to-day decisions**
- **Manage growth**
- **Help the County spend money wisely and grow effectively**
- **Help preserve and promote** the rural character and natural
- **Provide a sound basis** to update regulations like the zoning ordinance.

# COMPREHENSIVE PLAN VS ZONING

## FUTURE LAND USE MAP

- FLUM classifies all parcels within the county planning area with a **recommended land use**
- All properties can continue their current use, regardless of the color shown on the Future Land Use Map
- Future Land Use Map is NOT zoning
  - Think of it as related to “recommended future zoning”

## ZONING

Divides a municipality into zoning districts and **imposes different land use controls** on each, such as:

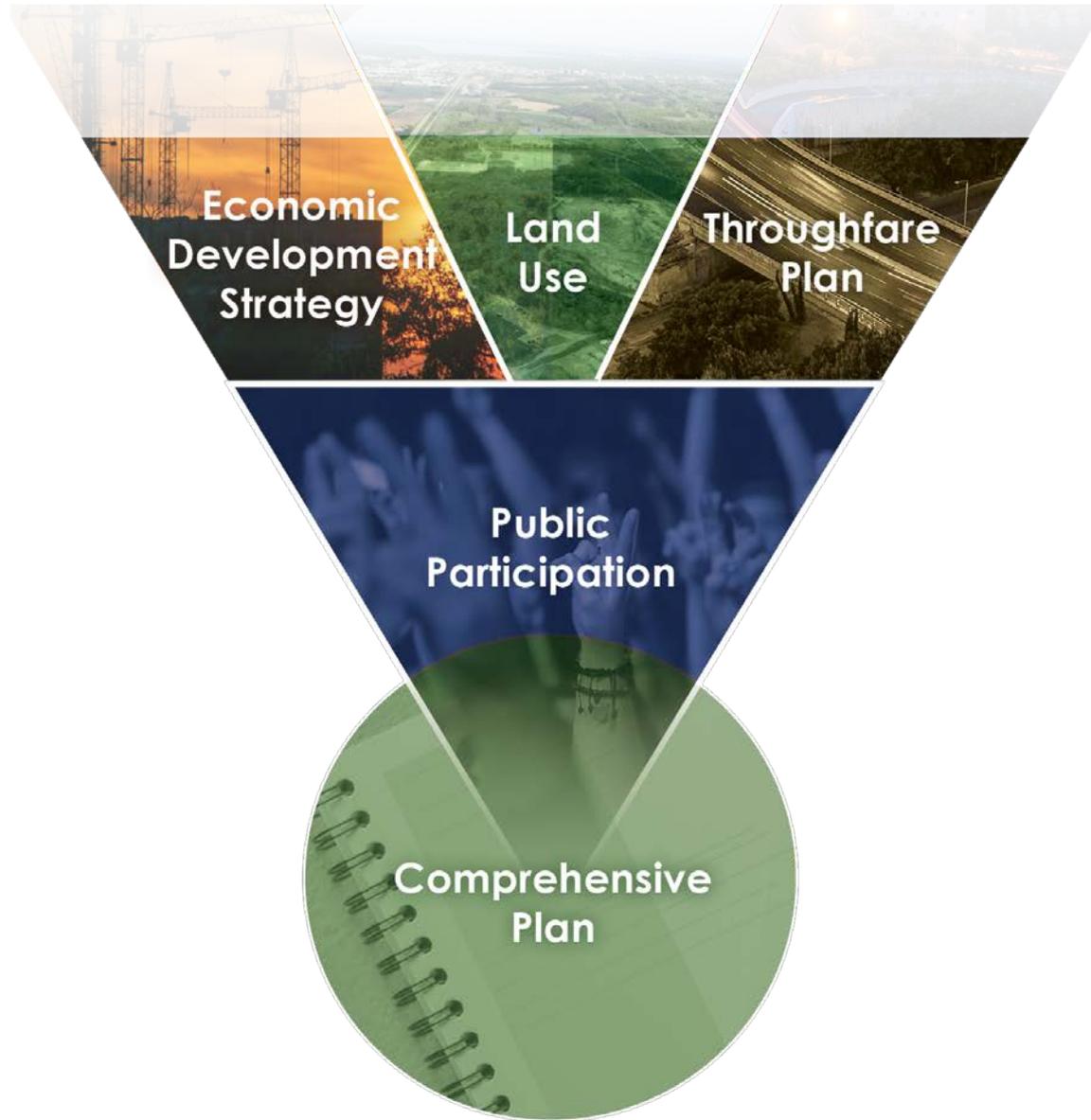
- The permitted uses of land and buildings
- Allowable intensities and densities
- Allowable building bulk

**FLUM and Zoning May do not have to match! The County should not proactively rezone large tracts of land.**

# WHY PLAN NOW?

- **Significant Development Pressures West Side of County**
- **Cultivating Small Town Assets and Preserving Agriculture**
- **Capitalize on Regional Economic Development Opportunities**
- **Progressive & Multi-modal Transportation System Aligned with Development**

# COMPREHENSIVE PLAN *INPUTS*



# WHAT WAS COMPLETED AS PART OF THIS PROCESS?

## 1. BUILD AWARENESS

- Project Website
- Post cards
- Booth at Riley Festival & Pumpkins & Peddlers
- Community Tours
- Listserv



## 2. HELD TARGETED, ELEMENT SPECIFIC STAKEHOLDER GROUPS DISCUSSIONS (Fall/Winter 2021)

**75+**  
stakeholders  
engaged

- Civic & Non-profit
- Tourism & Chambers of Commerce & Main Street
- Public Safety Providers
- Schools & Education
- Elected Officials & City, Towns Planners & Managers
- Commercial/Industrial/Housing Developers
- HEDC, IEDC

## 3. HELD THE FUTURE HANCOCK VISIONING WORKSHOP (Nov 2021)

- 80+ attendees
- 70+ virtual workshop participants
- Collected >1,000 comments



## 4. HELD 3 OPEN HOUSES @ KEY MILESTONES



# STEERING COMMITTEE MEMBERS & ROLE

## ROLE:

- **Liaison** to constituent groups
- **Review** content and provide **feedback and direction**
- Advise the **Plan Commission and County Commission**

- **MARY GIBBLE**, Co-Chair, Community Foundation Rep.
- **DR. JACK PARKER**, Co-Chair, Schools Rep.
- **BILL SPALDING**, County Commissioner Rep.
- **APRIL FISHER**, Economic Development Rep.
- **PAT HALEY**, Spring Lake Rep.
- **JONATHAN SPARKS**, Ag/Rural Community Rep.
- **MIKE BURROW**, NineStar Connect Rep.
- **JEANNINE GRAY**, County Council Member
- **STEVE LONG**, Hancock Regional Health Rep.
- **JASON FAUCETT**, Shirley Rep.
- **PETER UBERTO**, Airport Rep.

