

PLAN ADOPTION
TOWN COUNCIL: NOVEMBER 14, 2022
COUNTY COMMISSIONERS: MARCH 6, 2023

TOWN OF LANESVILLE

Comprehensive Plan

CELEBRATING OUR ASSETS



BUILDING QUALITY PLACES



EXPANDING OUR OFFERINGS



TOWN PLANNING
INITIATIVE
HARRISON COUNTY
The Town of Lanesville



TOWN OF LANESVILLE, INDIANA
RESOLUTION NO. 2022-2

A RESOLUTION OF THE TOWN COUNCIL
OF LANESVILLE APPROVING THE
LANESVILLE COMPREHENSIVE PLAN

WHEREAS, Indiana Code 36-7-4-500, et. seq. empowers the Harrison County Plan Commission and Harrison County Board of Commissioners to prepare a Comprehensive Plan for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development and to make periodic updates thereto; and

WHEREAS, Indiana Code 36-7-4-500, et. seq. authorizes a Comprehensive Plan to include a variety of elements, including but not limited to a statement of objectives for the future development of the jurisdiction; a statement of policy for the land use development of the jurisdiction; a statement of policy for the development of public ways, public places, public lands, public structures, and public utilities; and any factors that are part of the physical, economic, and social characteristics of the town; and

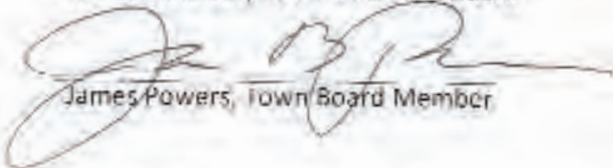
WHEREAS, the Harrison County Plan Commission, in conjunction with the Harrison County Community Foundation, Taylor Siefker Williams Design Group, and The Wheatley Group, has undertaken a study to develop the Lanesville Comprehensive Plan for the town; and

WHEREAS, the Lanesville Town Council did certify the Lanesville Comprehensive Plan with a unanimous vote and forwarded the Comprehensive Plan to the Harrison County Plan Commission with favorable support for adoption,

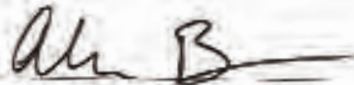
NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF LANESVILLE, INDIANA that town council is in support of the Lanesville Comprehensive Plan and desires for the Harrison County Plan Commission and Harrison County Board of Commissioners to proceed with the official public hearing in accordance with Indiana Code 36-7-4-500, et. seq. and all other required adoption processes in order to adopt the Lanesville Comprehensive Plan.

THIS RESOLUTION IS HERBY CERTIFIED BY THE TOWN OF LANESVILLE, INDIANA TOWN BOARD ON THIS 11 DAY OF OCTOBER 2022.


Herb Schneider, Town Board President


James Powers, Town Board Member

Tom Walter, Town Board Member



Attest Amanda Billew Clerk Treasurer

*The date on the resolution is incorrect. The resolution was signed by Town Council on November 14, 2022

Acknowledgments

TOWN OF LANESVILLE

Amanda Ballew – Town Clerk
James Powers – Council member
Herb Schneider – Council member
Tom Walter – Council member

SPECIAL THANKS

To the lanesville community members that participated in the community engagement efforts.

PLAN ADOPTION

The Lanesville Town Council approved this plan on November 14, 2022. Following the town’s approval, the *Lanesville Comprehensive Plan* went through the formal adoption process starting with a favorable recommendation from the Harrison County Plan Commission on March 2, 2023 and then went to the Harrison County Commissioners on March 6, 2023. (Resolution No. 2023-1)

FUNDED BY:



PREPARED BY:



We have great opportunities for residential and business growth by the interstate. Planning for this growth is important.

- Community Survey Participant

CONTENTS

CHAPTER 1: ABOUT THE PLAN	7
Plan Overview	8
Where we are today?	10
What did we hear?	12
How is the plan organized?	14
CHAPTER 2: THE PATH FORWARD	17
Theme #1 - Celebrate Our Assets	20
<i>Placemaking</i>	20
<i>Historic and Natural Assets</i>	22
<i>Parks, Recreation, and Trails</i>	24
Theme #2 - Build Quality Places	26
<i>Land Use</i>	26
<i>Utilities</i>	30
<i>Transportation</i>	32
<i>Housing</i>	36
Theme #3 - Collaborate to Expand Our Offerings	38
<i>Health and Wellness</i>	38
<i>Economic Development</i>	40
CHAPTER 3: OUR NEXT STEPS	43
Catalyst Initiative 1-12	44
APPENDIX	57
Existing Conditions Summary	58





CHAPTER 1 About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the the *Harrison County Town Planning Initiative* and *Lanesville Comprehensive Plan*. Following the plan overview, the planning process is documented with highlights of the key findings from data collection and public input.

Planning efforts should always be rooted in a fundamental understanding of a community's existing demographic, market, and physical conditions which provide guidance for community leaders when making decisions for the future. While this chapter only hits on a few key findings from the existing conditions inventory and analysis, and the public engagement process, the complete summaries can be found in the appendix.

PLAN OVERVIEW

The Harrison County Town Planning Initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted each of the county's ten incorporated towns to complete a Comprehensive Plan and an Asset Management Plan, as required by the Indiana Department of Transportation (INDOT).

What is the Harrison County Town Planning Initiative?

Planning for the future often begins as a grassroots effort within a community- meaning the issues that need to be solved and the big ideas for the future MUST come from the people, workers, and businesses of the town. Individuals and groups working together provide a base for the policies and development-related decisions, helping identify the projects and programs needed to help achieve the vision and goals for the future.

The *Harrison County Town Planning Initiative* was first introduced in the *2020 Harrison County Community Leadership Planning Initiative*, a plan that brought together the multiple governmental bodies, non-profits, and community organizations within Harrison County to provide a strategic and aligned direction related to the quality of life for those living and working in Harrison County. In response to this plan, the Harrison County Community Foundation (HCCF) recognized the importance and impact of providing the resources to each town for them to dream big and solve community issues. This initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, provided assistance to the county's ten incorporated towns to complete a comprehensive plan and an asset management plan to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

The *Lanesville Comprehensive Plan* encourages the community to blend the small-town charm and traditional values with forward-thinking ideas to create a welcoming atmosphere for residents and visitors. A comprehensive plan works to identify a community's goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. At the end of the process, the plan should be used to guide decisions related to growth and development and also help prioritize projects and programs identified for the short, mid, and long-term.

PLANNING PROCESS

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Lanesville Comprehensive Plan* took place over twelve months, starting in October 2021 and ending in October 2022. The process consisted of three key phases:

PHASE 1: EXISTING CONDITIONS (OCTOBER 2021 – JANUARY 2022)

The beginning phase consisted of data collection and analysis in addition to identifying the community’s major assets and challenges through existing demographics and socio-economic conditions, mapping analysis, and the first public engagement event. This phase acted as the starting point for defining the big ideas for the future and big issues to solve.

Public Engagement Round 1 – On December 10, 2021, the first public engagement opportunity was held at the Lanesville High School basketball game. During the event, nearly 50 people shared their ideas and input with the project team, including numerous students. An online survey was also available for people that weren’t able to participate in the event. The primary purpose of this opportunity was to identify places or things the community would like to change or preserve, understand the community’s values, and brainstorm ideas for the future.

PHASE 2: STRATEGIC PLANNING (FEBRUARY 2022 – APRIL 2022)

The second phase included the development of strategies, including crafting and refining the vision statement, goals, and big ideas, as well as using previous analysis and public input to develop the draft plan. This phase included a public engagement event allowing participants to review and provide feedback on the plan’s draft plan content.

Public Engagement Round 2 – On March 23, 2022, the second public engagement opportunity was hosted at the Lanesville Heritage Building. Over 30 people attended the public open house and assisted in refining the plan’s vision, goals, and big ideas. Following the public open house, a second online survey was launched as another method of collecting input. The primary purpose of this opportunity was to vet the big ideas and help identify the top priorities for the future.

PHASE 3: IMPLEMENTATION STRATEGIES (MAY 2022 – OCTOBER 2022)

The final phase of the planning process focused primarily on implementation, including finalizing the prioritization of strategies and identifying supporting action steps for completing each strategy. This phase also included the final public engagement event, the public release of the draft plan, and the adoption process for the comprehensive plan.

Public Engagement Round 3 – On October 11, 2022, the project team presented the draft plan at the town council meeting. This meeting was open to the public and members of the community were encouraged to attend and comment on the draft plan document. Following the council meeting, the draft plan was published on the project website for a public review and comment period.

WHERE WE ARE TODAY?

DATA-DRIVEN OPPORTUNITIES AND CHALLENGES



LANESVILLE'S OPPORTUNITIES

- **Population Growth** - According to the 2020 Census Redistricting Data, Lanesville's population has grown by 66% since 2010, which is significant for a rural community. A growing population means more people contributing to the tax base but also a greater demand for goods and services.
- **Migration of Young Adults** - The influx of a younger generation is great for the workforce. These young adults will be able to fill positions as the Baby Boomers and others continue to retire. To keep attracting a younger population, Lanesville will need to provide the housing types, amenities, and services that are preferred by young adults.
- **Regional Recreation** - According to the Statewide Comprehensive Outdoor Recreation Plan (SCORP), Harrison County has just over 2,000 acres of local parkland and over 17,000 acres of state and federal parkland. This means the county meets the recommended level of service of 20 acres of local parkland and 35 acres of state/federal parkland per 1,000 residents. A large amount of parkland within the county represents an opportunity to attract growth as it enhances the quality of life for residents and provides destinations for visitors.
- **Community Events** - Lanesville already has one of the biggest fall events in Southern Indiana. Heritage Weekend brings in more than 70,000 people each year for rides, crafts, food, and music, and Lanesville is fortunate to have a public space large enough to host an event of this size. The available space and community facility at Heritage Park provide an opportunity to expand Lanesville's event offerings as needed.
- **Rural Character** - Harrison County is classified as a rural county in terms of population, density, and agricultural data. There are lifestyle characteristics that come with rural living that people find desirable. Lanesville's rural character is an asset to the community.
- **I-64 Interchange** - Aside from Corydon, Lanesville is the only other community within Harrison County to have direct access to an interchange along I-64. This accessibility makes it very easy for Lanesville residents to commute for work and/or social purposes. Also, the undeveloped land between the interchange and the current town boundary provides opportunities for future growth as the population grows.

During the planning process, a variety of demographic conditions were collected and assessed in addition to comments gathered directly from the public. The following pages show a high-level overview of Lanesville today. A more in-depth assessment can be found in the appendix on page 57.

LANESVILLE'S CHALLENGES

- **Commuting Workforce** - As 88% of the workforce commutes out of town for work, Lanesville is missing out on potential revenue that could be generated from the daily activities of these workers. These commuters are likely purchasing gas, eating lunch, and running errands in the areas closest to their respective places of employment.
- **Limited Tax base** - A large portion of Lanesville is used for residential development with a significantly smaller portion dedicated to commercial and industrial uses. This can create a financial imbalance since the town's largest revenue source comes from property taxes. Commercial and industrial uses are taxed at a higher rate, and typically the cost of providing public services is less compared to residential uses.
- **Lack of Diverse Housing Options** - The Lanesville housing stock is comprised primarily of single-family homes. Trends show a shift in market preferences and an increase in population may result in the demand for housing that requires a variety of types, sizes, and prices.
- **Limited Local Community Services** - In towns like Lanesville, community services can be limited or harder to provide. Lanesville residents likely have to travel to larger communities, such as Corydon, Georgetown, or New Albany, for services including a full-service grocery, healthcare options, and daycare facilities.
- **Car dependent** - Lanesville is a car-dependent community, meaning limited options to safely walk or bike with only one public transit service option available for residents. This creates challenges for individuals that do not own a car or are unable to drive.
- **Low Level of Service for Local Parks** - While Harrison County provides an adequate level of service for parks and recreation, there is room for improvement at the town level. Heritage Park offers great recreation opportunities, but it is the only park within Lanesville. The Statewide Comprehensive Outdoor Recreation Plan recommends 20 acres of local parkland per 1,000 residents. Currently, Lanesville has less than 5 acres of local parkland for just under 1,000 residents. Furthermore, it is a best practice to strive for park space within a half-mile walking distance from all residences within the town boundary. Additional park facilities could also diversify the types of amenities and programs offered to residents and visitors.



WHAT DID WE HEAR?

COMMUNITY PERCEPTIONS

OPPORTUNITIES AND CHALLENGES

The old mill could be a redevelopment opportunity serving multiple purposes including dining, retail, and/or a community destination.

Lanesville could use a new directional sign at the corner of Cræstview Avenue and Main Street.

Heritage Park could benefit from new playground equipment and a splash pad area for children

The I-64 interchange needs more lighting, signage, and convenient services to draw people to the exit.

Lanesville's character (small-town charm) and location were identified as community strengths.

Residents love that Lanesville is a close-knit community.

The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in person at a scheduled event or through an online survey. A few of the big ideas that were shared during the process are highlighted below. A more detailed summary of each public engagement event can be found on the project website (harrisoncountytownplanning.com).

Community members are unsatisfied with broadband connectivity, retail and dining options, and parks and re-creation amenities.

Majority of survey participants strongly agree that Lanesville should preserve its rural character and small-town feel.

In the future, Lanesville will have good internet services, premier education, and community destinations for gathering.

In the future, Lanesville will be well-connected with trails and sidewalks.

The current school building is at maximum capacity and needs to be expanded.

Lanesville has many historic sites that could be enhanced by using grants to restore the original beauty of the properties.

HOW IS THE PLAN ORGANIZED?

A comprehensive plan serves many functions including but not limited to identifying a collective vision for the future, providing justification for growth and development-related decisions, shaping the appearance of the community, promoting economic development, balancing competing interests, and prioritizing strategic investments.

The *Lanesville Comprehensive Plan* is organized into three chapters. Each chapter is outlined below.

Chapter 1: About the Plan

Serving as the introduction to the plan, this chapter includes a plan overview, an overview of the process used to complete the plan, highlights of key findings, and an outline of the plan's organization.

Chapter 2: The Path Forward

Utilizing community feedback and data-driven facts as the foundation, chapter two outlines the vision for the future and several supporting big ideas. This chapter is organized into three themes. Each theme covers a variety of topics and big ideas crucial to guiding growth and enhancing the quality of life in Lanesville. The project and program recommendations within these big ideas should be utilized by town staff, elected officials, and community leaders when determining how to allocate resources within the community.

- **Theme 1: Celebrate Our Assets** – The first theme focuses on building upon the existing assets and resources in Lanesville to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Lanesville's existing assets not only widens entertainment options and activities for current residents but can draw new visitors and residents to the community.
- **Theme 2: Build Quality Places** – The topics within this theme cover the physical aspects of Lanesville including land uses, roads and sidewalks, utilities and broadband, and housing. These planning elements are critical components to supporting growth within the community because they provide the foundation needed for development to occur.
- **Theme 3: Collaborate to Expand Our Offerings** – The final theme addresses the additional programs and facilities which contribute to the quality of place and ensure the town is adequately addressing health and wellness, education, workforce, and economic development. These planning elements support a growing population and ensure current and future residents remain healthy and stay competitive within the workforce.

Chapter 3: Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

PLAN ORGANIZATION

THEMES, GOALS, AND TOPICS

THEME 1 CELEBRATE OUR ASSETS



THE CELEBRATE GOAL

Continue to promote Lanesville's small-town living by enhancing our community identity and providing opportunities for gathering.

TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL
ASSETS

PARKS & RECREATION



THE BUILD GOAL

Continue to evaluate the built environment to ensure the town is meeting the needs of existing and future residents.

TOPICS EXPLORED

LAND USE

TRANSPORTATION

UTILITIES

HOUSING

THEME 2 BUILD QUALITY PLACES

THEME 3 COLLABORATE TO EXPAND OUR OFFERINGS



THE COLLABORATE GOAL

Establish local and regional partnerships to increase the community's capacity to provide high-quality health, education, and workforce development services.

TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC
DEVELOPMENT



Lanesville strives to blend the small-town charm and traditional values with forward-thinking ideas to create a welcoming atmosphere for visitors and residents alike.



CHAPTER 2

The Path Forward

Chapter Two was created with the future in mind. This chapter starts by identifying the vision for the next ten to 20 years. Following the vision, the chapter uses three themes to organize the goals, big ideas, and strategy statements. The strategies serve as the primary plan recommendations that should be implemented over time. Each strategy is ranked as a low, medium, or high priority. The high priority strategies are then carried forward to Chapter Three as catalyst initiatives.

DEFINING THE PLAN COMPONENTS

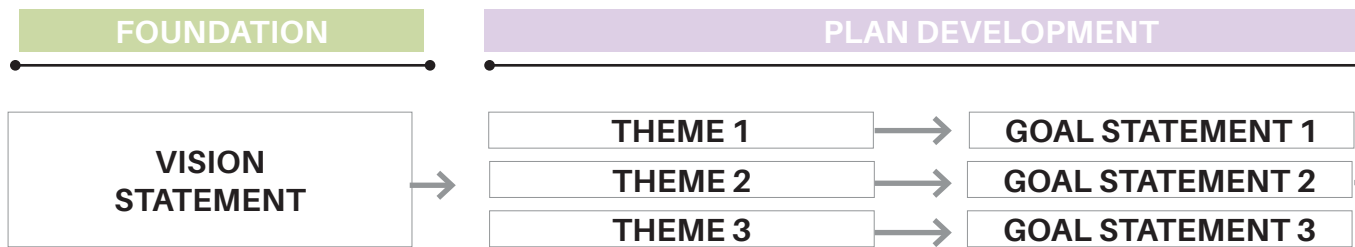
While the composition of every comprehensive plan may vary slightly, there are a series of common planning components that work together to create the guidance document. These components represent a hierarchy of detail starting with the broadest elements, the vision statement, at the top and working downward. With each step down (or in this case, moving right across the bottom of the page), the planning components get slightly more specific. The graphic below defines each of the components and illustrates how the components are used to build upon one another.

Before making a plan, it is important to know where you want to go first. A vision statement is an overarching and forward-thinking idea that captures the values of the community and outlines what the community wants to do or become in the future. After establishing a clear understanding of the town’s aspirations, the vision statement serves as the foundation for the goals, big ideas, and strategies.

