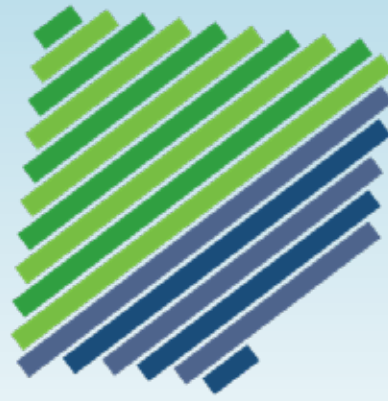


CLINTON COUNTY 2040



connecting to the past • cultivating the future

Comprehensive Plan

April 2022



This page intentionally left blank.



CLINTON COUNTY COMMISSIONERS

Clinton County Courthouse
46 S. South Street, Suite 213
Wilmington, Ohio 45177

Phone: (937) 382-2103
Fax: (937) 383-2884

Board of Commissioners:

Brenda K. Woods
Kerry R. Steed
Mike McCarty

Clerk of the Board:

Julie L. Bolton

Deputy Clerk:

Lisa Hipke

IN THE MATTER ADOPTION OF THE CLINTON COUNTY COMPREHENSIVE PLAN "CLINTON COUNTY 2040"

The Board of County Commissioners for Clinton County, Ohio, met in regular session on the 25th day of April, 2022 at the Board Office, Second Floor, Clinton County Courthouse, Wilmington, Ohio with the following members present: Commissioner Brenda K. Woods, Commissioner Kerry R. Steed, and Commissioner Mike McCarty.

Commissioner Steed moved adoption of the following:

RESOLUTION NO. 22-520

A RESOLUTION OF ADOPTION OF THE CLINTON COUNTY COMPREHENSIVE PLAN "CLINTON COUNTY 2040"

WHEREAS, Section 3.01 of the bylaws governing the Clinton County Regional Planning Commission (CCRPC) state that powers and duties of the commission are prescribed by the Ohio Revised Code (ORC), which are described in Section 713.23 of the ORC; and

WHEREAS the CCRPC recognizes the importance of planning for the preservation of current, valued assets as well as for future growth and development of Clinton County, Ohio; and

WHEREAS, staff of the Clinton County Regional Planning Commission has recommended adoption of the Clinton County 2040 comprehensive plan; and,

NOW, THEREFORE, BE IT RESOLVED the Clinton County Board of Commissioners adopt the Clinton County 2040 as the official comprehensive plan of Clinton County, Ohio; and,

BE IT FURTHER RESOLVED, per ORC Section 713.27 a certified copy of the resolution will be filed with the Clinton County Regional Planning Commission.

Commissioner McCarty seconded the resolution and the roll being called upon its passage, the vote resulted as follows:

Woods YEA

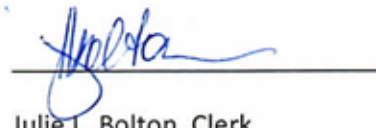
Steed YEA

McCarty YEA

Adopted this 25th day of April, 2022.

CERTIFICATE

The undersigned, Clerk of the Board of County Commissioners of Clinton County, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution No. 22-520 duly passed by the Board of County Commissioners at a meeting held on the 25th day of April, 2022.



Julie L. Bolton, Clerk

Acknowledgments

The County would like to thank the following individuals for their commitment to assisting with the Clinton County 2040 Comprehensive Plan initiative. Sharing their knowledge, thoughts and ideas provided an invaluable service to the community. Additionally, the County would like to thank those who expressed support and enthusiasm for the effort.

Steering Committee

Sam Ginn, Co-Chair
Kym Parks, Co-Chair
Victor Castillo
Melissa Clark
Robyn Clifton
Riley Eberhart
Megan Fair
Sonja Godfrey
Parker Gunkel
Andrea Harpen
Lisa Homan
Emelia Knisley
Mike Koncan
Tasha Langhorn
Donna Lansing
Suzanne Madison
Chad Mason
Chip Murdock
Kathleen Norman
Brian Prickett
Sue Reynolds
Eric Salyers
Terri Schlabach
Grant Webb
Tyler Williams
Samantha Woodruff
Steve Ziegelmeyer
Amy Zimmerman Dunham

County Commissioners

Mike McCarty
Kerry Steed
Brenda Woods

Regional Planning Commission

Dauna Armstrong
Bruce Beam
Ryan Bowman
Jon Branstrator
Ruth Brindle
John Carman
John Cohmer
Dwayne Dearth
Brook Edwards
James Fife
Robert Johnson
Mike McCarty
James Mongold
Michelle Morrison
James Myers
Sally Orihood
Matt Purkey
Damian Snyder
Robert Thobaben
Rick Walker

Regional Planning Commission Staff

Taylor Stuckert
Executive Director

Ellen Sizer
Staff Planner

Consultants

Planning NEXT
McBride Dale Clarion
Ninigret Partners

Letter to the Community

On behalf of the Clinton County 2040 Steering Committee, we are pleased to present this comprehensive plan to help guide the future of the County. This document incorporates thoughtful input from many different sources including Steering Committee members, the Clinton County Regional Planning Commission (CCRPC) staff and many others. But perhaps most importantly, the plan integrates the insights of community members who volunteered their time over the course of the one-year process.

Clinton County benefits from a rural setting of outstanding scenic value. It also has a regional advantage due to its proximity to urban areas with educational, employment and cultural assets. With a stable population, many natural amenities and opportunities for continued economic growth, the County is well positioned as an attractive community for people of all ages and backgrounds.

At the same time, if the County is to prosper in the decades to come, it is important that community leaders strategically manage change. Increasing broadband access, minimizing rural sprawl, supporting the agricultural industry, targeting infrastructure investment, diversifying the housing stock, enhancing parks and trailways, growing key sectors of the economy and improving amenities and entertainment options must be key priorities in order for the County to thrive.

This plan includes nearly one hundred recommendations organized by five, high-level goals. It also puts forth a future Character Area map that will help shape development over the next decade. Finally, the plan includes an implementation section that will be critical to monitoring and evaluating its impact over time.

We thank the many Clinton County leaders and community members who offered their ideas to the Clinton County 2040 planning process. The County's future is bright, and it is made all the brighter by the continued commitment of everyone who cares about making it the best place it can be.



Sam Ginn
Steering Committee Co-Chair



Kym Parks
Steering Committee Co-Chair

Table of Contents

Introduction	3
1. Character and Land Use.....	15
Existing Conditions and Trends	17
Objectives and Actions	38
2. Economic Prosperity.....	51
Existing Conditions and Trends	53
Objectives and Actions	59
3. Infrastructure Connectivity	67
Existing Conditions and Trends	68
Objectives and Actions	75
4. Housing and Community Wellness.....	81
Existing Conditions and Trends	83
Objectives and Actions	90
5. Parks, Historic Assets and the Environment.....	99
Existing Conditions and Trends	100
Objectives and Actions	107
6. Implementation	111

“

I love Clinton County and believe there is tremendous energy and resources here. People really care in these communities.

workshop participant



Introduction

Chapter Organization

- What is a comprehensive plan
- Who was involved
- Key Themes
- Vision, Goals and Priority Actions
- How the plan will be used
- How the plan was created

Clinton County 2040 is a process that was launched in 2021 to update the County's existing comprehensive plan (2004) and create a long-term vision for the future. The new plan will help the County respond to regional, national and global changes: shifts in the economy, agricultural sector innovations, new lifestyle preferences such as an increase in telecommuting, environmental factors like the impacts of a changing climate, and more. The final document sets the direction for future development over the next decade and clarify priorities for public and private investment. With this roadmap, the County is well positioned to thrive as an attractive, prosperous and vibrant place for residents, businesses, workers and visitors.



What is a comprehensive plan?

A comprehensive plan is a long-term guide that expresses the values and aspirations of a community. It is the broadest public policy document a community can create for its future physical development. It is guided by both technical analysis and the input of community members. A comprehensive plan includes specific recommendations (policies, projects and programs) and identifies implementation steps needed to undertake those actions. It also contains map-based recommendations that indicate the County's intent for where and how it will direct development and physical change.

Who was involved?

Clinton County 2040 is the community's plan. Throughout the process, community members participated and offered hundreds of ideas that helped to shape the plan's actions. A summary of who was involved in the plan is provided below.

Steering Committee

A volunteer Steering Committee helped guide the public process and the plan's recommendations. The group was representative of the County's many diverse interests, geographies and backgrounds.

Elected Officials

Comprehensive plans must be formally adopted by the County Commissioners who have a central role in implementation. The County's Commissioners provided feedback during the planning process.

Consultants

A consultant team worked closely with the Steering Committee and Regional Planning Commission (RPC) staff to facilitate the process, conduct technical analysis and manage public engagement.

Stakeholders

Individuals with specific interests or expertise were engaged to provide insight during the process through interviews and targeted conversations.

Regional Planning Commission Staff

Staff at the Clinton County RPC supported and helped to coordinate the planning effort, while also contributing local knowledge and expertise.

Public

Meaningful public involvement from all geographies and perspectives in the County was vital to the success of this planning effort.

Key Themes

The following themes emerged through the planning process. They are over-arching and are reflected through the plan's goals, objectives and actions (see pages 8-10).

PROTECTING RURAL CHARACTER AND QUALITY OF PLACE

Clinton County's agricultural and natural landscape remains largely intact. This is due in large part to modest population growth in recent decades and limited infrastructure in much of the County. However, in the western half of the County, new residential development has resulted in lot splits and some "dotting" of the countryside with more housing. The County should promote infill and redevelopment over sprawling greenfield development. It should encourage growth where it can be supported by infrastructure in order to maintain the character that is enjoyed today for the long term.



ENHANCING NATURAL AND RECREATIONAL RESOURCES

The County has many outstanding natural and recreational resources, including lakes, wetlands, rivers and streams and open spaces. Cowan Lake and Caesar Creek state parks are popular for recreational activities such as fishing, camping, sailing and kayaking, among other outdoor activities. The County's trailways provide nearly 15 miles of gentle rolling hills, pristine views and varied landscapes. The County should improve access to and amenities within these areas and fostering connections between them.



IMPROVING HOUSING STOCK

Clinton County lacks the quality and variety of housing of some other communities in the region. This includes a dearth of mid-priced, mid-scale housing, such as small-lot single family houses, townhouses, duplexes and quads. More housing to support workers, as well as young professionals and empty nesters, is needed. The County should encourage the development of a broader range of housing products, including for these groups.



EMBRACING ECONOMIC OPPORTUNITY OF THE REGION

The County has demonstrated economic resiliency for more than a decade and strong recovery in the past five years. This has included recovering from the 2008 recession, compounded by the local DHL crisis, and the impact of the COVID-19 pandemic. However, to strengthen the County's long-term economic position, the County must become a more attractive place in which to live, work and invest. The County should also capitalize its geographic position within the region and direct highway access to the Cincinnati, Columbus and Dayton metro areas.



REALIZING EMPLOYMENT POTENTIAL

While wages in Clinton County are higher than in many counties in the region, many people who live in the County do not work there and many who work in the County do not live there. The County is also heavily dependent on manufacturing and transportation / warehousing. The County should focus on housing, schools, amenities and services that support a desired quality of life to attract residents who are or could be employed in the County. Simultaneous efforts to diversify employment sectors should be continued and strengthened to create a more resilient economy that is less vulnerable to economic downturns.



EXPANDING AMENITIES AND SERVICES

Community members would like to see more recreational, restaurant, retail, entertainment and other amenities in the County. Similarly, many have identified affordable childcare offerings and quality education as critically important. The need has also grown for services and programs that assist people experiencing homeless and substance abuse. The County should continue to prioritize amenities and services to serve the general public as well as the most vulnerable members of the community



Vision

Clinton County desires to fulfill its potential as a community where people of all ages and backgrounds can have a high quality of life. Through deliberate and thoughtful planning, the County seeks to retain its rural heritage, productive landscape, and small hometown feel while capitalizing on its potential for attracting compatible new development due to its accessible location, natural and recreational amenities and other assets.

Photo by Steve Ziegelmeyer

Goals

1. Character and Land Use

Management of change and creation of quality places

2. Economic Prosperity

Promotion of economic stability and vitality

3. Infrastructure Connectivity

Strategic investment in transportation and utilities

4. Housing and Community Wellness

Desirable residential choices and healthy, welcoming and socially engaged communities

5. Parks, Historic Assets, and the Environment

Preservation and enhancement of natural, cultural and historic resources

Structure of Recommendations

This plan includes five goals, which reflect themes from community input. Each goal is supported by several objectives, organizing the plan's 86 actions.

Goals

Desired outcomes expressed in simple terms.

Objectives

Sub-themes within the Goals that serve to organize Actions.

Actions

Projects, policies or programs in the form of implementable recommendations.

Priority Actions

Of the plan's more than 80 actions, ten have been identified as top priorities based on input from the public, stakeholders, Steering Committee and CCRPC staff. They are listed below in the order that they appear in this plan. For more information and the full set of actions, see the following chapters (references and page numbers are shown in parentheses).

- Plan for improvements to water, sewer and road infrastructure in existing commercial corridors. (1.1.1, page 38)
- Create a countywide conservation plan. (1.3.1, page 40)
- Prioritize new development that aligns with the Comprehensive Plan vision and character area development guidelines. (1.5.2, page 43)
- Encourage infill in existing developed areas. (A.6.1, page 43)
- Mandate detailed impact studies and lifecycle plans for proposed solar developments. (1.11.2, page 48)
- Work with the County's municipalities to improve their downtowns, main streets and commercial corridors. (2.1.3, page 59)
- Implement Broadband Countywide. (3.2.1, page 76)
- Adopt and implement a complete streets policy. (3.3.1, page 76)
- Expand trailway connections in key locations. (4.2.3, page 92)
- Encourage restaurants, retail and entertainment in commercial centers. (4.4.1, page 95)

How the plan will be used?

The plan's final chapter, Implementation, includes both strategies for implementing the plan's actions and additional details on every action in a matrix.

General Strategies

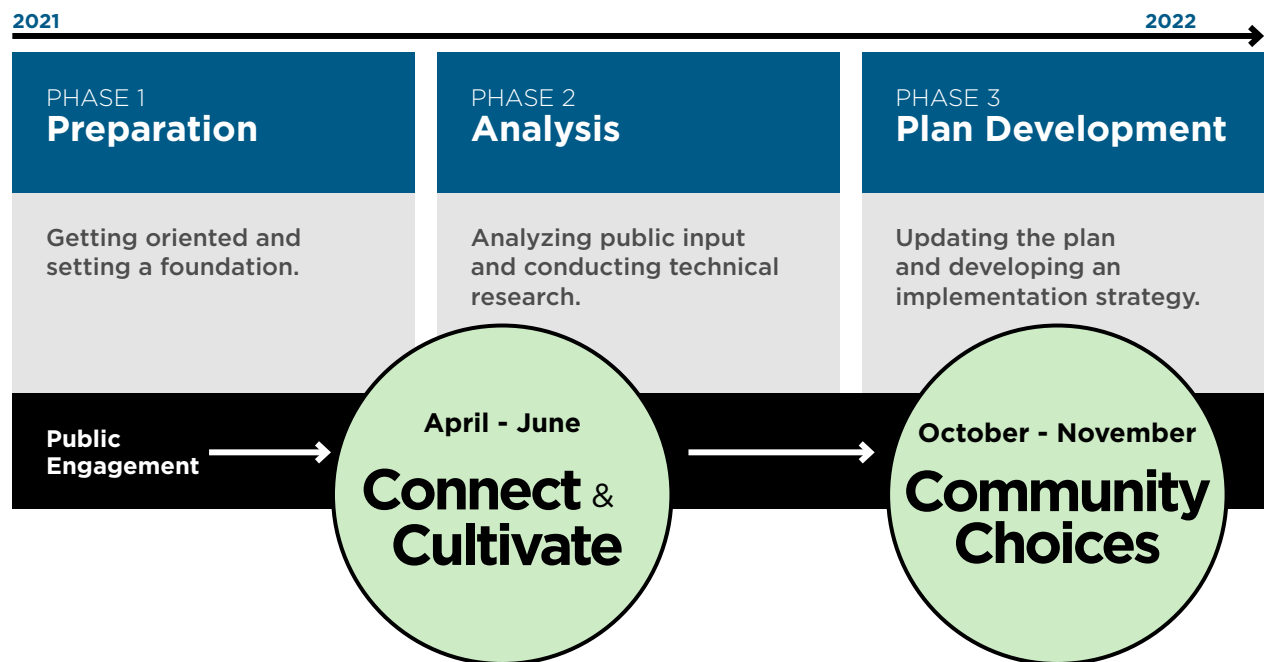
There are multiple ways in which the actions in the plan may be implemented. These are described and include capital improvements, annual work programs, zoning code updates, development approvals, economic incentives, private development decisions and grant funding.

Implementation Matrix

Successful implementation will require the involvement of many different individuals and entities. For this reason, the plan includes a matrix of responsibilities, timeframes and relative cost for each Action.

How the plan was created?

The planning process was a year-long effort that began in January 2021. It was shaped by input from the community, a volunteer Steering Committee, various stakeholders and technical analysis.



Public Engagement

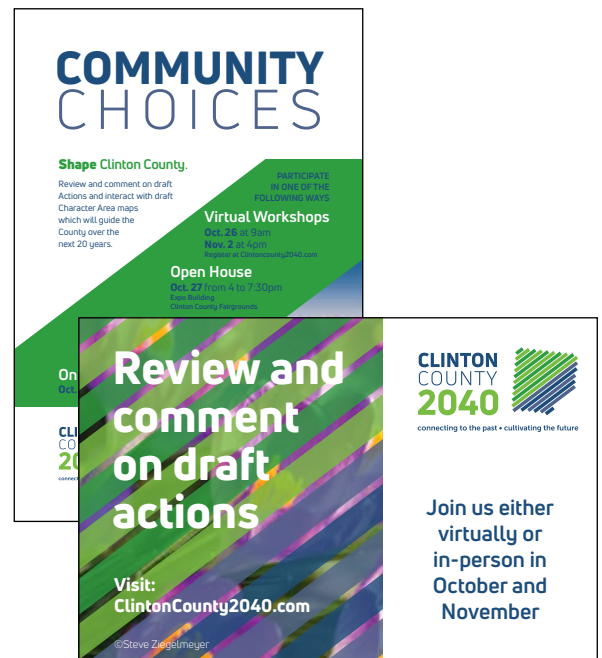
Ensuring that community members had the opportunity for meaningful participation to help shape the plan was a critical part of the planning process. The team utilized the following formats and tools to achieve this.

Project Webpage

A branded project webpage, hosted on the Clinton County Regional Planning Commission (CCRPC) website, served as a hub of information during the process. This was a valuable "one-stop" resource for information. Viewers could learn about the planning process, register for workshops, sign up for email updates and participate in online activities. Due to the COVID-19 pandemic, the website was especially important as a way of sharing updated information and allowing for virtual participation.

Outreach and Publicity

Raising awareness about the planning process was multifaceted in order to ensure that all segments of the population had the chance to get involved. Outreach was spearheaded by Steering Committee members, who leveraged their networks and communications channels to spread the word about the planning effort. Flyers/rack cards, the project webpage, social media, press releases and other materials were also used to broaden the reach.



Top: Online engagement activities made participation convenient, lowering the threshold for involvement especially during the COVID-19 pandemic. **Bottom:** Print collateral was distributed throughout the County as a way of raising general awareness and encouraging people to attend workshops or engage in activities online.

Connect & Cultivate

The first opportunity for the community to shape the plan was through the Connect & Cultivate workshops and online activities. Conducted between April 26 and June 1, 2021, community members attended in-person workshops and provided virtual input. Two special in-person meetings were also facilitated, including one with Township Trustees and another with a teen group to gain insight from younger individuals in the County.

Activities at both the in-person and virtual workshops centered around two prompts: "How do you envision the ideal Clinton County of the future?" and "Over generations, Clinton County has changed physically in many ways. What kind of change would you like to see or not like to see in the future?"

Participants also provided input through an interactive mapping exercise on both Strong and Weak places in the County, marking locations and sharing why they identified them. Strong places were categorized as those that reflect well on the community, and Weak places were those that need improvement or are places that should not be replicated elsewhere in the County. The results from the Connect & Cultivate activities informed the draft plan actions, as well as the future character area map.

Community Choices

The second opportunity for the community to share their insights was through the Community Choices workshop and activities, which were held between October 18 and November 7, 2021. Participants provided feedback on draft Actions and the draft future character area map. Opportunities included both in-person and virtual events, as the COVID-19 pandemic continued throughout the plan process. Participants provided feedback at an in-person open house and two virtual workshops, as well as through online activities.



The Connect & Cultivate workshops were held at outdoor park locations throughout the County, including at Denver Park (above). This allowed for social distancing amid the COVID-19 pandemic.



At the Community Choices workshop participants commented on the Draft Plan Actions and use dots to mark Priority Actions.

Technical Analysis

In addition to analyzing public input, the planning team conducted technical research to arrive at the plan's recommendations. Below is a summary of the analysis conducted.

Understanding Existing Conditions

The team conducted careful analysis on relevant existing conditions for the County, including a review of population and demographic data, workforce development potential, and regional economic trends.

Creating the Character Area Map

The future character area map and associated character type descriptions will help project the future pattern for physical development in Clinton County over the next decade. The future character area map was developed using the analysis of both existing conditions and current development trends, alongside comments received from stakeholders and the public. It provides developmental guidelines and a policy framework for future growth and development.

Preparing Recommendations

The actions that appear in this plan were shaped by Steering Committee feedback and comments received during the first round of engagement. The actions are structured as specific program, policies or projects tied to implementation criteria.



A one-day land use workshop involved a series of meetings with key stakeholders. More information on the process used to create the future character area map is presented in Section 1 of this plan, Character and Land Use.



During the Connect & Cultivate workshops, participants could engage directly with material that helped shape draft versions of the actions and the future character area map.

1. Character and Land Use

Management of change and creation of quality places

Chapter Organization

- Existing conditions and trends
- Opportunities map
- Future character area map
- Future character area descriptions
- Objectives and Actions



This section guides future land use, physical character, and land stewardship in the county. The future character area map and supporting objectives and actions incorporate analysis and public input regarding existing land use patterns, protection of natural resources and preservation of the County's character and identity.

How the Future Character Area Map was Created

The future character area map and associated character areas were created through a three-part process that involved background research and analysis, community engagement and draft development. As with all the recommendations presented in this plan, the process for developing the future character area map was guided by public input, input from the Steering Committee, and workshop-style meetings with key stakeholders.

Findings from the existing conditions analysis were combined with the community's feedback to create an opportunities map. The opportunities map identifies land development issues and showcases the areas for potential reinvestment and growth in the County at a conceptual level. These opportunities were used to guide the creation of the future character area map and accompanying guidelines.

Key Stakeholders Engaged in Land Use Workshop

Stakeholders who were specifically engaged in a series of workshops included the following. Other stakeholders and members of the public also had the opportunity to provide input to inform the land use map and character areas.

- Tax map office
- Cardinal Land Conservancy
- County Engineer's office,
- Clinton County Port Authority
- Farm Bureau
- Clinton County Health District
- Clinton County Building and Zoning
- Clinton County Commissioners
- City of Wilmington Mayor and Commissioners

Existing Conditions and Trends

The existing conditions analysis was performed to gain an understanding of current physical characteristics (natural and man-made) of the County. This included analysis of constrained lands, farmland classifications, soil and drainage and existing character.

Constrained Lands

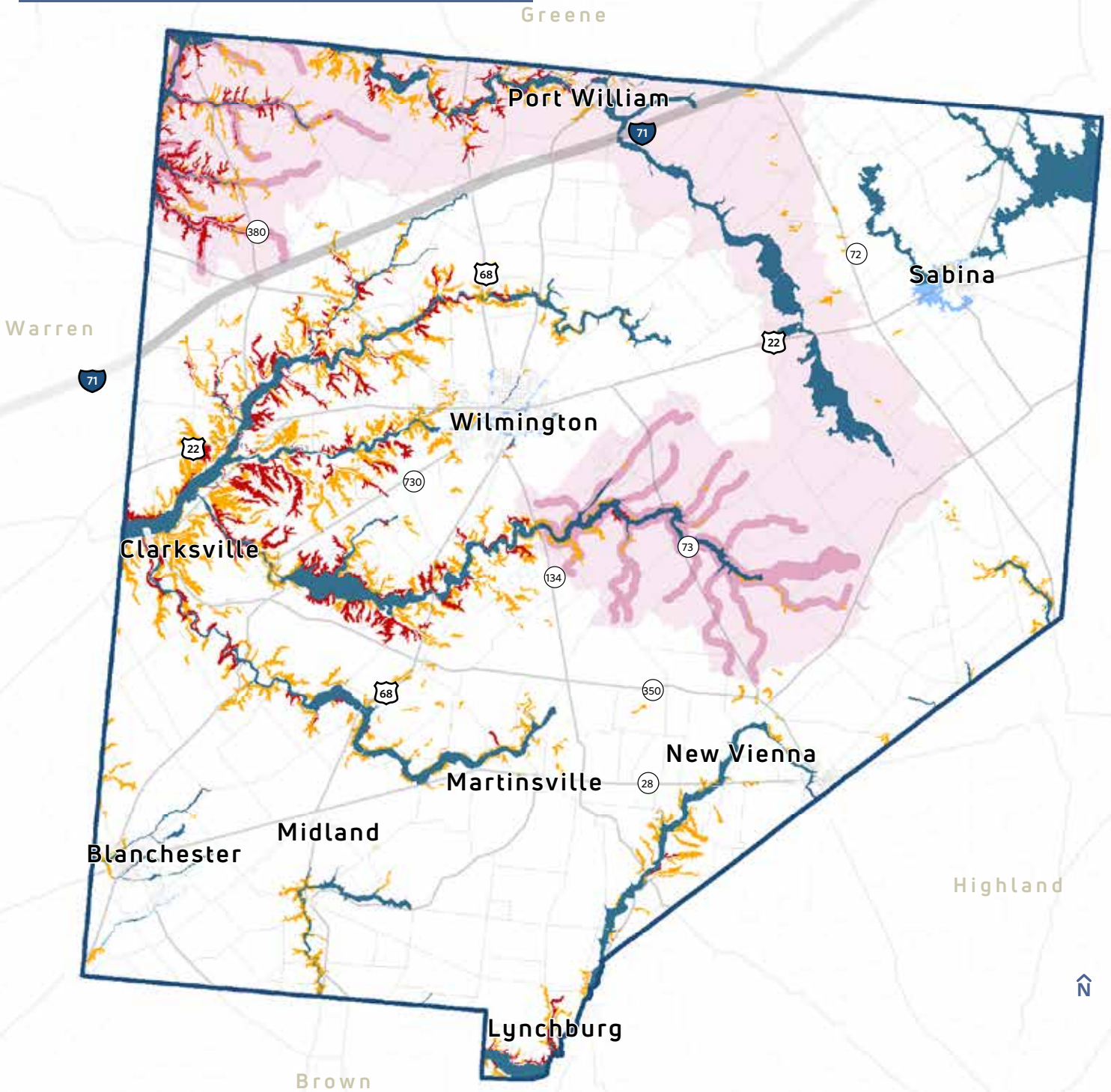
The constrained lands map on the following page identifies lands within the County that are less suitable for development because of difficult underlying geography or proximity to sensitive natural resources. It highlights source water protection corridors and conservation areas. Development within these areas require heightened review to ensure minimal impact on available resources. The 100- and 500-year floodplains are also shown, often fringed steep slopes that may limit development potential. These areas appear most prominently in the western half of the County. However, because of other factors such as development pressures from Warren County (to the west), availability of public sanitary and water infrastructure in Clarksville and the presence of minimal prime farmland within this area, there has been considerable low density residential development to date in this part of the County. Future development should be managed so as not to contribute to soil erosion or contamination of water sources.