# AG COMMUNITY ENGAGEMENT

- **Comprehensive Plan Focus Groups**
  - Active Producers
  - Specialty, Farm to Table, Ag Education
- **Economic Development Focus Groups**
  - Active Producers
  - Specialty, Farm to Table, Ag Education
  - Agribusiness
- **Neighbor Perspectives on Growth Focus Group**
- **Village Tours**
- **Representation on Steering Committee**

Reached out to  
35+ Ag-  
connected  
individuals for  
input



STRATEGIC OBJECTIVES

**A.**  
**Enhance Intergovernmental Collaboration and Coordination to Benefit all County Residents**

Creating strong systems for communication and collaboration between Greenfield, the Towns, utility providers and Hancock County will improve service delivery and support consistent and mutually beneficial decision-making regarding infrastructure, land use, community growth, and public safety.

**B.**  
**Strengthen the Sense of Community with a Diversity of Lifestyle Choices**

Reinforce Hancock County's strong sense of place and community by enabling a diversity of living options, from rural to suburban to urban lifestyles, ensuring high design and building standards, protecting existing neighborhoods and countryside, and providing an attractive range of public and private amenities.

**C.**  
**Expand Workforce Opportunities to Make Hancock a LiveWork County**

Use a data-centered approach to attract a wider variety of job opportunities that align with the skills of the resident workforce to enable people to live and work in Hancock County.



**2042 VISION**

**Hancock County is Central Indiana's community of choice and recognized leader in proactively managing growth to balance and promote its agricultural resources with targeted economic opportunities.**

**Strengthened by their welcoming residents, Hancock County's vibrant communities, towns, and city offer a range of living and employment opportunities and are united by their outstanding public schools, quality development, quiet neighborhoods, rural landscape, high-value amenities, and excellent public infrastructure and services.**

Work with a variety of partners, including incorporated communities, to meet population- and job-driven demand for attainable housing types at a variety of price points.

**D.**  
**Support a Balanced, High-Quality Housing Mix**

Use a diversity of partnerships and innovative financial strategies to maintain a highly functional, multi-faceted transportation system of roads, interchanges, transit, and bicycle and pedestrian infrastructure.

**E.**  
**Invest in a Safe and Efficient Transportation System Concurrent with Development**

Capitalize on Hancock County's highly wired status to advance smart communities, attract internet-dependent businesses, remote workers and entrepreneurs, and propel local governments and schools into the future.

**F.**  
**Leverage Broadband Infrastructure for Community and Economic Development**

Proactively balance and manage growth impacts and avoid haphazard development by targeting growth in areas suitable for development while also stabilizing low-growth areas through planning and consistent plan implementation.

**G.**  
**Prioritize Growth Areas and Investments in Supporting Infrastructure and Services**

# VISION & STRATEGIC OBJECTIVES

## **Hancock County 2042 Vision**

Hancock County is Central Indiana's community of choice and recognized leader in proactively managing growth to balance and **promote its agricultural resources** with targeted economic opportunities.

Strengthened by their welcoming residents, Hancock County's vibrant communities, towns, and city offer a range of living and employment opportunities and are united by their outstanding public schools, quality development, quiet neighborhoods, **rural landscape**, high-value amenities, and excellent public infrastructure and services.

# COMPREHENSIVE PLAN ELEMENTS

**Chapter 1: Introduction (Issues & Opportunities, Vision, etc.)**

**Chapter 2: Conservation, Agriculture, & Natural Resources**

**Chapter 3: Housing**

**Chapter 4: Land Use & Growth Management**

**Chapter 5: Economic Development Strategy**

**Chapter 6: Thoroughfare Plan**

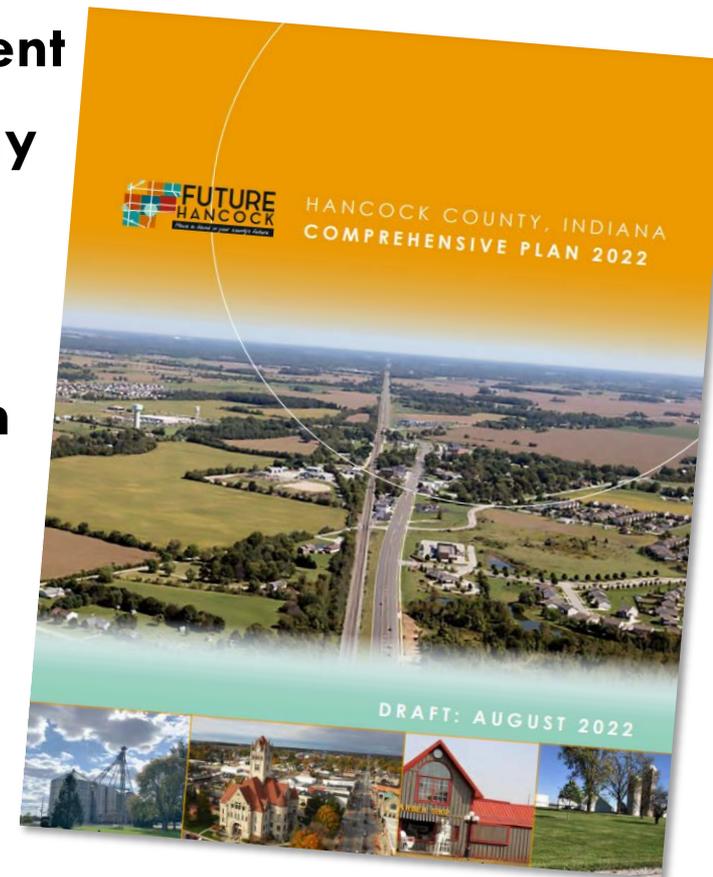
**Chapter 7: Community Livability**

**Chapter 8: Intergovernmental Cooperation**

**Chapter 9: Implementation**

**Appendix**

- **Data Inventory**



# CHPT 2: CONSERVATION, AGRICULTURE, & NATURAL RESOURCES

## GOAL 2:

Work with municipalities and others to **preserve and protect agricultural uses** from inefficient development

