

# **STINESVILLE AREA RURAL COMMUNITY PLAN**

**MONROE COUNTY PLAN COMMISSION**

**Revised October 25, 2010**

## ACKNOWLEDGMENTS

The preparation of this plan was carried out by the staff of the Monroe County Planning Department with the guidance, direction, and assistance of all those mentioned below:

### Monroe County Plan Commission

Dan Baugh	Dexter Luck (2005)
Andy Dodds	Richard Martin, Vice-President
John Newlin	Charles Newmann
Jerry Pittsford	Kevin Enright
Sophia Travis	Iris Kiesling, President

### Monroe County Plan Review Committee

Bill Beggs	Kevin Enright
John Irvine	Charles Newmann
Greg Travis	Iris Kiesling

### Monroe County Board of County Commissioners

Iris Kiesling  
Herb Kilmer, Vice-President  
Joyce Poling, President

### Monroe County Council

Marty Hawk	Trent Jones
Mark Stoops, President	Sue West
Michael Woods	Sophia Travis, Vice President
Warren Henegar	

### Stinesville Town Board

Randy Carter  
Debra K. Payton, President  
Lisa Meuser, Vice President  
Lois Pursell

### Stinesville Area Residents

John Baker	Dick Owens
Debbie Baker	Carol May
Chris Bennett	Michael Coulson
Lisa Meuser	Randy Carter
Ron Baldwin	Steve Summitt
Mary Baldwin	William Summitt
Lois Pursell	Ronald Stine
Beth Petry	Judy Arthur
Bruce Payton	Jim Bayne
Bill Payton	Ben Stidd
Kurt Petry	Allan Stupp
Linda Everhardt	David Neal

and all other area residents who participated

**Monroe County Planning Department**  
**Stinesville Area Rural Community Plan Work Unit**

Robert S. Cowell, Jr., AICP, Director  
Gregg Zody, AICP, Assistant Director/Project Manager  
Matthew Lepke, Planner/Project Assistant  
Jason Eakin, Senior Planner/GIS Mapping  
Mark Yates, Planner/GIS Mapping

## TABLE OF CONTENTS

<b>Section I.</b>	<b>Executive Summary .....</b>	<b>6-8</b>
<b>Section II.</b>	<b>Introduction.....</b>	<b>9-11</b>
<b>Section III.</b>	<b>Planning Context.....</b>	<b>12-15</b>
<b>Section IV.</b>	<b>Existing Conditions</b>	
	Natural Features .....	16-19
	Area History.....	19-20
	Population.....	20-21
	Local Economy.....	23
	Housing .....	23-24
	Community Facilities .....	25
	Transportation .....	26
	Utilities .....	26-27
	Other Services and Facilities .....	27
<b>Section V.</b>	<b>Goals.....</b>	<b>28-31</b>
<b>Section VI.</b>	<b>Development Alternatives .....</b>	<b>32-34</b>
<b>Section VII.</b>	<b>Preferred Development Pattern.....</b>	<b>35-39</b>
<b>Section VIII.</b>	<b>Implementation .....</b>	<b>40-42</b>
<b>Section IX.</b>	<b>Monitoring.....</b>	<b>43</b>

## TABLE OF FIGURES

### List of Tables

Table 1: Population Data .....	20
Table 2: Household Data .....	23-24
Table 3: 1997-2005 Richland-Bean Blossom CSC Enrollment Data .....	25
Table 4: Rural Community County Road Level of Service Data .....	26
Table 5: Implementation Work Program .....	40-42

### List of Maps

Rural Community Planning Area.....	6 & 13
Natural Features/Constraints Map .....	17
Existing Land Use Map.....	22
Development Alternatives Maps.....	33-34
Recommended Land Use Map.....	39

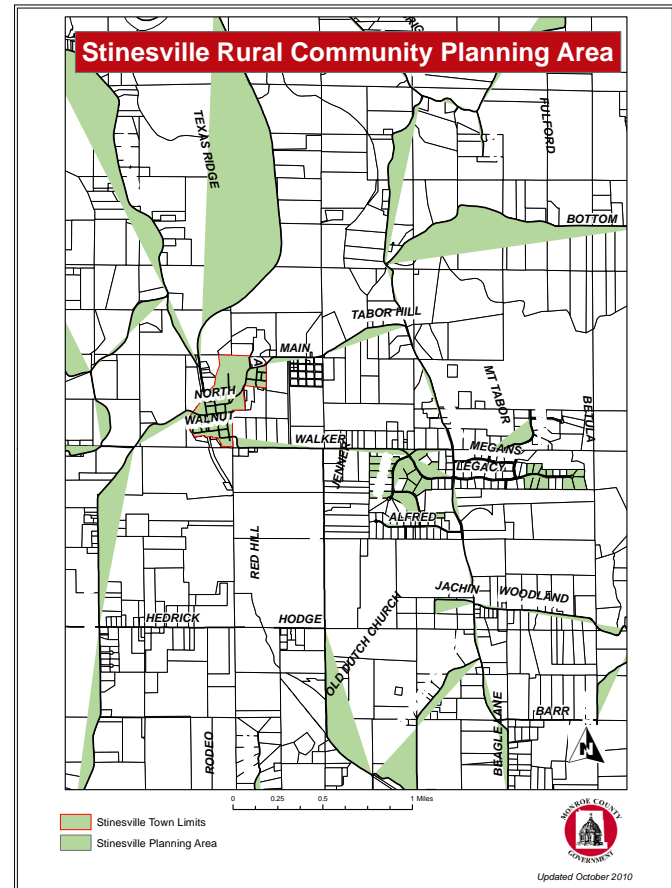
## **SECTION I: EXECUTIVE SUMMARY**

The Board of County Commissioners adopted the Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities. The Stinesville rural community planning area, featuring boundaries as illustrated in the map at right, is the subject of the plan developed within this document.

### **Planning Issues**

The Monroe County Comprehensive Land Use Plan describes a county that will continue to grow and develop, but better managed. Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan. Within the County's Comprehensive Plan the existing small rural communities located throughout the county, each has its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations and substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons; including wise management of limited fiscal resources, protection of the natural and man-made environment, and capitalizing on existing public and private investments.

In addition to promoting growth and development within the rural communities, the Comprehensive Plan seeks to maintain the traditional character of these areas. It is proposed that this be achieved by promoting development that furthers the traditional growth pattern; that is, neighborhood-focused, compact in physical form, densities of two to eight dwelling units per acre, and mixed use, but with a continued emphasis on single-family residences. Likewise, it is envisioned that public investments in such facilities as roads, sewers, and water lines will further promote this development pattern.



## Planning Process

The planning process employed in the development of the Stinesville Area Rural Community Plan actually began in 1996, with the adoption of the Comprehensive Plan and the guiding principles for development within the rural communities. These principles formed the foundation of the development of this current planning effort, which began in late 2004.

The first step in the process was to identify the planning area for Stinesville, based in part on the comprehensive plan. The primary limits of the planning area were formed by natural and man-made boundaries. The next step in the process was to collect data on existing conditions. GIS information and various county records were consulted, and interviews with governmental/utility representatives conducted to compile data.

The final major collection/consultation step included meetings with the representatives of various service providers identifying development and infrastructure strengths and weaknesses for the planning area. This information along with the existing conditions and trends helped to ensure that the remainder of the planning process was grounded in current reality.

The first community meeting involving community leaders, area land owners, and citizens interested in the planning process was conducted on April 27, 2005, at the Stinesville Elementary School. The meeting introduced the purpose of the rural area plans, the planning process and detailed existing conditions leading to a discussion of trends and opportunities. It helped staff gain an understanding of the thoughts and comments of Stinesville Area Community residents. The second community meeting was held on June 30, 2005, at the Stinesville Church of the Nazarene. At this meeting, residents had further opportunity to continue the discussion on existing conditions, issues, opportunities, goals, and development patterns. The final workshop was conducted September 29, 2005, where the discussions from previous meetings were reviewed and a preliminary plan was introduced.

Before its final adoption, the plan was the subject of public hearings before the Plan Commission in October, 2005, and the County Commissioners in December, 2005.

In March of 2010, Monroe County and the Town of Stinesville entered into an Interlocal Agreement regarding Planning and Zoning Authority. This plan has been updated to reflect the inclusion of the Town's properties under the County's planning efforts.

## Planning Proposal

The Stinesville Area Rural Community Plan proposes to:

- ♦ Focus new growth and development near the core of the existing community

- ♦ Promote dense development
- ♦ Maintain a compact form of physical development
- ♦ Capitalize on existing infrastructure
- ♦ Maintain a distinctive edge, separating urban areas from rural areas
- ♦ Provide for future growth areas
- ♦ Promote a continuation of the traditional development pattern
- ♦ Enhance the gateway areas to town along Stinesville, Mount Tabor, and Texas Ridge Roads and Walker Lane

Further, the plan proposes to:

- ♦ Encourage small business on Stinesville Road near town; this use should focus on business enterprises serving the community
- ♦ Focus neighborhood growth and recreational development in a way that will strengthen the town of Stinesville proper

#### Plan Implementation and Maintenance

Successful implementation of the Stinesville Area Rural Community Plan largely depends upon the development of public-private partnerships where public and private interests seek the same goals and where ordinances and development standards are developed in a manner that are sensitive to local needs and market realities.

While private development interests will be responsible for most of the new building activities in the area, the public will remain primarily responsible for infrastructure operation and maintenance, limited construction activities, and the provision of financial incentives. The Plan Commission will continue to be responsible for the timely review of development proposals and for the development and adoption of locally-appropriate ordinances and development standards. Cooperation and a common vision shared by the County and Town Board will best further the interests of area residents both in Stinesville and the surrounding rural community.

The Plan Commission is responsible for monitoring both the planning context and the implementation of the plan over time. This monitoring will help ensure that the goals and policies remain valid given the current planning context and will allow the Commission opportunities to make adjustments to identified development areas, goals, and implementation actions when appropriate. To this end, the plan includes monitoring and maintenance actions and a schedule identifying responsible parties and times such actions will occur. Further, the plan proposes the establishment of a permanent rural community advisory subcommittee that would assist the plan commission in its monitoring efforts.



## **SECTION II: INTRODUCTION**

The Stinesville Area Rural Community Plan represents the culmination of approximately one year's worth of work by the Monroe County Planning Department, with assistance from the area residents and officials. It reflects the Plan Commission's commitment to managing the future growth of Monroe County in a manner that is responsible and promotes development within the existing rural community, while maintaining the area's unique characteristics. The plan shall be viewed as a public statement which expresses the desires and goals of the people of the Stinesville area regarding the future of their community. The plan outlines the preferred future for the physical development of the Stinesville rural area and a comprehensive methodology for how to realize such a future. The plan is however, intentionally flexible in recognition that as the community grows and the conditions change, it may need to be amended to allow adjustments to reflect changes both in the physical character of the community and in the desires of its people.