Farmland Classification

A significant portion of Clinton County is agricultural. The farmland classification map on page 19 depicts the location of prime farmland in the region. Prime farmland is agricultural land that has the highest crop productivity. Most of north-east Clinton County is prime farmland. The south-west portion of the County is influenced by regional growth trends and contains farmlands of local significance but is not classified as prime farmland. Development should be discouraged in the north-east Clinton County to preserve the most productive and valuable prime farmlands.



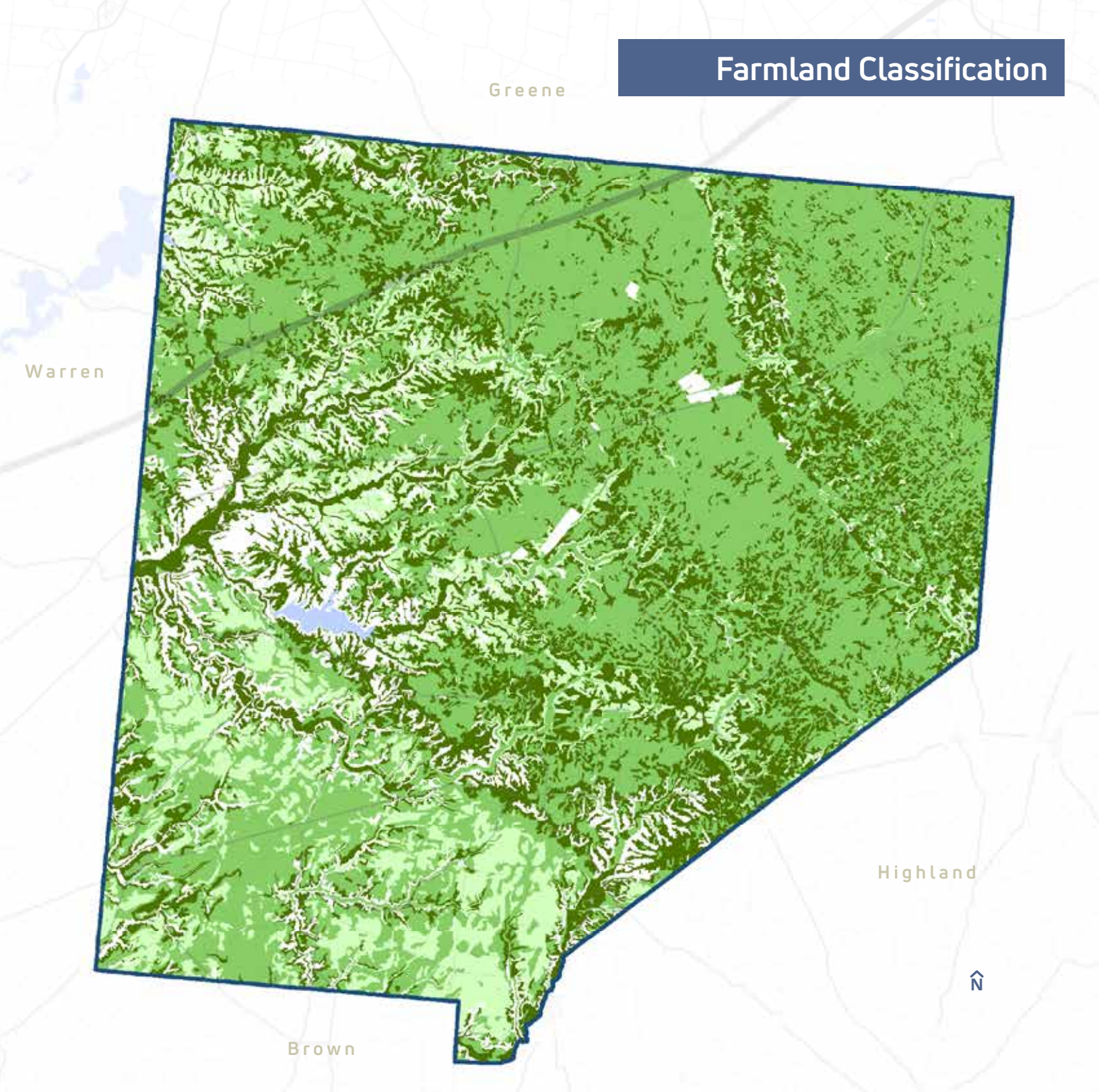
Constrained Lands



- | | |
|--|---|
| 100 year floodplain | Slope over 25% |
| 500 year floodplain | Slope over 12% |
| Corridor Management Zone | |
| Source Water Assessment Program area | |

Summary

Throughout the County are constrained lands which are less easily developed or restricted from development due to floodplains or severely sloped areas.



- Prime farmland
- Prime farmland if drained
- Farmland of local importance

Summary

The eastern portion of the County has the highest concentration of prime farmland, though there is significant farmland throughout the County.

Soil Drainage Classification

Soil characteristics play a role in determining suitability for building and infrastructure development. Excess water in the soil limits development potential. As shown on the soil drainage map on the following page, the County has soil of poor drainage capacity in the north-east, enveloping the village of Sabina, and in small swathes southeast of Cowan Lake and near the village of Martinsville. The map highlights areas of excellent soil drainage in green. Soil with draining capacities ranging between well-draining and somewhat poorly draining are conducive to development in the County. Such soils are located along the I-71 corridor, directly east of Wilmington, and in the southwest corner of the County, encompassing Blanchester, Midland and adjacent areas.

Existing Land Use

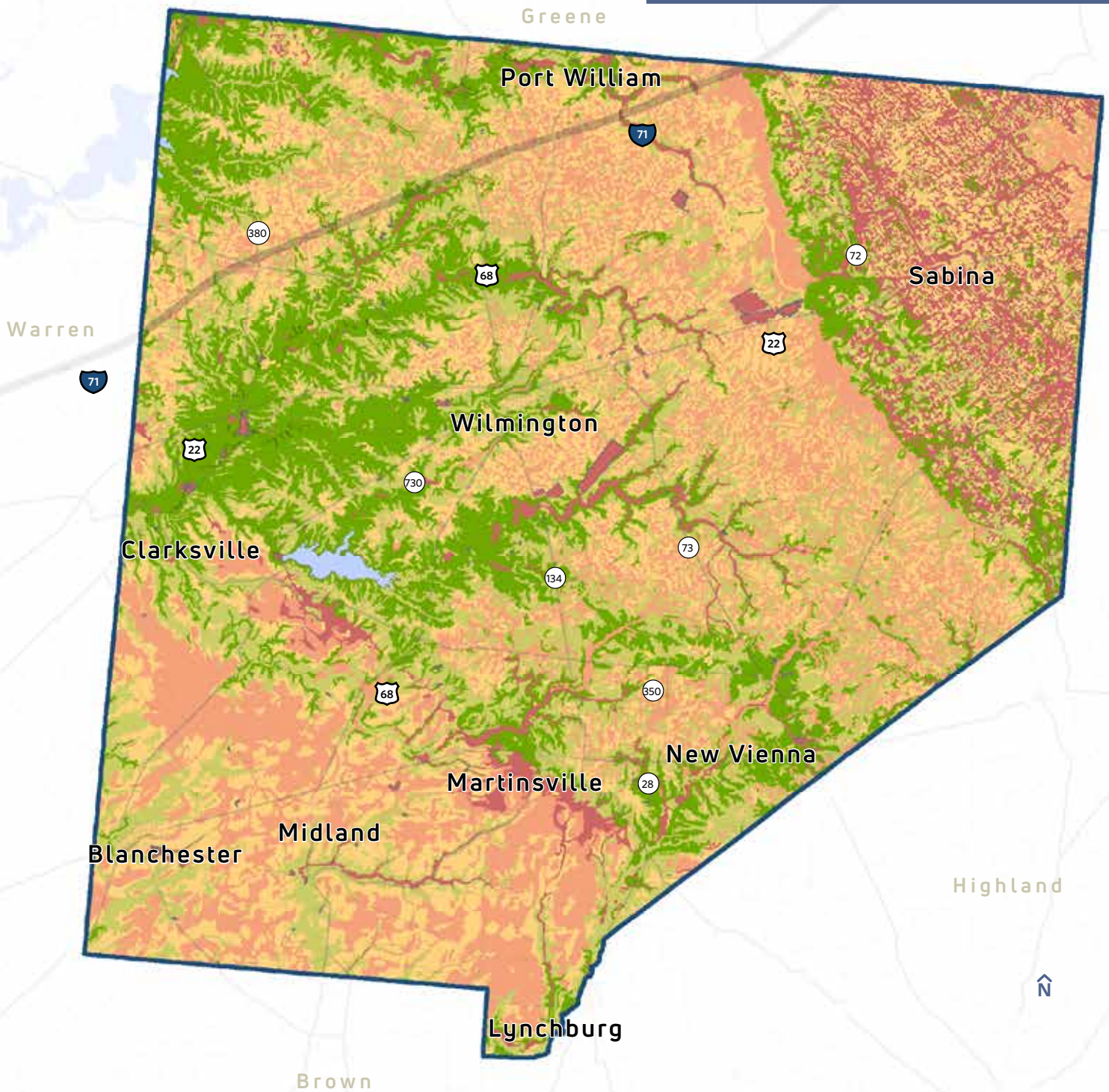
This existing land use map on page 22 indicates current land use patterns. The County is predominantly agricultural with scattered rural residential towards the west. Urban development is focused in the City of Wilmington. The incorporated villages consist of a mixture of commercial, institutional and residential uses. Hamlets or smaller nodes of activity are similar to the village but smaller in scale. The map also depicts the two I-71 interchanges, the Wilmington Air Park and a stone quarry along US Route 22/State Route 3.

Opportunities Map

The opportunities map on page 23 illustrates where and how the County should use its resources to guide future physical investment and change at a conceptual level. It provides an overarching framework for development to inform the future character area map and includes the following opportunity areas:

- **Agricultural Preservation:** Protect and preserve prime agricultural farmland. Conserve the natural character and identity of the County.
- **Interchanges:** Support high potential development areas with infrastructure investments and regulation of development to help them become important gateways into the community.
- **Village:** Improve and promote conditions in existing Villages by encouraging infill and development of parks and other civic amenities
- **Hamlet :** Identify and develop existing nodes of residential development to counter sprawl. Provide improved connectivity and access to parks and open space.
- **Open Space/ Conservation:** Foster positive branding of existing amenities and enhance connectivity to County residents and visitors. Establish resources as community assets and promote trails and other facilities.
- **Air Park:** Facilitate infill and complementary mixed-use development in and around the Air Park to create a strong landmark and employment node for the community.
- **Potential Rural Growth Pressure:** Enhance services and focus development to create a vibrant Interstate corridor. Capitalize on potential from Warren County and Caesar's Creek Lake State Park to create an engaging, positive gateway into the County.
- **Potential Municipal Growth:** Allow the possibility of expansion beyond Wilmington and Blanchester limits, which could include affordable housing and a range of neighborhood retail, civic and minor employment facilities.

Soil Drainage

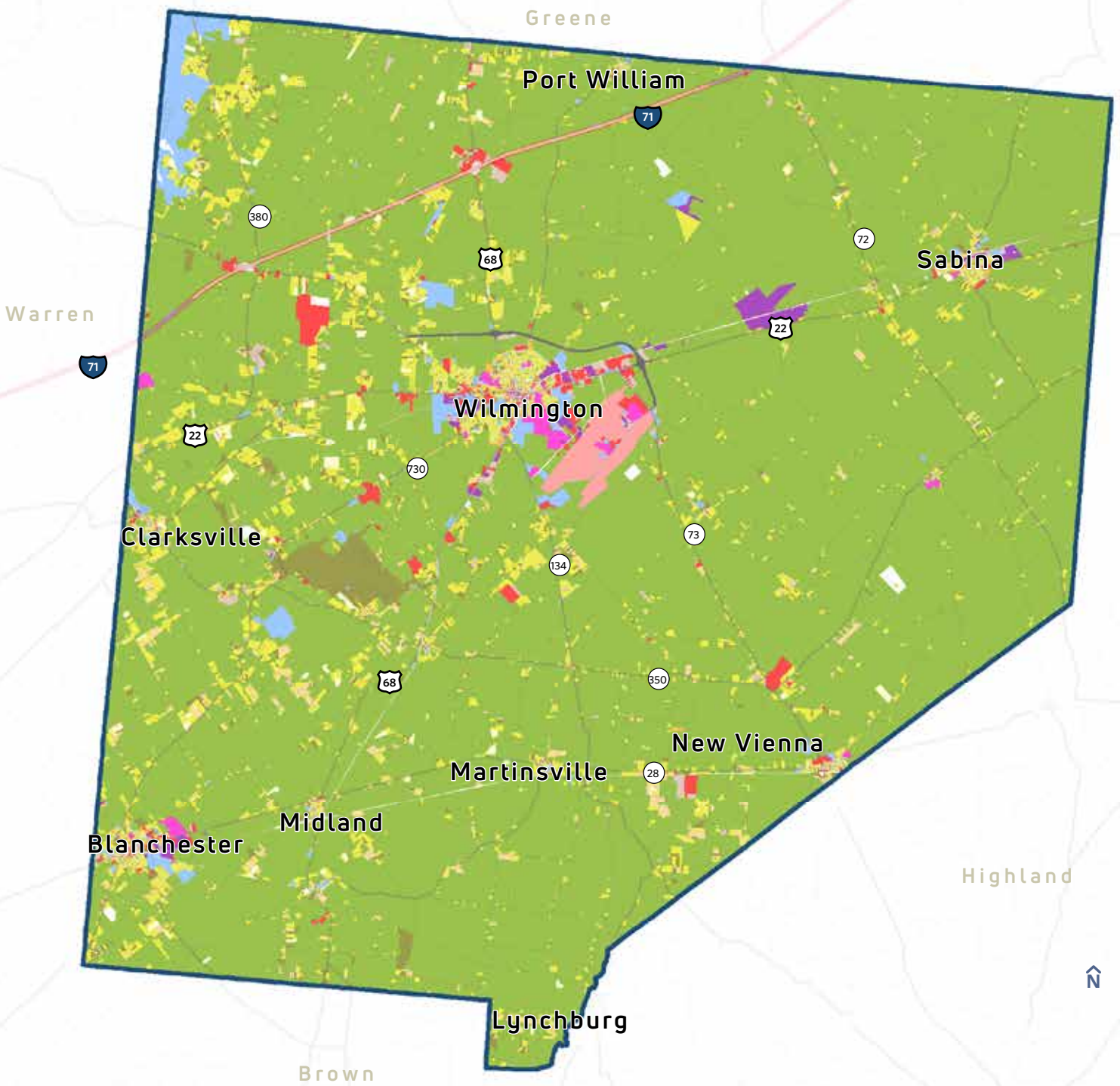


- | | |
|---|--|
| Very Poorly Drained | Somewhat Excessively Drained |
| Poorly Drained | Well Drained |
| Somewhat Poorly Drained | Moderately Well Drained |

Summary

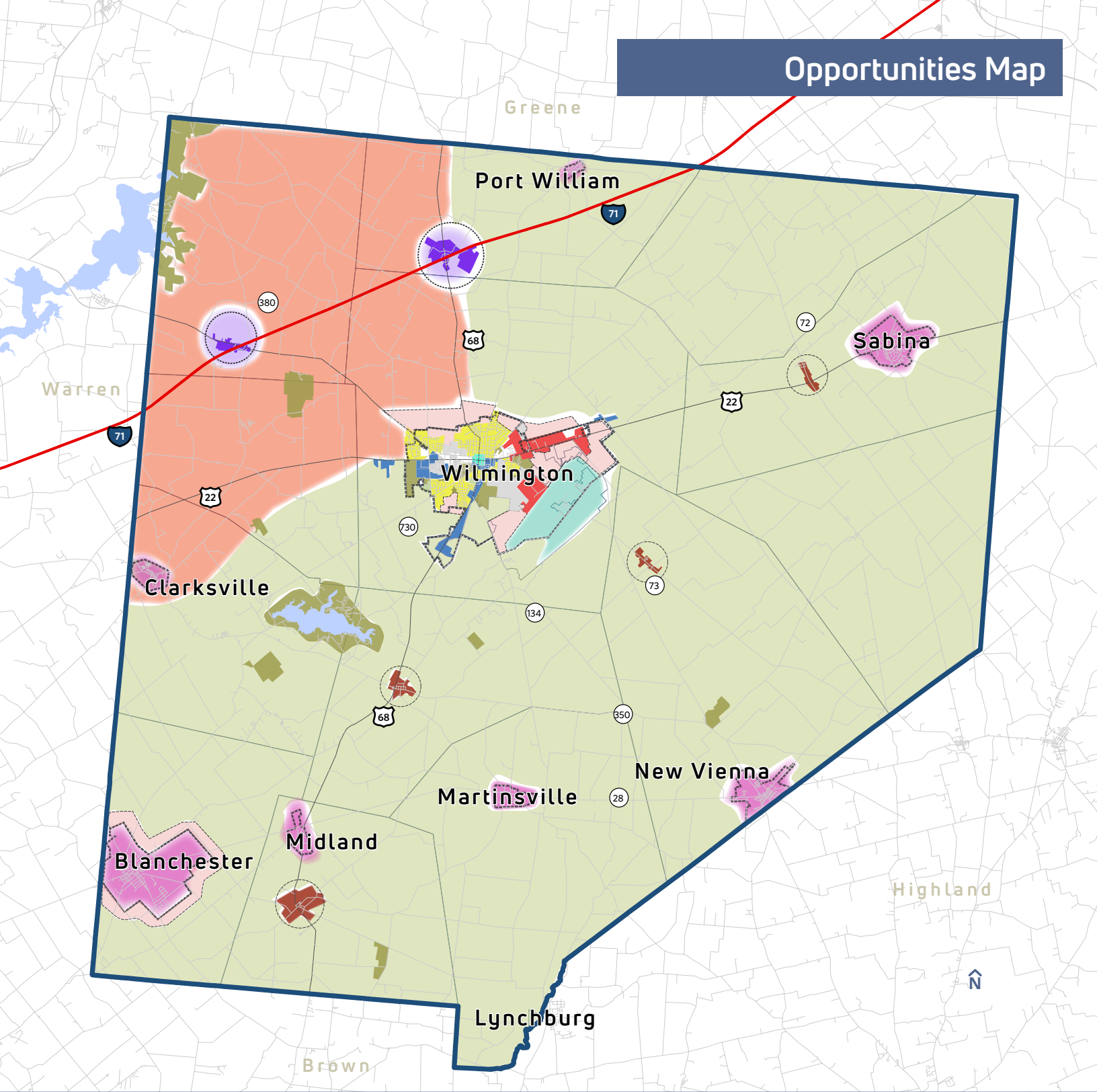
The geology of the landscape largely determines the type and amount of drainage.

Existing Land Use



- | | | |
|---|--|---|
| Commercial | Multi-Family Residential | Airport |
| Industrial | Single Family Residential | Agricultural |
| Civic/Semi-Public | Large Lot Residential | Recreation/Open Space |
| Institutional | Mobile Homes | Right of Way |

Opportunities Map



■ Agricultural Preservation

■ Interchanges

■ Village

■ Hamlet*

■ Open Space/Conservation

■ Air Park

■ Potential Rural Growth Pressure

■ Potential Municipal Growth

Summary

The geology of the landscape largely determines the type and amount of drainage.

* Note: Hamlets generally consist of clusters of development that are not incorporated as villages. Not all areas that could be defined as hamlets may be shown on the above map.

Future Character Areas

Future Character Area Map

The future character area map on the following page identifies the intended future use and character of land throughout the County. It is intended to guide future development. It is not a zoning map, but can become the basis of zoning updates and other regulations.

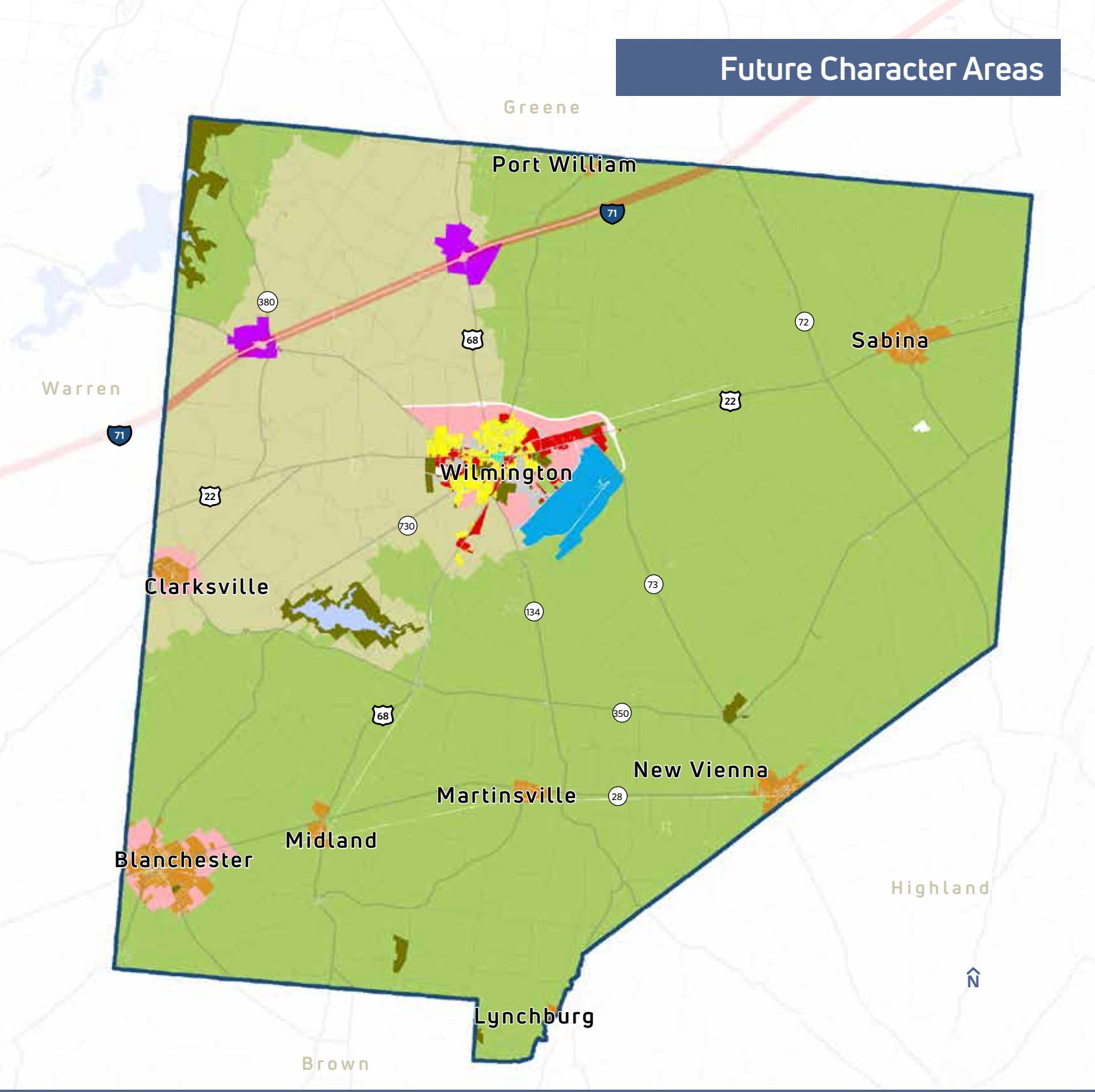
The map reflects both existing conditions and trends as well as desired changes in some areas. For example, the Rural Mixed area is shown in locations where more housing and other types of development have been developed in the past decade. It also reflects a desire for some continued development to accommodate housing demand in the northwestern part of the County. At the same time, the development guidelines make clear that new development must be compatible with existing uses and include preservation of natural areas.

Character Area Descriptions

Descriptions of each character area are on pages 26-37. Character areas are places that share similar attributes in their form and function. Attributes include land uses as well as the size and type of buildings and their relationship to the street, the surrounding street and block pattern, parking and access, as well as typical development types.

Each character area includes a brief description, development intent, example imagery and primary and secondary uses. Photos either exemplify the character in the County or demonstrate how the character could evolve using examples from other places. The pattern is meant to portray the density and general building layout associated with each Character Area. The character patterns are meant to be diagrammatic and not drawn to scale.

Future Character Areas



- | | | |
|--------------------------|------------------------|-----------------------------|
| Downtown Core | Institutional | Rural Preservation |
| Neighborhood Residential | Commercial Corridor | Rural Mixed |
| Village | Air Park | Open Space and Conservation |
| Municipal Growth | Interstate Enhancement | |

DOWNTOWN CORE

The Downtown Core character area consists of the urban center with buildings framed by gridded streets and facilitated by extensive pedestrian connectivity and vehicular circulation. The area consists of a dense mix of commercial, retail and office use along with civic and public facilities. The Wilmington Downtown Core is wholly the responsibility of the City of Wilmington; however, it is a valuable part of the county-wide community fabric. It serves as a historic, symbolic, and civic center of the County, as well as the city.

Development Guidelines

- The infill of vacant lots, reuse of existing buildings and compatible mixed-use development is encouraged to strengthen the role of the Downtown Core as a regional focal point.

Appropriate Land Uses

- Commercial
- Office
- Civic
- Institutional
- Multifamily residential



Representative images from Clinton County.

NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential character areas consist of a mix of housing types on small lots. Neighborhood Residential areas include single family, clustered multi-family, apartment structures and mobile housing units. The Neighborhood Residential character area is important to the countywide land use plan by filling a valuable role in meeting housing demand and strengthening community livability. Neighborhood Residential areas are intended to occur primarily within the City of Wilmington, and potentially in certain locations in Blanchester and Clarksville.