The plan themes provide the organizational framework to ensure the comprehensive plan is addressing all the necessary topics. The goals, big ideas, and strategies transform the desired outcomes into an attainable, community-driven action plan. The plan recommendations are identified within the strategy statements. In essence, the strategies are the specific things the community needs to do in order to achieve the vision and goals.

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of strategy recommendations can quickly become overwhelming for plan users. **The catalyst initiatives help to narrow the focus by identifying the top priorities for the community.** The following chapter outlines the vision, themes, goals, big ideas, and strategies. The catalyst initiatives are outlined in Chapter Three: Our Next Steps.

Composition of Planning Components



The **vision statement** is a broad statement that highlights what the town wants to do or become in the future. The statement captures the values of the community and outlines what residents wish Lanessville to strive for in the future.

The three **themes** are used as organizational elements to provide a consistent framework for all of the comprehensive plans completed as part of the Harrison County Town Planning Initiative. Within each theme, there are a number of topics explored.

The **goal statements** define what the town is striving to accomplish in order to achieve the vision over the next 10 to 20 years.

SETTING THE STAGE

The vision statement represents a blend of community values, aspirations, and commitments from local residents, staff and officials, business owners, and neighbors. It is a reflection of the community values and identifies the places, things, or characteristics that should be preserved. It documents the hopes and dreams for the future and demonstrates dedication to working towards the desired outcome. For Lanesville, the town is striving to blend the small-town charm and traditional values with forward-thinking ideas to create a welcoming atmosphere for visitors and residents alike.

This vision statement was developed based on the ideas and input that were collected throughout the public engagement process. The first round of engagement encouraged participants to dream big while sharing their ideas for the future. The second and third rounds of engagement were used to refine the statement and confirm the vision resonated with the community.

OUR VISION FOR THE FUTURE

A vision statement is not about what the community is today but instead about what it want to do or become in the future.

*Residents and visitors alike will continue to admire the quaintness of Lanesville. We are a community that celebrates our **classic, small-town charm**. We are a town that cherishes **community togetherness, high-quality education, and access to nature**.*

*Lanesville is committed to responding to the ever-changing needs of the community by **welcoming forward-looking ideas** while also working to preserve the integrity of our **traditional values and rural heritage**.*

PLAN DEVELOPMENT

IMPLEMENTATION



The **big Ideas** are a collection of opportunities identified by the community or within a previous planning effort. These ideas link the desired outcome with a specific strategy for addressing a challenge or leveraging an asset or opportunity.

The **strategy statements** identify a specific project, program, or policy that can be used or implemented to achieve the vision and goals. The strategies are prioritized to help narrow the focus of the community.

The **catalyst initiatives** are the top priority strategies for the town. Additional information such as a initiative description, action steps, partners, and resources is identified to assist the town in implementation.



THEME #1

CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to promote Lanesville's small-town living by enhancing community identity and providing opportunities for gathering.

1. PLACEMAKING

What does this mean for Lanesville?

Placemaking is about enhancing public spaces to make a stronger connection between people and places. There are four different types of placemaking - standard, strategic, creative, and tactical - each with a different purpose. Community input revealed that residents have a strong interest in standard placemaking initiatives that are broad in nature and seek to create incremental change. Standard placemaking initiatives could include façade improvements, park improvements, and/or community events. Over the years the town has built a community event, Lanesville Heritage Weekend, that draws 70,000 people per year from across Southern Indiana. This type of event promotes Lanesville's identity as a rural community that is passionate about gathering. Other placemaking initiatives, such as gateway installations and beautifications efforts, can strengthen community identity and enhance the built environment.



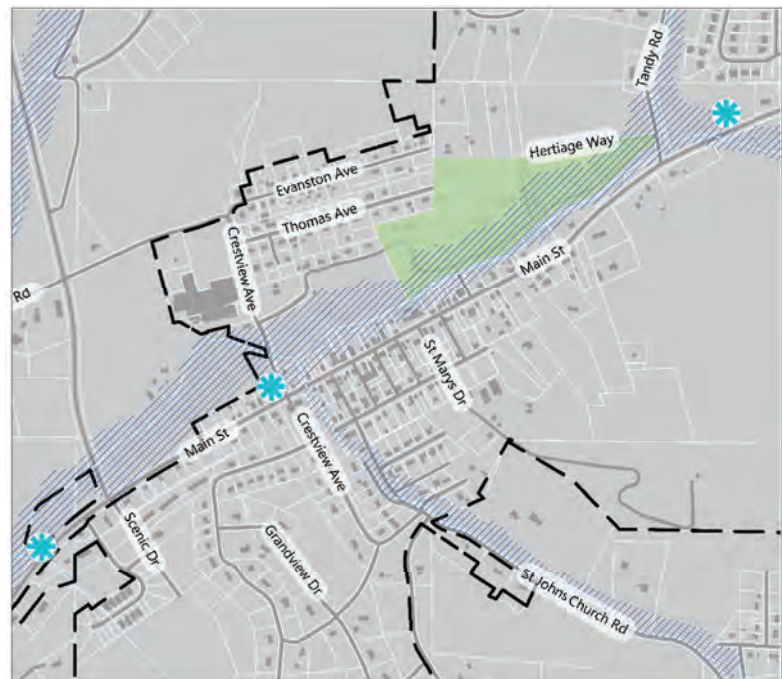
PLACEMAKING BIG IDEAS

What do we want to achieve?

Big Idea: Gateways

Improve community identity through enhanced gateways and signs.

Gateways, or entrances to a community, provide a first impression for visitors entering a community while also creating a welcoming atmosphere and informing travelers where they are through unique signage. A well-designed gateway is surrounded by quality landscaping, gains the attention of people passing, and conveys the community's identity and branding. Three specific locations have been identified for potential gateway enhancements, including both ends of Main Street (SR 62) and the intersection of Main Street and Crestview Avenue.



Proposed Gateway Enhancements Locations

Big Idea: Community Events

Expand the types and frequency of community events.

Local events can generate a sense of pride and positively impact the local economy. Community events can attract visitors and provide an opportunity for the town to share its unique culture with newcomers. Lanesville’s Heritage Festival draws in over 70,000 people each year and its success could be used to develop new programming and amenities within the community’s park space. Lanesville can leverage the festival’s vast following to create other seasonal events and opportunities for gathering such as a summer festival or holiday celebration. These events do not have to be regional draws but can be smaller, community events supported through partnerships between the town, ministries, school, library, local businesses, and non-profits. Smaller community event could include movie night in the park or holiday block parties.

Big Idea: Beautification

Foster community pride through beautification efforts.

Community pride and sense of place are often directly tied to aesthetics and visual character. Well-maintained communities leave positive impressions on residents and visitors. Efforts do not solely rely on the town to implement but instead, the town could partner with residents or business-owners. Beautification efforts within Lanesville can include streetscape improvements (such as ADA accessible sidewalks, banners, planters, signage, and benches) and rehabilitating vacant properties or dilapidated building facades. These efforts could even extend into residential areas by encouraging general property maintenance.

STRATEGIES

How will we achieve it?

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 1.1 - Work with a professional consultant to design the gateway signs and other entry features in addition to outlining budget and a cost estimate.	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.2 - Conduct a community survey to determine what types of events would be most successful and well attended within the community.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
STRATEGY 1.3 - Partner with a local dumpster company (or trash pick-up provider) to organize seasonal community clean-up days. (See Page 44)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
STRATEGY 1.4 - Work with the county to identify any potential zoning ordinance and code updates which may help improve visual aesthetics in the downtown core and along SR 62. (See Page 45)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
STRATEGY 1.5 - Explore the creation of a Main Street organization to promote and enhance the Main Street (SR 62) commercial corridor. (See Page 46)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>



THEME #1

CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to promote Lanesville's small-town living by enhancing community identity and providing opportunities for gathering.

2. HISTORIC AND NATURAL ASSETS

What does this mean for Lanesville?

Historic and natural assets within a town contribute to the community's culture, quality of place, and economic base. Historic sites unique to a community can become destinations for both residents and visitors, driving local economies and influencing the development of related amenities. Natural features can also influence similar levels of interest in a community with parks, trails, and natural areas acting as draws for those living within and outside a community. Lanesville has multiple historic and natural assets including the Mail Pouch Tobacco Barn, the Old Mill, Lanesville Youth League Ballpark, Jaycee Community Facility, Gresham Park, and Heritage Park, and nearby campgrounds. Just outside the town, several other natural assets provide recreation opportunities for residents and attract visitors to the region. Exploring the Harrison-Crawford State Forest, canoeing along the Blue River, hiking in forests or walking along the Ohio River, and exploring the multiple cave networks in the region all provide unique opportunities and benefits. These resources draw thousands of visitors each year and act as major destinations for recreation and entertainment within the region.



HISTORIC AND NATURAL ASSETS BIG IDEAS

What do we want to achieve?

Big Idea: Historic Destinations

Protect and promote Lanesville's historic sites, such as the Mail Pouch Tobacco Barn and the Old Mill.

Historic assets often form the base for a community's tourism, acting as destinations that attract visitors and influence the development of related amenities. Because of its location and historic significance, the Mail Pouch Tobacco Barn has been integrated into the Lanesville Heritage Weekend festival as a focal point and nod to the town's farming heritage. Lanesville also has one of the oldest, working mills in the state of Indiana. Both of these sites hold strong links to Lanesville's identity and should be preserved. This history can be documented and taught through historic markers, monuments, or educational programming while preservation efforts can prioritize the maintenance of these structures so future generations can continue to learn and appreciate the past.

Big Idea: Scenic Ohio River Byway

Work with INDOT to enhance SR 62 and promote local destinations along the Byway.

The Ohio River Scenic Byway (also known as SR 62) stretches across the entirety of Southern Indiana, taking commuters and tourists from Lawrenceburg, near Cincinnati, to the state line west of Mt. Vernon. Travelers along the route will experience natural landscapes, agricultural fields, small town main streets, rich architecture, and river life. The Byway follows SR 62 through the heart of Lanesville, presenting a unique tourism opportunity. The Ohio River Scenic Byway is not only the name for the route, but it is a designation used to protect and promote outstanding corridors across the county. This designation also provides support to drive tourism and economic development along these corridors through trip ideas and promotion of destinations along the highway and in various communities as well as various grants.

The South Central Indiana portion of this larger byway starts in New Albany and ends in Tell City. This particular route passes through Lanesville and identifies 25 historic and cultural sites along the way. Lanesville could partner with the Harrison County Convention and Visitors Bureau and the Ohio River Scenic Byway organization to promote the Scenic Byway and Lanesville’s offerings to travelers. By promoting local destinations and desirable amenities, the town will increase awareness of the unique assets offered with Lanesville and capture the more tourists already exploring the Byway.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

<p>STRATEGY 2.1 - Partner with the Harrison County Convention and Visitors Bureau and the local byway organization to create a Harrison County-specific day trip itinerary along the Ohio River Scenic Byway.</p>	
<p>STRATEGY 2.2 - Work to preserve the historic sign at the Mail Pouch Tabaco Barn through general upkeep and repairs as needed</p>	
<p>STRATEGY 2.3 - Provide technical support for property owners within Lanesville with buildings on state and federal historic registers who wish to rehabilitate or perform improvements on their properties, or those who wish to register their own property. (See Page 47)</p>	



THEME #1

CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to promote Lanesville's small-town living by enhancing community identity and providing opportunities for gathering.

3. PARKS, RECREATION, AND TRAILS

What does this mean for Lanesville?

Parks, recreation, and trails contribute to a community's overall health and provide destinations for entertainment and relaxation for residents and visitors. Parks and recreational facilities can act as community hubs, becoming spaces that connect people of all ages through inclusive programming. Lanesville has a variety of existing recreational spaces, including the Jaycee Community Facility, Gresham Park, Heritage Park and the Lanesville Youth League Ballpark, that can continue to be expanded to fill the needs of residents. These resources can also become draws for people outside the community, bringing new visitors into Lanesville from the surrounding area and outside Harrison County. Parks and recreation within the town can be supported through the development of new facilities and programming, expansion of existing community buildings, and enhanced sidewalk and trail connections.



PARKS, RECREATION, AND TRAILS BIG IDEAS

What do we want to achieve?

Big Idea: Gresham and Heritage Park Improvements

Work with the Harrison County Parks Board and Lanesville Heritage Committee to continue enhancing Heritage Park through new improvements.

Located next to each other, Gresham Park and Heritage Park is home to the town's festival and daily recreational activities for residents and visitors alike. The Heritage Park facility offers space for formal and informal gatherings and has the amenities to support large events such as fairs, concerts, art festivals, and more. Gresham Park includes a small playground and covered shelter for picnicking. To the west of Gresham Park, the Jaycee facility includes a community center and sports fields. Because of the proximity of each recreation facility, it can be unclear to visitors on where each facility begins and ends. All three facilities could benefit from park enhancements such as updating playground equipment, constructing park signs, establishing a dedicated walking trail, and enhancing landscaping. The town can coordinate with the Harrison County Parks Board and the Heritage Park Committee to identify and fund future improvements.

Big Idea: Pedestrian Connectivity

Provide sidewalks between the town and the Lanesville Youth League Ballpark.

Rural towns often lack the pedestrian connectivity seen in their urban neighbors who may have more complete sidewalk and trail networks. Developing pedestrian networks within rural towns can not only improve safety and increase physical activity but can also link residents to destinations within and outside the community. Lanesville Youth League Ballpark is one such destination that could benefit from new pedestrian connections. Providing sidewalks along SR 62 between the ball fields and existing sidewalks along SR 62 (Barron Avenue) could encourage park users to walk or bike to the sporting events rather than driving a few minutes down the road.

Big Idea: Community Center Expansion

Update Lanesville’s community buildings to expand public amenities and event space.

Community buildings and public amenities play a critical role in providing opportunities for people to gather. Lanesville is fortunate to have two existing community centers next door to each other; the Jaycee Community Center and the Heritage Building. Continuing to expand and update these facilities could support new activities and uses of the space. Rather it is exploring the inclusion of fitness equipment, providing reliable technology for co-working space, or allowing individuals to rent the space for a private event, future improvements could work to fill gaps in the community.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

STRATEGY 3.1 - Meet with the Harrison County Parks Board and Heritage Park Committee to understand their needs for park improvements and their ability to collaborate. (See Page 48)	
STRATEGY 3.2 - Coordinate with the Harrison County Highway Department and INDOT to determine the feasibility and ability to receive state funding to construct sidewalks along SR 62 to the Little League Ballpark.	
STRATEGY 3.3 - Survey Lanesville residents to identify improvements or services which could be incorporated into the town’s community building and the Lanesville Heritage Weekend building.	



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.

4. LAND USE

What does this mean for Lanesville?

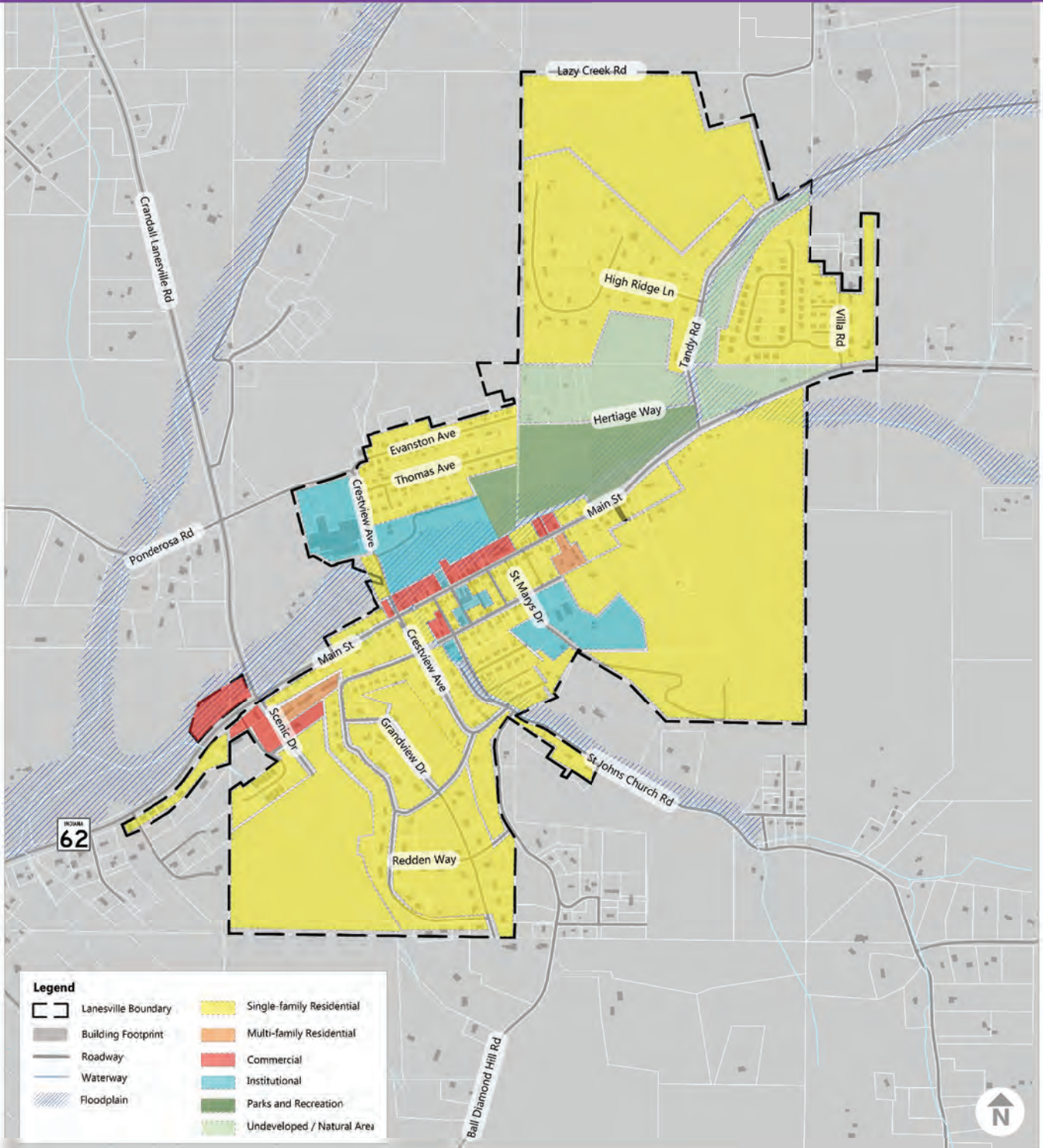
Land use is a term used to describe types of activities and uses taking place on a parcel of land or within a structure. Land use policies serve as a base for many elements within a comprehensive plan and often have the greatest impact on how growth occurs within a community. Not only does land use planning protect agricultural lands from encroaching development, but it addresses redevelopment of properties, the attraction of retail, industrial growth and job creation, and environmental impacts such as flooding. Lanesville is in a unique position to capture incremental growth, as the community sits along a historic highway and is located near a major interchange which grants quick access to neighboring communities such as Clark County, Floyd County, and Louisville. Being prepared to capitalize on opportunities and plan for the future starts with having a future land use plan in place.