### **Plan Purpose**

The fundamental purpose of the Stinesville Area Rural Community Plan is to manage the area's physical development in a manner consistent with the adopted Monroe County Comprehensive Land Use Plan. Indiana Code Title 36, Article 7, as amended, gives the Plan Commission the authority to prepare plans for areas within its jurisdiction and to forward such plans to the Board of County Commissioners for adoption. Upon adoption, this plan will serve as an important advisory guide to the Plan Commission, the Board of County Commissioners, and others regarding the future physical development of the Stinesville area.

In this effort, the planning department sought to achieve the following:

- ♦ Develop a plan that is consistent with the guiding principles, vision, and goals established in the Monroe County Comprehensive Land Use Plan;
- ♦ Develop a plan that realistically interprets and reflects the current planning context and existing conditions present in the Stinesville area;
- ♦ Foster cooperation and coordination among various interests dealing with the physical development of the area, including property owners, development interests, service providers, and residents;
- ♦ Respond to the aspirations and goals of area residents and business owners.

This plan will serve the residents of the Stinesville area and the residents of Monroe County by:

- ♦ Providing a comprehensive means of integrating proposals that meet future needs regarding physical development of the area
- ♦ Serving as the official advisory policy statement for encouraging orderly and efficient use of land for residences, businesses, industry, agricultural activities, quarries, and open space; for coordinating these uses of land with each other, with

- ♦ the rest of the county, and with necessary public facilities and services
- ♦ Creating a logical basis for the development of appropriate zoning, subdivision control, public improvement plans, and for guiding the work of various public and private interests dealing with the physical development of the area
- ♦ Providing a means for private interests to determine how they may relate their projects to established county planning policies
- ♦ Offering a means of relating the plan for the Stinesville area to the Monroe County Comprehensive Land Use Plan

### Plan Structure

The Stinesville Area Rural Community Plan can be broken into four basic components. These components are as follows:

- ♦ Analysis of Existing Conditions (Sections III & IV)
- ♦ Establishment of Preferred Future (Sections V, VI, & VII)
- ♦ Identification of Implementation Program (Section VIII)
- ♦ Development of Monitoring and Maintenance Program (Section IX)

The first component involved an analysis of the existing conditions. This analysis included an in-depth review of the Monroe County Comprehensive Plan and other applicable public policy statements. This step was followed with a review of county records, collection and analysis of data on environmental features and interviews with governmental/utility representatives.

This component resulted in a comprehensive summary of current strengths, weaknesses, opportunities, and other planning issues present within the Stinesville area. Trends were identified and basic projections on such features as population growth and construction activities were prepared. This information helped the planning department frame the current planning issues and opportunities that the plan would address. Further, this information served as a foundation upon which goals and preferred development patterns would be based. The information developed in this component is further discussed in Sections III and IV of this plan.

The second component involved the establishment of a preferred future development pattern. The planning department worked in concert with the residents, Plan Commission, and area officials to develop a set of goals that addressed the identified issues and opportunities. These goals also adhered to the principles established in the Comprehensive Plan and respected local preferences.

A community meeting was conducted to discuss development alternatives and a preferred development pattern. These development alternatives were then evaluated in light of the established principles and goals. This preferred development pattern forms the basis of the future land use map and policies. The information developed in this component is further discussed in Sections V, VI, and VII of this plan.

The third component involved the development of an implementation program. This component focused on the logistics of the plan; that is who will do what, when, and how. Short and long term actions were identified that are to be implemented by both public and private interests. This component of the plan is constrained because of current fiscal realities and is grounded in the identified existing conditions. The information developed in this component is further discussed in Section VIII of this plan.

The final component involved the development of a monitoring and maintenance program. This component identified how the planning context and the plan's implementation actions will be monitored over time, by whom, and how adjustments to the plan and its identified actions will be made when necessary. This component envisions a permanent role for members of the local community. The information developed in this component is further discussed in Section IX of this plan.

### **SECTION III: PLANNING CONTEXT**

Any planning effort is greatly influenced by the current public, political, and physical context. In many ways, this plan represents the response of the county to the influences that comprise the current surroundings in the Stinesville area. The following presents an overview of the current planning context.

#### **Regional Context**

The Stinesville area is located in the northwestern portion of Monroe County, which is located in south central Indiana, south of the Indianapolis metropolitan area. Indianapolis has always exerted some influence on Monroe County, and thus the Stinesville area, as a source of markets for locally made goods, as a source of employment, the location of major transportation and cultural facilities, and as the seat of state government. However, Monroe County has always maintained a separate and distinct character. With the presence of Indiana University and a robust local economy, most residents of Monroe County and the Stinesville area work, shop, and recreate within the county.

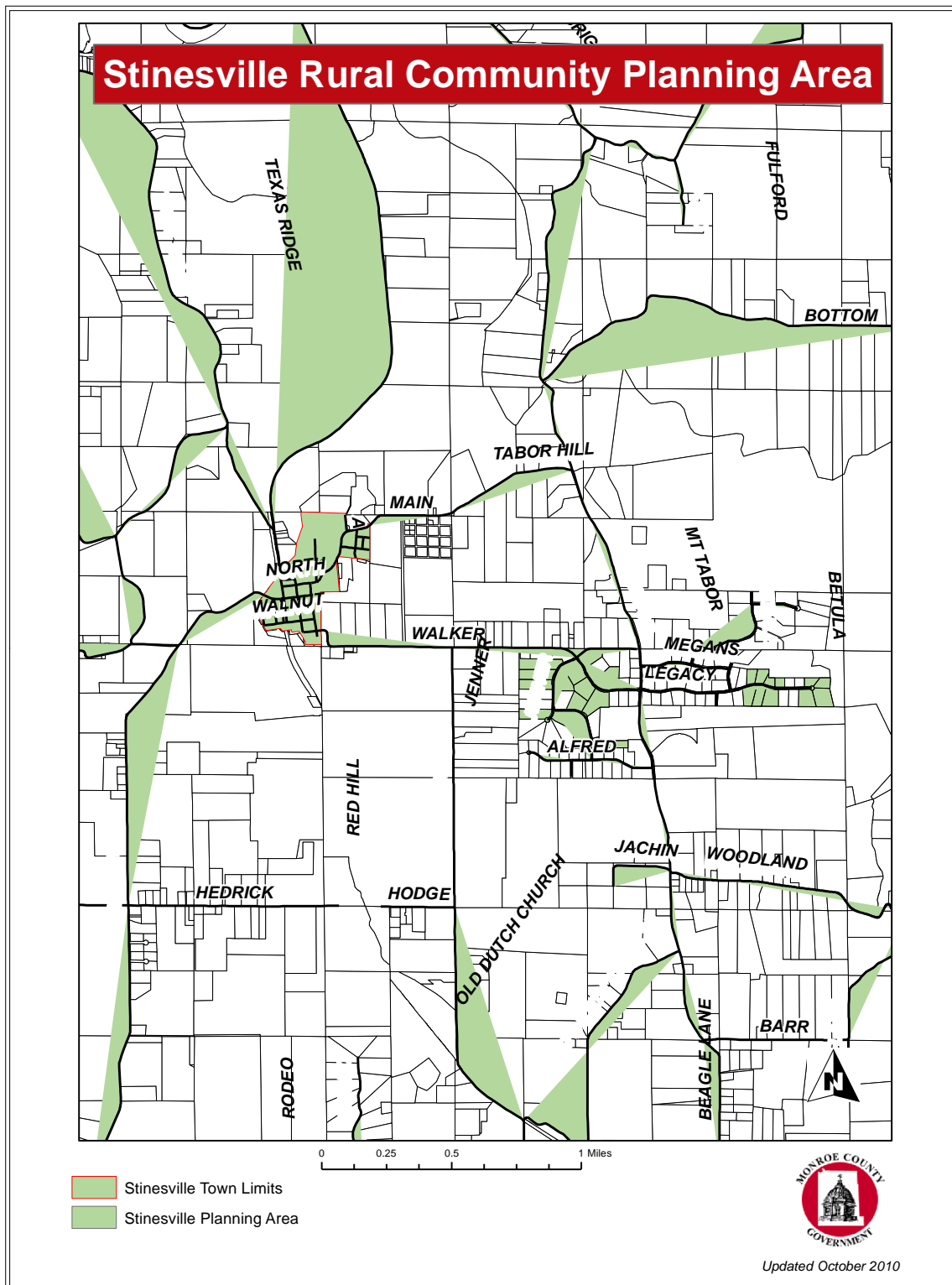
#### **Natural Features**

The hills, streams, and geology of the Stinesville area provide the physical character of the area and have for generation's dictated the location and type of land uses present. A large part of the rural community lies within the Bean Blossom Creek-Jacks Defeat Creek watershed. The balance lies in the Bean Blossom Creek-Indian Creek watershed. Abundant limestone deposits beneath the soil are found throughout the planning area. Karst topography characterized by closed depressions or sinkholes, formed over limestone by dissolving in solution is also typical to this area. The continued use and protection of the natural features that exist in the Stinesville area is essential if the traditional character of the area is to be protected and the goals of the rural community plan are to be realized.



#### **People**

No force has influenced the character and land use of the Stinesville area more than the people that call it home or operate businesses. For generations the physical shape of the area has been altered by human use of the land, especially the many quarries present. Historically, residents of the Stinesville area made their living close to home in quarries, on farms, and in shops.



Today, most Stinesville residents work elsewhere in Monroe County or in the surrounding region. The ability for some of the area residents to be employed or to operate businesses within and around Stinesville, while continuing to make responsible land use and development decisions, is integral to the success of the rural community plan.

### Transportation

The New Albany and Salem Railroad, which provided an early mode of transporting the area's limestone products, was an important factor in Stinesville's early growth. Efficient and dependable transportation networks have helped Stinesville area quarries, farmers and businesses get their products to market, allowed residents access to jobs and shopping outside of the area, and enabled access for visitors and tourists. Wise development and maintenance of the transportation network can help the Stinesville area bolster economic growth and improve safety. Poor management of the system could undermine the area's vitality and diminish the effectiveness of many of the actions contained in this plan.