## STRATEGIES

- Develop Regulations to Protect Natural Features
- Foster Compact Development to Protect Environmentally Sensitive Areas and Agricultural Resources
- Support and Encourage Agriculture Cultural Development and Advancement



# STRATEGY: FOSTER COMPACT DEVELOPMENT TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND AGRICULTURAL RESOURCES

- a) Work with municipalities to identify future growth areas and those **areas that will remain mostly rural/agricultural**
- b) Within municipalities and their future growth areas, encourage compact development and infill development to **preserve lands outside of the growth areas for agriculture, natural resources, or open space.**
- c) Discourage scattered homes sites and subdivisions not served by the public water and sanitary sewer.
- d) Use public acquisition, dedication, and conservation easements to preserve critical natural resource areas.



# STRATEGY: SUPPORT & ENCOURAGE AGRICULTURE CULTURAL DEVELOPMENT & ADVANCEMENT

- Partners to promote water conservation and **protect farming**
- Facilitate cooperation between the **farming community and non-farming residents**, particularly in regard to use of roads
- Continue to support **agricultural education** in Hancock County schools.
- Capitalize on proximity to major population centers, interstates, and rich agricultural land to encourage clustering of **agricultural processing industries**
- Connect local food and agriculture producers with consumers to ensure the future **economic viability of agricultural**



# KEY CONCEPTS: SMART GROWTH DEVELOPMENT

- Mix of land uses with adequate buffering
- Compact and green/sustainable building design
- Range of housing opportunities and choices
- Walkable neighborhoods with a strong sense of place
- **Preserve open space, farmland, natural beauty, and critical environmental areas**
- Direct development towards existing communities
- Provide a variety of transportation choices
- Predictable, fair, and cost-effective development and incentive decisions
- Collaborate with the community and stakeholders in development decisions

## *Why does the way we grow matter?*

### “Smart growth development”

- More efficient use of land
- A mixture of land uses located closer together
- Increased connections between streets and neighborhoods



### “Conventional suburban development”

- Less efficient use of land
- Land uses are separated and farther apart
- Designed primarily for driving from place to place



# CHPT 4: 2022 FUTURE LAND USE MAP

**DRAFT**



COMPREHENSIVE PLAN  
MAP 3: FUTURE LAND USE

**LEGEND**

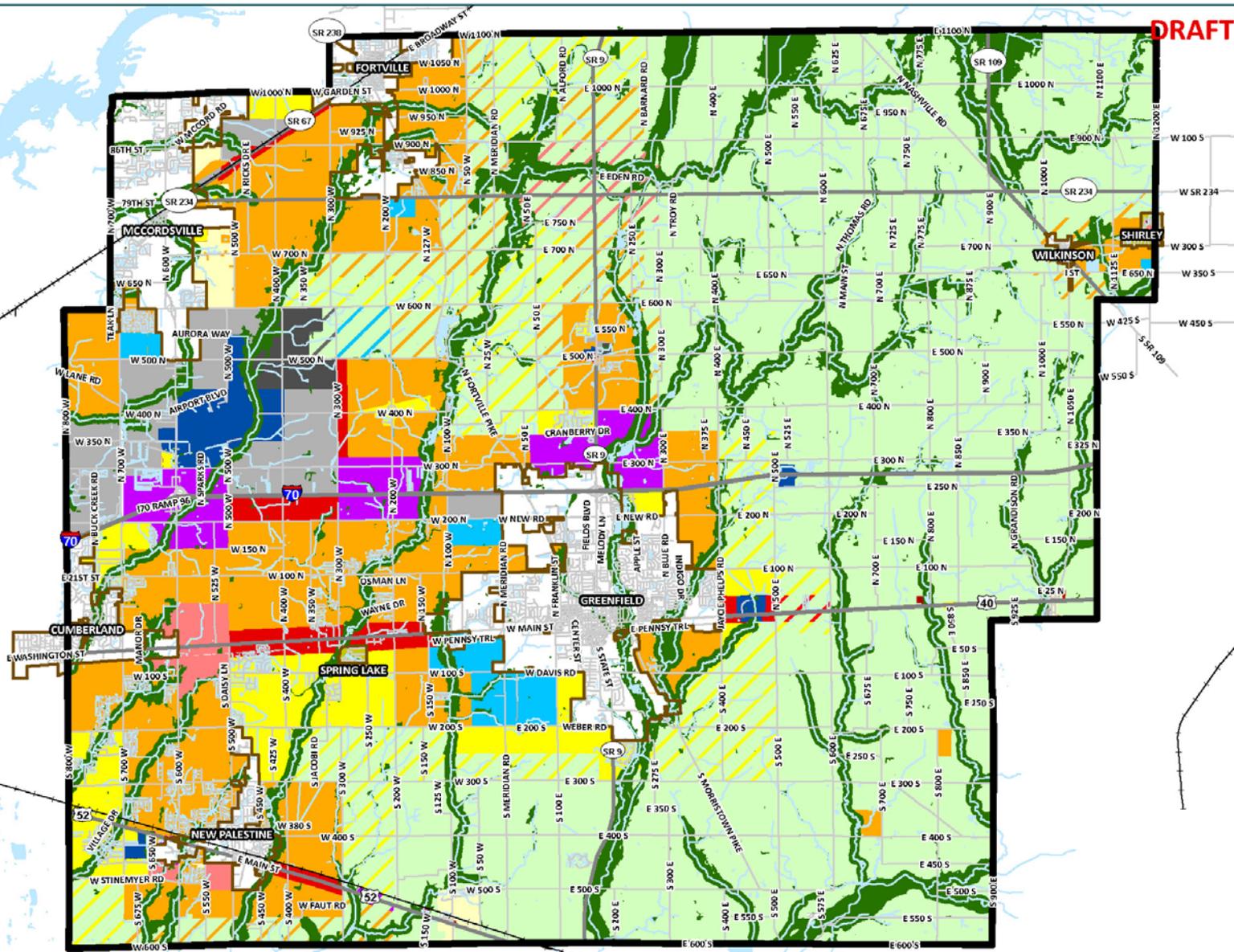
- Hancock County
- City Boundaries
- Rail
- Highway
- Other Road