A future land use plan establishes the desired future development patterns within a community, guiding new growth and redevelopment of land. These plans consider the current uses of the land and determine what they should be 10 to 20 years into the future. A future land use plan does not change the current zoning or use of a property, it only guides decisions for how that land should be used if the use does change.

The plan guides local decision-makers on the best and highest use of the land when change is occurring. In many instances a future land use map might mirror land uses that are there today in areas with existing development. Changes from current land uses may occur when a site has the potential for future growth or redevelopment, whether it currently vacant or has an existing use that should change.

The following big ideas summarize the policies, programs, and projects that are needed to support and implement the recommendations shown on the map. The map and big ideas below work together to create the future land use plan.

FUTURE LAND USE MAP





THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.



LAND USE BIG IDEAS

What do we want to achieve?

Big Idea: Residential Growth

Encourage residential development in areas that are undeveloped or underutilized within town limits.

As seen through housing data, there has been a shift in not only number of owner-occupied housing units but also the age of residents. Both of these trends impact the type of desired housing options for current and future residents. Currently, there are several tracts of land that are undeveloped or serve as open space and farmland within the town limits. As development pressures increase for additional housing, the town should prioritize the development of vacant land within the town over developing areas outside of the town limits. Several smaller parcels could serve individuals looking to build a home or the development of a subdivision could occur on the larger parcels at some point in the future. These areas could include the undeveloped area in the southwest corner of Lanesville, the southeast corner of Lanesville south of Main Street, and the area south of Lazy Creek Road.

Big Idea: Neighborhood Services

Provide neighborhood-scale retail and dining that serves residents and visitors.

Residents living in rural areas of a county often do not have the same level of retail and dining options as their urban counterparts, forcing them to travel for entertainment or daily needs. Neighborhood-scale commercial development serves residents and includes gas stations, convenient stores, banks, hair salons, fast food, and/or local restaurant establishments. New retail and dining options in Lanesville have the unique opportunity to not only draw consumers from the town but also capture commuters along SR 62. These types of services are different from larger, more intensive commercial development which may locate near or around the interchange.

Big Idea: Infill and redevelopment

Encourage infill and redevelopment over construction in undeveloped areas without existing infrastructure and utilities.

Infill development is the process of utilizing vacant or under-used parcels in areas of a community that are adjacent to existing development. Infill and redevelopment help keep investments and resources within a community, allowing underutilized properties to gain new life and benefiting neighboring businesses and residents. Redevelopment of properties can also improve a town's quality of place as vacant or abandoned buildings are rehabilitated and reused. Redevelopment efforts within Lanesville should first be focused along Main Street (SR 62) to address vacant commercial and residential properties highly visible to commuters and visitors.

Big Idea: I-64 Interchange

Plan for potential growth northward towards and around the I-64 interchange.

Interchanges can provide major benefits to their communities, drawing in commuters and creating premier sites for industrial and commercial development. Interchanges also allow those living in the region to access larger cities for shopping, employment, and daily needs not available in their community. Lanesville’s interchange has already been a focus area for industrial and commercial growth dating back to 2003 when the Lanesville Interchange Master Plan was completed.

If the interchange continues to attract development, Lanesville should have policies for voluntary annexation in place to ensure the town is capitalizing on the opportunity. This should include requiring non-remonstrations with any new developments that request to be served by town utilities but cannot be annexed because the property is not currently adjacent to town limits. These agreements stipulate that the property owner cannot remonstrate, or oppose, annexation when the town limits reach the property. While the utilities owned by the town have a higher rate for users outside of town limits, the town will ultimately benefit more from collecting property taxes from these properties (especially for commercial and industrial development).

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

<p>STRATEGY 4.1 - Promote locations within and surrounding Lanesville for residential development as identified by the Future Land Use Map to potential developers. (See Page 49)</p>	
<p>STRATEGY 4.2 - Complete an inventory of sites available for redevelopment and promote these sites for new residential development, neighborhood commercial development, or other community amenities. (See Page 50)</p>	
<p>STRATEGY 4.3 - Establish policies for voluntary annexation, including non-remonstrations for developments outside of town limits that are requesting town utilities. (See Page 51)</p>	



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.

5. UTILITIES

What does this mean for Lanesville?

Utilities are major contributors to a town's ability to grow. The condition and service area of utility infrastructure can support economic development and improve the overall health and wellness of a community. Maintenance and expansion of utilities can incur significant costs, requiring strategic planning to ensure the town's ability to adequately serve current and future residents. Utility infrastructure is not limited to just sewer and water but should also include broadband and stormwater infrastructure, both of which provide necessary services and improve quality of life. Extending utility services and infrastructure is also a key component of voluntary annexation, as it is important to ensure the town is collecting tax revenues from properties served by town utilities and infrastructure.



UTILITIES BIG IDEAS

What do we want to achieve?

Big Idea: Broadband

Work with the county and local providers to expand high-speed broadband availability in Lanesville.

Broadband has quickly become an essential service that people need to do their jobs or schoolwork. It also greatly contributes to the quality of life as a significant portion of the social and professional world is dependent on internet connectivity. Quality broadband is a necessity in today's world as it is how people work, play, and connect with others. Harrison County is currently undertaking the creation of a Broadband Plan which will lay out several recommendations to expand coverage within the community. Lanesville should coordinate with the county to understand its role in the implementation of this planning effort to ensure the needs of residents and businesses are properly recognized.

Big Idea: Flooding

Encourage the preservation and planting of trees and native plants to reduce the amount of stormwater runoff.

While trees and native plantings are often seen as aesthetic enhancements or buffers, they also serve the vital role of flood prevention along floodplains and developments with large areas of concrete or surfaces that do not allow water to penetrate. Vegetation reduces flooding by capturing and storing rainwater, reducing stormwater run-off, and protecting the integrity of topsoil. New trees and native plants within Lanesville could be most beneficial along Main Street (SR 62) as stormwater is naturally directed to the north of the street and into the town's floodplain. Managing stormwater runoff is critical to lessen the burden on property owners. Coordination with property owners, IDNR, and INDOT to explore options to reduce flooding along Main Street and infrastructure improvements should be the first step in this strategy.

Big Idea: Adequate Services

Ensure town utilities can provide adequate services to current and future residents and businesses.

Utilities are the key factor in attracting and retaining development within a community. While rural residential can operate on wells and septic systems, commercial and industrial growth rely on sewer and water infrastructure. As Lanesville evaluates future growth, it will be vital to expand and update utility infrastructure to ensure the town can continue providing an adequate level of service. While Lanesville’s current sanitary sewer service area is focused around the core of the community, the potential sewer area could expand infrastructure east along SR 62 and north along Crandall Lanesville Road. In order to successfully prepare for future needs, the town should develop and maintain a Utility Master Plan to identify incremental improvements and set a timeline for future projects and funding.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

<p>STRATEGY 5.1 - Support and help implement, when possible, the strategies within the Harrison County Broadband Plan to ensure Lanesville has high-quality Internet access for residents and business owners.</p>	
<p>STRATEGY 5.2 - Coordinate with the Harrison County Highway Department, IDNR, and INDOT to enhance natural areas and improve infrastructure along SR 62 which helps manage stormwater runoff and flooding.</p>	
<p>STRATEGY 5.3 Develop and maintain a Utility Master Plan to evaluate the capacity of Lanesville’s current utilities, identify incremental improvements, and set a timeline for future projects and funding. (See Page 52)</p>	



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.

6. TRANSPORTATION

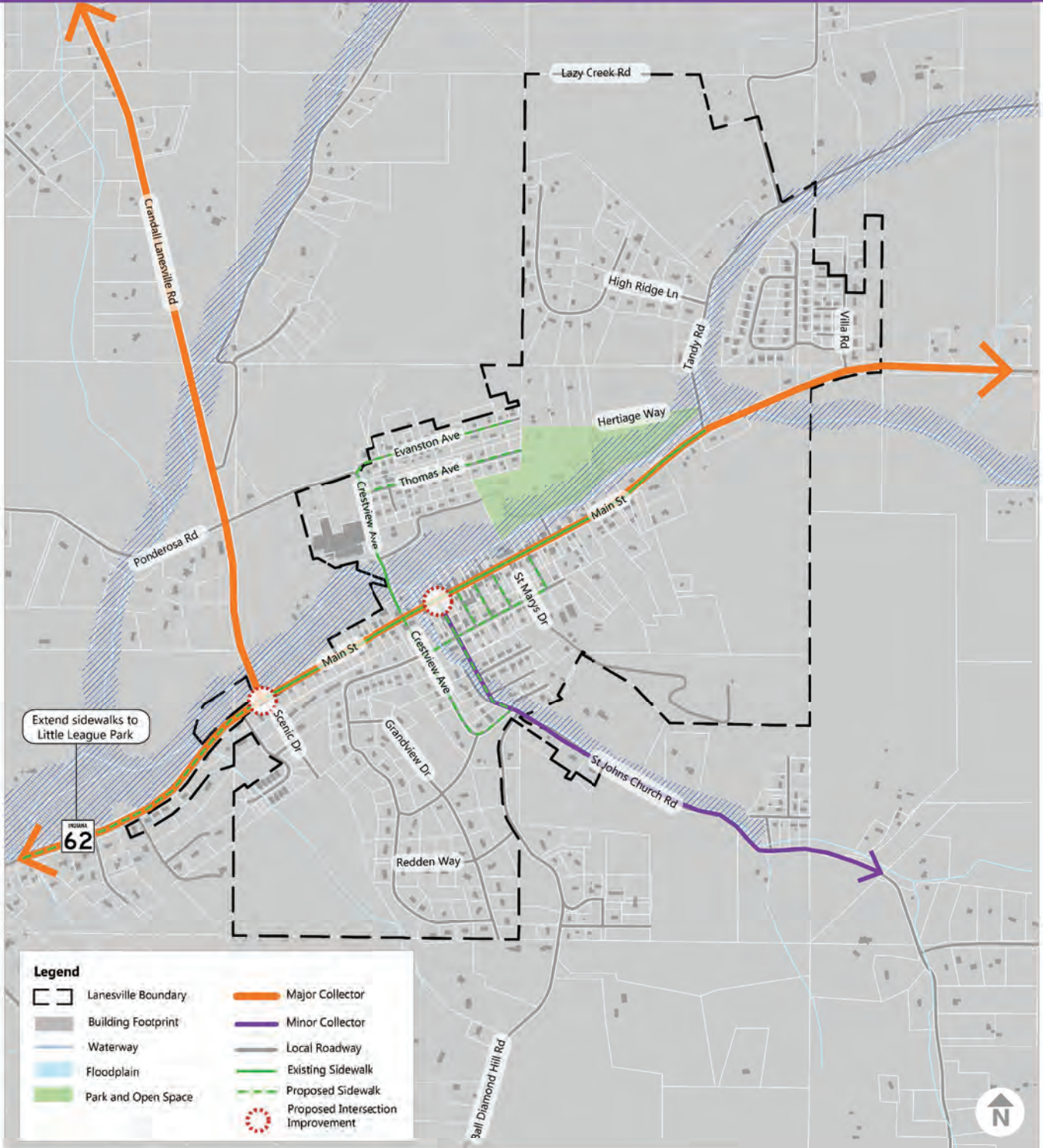
What does this mean for Lanesville?

Transportation includes both vehicular and pedestrian travel, covering a community's roads, sidewalks, trails, and public transportation options. A comprehensive transportation network is vital to a community's economic activities and ensures the well-being of users. A quality network increases the mobility of residents allowing them to safely access daily needs and places of employment, with or without the need for a vehicle. While the town is fairly small in terms of geographic area, sidewalks and trails are limited making walkability difficult for people getting around without a car. Improving local roads and sidewalks networks can provide safer travel options for cars and alternatives for pedestrians to reach community destinations as the town continues to grow.

A barrier for these efforts is that the town's primary roadway is a state highway (SR 62), meaning the Indiana Department of Transportation (INDOT) must be involved for during any major road enhancement projects. Coordination between INDOT and Lanesville will be necessary for many transportation-related initiatives.

The proposed improvements have been mapped on the Future Transportation Map that illustrates the roadway functional classification, proposed intersection improvements, and proposed sidewalk connections. The following big ideas summarize the policies, programs, and projects that are needed to support and implement the recommendations shown on the map. The map and big ideas below work together to create the Future Transportation Plan.

FUTURE TRANSPORTATION MAP





THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.



TRANSPORTATION BIG IDEAS

What do we want to achieve?

Big Idea: Sidewalks

Provide a safe, handicapped accessible sidewalk network throughout Lanesville.

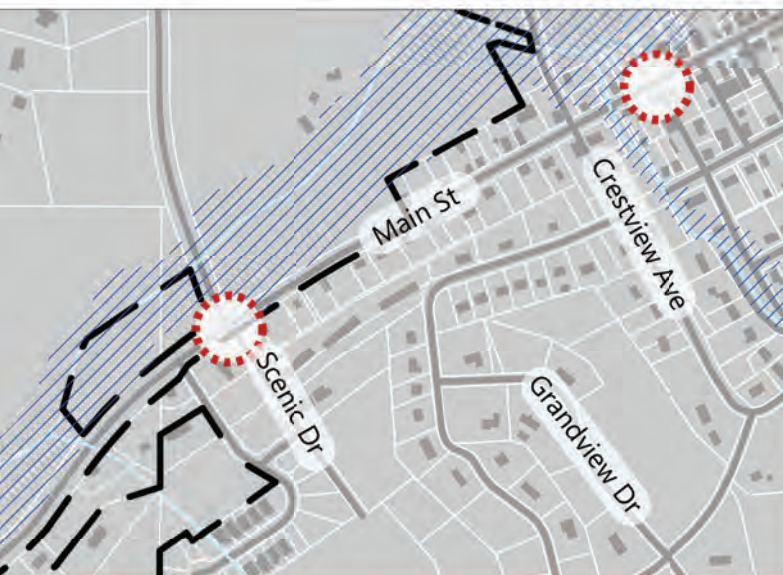
Sidewalks and marked crosswalks improve mobility for all residents within a community, offering a safe alternative to traveling by car for those looking to run errands, visit friends, or simply wanting to exercise. Sidewalks and crosswalks are a resource for residents with disabilities that may impair their ability to travel by vehicle, kids not old enough to drive, or those without a personal vehicle, providing safe routes for those residents to reach destinations within the community.

Since Lanesville’s only connected sidewalks are located along Main Street (SR 62), additional sidewalks along this road would require INDOT’s approve, even if the county or town is tasked with doing them. As Lanesville expands its sidewalk network throughout the town, accessibility and safety should be key considerations in design and location. Currently, only other sidewalks are adjacent to Lanesville Community School, this infrastructure could be expanded to reach nearby residential areas and areas south of SR 62.

Big Idea: State Route Maintenance

Work with INDOT to facilitate SR 62 maintenance and enhancement as needed.

Rural communities situated along state roads have additional barriers for maintenance and improvement projects since INDOT is ultimately responsible for the upkeep. Due to SR 62 crossing through the community, Lanesville and county officials need to coordinate desired improvements with INDOT, receiving approval on future repair and enhancement projects. Through public engagement, two intersection improvements were identified along with the desire to limit on-street parking in areas where visibility becomes difficult due to parked cars creating blind spots for other drivers.



 Proposed Intersection Improvement Locations

Big Idea: Local Roads

Plan for local road improvements through a capital improvement program.






Planning for capital projects is an important step for communities looking to efficiently manage expenditures for public facilities and infrastructure improvements. A capital improvement plan (CIP) is a tool widely used by communities across the state to align their all of the town’s future capital expenditures and develop a timeline for completion. As Lanesville plans for the future, a CIP would help identify future roadway and facility needs and outline their potential costs and completion dates in addition to other capital improvements such as parks, community centers, and others. A CIP should be updated at least every five years or as projects are completed. This plan should include all local projects that are directly funded through the town or matching funds for outside grant sources, such as Community Crossings.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

STRATEGY 6.1 - Identify priority areas for necessary improvements and enhancements along SR 62 and seek INDOT funding through the LPA program.	
STRATEGY 6.2 - Coordinate with the Harrison County Highway Department to ensure future projects on county roads within and serving Lanesville are accounted for in the county’s capital improvement plan.	
STRATEGY 6.3 - Identify routes where sidewalks are needed, such linking neighborhoods to the school and destinations within Lanesville.	
STRATEGY 6.4 - Develop a Capital Improvement Plan to identify future capital projects and outline potential costs and completion dates.	
STRATEGY 6.5 - Continually update the town’s INDOT Asset Management Plan and apply for state funding for maintenance annually of town-owned roads.	



THEME #2

BUILD QUALITY PLACES

GOAL STATEMENT

Continue to evaluate the built environment (land use, transportation, utilities, and public services) to ensure the town is meeting the needs of existing and future residents.

7. HOUSING

What does this mean for Lanesville?

Housing has an influence on a community's ability to attract and retain residents and businesses. Improving a community's available housing can include building workforce housing, expanding housing types and options, or rehabilitating vacant and abandoned properties. Addressing housing challenges can be more difficult in rural communities where development incentives may not be enough to attract affordable units or code enforcement is limited due to geography or staff. Current housing data reveals there is a demand for living in Lanesville. Over the last ten years, the town has experienced an influx of young adults moving into the community. It will become increasingly important to focus on expanding quality housing stock to match current and future resident needs. This could include the development of new economic incentives for developers or the creation of local programs which support owner-occupied rehabilitation.