### Public Services

For decades, the lack of central wastewater and drinking water services significantly limited the potential growth and development of the area, at times even threatening the health of residents. Recently, however, expansion of the systems has provided infrastructure to serve most of the area with ready wastewater and drinking water services. Similar to the transportation network, the careful and deliberate expansion of public services could shape the area in a way that enhances prosperity and retains the area's historic character and traditional development pattern. Poorly planned expansion of these facilities could diminish the successful implementation of the plan and compromise the integrity of the area's character and traditional development pattern.

### Economy and Development

Like other villages linked to the stone industry, the Stinesville area's economy peaked early in the twentieth century. Though some quarries are still operational in the area, over time this local economy has waned as residents became more mobile and business and industry practices changed to favor consolidation and concentration in larger urban locations. Some smaller locally-oriented businesses exist but are generally within the town of Stinesville.

For the comprehensive plan's vision to be fully realized, new residential and business development must occur in the Stinesville area. It is equally significant that such development be consistent with the principles established in the plan and reinforces the traditional land use and development pattern.

### Local Citizenry and Governance

The Stinesville area is located within Bean Blossom Township and falls under the township's governmental jurisdiction; however, the Town operates under an Interlocal Agreement that allows Monroe County to provide Planning and Zoning authority. It is imperative that the township board, town board, and county departments continue to play a positive role in the growth and development of the area and that the residents continue to support such efforts.



Stinesville area residents must continue to play an active role in the growth and development of the area. Residents must fully understand how the change and growth of the Stinesville area influences the remainder of Monroe County. Likewise, residents should be given a strong voice in decisions affecting the area. This should include deliberative discussions, town hall meetings, greater use of community volunteers, and committee membership for area residents. These efforts should supplement formal public hearings, elections, and newspaper advertisements as the primary tools for community participation, if the community is to become a more active partner in the growth and development of Monroe County.

## **SECTION IV: EXISTING CONDITIONS**

A thorough understanding of current conditions serves as a baseline for monitoring change over time as well as informing the development of goals and strategies. This section of the plan is presented as a snapshot of the current conditions in the Stinesville area. It is not intended as an exhaustive inventory of all aspects of the community. An overview of specific features present in the area, with a brief description of the issues or opportunities relevant to this planning effort is given. The majority of the information contained in this section was drawn from existing data sources. The information was supplemented where appropriate with original research performed by the planning department.

### **Natural Features**

Three basic features comprise much of the physical form of the Stinesville area. These features include the geology and associated soils, waterways, and topography. Other features present in the area, but less significant in their contribution to the area's physical form include the flora (plant life) and fauna (animal life).

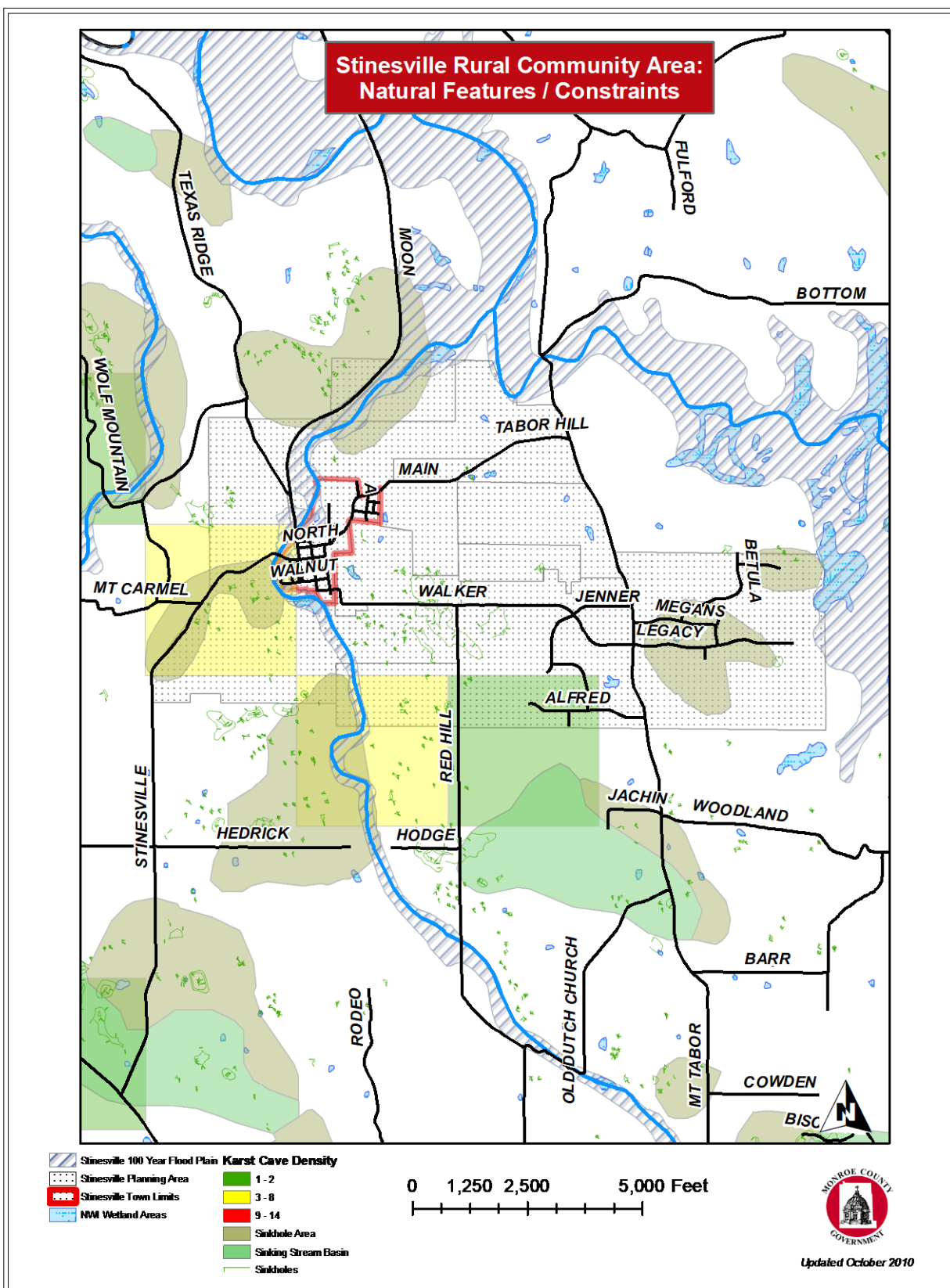
#### *Geology and Associated Soils*

The Stinesville area is located in part of what is known as the Mitchell Plain. The plain consists generally of rolling plains with many sinkholes and some highly dissected areas of bedrock, particularly in areas along streams. The area immediately southwest of Stinesville is located in what is referred to as the Glacial Lake Flatwoods, which is a large flat area formed at the margin of a glacier. Much of the Stinesville area is characterized by fractured rocks, sinkholes, caves, and springs, as well as broad ridgetops and gently rolling plains. Limestone is the main type of rock found in the Mitchell Plain, with soil types being Bedford, Caneyville, Caneyville Variant, Corydon Variant, Crider, and Hagerstown. Soil types in the area southwest of Stinesville include Alford, Chetwynd, Hickory, Parke, Peoga, Princeton, Ryker, Zipp, and Zipp Variant.

Three general soil series dominate the Stinesville area; Crider-Caneyville, Peoga-Bartle, and Ryker-Hickory. These soils generally place constraints on urban development, due to the tendency to retain water and the limitations for use of on-site wastewater treatment. Crider and Caneyville soils are characterized as generally deep to moderately deep, gently sloping to strongly sloping, well-drained soils formed in loess and residuum from the underlying limestone, and are generally located on uplands. These soils tend to be productive for a variety of agricultural products including corn, soybeans, and wheat, as well as being appropriate for the growth of grasses and hay. This pattern of agriculture can be seen on properties to the south of Stinesville.

Peoga soils are characterized by deep, poorly drained, slowly permeable soils formed in loess and are generally located on broad glacial lake plains and on low alluvial terraces. The soils tend to be productive for the production of many agricultural products including corn, soybeans, wheat, and hay. This pattern of agriculture is evident throughout the area west of Stinesville.





Bartle soils are generally poorly drained soils and tend to be productive for the production of many agricultural products including corn, soybeans, wheat, and hay. This pattern of agriculture is evident in a few areas to the west of Stinesville.

Ryker soils are deep, well drained, moderately permeable soils formed in loess and residuum from limestone and are generally located on uplands. The soils tend to be productive for grasses and hay and less so for corn, soybeans, or wheat. Hickory soils are formed in glacial till and are generally located on uplands. These soils tend to be fairly unproductive for most agricultural products.

### *Mineral Resources*

The Stinesville area is home to a belt of limestone that produces the majority of American dimension stone products. Salem Limestone, which makes up a majority of this stone, is present throughout the Stinesville rural community planning area in varying depths. High-calcium limestone and crushed stone reserves are also present in the area. As stone production is a major part of the local economy, it is crucial that care be taken to protect these areas for future quarrying.

### *Waterways*

Jacks Defeat Creek, a tributary of the White River, is the dominant water feature in the Stinesville area, combining with the area's geology to shape much of the topographic relief in the area. The Jacks Defeat Creek watershed bisects the Stinesville area rural community, with the headwaters reaching near the western edge of the City of Bloomington. Fairly narrow sections of floodplain adjoin much of the creek as it traverses the Stinesville area, at times providing dramatic scenes as it passes farms and along stone outcroppings.

Due in part to the narrow floodplain and the sizeable elevation changes from its headwaters to its mouth at the White River, Jacks Defeat Creek can experience periods of flash flooding. Other waterways include Big Creek to the west and north of the area and Bean Blossom Creek to the east and north of the plan region. Much of the land is also dotted with sinkholes that retain water. Portions of the Jacks Defeat Creek floodplain and unnamed tributaries and the Flatwoods area contain wetlands of various sizes and types, though many have been significantly altered through agricultural practices and urbanization.