- Future Land Use**
- Conservation/Open Space
  - Agricultural/Rural
  - Institutional
  - Rural Residential
  - Town Residential
  - Suburban Residential
  - Multi-Family Residential
  - Planned Neighborhood
  - Town Commercial
  - Mixed-Use Corridors
  - Village Center
  - Regional Center
  - Business Park
  - Industrial
  - Manufacturing
  - Water
  - Right-of-Way

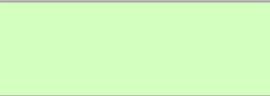
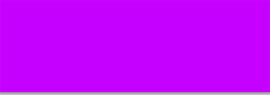
- Future Growth Area**
- Manufacturing
  - Business Park
  - Suburban Residential
  - Planned Neighborhood
  - Mixed-Use Corridors
  - Village Center
  - Regional Center

Created: July 20, 2022 2 Miles

VANDEWALLE & ASSOCIATES INC.  
Data Sources: Hancock County, State of Indiana, US Census Bureau



# FUTURE LAND USE CATEGORIES

Map Color	FLU Category	FLU Percentage
	Agricultural/Rural	51.6%
	Conservation/Open Space	16.0%
	Planned Neighborhood	15.1%
	Suburban Residential	4.3%
	Industrial	3.0%
	Regional Center	2.0%
	Other	8.0%
	<b>TOTAL</b>	<b>100%</b>



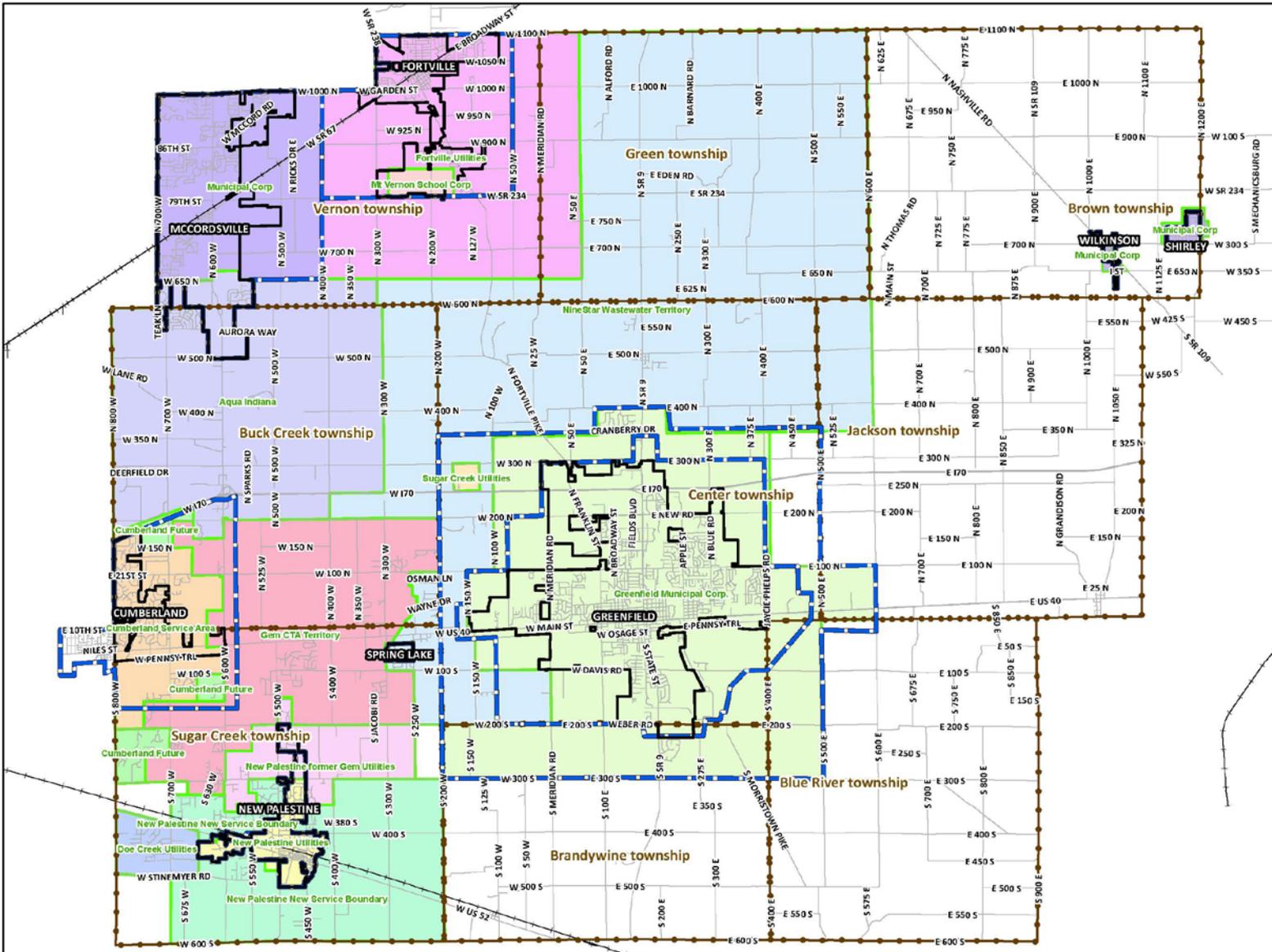
# NORTH CENTRAL REGION

## Factors Driving Growth and Development

- Already planned for growth
- Existing Airport and Industrial Uses
- Planned Interchange at 200W/I-70
- Increased Traffic and Upgrades of 300W, 300N and 500N to Arterials
- NineStar Extension of Water and Sewer Service
- Limited Capacity Left on Mt. Comfort Corridor
- Desire to Keep Industrial North I-70
- Support/Recognition from Public
- Large Property Owners Interested in Selling