HOUSING BIG IDEAS

What do we want to achieve?

Big Idea: Code Enforcement

Increase awareness on how people can make improvements to comply with local and state building and property maintenance codes.

Neighborhood beautification and revitalization efforts are often rooted in improving property maintenance and code compliance. Building and property codes are in place to not only protect the health and safety of residents but also help maintain property values. Code enforcement can be challenging in rural communities where budgets only allow for staff to address complaints. The county oversees building permits and code enforcement for the Town of Lanesville. The town can increase awareness by hosting an informative session that briefly explains the property maintenance requirements, the reasons for these regulations, and how it is enforced within the town.

Big Idea: Housing Rehabilitation

Improve residential neighborhoods by addressing vacant and underutilized properties.

The demand for housing has recently seen a sharp increase as first-time home buyers enter the market and lack of inventory has caused available homes to decrease as prices increase. Meeting the housing demand not only includes building new developments and subdivisions but can include rehabilitation of vacant and underutilized housing within a community. Incentivizing the redevelopment of these properties in Lanesville could not only bring homes back onto the market but could contribute to beautification efforts and the town’s quality of place. The town could begin creating a centralized database of local and state tools and funding sources for residents wanting to improve their own homes.

Big Idea: Housing Diversification

Encourage the development of different housing types to address the needs of recent graduates and senior citizens within the community.

In the last decade, the state, and even the nation, has seen a shift in housing demand. Today, more people have an interest in renting as opposed to homeownership. This shift is especially prevalent in communities with an aging population or a large number of recent high school and college graduates, as these groups make up large portions of renters in communities. In addition to single-family homes, the town needs to consider the development of rental housing options. While homeownership is a goal of many, there are some who wish to rent and avoid the commitment and maintenance that comes with owning a home. Additional housing types, such as duplexes, senior apartments, or patio homes, could work to fill the gaps in Lanesville’s current housing stock.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

STRATEGY 7.1 - Create an informative brochure which identifies and explains property and building codes to residents.	
STRATEGY 7.2 - Explore the creation of an owner-occupied rehabilitation program to assist homeowners in making property improvements. (See Page 53)	
STRATEGY 7.3 - Determine the need for additional housing types (duplex, senior housing, apartments) within the community through a housing study and identify how to reduce obstacles for developers through zoning or financial incentives. (See Page 54)	



THEME #3

COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Establish local and regional partnerships to increase the community’s capacity to provide high-quality health, education, and workforce development services.

8. HEALTH AND WELLNESS

What does this mean for Lanesville?

Health and wellness within a community can include several factors, such as access to healthcare services, availability of fresh produce, and proximity to recreational amenities. While trails and walking paths can be more easily built within rural communities, healthcare facilities and grocery stores are more difficult to attract, often forcing residents to travel outside of the community. This can be a challenge for residents who are unable to travel, forcing them to rely on others for transportation or forgo services altogether. However, there are various options available to Lanesville residents which can reduce gaps in rural services including rideshares, telehealth, or local farmers’ markets. Identifying and marketing the availability of these resources can help promote health and wellness for Lanesville residents.



HEALTH AND WELLNESS BIG IDEAS

What do we want to achieve?

Big Idea: Marketing Materials

Increasing awareness of regional healthcare options.

Rural residents often encounter barriers to healthcare which may limit their ability to obtain the care they require. Although it can be difficult for some to travel for healthcare in adjacent communities, providers and local organizations have begun programs that make services more accessible including rideshares, mobile health clinics, and telehealth. Creating marketing materials, such as brochures or welcome packets for new residents, can serve as a reliable resource that identifies service providers and available wellness programs within Harrison County and the greater region.

Big Idea: Telehealth

Partner with local healthcare providers to expand telehealth services to residents.

A rapidly growing facet of the healthcare industry is the use of telehealth services to reach patients in rural areas or who may be unable to travel. Telehealth allows physicians to perform wellness checks, refill prescriptions, and perform preventative treatment through a virtual appointment. Healthcare providers within Southern Indiana have adapted to online treatment strategies, offering video calls and live chats to those with physical and mental health needs. These services could be replicated or expanded by local providers in the region, further reducing barriers to healthcare within the Lanesville community.

Big Idea: Healthy Food

Develop partnerships between local farmers, Lanesville Community Schools, and local businesses to increase the availability of fresh produce for residents.

Access to fresh produce is essential for childhood development and the overall health of a community. Fresh fruits and vegetables contain essential nutrients not found in their canned or frozen counterparts which aid in the development and reduce the risk of preventable disease. Although the majority of fresh produce is grown in rural regions, it is often those communities that have the least access to produce live in areas referred to as a food desert. Food deserts are areas where people have limited access to a variety of healthy foods or don't have a grocery store within close proximity. Partnerships with local farmers could help provide fresh foods directly to the school, local groceries, and/or local restaurants benefiting all parties involved. These partnerships can be used to establish a variety of programs including a local farmers market, farm-to-school initiatives, or meals on wheels program, and well as supplementing existing programs within the community such as Dare to Care.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

STRATEGY 8.1 - Create a brochure that advertises healthcare providers and assistance programs.



STRATEGY 8.2 - Partner with the Harrison County Extension Office to bring the Cooking Matters program to Lanesville and support the revival of the Sprouts Bucks program within Harrison County.



STRATEGY 8.3 - Explore the creation of a farmers' market at Heritage Park.





THEME #3

COLLABORATE TO EXPAND OUR OFFERINGS

GOAL STATEMENT

Establish local and regional partnerships to increase the community’s capacity to provide high-quality health, education, and workforce development services.

9. ECONOMIC DEVELOPMENT

What does this mean for Lanesville?

Economic development within smaller communities is influenced by housing development, rehabilitation of commercial and residential properties, and support for existing and future businesses. Development can also be influenced by proximity to major markets or transportation infrastructure, such as Lanesville’s interchange. While agriculture is often the economic base in rural communities, support for local businesses is necessary for the development of restaurants, retail, and tourism establishments that provide employment and entertainment for residents. Support for these could come in the form of economic incentives, such as façade improvements grants and staff training seminars, or administrative support that assists owners with permitting and licensure.



ECONOMIC DEVELOPMENT BIG IDEAS

What do we want to achieve?

Big Idea: Adaptive Re-use

Evaluate the re-use of the Old Mill as a community destination with dining, co-working space, and specialty retail.

Lanesville is fortunate to have one of the oldest, working mills in the state which presents a unique opportunity for the town. Today the mill is owned by a local resident who runs an antique resell establishment, but if the property becomes available, it could be repurposed into a community destination that preserves the mill while generating activity for Main Street. Based on its location and size, multiple uses could occupy the building and solidify the site as a community destination and a stop for those traveling along the Ohio River Scenic Byway. Possible uses could include things such as a restaurant, brewery, or other retail-focused shops which can pull in commuters from SR 62.

Big Idea: I-64 Interchange

Work with Harrison County and INDOT to promote the I-64 interchange as prime land for industrial and commercial employment centers.

Interchanges are prime sites for industrial and commercial development as they provide quick access to transportation networks, allowing for cheaper shipping and easier attraction of consumers. The Lanesville Interchange has already attracted some industries which provide jobs and benefits for the entire region and will likely continue to do so in the future. It will be important for the town to work closely with Harrison County and INDOT to make necessary upgrades to better prepare the interchange as a prime location for new development. While the interchange is not within town limits, new development can bring employment and commercial opportunities for residents and spur future growth, benefiting the town and region as a whole. Interchange improvements could include enhanced gateway and wayfinding signage and streetlights to draw more attention to the interchange.

Big Idea: Childcare

Support childcare and early childhood education programs within the community.

A challenge facing many families across the nation is the lack of available and quality childcare and early childhood education options. This barrier is impacting the early development of children and the parent’s ability to reenter the workforce. Lanesville has the advantage of having existing childcare, early childhood education, and afterschool programming already within the community either through local churches, the school, or private businesses. Continuing to support these programs and identifying possible incentives, such as allowing childcare uses in a greater number of zoning districts, streamlining the permitting process, and providing assistance for certification, to fill gaps in services should be a long-term goal as the town’s population climbs in the future.

Big Idea: Business Owner Roundtable

Support local business owners by providing a method to express concerns or challenges, share resources, and communicate with local leaders.




Support for businesses in small communities often comes directly from a local or regional chamber of commerce and other county and state-wide resources. Roundtable discussions with local businesses and those support organizations are a way many communities have taken to address local barriers and allow business owners to express their concerns to one another and community leadership. A time and location for Lanesville business owners to meet and share concerns, resources, and communicate with local leadership should be identified and promoted. These meetings could evolve to include workshops and trainings which help businesses overcome challenges such as establishing an online presence and how to adapt to changes in employment.

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGIES

How will we achieve it?

STRATEGY 9.1 - Determine the feasibility of installing a Lanesville gateway sign at the interchange to direct people to the town.	
STRATEGY 9.2 - Facilitate a roundtable discussion with local daycare providers to understand how the town can better support their programs.	
STRATEGY 9.3 - Form a local forum for business that meets regularly to share concerns, resources, and network with each other and town administration. (See Page 55)	



The 12 catalyst initiatives are projects or programs that were identified as top priorities based on their ability to achieve the community-wide vision and/or address a specific challenge the community is facing.



CHAPTER 3

Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

CATALYST INITIATIVE 1

Supports the *Beautification Big Idea* (See Page 21)

PLACEMAKING STRATEGY 1.3

Partner with a local dumpster company (or trash pick-up provider) to host organized, seasonal community clean-up days.

DESCRIPTION

Community clean-up days are a low-cost, high-impact strategy for communities working to clear trash, junk, and other unsightly debris from private properties, streets, and public facilities. These events can be annual or semi-annual, offering residents the opportunity to dispose of litter that has found its way to their neighborhood or larger items sitting on a property that are difficult to dispose of through regular means. Clean-up days can be as simple as renting a large dumpster and promoting its location and items that could be thrown away to interested residents. Cleaning up the town could also be made into a larger event that brings members of the community together for a day of activities and fun.

PARTNERS

- Harrison County Solid Waste District
- Private Waste Disposal Companies
- Local Property Owners
- Town Council/Town Staff
- Local Volunteers

ACTION STEPS

- Identify local waste disposal companies which can provide dumpster services for large-scale clean-ups, as well as any limitations for waste disposal.
- Coordinate with waste disposal companies to find those who may be willing to donate a dumpster in exchange for sponsorship of a clean-up day event.
- Collaborate with Lanesville residents, businesses, schools, and community organizations to determine a week or weekend which works best for a community-wide clean-up day.
- Develop advertisements for social media and print which promote the clean-up day and list important details such as time, place, what can be placed in the dumpsters, and how residents can get involved.

RESOURCES / TOOLS

- Harrison County Community Foundation
- Online programming/resource guides such as:
 - [How to Organize a Community Clean up](#)
 - [West Valley City Utah Neighborhood Dumpster Program](#)

CATALYST INITIATIVE 2

Supports the *Beautification Big Idea* (See Page 21)

PLACEMAKING STRATEGY 1.4

Work with the county to identify any potential zoning ordinance and code updates that may help improve visual aesthetics in the downtown core and along SR 62.

DESCRIPTION

Visual aesthetics can be a key factor when attracting residents, businesses, and visitors to a community, creating a positive first impression, and framing the community as well-maintained. Building upkeep, landscaping, yard maintenance, and other physical aspects not only contribute to a town's appearance but can improve the overall quality of life and place for residents. One way to create a certain level of visual aesthetics within a community is through the zoning ordinance, which can outline development standards and policies for property maintenance, giving Lanesville the ability to regulate the overall character of development and enforce upkeep and form a specific visual aesthetic in the community.

PARTNERS

- Harrison County Plan Commission
- Local Developers
- Property Owners
- Town Council/Town Staff

ACTION STEPS

- Identify ways other cities and towns outside of Harrison County are regulating visual impacts through regulations and how those could function in Harrison County.
- Consider the possibility of developing a zoning overlay along SR 62 to add an additional layer of guidelines that support the visual aesthetic for properties along the highway within Lanesville.

RESOURCES / TOOLS

- Zoning Specialist
- Zoning Ordinances from other communities

CATALYST INITIATIVE 3

Supports *all of the Placemaking Big Ideas* (See Page 20-21)

PLACEMAKING STRATEGY 1.5

Explore the creation of a Main Street organization to promote and enhance the Main Street (SR 62) commercial corridor.

DESCRIPTION

Main Street organizations strive for the community-driven revitalization of downtown commercial districts/ areas. These organizations are made up of community leaders, stakeholders, business owners, and volunteers dedicated to enhancing their community through business support, event planning, marketing the community, and other placemaking initiatives. Main Street programs are designed to provide economic revitalization and professional assistance to encourage the restoration, development, and beautification of downtowns. Within Lanesville, this would focus on the town's commercial core and the SR 62 corridor.

PARTNERS

- OCRA (Indiana Main Street)
- Harrison County Community Foundation
- Harrison County Chamber of Commerce and Economic Development Corporation
- OCRA Southwest Community Liaison
- Town Council/Town Staff

ACTION STEPS

- Determine a coordinator who can lead the process of Lanesville becoming a Main Street community as well as anyone who might be interested in establishing the organization.
- Coordinate with Main Street Corydon, Develop New Albany, and Jeffersonville Main Street to understand the application process to become a Main Street community.
- Contract the OCRA Southwest Region community liaison with any additional questions and initiate the application process.
- Work through ORCA's Main Street Program checklist including creating a board, drafting bylaws, and filing necessary documents with local, state, and federal government agencies.

RESOURCES / TOOLS

- Neighboring Main Street Organizations (Main Street Corydon, Develop New Albany, Jeffersonville Main Street)
- OCRA's Main Street Checklist and Community Toolkit
- Main Street America

CATALYST INITIATIVE 4

Supports the *Historic Destinations Big Idea* (See Page 22)

HISTORIC AND NATURAL ASSETS STRATEGY 2.3

Provide technical support for property owners within Lanesville with buildings/sites on state and federal historic registers who wish to rehabilitate or perform improvements on their properties or those who wish to register their own property.

DESCRIPTION

Inclusion of property on the state or national historic register can provide a number of benefits to a property owner and help a community when marketing their historic assets to visitors. Not only do designated buildings and sites gain protection and a certain level of prestige, but they are also able to benefit from state and federal funding sources for rehabilitation and improvements. There are currently nearly 50 historic buildings and sites within Lanesville listed as notable or contributing according to SHAARD (Indiana State Historic Architectural and Archaeological Research Database).

PARTNERS

- Historic Preservation & Archaeology, IDNR
- Historical Society of Harrison County
- Town Council/Town Staff

ACTION STEPS

- Coordinate with the Southern Regional Office of Indiana Landmarks to identify resources available to the town and property owners.
- Coordinate with property owners in or directly adjacent to Lanesville who may have properties eligible for and wish to apply for historic designation.
- Contact property owners to notify them about their building/site eligibility if they are unaware and promote the benefits of the designation.
- Assist property owners in filling out Determination of Eligibility Forms through the DNR, the first step when attempting to register a historic site or structure, by connecting residents to outside organizations such as Indiana Landmarks.
- Promote the availability of investment tax credits for certified rehabilitation on income-producing properties and non-income producing properties to apply for federal rehabilitation grants.
- Direct property owners to state resource guides that explain benefits, incentives, and grants available to property owners.

RESOURCES / TOOLS

- Indiana Landmarks
- OCRA Renovation Grant Program

CATALYST INITIATIVE 5

Supports the Gresham and Heritage Park Improvements Big Idea (See Page 24)

PARKS, RECREATION, AND TRAILS STRATEGY 3.1

Meet with the Harrison County Parks Board and Heritage Park Committee to understand their needs for park improvements and their ability to collaborate.

DESCRIPTION

Lanesville Heritage Weekend is an annual event within the community that draws tens of thousands of visitors from the region each year. The event is put on by the Heritage Weekend Committee which not only works to put on other events within their park each year but also has community building community and facility space available for rent. The Jaycee facility and Gresham Park also provide playground equipment, a covered shelter, and open space fields for recreational activities. Enhancing these facilities can help support new levels of programming for residents. Lanesville Heritage Weekend is a cornerstone within the community through the support they provide and are a major asset for marketing Lanesville to potential residents and tourists.

PARTNERS

- Jaycee
- Harrison County Parks Board
- Lanesville Heritage Weekend Committee
- Lanesville Youth League
- Town Council/Town Staff

ACTION STEPS

- Hold bi-yearly meetings with Heritage Weekend Committee to discuss ongoing projects and determine where collaboration is needed with the town to ensure the success the future events and park enhancements.
- Discuss how Lanesville can benefit from utilizing two separate community buildings in regards to separate programming and event potential.
- Brainstorm how the success of Lanesville Heritage Weekend can be used to create opportunities for other events and festivals within the community.

RESOURCES / TOOLS

- Land and Water Conservation Fund, IDNR
- Indiana Office of Tourism Development
- Marketing Asset Grant, IOTD

CATALYST INITIATIVE 6

Supports the Residential Growth Big Idea (See Page 28)

LAND USE STRATEGY 4.1

Promote locations within and surrounding Lanesville for residential development as identified on the Future Land Use Map to potential developers .

DESCRIPTION

While the identification of areas suitable for residential development in and around Lanesville is an important first step for encouraging growth, the promotion of those sites to potential developers is just as important. Lanesville's proximity to major markets and recreational destinations, low cost of living, and small-town atmosphere could all be used as selling points when promoting the community's capacity for growth. Along similar lines, any zoning or financial incentives could also be leveraged and used in attracting developers.

PARTNERS

- Blue River Services
- BDASI/Local Home Builders/Developers
- Harrison County Economic Development Corporation
- Harrison County Plan Commission
- Town Council/Town Staff

ACTION STEPS

- Coordinate with the Building and Development Association of Southern Indiana (BDASI) and developers to promote the availability of land for residential development as identified on the Future Land Use Map and benefits of the Lanesville area.
- Contact property owners in key growth locations to gauge their interest in selling or redeveloping their property.
- Identify any zoning or financial incentives which could attract residential development to Lanesville including density bonuses or reduced tap fees for sewer.
- Assess current sewer capacity and the facility's ability to handle new development.