### *Topography*

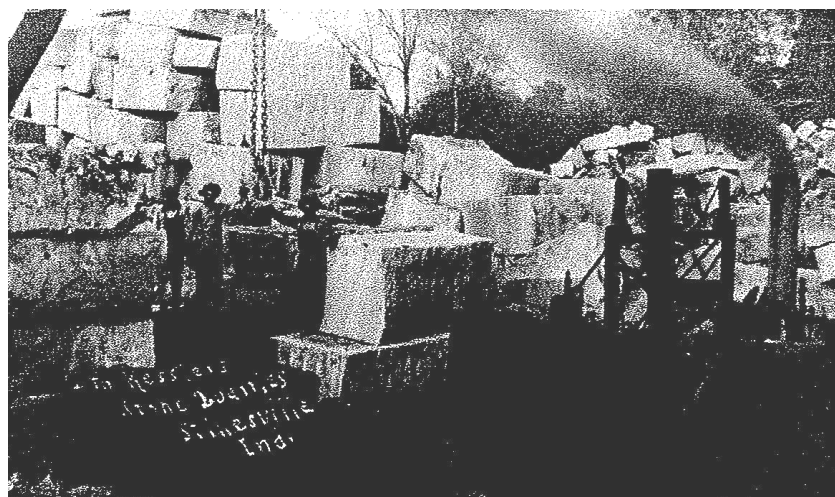
The topography of the Stinesville area is a result of geologic forces and forces associated with water and weather patterns. Topographic relief is the most significant natural feature in the area, forming the ridges and valleys that can be readily identified with Stinesville. Historically, topography has dictated the location of roads, buildings, towns, and farms, and continues to significantly influence the placement of infrastructure and the development pattern of the area.

Much of the Stinesville area is characterized by moderate slopes and fairly broad ridge tops, though there are areas containing steep slopes. Elevations range from near 670 feet above mean sea level along Jacks Defeat Creek to more than 800 feet above mean sea level in the far western portions of the planning area.

Much of the Stinesville area contains karst topography; that is, the presence of highly dissected rocks, and the presence of sinkholes and springs. The majority of sinkholes are concentrated in the southern portion of the planning area, though sinkholes are scattered throughout the area. Sinkholes are depressions on the surface of the land caused by water moving downward into cracks and passages in the underlying limestone. Because the water moves rapidly once it enters the underlying limestone, very little of it is filtered, meaning that pollutants from agricultural uses, urban land uses, and failing septic systems pollute ground water and can move great distances.

### Area History

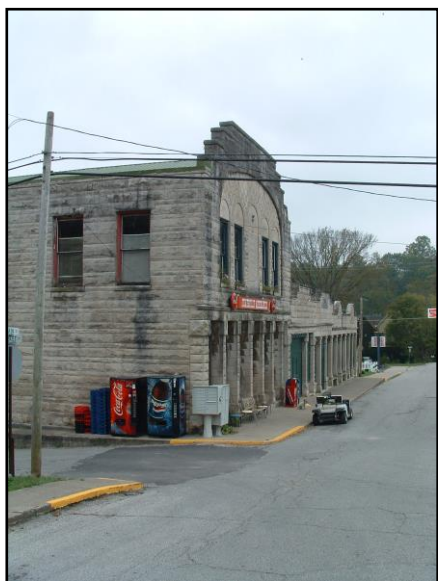
The Stinesville area has been settled since the earliest days of Indiana. Bean Blossom Township, the location of Stinesville, was organized in 1818. The village of Stinesville, according to local legend, was named after a resident--“Mr. Bean Blossom”. In reality, Mr. Eusebius Stine, a local businessman, sold several lots in 1853 near the recently built New Albany and Salem Railroad line. Stinesville’s first quarry was established in 1826 by Richard Gilbert, and the village grew around the nearby quarries, utilizing the railroad to expand their markets.



Following the improvement of roads and railroads, and with the expansion of the quarry industry, Stinesville saw a steady increase in development activities and population growth, eventually reaching a population of 1,000, replacing the community of Mount Tabor as the township’s commerce center. Stinesville’s heyday was at the end of the nineteenth century and first

two decades of the twentieth century.

Though great changes have occurred over time in the Stinesville area, many fine examples of Stinesville’s heritage and history remain. The Monroe County Interim Report on Indiana Historic Sites and Structures Inventory classifies the village as the Stinesville Historic District.



Historic districts are identified as areas containing a dense concentration of historic structures and sites. The individual buildings contained within the district are further classified as contributing or non-contributing to the integrity of the district with some further classified as being notable or outstanding.

The oldest homes in the Stinesville district are located at the core of the community, along Main Street, Market Street, and Railroad Road, to name a few. The oldest remaining business structures are located on the community's historic Main Street. Other notable structures and features within the district include several area churches and a Victorian boarding house.

### Population

The total population for the Stinesville rural community during the 2000 US Census was estimated at 669, compared to the 1990 estimate of 255. At first glance, it would appear that the rural community experienced exponential growth, but in reality the seemingly dramatic increase is due to the redrawing of Census Blocks between 1990 and 2000. Both figures include the population of the Town of Stinesville, which was 194 in 2000 and 179 in 1990, which represents an 8 percent increase between 1990 and 2000.

The Stinesville rural community is located in an area whose growth closely resembles that of Monroe County as a whole. Bean Blossom Township had an estimated population in 2000 of 2,740, an increase of 10 percent from 1990, when the population was estimated at 2,501. Richland Township, which contains the Ellettsville Area Rural Community, had an estimated population in 2000 of 12,349, an increase of 22 percent from 1990. During the same time period, Monroe County experienced an overall population increase of 11 percent. The rural community increased by 162 percent between 1990 and 2000 due, in part, to the Census Blocks changing.