Development Guidelines

- Neighborhood Residential is a desirable land use pattern that complements rural areas and helps to reduce sprawl.
- The county will defer to the city and villages about the design and composition of Neighborhood Residential areas.
- Mixed and diverse housing types are encouraged to meet a range of housing market demands.
- New development in Neighborhood Residential areas should respect the existing character and scale of traditional neighborhoods.

Appropriate Land Uses

- Detached and attached residential
- Neighborhood commercial
- Neighborhood scale institutional



Representative images from Clinton County.

VILLAGE

The Village character areas consist of a mix of dense residential, commercial, and civic development types within incorporated village limits. Commercial, industrial, and other non-residential activity in this area is typically laid out along a road spine, creating a 'main street'. Residential development is clustered within large blocks leading from and around this spine. Medium scale industry and institutional uses and park and open spaces are typically incorporated within the Village areas. This character area is often supplemented by dedicated or shared sewer and water infrastructure.

Development Guidelines

- Villages are desirable land use patterns that complement rural areas and help to reduce sprawl.
- When new development occurs in or around the Village character areas, it should respect the existing pattern of development.
- While Village areas can and should accommodate new growth to maintain their vitality, this growth should be limited to not overpower the scale of the Village.
- The historic heritage and character of the Village areas should be considered, respected, and preserved in new development.
- New development in Village character areas should be served by adequate infrastructure, including sanitary sewer, water, and road improvements.
- Village character areas should be linked to alternative transportation modes, such as pedestrian and bicycle trails.

Appropriate Land Uses

- Detached and attached residential
- Institutional, such as schools, churches, public safety facilities and similar uses
- Small scale commercial and services
- Light industrial
- Restaurant
- Small scale agricultural businesses
- Parks and recreation



Top and middle: Representative images from Clinton County.

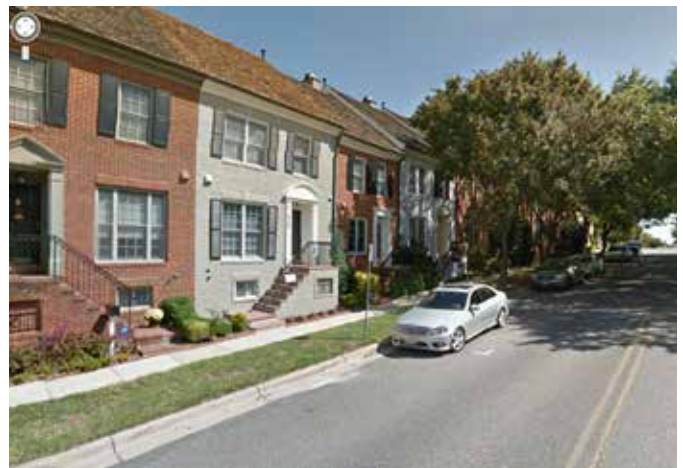
MUNICIPAL GROWTH

Municipal Growth character areas consist of properties that are typically undeveloped but designated as growth areas for Wilmington, Blanchester and Clarksville. They are important to the countywide land use plan as they provide opportunities for absorbing housing and commercial demand within a compact regional pattern, thereby avoiding pressures for inefficient sprawled growth patterns. They are identified for future growth and have the flexibility to accommodate a range of uses to best serve the region.



Development Guidelines

- The Municipal Growth areas should be reserved for residential, commercial, and related uses as determined by the municipalities through its land use planning and regulatory process.
- In areas that are currently outside the current municipal boundaries, growth in this character area should occur in conjunction with annexation by the municipality.
- The county encourages the Municipal Growth areas to be developed to the maximum potential under municipal policies and protected from underutilization by uses and densities contrary to municipal policies.



Representative images from outside Clinton County.

Appropriate Land Uses

- Uses to be determined by the municipalities.

INSTITUTIONAL

The Institutional character areas consist of academic campuses, medical offices and institutions, religious centers and civic facilities. These areas are also inclusive of associated secondary uses such as public service office and public plazas. They play a major role as public assets and landmarks and add to the identity of the region.

Development Guidelines

- The County will defer to the city and villages about the design and composition of the Institutional areas.
- Development in these areas should provide for open space buffers and connectivity to existing park and trail infrastructure.
- Institutional areas should maintain high standards of development to include site layout, building configuration, façade treatment, materials, landscaping, signage, parking lot design, vehicular access and circulation and pedestrian circulation.

Appropriate Land Uses

- Institutional
- Civic
- Medical Centers and offices
- Office
- Outdoor sport amenities



Representative images from Clinton County.

COMMERCIAL CORRIDOR

Commercial Corridor character areas consist of commercial retail uses and personal services, such as general retail, automotive services, motels, personal services, restaurants and related uses. These areas lie primarily within the City of Wilmington and Blanchester but are important areas to the County, in that they serve both the local and regional market. They should only occur in parts of urban areas/municipalities or Interstate areas.

Development Guidelines

- The County will defer to the city and villages about the design and composition of the Commercial Corridor.
- A wide range and mixture of uses is encouraged to meet the needs of the community.
- Commercial Corridors should meet high quality standards related to site layout, building configuration, materials, landscaping, signage, parking lot design, vehicular access and circulation and pedestrian circulation to ensure their long-term sustainability and meet the needs of the city and county.

Appropriate Land Uses

- Retail
- Office
- Personal services
- Automotive services
- Hotel
- Restaurant
- Multifamily residential



Top: Representative image from Clinton County. Middle and Bottom: Representative images from outside Clinton County.

AIR PARK

The Air Park character area consists of the area in and around the Wilmington Air Park. It includes land that straddles the Wilmington municipal boundaries. The Airpark is a major economic asset of the region, and the primary concern is the development of economically productive uses that benefit the region as a whole. The Air Park property area is owned by the Clinton County Port Authority, which cooperates and collaborates with both the city of Wilmington and Clinton County. The Port Authority engages in extensive master planning of the uses both within the airport property and around its edges. This collaborative approach to planning for this regional asset should continue.

Development Guidelines

- Prime development locations around the Airpark are valuable limited community resources. They should be protected in the community planning process from low quality, low value uses.
- Residential development near the Air Park can meet housing demand associated with airport growth but should be planned in accordance with airport noise contour and buffering requirements.
- On-airport layout and planning should be carefully coordinated with off-airport land use planning and development to take full economic advantage of the airport, ensure efficient traffic flow and to reduce potential adverse land use impacts.

Appropriate Land Uses

- Heavy industrial
- Logistical uses such as goods and freight distribution
- Office
- Multifamily residential
- Aeronautical related uses



Representative images from outside Clinton County.

INTERSTATE INTERCHANGE ENHANCEMENT

The Interstate Interchange Enhancement character areas consist of the two I-71 interchanges and the four quadrants around these nodes. They include land both immediately proximate to the interchange as well as land within the range of influence of the interchange. The two Clinton County Interstate Interchange Enhancement areas are valuable and limited resources for economic development as well as key symbolic entrances into the community. As an economic development opportunity, they can serve as a regional economic engine with concentrations of employment generators. As symbolic entrances, they are important points of entry, or gateways, into the county. As such, they are important first impressions of the community and the quality of future development should be emphasized.

Development Guidelines

- Interstate Interchange Enhancement areas should be reserved for high quality uses that generate high economic return for the community. They should be protected from low quality and low economic benefit uses.
- Interstate Interchange Enhancement locations should be designed to be integrated with coordinated access, compatible signage and landscaping, and high-quality site plan and building design.
- Traffic circulation and access should be carefully planned and managed so that each Interstate Interchange Enhancement area operates as a coordinated circulation system.
- Development should embody a concentric zone form, with higher intensity uses in the innermost area and less intensive uses in outer zones to promote compatibility with adjacent land uses.
- New development in Interstate Interchange Enhancement areas should be served by adequate infrastructure, including sanitary sewer, water and road improvements.



Representative images from outside Clinton County.

Appropriate Land Uses

- Research parks
- Office
- Retail
- Light industrial
- Restaurant
- Hotel
- Multifamily residential
- Automotive related business such as gas stations, but only as a subordinate use to the overall economic mix of the area

RURAL PRESERVATION

The Rural Preservation character area consists of farmland and accessory agricultural production uses, interspersed with scattered, existing small-scale commercial and residential structures. Development is sparse and prominently set back from the roadways. This development type falls predominantly within unincorporated areas of the county and is typically not serviced by public sanitary sewer or water.

Development Guidelines

- The desired character for Rural Preservation areas is a continuation of rural and agricultural patterns including farms, farm service businesses, pasture for horses and other livestock and low-density residential uses.
- Rural residential uses are encouraged to coexist with agricultural uses with compatible character and densities.
- Rural commercial businesses and agricultural support businesses such as commercial nurseries, feed and seed stores, farmers markets, farm implementation sales and supply stores and other farm supported businesses are encouraged to exist.
- Residents that live in or move to Rural Preservation areas should not expect an urban or suburban level of service.
- Natural and historic resources are encouraged to be preserved and maintained.
- Flexible design that maximizes open space and preservation of residential subdivisions is encouraged.

Appropriate Land Uses

- Agricultural
- Indoor hot house farming and greenhouses
- Rural commercial and agricultural support businesses such as commercial nurseries, feed and seed stores, farmers markets, farm implementation sales and supply stores and other farm supported businesses
- Low-density single-family subdivisions (when designed in accordance with guidelines to reduce sprawl)
- Institutional, such as schools, churches, public safety facilities and similar uses
- Parks and recreation



Top and middle: Representative images from Clinton County (middle by Steve Ziegelmeyer). Bottom: Representative image from outside of Clinton County.

RURAL MIXED

The Rural Mixed character area is similar to the Rural Preservation area; however, it differs in both soil typology and topography, and it is expected to receive more residential development pressures due to its proximity to the interstate corridor and growth pressures from areas southwest of the County. While this growth should be monitored and addressed in land use policies and regulations, it is not anticipated to be extensive enough to change the fundamental rural character of the area. In addition, the area has substantial environmentally constrained land associated with Cowan Lake and Todd's Fork, including slopes and floodplain.

Development Guidelines

- The desired character is a continuation of historic rural and agricultural patterns including farms, farm service businesses, pastoral livestock land, and low-density residential uses.
- Rural residential uses are encouraged to coexist with agricultural uses with compatible character and densities.
- Rural commercial land uses and agricultural support businesses such as commercial nurseries, feed and seed stores, farmers markets, farm implementation sales and supply stores and other farm supported businesses are encouraged to exist.
- Residents that live in or move to Rural Mixed areas should not expect an urban or suburban level of service.
- Natural and historic resources are encouraged to be preserved and maintained.
- Flexible design that maximizes open space preservation of residential subdivisions is encouraged.
- Rural residential uses will be subject to heightened review during the development review process to ensure that potential negative impacts related to sensitive environmental areas and public facilities such as roads are mitigated.
- High intensity commercial and industrial uses may be permitted along prominent roadways such as US Route 68 and State Route 73 upon condition of public sanitary sewer provision.



Representative images from Clinton County.

Appropriate Land Uses

- Agricultural
- Indoor hot house farming and greenhouses
- Rural commercial and agricultural support businesses such as commercial nurseries, feed and seed stores, farmers markets, farm implementation sales and supply stores and other farm supported businesses
- Low-density single-family subdivisions when designed in accordance with guidelines)
- Institutional, such as schools, churches, public safety facilities and similar uses
- Parks and recreation

HAMLET

The Hamlet character areas consist of historic nodes of residential and small-scale commercial, with accessory open space or civic amenities along major roadways. They differ from the Village character area by their smaller scale of development, less intensive character and they are not incorporated areas. They are concentrated along prominent rural intersections within the county. Commercial uses may edge the main roads while the residential clusters are set back. These nodes are unincorporated areas and typically do not have access to public sanitation and water systems.

Development Guidelines

- Hamlets are desirable land uses that complement rural areas and help to reduce sprawl.
- Hamlets are not expected to experience substantial development pressures.
- When new development occurs in or around the Hamlet character area, it should respect the existing pattern of development.
- Hamlets are not expected to be served by public sanitary sewer, unless they currently are. Any proposed development in or around Hamlets is expected to be low density.

Appropriate Land Uses

- Detached and attached residential
- Commercial
- Institutional, such as schools, churches, public safety facilities and similar uses
- Light industrial

Note: Hamlets are not depicted on the Future Character Area map for overall legibility.



Representative images from Clinton County.

OPEN SPACE AND CONSERVATION

The Open Space and Conservation character areas include parks, natural assets (such as the areas adjacent to the Cowan Lake and Caesar Creek state parks) and recreational amenities. Improvements upon this character area shall be guided by the recommendations in Chapter 5, Parks, Historic Assets and Environment.

Open Space and Conservation character areas are distinct from other character areas because significant, new development is not anticipated. Therefore development guidelines are not applicable.

Appropriate Land Uses

- Parks for active recreation such as sports that require special facilities, courses, fields or equipment.
- Parks for passive recreation such as wildlife observation, walking, camping and fishing.
- Lakes and rivers, including locations and facilities for boating, swimming and watersports.
- Trailways.
- Playgrounds.
- Natural and conservation areas.
- Amenities such as information centers, nature centers, shelters and restrooms.
- Small-scale retail, restaurants and lodging that is well-integrated into the park or natural area.
- Parking for park and conservation area access.



Top and middle: Representative images from Clinton County.
Bottom: Representative image from outside Clinton County.

Objectives and Actions

The following projects, policies, and programs support the goal for Character and Land Use: Management of change and creation of quality places. They also reinforce the future character area map.

1.1 Plan for land development that accommodates economically beneficial residential, commercial and industrial uses.

1.1.1 Plan for improvements to water, sewer and road infrastructure in existing commercial corridors and residential neighborhoods. The County's Capital Improvement Plan (CIP) should be prioritized in existing developed areas that offer capacity for future infill and expansion to help the County capitalize on existing infrastructure, while supporting active and thriving areas. These areas include commercial activity along the US Route 68 and State Route 73 corridors and residential cluster growth in the County west of Wilmington.

1.1.2 Focus new development in Municipal Growth areas and on other developable land that has existing sewer and water infrastructure. New development in areas identified for growth in the plan should be encouraged to help the County ensure efficient use of available infrastructure.

1.1.3 Create community facilities and amenities to strengthen and expand upon existing residential neighborhoods. In addition to the appreciable advantage of location in the region, providing public amenities in existing neighborhoods can strengthen the County's appeal as a premier residential destination. Access to pocket parks, play spaces, community centers and other gathering spaces, trails and facilities can help boost quality of life and attract further development and investment into these areas.

- 1.1.4 Fund projects and promote strategic investment in commercial and industrial corridors and nodes.** The County can support commercial and industrial activity corridors through facilitating Main Street programs and funding streetscape improvements, which encourage walkability and ease of access in the area. The zoning code can be updated to include provisions that help enforce façade, site layout and other design guidelines that boost visual appeal and attract visitors and prospective businesses to the area.

1.2 Protect and enhance local rural character.

- 1.2.1 Update zoning and subdivision regulations to ensure new growth in villages and hamlets remain compatible with existing scale, form and intensity of use.** The County can advocate and provide guidance for architectural design guidelines and historic preservation strategies to be included in future zoning code and subdivision regulation updates. Any new development in the villages or hamlets should generally adhere to existing built character and any specified design guidelines of the area, while recognizing that some changes may be necessary to accommodate priority economic objectives, for example through higher intensity agricultural activities in selected locations.

Photo by Steve Ziegelmeier



1.2.2 Limit development density in rural areas.

Discouraging subdivisions and enforcing high minimum lot area requirements in certain rural areas can help the County protect these areas from over-development and loss of rural character. Other land use and density controls, including use restrictions and limits on development units per acre, can also be incorporated into the zoning code to serve this purpose. Such actions support a more concentrated development pattern that limits sprawl for both local environmental and fiscal benefits and broader impacts on resource consumption to help minimize climate change impacts.

1.3 Conserve farmlands.

1.3.1 Create a countywide conservation plan.

Enhanced coordination to advance land conservation objectives can be better achieved if information is readily available regarding where conservation easements exist in the County. Data regarding the existing locations of conservation easements should be aggregated, mapped and prioritized, based on their potential.

1.3.2 Discourage sprawl and development in agricultural areas.

Undertaking zoning and regulatory measures can aid the County in protecting farmlands from encroachment. Conscious building and infrastructure construction practices should be encouraged in rural parts of the County to preserve and support prime agricultural lands. Infill development should also be supported in targeted areas (see Objective 1.6). This is especially important as a way to mitigate some of the local impacts of a changing climate (limiting impervious surface that can contribute to flooding, maintaining temperatures that can be increased due to an urban heat island effect, etc.).

Special Agricultural Designations

Current Agricultural Use Valuation Program (CAUV)

This program allows farmland that is solely devoted to commercial agriculture use to be valued at its current use, resulting in a lower property tax bill for working farmers.

Agricultural Districts

An agricultural district registration gives landowners an affirmative defense in certain nuisance lawsuits filed against them for agricultural activities.

Agricultural Security Areas

Agriculture security areas are legislation permits that allow landowners to enroll 500 acres of contiguous farmland in the unincorporated part of the county for 10 years, protecting the land from non-farm development.

1.3.3 Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas.

Tools to assist farmers in reducing tax burdens and preserving land for farming should be pursued in order to support agricultural land uses and activities.

1.3.4 Utilize conservation easements to preserve farmland. Conservation easements can provide economic benefits for owners that can assist in long-term agricultural land preservation. County agency resources and greater coordination should be leveraged to assist in encouraging greater use of farmland and open space conservation easements. The County can partner with Land Trusts such as the Cardinal Land Trust (see Action 1.5.3). State resources, such as those available through the Clean Ohio Fund, should similarly be pursued as should use of community land trusts.

Conservation Easements

A conservation easement is an easement that is intended to protect, preserve, and conserve a natural feature. Conservation easements prohibit the construction of any buildings or structures within the easement and the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required.

Photo by Steve Ziegelmeier



1.4 Manage growth to minimize impact on ecologically sensitive lands.

- 1.4.1 Limit new development in source water protection areas through improved review and approval processes.** This could be achieved through zoning and subdivision regulations. While the County has many conservation easements, a more proactive and coordinated strategy could encourage conservation easements in beneficial locations.
- 1.4.2 Create awareness and appreciation for local ecological resources through signage and demarcation using fences and vegetation.** The County should introduce dedicated branding and signage, and requirements for well-designed physical screening elements on private property to help grow the community's knowledge of and pride in local ecological assets and foster community desire to protect such resources.

1.5 Manage new development to ensure fiscally responsible and community desired growth.

- 1.5.1 Develop an economic development plan that identifies when and where tax incentives and other economic development tools are best used.** The County can attract medium to large employers to the Interstate Interchange Enhancement or the Municipal Growth areas identified in this plan through the provision of economic development tools, and flexibility in land development standards and guidelines in these areas. Through an update to the County's Comprehensive Economic Development Strategy (See Action 2.3.3), the County could, utilizing updated trends and understanding of employer needs, identify where incentives can help partners in the County work to make it an attractive location for prospective employers. This could elevate the local economy and also create opportunities to attract and retain residents.

1.5.2 Prioritize new development that aligns with the Comprehensive Plan vision and character area development guidelines.

Approval of new development in the County should be informed by the Character Area guidelines provided in the plan to ensure that proposed uses are desired and bring value to the community. Uses that do not comply with the identified character area should be discouraged.

1.5.3 Encourage and support community land trusts and similar community led initiatives.

Community land trusts can help to aggregate land for conservation and should continue to be utilized throughout the County.

1.6 Focus future development in targeted areas.

1.6.1 Encourage infill development in existing developed areas. The County should promote and support infill opportunities within the City, villages and hamlets to minimize the potential for sprawl, protect rural lands from over development and create dense and thriving areas within the County.

1.6.2 Focus new growth into the Interstate Interchange Enhancement and the Municipal Growth areas. New development should be directed to areas identified for growth in the Comprehensive Plan, as they are well equipped to support development through the provision of infrastructure. Clinton County's population growth is anticipated to be slow and in general this plan prioritizes infill and redevelopment of already developed areas. Growth in the Interstate Interchange Enhancement and Municipal Growth areas may also be appropriate and would align with the desired community vision and best serve the County and its residents.

Cardinal Land Conservancy

The Cardinal Land Conservancy is a regional land trust that works in seven southwest Ohio counties to preserve land with natural, recreational, scenic, historic or agricultural value. By working closely with landowners who wish to preserve their lands, Cardinal provides a mechanism for preservation of rural areas. Other conservation options offered include Land Donation, and Bargain/Conservation Sale of Land.

1.6.3 Guide new commercial and industrial activity toward areas where public sewer and water facilities can be efficiently provided.

Commercial and industrial development typically spur new accessory residential and other such uses adjacent to their location. New commercial and industrial activity should be encouraged in areas within the City or villages or in the western part of the County that are provided by sewer and water amenities, to best support and serve the proposed and associated development.

1.7 Minimize residential sprawl.

1.7.1 Encourage subdivisions in areas with existing sewer and water infrastructure.

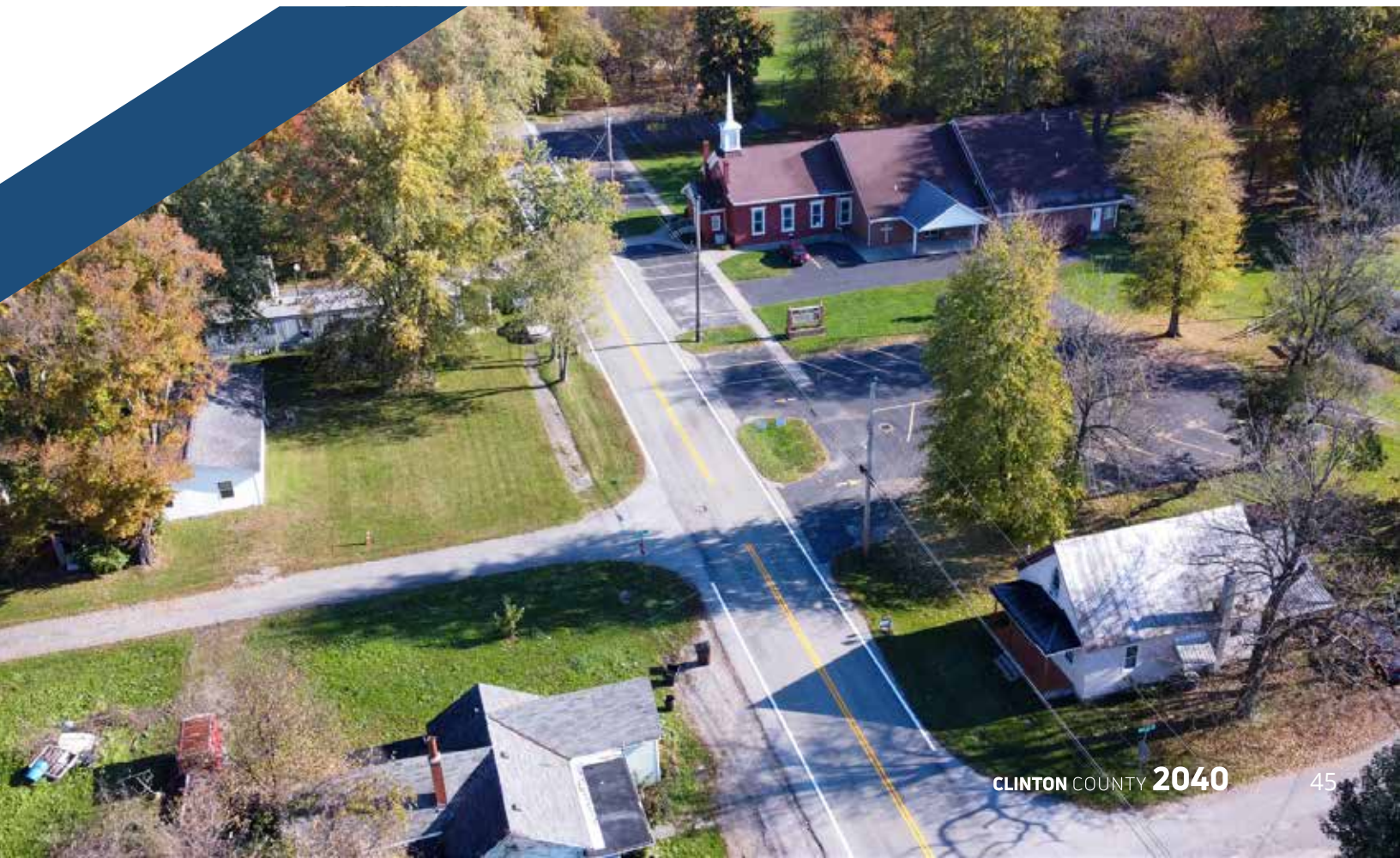
Updating zoning codes to allow for smaller lot sizes and more flexible development standards in rural areas with access to sewer and source water systems can ensure that existing infrastructure is utilized to full potential and diminishes the need for new infrastructure systems. This is ideal in rural lands directly adjacent to the City or incorporated villages and in the western part of the County.

1.7.2 Guide new housing development into incorporated lands and identified hamlets.

Mixed-use zoning, which can blend residential, commercial, cultural, institutional and/or entertainment uses into one area, can create vibrant environments with a high degree of social interaction. By incorporating mixed-use zoning within the existing township zoning structure, the County can promote more walkable, less infrastructure-burdened and automobile-dependent districts that support local businesses. This may also include zoning that encourages commercial uses on ground floors and residential above in certain locations. This would start with a review of existing zoning.

1.8 Promote environmental conservation and resource-conscious growth.

- 1.8.1 Take inventory of and create regulatory measures in the zoning code to protect local resources such as farmlands, source water, hillsides, open spaces and parks, and endemic vegetation.** Updating zoning codes to allow for smaller lot sizes and more flexible development standards in rural areas with access to sewer and source water systems can ensure that existing infrastructure is utilized to full potential and diminishes the need for new infrastructure systems. This is ideal in rural lands directly adjacent to the City or incorporated villages and in the western part of the County.



1.9 Encourage collaborative land use planning between county and City regulatory bodies.

- 1.9.1 Share land use data collected for the Comprehensive Plan with City and village governments.** A shared data bank of the County's updated land use and other collected data can be established with local municipalities to eliminate discrepancies in efforts that drive local land use or use-based improvement programs. Encouraging local governments to use and contribute to the shared data bank can result in a rich resource for all local communities.