RESOURCES / TOOLS

- Zoning and Financial Incentives

CATALYST INITIATIVE 7

Supports the Infill and Redevelopment Big Idea (See Page 28)

LAND USE STRATEGY 4.2

Complete an inventory of sites available for redevelopment and promote these sites for new residential development, neighborhood commercial development, or other community amenities.

DESCRIPTION

While Lanesville has various locations prime for new residential or commercial development outside town limits, there are also opportunities for redevelopment and rehabilitation of properties within the town. Redevelopment of properties within a community not only improves the site or building, giving it a new use and improving its physical condition, but it also reduces infrastructure and utility expenditures for a community by not extending infrastructure and contributes to improving neighborhood and downtown aesthetics.

PARTNERS

- Property owners
- BDASI / Local Developers
- Town Council/Town Staff
- Harrison County Economic Development Corporation
- Harrison County Plan Commission

ACTION STEPS

- Create and promote a redevelopment opportunities inventory that identifies sites available for redevelopment within Lanesville (including the current property owner, zoning, assessed value, etc.) which can be used when promoting the community to potential developers.
- Identify properties that could be purchased for community amenities, such as playgrounds or dog parks, based on the needs of Lanesville residents.
- Work with current property owners of vacant or developable land to gauge their interest in selling their property for new development or public spaces.

RESOURCES / TOOLS

- Indiana Economic Development Corporation (IEDC)

CATALYST INITIATIVE 8

Supports the I-64 Interchange Big Idea (See Page 29)

LAND USE STRATEGY 4.3

Establish policies for voluntary annexation, including non-remonstrations for developments outside of town limits that are requesting town utilities.

DESCRIPTION

As new development occurs adjacent to Lanesville's town boundary, consideration should be given to policies that promote voluntary annexation. These policies would not impact existing property owners who surround the town; rather it would only require new developments that request Lanesville utilities to be annexed as the town boundaries expand. It is important to note that non-remonstrations agreements do not force existing development to be annexed and do not require them to connect to public sewer.

PARTNERS

- Town Attorney/Legal Counsel
- Harrison County Plan Commission
- Town Council/Town Staff

ACTION STEPS

- Seek legal counsel on drafting and implementing non-remonstrations agreements when providing utilities to residential, commercial, and industrial development that is not within the current town limits.
- Identify areas adjacent to town limits where voluntary annexation could be possible due to development potential and existing utilities.

RESOURCES / TOOLS

- Neighboring Cities and Towns
- Accelerate Indiana Municipalities (AIM) Document Archive

CATALYST INITIATIVE 9

Supports the *Broadband Big Idea* (See Page 30)

UTILITIES STRATEGY 5.1

Support and help implement, when possible, the strategies within the Harrison County Broadband Plan to ensure Lanesville has high-quality internet access for residents and business owners.

DESCRIPTION

The Harrison County Broadband Plan was adopted in 2022 in order to identify the broadband needs of county residents and businesses and create a strategic plan aimed at improving broadband access within each town. Lanesville Town Council and town staff should become champions of the Broadband Plan to ensure the needs of residents are met during the implementation stages and to keep the county aware of any needs and demographic changes which would impact the expansion of broadband infrastructure in Lanesville.

PARTNERS

- Harrison County Community Foundation
- Harrison County Chamber of Commerce
- Harrison County Commissioners / County Council
- Local Broadband Providers
- Town Council/Town Staff

ACTION STEPS

- Designate a town staff or elected official to be directly involved in the Harrison County Broadband Plan's implementation process.
- Work with county officials and lobby for the expansion of broadband infrastructure within Lanesville to enhance the quality of life for residents, businesses, and Lanesville Schools.

RESOURCES / TOOLS

- Next Level Connections
- Indiana Connectivity Program
- American Rescue Plan (ARP) Funds
- US Economic Development Administration (EDA)
- USDA ReConnect Loan and Grant Program

CATALYST INITIATIVE 10

Supports the Adequate Services Big Idea (See Page 31)

UTILITIES STRATEGY 5.3

Develop and maintain a Utilities Master Plan to evaluate the capacity of Lanesville's current utilities, identify incremental improvements, and set a timeline for future projects and funding.

DESCRIPTION

New development and growth within a community can be accelerated or hindered due to the quality, capacity, and availability of utilities. Quality utilities can be a major incentive for developers and can contribute to a community's quality of place. In order to ensure public utilities can respond to current and future demands, it is important the town has a Utilities Master Plan or a document that outlines the current capacities of Lanesville's infrastructure and staff in order to identify future needs. Such a plan would include timelines, funding sources, and partnerships needed to efficiently expand the town's utility infrastructure in order to meet future demands.

PARTNERS

- Lanesville Sewer District
- Harrison County Regional Sewer District
- Harrison County Public Works
- South Harrison Water Corporation
- Town Council/Town Staff

ACTION STEPS

- Coordinate with Harrison County Regional Sewer District and South Harrison Water Corporation to identify projected demand surrounding Lanesville over the next ten years.
- Create the utility master plan (either in-house or consultant) that outlines improvements to resolve any existing deficiencies as well as the capacity needed for the next 10-15 years if development is to occur within or surrounding Lanesville.

RESOURCES / TOOLS

- Harrison County Commissioners / County Council
- Harrison County Community Foundation
- OCRA Wastewater and Drinking Water Program & Funding
- US Economic Development Administration (EDA) Grants
- Indiana Finance Authority (IFA)/Indiana Bond Bank
- USDA Water & Waste Disposal Loan & Grant Program
- Private Consultant

CATALYST INITIATIVE 11

Supports the *Housing Diversification Big Idea* (See Page 37)

HOUSING STRATEGY 7.3

Determine the need for additional housing types (duplex, senior housing, and apartments) within the community through a housing study and identify how to reduce obstacles for developers through zoning or financial incentives.

DESCRIPTION

A community's shifting population often creates demand for additional housing types, whether through the demand in senior housing as people age or a need for apartments and starter homes as high school and college students begin their careers. An in-depth study of Lanesville's housing demand (and Harrison County as a whole) would provide insight into what type of residential development would be best suited for the community. Once identified, Lanesville can begin working with private developers, the county, and local economic development organizations to attract and incentivize specific housing development needed in the community.

PARTNERS

- Harrison County Plan Commission
- Harrison County Economic Development Corporation
- Blue River Services
- BDASI
- Town Council/Town Staff

ACTION STEPS

- Partner with the Harrison County Economic Development Corporation to determine the current housing trends within Harrison County and Lanesville.
- Identify financial incentives the town should or could offer to attract the needed types of housing development, including town utility incentives.
- Identify any zoning incentives, such as density bonuses for providing specific design elements, housing types, and/or open space, and work with the plan commission to amend the zoning ordinance.
- Market the demand for housing and local incentives to local home builders, developers, and BDASI.

RESOURCES / TOOLS

- Harrison County Community Foundation
- Purdue Center for Regional Development (PCRD)/Purdue Extension Community Development
- Indiana Housing & Community Development Authority (IHCDA)
- Indiana Economic Development Corporation (IEDC)
- Indiana Association of REALTORS
- Private Consultant

CATALYST INITIATIVE 12

Supports the *Business Owners Roundtable Big Idea* (See Page 41)

ECONOMIC DEVELOPMENT STRATEGY 9.3

Form a local forum for business that meets regularly to share concerns, resources, and network with each other and town administration.

DESCRIPTION

Small businesses and entrepreneurs make up the core of Lanesville's commercial base along SR 62. These business owners not only provide services to the residents but often live within the community themselves. While the Harrison County Chamber of Commerce supports all businesses within the county, there may be additional barriers for businesses that could be further vetted at the town level. Creating opportunities for businesses to express their concerns and successes with town officials and other Lanesville businesses can help community leaders identify ways to overcome potential barriers, such as developing an online presence or attracting visitors passing along SR 62 and working to create a healthy business environment.

PARTNERS

- Harrison County Chamber of Commerce
- Harrison County Economic Development Corporation
- Local Business Owners
- Town Council/Town Staff

ACTION STEPS

- Reach out to business owners and entrepreneurs within Lanesville and in the surrounding area to determine the level of interest in creating a local "think tank".
- Partner with the Harrison County Chamber of Commerce to hold workshops and networking opportunities in Lanesville. These workshops should strive to identify the key barriers facing business owners and entrepreneurs and determine the feasibility of addressing the challenges through local policies or programming.

RESOURCES / TOOLS

- Online programming/resource guides such as:
 - [Morris County - Entrepreneur Round Table](#)
 - [How to Plan and Host Super Engaging Virtual Round Table Events](#)
 - [Round Table Discussion 101](#)



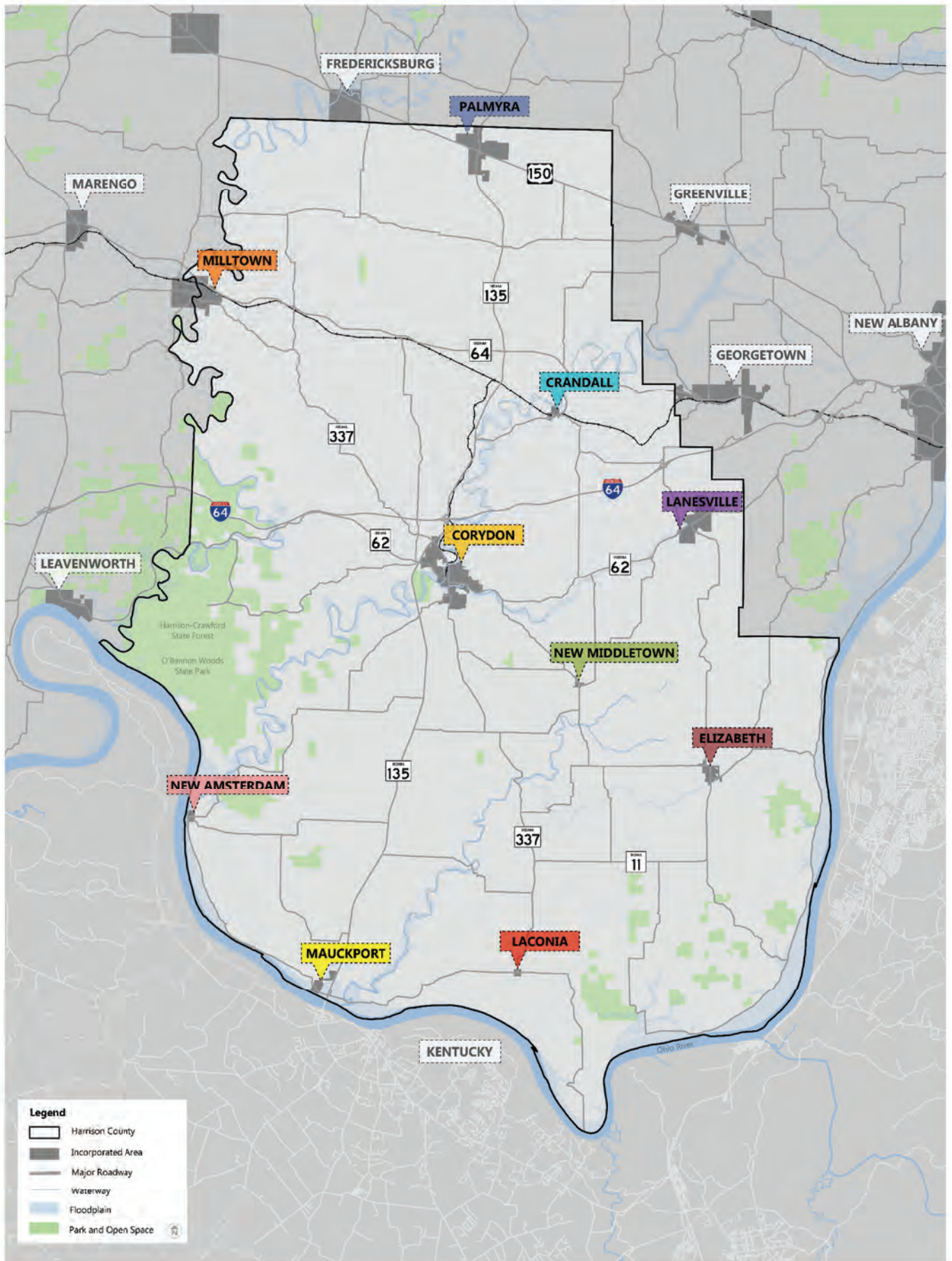
Preliminary data released in the 2020 Census reveals that Lanesville is one of the fastest growing towns within the county.



Appendix

Existing Conditions Summary

A clear and cohesive understanding of Lanesville, as it exists today, is a critical building block in developing a comprehensive plan. The *Lanesville Comprehensive Plan* will outline a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified will inform the town's goals and recommendations for meeting its overall vision.



REGIONAL CONTEXT

Located in Southern Indiana along the Ohio River, Harrison County is perfectly situated near a large metropolitan area (Louisville, KY) amongst rural landscapes. Harrison County neighbors several natural features including Cave Country and the State Parks that offer spelunking and hiking, and the Ohio River which offers all canoeing, boating, and other water activities.

Harrison County is fortunate to have I-64 running through the center of the county with interchanges near Corydon and Lanesville. Several primary state routes provide connectivity between towns and the interstate. Lanesville is also just 12 miles from Louisville, Kentucky via the Sherman Minton Bridge located in New Albany.

Lanesville is situated near the eastern border of Harrison County just south of I-64. Due to its proximity to I-64, the county has been planning and preparing for development to occur not only at the interchange but also between the interstate and Lanesville. In 2018, Crandall-Lanesville Road was constructed to enhance connectivity between the town and I-64. Lanesville has a unique advantage as this area serves as a gateway into Harrison County.

PAST PLANNING EFFORTS

Crafting a comprehensive plan is an opportunity to build upon past planning efforts. The Town of Lanesville was established in 1816. Over the last 20 years, the residents, businesses, and leadership have been making plans, considering ideas, and learning lessons as the town has grown. Past efforts must be considered and used to inform this plan. By reviewing and understanding the efforts that have been made over the years, solutions to potential barriers or challenges can be identified with a course of action for implementation. The following community plans were considered as part of the planning process:

Lanesville Interchange Master Plan - 2003

Completed as an extension of the 1996 *Harrison County Comprehensive Plan*, the *Lanesville Interchange Master Plan* explored the development potential of the I-64 interchange. The plan proposed highway service and employment center uses immediately surrounding the interchange with additional long-term employment opportunities and urban residential around the fringe of the ten-mile study area. At the time the study was completed, the area was already zoned for commercial and industrial uses but did not have any design standards in place to regulate the aesthetics of future development. The plan made recommendations for development standards, roadway configurations, and utility improvements.

Harrison County Comprehensive Plan - 2009

The county's current comprehensive plan establishes a vision that emphasizes the value of the small towns and rural lifestyle and balances development opportunities with good stewardship of the land. The plan outlines eight key goals that range from providing responsible development and preserving the rural character to responding to lifelong educational needs and supporting the expansion and enhancement of services, programs, and facilities. Additionally, the implementation chapter focuses on updating policies, establishing new regulations, and conducting further plan-related studies.

Harrison County Community Leadership Planning Initiative - 2020

This initiative focused on five areas that were identified as the highest priorities for the county's future that should be addressed through the combined efforts of the county's leadership. The five priorities included:

- A Shared Vision for Infrastructure and Land Use Planning
- Workforce and Education
- Diverse Housing Options
- Business Development and Support
- Substance Abuse, Health, and Wellness

This initiative identified the need to create comprehensive plans for each of the ten incorporated towns as well as the county as a whole. The *Lanesville Comprehensive Plan* is one of ten town plans being completed as part of the *Harrison County Town Planning Initiative*.



DEMOGRAPHICS

PEOPLE | HOUSING | ECONOMICS

Communities are fundamentally a reflection of the people that live and do business within them. Understanding the current conditions of a community can guide local leaders and officials with decisions about future growth and development. It is important to understand where the town is today to predict trends and capitalize upon opportunities moving forward. The data used in this analysis was sourced through ESRI Business Analyst, 2020 American Community Survey (ACS) Five-Year Estimates, 2020 Census Redistricting data, and the Bureau of Labor Statistics (BLS). Unless specified, the data in this analysis is from the 2020 American Community Survey Five-Year Estimates.

Lanesville is growing quickly.

Lanesville was home to 745 people according to the 2020 American Community Survey census report, a 32% increase since 2010, making Lanesville the one of the fastest growing towns within the county. It is important to note that while the 2020 American Community Survey indicates a population of 745, **the 2020 Census Redistricting data reveals the population may be even higher with a total population of 945.** For consistency purposes, this

document uses the 2020 American Community Survey data points. The growth between 2010 and 2020 could be a result of the economy and housing market stabilizing after the 2008 recession, and Lanesville's location adjacent to the larger metropolitan area provided growth opportunities.

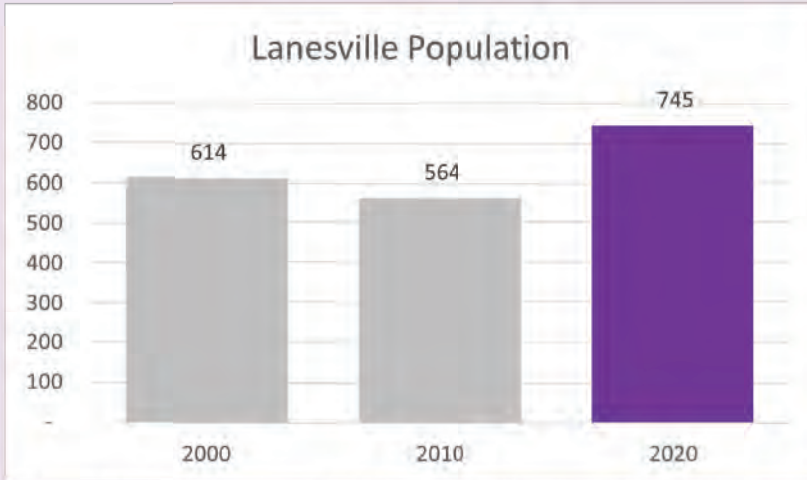
The number of households within Lanesville is increasing.