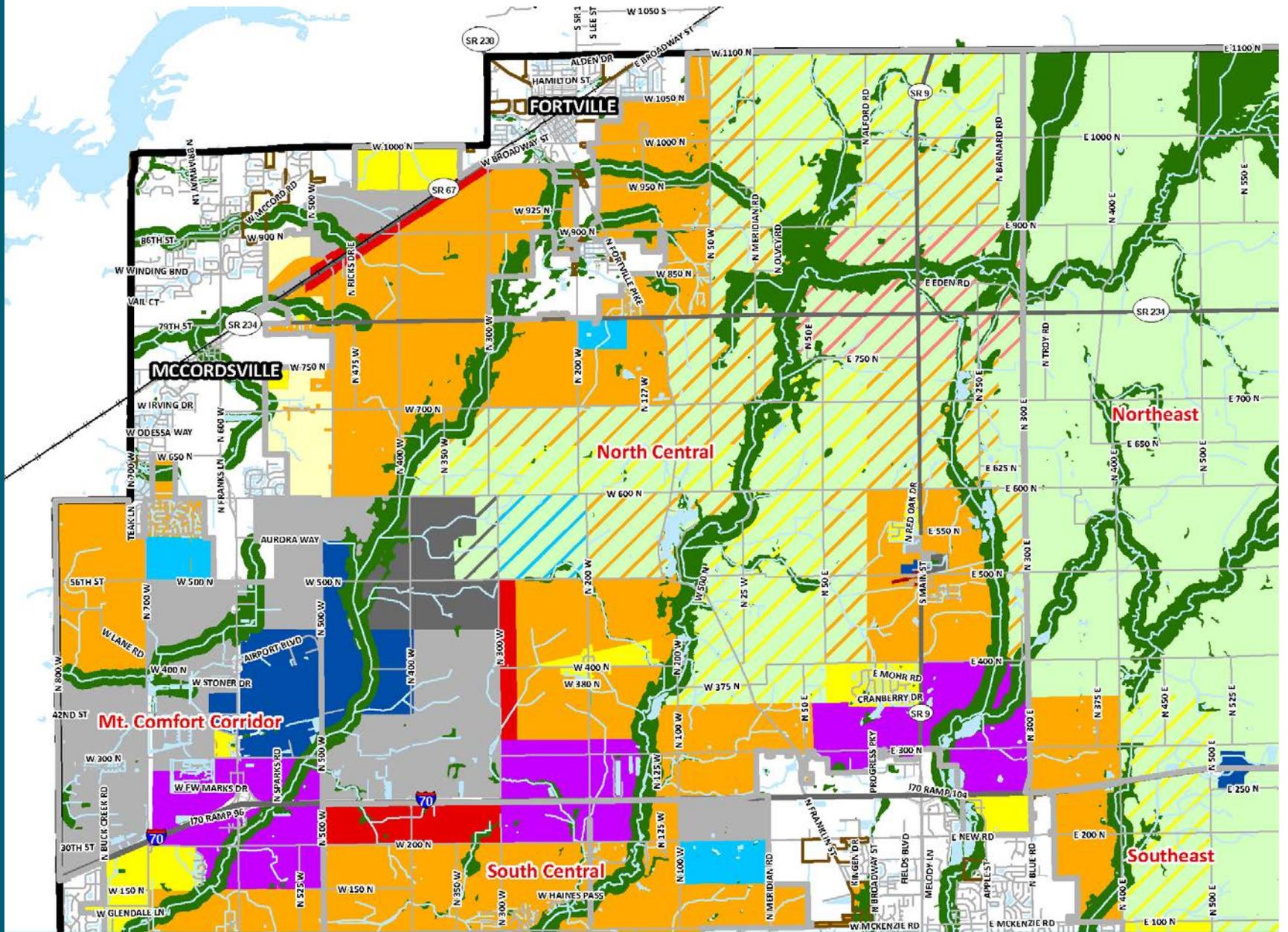
# SEWER SERVICE AREAS

Map X: Growth Areas  
Hancock County Comprehensive Plan



- City Boundaries
  - Community Growth Areas
  - Townships
  - Rail
- Sanitary Districts**
- Aqua Indiana
  - Cumberland Future
  - Cumberland Service Area
  - Doe Creek Utilities
  - Fortville Utilities
  - Gem CTA Territory
  - Greenfield Municipal Corp.
  - Mt Vernon School Corp
  - Municipal Corp
  - New Palestine New Service Boundary
  - New Palestine Utilities
  - New Palestine former Gem Utilities
  - NineStar Wastewater Territory
  - Sugar Creek Utilities

# NORTH CENTRAL



# FUTURE GROWTH AREAS

***NOT EXPECTED TO DEVELOP IN NEXT 20 YEARS***

## ***CRITERIA FOR CONVERSION OF AGRICULTURE:***

- Properties designated for development on FLUM have been developed or are not available
- Adjoins existing development, not an isolated pocket of development
- Development would not conflict with nearby agricultural areas
- Infrastructure can be cost-effectively extended
- Adequate public services can be cost-effectively extended
- Extension is consistent with the Smart Growth principles