- 1.9.2 Coordinate plans and approvals for new development in the County with municipal land use plans.** Encouraging additional review of new development in the County can ensure that the proposed growth aligns with both local and County planning land use visions to avoid conflicting interests that disrupts the community's desired vision for the area.
- 1.9.3 Consider local land use plans for Capital Improvement Projects and other infrastructure development.** Land use plans and policies of both the County and local bodies should inform infrastructure planning (such as street reconstruction, traffic signal installation and water main replacement) to ensure that the proposed improvements would adequately support all projected demand and is an optimal use of public resources.
- 1.9.4 Encourage municipal bodies to update land use plans and policy to complement and draw upon the Clinton County Comprehensive plan.** The County's comprehensive plan can be used as a guiding document to inform land use plans within municipalities. This ensures that new development throughout the County remains synergetic and complementary to the overarching vision desired by the community.

1.10 Create synergetic comprehensive and zoning plans for the various local municipalities.

- 1.10.1 Educate communities about comprehensive plans.** The County can encourage and provide opportunities for various local groups such as business owners, homeowner associations, school groups, etc. to meet, learn about and invest in the Comprehensive Plan and its guiding vision.
- 1.10.2 Provide technical support and funding assistance to help municipalities update comprehensive plans and zoning codes.** County staff can organize training programs and knowledge sharing events with local municipalities to get updated on contemporary comprehensive planning and zoning codes. Financial support, along with access to technical experts in the County, can also be offered to municipality staff to create or update their planning processes.

1.11 Address and mitigate impacts of large-scale rural solar farms.

- 1.11.1 Regularly monitor and align with state-wide official policy regarding utility-scale solar facilities.** Rural solar farms are a national phenomenon. The County should remain updated on national and state-wide policy that influences local regulatory control over utility-scale solar development. Local guidelines should be revised periodically to align with regulation to best protect the agricultural interests of the community.
- 1.11.2 Mandate detailed impact studies and lifecycle plans for proposed solar developments.** The County should create regulatory measures that, within legal bounds, require a thorough assessment of immediate and long-term impacts of new large-scale solar installations as well as a plan for mitigation of such impacts before development approval.
- 1.11.3 Uphold all solar facilities in the County to development guidelines outlined in the Comprehensive Plan.** County regulatory processes should ensure that newly developed solar facilities align completely with the development guidelines provided in the plan. (See below.) All measures that protect the adjacent uses and provide visual screening from thoroughfares should be upheld.



Utility-Scale Solar Facilities

Solar power is one of the fastest growing energy sources, and it is expected to continue to grow in the future, especially large utility-scale solar facilities. A utility-scale solar facility (USSF) is one which generates solar power and feeds it into the electric grid, supplying a utility with energy. While this is good news from an energy policy perspective, these facilities consume hundreds and even thousands of acres at a time, making them major land uses.

It is not clear what land use control Clinton County will have over solar facilities. At the time when this plan was created, USSFs were regulated by the Ohio Power Siting Board (OPSB) and are considered public utilities exempt from local zoning controls. However, the legislature had given counties the authority outside of zoning powers to identify suitable locations for USSFs, if any within their county. The County will continue to monitor and explore its regulatory options through the legislative process, or through participation and commenting through the OPBS permitting process. In the meantime, solar facility companies desiring to locate in Clinton County are encouraged to coordinate and cooperate with the County to mitigate potential negative land use impacts. The following are development policies that the County desires to be applied to solar companies:

1. USSFs should conduct impact analyses to address the loss of valuable farmland, the net direct and indirect impact on employment (including that related to the agricultural industry), and the following policies.
2. USSFs should be screened from ground-level view of adjacent properties with landscape berms or vegetation, especially residential uses that are not part of farms.
3. USSFs should provide adequate measures for weed control, erosion, sediment, drainage, and stormwater control.
4. USSFs' building, structures, and improvements should be setback at least 100 feet from property lines.
5. Building heights should be of similar heights to building on surrounding properties.
6. Lighting, glare or noise should not constitute a nuisance to adjacent properties.
7. A traffic control plan should be submitted to the county for review, including the need for road use agreements to address potential degradation of road conditions.
8. The site should be kept in a clean and well-maintained state.
9. A decommissioning plan that includes removal of all solar electrical systems, buildings, cabling, electrical components and other physical improvements should be provided to the County.

" Ideally, the Clinton County of the future would have a balance. It would retain its agricultural/ rural history but would also be a place with job opportunities.

workshop participant



2. Economic Prosperity

Promotion of economic stability and vitality

Chapter Organization

- Existing conditions and trends
- Objectives and Actions



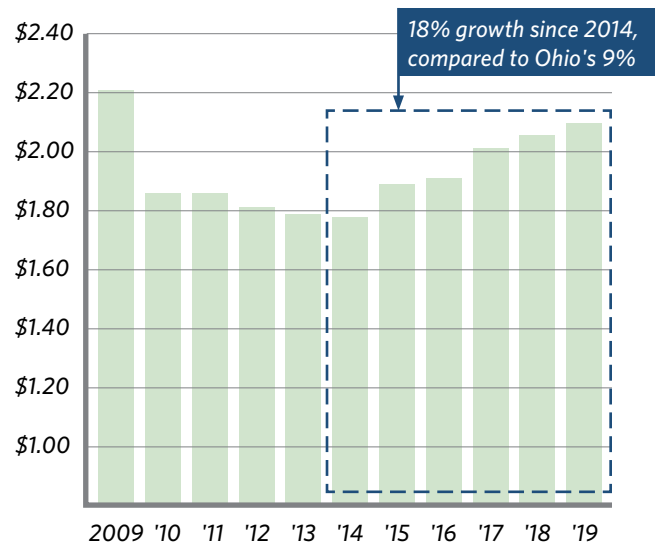
This section outlines existing conditions and trends, and presents recommendations, to advance the goal of promotion of economic stability and vitality. The Clinton County Comprehensive Economic Development Strategy (CEDS) completed in 2009 looked to the future and acknowledged the need to diversify the local economy and focus efforts to maintain existing infrastructure and set the stage for future growth. Building off of this work, continued economic momentum will require a combined focus on overall economic conditions, employment and quality of life factors. Of particular importance is the relationship between housing, amenities, schools and services that will draw people to want to live, work and spend time in the County and economic vitality.

Economic Resilience

The County has demonstrated significant economic resilience through challenging times. It is home to more than 18,000 full- and part-time jobs, contained within over 800 businesses, non-profits and government agencies. The local economy has not fully recovered, but it has largely rebounded following the loss of nearly 10,000 jobs by a major employer (DHL) in 2009. Local stakeholders have joined together to focus on economic development more collaboratively, as evidenced by the Economic Development round table, and collaborations such as the Business Advisory Council.

As of 2019, the County reached a gross county product of \$2.1 billion, recovering from significant losses incurred over a decade ago. Since a low point in 2014, the economy has grown on an inflation adjusted basis by \$320 million or 18 percent, double the rate of growth seen statewide during the same period. Clinton County has shown strong economic performance over the last five years and has also undergone a near full recovery from COVID, in large part due to the County's increased job mix over the last decade.

Gross County Product

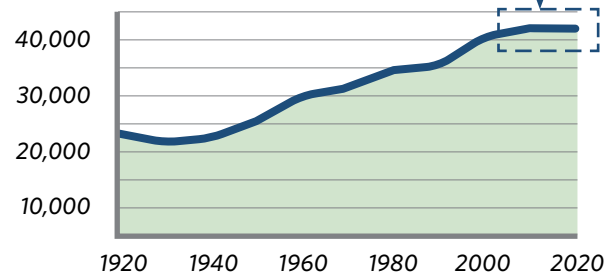


Source: Bureau of Economic Analysis (BEA) County GDP

Existing Conditions and Trends

Stagnant Population. Similar to Ohio, Clinton County and the City of Wilmington have had a relatively stagnant population over the past two decades and the population is aging. If trends continue, the County will have relatively fewer wage earners in the future and likely a higher demand for services for older adults. This has implications for the overall income composition in the County and demand for services as described below.

Population Change

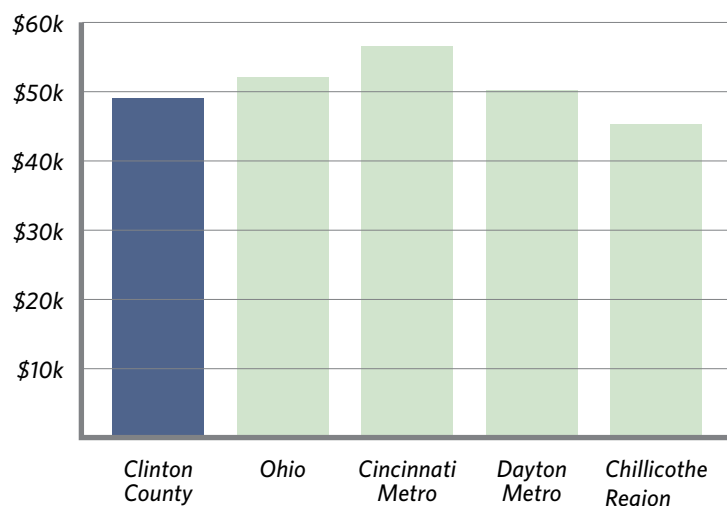


Source: 2020 Census

Lagging Income. As a rural economy, Clinton County has a median household income that is 6 percent lower than the state average; however, wages when adjusted for inflation have been growing at a much faster rate of 30 percent (versus 14 percent for Ohio). This recent positive trend is important, given the fact that wages were relatively flat from 2010 through 2018. In addition, on average, those who live outside of Clinton County but work in the County have higher wages than those who live in Clinton County but work outside of the County. The County has an opportunity to attract new residents due to these relatively high wages if the right conditions are met.

While the increase and relatively high wages are significant, continued wage growth will also be important for the County, in part, because of the way the composition of personal income is changing. Total income for the County includes a growing proportion of retirement funds (up from 16 percent to 20 percent since 2009). The growing shift toward retirement income means that additional government services and amenities for an aging population will be needed in the future and the tax base to pay for such services will continue to decline.

Annual Wage Comparison

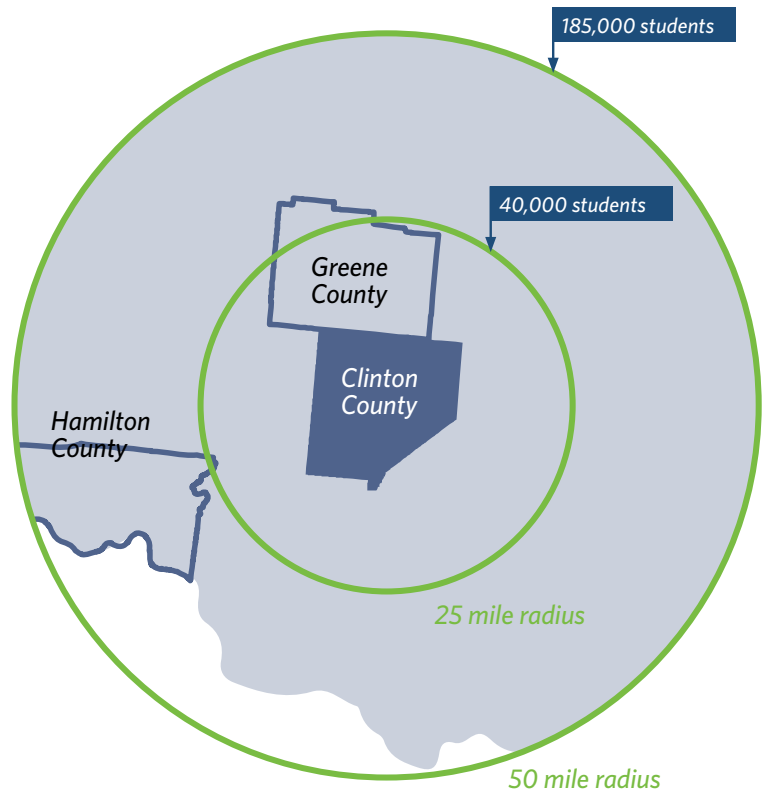


Source: Bureau of Labor Statistics (BLS) OCEW data

Maturing Workforce. Clinton County is home to over 18,784 payroll jobs. Self employment may add approximately 4,800 additional jobs, of which nearly one-fifth are tied to agriculture. Jobs within the County are primarily private sector (87 percent), and total employment has grown at a rate of 17 percent since 2010. At the same time, the workforce has significantly lower educational attainment and median household income relative to State averages, and there may be opportunities for attraction of new residents and retention of educated and skilled residents to elevate these levels of education and income. Additionally, with over one-quarter of the workforce over the age of 55 and nearing retirement age, future efforts should be made to attract and retain a younger pool of workers to the area. (Sources: Jobs EQ, 2021Q2; Ninigret Partners calculations based on BLS.gov QCEW Series(1) Bureau of Economic Analysis Full and Part-time employment estimates)

Opportunity to Attract Higher Educated Residents. Located between major metropolitan areas, Clinton County has significant opportunities for attracting educated workers and residents. In Ohio, 28 percent of the workforce has a Bachelor's degree or higher, compared to 19 percent of the County's population. In addition to Wilmington College, the County boasts access to nine colleges and universities within a 25-mile radius, providing a significant pool of nearly 40,000 students from which to draw workers and future residents. Within 50 miles, that knowledge pool expands to over 185,000 students, placing the County in a desirable position to grow its educated workforce. (See Available Student Pool figure.) Clinton County has the potential to attract college-educated residents who are looking for a rural environment and small-town lifestyle in proximity to urban areas.

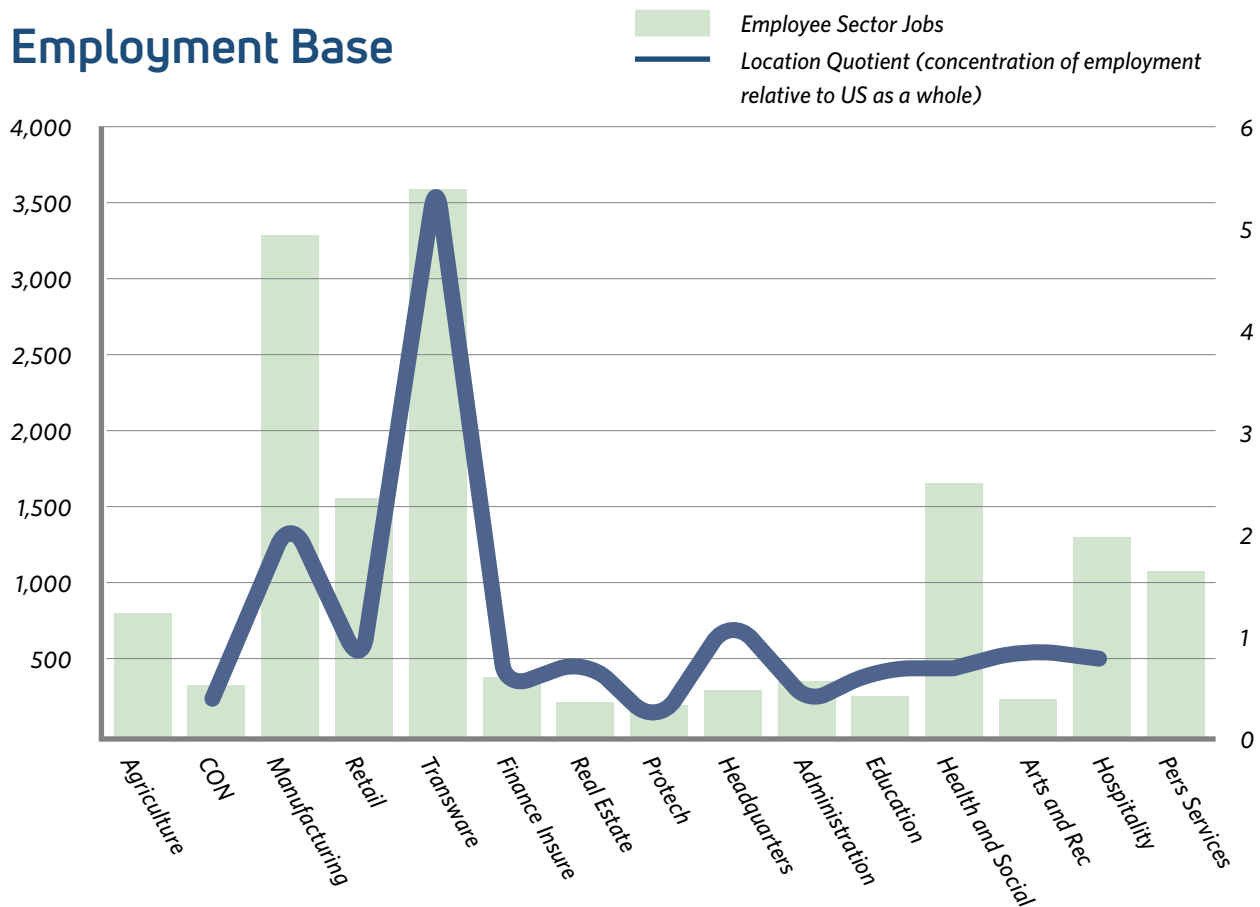
Available Student Pool



Source: Ninigret Partners calculations based on BLS.gov QCEW Series(1) Bureau of Economic Analysis Full and Part-time employment estimates

Business Growth and Critical Industries. With over 800 business establishments, the County has seen a slight increase in new companies over the last decade. (Source: Source: BLS.gov QCEW Series) Making up 46 percent of all jobs in the County, manufacturing and transportation/warehousing are the critical industries (with two and five times, respectively, the number of jobs in these areas compared to the nation). With the exception of Headquarters, the county is underrepresented in every other sector. (See Employment Base graph.)

Need for Economic Diversification. The Wilmington Air Park serves as a key piece of infrastructure within the County that can be used to focus economic activity; however, past job losses in the area have highlighted the need to continue a focus on economic diversity in and beyond the Air Park, such as in healthcare and social services. In addition, support for small businesses and start-ups have been identified by County leaders and community members as a priority. Wilmington's Downtown is one key place to focus support and infrastructure for these new opportunities.



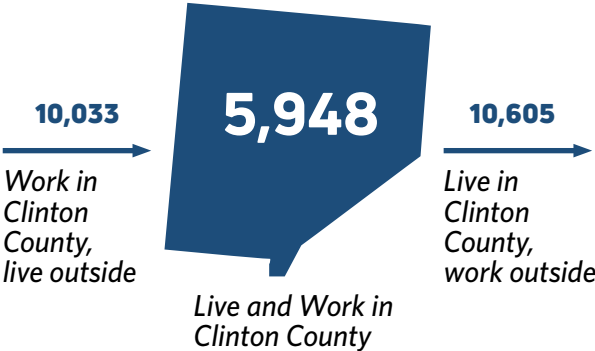
Source: BLS.gov QCEW Series – Note Personal Services is 2018 data because of data suppression issues of 2019 data

Commuting Economy. Clinton County has high wage jobs relative to the region. However, the commuting data indicates that a significant portion of workers are not living in the County. (See Commuting Patterns figure.) This could be because of concerns about school quality, community amenities or housing, as well as dual professional careers within households requiring proximity to locations with more career options.

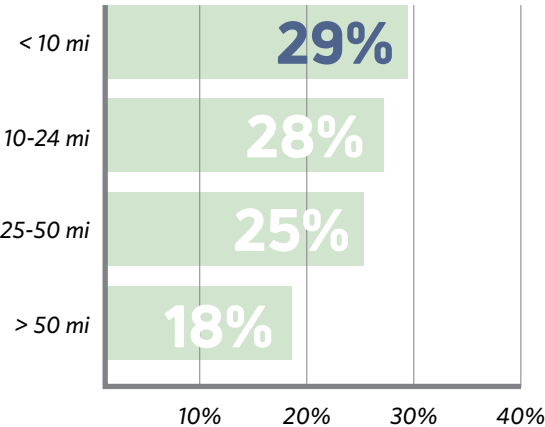
These patterns have important economic implications for the County. First, a lot of purchasing power is leaving, which impacts the amount and quality of services available, including retail and restaurants. Second, highly skilled occupations in the County are subject to competition for talent from jobs closer to these worker residences. That means these jobs in Clinton County, which overlap with metro opportunities, are always under talent pressure. On the flip side, it means that Clinton County is an important source of affordable workforce housing for the surrounding region and increased investments in such housing will continue to build upon opportunities for regional workforce to live in the County.

Consideration should be given to amenities (recreation, restaurants, entertainment, retail, etc.), quality schools, broadband connectivity and housing options that can encourage commuters from other areas to live in Clinton County, enabling the retention of more wealth in the County. More effort should be made to understand why people are travelling so far and ideas should be explored to attract more people that will both live and work in the County. (See Outgoing Commutes and Incoming Commutes graphs).

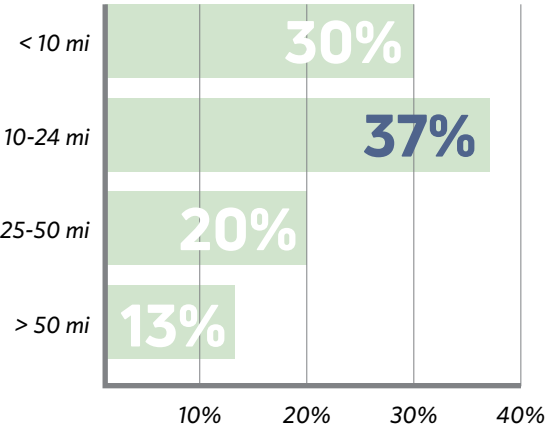
Commuting Patterns



Outgoing Commutes



Incoming Commutes



Sources: Ninigret Partners analysis of US Census Bureau, OnTheMap data

Insufficient Quality, Affordable Childcare.

According to many community residents who participated in the planning process, Clinton County lacks quality, affordable childcare options to support working parents. While countywide data is limited on this topic, this aligns with statewide data regarding needs. According to the Ohio Policy Center's 2018 report, Assessing Ohio's Child Care System, families in Ohio can only initially qualify for publicly funded child care if they earn less than 130 percent of the official poverty line, which means that a mother of two who earns \$27,015 earns too much to become eligible. Coupled with a lack of facilities, and increased challenges due to the COVID-19 pandemic, these challenges burden families and undermine efforts to strengthen the workforce.

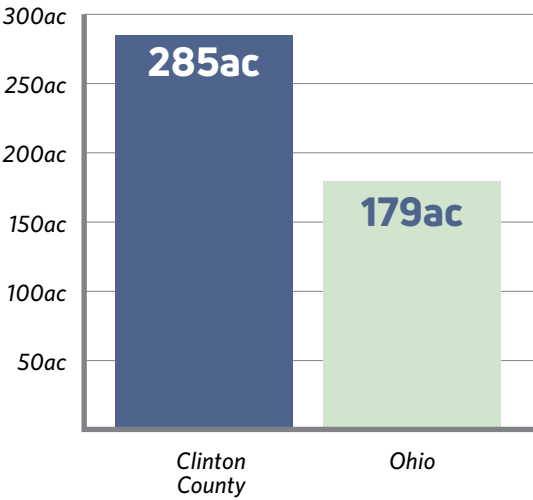
Broadband Access a Critical Need.

The County has increasing demands for remote education, remote work, telehealth and improving community connectivity through virtual engagement. Improved broadband connectivity will be essential for telecommuting, attraction of residents and businesses and activities that support a vital local economy. The County, through its Broadband Study and other efforts, has made significant effort to address gaps in highspeed internet connectivity in the County. However, more work is needed for the County to fully address the need. (Details are provided in Section 4 of this plan, Infrastructure Connectivity.)

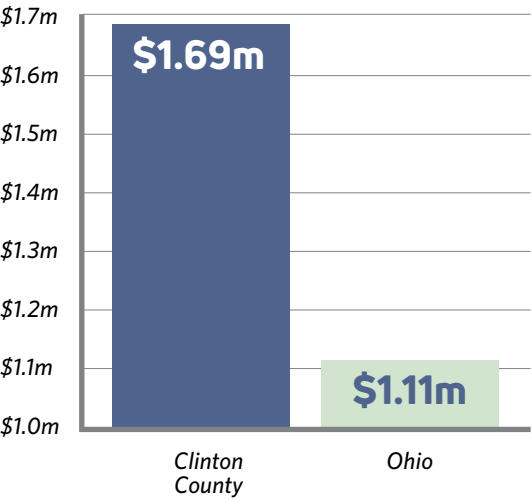


Agricultural Changes. Like many areas in Ohio, Clinton County is working to protect its agricultural base, while allowing for appropriate new development in desirable locations. As described in Section 1 of this plan, the County boasts prime agricultural areas in the east and southeast portions of the County. Area farms are relatively large operations that are on average 106 acres larger than the state average. The market value of farmland, buildings and equipment per farm in Clinton County is also significantly higher than in Ohio \$1,697,120, compared to \$1,112,700 in the State. (See Average Farm Size and Agricultural Yields graphs) With Ohio’s farming population aging and nearing retirement, pressure will increase for farms to consolidate or sell off for development. If the County seeks to support existing farms a combination of actions will be needed as a collaboration between partners in the County.

Average Farm Size



Farm Market Value



Source: US Census of Agriculture

Photo by Steve Ziegelmeier



Objectives and Actions

The following projects, policies, and programs support the goal for Economic Prosperity: Promotion of economic stability and vitality.