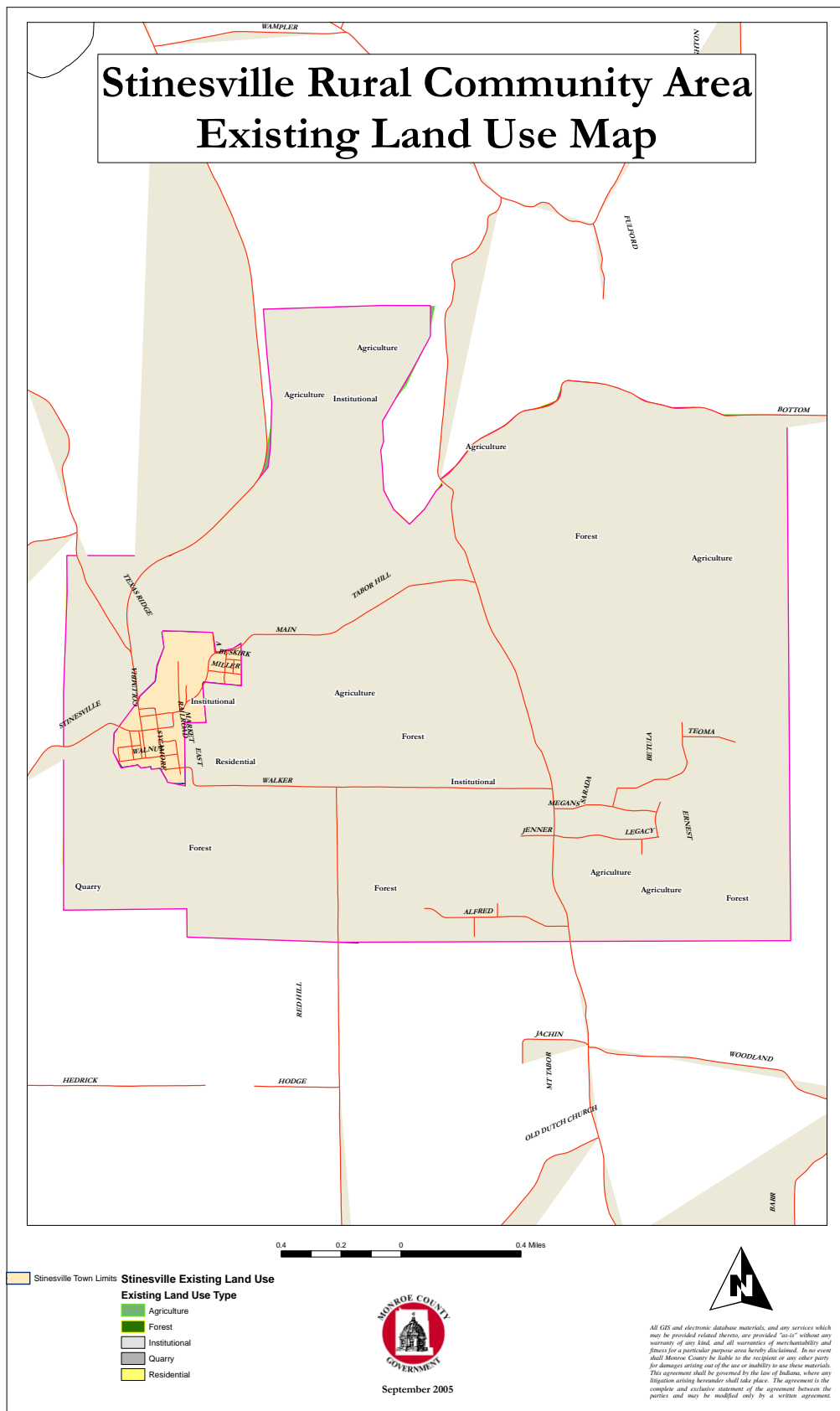
**Table 1: Population Data**

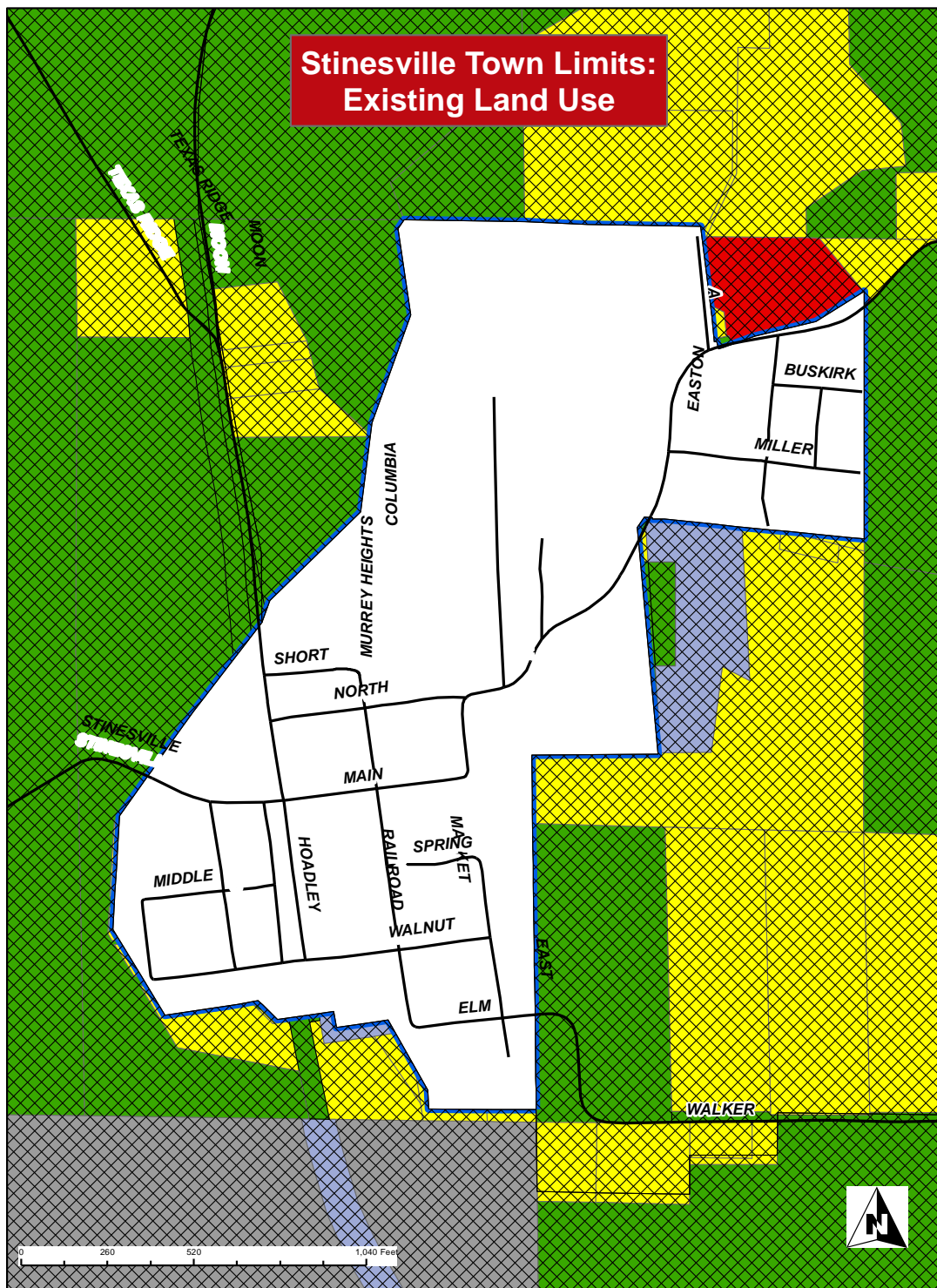
<b>Jurisdiction</b>	<b>1990</b>	<b>2000</b>	<b>2005*</b>	<b>2015*</b>	<b>1990-2000 % Change</b>	<b>2000-2015 % Change</b>
Monroe County.	108,978	120,563	n/a	n/a	11	n/a
Richland Twp.	10,156	12,349	13,584	16,054	22	30
Bean Blossom Twp.	2,358	2,740	n/a	n/a	16	n/a
Town of Stinesville	179	194	200	215	8	10
Rural Community	255	669	n/a	n/a	162	n/a

Source: U.S. Census Bureau (1990 and 2000)

\*1990-2000 trend projection

Projections were made by the staff using a simple extension of current trends, for Richland Township, Stinesville and the rural community for two time periods, 2005 and 2015. The forecasted population rate of change between the sixteen year period of 2000-2015 was a 30 percent increase for Richland Township and a 10 percent increase for the Town of Stinesville.





- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> Agriculture       | <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Institutional      | <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Residential |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> Mineral Extraction |  |



Updated October 2010



### Local Economy

Historically, the pattern of non-residential uses in the Stinesville area was established in the mid-1800s and reached its zenith between 1890-1910. The village was borne out of the arrival of the railroad and the flourishing quarries utilizing the railroad to expand their products.

While in the past Stinesville stood as a distinct community, the current Stinesville area shares many of its characteristics with the larger metropolitan areas of Monroe County centered in Bloomington. In particular, Stinesville area residents are employed primarily beyond the area's boundary as defined in this plan but still depend upon local retail services nearer to their homes in the area, primarily in Ellettsville, Bloomington, Spencer and Gosport. These realities are characteristics that require a view of employment and retail space needs from the perspective of a larger metropolitan area.

The issue of adequate space for employment and retail uses in any portion of the planning jurisdiction is resolved only by the demands for such space over time. At present, Monroe County appears to have ample vacant industrial and commercial space available for employment uses and retail opportunities. While specific location opportunities in already developing sites may appear in the Stinesville plan area, no additional large areas need be devoted to such employment and retail uses. This plan provides for sufficient opportunity for the plan horizon.

### Housing

What follows is a summarization of county and township-level housing census data.

**Table 2: Household Data**

<b>2000 Household Data</b>				
	<b>Monroe County</b>	<b>Bean Blossom</b>	<b>Stinesville</b>	<b>Rural Community</b>
Total Households	46,898	994	67	244
Family Households (families)	24,737	791	49	195
With own children under 18 years	11,377	374	22	101
Married-couple family	19,584	678	37	167
With own children under 18 years	8,212	299	15	74
Female householder, no husband present	3,788	68	8	14
With own children under 18 years	2,415	47	5	13
Nonfamily households	22,161	203	18	49
Households with individuals under 18 years	12,156	406	29	102
Households with individuals 65 years and older	7,806	161	11	29
Average household size	2.27	2.76	2.9	2.74
Average family size	2.87	3.08	3.35	3.07
<b>Housing Occupancy</b>				
Total housing units	50,846	1,077	94	261
Owner-Occupied housing units	46,898	994	52	225



<b>2000 Household Data</b>				
	<b>Monroe County</b>	<b>Bean Blossom</b>	<b>Stinesville</b>	<b>Rural Community</b>
Homeowner vacancy rate (percent)	2.30	1.80	10.3	6.5
Rental vacancy rate (percent)	6.80	21.50	55.9	23.5
Average household size of owner-occupied units	2.48	2.80	2.92	2.8
Average household size of renter-occupied units	2.02	2.40	2.8	2.3

Source: U.S. Census Bureau, Census 2000.

Clearly, the vast majority of residents living in the planning area are in owner-occupied housing, utilizing rental properties far less than elsewhere in Monroe County. Between 1990 and 2000, the majority of residents in the planning area resided in Bean Blossom Township, which accounted for nearly 75 percent of the total households contained within the defined rural community (Stinesville and Rural Community in Table 2).

The residential areas of the community can be divided into three classifications; urban, suburban, and rural. Urban residential areas have traditionally been concentrated within or near the town of Stinesville. The characteristics of the urban areas include a compact physical form with a focus on the commercial center of the community. Essentially all of the homes within the urban area are located within a five to ten minute walk from this center. Block lengths are quite short, with interconnected streets. Homes are located close to the road with some served by side or rear alleys, especially in the more established neighborhoods in Stinesville. Though no architectural style dominates, certain elements are repeated including lot width, lot depth, building height, peaked roofs, and fenestration. Many of the homes have utilized detached garages.

The suburban residential areas have traditionally been located adjacent to the urban areas and have spread out into the community following county roads. These areas make up the largest concentration of housing in the community area. The characteristics of the suburban areas include a fairly low density and dispersed physical form with no real focus on any center. Many of the homes are located far enough from the center of the community that a vehicle trip is necessary to visit the post office, local businesses, or school. Dwellings are often set back some distance from the road. No architectural style dominates and the prevailing building design is suburban in nature; that is large lot width and depth, fenestration limited to the front and rear facades, and an emphasis on privacy.

Prior to the spread of the suburban residential areas there was an abrupt separation between the urban and rural residential areas. Such areas can still be found on some of the edges of the rural community. These areas include active farms, farmhouses, outbuildings, and areas of open space. Most of the homes located in these areas are some distance from the community's center, necessitating a vehicle trip to accomplish many daily tasks. Homes in the rural areas tend to be either located near the county road or at the end of long privately maintained drives. No architectural style dominates, though there are several fine examples of vernacular farmhouses throughout the area.

### Community Facilities

The Town of Stinesville is an incorporated town with a governing body of four town board members. The public or quasi-public properties include schools, fire department, churches and post office. These facilities range considerably in their age and include accessory uses such as meeting spaces, playgrounds, and parking areas.

Throughout its history, the Stinesville area has had a school, Stinesville Elementary, located within the community. Other schools of the Richland-Bean Blossom Community School Corporation that serve the planning area are Edgewood Junior and Senior High Schools, located in Ellettsville, and the Edgewood Early Childhood Center.

Stinesville Elementary has shown declining enrollment over the past five years even though the general population has shown modest gains, indicating a possible increase in the number of students attending private schools or being home-schooled. The following table illustrates the enrollments for each school for the study period 1997-2005.

**Table 3: 1997-2005 Richland-Bean Blossom Community School Corporation Enrollment Data**

<b>School</b>	2004-05	2003-04	2002-03	2001-02	2000-01	1999-00	1998-99	1997-98
Stinesville Elementary	176	200	219	236	247	250	237	238
Edgewood Junior High	671	670	666	664	661	661	671	635
Edgewood High	853	849	836	796	810	824	791	879
<b>Rate of change</b>								
Stinesville Elementary	-13.64%	-9.5%	-7.8%	-4.45%	-1.20%	5.49%	-0.42%	0.85%
Edgewood Junior High	.15%	.6%	.3%	0.45%	0.00%	-1.49%	5.67%	-3.93%
Edgewood High	.47%	1.5%	4.8%	-1.73%	-1.70%	4.17%	-10.01%	6.03%

Source: Richland-Bean Blossom Community School Corporation (2005). Data takes into the Adequate Yearly Progress (AYP) impact on enrollment

In 2000, there were approximately 2,712 children under the age of 18 living in the Richland-Bean Blossom area. The 2000 US Census reported that there were approximately 904 residents over the age of 65. The Endwright Center, located in Ellettsville, offers services targeting this age group. Rural Transit, operated by the Area 10 Agency on Aging, serves the Stinesville area, offering dependable service for area residents to access employment, shopping, education, and recreation elsewhere in the region.

The majority of social service programs targeting young children in the area are school based, especially focusing on the elementary school level. Other programs such as Big Brothers/Big Sisters and the Boy Scouts and Girl Scouts are also available.

The Bean Blossom Township Board of Trustees provides poor relief in accordance with applicable Indiana State Law. These efforts include administering emergency assistance with utilities, shelter, and food. These efforts are funded through a collection of taxes established within the township.

## Transportation

There are five primary roads serving the study area: Texas Ridge Road, Moon Road, Tabor Hill Road, Walker Lane, and Stinesville Road. The following illustrates the level of service (current quality of service) and traffic counts for these primary roads.