# AGRICULTURAL AREA TOTALS

## Existing Land Use:

84% Agricultural Use  
72% Zoned Agricultural

## 2012 Comprehensive Plan Future Land Use:

50% Agricultural Use

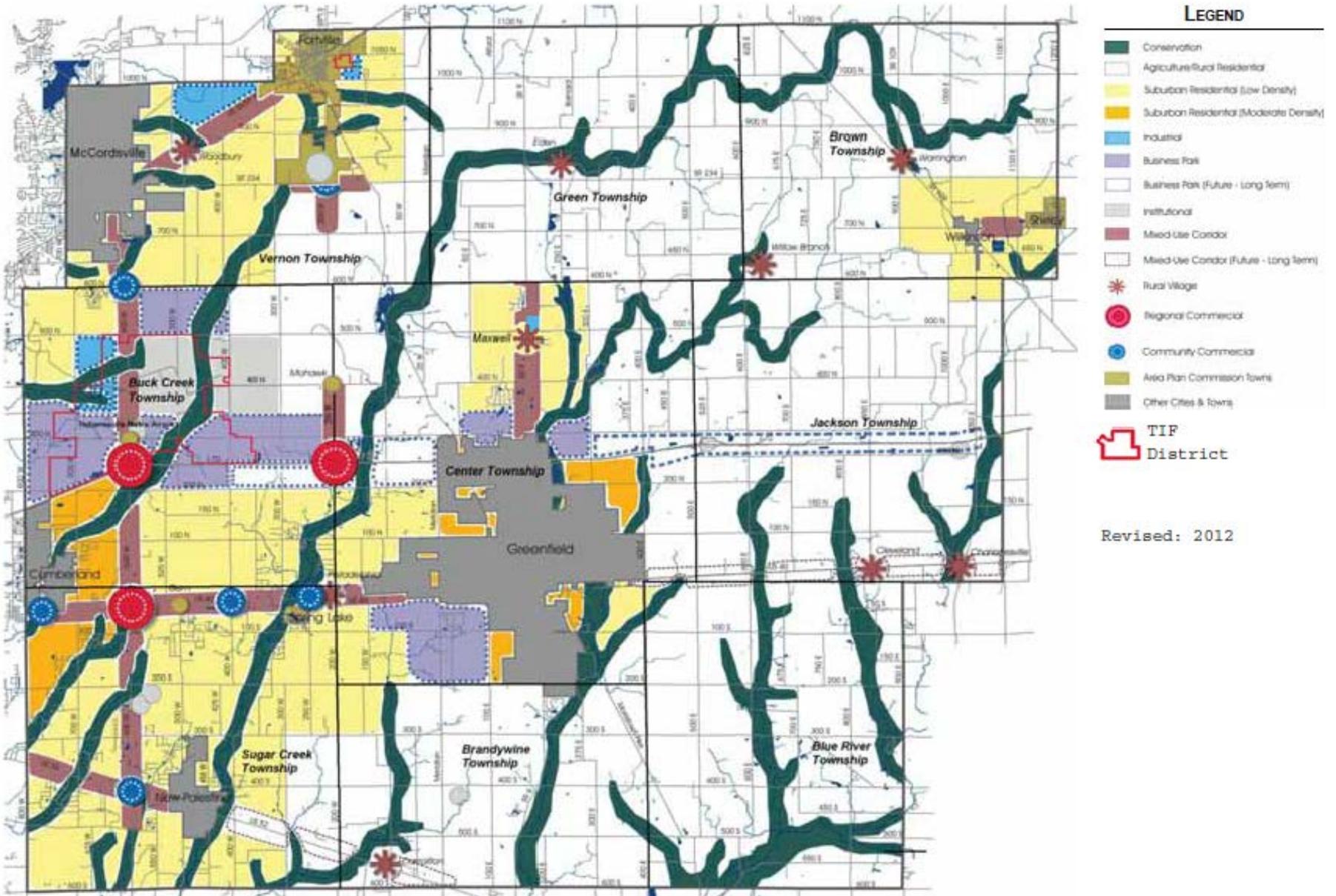
## 2023 Future Hancock Comprehensive Plan Future Land Use:

52% Agricultural Use  
16% Conservation Use

## Takeaways:

- 68% of County land remains Ag & Conservation
- Showing **more acres in Ag** in 2023 than previous plan
- Zoning update can protect Ag land that was preemptively rezoned

# 2012 FUTURE LAND USE MAP



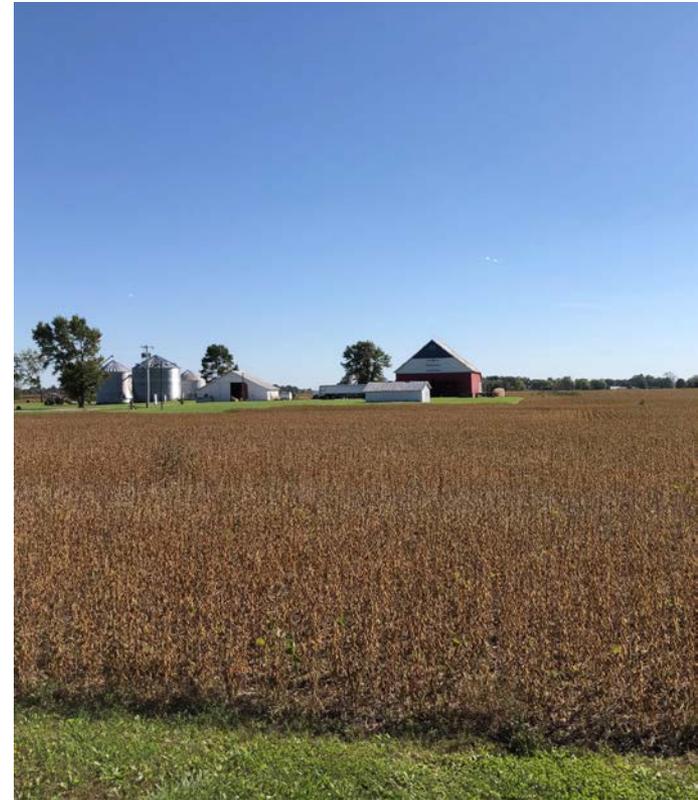
Revised: 2012



# AGRICULTURE/RURAL LAND USE CATEGORY

Agricultural areas to remain rural and undeveloped with uses focusing on agriculture and agriculture-related processing