2.1 Capitalize on Economic Development Opportunities.

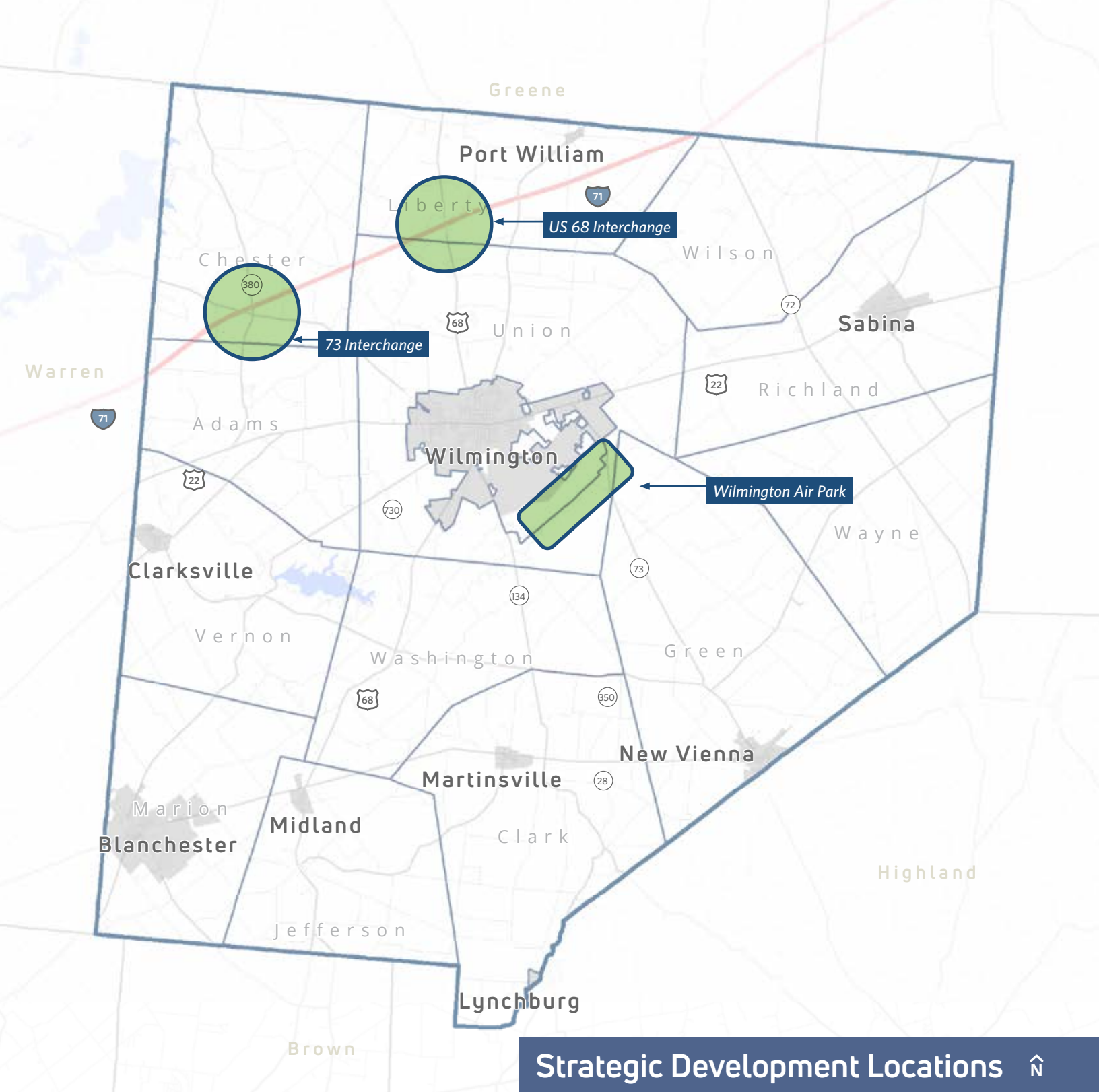
- 2.1.1 Update the local Comprehensive Economic Development Strategy (CEDS) document as part of a holistic approach to economic development.** The County's CEDS document outlines a regional approach for economic development. An update will assist the County in guiding economic prosperity by taking into account more recent trends and challenges and highlighting potential opportunities. Within this document there should be a specific focus on the future of the villages and a strategy for their economic health.
- 2.1.2 Create Area Plans for the Air Park area, key transportation corridors and highway interchanges.** The County has several key locations that can serve as development nodes for employment uses, goods distribution, and/or new housing. Determining the right balance between those competing uses and different market dynamics will be vital to encouraging/promoting future developments for the County. The County should create Area Plans including capital improvement funding for these areas.
- 2.1.3 Work with the County's municipalities to improve their downtowns, main streets and commercial corridors.** The County should support the continued development of the City and villages through helping to secure technical support, particularly around establishing development districts. These could include Tax Increment Financing (TIF), linking capital spending programs on infrastructure such as road and sewer projects with streetscape improvements, and grant writing, building bicycle and equestrian trail connections, among others. These communities offer an important living option and are an important part of the County's lifestyle and amenity portfolio.

2.2 Encourage a diverse mix of jobs in the County.

- 2.2.1 Conduct targeted recruitment.** The County's prior experience with overexposure to a single employer and industry sector is an important reminder to maintain an active focus of providing a diverse employer and industry job base. The County has several growing sectors that may anchor the potential for future recruitment. The County should also focus on sectors that provide the opportunity for jobs that have potential for longevity and resiliency, as this has been a focus of the Ohio Economic Development Association.
- 2.2.2 Conduct small businesses support and entrepreneurship initiatives.** Targeted redevelopment in the City and villages can promote small business development. As a parallel activity, promoting entrepreneurship with the appropriate support systems and economic infrastructure (facilities, broadband, etc.) can provide the next generation of businesses and enterprises the support they need to be successful. Programs specifically assisting women and minority-owned businesses could be helpful in advancing entrepreneurial activities of these demographic groups.

Loss of DHL

Once home to German shipping company DHL Express, Clinton County lost its economic base and nearly 10,000 jobs when DHL closed its main US Shipping Hub at the Wilmington Air Park in 2009. Since then, the County has prioritized efforts to support workforce development and to diversify its economy. The recommendations in this chapter support this effort and to learn from past lessons and incorporate these lessons in future economic development strategies.



Strategic Development Locations



2.3 Work to reduce the amount of in-commuting to the County.

2.3.1 Implement Actions related to housing, quality of place, and other similar actions described in this plan. Clinton County has a substantial amount of in-commuting. A substantial portion of its workforce needs are met by workers living in surrounding counties. Conversely, employment needs of a large percentage of its residents are met by traveling out of the County for jobs that on average are paying less than jobs close to home. This has key implications for the fiscal health of the County in terms of lost taxes and consumer spending. Addressing these issues will not be achieved through implementing any one program, policy or project. Rather, it will require a concerted effort on housing options and price points, quality of place, job training, broadband for telecommuting, quality public education, among other things.



2.4 Support a Strong Workforce.

- 2.4.1 Continue the efforts of the Business Advisory Council.** The Business Advisory Council has worked to coordinate efforts focused on workforce development, including the County Workforce Roundtable, which was initiated in June 2021. The Roundtable is spearheaded by the Clinton County Port Authority, OhioMeansJobs, Southern Ohio Educational Service Center and the Wilmington-Clinton County Chamber of Commerce. Participants also include educational and job training institutions, employers and others. Priorities are still under development and, as specific action items are identified, they should be pursued as part of a holistic approach to strengthening the County's workforce.
- 2.4.2 Develop a strategy to address childcare needs.** Childcare is an essential service to support families with working parents. Many participants in the planning process expressed a need for more childcare options that serve the needs of the entire County. A coalition of entities, including but not limited to members of the Clinton County Workforce Roundtable, should collaborate to develop a strategy to increase options for quality, affordable childcare.

2.5 Support agricultural businesses.

- 2.5.1 Promote farmland preservation policies as described in Objective 1.3.** The policies outlined in Objective 1.3 will not only help to sustain in large measure the desired rural character of the County but will keep agricultural land available for continued farming operations, supporting the industry and ancillary economic activities.

Countywide Economic Development Organizations

Clinton County Port Authority

Established in 2004 by the Clinton County Commissioners, the Port Authority oversees job creation and economic development in the County. In 2010, the Port Authority took ownership of the Wilmington Air Park and now manages over 1,900 acres surrounding the airport.

OhioMeansJobs

OhioMeansJobs.com is Ohio's free, online career counseling center that connects businesses with those seeking employment.

Southern Ohio Educational Service Center

The SOESC is recognized by the Ohio Department of Education as 1 of 16 regional fiscal agents that support school districts with professional development, technology, support, planning, and administrative services. The SOESC serves four counties, 24,500 students and 2,400 teachers in the region.

Wilmington-Clinton County Chamber of Commerce

For more than 60 years, the Wilmington-Clinton County Chamber of Commerce has served the County's business community through collaboration, service, and engagement with member organizations.

2.5.2 Limit encroachment of non-agricultural development on existing farmland.

Development should be directed to appropriate character areas as per the Future Character Area Plan and supported through zoning and other regulatory updates. This will assist in minimizing land use conflicts between agricultural and other uses.

2.5.3 Support targeted non-traditional agricultural operations.

County leaders involved with economic development activities should work closely with farmers to identify and capitalize on opportunities to advance new farming practices. This may include new methods, practices or use of technologies that will help to support revenue generation from existing farmland. Special attention will need to be paid to balancing these operations with objectives pertaining to sustaining the rural character of the County and promoting a healthier environment.

Agritourism

The term "agritourism" refers to the crossroads of tourism and agriculture, where any form of commercial enterprise linked to agricultural production and/or processing aims to attract tourists. This could include agritourism activities on a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating visitors and generating income for the general operation. Agritourism is an increasingly popular, and economically viable, opportunity in rural counties with abundant agricultural resources and close proximity to major metropolitan areas.

Photo by John Copper



2.5.4 Create a centralized farm product market.

Members of the agricultural community who sell specialty items to the public would find efficiencies in a centralized, permanent location to do so. This would help to support their sales and the financial viability of farming activities more broadly. A plan should be developed for financing, location and operations and can build upon existing initiatives such as the Clinton County Farmers Market.

2.5.5 Initiate marketing partnerships. Some smaller-scale farmers that sell specialty products directly to the public struggle to maintain and keep updated web-based and other marketing platforms. A partnership with Wilmington College, other regional universities and/or other sources of marketing assistance that is centrally coordinated could assist them in promoting and selling their goods.

2.5.6 Investigate opportunities for agritourism and develop/promote/support existing agritourism businesses and initiatives. Given the County's location between several major metropolitan areas, there may be an opportunity to develop an agritourism industry in the County.

BrightFarms

BrightFarms is a regional lettuce-grower and supermarket-salad provider, with a farm located in Wilmington. The 120,000 square-foot greenhouse produces one million pounds of produce each year, which feeds families throughout Ohio, northern Kentucky, and western Pennsylvania. The Wilmington BrightFarms greenhouse operates on 100 percent renewable wind power and utilizes hydroponic techniques, which grow seeds in water instead of soil.

“ With our centralized location,
we can take advantage of the
resources offered through our
larger Ohio cities and counties.

workshop participant



3. Infrastructure Connectivity

Strategic investment in transportation and utilities

Chapter Organization

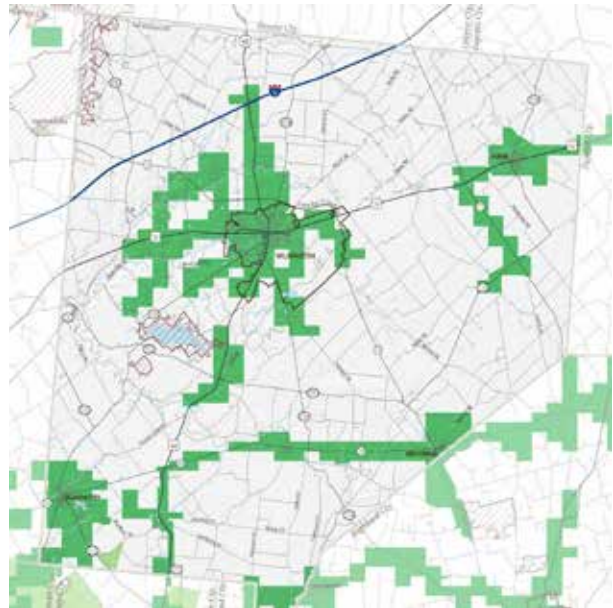
- Existing conditions and trends
- Objectives and Actions



This section outlines existing conditions and trends, and presents recommendations to advance the goal of promotion of strategic investment in transportation and utilities. The County's critical infrastructure includes roads, utilities (water, sewer, gas and electric) and broadband. Maintaining this infrastructure is important to retain and attract residents and business, and to support economic growth. Planning for infrastructure requires coordinating with land use decisions. Infrastructure investments in key locations can help to encourage development in and conversely new development must be supported by appropriate infrastructure. The County should be focused on making sound fiscal decisions relative to new infrastructure that will provide the greatest benefit and improve livability.

Existing Conditions and Trends

Enhancing Broadband. With a decline in traditional retail and the rise of importance in remote healthcare, education and employment, coupled with residents' growing expectations for high-speed internet, the availability of broadband as a basic infrastructure need for everyday life has increased dramatically over the last decade. Many areas of Clinton County are currently lacking sufficient broadband capability for both general coverage and/or speed. According to the 2020 Broadband in Clinton County Study, at least one-quarter of homes within Clinton County lack basic broadband access. Impacts from COVID-19 over the last two years have significantly increased at-home work and schooling. Improving internet speed and access is consistently a top priority of residents, business owners and others in the County.



Only 66.15% of households, as depicted in dark green, have high internet speeds of 50 to 100 mbs, which is a speed needed to support many educational and businesses. Source: Broadband in Clinton County Study (2020).

Broadband Needs

There are many reasons why broadband is essential to the County, including those below.

Education

In Clinton County, and throughout the Country during the COVID-19 pandemic, remote education made reliable broadband at home essential for students and teachers. Some forms of remote learning are anticipated to continue into the future an the internet is increasingly used for educational purposes. For this reason, both within homes and schools, broadband continues to be a vital component in ensuring a child's educational success.

Economic Development

The opportunity for remote work is increasing among many sectors and is made possible by access to reliable broadband. Employers also increasingly need access to strong, reliable broadband to fulfill their daily tasks, especially with expanding industry trends in automation and digital technologies to facilitate business growth.

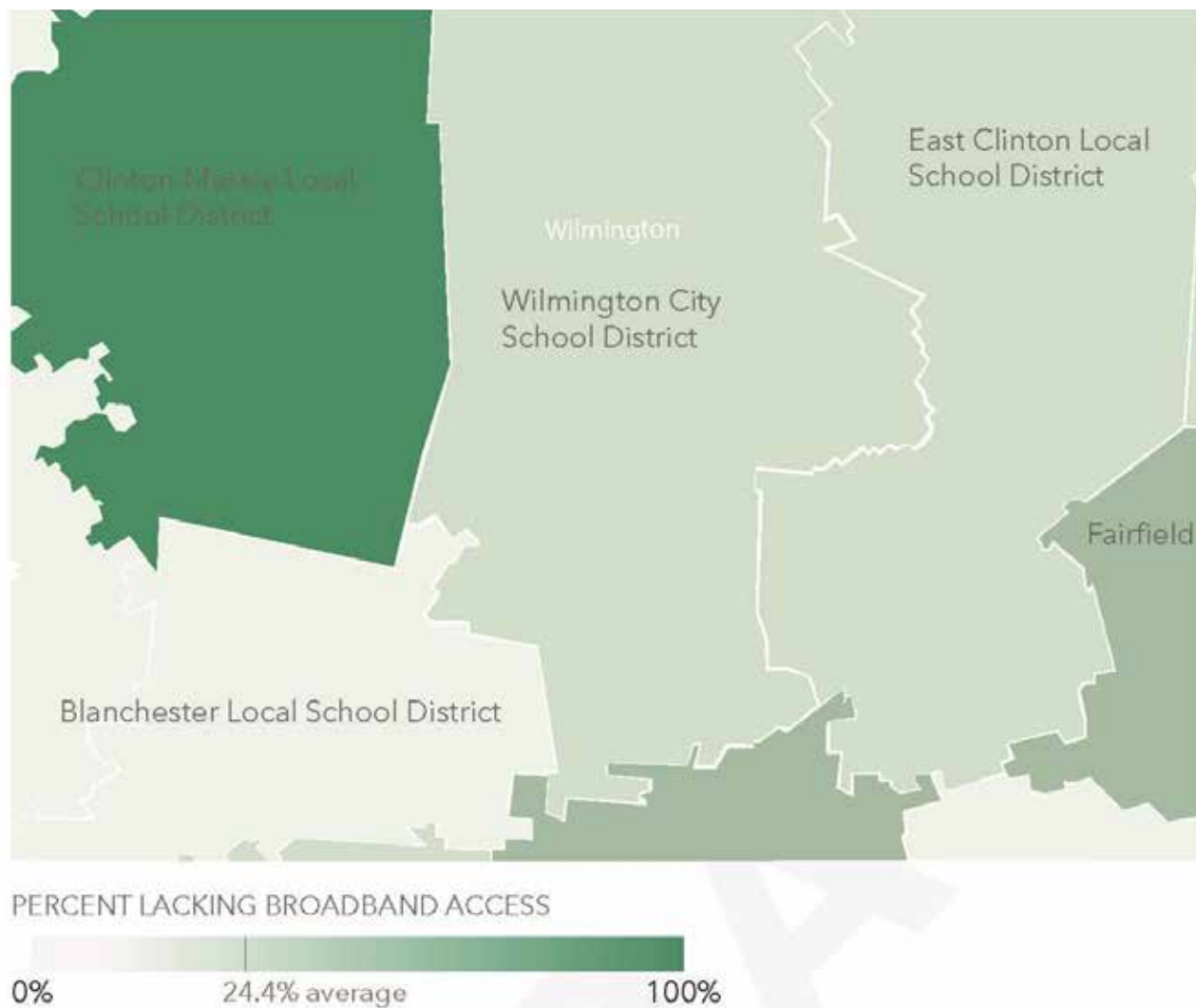
Agriculture

As a rural county, broadband is transforming agriculture and has become increasingly important for daily operations such as general communication, advertising, ordering and equipment software. With at least 150 farms (20 percent) lacking connectivity, a significant proportion of the County's agricultural sector has an economic disadvantage. Public input throughout the planning process highlighted the need for broadband in all sectors of the local economy, and efforts should be made to move forward with strategies to make the County's agriculture, businesses, homes and schools competitive in today's environment.

Quality of Life

Access to reliable broadband should be a priority, improving community members' standard of living. Having access to online meeting tools, including for the use of tele-health medical appointments and family gatherings, strengthens connections, improves long-term health outcomes, and serves as a life-line for potentially isolated community members like older adults and persons with disabilities. Broadband is a gateway for home entertainment, an accessible way to gain new information, and a medium for connecting with friends and/or support networks, all of which enhances the quality of life and connectivity of community members' lives.

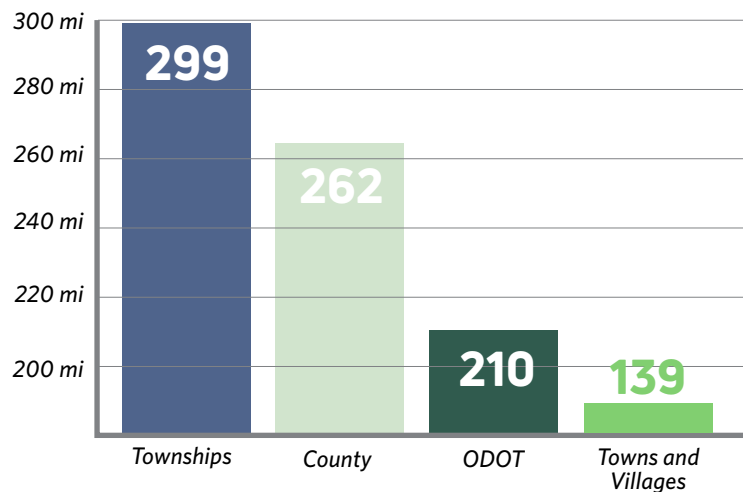
Discrepancies in Broadband Across School Districts



There are discrepancies in broadband access across the County's school districts. Source: Broadband in Clinton County Study (2020).

Importance of Roads. Quality roads and access are important to quality of life and economic success of the County. The County includes over 910 miles of roadways that range from township-maintained roads to Interstate 71, which cuts across the northwest corner of the County. The County also maintains 295 bridges. The ability to maintain roads within the County will remain important for residents, businesses, and potential future investors.

Roads in the County



Source: Clinton County Engineer, 2022

Maintaining the Miles. During 2022, the Ohio Department of Transportation (ODOT) planned projects within the County that include rehabilitating bridges along 1-71, upgrading signalization at various locations and completing urban paving on US Route 22/3 Rombach Avenue within the City of Wilmington. The County Engineer has scheduled various bridge replacement and rehabilitation projects and will complete several miles of resurfacing throughout the County. At both the State and County levels, the resurfacing projects over the next five years will focus on the upkeep of existing roads, bridges and related infrastructure. No major projects are under consideration to expand roadway capacity.

Improving Safety. The Clinton County Engineer has many Safety Projects that have been completed and scheduled for the next five years. In 2022, segments of Antioch Road and Clarksville road will be reconstructed to improve sight distance and horizontal and vertical curves. Seven more safety projects are scheduled from 2023 to 2027 that also will improve segments of road on Center Road, Antioch Road, Farmers Road and Nelson Ave. Other safety projects scheduled through 2027 include guardrail upgrades, Pavement Markings and Raised Pavement Markers. Clinton County is also participating in the development of a Local Road Safety Plan (LRSP) that will study accident history and involve stakeholders to recommend solutions that include everything from site improvements to education.

Planning for Development Potential in Key Locations. Along the Interstate 71 corridor, interchanges at State Route 73 and US Route 68 provide the opportunity for development if adequate public sanitary services are provided. (See Strategic Development Locations map in Section 2 of this plan). These interchanges serve as major entry points into the community and are often a visitor's first impression of Clinton County. Infrastructure alone, however, will not guarantee quality development that will enhance the community and draw investors and businesses. Gateway areas should provide enhanced entry features such as identification signs, lighting, wayfinding signage and landscaping.

This plan also identifies municipal growth areas that may be appropriate for new development if infrastructure can support it. (See future character area map in Section 1). These areas, which are adjacent to municipalities, provide the best options for future residential growth that can minimize new infrastructure investment. This, in turn, will minimize new development in rural areas that are served primarily by private well and septic systems. Fewer new residences in rural areas will not only support the land use goals of this plan to minimize sprawl, but will help reduce environmental problems that can result from individual well and septic systems that may fail over time.



Complete Streets

Complete Streets are streets designed and operated for the benefit of all users, including pedestrians, bicyclists, public transit riders, and drivers. Complete Street policies can be administered at the state, regional, or local level and are frequently supported by roadway design guidelines, according to the U.S. Department of Transportation.

A Complete Streets countywide plan could include, but are not limited to, design recommendations such as curb extensions, accessible pedestrian signs and modified vehicle travel lanes that encourage safety and mobility for all.

Photo depicts an example of a Complete Street.

Planning for Streets That Aren't Just for Cars. Since the adoption of the last thoroughfare plan in 2004, the County has seen significant transportation-related changes. Likewise, planning at the State level has also evolved significantly with the adoption of ODOT's Ohio Access 2045 plan. The Access 2045 plan highlights a need to for multimodal planning, meaning planning not just for people traveling by car, but also by other means such as bicycle, walking and public transit. At the same time, over the past few years, a complete streets approach to roadway planning and design has become a more desirable design option, particularly for developed areas. Projects to improve safety in the County have been coordinated with consideration of complete streets approaches, emphasizing pedestrian and bicycle connectivity. A new thoroughfare plan that incorporates changes since 2004 as well as new considerations in transportation planning could provide a valuable tool for County and local municipalities to coordinate efforts for multimodal transportation system.

Blazing a Trail for County Trailways. In order to boost connectivity throughout the County and outward to the surrounding region, the County, local municipalities and organizations have worked hard to develop an interconnected system of trailways. The City of Wilmington has pursued a plan to create a comprehensive beltway system that provides access to all areas of the City. In addition, trails need to serve more rural areas in the County. The development of trailways is not only an infrastructure asset, but contributes to the overall natural and recreational amenities of the County as described in Section 5 of this plan, Pa

Major County Trails

Luther Warren Peace Path

The Luther Warren Peace Path in Wilmington is a shaded, 1.2-mile trail and the first trail built in the County (1999).

4-C Bicentennial Trail

Built in honor of Ohio's Bicentennial in 2003, the 4-C Bicentennial Trail stretches from Fife Avenue to South Wall Street in Wilmington.

Lowes Drive Path

Built in 2004, the Lowes Drive Path is a 0.7-mile asphalt connector that connects Rombach Avenue with Prairie Avenue.

Judy Gano Bike Path

Installed in 2008, the Judy Gano Bike Path, named after local attorney Judy Gano, links the 4-C Bicentennial Trail with the Lowes Drive Trail.

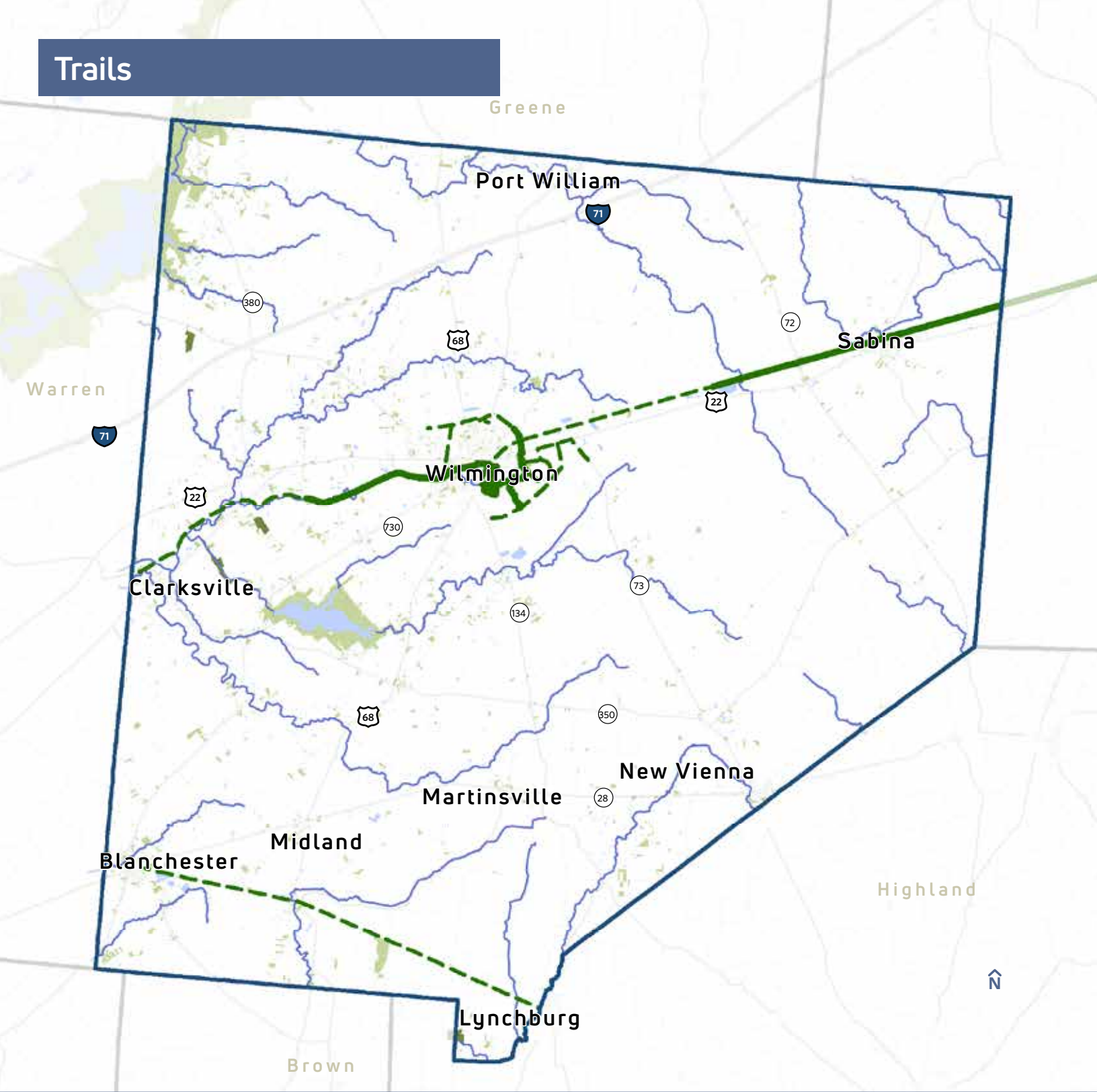
Clinton-Fayette Friendship Trail

The Friendship Trail is currently a 7.1 mile trail connecting Melvin to the Fayette County at Borum Road. The corridor continues from the Fayette County line to just outside of Washington Court House where it is planned to connect. Eventually it is planned to connect Melvin to Wilmington to the west.