Table 4 illustrates that the vast majority of traffic in the Stinesville area travels on Stinesville Road, classified as a Major Collector, with an average daily traffic count of 966 in 2005. Texas Ridge Road, a Major Collector, carried the second average highest volume with 467. Tabor Hill Road, a Minor Collector, carried an average of 313 vehicles per day, and Walker Lane, a Local Road, carried an average of 247 vehicles per day. There was no data available for Moon Road, classified as a Local Road.

**Table 4: Rural Community County Road Level of Service Data**

<b>Road Name</b>	<b>Functional Classification*</b>	<b>ADT</b>	<b>LOS</b>
Moon Road	Local	n/a	A
Stinesville Road	Major Collector	966	B
Tabor Hill Road	Minor Collector	313	A
Texas Ridge Road	Major Collector	467	B
Walker Lane	Local	247	A

Source: Based on Monroe County Highway Department segment data.

Stinesville has always had a fairly limited sidewalk network, focused primarily in the community's center.

As discussed previously, Rural Transit provides transit services via a fixed route that runs along SR 46, offering daily trips to and from Bloomington. Other than the services offered by Rural Transit, there are no transit services available in the Stinesville area.

## Utilities

Throughout its history, the Stinesville area has struggled with the adequate provision of safe and reliable drinking water and wastewater collection and treatment. This has limited the development potential of the area and has at times threatened the health and safety of area residents. With recent upgrades and expansions, most of the area can be readily served with safe and reliable drinking water and wastewater collection and treatment.

### *Wastewater*

The Stinesville area is served by the South Central Regional Sewer District. The plant has a design capacity of 39,000 gallons per day, with an average flow of 17,000 gallons per day.

### *Drinking Water*

Water is provided to citizens of the planning area by the Bean Blossom-Patricksborg Water Corporation, whose office and treatment facility is located in Spencer.

### Other Services and Facilities

Refuse disposal for most of the area is provided through contracts with individual property owners; there is not a public disposal system within the town or in the surrounding area. The nearest county operated facility is a transfer station located on Matthews Road, just north of Ellettsville. County roads are maintained by the county highway department from its facility on Kirby Road, southwest of the City of Bloomington. The majority of SR 46 is maintained by the Indiana Department of Transportation from its facility on Prow Road, although trucks and other equipment serving that section are located at the INDOT facility located west of McCormick's Creek State Park. Natural gas services are available through Community Natural Gas of Spencer, and electric service is provided by Cinergy. Local telephone and internet services are offered by Smithville Telephone. Fire protection services are provided by the Stinesville/Bean Blossom Township Fire Department, which covers the town and township and has a station located on Main Street in Stinesville. Police protection is offered by the town, which currently employs five reserve officers who work mainly on nights and weekends in town and in the township area. The Monroe County Sheriff's Department also provides coverage to the unincorporated areas of the rural community. Park services are provided by the Stinesville Park Board.

## **SECTION V: GOALS**

Goal setting allows communities to achieve and maintain clarity of purpose. The planning goals and strategies presented below provide the framework for the implementation of this plan, building upon the guiding principles established in the comprehensive plan, and are the basis for land use recommendations and public investments. As the foundation for land use decisions, the goals and strategies assist in updating land use and public service area maps as conditions change. Goals represent ideal conditions or outcomes to be sought. Strategies are more specific statements that act as tangible representations of the goals that can be readily monitored over time to measure successes and failures.

The goals for the Stinesville area rural community are:

- Achieve the vision and goals established in the Monroe County Comprehensive Land Use Plan
- Guide wise management of limited public fiscal resources
- Protect the natural and man-made environment
- Capitalize on existing public and private investments
- Promote growth and development within the rural community
- Promote a development pattern that is neighborhood-focused, contains densities of two to eight dwelling units per acre where appropriate, is compact in physical form, and contains mixed uses, but with an emphasis on single family residences
- Implement policies that will help to strengthen the town of Stinesville and preserve its character

These goals are proposed to be accomplished through the implementation of the following strategies and tactics (the bullets are tactics):

### **Development Patterns**

Encourage residential, business, employment, and public/semi-public uses developed in a traditional Midwestern village pattern around the existing community

- Identify growth, business, and employment areas within the rural community
- Amend the Zoning Ordinance, Subdivision Control Ordinance, and Zoning Maps to encourage development complimentary to the town in designated growth areas
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to develop appropriate design guidelines that result in neighborhoods and business areas that

reinforce traditional development patterns and character

- Develop incentives to stimulate residential, business, and employment development that is consistent with the rural community plan
- Develop accelerated project review process for projects that are consistent with the rural community plan
- Reduce the size of the Rural Community planning Area to reinforce the preferred development pattern

### Natural Features

Encourage the incorporation of natural features into the development pattern of the rural community and prevent urban development from encroaching on environmentally constrained areas.

- Identify natural features and environmental constraints present within the rural community
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to encourage the incorporation of natural features into the development pattern of the rural community
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to prevent urban development from encroaching on environmentally constrained areas
- Plan and develop recreational facilities and explore means to link recreation facilities within the community with other facilities outside the rural community
- Invest in streetscape and other public improvements within the rural community
- Identify and protect mineral resources and active quarrying operations

### Jobs and Employment

Increase opportunities for residents of the rural community to secure employment and establish businesses within the rural community.

- Identify business and employment areas within the rural community
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to encourage business and employment opportunities in the designated areas
- Develop incentives to stimulate residential, business, and employment development that is consistent with the rural community plan
- Develop accelerated project review process for projects that are consistent with the rural community plan
- Invest in streetscape and other public improvements within the rural community
- Initiate a discussion within the community regarding various infrastructure components including parks, library, natural gas and sanitary sewer that could service the community
- Develop functional plans for introduction, maintenance and expansion of community infrastructure
- Aid in the implementation of the Stinesville Revitalization Plan

### Transportation

Provide a transportation network that facilitates vehicular and non-vehicular movement through and within the community at an appropriate scale and design.

- Amend the Subdivision Control Ordinance to address road design and access management
- Investigate improvements to Texas Ridge, Stinesville, and Mount Tabor Roads and Walker Lane
- Enhance the gateway entrances to town along Stinesville, Texas Ridge, and Tabor Hill Roads and Walker Lane
- Plan and develop recreational facilities and explore means to link recreation facilities within the town of Stinesville with other facilities outside the rural community
- Improve lighting and signage on roads that function as collectors
- Improve access management on collectors

### Historic Preservation

Incorporate historic features, buildings, and sites into the development pattern of the rural community

- Conduct a detailed inventory of the historic sites, structures, and features within the rural community
- Develop and distribute information regarding the historic sites, structures, and features within the rural community
- Establish local historic designation for appropriate sites, structures, and features within the rural community
- Support efforts of local, county, state, and federal organizations involved in the protection and promotion of historic features, buildings, and sites
- Support the creation of parks, historic sites or other landmarks celebrating the area's history in limestone production
- Aid in the implementation of the Stinesville Revitalization Plan

### Public Services, Public Safety, and Governance

Ensure that the location and provision of public services, public safety facilities, and local governance actions support responsible growth and development of the rural community and are consistent with the rural community plan.

- Initiate a discussion within the community regarding various infrastructure components including parks, trails, and other amenities that could service the community
- Develop functional plans for introduction, maintenance and expansion of community infrastructure
- Coordinate a “public service day” to enable area residents to meet with local service providers
- Establish a Rural Community Task Force to assist the Plan Commission in implementing and monitoring the rural community plan

- Convene an annual meeting in the community to solicit public comment on the implementation of the rural community plan
- Promote the location of telecommunications facilities including cellular telephone/wireless communication towers in appropriate locations



## **SECTION VI: DEVELOPMENT ALTERNATIVES**

Analysis of the existing conditions, which included an in-depth review of the Monroe County Comprehensive Plan and other applicable public policy statements, a review of county records, collection and analysis of data on environmental features, interviews with governmental/utility representatives, and a comprehensive summary of current strengths, weaknesses, and opportunities was conducted as part of the alternative development process. Trends were identified and basic projections on such features as population growth and construction activities were prepared. This information helped the Planning Department frame the current planning issues and opportunities that the plan would address. Further, this information served as a foundation upon which goals and preferred development patterns would be based.

The second component involved the establishment of a preferred future development pattern. The Planning Department worked in concert with the residents, Plan Commission as well as area officials to develop a set of goals that addressed the identified issues and opportunities. These goals also adhered to the principles established in the Comprehensive Plan and respected local preferences.

Finally, a community meeting was conducted to discuss development alternatives, and to prepare a preferred development pattern.

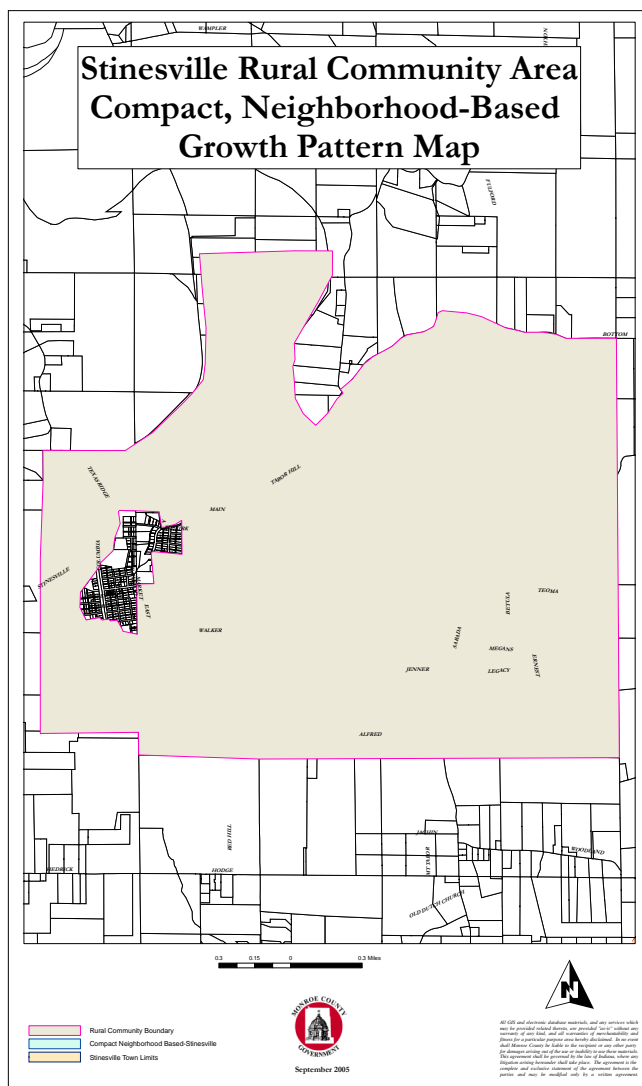
The following is a summary of two alternatives discussed with the residents of the Stinesville rural community area. These alternatives aided in the creation of the future land use map and policies.