- Allows for agricultural production, processing, distribution and agricultural support
- Agricultural/Rural areas to remain in large, contiguous tracts
- Outdoor recreation uses also allowed
- Residential limited to very low density
- New subdivisions and other non-ag development minimized and located where they will be least disruptive to near-by agricultural operations



# LAND USE IMPLEMENTATION POLICIES

- Categories are broad and provide general guidance on how the property should be used and zoned in the future
- Land uses shown on the FLUM are:
  - Not parcel-specific or hard boundaries
  - Policy recommendations – not zoning or regulations that have the force of law
- Where the FLUM and zoning conflict, zoning continues to govern until changed
- Rezoning should be consistent with the FLUM and Plan
- The County should not rezone property on its own – rezonings should be driven by requests with specific development plans

# CHPT 7: COMMUNITY LIVABILITY

## STRATEGIES

- Expand Community Engagement Opportunities
- Develop Plans to Preserve and Enhance Community Character
- Develop a County Park and Open Space System
- Increase Public Health Awareness and Collaboration
- Continue to Coordinate with Hancock County School Districts on Future Planning Decisions





# Economic Development Strategy

HANCOCK COUNTY, INDIANA  
ECONOMIC DEVELOPMENT STRATEGY

# ANDREW CARTY: Business Development Director, HEDC

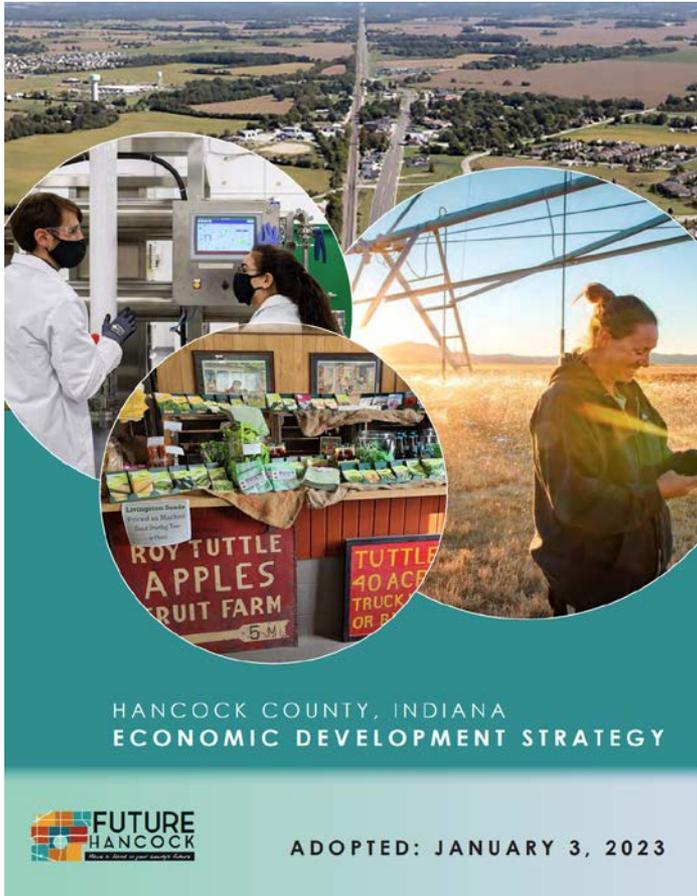
- Newest Employee of Hancock Economic Development Council (HEDC); **Deliberate Hire**
- Former Economic Development Director for the Indiana State Department of Agriculture, responsible for:
  - Agribusiness Retention/Expansion/Creation/Attraction
  - Indiana Grown
  - International Trade
  - Special focuses such as Agritourism/Biofuels/Dairy/Grants/Hardwoods/Livestock Reporting/Meat Processing
- Previously served Hancock County as the Director of the Central Indiana Small Business Development Center and in a leadership role within the Economic Development Practice of Thomas P. Miller & Associates
- Born in Texas; raised in Arkansas; moved to Indiana coming on ten years ago.



**My Cell Is:** 317-975-0959

**My Email Is:** [ACarty@hancedc.com](mailto:ACarty@hancedc.com)

# ECONOMIC DEVELOPMENT STRATEGY



“To ensure future growth produces an exceptional environment for Hancock County residents and businesses to live, work, and prosper.”



ECONOMIC DEVELOPMENT STRATEGY FRAMEWORK

Find the Full Strategy at: <https://futurehancock.com/documents>

# ECONOMIC THEMES

THEME 1 – Hancock County Becomes a Prominent Regional Voice and Leader in Central Indiana’s Economic Development Policies, Programs, and Investment Decisions