A household includes all the persons who occupy a housing unit as their usual place of residence. Lanesville has experienced an increase total number of households over the last two decades, growing by 16.5% between 2000 and 2010 and 5.3% between 2010 and 2020 to a total of 305 households.

Lanesville lacks diversity but is in line with Harrison County as a whole.

Race and ethnicity are considered two separate and distinct characteristics. Race refers to more physical characteristics, and ethnicity describes a person's origin or cultural identity. Lanesville's population is 98.4% Caucasian, 0.7% Black or African American, and 1.8% two or more races. While Harrison County

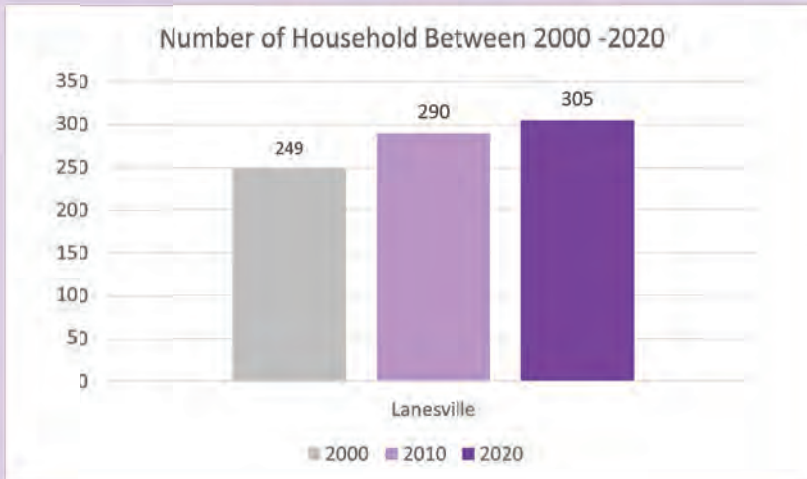
TOTAL POPULATION



*2020 Census Redistricting Data suggest the 2020 total population may be even higher, reflecting a total population of 945.

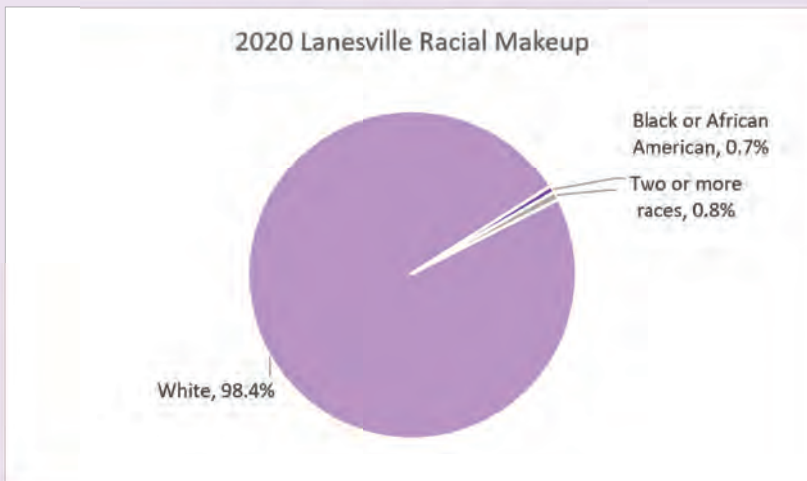
While the 2020 American Community Survey indicates a population of 745, the 2020 Census Redistricting data reveals the population may be even higher with a total population of 945

HOUSEHOLDS



Lanesville has experienced an increase total number of households over the last two decades, growing by 16.5% between 2000 and 2010 and 5.3% between 2010 and 2020 to a total of 305 households.

RACE & ETHNICITY



Lanesville is similar in its racial diversity when compared to other communities in Harrison County (98.4% Caucasian).

and its communities are all less diverse than both Indiana as a whole (82.3% Caucasian) and the United States (70.4% Caucasian) as a whole, Lanesville is one of the most racially diverse communities in the county with only New Middletown having a slightly more diverse population. However, Lanesville has very few residents who identify as Hispanic or Latino in origin.

Lanesville’s population is getting older.

The median age of residents in Lanesville is 42.5 years, which is similar to Harrison County (42.6 years). The town’s median age has increased by over 2.5 years since 2010 (39.9 years). This increase in just ten years is similar to the State of Indiana, as a whole, during the same period (2.2 years).

Lanesville’s increasing median age is apparent when comparing the town’s 2010 and 2020 population pyramids. The shape of a population pyramid can indicate a community’s future growth or decline. A community with stable population growth generally has a similar number of people in all age groups, except the oldest, and appears as a rectangle shape. However, a population pyramid with a narrow top and wide base typically indicates high birthrates (or growing population), while an inverted pyramid (wide top and narrow base) generally represents low birthrates (naturally declining population). More than 30% of Lanesville’s population is between 35 to 50 years old. From 2010 to 2020, the 20-29 age group increased by 3% and the 55-65 age group by 5%; the number of people over the age of 65 decreased by 2%.

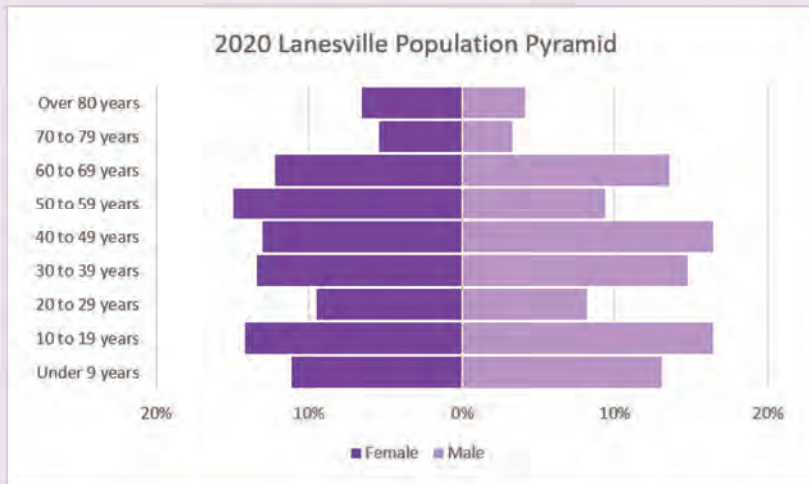
Median Household Income is increasing in Lanesville.

The 2020 median household income in Lanesville was \$82,200. The town’s median income has increased by 99% since 2010, a rate that far outpaces all Harrison County communities as well as the State of Indiana (18%) and the nation (21%). This increase exceeds the overall rate of inflation of about 27% since 2010. Every town in Harrison County has experienced an increase in household income over the last decade except Palmyra.

Lanesville residents are well educated.

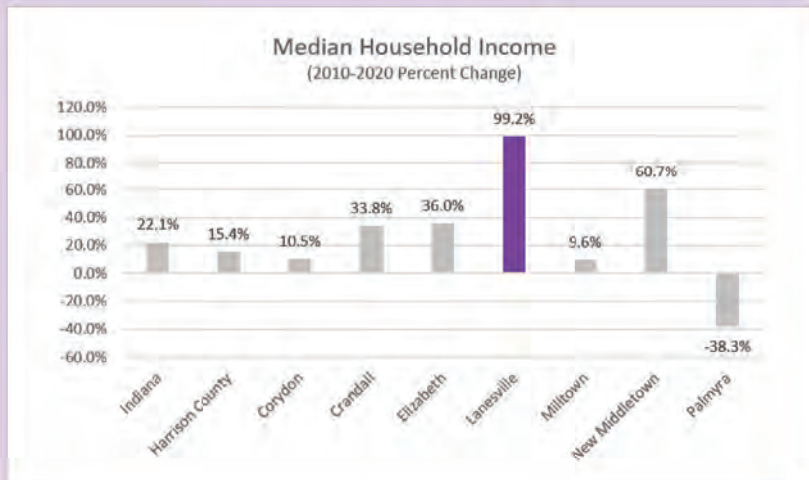
Approximately 98% of Lanesville’s population have a high school diploma or equivalent degree. The town’s high school educational attainment rate is higher than all other comparison communities except for New Amsterdam, the town’s high school education attainment levels exceed Indiana (89%) and the United States (88%). Lanesville is also the leader within the county for residents with a bachelor’s degree or higher (21% of residents 25 years or older). The town also experienced an increase in residents with a post-high school education (associates, bachelor, and graduate degrees) over the last decade.

AGE STRUCTURE



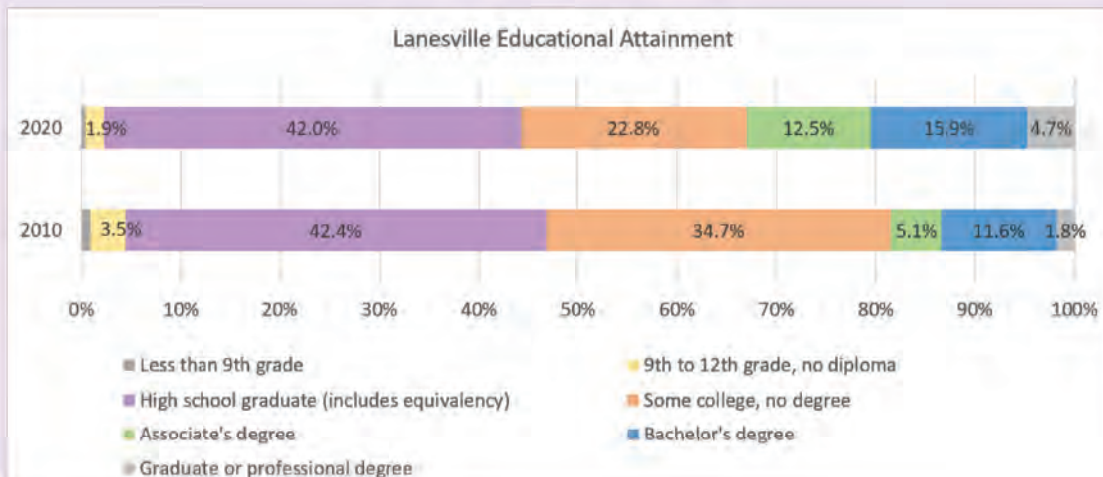
The town's median age has increased by over 2.5 years since 2010 (42.5 years). This increase in just ten years is slightly higher than the State of Indiana, as a whole, during the same period (2.2 years).

HOUSEHOLD INCOME



The town's median income has increased by 99% since 2010, a rate which greatly outpaces the State of Indiana (22%) and nation (25%).

EDUCATION



A purple-tinted background image showing a group of young people, likely a sports team, in a huddle. They are wearing dark jerseys and shorts, and some are raising their hands in celebration. The scene is set outdoors, possibly on a sports field, with a chain-link fence visible in the background.

PEOPLE - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR LANESVILLE?

- **Population Growth** – A growing population reflects a demand for the community. While growth is good, it is important to grow at a sustainable pace and through planned growth. Lanesville will need to consider the impacts growth will have on infrastructure, utility services, and community services (such as school capacity and EMS response).
- **Migration of Young Adults** – An influx of high school-aged youth is an opportunity for Lanesville, but it's important to note that this age group has different preferences in terms of housing types, recreational amenities, and employment opportunities they are attracted to. The town will need to be mindful of these preferences when working to retain recent high school and college graduates.
- **Aging Population** – Although there was a 2% decrease in people over the age of 65, Lanesville will need to plan for the increase set to occur in the next decade. In some instances, young adults and the elderly are looking for similar living options. For example, both groups will likely want a smaller housing unit with less upkeep and a walkable community.
- **Increased Household Income** – An increase in household income is directly related to the hourly wage or salary a person is earning. It can also be impacted by the number of people earning a living within the household. Regardless of the cause, the increase in household income means people will likely have more disposable income which offers flexibility in housing and spending choices.
- **High Educational Attainment** – Lanesville is home to well-educated individuals. This presents an economic opportunity as it could be marketed as an incentive to attract new businesses and industries to the area or Harrison County.

HOUSING

Housing occupancy is holding steady.

In 2020, Lanesville had 337 total housing units which was a 5% increase from 2010. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Of the total units, 70% are owner-occupied, 20% are renter-occupied, and 10% are vacant. In comparison, this vacancy rate is lower than the State of Indiana (12%) and similar to the nation (10%).

While Lanesville has seen an increase in total housing units since 2010, the breakdown of owner, rental, and vacant housing types shifted more towards owner-occupied over the last ten years.

Lanesville has more multi-family housing compared to other Harrison County communities.

Approximately 79% of Lanesville's housing stock is single-family, detached homes with the remaining housing stock consisting of single-family, attached homes (4.2%), and multi-family units (16.3%). The town has less single-family housing (79.2%) when compared to other communities within Harrison County, except for Corydon (74.4%) and Milltown (73.5%).

Lanesville home values are increasing.

Lanesville's median home value was \$170,800 in 2020, an increase of \$55,800 from the town's 2010 median home value of \$115,000. Lanesville has experienced one of the highest increases in home value since 2010 (28.4%), outpacing Harrison County (22.3%) and the State of Indiana (21.1%). While rising home values are often beneficial, it can also indicate a rise in the cost of living within a community. Only Crandall (71.7%) has experienced higher increases in home value since 2010.

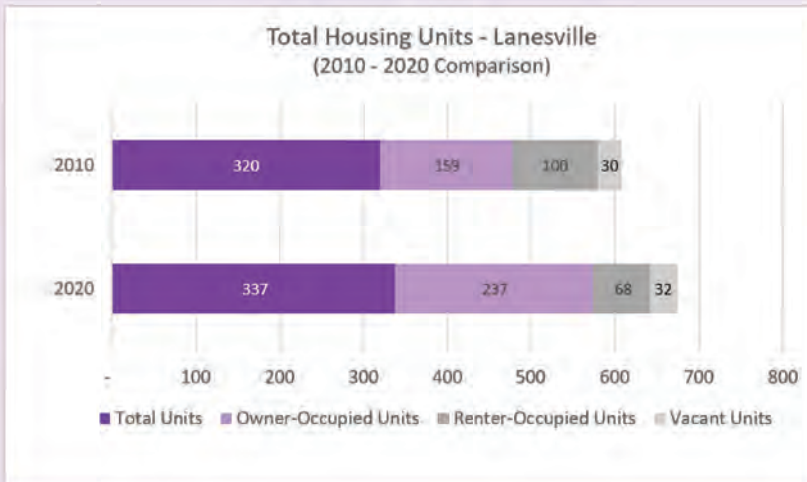
Rent within Lanesville is increasing.

The median rent within Lanesville has increased from \$645 in 2010 to \$747 in 2020. The increase in rent within the town could be influenced by the shift in owner-occupied housing within the last decade, as the stock of owner-occupied housing has climbed while the number of rented units has declined. The rise in rent could be due to the demand for rented units increasing as the number of available units has decreased. Overall, many of the communities within Harrison County have experienced a decrease in the cost of rental units.

Lanesville has an older housing stock.

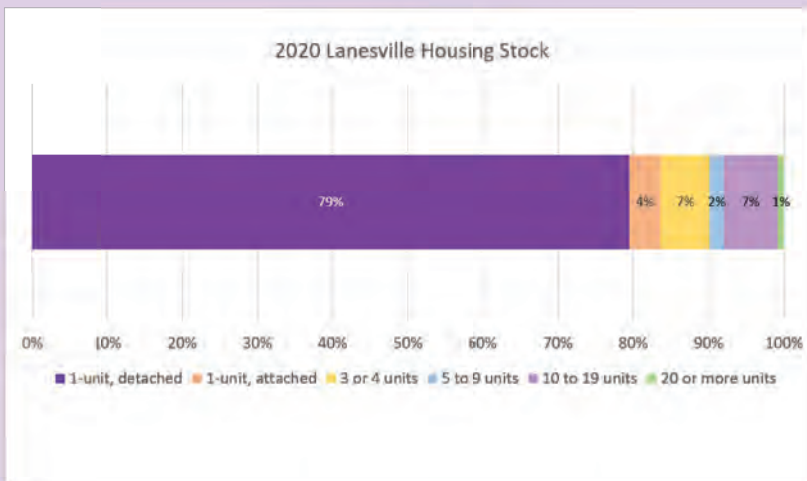
The average build date for housing units within Lanesville is 1975, which is newer when compared to other communities within Harrison County but older than the county's average (1983). This indicates that a significant portion of Lanesville's housing stock was built before 1970 when modern building codes went into effect. These structures could be in poor condition or in need of major improvements to comply with current building codes. Older homes, while providing a unique character to a place, are often difficult and expensive to maintain.

HOUSING UNITS



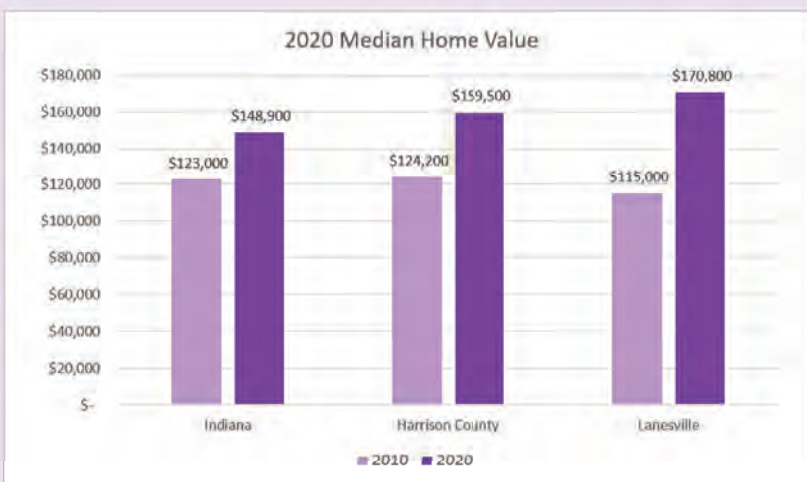
Of the total units, 70% are owner-occupied, 20% are renter-occupied, and 9.5% are vacant.

HOUSING TYPES



Approximately 78% Lanesville's housing stock is single-family, detached homes with the remaining housing stock consisting of single-family, attached homes (4.2%) and multi-family units (16.3%).