## ***DISCUSSION OF ALTERNATIVE 1 - NEIGHBORHOOD DEVELOPMENT PATTERN***

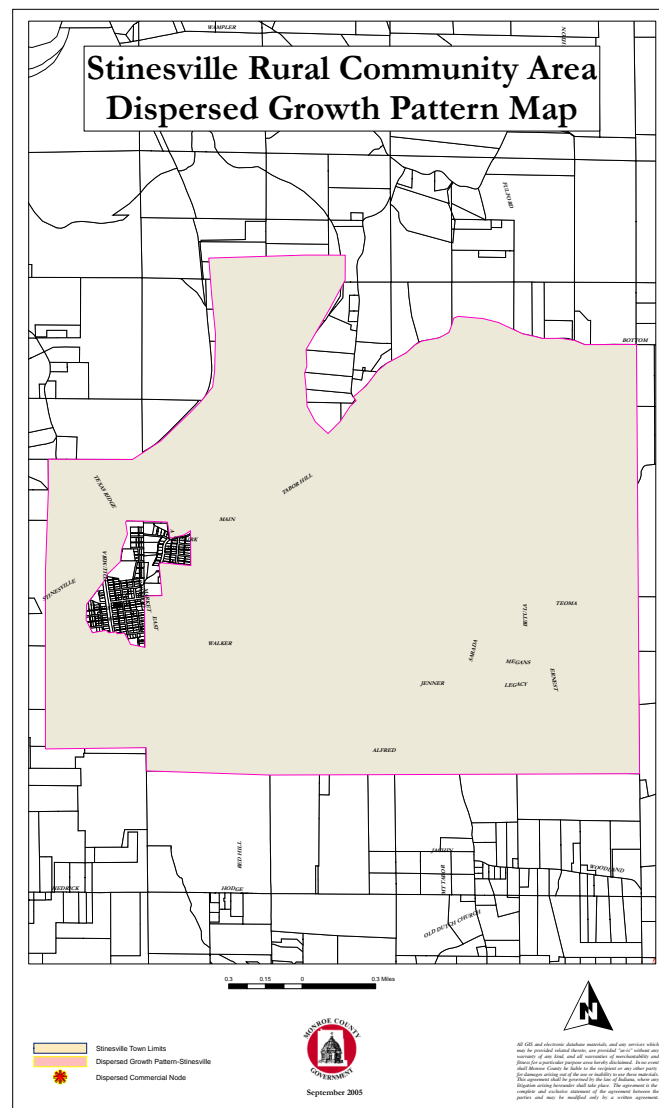
Residents expressed a desire to maintain the character of the town of Stinesville and its traditional housing pattern. This concentrated development alternative focuses growth in a smaller, contiguous area directly abutting the east end of Stinesville just south of Main Street/Tabor Hill Road.

In residential areas, the maintenance of higher-density development consistent with that found in the town of Stinesville to capitalize on the existing infrastructure will be encouraged. The focus is in continuing the area's traditional pattern with mostly single family residences.

Potential commercial development could take place immediately to the east of town on the south side of Main Street. Some land should be reserved for recreational use by local residents.



Centers of limited or general commercial activity could occur directly east of town and southeast along Walker Lane. Some land could be reserved for recreational use by local residents.



## **SECTION VII: PREFERRED DEVELOPMENT PATTERN**

As stated in the previous section of this plan, the development alternative presented here is a combination of alternatives that best adheres to the guiding principles as stated in the comprehensive plan. The following information provides more detail, both textual and graphic, on the characteristics of this preferred development pattern.

### **Spatial Pattern (See Recommended Land Use Map Attachment)**

The preferred development pattern:

- Is compact in physical size
- Expands upon the traditional development pattern with a focus on concentrating commercial growth in and immediately adjacent to Stinesville's core
- Separates urban areas from rural areas with a discernible edge
- Separates existing and potential quarrying activity from residential development

The proposed urban areas are approximately 61 acres located adjacent to the existing urban area. This area will, at a density of two to eight dwelling units to the acre, accommodate between 122 and 488 new dwelling units. This is well in excess of dwelling unit and population targets of 25 to 50 dwelling units with 50 to 100 people over the next five to ten years. However, having more land available than expected to be necessary will assist in keeping land prices from inappropriately escalating as a result of public intervention. Further, this avoids concentrating the land designated for urban development with one or two property owners.

As the need for additional land becomes evident, acreage should be added to the urban area with a continued movement outward from the core, taking care to avoid environmentally sensitive areas and to continue to replicate the neighborhood pattern discussed within this section of the plan.

Rural areas contained within the community should continue to remain at very low densities, allowing rural residential and agricultural opportunities to continue in the areas surrounding the urban development. Infrastructure extensions into the rural areas should be limited to those addressing health and safety issues such as replacement of failing on-site wastewater treatment systems and provision of public drinking water.

Land located within the community that is constrained with significant natural features such as floodplain, major drainage channels, steep slopes, wetlands, and sinkholes should be placed within a rural conservation designation. These areas should not be further subdivided or be the site of urban development. Lands located outside of the rural community area should continue to be rural in character and further subdivision or development should be limited to very low densities. Infrastructure extensions into these areas should be very limited if made at all.

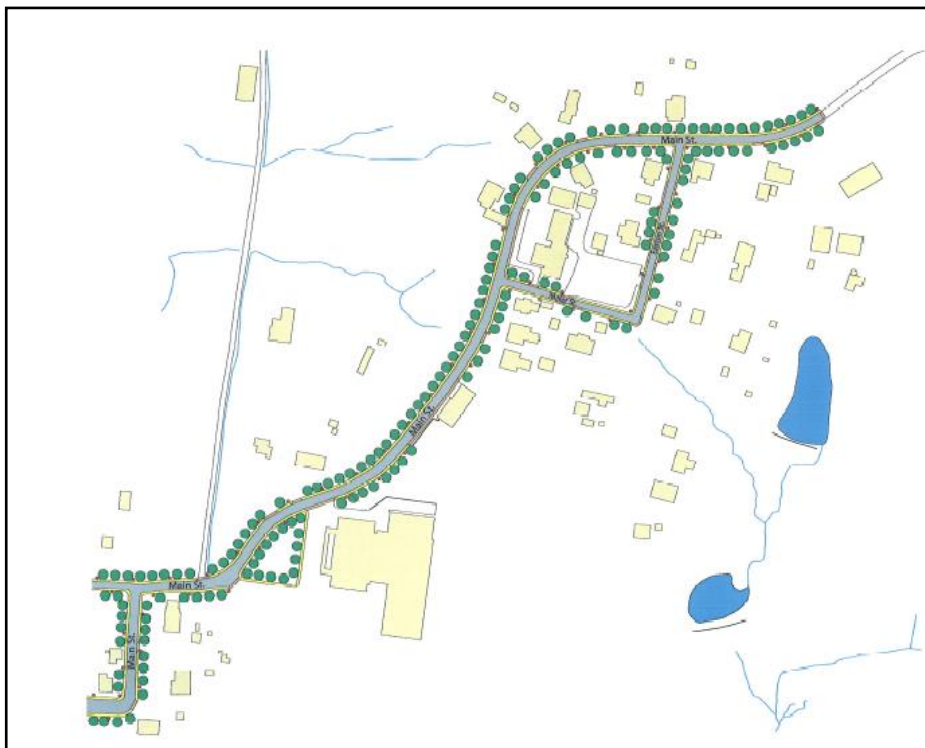
### **NEIGHBORHOOD PATTERN**

The preferred development pattern uses the neighborhood as the basic building block for urban areas. Neighborhoods should remain small in scale, expand upon the traditional development

pattern, be physically linked to other neighborhoods and to the core of Stinesville's neighborhoods with pathways, sidewalks, streets, etc.

The neighborhood pattern should also contain a mix of residential uses and park spaces where practical, with a continued emphasis on single family residences.

Further, this pattern should include streets that are designed to serve the adjoining residences but also serve to calm traffic moving along them by remaining narrow in width, utilize on-street parking and street trees.



Conceptual drawing courtesy of SDG, from Revitalization Plan: Town of Stinesville. 2005.

### Community Core (Town of Stinesville)

The community core for the Rural Community Area is the town limits of Stinesville. High density single family residential, institutional uses such as Stinesville Elementary School and a defined central business district are the essential components of this Community Core.



Conceptual drawing courtesy of SDG, from Revitalization Plan: Town of Stinesville. Drawn by Jim Rosenbarger. 2005.

The Stinesville Community Core is primarily built-out given the environmental constraints such as steep topography, karst features and floodplain. Development immediately adjacent to the Stinesville core should include a mix of dwellings that can support a wide range of residential lifestyle options in an effort to provide affordable housing within Monroe County.

Therefore, multifamily residential, town homes, and manufactured home

developments should be encouraged along with single family residential within and adjacent to the town in the Neighborhood Growth Area.

In recognition of Stinesville's struggle to stimulate economic development within its central business district, it is recommended that commercial opportunities outside of the urban core be limited, so as not to have a draining effect on downtown redevelopment efforts.

### **Neighborhood Growth Area**

Infrastructure extensions into the rural areas should address health and safety issues such as replacement of failing on-site wastewater treatment systems with sewer service, provision of public drinking water, and improvement of road networks and connections.

These extensions will need to occur especially within the proposed Neighborhood Growth area in order to accommodate densities ranging from two to eight dwelling units to the acre. Land adjacent to the eastern Stinesville corporate limits, located in the Highland Park area, should occur at these higher residential densities. These areas should accommodate densities which might range up to eight units per acre. Potential lot sizes could range from 0.3-0.2 acre. These Neighborhood Growth areas should be neighborhood-focused and compact in overall physical form particularly when public sewers are provided.

### **Secondary Growth Area**

The intent of the Secondary Growth future land use designation is to serve as a holding pattern for future higher density residential development in areas that can reasonably anticipate sewer service and are relatively free of natural constraints. These areas also serve as a transitional buffer between the Neighborhood Growth areas and low density residential development found in Rural Reserve and Rural Conservation.

The designated area for Secondary Growth adjoins the Neighborhood Growth Area on the north side of Main Street/W. Tabor Hill Road and then extends east along the south side of W. Tabor Hill Road. The recommended lot size for this designation is one acre per dwelling unit until the Neighborhood Growth Area nears build-out at which time density may be increased to two-four units per acre.