Urban Trail

The Urban Trail connects the Mulberry Street Trailhead of the Luther Warren Peace Path to the Southeast Neighborhood Park trailhead of the 4-C Bicentennial Trail.

Trails



- Nature Preserve
- Park
- Open Water
- Waterway
- Trail
- Potential Future Trail

Summary

Clinton County features six multi-use paths. Both the County and the City of Wilmington aim to expand the network.

Objectives and Actions

Strategic investment in transportation and utilities

3.1 Conduct targeted sewer enhancements.

- 3.1.1 Determine feasibility and potential strategy for public sewer at the 73/71 and 68/71 interchanges.** Public sewer in these locations could allow for future development that avoids potential EPA issues from septic systems, spur targeted growth, and reduce sprawl. This would support the objective of focusing development around the interchanges, as described in action A.6.2.
- 3.1.2 Integrate infrastructure planning into interchange area plans.** As part of the area planning proposed in action B.3.1, identify opportunities for infrastructure enhancements.
- 3.1.3 Assess sewer needs in key locations with residential development potential.** Many of the areas identified through this Comprehensive Plan for future residential development are already served by adequate water and sewer. However, there are some locations that are not in prime farmland but have scenic value or proximity to urbanized areas that may be desirable to expand sewer in order to support additional development, such as in the western part of the County.
- 3.1.4 Identify and implement strategies for sewer expansion in areas desired for residential development.** After assessing sewer needs in potential residential development areas, the County and municipalities, where applicable, should determine how expansion can move forward, considering engineering, funding and other factors.

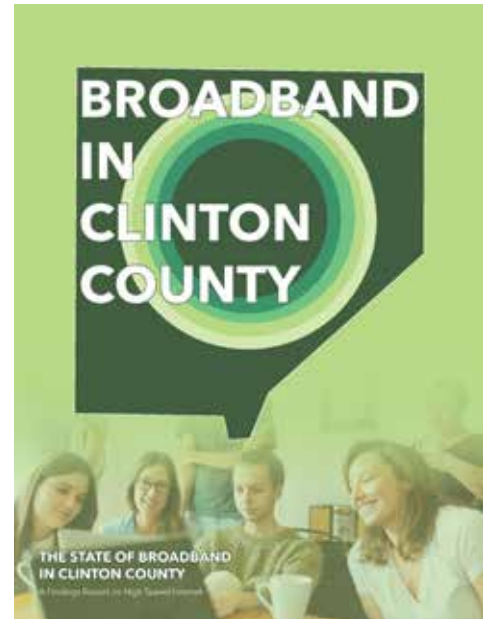
3.2 Improve broadband throughout the County.

3.2.1 Implement Broadband Countywide. The 2020 Clinton County Broadband Study, focused on strategies for addressing internet needs in the County, including that approximately two-thirds of the County is without 25/3 internet. Some key recommendations are that broadband is treated as a utility, that a broadband office, community board and fund are developed, that a “dig once” policy is implemented and that broadband is expanded through partnerships with public, and in some cases private, entities. Ongoing analysis regarding opportunities for improvements is underway currently, led by the Clinton County Port Authority.

3.2.2 Pursue Federal grant funding for broadband improvements. It is anticipated that state and federal funding for broadband will become available for improvements to broadband access. The County should actively pursue grant opportunities in an effort to advance the recommendations in the Clinton County Broadband Study, as per Action C.2.1.

3.3 Improve roadway conditions for all users.

3.3.1 Adopt and implement a complete streets policy. Complete Streets are streets designed and operated to enable safe use and support mobility for all users, including pedestrians, bicyclists, public transit riders, and drivers. A Complete Streets countywide plan could include multiple strategies for safety and mobility support, including recommendations for curb extensions, accessible pedestrian signs, and modified vehicle travel lanes. In Clinton County, specific attention should be paid to on and off-road cycling connections to enhance the current system of roads and trailways.



Broadband in Clinton County Study is a guiding document for implementing broadband throughout the County.

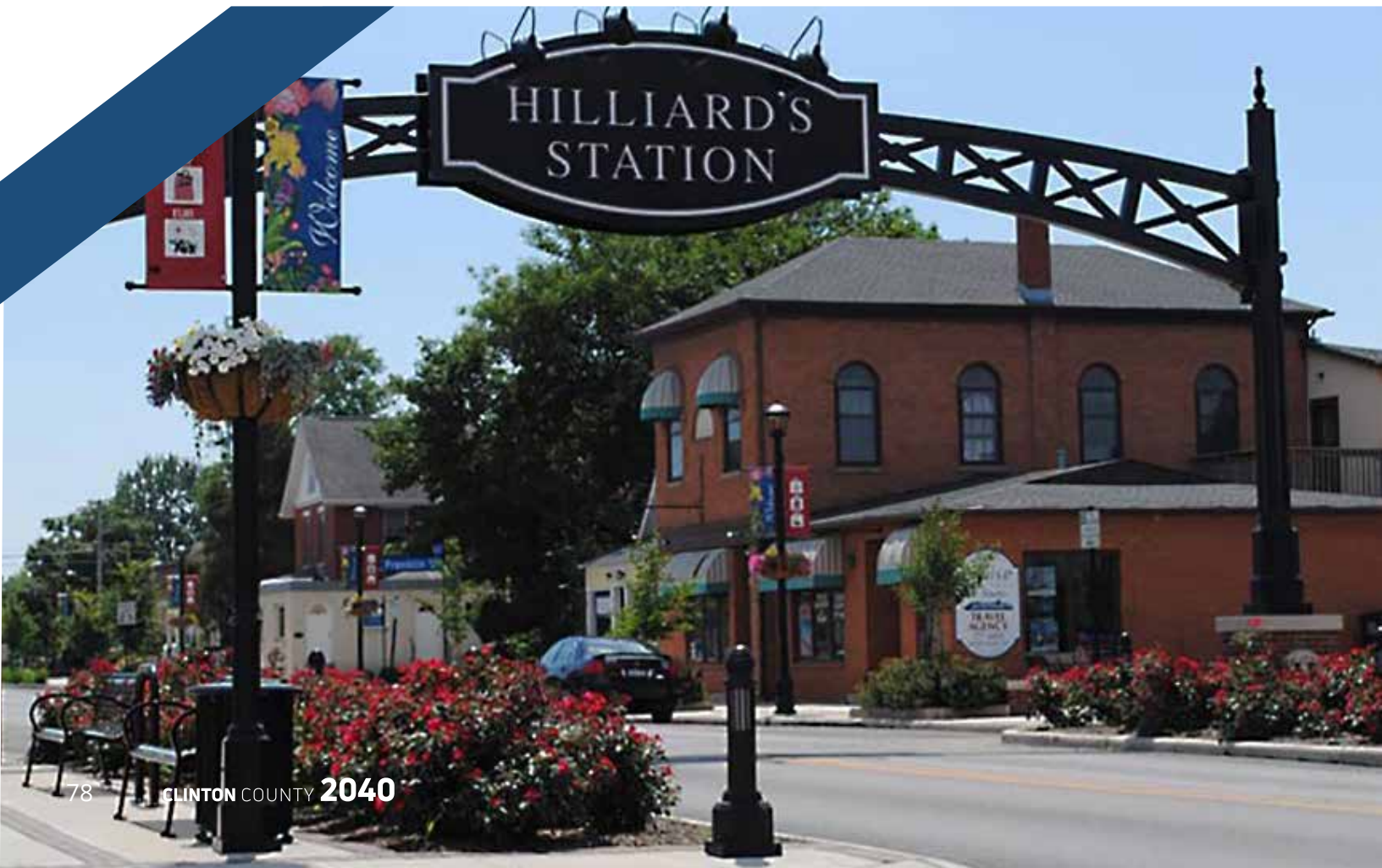
- 3.3.2 Minimize residential development along main roads.** As articulated in goal A, it is desirable to cluster new residential development in areas with existing development to support farmland preservation and encourage clusters of development that can be supported by infrastructure and amenities. As a corollary to this, residential development should be discouraged along main roads to allow for the free and safe flow of traffic.
- 3.3.3 Update the County's Thoroughfare Plan.** Clinton County's thoroughfare plan should be updated to clearly articulate and reflect current thinking about desired roadway typologies (functional classifications) and projects to improve roads.



3.4 Improve experience of entering the County.

- 3.4.1 Install signage and improve physical environment at gateway locations.** Adding signage to County and municipal entry gateways (both US Route 68 and State Route 73, entering the City and towns/ villages) and improving landscaping can provide a welcoming and attractive first impression for people traveling to the County. Signage and other improvements should be coordinated for a consistent look and feel that is well-integrated with other signage throughout the County.
- 3.4.2 Create design standards for highly visible locations at highway exits.** Setting a high bar for physical development at key locations can help to make potential commercial stopping points appealing to potential customers of retail establishments. It can also help these areas to attract tenants and encourage ancillary development.

Photo depicts an attractive community gateway in Hilliard, Ohio



3.5 Support fiscal sustainability of roadway construction.

3.5.1 Study roadway financing mechanisms. The cost of building new roadways to support desired development is a major consideration in determining the fiscal impacts of growth. Communities throughout Ohio have explored a range of mechanisms to pay for roadway improvements. A task force or Ad hoc working group should be established to evaluate options, which should include relevant County departments, members of the development community and others. A study should be conducted that determines the implications of different options based on analysis regarding potential costs of building, demand for travel other revenues/credits and other factors.

3.5.2 Pursue federal grant funding for road infrastructure improvements. The County should pursue grants that would support road infrastructure projects, especially those that might assist in improved conditions for road users who are not traveling by car as described in action C.4.1, This might include pursuit of RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grants (formerly BUILD and TIGER grants), which provide the opportunity for the Department of Transportation to invest in road, rail, transit and port projects that promise to achieve national objectives.

" My ideal Clinton County of the future keeps the hometown feel and values but has more modern conveniences of the larger metro areas.

workshop participant

4. Housing and Community Wellness

Desirable residential choices and healthy, welcoming and socially engaged communities

Chapter Organization

- Existing conditions and trends
- Objectives and Actions

This section outlines existing conditions and trends, and presents recommendations, to advance the goal of preservation and enhancement of natural, cultural and historic resources. Clinton County has a growing need for diversity in housing options as well as programs and services that address homelessness and other community wellness issues. Addressing these inter-related needs will require a sustained, coordinated effort on behalf of many partners.

Existing Conditions and Trends

Homeownership Rates Vary. In Clinton County, approximately 65 percent of housing is owner-occupied and 35 percent is rental housing. However, in the cities and villages, homeownership is lower. In Wilmington, approximately 43 percent of houses are owner-occupied and in other jurisdictions the owner-occupancy rate generally ranges from 46 to 61 percent. (Port William is an outlier with 67 percent owner-occupied housing.) This signals that the County's housing strategy should include a mix of policies to address homeowner and renters' needs and that the approach may be different in the cities and villages than it is in the rest of the County.

65%

**Homeownership Rate
in Clinton County**

43%

**Homeownership Rate
in Wilmington**

Source: ACS 2019



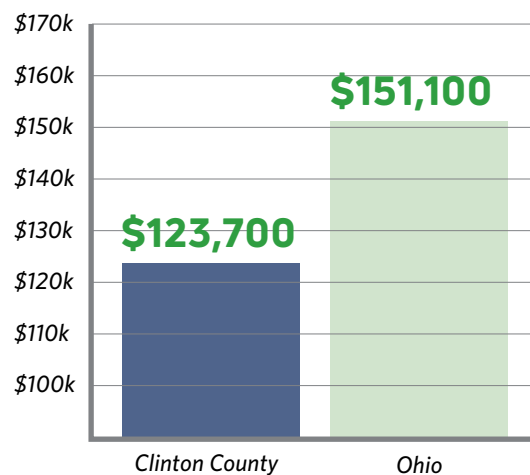
Certain Housing Products are in High Demand.

Home values in the County are lower than in the State on average (\$123,700 median home value compared to 151,100). The fact that Clinton County is relatively affordable is one factor that can influence people to live there. However, the County does not have the variety and quality of housing products that might attract more residents. An extensive housing needs assessment by the Clinton County Port Authority with consultants Danter & Associates was completed during 2021. It identified that Clinton County showed demand for additional housing that includes upscale, moderate level and tax credit apartments, as well as single-family subdivisions and age-friendly housing projects. These products would diversify the housing stock and increase market choice.

Quality of Life Factors Influence Housing Choice.

As described in Section 2 of this plan, over six in ten workers are commuting into the County each day for employment. This suggests that some people are choosing to live elsewhere instead of working close to home. As employment in the County continues to grow, housing options will be needed to attract businesses and employees to live in the County as well. In addition, there are many quality of life factors that influence decisions regarding whether or not people chose to live in Clinton County. Quality schools, social services, recreational opportunities and other amenities support healthy and enjoyable lifestyles for all ages. Planning for all these elements holistically will help make the County a more supportive and desirable community for a broad spectrum of residents.

Median Home Value



Source: ACS 2019



Homelessness is a Persistent Issue.

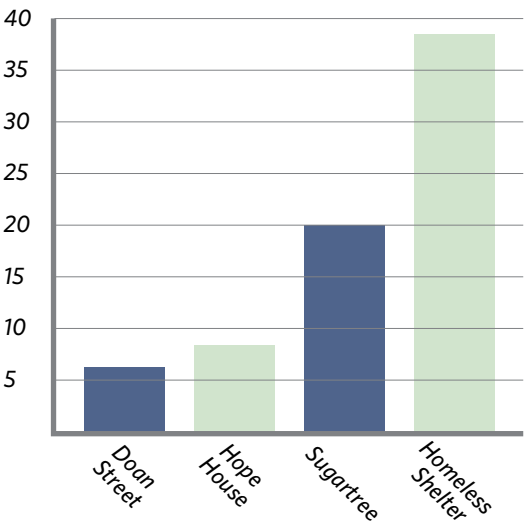
Homelessness in Clinton County has been a long-time concern among community members and social service providers. The County currently has a capacity of 70 available beds for people who need them in shelters, but a total of 155 individuals (98 households) are estimated to be unsheltered each year. With 11 percent of households in the County paying over half their wages in housing, many more may be at risk of losing their homes or needing temporary assistance. (Sources: www.countyhealthrankings.org (2015-2019) and Clinton County Coalition on Homelessness.) For many in the community, helping people experiencing homelessness is a priority as the way the County helps its most vulnerable community members is an important measure of overall health and wellness.

A Collaborative Approach to Homelessness is Needed.

Clinton County has many religious institutions and non-profit organizations, such as the Clinton County Coalition on Homelessness (CCCH), that are working to help individuals experiencing homelessness. Groups within the County are working to provide a continuum of care for all situations that includes temporary housing. Coordination between various shelters and program providers can offer better service and efficiently use available resources.

Plan for Homelessness is Underway. A process, led by CCCH, is also underway to create a plan for the County that specifically addresses homelessness. Work on this plan has identified needs, such as enhanced communication that can help people in need of services to more easily learn what is available and can reduce stigmas that prevent people from accessing services. In addition, it focuses on limitations of existing services, for example, recognizing that they are exclusively located in the Wilmington area, making it potentially difficult for residents in the rural areas to access them. It also identifies a need to address substance abuse or behavioral problems that can make the provision of services difficult.

Available Temporary Housing



Source: Clinton County Coalition on Homelessness
Note: Does not include Hotel/Motel voucher assistance, which is undetermined

Substance Abuse is an Ongoing Concern.

Drug and alcohol addiction is another underlying issue that can impact quality of life in Clinton County. At least 18 percent of adults in the County report drinking excessively, and the county has a drug overdose death rate of approximately 59 per 100,000. (Source: addicted.org). According to the HELP (Health Education, Leadership and Prevention) Clinton County Opioid Drug Plan, Since 2010, opioid substance use disorders and unintentional drug overdose deaths have become the leading cause of injury-related death in the State of Ohio and Clinton County is experiencing many of the same trends with respect to abuse as the State.

Children's Protective Services has noted that 35 percent of cases opened in 2013 involved drug use and 71 percent of child abuse and neglect cases in 2015 involved drug addiction. National data supports the fact that the recent COVID crisis has likely further added strain to the community, increasing the numbers of alcohol, drug and related behavioral health issues in the County.

Many participants in the planning process identified that efforts to better connect people to programs have been a challenge that the community needs to address. However, similar to homelessness services, most drug addiction services, such as those provided by the Mental Health Recovery Board, are found in Wilmington, meaning that reaching people in need in outlying areas of the county can be more of a challenge. In addition the multifaceted nature of, drug, alcohol and substance abuse requires coordination of many agencies and organizations.

HELP Clinton County

The HELP Clinton County Opioid Drug Plan (2016-2017) was published by the Mental Health Recovery Board and identified a broad range of prevention, treatment and support services that are available to county residents. The 2016 HELP Clinton County plan addresses these problems in great detail, and the many recommendations created as part of that process should be implemented to make Clinton County a more desirable place to live and work. The plan includes a substantial list of programs and treatment options available to the public. This includes numerous programs offered by Solutions CCRC as well as other programs for addiction treatment and counseling.

Food Deserts Impact Public Health. Access to quality food was noted as an important topic of concern through the plan's public input process. Like other rural areas in Ohio, most locations in Clinton County are greater than a 10-minute drive to a local grocery store, and options are far more limited than more urbanized areas of the region. Those who live outside of Wilmington are primarily dependent upon the automobile for access to basic needs. An article in the Journal of Extension mapped food access in Ohio, showing that places like Clinton County have limited options, particularly for those who cannot drive.

While Wilmington has an active and successful farmers market, during the planning process, community members commented on a desire for additional options in other parts of the County. In addition, some noted that poor and disadvantaged residents are less likely than others to take advantage of the farmers market as a source for fresh, healthy produce.

Clinton County Farmers Market

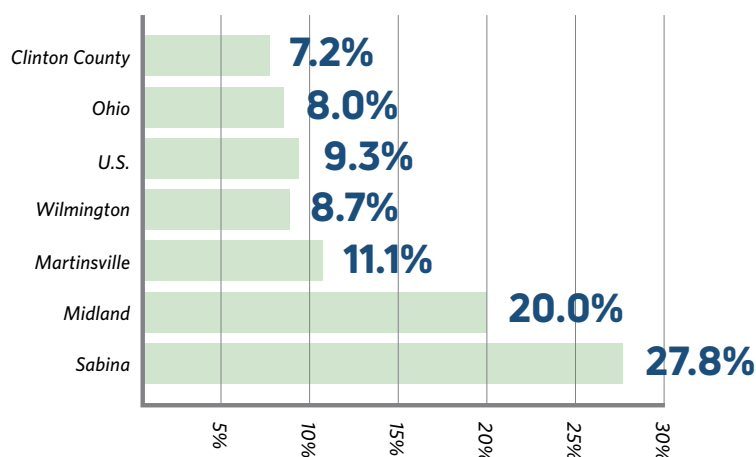
The Clinton County Farmers Market generally runs from May to October and provides quality local good products in downtown Wilmington.



Age-Friendly Planning is a Priority. By 2030, the number of residents in Clinton County age 65 and older is expected to increase from 13.5 percent to 21.5 percent (source: Ohio Development Services Agency, 2018). In order to help people live in place as they age, planning efforts must consider the unique needs of older residents. Clinton County joined the Age-Friendly Network and began an age-friendly initiative in 2018 to evaluate ways that the county can better address the specific needs of this important age group.

The Age-Friendly Clinton County Action Plan shows the disparity in poverty rates among older adults throughout the County. Outlying villages tend to have much higher rates of poverty for older adults in comparison to cities. The plan provides many recommended actions, some of which have already been implemented, and others that are in progress to help address the needs of older adults. Of these recommendations, efforts to increase affordable senior housing is a top priority, reinforcing the findings of recent studies and plans in the County, including this comprehensive plan.

Senior Poverty Rates



Source: Age-Friendly Clinton



Age-Friendly Clinton County Action Plan

The Age-Friendly Clinton County Action Plan was adopted in July 2019 and is in the middle of the implementation phase of the five-year planning process. The plan provides specific actions to achieve the following principles:

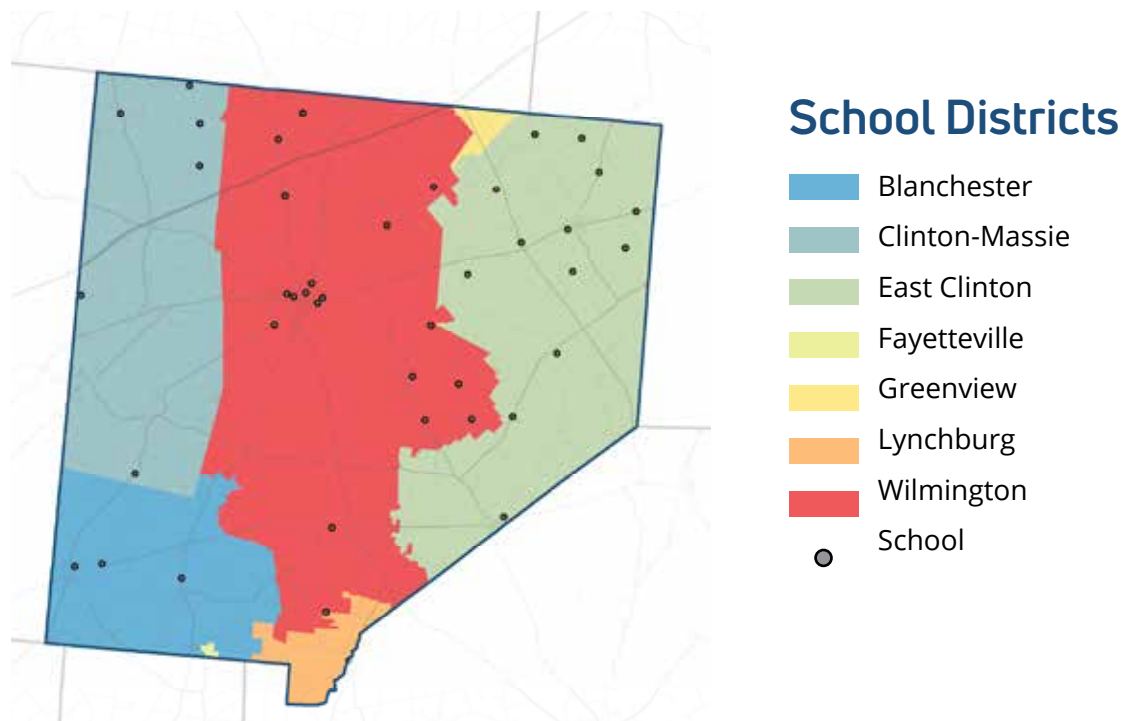
- Creating walkable streets and open space amenities within easy access
- Providing access to greater mobility options within the county
- Increasing affordability and diversity in the housing stock that better enable residents to age in place
- Facilitating greater social interaction and inclusion
- Improving access to employment, social and healthcare services.

K-12 School Quality is Impacted by Many Factors. Schools are an important indicator of a community's image and appeal as a place to work and raise a family. Parents expect kids to receive a quality education in a safe environment that readies them for life as adults.

According to the Ohio Department of Education (2019) all school districts within Clinton County are operating at an average to below-average level based on the assessment criteria. The Clinton-Massie Local School District received the highest ratings in the County from 2017 to 2019 with an overall grade of C. While this comprehensive plan is not explicitly focused on addressing school quality, the complex interplay between schools and other conditions make it an important issue to consider relative to the overall well-being of County residents and the opportunities for young people.

There are many issues that impact the success of school districts to develop educated students who are ready to go out into the workplace or move on to higher education following graduation. Many social factors outside the educational environment such as poverty and homelessness can have a significant impact on achievement. The impact of property taxes on revenue can place substantial limitations on districts in terms of facilities and staffing, creating the need for greater support from state funding and local levies.

Operating districts efficiently and effectively while communicating successes and needs to the public is critical to greater success. Education must be a partnership between the school districts, parents and all residents within the community and should be a strategic priority for county economic and community development initiatives.



Post-Secondary Education Provides Opportunities. Clinton County benefits from the presence of Wilmington College and proximity to many other post-secondary educational and vocational training institutions. (Southern State Community College, which formerly had a campus in Wilmington, closed this campus in 2020.) The County also has several ongoing initiatives focused on workforce development, particularly on growing a more skilled workforce so that Clinton County residents can qualify for higher paying jobs. Community members have cited a desire to boost high school graduation rates in the County and ways to facilitate more vocational education that can provide more immediate employable skills at a living wage for students.

Development Decisions and Schools are Interrelated. Physical development, such as new housing, also impacts school resources and enrollment. Area school districts already face challenges that can be further stressed by unplanned development, but future land use considerations can provide balance. There is not currently a sustained, coordinated countywide effort to evaluate development costs as they relate to public service provision for local governments and school districts. However, the relationship between residential development and their impact on schools has been a topic that has generated some interest in the community in recent years.



Objectives and Actions

Desirable residential choices and support healthy, welcoming and socially-engaged communities

4.1 Increase the number and variety of high-quality housing options.

4.1.1 Implement recommendations of the 2021 County Housing Study. In July 2021, the Clinton County Port Authority released a housing study that identified housing needs in the County. This included projected demand of about 64 homes, per annum and capacity for new rental units at 206 units per year at a rate of \$875 to \$1,400 a month as well as demand for condominiums of about 34 units per year within the Wilmington study area. The study recommends support for new housing construction in the County to accommodate demand at key price points and identified which parts of the County have demand for which housing types.

4.1.2 Support non-traditional housing in mixed use zoning districts. As part of a zoning update, the County should identify opportunities to support multifamily, duplex, townhouse and other housing products. Zoning changes can support such development by allowing for higher intensities in certain locations, changing lot size requirements and reducing parking minimums to limit expansive impermeable surface areas. This can work in concert with development incentives and other programs to promote diverse housing types.