HOME VALUES



Lanesville has experienced one of the highest increases in home value since 2010 (48.5%), outpacing Harrison County (28.4%) and the State of Indiana (21.1%).



HOUSING - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR LANESVILLE?

- **Steady Housing Market** - Lanesville has been able to maintain a housing occupancy rate of roughly 90% over the last ten years, meaning only about 10% of units have been vacant at any given time. While this is a small percentage and slightly lower than the state, these units could present challenges from a visual appearance and/or public safety standpoint. If a structure sits vacant for too long, it could become dilapidated beyond repair.
- **Decrease in Rental Units** - Sometimes, rental units can have a negative connotation associated with them, but, in reality, rental units are critical in a community's ability to provide flexible and budget-friendly options. The increase in young adults and the aging population within Lanesville can both increase the demand for housing options with less restrictive financial commitment and less maintenance. Alternatively, the required financial stability and down payments needed for homeownership are not always feasible for people within the workforce.
- **Aging Housing Stock** - The age of a home can be a direct correlation to its condition and the resulting value of a home. Older homes typically require more frequent repairs that tend to be costly compared to newer structures. Programs are available that can provide financial assistance for the renovation of historic properties as well as grants for low and moderate-income homeowners to help with maintenance.
- **Affordable Housing** - While the median value of homes in Lanesville has increased, the housing stock is still affordable. This is likely a primary reason for the town's population growth and increase in homeownership. Like anything else in high demand, as development pressure occurs for housing in Lanesville the price will likely continue to increase. Lanesville can leverage the availability of land and demand for affordable housing to attract residential developers, but a key factor is to ensure that new development aligns with the larger vision and goals of the community.

EMPLOYMENT AND WORKFORCE

Lanesville’s labor force participation has remained high over the last decade.

As of 2020, there were a total of 603 residents over the age of 16 within Lanesville, and 64% (386 people) of those were part of the labor force. It’s important to note that while 603 residents are over the age of 16, only 496 residents fall within the typical working ages of 16 to 64 years old and 107 residents are 65 years or older. The town’s labor force participation has remained constant since 2010 (63.2%), which is very similar compared to the State of Indiana (63.8% in 2020) and higher than every Harrison County community except New Amsterdam (88.3% in 2020).

The majority of Lanesville residents are employed in the education and healthcare industries.

The majority of Lanesville residents are working in educational services, health care, and social assistance (23.8%), manufacturing (22.8%), and retail trade (11.4%). While this data represents the largest industries in which residents work, it does not mean those jobs are located within Lanesville. This can

also be said for other Harrison County communities and rural communities in southern Indiana. The town does not have any single industry or occupation type that dominates the workforce, which results in a community more resilient to economic recessions.

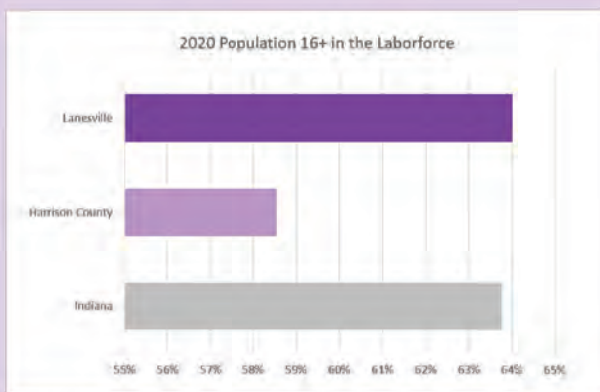
Compared to 2010, several industries have experienced growth in terms of the number employed. The transportation, warehousing, and utility industry grew by 82%, going from only 11 to 20 people employed within the industry. Other growing industries during this time period included construction (80%) and manufacturing (87%).

According to ESRI Business Analyst, there are 26 establishments located within Lanesville that employ 231 people. The majority of those working within the town limits of Lanesville are employed in health care and social assistance (48%), finance and insurance (16%), and public administration (13%).

Harrison County and Lanesville have a low unemployment rate.

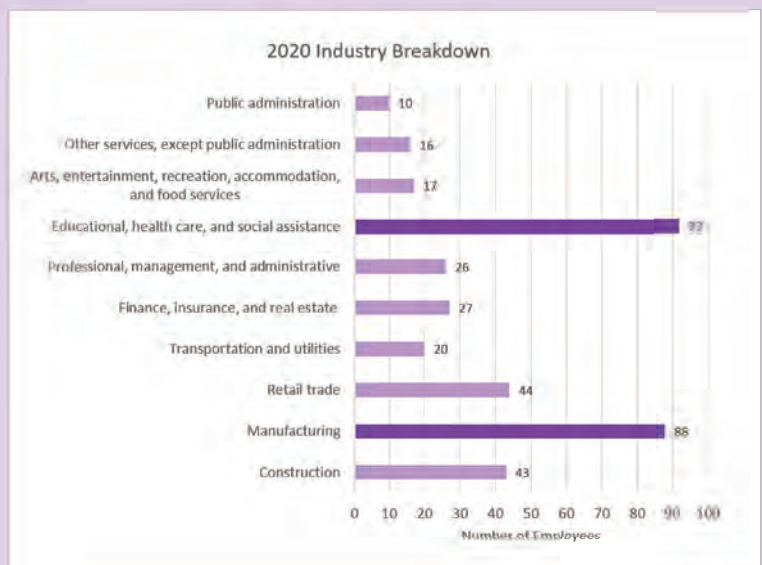
The County’s annual unemployment rate, according to the Bureau of Labor Statistics, was 6.3% in 2020. This is lower than the State of Indiana’s unemployment rate (7.1%) and the nation’s (8.1%).

LABOR FORCE



Lanesville’s percentage of residents active in the workforce is higher than every Harrison County community except New Amsterdam (88.3% in 2020).

MAJOR INDUSTRIES



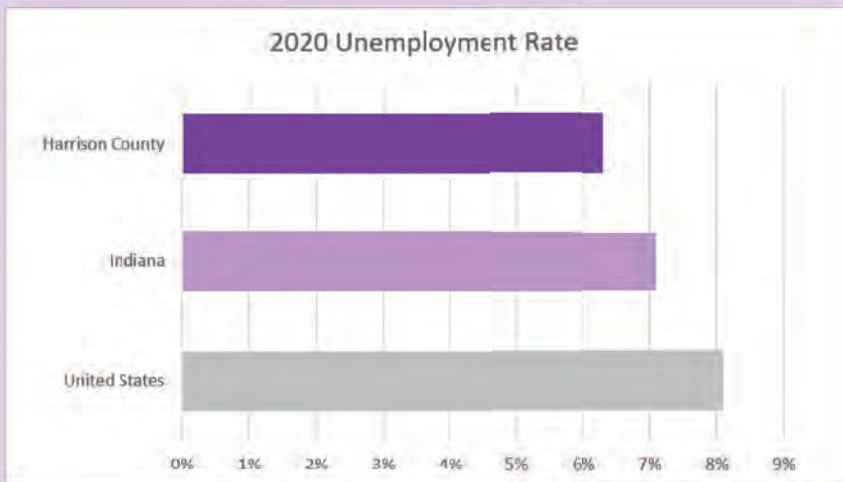
Unemployment has dropped within the county since 2010 when the unemployment rate was 9.6%. This downward trend could show the county has been successful in attracting new industries and employers to fill the needs of residents.

Before the COVID-19 Pandemic, the county’s annual unemployment rate was 3% 2019. During this same time, the Town of Lanesville had a very similar annual employment rate of 2.8%.

The majority of Lanesville residents are commuting outside the community for work.

The median commute time for Lanesville residents is about 29 minutes, with about 86% of people traveling alone to work. Due to Lanesville’s proximity to major employment hubs within the region, a large amount of the population commutes outside the community for work. Approximately 42% of Lanesville’s workforce commutes outside Harrison County (but remains within Indiana) for work. An additional 25% of the workforce commutes outside of Indiana.

UNEMPLOYMENT



Prior to the COVID-19 pandemic, Lanesville had a very low unemployment rate of 1.9%.

COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	63.2%
<i>Worked in county of residence</i>	26.6%
<i>Worked outside county of residence</i>	36.6%
WORKED OUTSIDE STATE OF RESIDENCE	36.8%
WORKED IN PLACE OF RESIDENCE	7.3%
WORKED OUTSIDE PLACE OF RESIDENCE	92.7%

Due to Lanesville’s proximity to major employment hubs within the region, a large amount of the population commutes outside the community for work.



ECONOMICS - KEY CONCLUSIONS

WHAT DOES THIS MEAN FOR LANESVILLE?

- **Stable Workforce** - A stable labor force is reflective of the residents that live within Lanesville. While the population, as a whole, is getting older, the potential influx high school and college graduates is favorable for the workforce. As older individuals start to retire, young adults play a critical role in filling positions within the workforce.
- **Bedroom Community** - The nearly 93% of the town's workforce commuting outside their place of residence, labels Lanesville a "bedroom community". This means it is a place where people want to live due to the cost of living and other quality of life aspects even though they may have to work outside of the town. The town's proximity to SR 62 and I-64 allows those living in Lanesville to quickly access employment hubs in Floyd County, Clark County, Louisville, and other nearby communities.
- **Local Employment Opportunities** - Although the town's residents are employed in a wider range of industries when compared to other rural communities, there should be a focus on expanding employment opportunities within Lanesville. This diversification in land use and employment options will help offset the tax base by bringing in industries that generate additional property tax and sales tax revenues.

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THE BUILT ENVIRONMENT

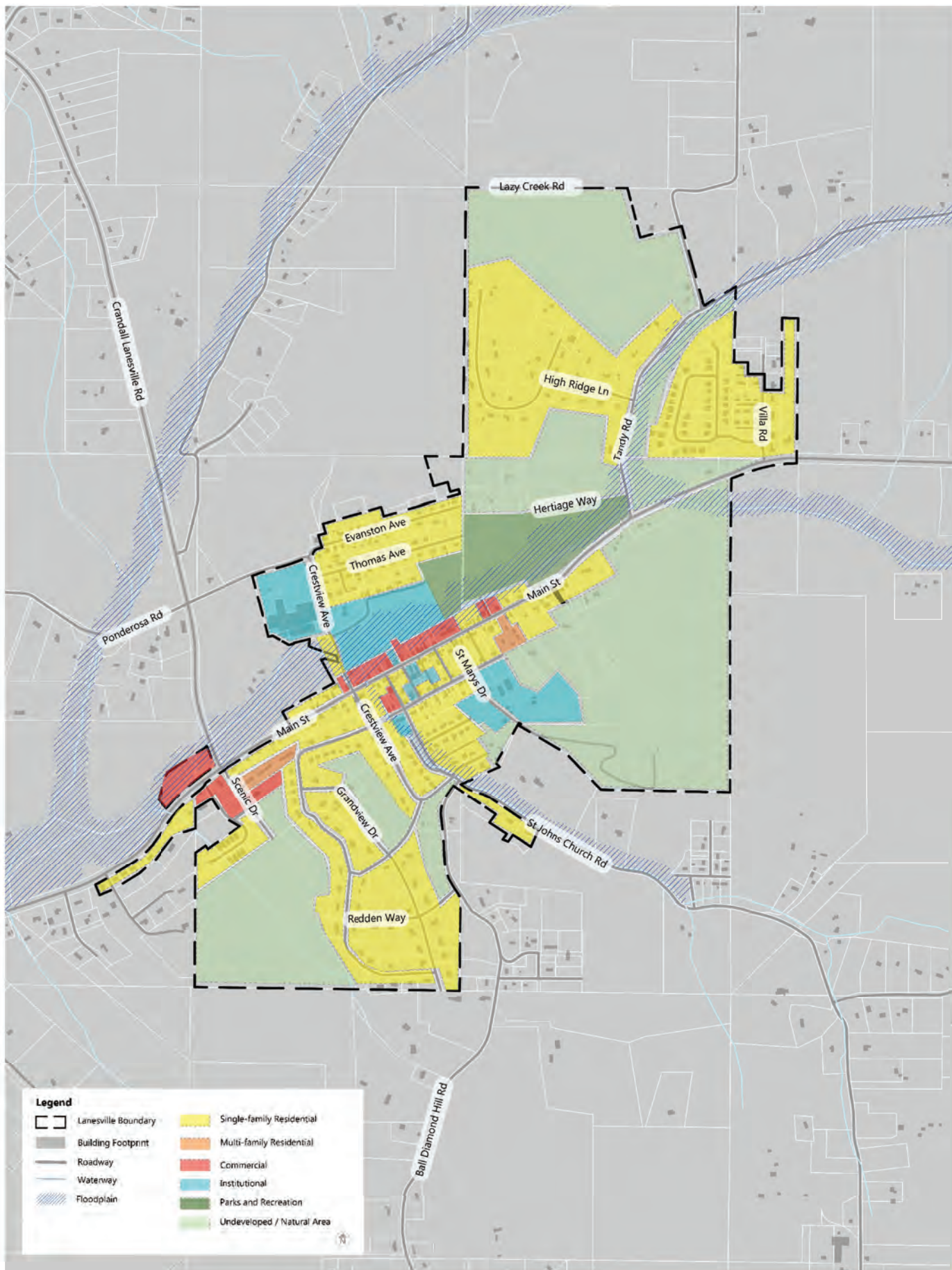
LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

The built environment includes the physical space where people live, work, and play. Reviewing the land use pattern, transportation network, and location of utility infrastructure can help paint the picture of what’s happening on the ground. The following analysis provides an overview of the built environment, an explanation of its importance, and how it can impact future decisions and growth patterns.

EXISTING LAND USE

One of the primary requirements for comprehensive planning, set forth by the Indiana Code, is a statement of objectives for land use development. This can be done through a Future Land Use Map that illustrates the preferred use of land that is supplemented with written land use descriptions to further define the type of activity. Before determining how land should be used as development occurs, the current land use patterns should be analyzed to identify land use conflicts and the percentage of land that is dedicated to each type of use. The type of land use plays a major role in a community’s tax base and how tax revenue is generated.

Current Land Use	Acreage	Percent of Total
Single-family Residential	123.7	49.0%
Multi-family Residential	2.8	1.1%
Commercial	14.1	5.6%
Industrial	0	0.0%
Institutional	35.3	14.1%
Agriculture	2.3	0.9%
Park & Recreation	4.5	1.7%
Undeveloped / Natural Area	69.5	27.6%
Total	252.2	100%



Land use refers to the type of activity that is occurring on the property or within the structure. At its simplest form, there are eight common land use types: agriculture, single-family residential, multi-family residential (such as apartments), commercial, industrial, institutional (such as town hall), parks, and undeveloped/open space. Some communities will take a more detailed approach by breaking up each of the general categories listed above into more specific categories. Each of the land use categories and their acre coverage specific to Lanesville is described below.

- **Single-family Residential** – Serving as the largest land use currently in Lanesville, single-family residential includes 49% of the 252 total acres of land coverage in Lanesville. The primary purpose of this land use category reflects a single, detached home per parcel. Most existing homes within this category are one or two stories with driveway access directly off the residential street.
- **Multi-family Residential** – While still used for providing living space for residents, multi-family residential includes more units per acre and comprises only 1.1% of land coverage. Multi-family refers to property that contains more than one housing unit, such as a duplex, condominiums, or an apartment complex. This type of housing unit is usually most desired for individuals in transition or those looking for living with less associated maintenance. Currently, there are only two multi-family options available in Lanesville. The Scenic Drive Apartments and the duplexes on Pennington Street, and both offer two-bedroom and one-bathroom units.
- **Commercial** – Intended to provide goods and services to the community, commercial uses comprise 5.6% of the land coverage in Lanesville. This land use category encompasses a wide range of business activities including retail, dining, and office space. The majority of the existing commercial areas in Lanesville include convenience stores, gas stations, banks, insurance offices, and beauty salons.
- **Institutional** – Intended primarily for religious, governmental, and educational purposes, institutional uses include 14.1% of the land coverage in Lanesville. An important thing to note is that these properties are exempt from paying taxes, meaning the community does not gain any revenue through property tax for the 35 acres of land. Institutional uses provide crucial services to the community but this should be balanced with other uses to limit financial challenges for the town. Existing institutional uses include Lanesville Community Schools, Town Hall, the Lanesville Volunteer Fire Department, Harrison County Public Library, and local churches.
- **Parks and Recreation** – Lanesville is home to only one park that covers 4.5 acres (1.7%). Lanesville Heritage Park includes a community facility, open space, and several other structures that support the Lanesville Heritage Festival.
- **Agriculture** – Dedicated to farming and livestock, agricultural land covers only 2.3 acres (0.9%) within Lanesville but makes up a significant portion of the land surrounding the town. Currently, there is only one property being farmed located between the Ohio River Scenic Byway and Little Indian Creek.
- **Undeveloped / Natural Area** – Providing instrumental environmental benefits as well as recreational and/or economic opportunities, 27% of the land coverage within Lanesville is undeveloped or natural areas with the majority being wooded. –In some cases, this land should remain in a natural state but there could be an opportunity for development in areas outside the floodplain that do not contain a wetland.

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TRANSPORTATION NETWORK

Transportation includes any way of moving people and goods from one place to another. Reliable modes of transportation influence an individual's ability to access food, healthcare, educational opportunities, and employment. In largely rural areas, like Harrison County, residents rely primarily on their vehicles for transportation, but there are a handful of other modes that can be used to get from point-A to point B safely.

ROADS

Functional classification is a way to inventory how a road functions and the level of access and/or mobility of that road. This includes several factors such as the efficiency of travel, traffic circulation, access points, number of lanes, speed limits, and how the road is used. The Federal Highway Functional Classification system has six primary classes including interstate, freeway or expressway, principal arterial, minor arterial, major collector, and minor collector. Anything not classified is considered a local road. Lanesville has three classified roads including Crandall-Lanesville Road (major collector), SR-62 (major collector), and St Johns Church Road (minor collector). In rural areas, collectors serve intra-regional needs and provide connections to the arterial system.