## **THEME 2 – Hancock Agriculture as a Foundational Asset**

THEME 3 – Diversify the Business Base

THEME 4 – Comprehensive Workforce Logistics

THEME 5 – Quality of Place as an Economic Development Incentive

THEME 6 – Innovative Economic Development Incentives

# THEME 2: Hancock Agriculture as a Foundational Asset

**Table 2: Theme 2 Economic Development Strategies & Initiatives**

Theme 2 – Hancock Agriculture as a Foundational Asset					
	WHO?	WHEN?	TOTAL?	KEY OUTCOME(S)	MEASURES
Strategy 1 – Establish Hancock County Agricultural Dashboard	Ag. Working Group, Purdue Extension, Farm Bureau, IACED, HEDC	3rd-4th Qtr. 2022	\$10-\$15k	Establish agriculture baseline utilized to guide discussions to preserve and enhance farming economic opportunities.	Current number of farms/type/gross income/acres farmed/crop vs animal
a. Establish 2023 traditional farming baseline (i.e. # of farms, acreage, production, average income, etc.)		3rd Qtr. 2022		Use 2022 Ag Census to establish Hancock County agriculture baseline.	see above
b. Identify measures for healthy Hancock County agricultural ecosystem working with local farmers recognized agricultural entities		3rd - 4th Qtr. 2022		On-going initiative identifying farming and ag business opportunities suited for targeted ag. clusters. Set 3, 5, and 10 year quantifiable goals for farming economic growth and business investment.	i.e., income growth, crop variety, ag business start-ups, etc.
c. Establish dashboard template based on A-D-(1-2) and A-E and A-F strategy findings		4th Qtr. 2022		Place ag dashboard on HEDC website 1st Qtr. 2023. Update semi-annually.	Dashboard activated/annual views
Strategy 2 – Establish 10 Year Quantitative Objectives – Farm Activity	Ag. Working Group, HEDC	1st-4th Qtr. 2023	In-Kind	Identify and affirm key objectives established to reinforce and grow farming opportunities.	Approved plan
a. Identify current and future farming opportunities which will support healthy farming outcomes		1st & 2nd Qtr. 2023		Working group engages regional and state ag. experts to identify farming and ag business trends. Establish target short-long term opportunities.	Draft white paper documenting initial findings
b. Dialogue with local farmers and subject experts to establish priorities for farming opportunities		1st & 2nd Qtr. 2023		Dialogue with Hancock County farmers & State of Indiana to discuss and establish farming/ business investment goals and opportunities.	Draft initial Ag Growth Strategy. Vet with Hancock County leadership and partners
c. Establish 10-year program based on priority quantitative farming objectives		2nd-4th Qtr. 2023		Initial 10 Year Plan Approved by HEDC and County Commissioners.	Implementation initiated
Strategy 3 - Formulate Policies/Programming/Incentives to Support 10 Year Quantitative Objectives	Ag. Working Group, HEDC, County Leaders	4th Qtr. 2023 - 2nd Qtr. 2024	In-Kind	Identify and formalize initiatives designed to ensure objectives are achieved.	On-going discussion. Tie to Theme 6 incentive refinements
a. Identify local, state, and federal programming and policies to support local farming objectives		4th Qtr. 2023 - 2nd Qtr. 2024		Catalogue technical assistance and resource opportunities to support ag. E.D. objectives.	Open source document for local ag community
b. Assess opportunities to provide additional policy, programming, incentive support of farming and update when necessary		On-going		Fixed agenda item for Ag. Working Group 2022-24.	Series of recommendations regarding local, state programs and policies
c. Evaluate and adjust priority objectives annually and update dashboard		On-going		Annual assessment of 10 year strategy progress/lack thereof. Refine and update objectives.	Updated dashboard and summary annual report

Acronyms: HC: Hancock County, HEDC: Hancock County Economic Development Council, IACED: Indiana Association for Community Economic Development

## Strategy 1

Establish Hancock County Agricultural Dashboard

## Strategy 2

Establish 10 Year Quantitative Objectives-Farm Activity

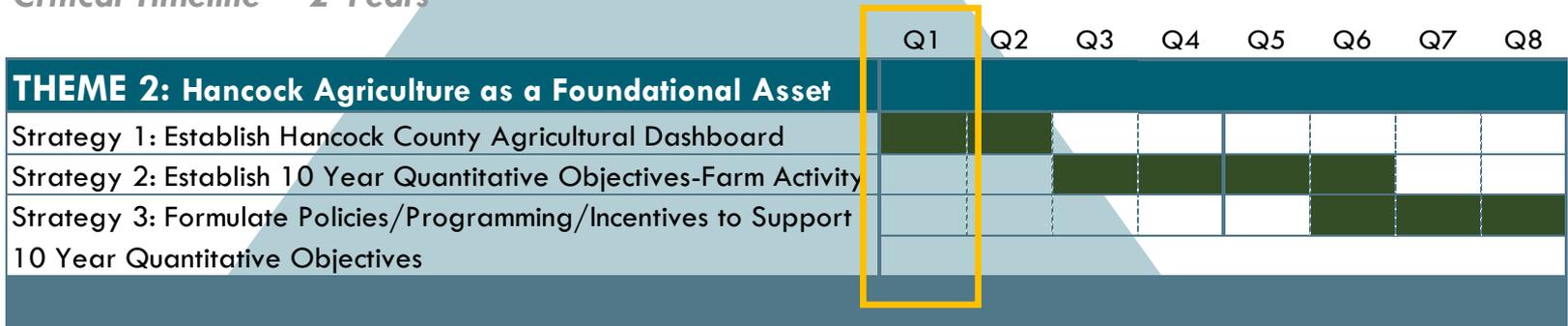
## Strategy 3

Formulate Policies/ Programming/Incentives to Support 10 Year Quantitative Objectives

# IMPLEMENTATION: What Comes Next?

## Economic Development Strategy Schedule

*Critical Timeline ~ 2 Years*



## Agriculture Working Group

*Step 1 = Convene*

*Step 2 = Set Vision / Define Success*

# Please Share Your Voice With Us!

## **Andrew Carty** – Hancock Economic Development Council

- Cell – 317-975-0959
- Email – [ACarty@hancockedc.com](mailto:ACarty@hancockedc.com)

## **Mary Gible** – Community Foundation of Hancock County

- Cell – 317-501-2706
- Email – [Mary@celebratehancock.org](mailto:Mary@celebratehancock.org)

## **Megan Ritter** – Indiana Farm Bureau

- Cell – 317-220-4531
- Email – [MRitter@infarmbureau.org](mailto:MRitter@infarmbureau.org)

**Also Keep Informed at:** <https://futurehancock.com>

# Future Hancock Website



[HOME](#) [DOCUMENTS](#) [STEERING COMMITTEE](#) [NEWS AND EVENTS](#) [FAQS](#) [GET INVOLVED](#)

A photograph of a community event taking place in a public square. In the background is a large, multi-story brick building with several windows and an arched entrance. American flags are flying on poles. In the foreground, several people, including children and adults, are gathered around picnic tables. Some children are kneeling on the ground, possibly participating in a community art project or a game. A woman in a dark shirt is standing and talking to a group of children. The scene is bright and sunny, suggesting a pleasant day for an outdoor activity.

Visit: <https://futurehancock.com/>

# QUESTIONS?