Missing Middle

The term "Missing Middle" was coined by Daniel Parolek of Opticos Design. Missing middle housing is "a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood." Many communities throughout the country, including those in Clinton County, have recognized that providing more missing middle housing can assist in meeting increased demands for housing that is in a walkable environment and serves shifting demographics, including both younger and older populations seeking less maintenance and access to amenities.

Image from Delaware, Ohio

- 4.1.3 Modify subdivision regulations to support non-traditional housing.** Subdivision regulations can be adjusted to encourage housing unit types that are desired in the County, including smaller footprint single family homes, duplexes, townhomes lofts and other products that are lacking currently relative to demand.
- 4.1.4 Implement recommendations of Clinton County Housing and Homelessness Coalition Strategic Action Plan.** A Strategic Action Plan is currently underway to address homelessness throughout the County. The plan is designed to address a range of issues identified through a recent needs assessment and opportunities defined in a Coordinated Community Plan Strategic Framework. Some of the opportunities identified include maximizing and improving access to existing resources to prevent homelessness, improving coordination of access to shelters and leveraging additional rehousing capacity via cross-sector partnerships. The Strategic Action Plan is anticipated to be approved in 2022.



4.2 Expand recreational opportunities.

4.2.1 Conduct a recreational needs assessment.

Community members have noted the great value they place on existing recreational opportunities, especially at Cowan Lake and Caesar Creek state parks and along the County's trailways. An even greater variety of recreational opportunities throughout the County will help to retain and attract residents. A needs assessment can assist the County in understanding how to strategically invest resources for specific recreational amenities and to identify appropriate locations.

4.2.2 Update the 2016 County Parks & Open Space Plan.

Many entities have responsibility for owning, maintaining and/or planning parks, open space and trailways in the County. The County's 2016 Parks & Open Space Plan should be updated to reflect progress over the past six years and help to identify priorities and make them publicly known. Such a plan could also include benchmarking with other counties.

4.2.3 Expand trailway connections in key locations.

New trailway connections were expressed as a priority during the comprehensive planning process in keeping with the recommendations of the 2016 County Parks and Open Space Plan. Connections identified in that plan as well as regional connections between Wilmington and Warren County to the west and Fayette County to the east should be pursued. Trails in underserved parts of the County, including in the south from Blanchester to New Vienna, should also be a focus.

4.2.4 Improve marketing strategies and wayfinding signage to direct residents and visitors.

Signage should be improved to help people to find their way to natural areas and open spaces, including Cowan Lake, Caesar Creek and other parks and trails. Signage should have a coherent design and be integrated as part of a larger system.

Parks & Open Space Plan

The County's Parks & Open Space Plan (2016) serves as a guiding document to improve access to, proximity of, and continued investment in parks and open space throughout the County. This plan should be updated, as the County achieves its goals, with an emphasis on identifying additional opportunities for recreation in the County's widely popular parks. Several items from the plan have already been completed including the splash pad, trails heading west to Wilmington, and sidewalk construction in Wilmington.

4.3 Support aging in place.

- 4.3.1 Continue to implement the 2019 Age-Friendly Clinton County Action Plan.** Clinton County was recognized as an Age-Friendly community in 2018 after producing an Age-Friendly Clinton County Findings Report and Action Plan that sets forth a five-year implementation schedule. The plan includes dozens of strategies organized under objectives in six domains. Implementation of the strategies is underway and should continue until the evaluation time frame indicated (calendar year 2022). Evaluation should then be conducted to assess progress and identify opportunities for age-friendly planning over another five-year period (2023-2028). In association with this effort, the improvement of transportation and broadband connections in the County, as described elsewhere in this plan, will also assist in advancing the objectives of the Age-Friendly Action Plan.
- 4.3.2 Integrate age-friendly concepts into zoning update.** In association with action A.2.1, a zoning code update should include consideration of changes that could assist in making Clinton County a better community in which to live as an older adult. This could mean allowing and/or encouraging residential housing types that are appropriate for this demographic group, promoting walkability and inclusive design standards in public spaces and allowing a mix of uses in areas where older adults are likely to live to allow them easy access to amenities and services they need. Support for the development of “third places” (public buildings and spaces in the community) for older adults that can be multigenerational and help to build social connections should also be prioritized.



Age-Friendly Planning

According to AARP, the population of the United States is rapidly aging. By 2030 one of every five people in the U.S. will be 65 or older and by 2035 the number of adults older than 65 will be greater than the number of children under 18. AARP's Livable Communities program is a national network of cities, towns, counties, states and territories dedicated to planning with and for older adults. Clinton County joined the network in 2018 and has developed an Action Plan. The Clinton County RPC is the leading agency for implementing the Action Plan's recommendations.

Graphic modified from AARP Livable Communities

4.4 Increase restaurant, retail and entertainment options.

- 4.4.1 Encourage restaurants, retail and entertainment in commercial centers.** As described in action B.3.2, the County should work with the City and villages to encourage development in areas in order to foster vibrancy that will help to retain and attract residents. Restaurants, retail and entertainment uses should be pursued in accordance with this effort as they are major amenities that are desired by people of all ages and are more prevalent in other parts of the region with which the County competes for residents.

Photo by John Cropper



4.4.2 Implement local food initiatives. Farm-to-fork concepts and other small business endeavors that relate to locavorism can help to sustain specialty agricultural businesses, encourage business start-ups and add amenity value to the County. There is community interest in Clinton County in further developing a food culture, drawing directly from the County's agricultural heritage, including additional farmers markets (potentially building on the existing farmers market in Wilmington) and food trucks. Because of this, there may also be business opportunities for entrepreneurs seeking to provide healthier, locally sourced dining options.

4.4.3 Assess interest and viability of a second Designated Outdoor Refreshment Area (DORA). The City of Wilmington has a DORA in place. A second DORA in the County should be considered that could help to provide entertainment options for residents of all ages and backgrounds in Blanchester or potentially another desirable location. A key component of the success of such a district will be branding and marketing.



The Value of Farmers Markets

By providing local and fresh foods to community members, farmers markets serve a vital role in any regional food economy. Farmers Markets are often a way to preserve agricultural traditions and livelihoods for many rural communities, especially in the Midwest. A low-barrier entry point for beginning farmers, farmers markets are one avenue for generating local businesses and attracting regional economic growth by appealing to both growers and customers. Wilmington is fortunate to have an active farmers market.

4.5 Promote improvements to public health.

- 4.5.1 Address prevention gaps for addiction recovery programs in accordance with the Clinton County Opioid Drug Plan (2016-2017).** County assessments and community member input during the planning process have identified opioid addiction as a public health concern. The County Opioid Drug Plan recognized that while there are numerous opioid addiction prevention programs in the County there are significant gaps. The plan identifies ways to address gaps including the creation of action groups to research and address risk factors for opioid addiction, support groups for families and loved ones of those struggling with addiction, coordinated community education about the dangers of opiates, prescription drug drop boxes outside of Wilmington and services for addicted expectant mothers.

Photo by John Cropper



4.5.2 Implement Actions described in objective 4.2 regarding expanding recreational opportunities in the County. Providing access to recreational opportunities supports healthy lifestyles. Efforts to provide recreational options should be pursued as described for public health benefits.

4.5.3 Expand upon existing farmers market with affiliated programs to increase access. The Wilmington farmers market is a highly successful and appreciated community asset. However, access for all members of the community could be expanded. While WIC and EBT are accepted forms of payment, relatively few community members take advantage of this. Efforts to promote and expand this program should be pursued. In addition, the farmers market is less accessible for community members who live farther from Wilmington. Funding and operational support for associated markets in other parts of the County should be explored.

4.6 Create synergies between development decisions and educational objectives.

4.6.1 Establish a land use, schools, and fiscal policy task force. While educational policy is guided by school district plans, there is significant opportunity to develop a more strategic approach to land and economic development as it relates to schools. A task force should be created that focuses on how topics such as how new residential growth impacts school enrollment, how facility needs change with development change, and the fiscal implications of land use policy on schools. Such conversations can help to align needs of schools with land use changes and foster a better countywide understanding of their interrelationship.

" Clinton County is a gem.

workshop participant

5. Parks, Historic Assets and Environment

Preservation and enhancement of natural, cultural and historic resources

Chapter Organization

- Existing conditions and trends
- Objectives and Actions

This section outlines existing conditions and trends, and presents recommendations, to advance the goal of promotion of strategic investment in transportation and utilities. Clinton County has abundant natural resources, environmental and cultural assets, and recreational opportunities. Preservation and enhancement of these assets will support a high quality of life for residents and help to maintain County's character.

Existing Conditions and Trends

Agricultural Focus. Clinton County is known for its agricultural history and diverse agricultural economy. With approximately 219,000 acres of farmland, nearly 83 percent of the County is cultivated ground that is dotted with scattered woodlots and fencerows. Extensive creek systems located throughout the county cut through fields with small, vegetated corridors that create natural spaces within the landscape. It is important to note, however, that agricultural character has changed in some locations over time and may continue to evolve as new farming methods are introduced or new types of facilities are needed to support the industry.

Mix of Residential and Agricultural Uses. Homes throughout the rural parts of the County are primarily located on large lots split from production fields. With such a strong agricultural heritage, continued subdivision of land for rural lots and larger residential developments could impact open viewsheds that highlight agriculture and significantly impact the rural character of the County. While providing adequate housing is an economic priority, so too is ensuring that residential development does not adversely impact the rural environment and/or create conflict with adjoining agricultural land uses.



Important Natural and Recreational Resources.

Natural areas for both preservation and recreation are an essential component of the County's identity. Caesar Creek State Park in the northwest corner of the County (partially located in adjacent Warren County) and Cowan Lake State Park to the southwest of Wilmington serve as central features with scenic lakes around which much of the County's woodland is located.

The County currently has over 3,821 acres of parkland located at over 35 locations. With 11 acres of parkland for every 1,000 residents, the County surpasses the national standard of 9.9 acres per 1,000 people as defined by the National Recreation and Parks Association. Local governments and public entities have also established at least 13 nature preserves and wildlife areas within the County. Other efforts have also been pursued for conserving natural areas during private development. Community members have expressed interest in zoning standards and development regulations that can be used to further encourage preservation.

Recreational activities such as sailing and kayaking are highlighted as part of area marketing and economic development activities and are broadly recognized as an important part of the community's identity. Feedback from the planning process consistently stressed a desire to continue adding to the County's recreational resources, particularly to serve children and teenagers.

Photo by Steve Ziegelmeyer



Creating Trail Systems. In order to create a larger system, significant efforts have been made to use trails in linking recreational elements throughout the county and provide connection to larger regional trail systems. (Specific Trailways are identified in Section 3, Infrastructure Connectivity.) Connections by trailway were noted by residents as an important component of the recreation network that should provide greater access for people of all ages. The City of Wilmington has been actively working to complete a comprehensive trail system providing mobility across the City. Other organizations such as the Clinton County Trails Coalition have also formed to work toward larger trail systems that can link other areas of the county. Accessibility to amenities through sidewalks and paths remains one of the most important issues.



State Parks

Caesar Creek

Located in Clinton, Greene and Warren Counties, Caesar Creek State Park is situated just northwest of Interstate 71 on State Route 73. The park includes 7,350 acres of parkland and a 2,830-acre lake that was created by and leased from the U.S. Army Corps of Engineers. The lake was dammed in the 1970s and has significant boating and fishing amenities. Caesar Creek includes over 20 miles of bridge trails, as well as a pioneer village and nature center.

Cowan Lake

Cowan Lake State Park, located 4.5 miles southwest of Wilmington, includes 1,075 acres anchored by a 695-acre lake. The park is an important location for kayaking, sailing, hiking and fishing as a recreation space for local residents and visitors. Cowan Lake includes natural stands of lotus flowers and endangered herbs and is well known for its paleontology/fossil hunting activities. Participants in the planning process also identified the state park as an important location for birding.

Natural Areas

Wilmington College Hazard Arboretum

Anliot Davidson Nature Preserve

Collett Woods Nature Preserve

Culberson State Nature Preserve

Dr. Nathan Hale Woods & Preserve

East Fork Riparian Nature Preserve

Fallsville Wildlife Area

FER Woodland Nature Preserve

Indian Creek Wildlife Area

Lytle Creek Nature Preserve

Significant Park Planning. The Clinton County Parks and Open Space Plan was completed in 2016. The plan sets forth a vision for the future of parks and recreational assets in the County. The plan documented the state of parks and open space amenities county-wide. This was something that had not previously been done. The plan helped the County as a whole to better understand the integral role that parks and open space play in its communities. The plan identified a need to improve the equitability of public parks and open spaces in Clinton County. It also found a grave disparity in the sharing of costs for park and recreation services county-wide with Wilmington and Blanchester as the only two communities in which residents regularly contribute to their parks system.

Underground Railroad History. Clinton County has significant historical ties to the Underground Railroad. Between the 1830s and 1860s, members of the Religious Society of Friends, or Quakers, contributed to strong waves of abolitionism that swept through the county. Quakers and Methodists, among others, were instrumental in hiding fugitive enslaved persons in the area and assisting them in finding freedom further north. There are at least forty-five historic places and figures in Clinton County that were directly tied to the Underground Railroad system and could be highlighted as a distinctive legacy of the region.

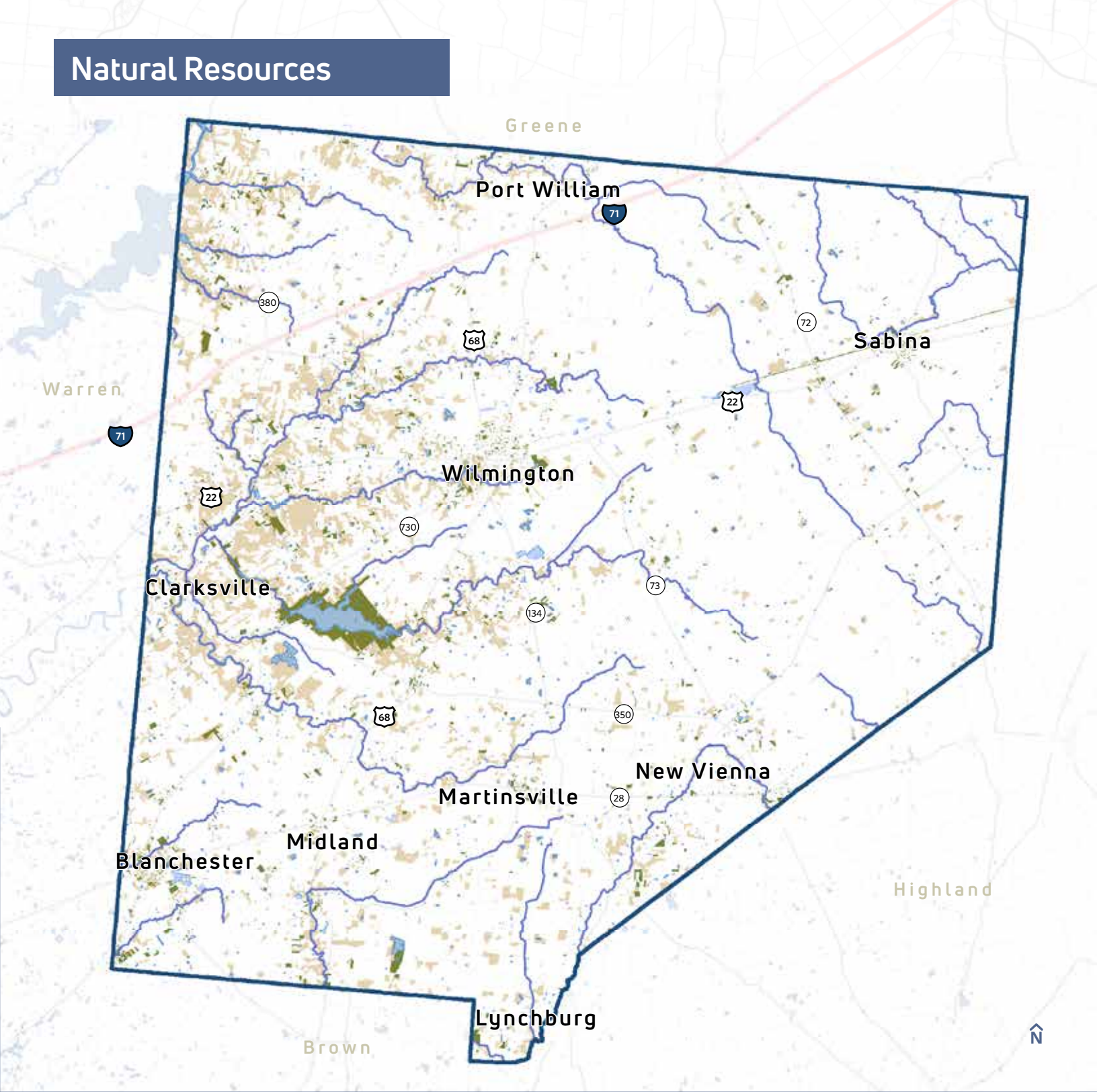
Other Historic Assets. Clinton County currently has eighteen different sites listed on the National Register of Historic Places. The NRHP is an historic designation that can be used to feature important architectural and cultural assets within the community and can afford tax benefits for preservation, adaptive re-use or other investments in the property. The designation can help in the preservation of historic buildings throughout Clinton County. Notably, cemeteries that dot the county also serve as historical assets that add to the rural landscape.

Photo by Calista Lyon

Quaker Heritage Scenic Byway

The Quaker Heritage Scenic Byway is a 54-mile long route through rural southwest Ohio that tells the story of Quakers who migrated into the area from the late 18th to late 20th centuries. The byway, which is Ohio's 28th such designation, includes the settlements of Wilmington and Waynesville and includes a variety of attractions such as the Quaker Heritage Center (Wilmington College), Clinton County Historical Society, Museum at the Friends Home and other sites of interest such as the first school for free African Americans in Harveysburg. The byway tells the history of the Quakers and their interactions with Native American tribes, agricultural history, abolitionism and religious practices found throughout the area's landscape. The first wave of Quaker settlers arrived from the Carolinas and by 1810 the Quaker population was so great that its county seat was named Wilmington in honor of Wilmington, North Carolina. The Quakers' legacy — including the founding of Wilmington College — continues to shape southwestern Ohio. More information is available at www.quakerscenicbywayohio.org.

Natural Resources

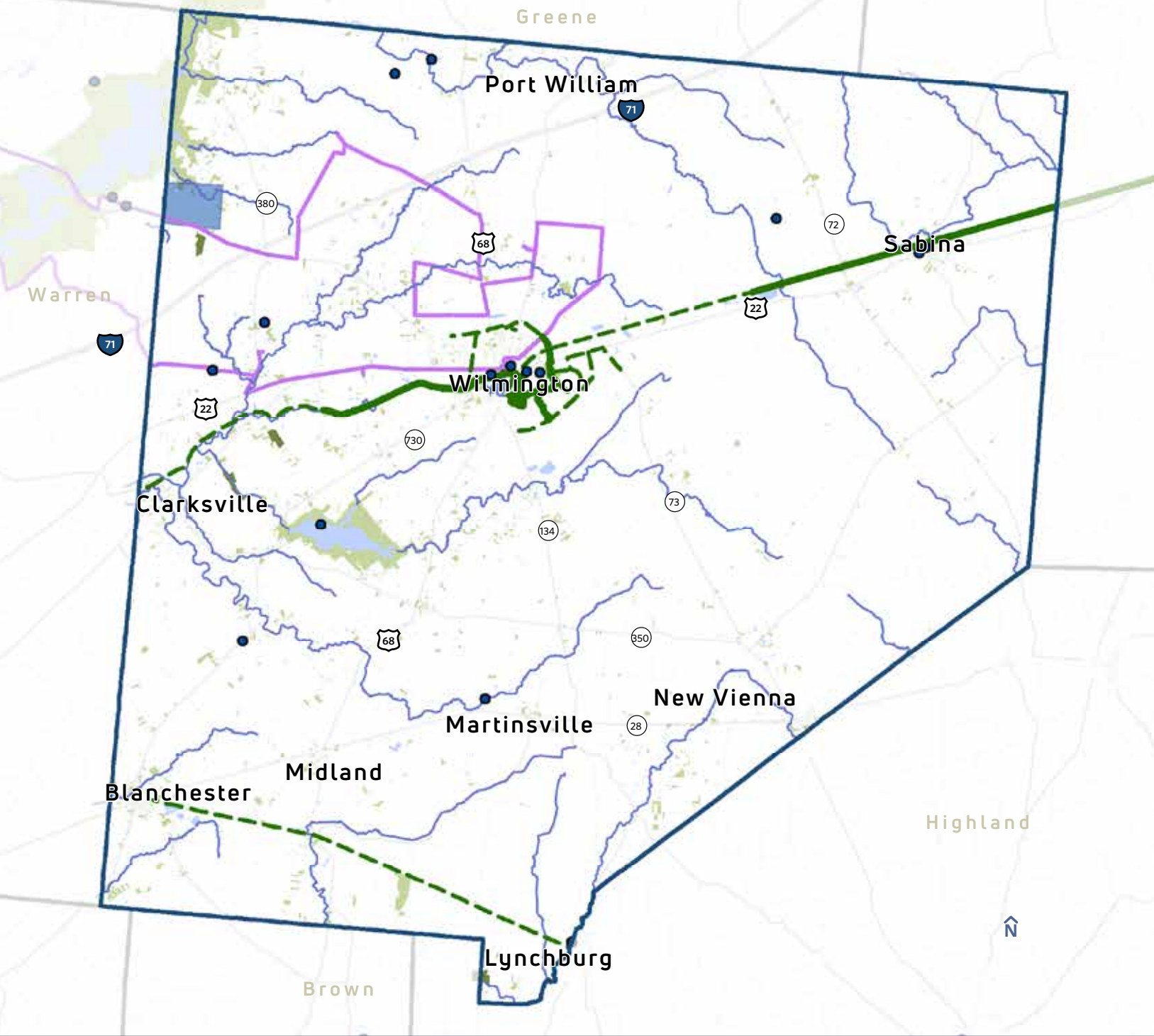


- Protected Land
- Wooded Land
- Open Water
- Wetland
- Waterway

Summary

Numerous parks, preserves and conservation lands serve as vital recreational and ecological resources. The majority are located in the western half of the County.

Parks, Trails, and Historic Assets



- | | |
|---|---|
| Nature Preserve | Trail |
| Park | Potential Future Trail |
| Open Water | Quaker Heritage Scenic Byway |
| Waterway | National Register District |
| | National Register Property |

Summary

The County has many parks, trailways, and historic resources that provide recreational, cultural, and educational opportunities for the public.

Objectives and Actions

Preservation and enhancement of natural, cultural and historic resources

5.1 Conserve valued natural areas.

- 5.1.1 Adhere to the Character Area Plan to discourage development in environmentally sensitive locations, such as woodlands and wetlands.** Woodlands and wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support aquatic plants and animals. The Character Area Plan that is part of this comprehensive plan encourages development in places other than woodlands and wetlands, in part to preserve these unique ecosystems that provide benefits to the County, such as stormwater buffers.
- 5.1.2 Adopt environmental assessment requirements in County Subdivision Regulations.** Within sensitive environmental areas as identified in this plan, the County should adjust Subdivision Regulations to acknowledge sensitivities in the natural environment and require an assessment of the impact of new, proposed development.
- 5.1.3 Create incentives to encourage wide wooded and vegetative buffers along streams.** Vegetative buffers are areas of dense vegetation intended to slow runoff and trap sediment. Encouraging vegetative buffers near water bodies, such as near lakeshores or along riverbeds, can help protect water quality, preserve aquatic biodiversity, and preserve recreational opportunities that depend on such water bodies, such as fishing and boating. This could involve the use of conservation easements or Clean Ohio Funds.
- 5.1.4 Integrate Low Impact Development (LID).** Impervious surfaces, such as parking lots and sidewalks, do not allow water to infiltrate soils. This increases roadway flooding and soil erosion. To minimize these hazards, and to preserve surrounding watershed ecosystems, the County should implement Low Impact Development (LID) strategies to manage stormwater as close to its source as possible. Examples of LID include preserving and recreating natural landscape features and utilizing bioretention facilities and rain gardens. LID should be considered as part of site plan review and a zoning code update.

5.1.5 Create a Watershed Action Plan. A watershed plan would help to identify strategies for minimizing pollution of the County's waterways by taking a systems-wide approach. The findings of the watershed plan could be overlaid with information regarding prime soils and environmental sensitivity as relayed in this plan to help influence policies regarding development.

5.2 Preserve and showcase the County's unique history.

5.2.1 Support eligibility determinations and designation of structures and districts on the National Register of Historic Places. National register eligibility determinations make use of historic rehabilitation tax credits possible. These credits can be used for rehabilitation and investment for re-use, preserving the County's vibrant history, contributing positively to its sense of place and providing economic development opportunities.

5.2.2 Promote and build upon the Quaker Heritage Scenic Byway. The Quaker Heritage Scenic Byway was recently approved by ODOT. The County should expand upon promotion of this route to raise awareness of the County's heritage and use it as a foundation for historic preservation efforts, including investments in historic structures and interpretation.

5.2.3 Implement an underground railroad history initiative, including pursuing designation of sites by the National Park Service's Network to Freedom. Clinton County has a rich history pertaining to the Underground Railroad, some of which has been documented and mapped. Furthering this initiative through a coordinated effort involving commemoration of sites through historic markers/interpretation and preservation efforts would help to further public understanding and appreciation of the County's role, including the connections between Quaker heritage and the abolitionist movement. Funding and promotional opportunities to help sustain ongoing maintenance, access, interpretation and/or programming will be greatly aided by designation by the National Park Service.

- 5.2.4 Coordinate as needed with cities and towns in pursuit of historic preservation initiatives.** Some local jurisdictions have taken action to fund raise and advocate for the preservation of specific historic resources of significance. The County should support these efforts as undertaken by local historical societies and others such as through letters of support for grant applications, acknowledgment in plans and studies and/or other actions that can be of assistance.
- 5.2.5 Digitize records of historical people, places and events.** For the County to prioritize historic preservation efforts, promote its history for tourism and allow for future research into the County's rich past, it is essential that key sources of information are retained and remain publicly available. The Wilmington Public Library and the Clinton County History Center may be appropriate central repositories.