SIDEWALKS

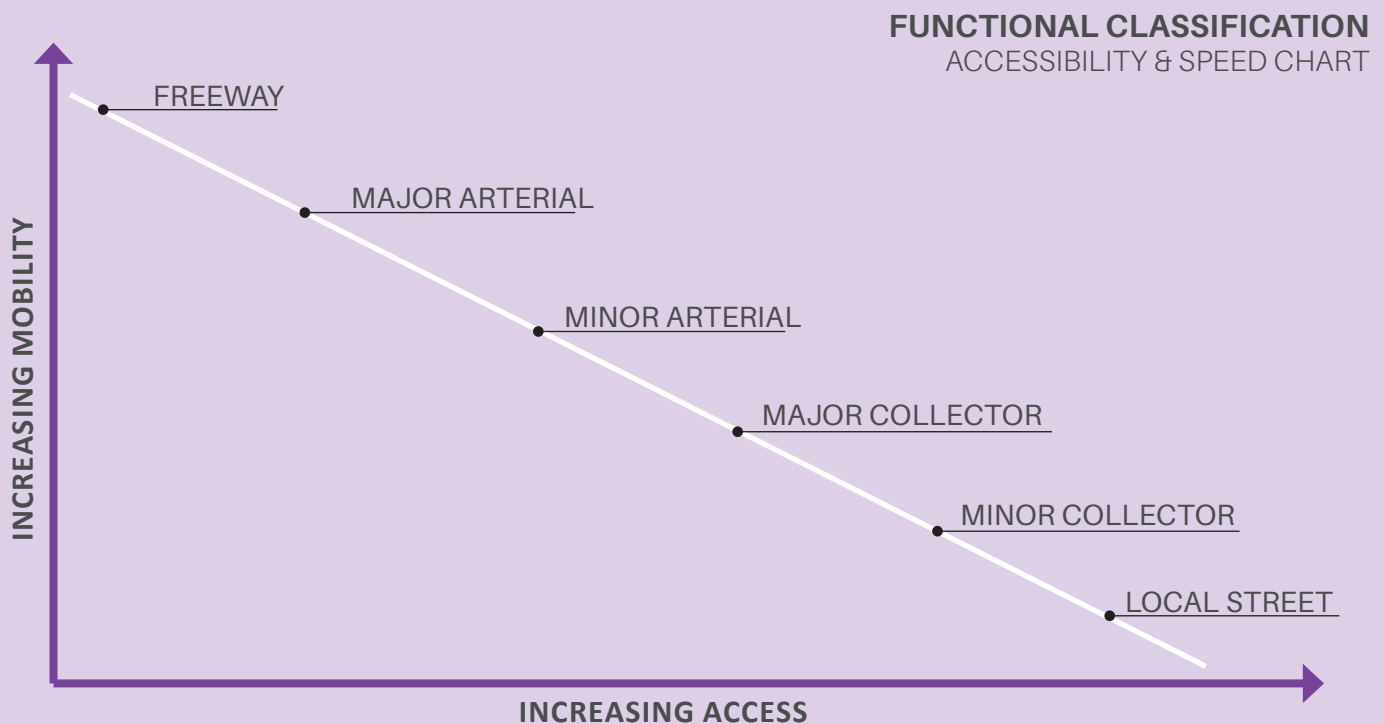
Whether it's for recreation or transportation, sidewalks provide a safe route for pedestrians to walk or run.. When entering Lanesville from the east, SR-62 has sidewalks on both sides of the road until a few blocks west of Crestview Avenue. After this point, there is only a sidewalk on the south side of the road. Sidewalks on all other roads are very limited and not fully connected to create a complete system.

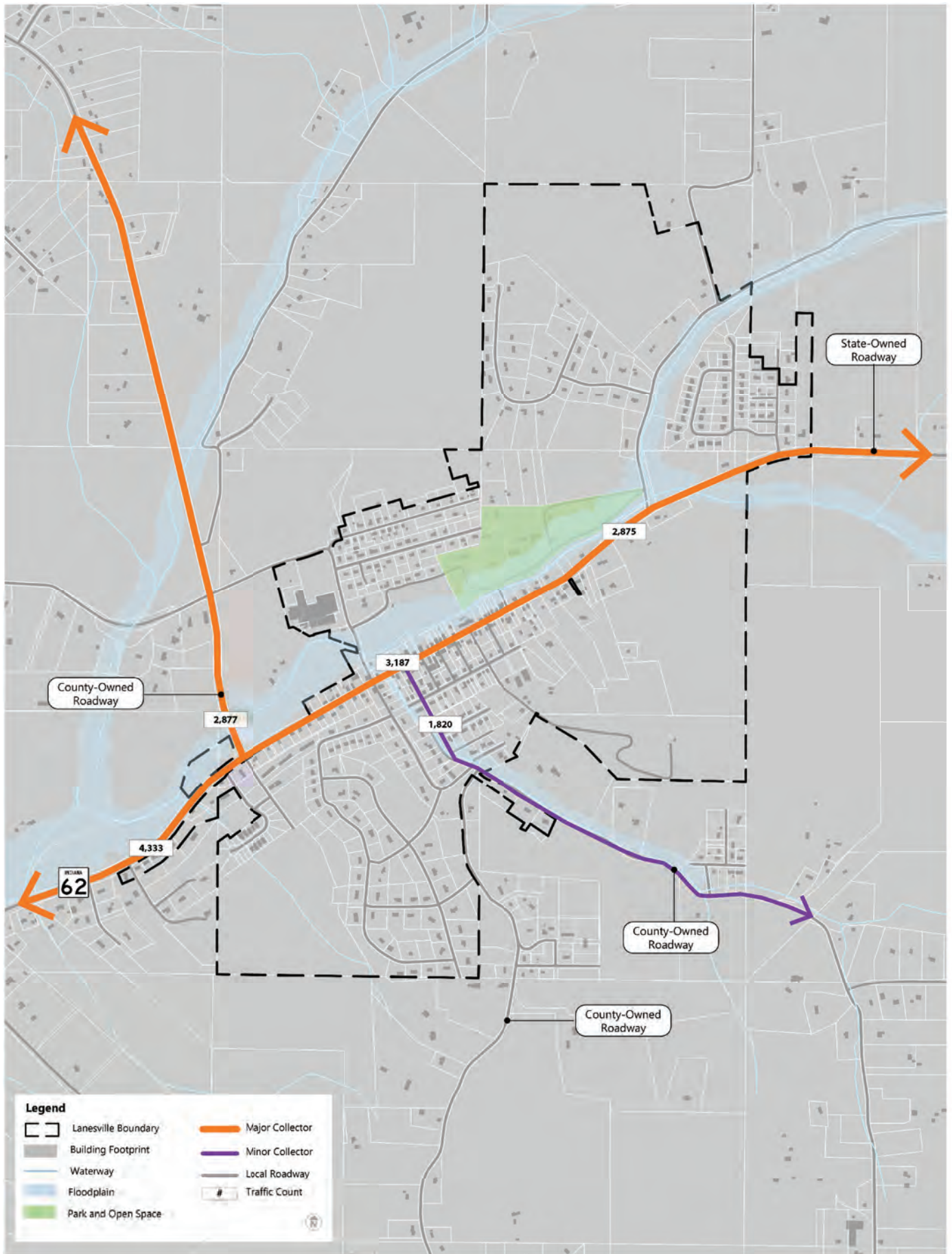
BUS ROUTES

There is one public transit service available to Lanesville residents. In partnership with the Harrison County Commissioners, the Southern Transit System (SITS) has ongoing efforts to serve the community with rural transit services. SITS provides public transportation to the counties of Crawford, Harrison, Scott, Washington, and Floyd. By offering door-to-door services, the drive will ensure safe transportation from the entrance of pick-up to the entrance of the destination. Transportation services have to be scheduled in advance by phone and costs range from \$2-\$4 one way, depending on mileage.

MULTI-USE TRAILS

There are no existing multi-use trails available within the town limits of Lanesville.





UTILITY INFRASTRUCTURE

WATER, WASTEWATER, AND STORMWATER

The Town of Lanesville acquires water from Edwardsville Water located in Georgetown, Indiana. Edwardsville Water Company serves customers in Floyd and Harrison Counties. The Town of Lanesville is responsible for water distribution and manages the local residents' water bills. Furthermore, the Lanesville Sewer Department operates its wastewater treatment plant and collection system.

ELECTRIC

Lanesville residents receive their electricity services through Duke Energy or Harrison County REMC. Duke Energy customers are billed an average residential electricity rate of 12 cents per kilowatt-hour which is lower than the state rate of 13.08 cents. Duke Energy is the largest provider in Harrison County but Harrison County REMC does service roughly 20 customers within the town limits.

BROADBAND

According to Broadbandnow.com, there are nine internet providers for the town including Spectrum, T-Mobile, Frontier, Viasat, HughesNet, AT&T, Mainstream Fiber Network, Community Wireless of Charlestown, and Portative Technologies. In terms of download speed, Spectrum and Mainstream Fiber Networks are the best options.

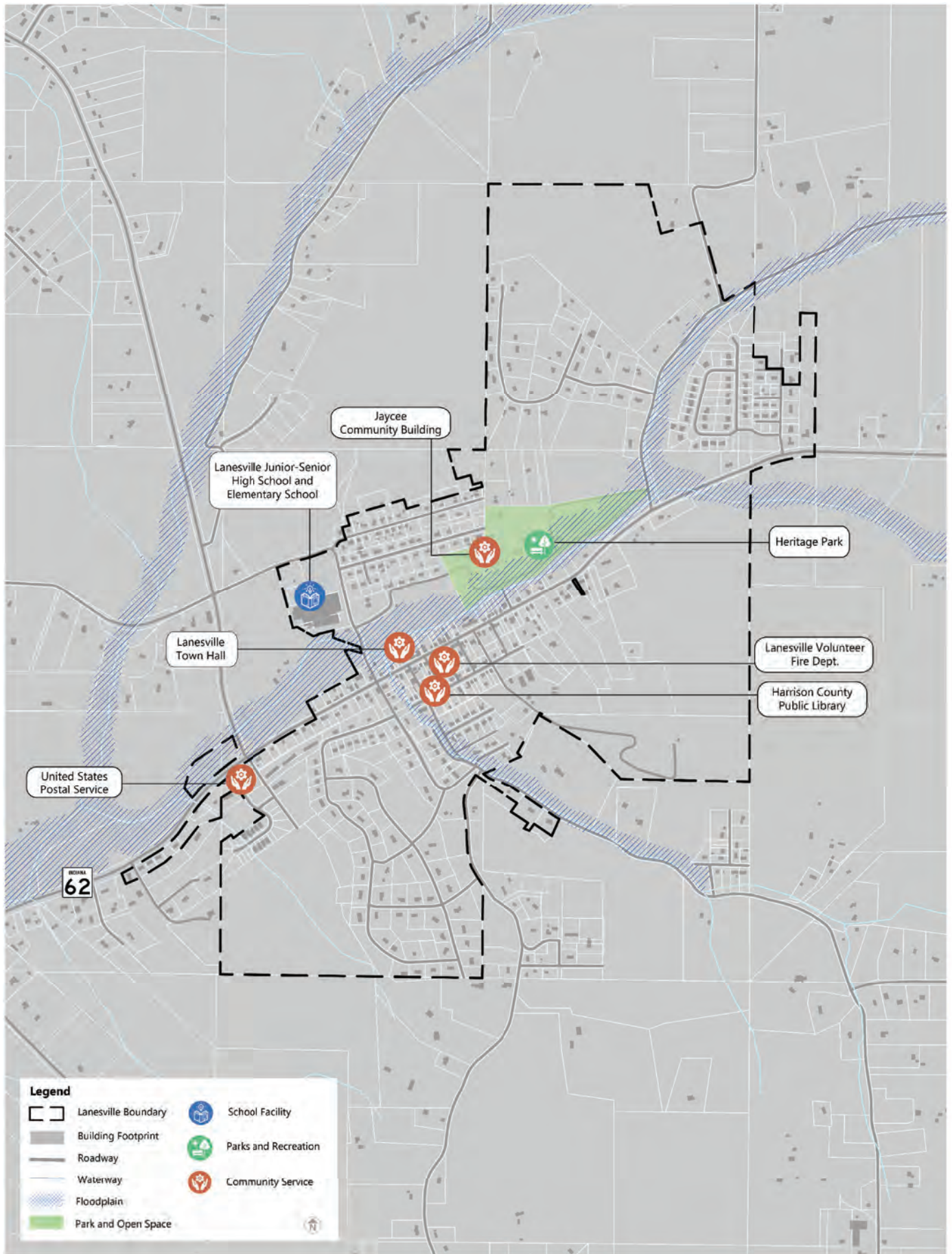
The county has taken great strides to improve broadband connectivity for its residents. They have invested over five million dollars in broadband with MainStream Fiber. Additionally, in September of 2021, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation launched a Broadband Readiness and Infrastructure Deployment Plan. The plan will lay the groundwork for Lanesville to become a Certified Indiana Broadband Ready Community by mapping areas in need of broadband infrastructure, finding the greatest return on investment, and outlining strategies for implementation.

COMMUNITY FACILITIES

There are fundamental services that residents and business owners must have access to meet their needs. There are fundamental services that local governments are responsible for providing and maintaining so that residences and businesses can function in their desired capacities. While level-of-service varies from community to community, local government is expected to address concerns regarding public safety, transportation, utilities, parks and recreation, and planning and zoning to a degree that meets the needs of the specific community.

Lanesville is home to six key public facilities that provide essential services to the community including:

- **Lanesville Town Hall** – Located at 7501 Main Street Northeast, this facility will house town staff offices and provides a space for community activities and day-to-day town operations.
- **Lanesville Volunteer Fire Station** – Located at 7415 Main Street Northeast, this facility provides fire protection and emergency response services to the Town of Lanesville and Franklin Township. The volunteer fire department is made up of 26 volunteers.
- **Lanesville Public Library** – Located at 7340 E. Pennington Street Northeast, the Lanesville Public Library is affiliated with the Harrison County Public Library. Four staff members oversee the operations.
- **Lanesville Community School** – Located at 2725 Crestview Avenue Northeast, this facility provides Kindergarten through 12th grade at one location.
- **Lanesville Heritage Park and Community Center** – Located off Meadowlark Drive Northeast, Heritage Park and the Community Center act as the primary gathering place for community events.
- **US Postal Service Office** – Located off Barron Avenue, the United States Postal Service office provides mail and shipping services for Lanesville and the surrounding community.



KEY CONCLUSIONS

Lanesville's Strengths & Opportunities

The inventory collected and outlined within this analysis informs the planning process by revealing strengths, weaknesses, opportunities, and threats based on what the community has to offer today and what it could offer in the future. The following sections highlight the key conclusions that served as the foundation for the vision, goals, and recommendations of the Comprehensive Plan.

- **Population Growth** – Lanesville's population has grown significantly since 2010. A growing population means more people contributing to the tax base but also a greater demand for goods and services.
- **Migration of Young Adults** – The influx of a younger generation is great for the workforce. These young adults will be able to fill positions as the Baby Boomers and others continue to retire. However, to retain the younger population Lanesville will need to provide the housing types, amenities, and services that are preferred by young adults and recent graduates.
- **Regional Recreation** – According to the Statewide Comprehensive Outdoor Recreation Plan (SCORP), Harrison County has just over 2,000 acres of local parkland and over 17,000 acres of state and federal parkland. This means the county meets the recommended level of service of 20 acres of local parkland and 35 acres of state/federal parkland per 1,000 residents. A large amount of parkland within the county represents an opportunity to attract growth as it enhances the quality of life for residents and provides destinations for visitors.
- **Community Events** – Lanesville already has one of the biggest fall events in Southern Indiana. Heritage Weekend brings in more than 70,000 people each year for rides, crafts, food, and music, and Lanesville is fortunate to have a public space large enough to host an event of this size. The available space and community facility at Heritage Park provide an opportunity to expand Lanesville's event offerings as needed.
- **Rural Character** – Harrison County is classified as a rural county in terms of population, density, and agricultural data. There are lifestyle characteristics that come with rural living that people find desirable. Lanesville's rural character is an asset to the community.
- **I-64 Interchange** – Aside from Corydon, Lanesville is the only other community within Harrison County to have direct access to an interchange along I-64. This accessibility makes it very easy for Lanesville residents to commute for work and/or social purposes. Also, the undeveloped land between the interchange and the current town boundary provides opportunities for future growth as the population grows.

KEY CONCLUSIONS

Lanesville's Challenges & Threats

- **Commuting Workforce** – As 88% of the workforce commutes out of town for work, Lanesville is missing out on potential revenue that could be generated from the daily activities of these workers. These commuters are likely purchasing gas, eating lunch, and running errands in the areas closest to their respective places of employment.
- **Limited Tax base** – A large portion of Lanesville is used for residential development with a significantly smaller portion dedicated to commercial and industrial uses. This can create a financial imbalance since the town's largest revenue source comes from property taxes. Commercial and industrial uses are taxed at a higher rate, and typically the cost of providing public services is less compared to residential uses.
- **Main Street Flooding** – Much of the commercial development along Main Street is located within the 100-year floodplain. This can create challenges for property owners as flood damage repairs and insurance can be too costly for small business owners to afford.
- **Lack of Diverse Housing Options** – The Lanesville housing stock is comprised primarily of single-family homes. Trends show a shift in market preferences and an increase in population may result in the demand for housing that requires a variety of types, sizes, and prices.
- **Limited Local Community Services** – In towns like Lanesville, community services can be limited or harder to provide. Lanesville residents likely have to travel to larger communities, such as Corydon, Georgetown, or New Albany, for services including a full-service grocery, healthcare options, and daycare facilities.
- **Car dependent** – Lanesville is a car-dependent community, meaning limited options to safely walk or bike with only one public transit service option available for residents. This creates challenges for individuals that do not own a car or are unable to drive.
- **Low Level of Service for Local Parks** – While Harrison County provides an adequate level of service for parks and recreation, there is room for improvement at the town level. Heritage Park offers great recreation opportunities, but it is the only park within Lanesville. The Statewide Comprehensive Outdoor Recreation Plan recommends 20 acres of local parkland per 1,000 residents. Currently, Lanesville has less than 5 acres of local parkland for just under 1,000 residents. Furthermore, it is a best practice to strive for park space within a half-mile walking distance from all residences within the town boundary. Additional park facilities could also diversify the types of amenities and programs offered to residents and visitors.

**TOWN PLANNING
INITIATIVE**
HARRISON COUNTY
The Town of Lanesville