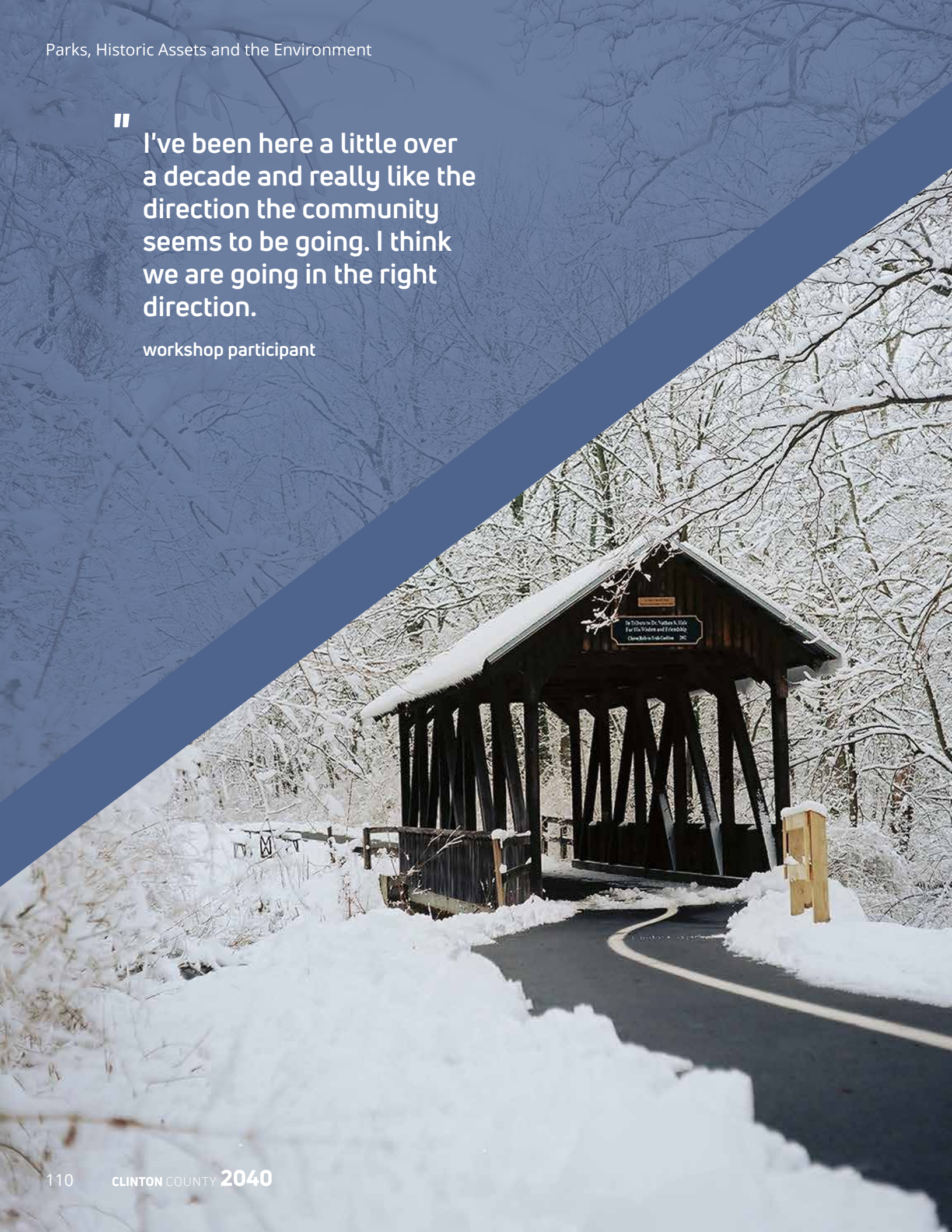
Learning from the past

Historically, Wilmington and the villages provide examples high quality places, with desirable characteristics such as such as a vibrant mix of uses and walkability. Images from the past can provide instructive examples for the future of how some of these attributes might be reintroduced if they have been lost over time.



" I've been here a little over a decade and really like the direction the community seems to be going. I think we are going in the right direction.

workshop participant



6. Implementation

Chapter Organization

- General strategies
- Matrix

The Clinton County 2040 Comprehensive Plan is a long-term policy guide and action agenda that will serve the community for the next 15-20 years. It is not the responsibility of any one department or organization to implement the plan. Rather, it is imperative that a collaborative approach is taken to implementation. County departments, boards and commissions, private businesses, civic organizations and individually interested community residents can and should all have a role in turning the plan's recommendations into reality.

General Strategies

Regulatory Updates

Revisions to zoning codes and subdivision regulations should be made in accordance with the plan. This will provide the County and local jurisdictions with the regulatory authority to enforce recommendations in the future character area plan and promote other desired outcomes expressed through the plan's actions.

Development Approvals

Administrative and legislative approvals for development proposals may be pursued to implement the plan. Decisions by planning entities should reference relevant plan goals, objectives and actions as well as the character area plan.

Annual Work Programs

Individual departments, administrators, boards and commissions should be cognizant of the goals, objectives and actions in the plan when preparing annual work programs and budgets.

Capital Improvements

Capital Improvement Plans (CIPs) should be consistent with the plan's goals, objectives and actions. On an annual basis it is appropriate to consider the plan's recommendations as CIP decisions are made.

Private Development Decisions

Property owners and developers should consider the goals, objectives and actions of the plan in their land planning and investment decisions. Public decision-makers can use the plan as a guide to consider whether private development is meeting the needs and aspirations of the County.

Economic Incentives

Economic incentives should be considered and prioritized relative to their consistency with the plan's goals, objectives and actions.

Grant Funding

Decisions regarding pursuit of grants and how funding should be prioritized should be informed by the plan's goals, objectives and actions.

The matrix that follows provides timeframes, relative costs and potential relevant parties that may have some responsibility for implementation (may not be an exhaustive list) for each of the plan's actions. The matrix can be used to guide and track implementation progress over time.

Goal 1. Character and Land Use

1.1 Plan for land development that accommodates economically beneficial residential, commercial and industrial uses.

1.1.1 Plan for improvements to water, sewer and road infrastructure in existing commercial corridors and residential neighborhoods.	Timeframe 5-6 yrs	Relevant Parties Engineer's Office Regional Planning Commission ODOT Ohio Public Utilities Commission
	Associated Cost Low	
1.1.2 Focus new development in Municipal Growth areas and on other developable land that has existing sewer and water infrastructure.	Timeframe 0-3 yrs	Relevant Parties Building and Zoning Regional Planning Commission Port Authority
	Associated Cost Low	
1.1.3 Create community facilities and amenities to strengthen and expand upon existing residential neighborhoods.	Timeframe 5-6 yrs	Relevant Parties Regional Planning Commission
	Associated Cost Medium to High	
1.1.4 Fund projects and promote strategic investment in commercial and industrial corridors and nodes.	Timeframe 5-6 yrs	Relevant Parties Regional Planning Commission Port Authority Wilmington-Clinton County Chamber of Commerce Board of Commissioners
	Associated Cost Medium	

1.2 Protect and enhance rural character.

1.2.1 Update zoning regulations to ensure new growth in villages and hamlets remain compatible with existing scale, intensity of use and architectural style.	Timeframe 0-3 yrs	Relevant Parties Building and Zoning Regional Planning Commission
	Associated Cost Medium to High	
1.2.2 Limit development density in rural areas.	Timeframe 5-6 yrs	Relevant Parties Building and Zoning Regional Planning Commission
	Associated Cost Low	

1.3 Conserve farmlands.

1.3.1 Discourage sprawl and development in agricultural areas.	Timeframe 5-6 yrs	Relevant Parties Building and Zoning Board of Commissioners Water Conservation District Regional Planning Commission
	Associated Cost Low	
1.3.2 Encourage participation in the Current Agricultural Use Valuation Program (CAUV) and Agricultural Districts, including Agriculture Security Areas.	Timeframe 0-3 yrs	Relevant Parties Auditor US Department of Agriculture
	Associated Cost Low	
1.3.3 Utilize conservation easements to preserve farmland.	Timeframe 5-6 yrs	Relevant Parties Regional Planning Commission Clean Ohio Conservation Fund Cardinal Land Conservancy Ohio Office of Farmland Preservation
	Associated Cost Low	
1.3.4 Limit development in source water protection areas through improved review and approval processes.	Timeframe 3-5 yrs	Relevant Parties Regional Planning Commission Clinton County Land Bank Clinton County Water Conservation District
	Associated Cost Low	

1.4 Manage growth to minimize impact on ecologically sensitive lands.

1.4.1 Limit development in source water protection areas through improved review and approval processes.	Timeframe 3-5 yrs	Relevant Parties Building and Zoning Land Bank
	Associated Cost Low	
1.4.2 Create awareness and appreciation for local ecological resources through signage and demarcation using fences and vegetation.	Timeframe 0-3 yrs	Relevant Parties Regional Planning Commission Clinton County Water Conservation District
	Associated Cost Medium to High	

1.5 Manage new development to ensure fiscally responsible and community desired growth.

1.5.1 Develop an economic development plan that identifies where tax incentives and other economic development tools are best used.	Timeframe 0-3 yrs	Relevant Parties Port Authority Clinton County Regional Planning Commission Board of Clinton County Commissioners Large Employers
	Associated Cost Medium	
1.5.2 Prioritize new development that aligns with the Comprehensive Plan vision and character area development guidelines.	Timeframe 4-6 Years	Relevant Parties Clinton County Regional Planning Commission Clinton County Building and Zoning
	Associated Cost Low	
1.5.3 Encourage and support community land trusts and similar community led initiatives.	Timeframe Ongoing	Relevant Parties Clinton County Land Bank Cardinal Land Conservancy Clean Ohio Conservation Fund Clinton County Regional Planning Commission
	Associated Cost Low	

1.6 Focus future development in targeted areas.

1.6.1 Encourage infill in existing developed areas.	Timeframe Ongoing	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	
1.6.2 Focus new growth into the Interstate Interchange Enhancement and the Municipal Growth areas.	Timeframe 4-6 Years	Relevant Parties Local Property Owners Clinton County Engineer's Office Port Authority Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	
1.6.3 Guide new commercial and industrial activity toward areas where public sewer and water facilities can be efficiently provided.	Timeframe Ongoing	Relevant Parties Clinton County Building and Zoning Clinton County Engineer's Office Clinton County Regional Planning Commission Port Authority Wilmington-Clinton County Chamber of Commerce
	Associated Cost Low	

1.7 Minimize residential sprawl.

1.7.1 Encourage subdivisions in areas with existing sewer and water infrastructure.

Timeframe

Ongoing

Associated Cost

Low

Relevant Parties

Clinton County Building and Zoning
Clinton County Regional Planning
Commission

1.7.2 Guide new housing development into incorporated lands and identified hamlets.

Timeframe

Ongoing

Associated Cost

Low

Relevant Parties

Clinton County Building and Zoning
City of Wilmington
County Villages
Clinton County Regional Planning
Commission

1.8 Promote environmental conservation and resource-conscious growth.

1.8.1 Take inventory of and create regulatory measures in the zoning code to protect local resources such as farmlands, source water, hillsides, open spaces and parks, and endemic vegetation.

Timeframe

0-3 Years

Associated Cost

Medium

Relevant Parties

Clinton County Building and Zoning
Clinton County Regional Planning
Commission
Clinton County Engineer's Office
Clinton County Soil and Water
Conservation District

1.9 Encourage collaborative land use planning between county and City regulatory bodies.

1.9.1 Share land use data collected for the Comprehensive Plan with City and village governments.

Timeframe

0-3 yrs

Associated Cost

Low

Relevant Parties

Clinton County Regional Planning
Commission
Clinton County Engineer's Office

1.9.2 Coordinate plans and approvals for new development in the County with municipal land use plans.

Timeframe

Ongoing

Associated Cost

Low

Relevant Parties

Clinton County Building and Zoning
Clinton County Regional Planning
Commission

1.9.3 Consider local land use plans for Capital Improvement Projects and other infrastructure development.

Timeframe

Ongoing

Associated Cost

Low

Relevant Parties

Clinton County Engineer's Office
Clinton County Regional Planning
Commission
Board of Clinton County
Commissioners

1.9.4 Encourage municipal bodies to update land use plans and policy to complement and draw upon the Clinton County Comprehensive plan.	Timeframe	Relevant Parties
	4-6 Years	
	Associated Cost	
	Low	Clinton County Regional Planning Commission
1.10 Create synergetic comprehensive and zoning plans for the various local municipalities.		
1.10.1 Educate communities about comprehensive plans.	Timeframe	Relevant Parties
	Ongoing	
	Associated Cost	
	Medium	Clinton County Regional Planning Commission
1.10.2 Provide technical support and funding assistance to help municipalities update comprehensive plans and zoning codes.	Timeframe	Relevant Parties
	Ongoing	
	Associated Cost	
	Medium	Clinton County Regional Planning Commission
		County Townships and Villages
1.11 Address and mitigate impacts of large-scale rural solar farms.		
1.11.1 Regularly monitor and align with state-wide official policy regarding utility-scale solar facilities.	Timeframe	Relevant Parties
	Ongoing	
	Associated Cost	
	Low	Board of Clinton County Commissioners
		Clinton County Regional Planning Commission
		Clinton County Building and Zoning
		County Townships
		State/national funding and guiding bodies
1.11.2 Mandate detailed impact studies and lifecycle plans for proposed solar developments.	Timeframe	Relevant Parties
	Ongoing	
	Associated Cost	
	Low	Board of Clinton County Commissioners
		Clinton County Building and Zoning
		County Townships
1.11.3 Uphold all solar facilities in the County to development guidelines outlined in the Comprehensive Plan.	Timeframe	Relevant Parties
	Ongoing	
	Associated Cost	
	Low	Board of Clinton County Commissioners
		Clinton County Building and Zoning
		County Townships

Goal 2. Economic Prosperity

2.1 Capitalize on economic development opportunities.

2.1.1 Update the local Comprehensive Economic Development Strategy (CEDS) document.	Timeframe 0-3 Years	Relevant Parties Port Authority Wilmington-Clinton County Chamber of Commerce Clinton County Regional Planning Commission Community Improvement Corporation City of Wilmington Convention and Visitors Bureau
	Associated Cost Medium	
2.1.2 Create Area Plans for Airpark area, key transportation corridors and highway interchanges.	Timeframe 0-3 yrs	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission Port Authority
	Associated Cost Medium	
2.1.3 Work with the County's City, towns and villages to improve their downtowns, main streets and commercial corridors.	Timeframe 7-10 Years	Relevant Parties Clinton County Regional Planning Commission Clinton County Building and Zoning Port Authority National programs- Main Street America, Community Development Program
	Associated Cost High	

2.2 Encourage a diverse mix of jobs into the county.

2.2.1 Conduct targeted recruitment.	Timeframe 4-6 Years	Relevant Parties Port Authority Clinton County Board of Commissioners Clinton County Regional Planning Commission Clinton County Engineer's Office
	Associated Cost Medium	

2.2.2 Conduct small businesses support and entrepreneurship initiatives.	Timeframe	Relevant Parties
	7-10 Years	Port Authority Clinton County Engineer's Office Clinton County Building and Zoning Wilmington-Clinton County Chamber of Commerce Port Authority Ohio Department of Development-support programs for small businesses Local Business Incubator Initiatives
2.3 Work to reduce the amount of in-commuting to the county.		
2.3.1 Implement actions related to housing, quality of place, and similar Actions described in this plan.	Timeframe	Relevant Parties
	Ongoing	Clinton County Building and Zoning Clinton County Engineer's Office Clinton County Regional Planning Commission Wilmington-Clinton County Chamber of Commerce Port Authority Board of Clinton County Commissioners
2.4 Support a strong workforce.		
2.4.1 Continue the efforts of the Regional Business Association.	Timeframe	Relevant Parties
	Ongoing	Clinton County Regional Business Association Clinton County Employment & Training Center Clinton County Workforce Development Roundtable
2.4.2 Develop a strategy to address childcare needs.	Timeframe	Relevant Parties
	0-3 Years	Ohio Department of Job and Family Services Preschool Basic Parenting Program Clinton County Community Action Program, Inc.

2.5 Support agricultural businesses.

2.5.1 Promote farmland preservation policies as described in Objective 1.3.	Timeframe Ongoing	Relevant Parties Clinton County Regional Planning Commission Board of Clinton County Commissioners Clinton County Building and Zoning Clinton County Soil and Water Conservation District Clean Ohio Conservation Fund Cardinal Land Conservancy Ohio Office of Farmland Preservation County Townships
	Associated Cost Low	
2.5.2 Limit encroachment of non-agricultural development on existing farmland.	Timeframe Ongoing	Relevant Parties Clinton County Building and Zoning County Townships
	Associated Cost Low	
2.5.3 Support targeted non-traditional agricultural operations.	Timeframe Ongoing	Relevant Parties Port Authority Cardinal Land Conservancy Board of Clinton County Commissioners Wilmington- Clinton County Chamber of Commerce USDA Farm Service Agency OSU Extension Service Clinton County Regional Planning Commission
	Associated Cost Low	
2.5.4 Create a centralized farm product market.	Timeframe 4-6 Years	Relevant Parties Wilmington-Clinton County Chamber of Commerce Ohio Farm Bureau Clinton County Agricultural Society
	Associated Cost Medium	

2.5.5 Initiate marketing partnerships.	Timeframe 0-3 Years	Relevant Parties Ohio Farm Bureau Ohio Department of Agriculture- Ohio Proud Clinton County Agricultural Society Wilmington College University of Cincinnati
	Associated Cost Low	
2.5.6 Investigate opportunities for agritourism and develop/promote/support existing agritourism businesses and initiatives.	Timeframe 0-3 Years	Relevant Parties Ohio Farm Bureau Clinton County Agricultural Society Port Authority Wilmington- Clinton County Chamber of Commerce Clinton County Convention & Visitors Bureau Clinton County Regional Planning Commission
	Associated Cost Medium	

Goal 3. Infrastructure Connectivity

3.1 Conduct targeted sewer enhancements.		
3.1.1 Determine feasibility and potential strategy for public sewer at the 73/71 and 68/71 interchanges.	Timeframe 0-3 Years	Relevant Parties Clinton County Engineer's Office ODOT Port Authority Clinton County Regional Planning Commission
	Associated Cost Medium	
3.1.2 Integrate infrastructure planning into interchange area plans.	Timeframe 4-6 Years	Relevant Parties Clinton County Engineer's Office Clinton County Building and Zoning Port Authority Clinton County Regional Planning Commission
	Associated Cost Low	

3.1.3 Assess sewer needs in key locations with residential development potential.	Timeframe 0-3 Years	Relevant Parties Clinton County Engineer's Office Clinton County Building and Zoning
	Associated Cost Low	Wilmington Building and Zoning Wilmington Sanitation Department Clinton County Regional Planning Commission
3.1.4 Identify and implement strategies for sewer expansion in areas desired for residential development.	Timeframe 4-6 Years	Relevant Parties Clinton County Building and Zoning Board of Clinton County Commissioners
	Associated Cost High	Clinton County Regional Planning Commission
3.2 Improve broadband throughout the county.		
3.2.1 Implement Broadband Countywide.	Timeframe Ongoing	Relevant Parties Port Authority Clinton County Regional Planning Commission
	Associated Cost High	Board of Clinton County Commissioners
3.2.2 Pursue Federal grant funding for broadband improvements.	Timeframe Ongoing	Relevant Parties Clinton County Regional Planning Commission
	Associated Cost Low	

3.3 Improve roadway conditions for all users.

3.3.1 Adopt and implement a complete streets policy.	Timeframe 4-6 Years	Relevant Parties Clinton County Regional Planning Commission Clinton County Building and Zoning Clinton County Engineer's Office Smart Growth America ODOT
	Associated Cost High	
3.3.2 Minimize residential development along main roads.	Timeframe Ongoing	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission County Townships and Villages
	Associated Cost Low	
3.3.3 Update the County's Thoroughfare Plan.	Timeframe 0-3 Years	Relevant Parties Clinton County Engineer's Office Board of Clinton County Commissioners Clinton County Regional Planning Commission ODOT
	Associated Cost Medium to High- based on consultant costs	

3.4 Improve experience of entering the County.

3.4.1 Install signage and improve physical environment at gateway locations.	Timeframe 0-3 Years	Relevant Parties Clinton County Regional Planning Commission Clinton County Building and Zoning Clinton County Engineer's Office
	Associated Cost High	
3.4.2 Create design standards for highly visible locations at highway exits.	Timeframe 0-3 Years	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Medium	

3.5 Support fiscal sustainability of roadway construction.

3.5.1 Study roadway financing mechanisms.	Timeframe 0-3 Years	Relevant Parties Clinton County Engineer's Office ODOT Clinton County Regional Planning Commission Board of Clinton County Commissioners
	Associated Cost Medium	
3.5.2 Pursue federal grant funding for road infrastructure improvements.	Timeframe Ongoing	Relevant Parties Clinton County Engineer's Office
	Associated Cost Low	

Goal 4. Housing and Community Wellness

4.1 Increase the number and variety of high-quality housing options.

4.1.1 Implement recommendations of the 2021 County Housing Study.	Timeframe 7-10 Years	Relevant Parties Clinton County Regional Planning Commission Port Authority
	Associated Cost Low	
4.1.2 Support non-traditional housing in mixed use zoning districts.	Timeframe Ongoing	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	
4.1.3 Modify subdivision regulations to support non-traditional housing.	Timeframe 0-3 Years	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission County Townships
	Associated Cost Low	
4.1.4 Implement recommendations of Clinton County Housing and Homelessness Coalition Strategic Action Plan.	Timeframe 4-6 Years	Relevant Parties Clinton County Coalition on Homelessness City of Wilmington Clinton County Commissioners County Townships and Villages
	Associated Cost High	

4.2 Expand recreational opportunities.

4.2.1 Conduct a recreational needs assessment.	Timeframe 0-3 Years	Relevant Parties Rails-to-Trails Conservancy Clinton County Trails Coalition
	Associated Cost Medium	Clinton County Regional Planning Commission Wilmington Parks and Recreation County Townships and Villages Ohio Department of Natural Resources Clinton County Parks District Clinton County Joint Recreation District
4.2.2 Update the 2016 County Parks and Open Space Plan.	Timeframe 0-3 Years	Relevant Parties Clinton County Regional Planning Commission
	Associated Cost Medium	Wilmington Parks and Recreation County Townships and Villages Clinton County Parks District
4.2.3 Expand trailway connections in key locations.	Timeframe 4-6 Years	Relevant Parties Clinton County Regional Planning Commission
	Associated Cost High	Wilmington Parks and Recreation Clinton County Trails Coalition Rails-to-Trails Conservancy Ohio Department of Natural Resources
4.2.4 Improve marketing strategies and wayfinding signage to direct residents and visitors.	Timeframe 0-3 Years	Relevant Parties Wilmington Parks and Recreation
	Associated Cost Low	Clinton County Engineer's Office Ohio Department of Natural Resources

4.3 Support aging in place.

4.3.1 Continue to implement the 2019 Age Friendly Clinton County Action Plan.

Timeframe

7-10 Years

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Medium

*And other bodies as identified in the plan

4.3.2 Integrate age-friendly concepts into zoning update.

Timeframe

0-3 Years

Relevant Parties

Clinton County Building and Zoning

Associated Cost

Low

Clinton County Regional Planning Commission

4.4 Increase restaurant, retail and entertainment options.

4.4.1 Encourage restaurants, retail and entertainment in commercial centers.

Timeframe

4-6 Years

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

Clinton County Building and Zoning
Local regulatory bodies

4.4.2 Implement local food initiatives.

Timeframe

0-3 Years

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

Clinton County Building and Zoning
Wilmington - Clinton County Chamber of Commerce
Clinton County Convention & Visitors Bureau
Ohio Department of Development-
New Small Business Grant
Farmers Market Coalition

4.4.3 Assess interest and viability of a second Designated Outdoor Refreshment Area (DORA).

Timeframe

0-3 Years

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

Board of Clinton County Commissioners

4.5 Promote improvements to public health.

4.5.1 Address prevention gaps for addiction recovery programs in accordance with the Clinton County Opioid Drug Plan (2016-2017).

Timeframe

Ongoing

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Medium

Clinton County Health District

Local Religious Institutions

Wilmington- Clinton County Chamber of Commerce

Clinton County Elderly Service Program

4.5.2 Implement Actions described in objective 4.2 regarding expanding recreational opportunities in the County.

Timeframe

Ongoing

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

Clinton County Engineer's Office

Clinton County Building and Zoning

Clinton County Trails Coalition

4.5.3 Expand upon existing farmers market with affiliated programs to increase access .

Timeframe

Ongoing

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

HELP Clinton County

Ohio Treatment Centers

Recovery Ohio

4.6 Create synergies between development decisions and educational objectives.

4.6.1 Create synergies between development decisions and educational objectives.

Timeframe

0-3 Years

Relevant Parties

Clinton County Regional Planning Commission

Associated Cost

Low

Goal 5. Parks, Historic Assets, and the Environment

5.1 Conserve valued natural areas.

5.1.1 Adhere to Character Area Plan to discourage development in environmentally sensitive locations, such as woodlands and wetlands.	Timeframe Ongoing	Relevant Parties Clinton Soil and Water Conservation District
	Associated Cost Low	Clinton County Building and Zoning Clinton County Regional Planning Commission
5.1.2 Adopt environmental assessment requirements in County Subdivision Regulations.	Timeframe 0-3 Years	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	
5.1.3 Create incentives to encourage wide wooded and vegetative buffers along streams.	Timeframe 0-3 Years	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	Clinton County Soil and Water Conservation District
5.1.4 Integrate Low Impact Development (LID).	Timeframe 0-3 Years	Relevant Parties Clinton County Building and Zoning Clinton County Regional Planning Commission
	Associated Cost Low	
5.1.5 Create a Watershed Action Plan.	Timeframe 0-3 Years	Relevant Parties Clinton Soil and Water Conservation District Clinton County Regional Planning Commission
	Associated Cost Medium	Clinton County Building and Zoning Clinton County Engineer

5.2 Preserve and showcase the County's unique history.

5.2.1 Support eligibility determinations and designation of structures and districts on the National Register of Historic Places.	Timeframe 0-3 Years	Relevant Parties Clinton County Regional Planning Commission Clinton County Building and Zoning Clinton County Auditor
	Associated Cost Low	
5.2.2 Promote and build upon the Quaker Heritage Scenic Byway.	Timeframe 4-6 Years	Relevant Parties Clinton County History Center Clinton County Convention & Visitors Bureau
	Associated Cost High	
5.2.3 Implement an underground railroad history initiative, including pursuing designation of sites by the National Park Service's Network to Freedom.	Timeframe 4-6 Years	Relevant Parties Clinton County History Center Clinton County Regional Planning Commission Board of Clinton County Commissioners Clinton County Building and Zoning National Parks Service Local regulatory bodies
	Associated Cost Medium	
5.2.4 Coordinate as needed with cities and towns in pursuit of historic preservation initiatives.	Timeframe Ongoing	Relevant Parties Clinton County History Center Clinton County Regional Planning Commission
	Associated Cost Low	
5.2.5 Digitize records of historical people, places and events.	Timeframe 0-3 Years	Relevant Parties Clinton County History Center Wilmington Public Library Clinton County Regional Planning Commission
	Associated Cost Low	