### **Rural Reserve Area**

The proposed Rural Reserve areas identified by the land use plan are located in areas most likely to have some, but not full access to public services. These areas should be identified as large lot in-fill residential developments which will provide densities consistent with existing Agriculture/Rural Reserve designations within Monroe County. They should be located near existing development with similar densities. These areas are located on Walker Lane and on a part of Mt. Tabor Road.

Minimum lot sizes of two and a half acres per dwelling unit or greater are recommended for these proposed areas due in part to their proximity to significant environmental constraints such as steep slopes, karst features and floodplain.

Clustering may also be an approach except that the overall density should not exceed one dwelling unit per two and a half acres.

### **Rural Conservation Area**

Areas designated within the community that should remain relatively free of development and receive few public services are identified as Rural Conservation areas. These areas are subject to significant environmental constraints including steep slopes, karst features, drainage features and floodplain. Further, Rural Conservation areas are located near existing and potential quarries in the Rural Community. Further subdivision of land in these areas is not recommended.

### **BUSINESS PATTERN**

The preferred development pattern limits new business development to areas that will have minimal negative impact on the economic development efforts of the town to revitalize the central business district area while still responding to the need for basic services, such as convenience commercial uses.

The most prevalent business activity found outside of the town limits is quarrying. Those areas defined as having the potential for future quarrying activity should be identified and protected through a Mineral Resources land use designation, which would protect the existing resources.

Industrial development should be focused in those areas in the County identified on the existing Recommended Land Use Map as Employment areas. It is not recommended that industrial activity be located on land with the potential for mineral extraction in the Rural Community, except those uses that are complementary to mineral extraction activities.

Commercial activities should be located such that they do not undermine the revitalization efforts of the town, so these activities should be limited not only in their uses, but also the actual location of such sites.

### **Mineral Resource Area**

The areas designated for Mineral Resources on the Recommended Land Use Plan are areas currently in private ownership with existing employment uses and quarrying activities. There are also areas included in addition to the existing operations that have future mineral extraction potential. These areas are located on Stinesville Road, Walker Lane and Moon Road and should not be developed for residential purposes.

### **Convenience Commercial Area**

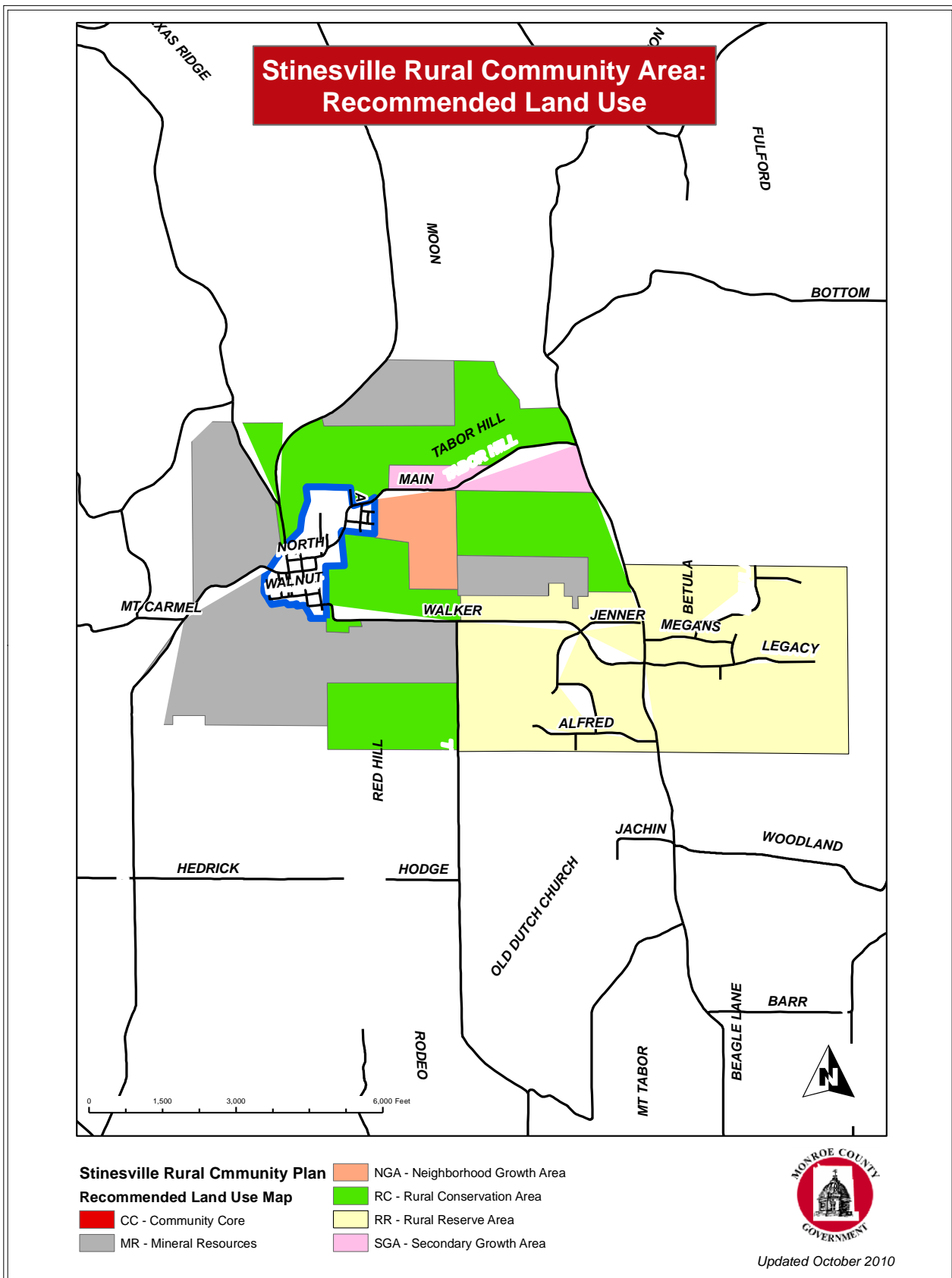
The Stinesville Rural Community Plan should complement the town's Revitalization Plan by limiting commercial activity to one location, which would serve as a convenience commercial node. This area is located on Stinesville Road, serving the employees of the existing quarry uses, area residents and passing traffic.

### **PUBLIC RECREATION**

The character of the Recreation area is primarily intended to meet the essential recreation needs and convenience of the rural community residents. The Town of Stinesville currently has a park located within the corporate limits. Any additional recreation areas should complement this use,

and include, but not limited to neighborhood parks in the Neighborhood Growth and Secondary Growth areas and walking and biking trails that would eventually link to the Jacks Defeat Creek Trail in Ellettsville and reflect the goals contained within the County's Alternative Transportation and Greenways Systems Plans.





## SECTION VIII: IMPLEMENTATION

The following actions are intended to implement strategies contained in the rural community plan, helping to achieve the goals, and to realize the preferred development pattern over time. The actions reflect the planning issues described throughout this plan and are consistent with the guiding principles established in the comprehensive plan. Each action identifies the responsible parties and the year the action will be initiated.

**Table 5: Implementation Work Program**

**Legend:** √ - Task Begins + - Results Evident

**Departmental/Agency Abbreviations:** PLN - Monroe County Plan Commission, CC - Monroe County Commissioners, CCOUN - Monroe County Council, REDEVCOM - Monroe County Redevelopment Commission, EDCOM - Monroe County Economic Development Commission, ENG - Monroe County Highway Dept., INDOT - Indiana Department of Transportation, BBTRUST – Bean Blossom Township Trustees, , PARKS - Monroe County Parks Dept., HP - Monroe County Historic Preservation Board of Review, SHER - Monroe County Sheriff, SCRSD – South Central Regional Sewer District, BBPWC – Bean Blossom-Patricksborg Water Corp., TOS – Town of Stinesville

	PRIMARY RESPONSIBILITY	2006	2007	2008	2009	2010
Initiate text amendments to create appropriate zoning districts and development standards for the Rural Community.	PLN	√	+			
Initiate text amendments to reduce the possible densities in areas located outside of the Rural Community.	PLN	√	+			
Amend the Monroe County Zoning Map as appropriate to reduce the Rural Community area and amend the Zoning Map as appropriate based on Zoning Ordinance revisions.	PLN	√	+			
Amend the Monroe County Comprehensive Land Use Plan to identify a Convenience Commercial Node, Neighborhood Growth areas, Secondary Growth areas, Rural Residential areas, Rural Conservation areas and Mineral Resource areas within the Rural Community.	PLN	√	+			
Develop incentives to stimulate residential and appropriate business development within the Rural Community.	PLN, CC, CCOUN, REDEVCOM, EDCOM, TOS	√		+		
Develop appropriate road design standards.	PLN, ENG	√	+			

	<b>PRIMARY RESPONSIBILITY</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Develop an accelerated project review process for projects which are consistent with the Rural Community plan	PLN, ENG		√ +			
Develop techniques to invest in community wide public improvements.	PLN, CC, CCOUN, REDEVCOM, EDCOM, BBTRUST , TOS		√		+	
Plan and develop recreational facilities and investigate ways to link to other recreation facilities	PLN, CC, PARKS, TOS			√		+
Complete a detailed inventory of the historic sites, structures, and features within the rural community.	PLN, HP, HER.,		√	+		
Develop and distribute information regarding area historic sites, structures, and features.	PLN, HP, HER.,			√	+	
Provide local historic designation for appropriate sites, structures, and features.	PLN, HP,			√		+
Initiate community discussion regarding acquisition of infrastructure such as natural gas, sanitary sewer, parks, etc.	PLN, SCRSD, BBPWC,	√	+			
Develop functional plans dealing with the maintenance and expansion of infrastructure within the Rural Community.	PLN, SCRSD, BBPWC			√		+

	<b>PRIMARY RESPONSIBILITY</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Coordinate a “public service day” where representatives of area service providers including law enforcement, emergency management, fire protection, ambulance service, library, Rural Transit, etc. meet with area residents to discuss available services and programs.	PLN	√	+			
Establish a Rural Community Task Force that will assist the Plan Commission in implementing and monitoring the rural community plan.	PLN	√	+			
Annually convene a public meeting in the rural community to solicit public comment on the implementation of the rural community plan.	PLN		√□□			

## **SECTION IX: MONITORING**

Monitoring is an essential, though often overlooked element of any planning effort. Monitoring a plan and its implementation is essential for two basic reasons; to determine if the plan implementation is achieving the desired outcome and to determine if the assumptions that the plan is based on remain valid. Monitoring the plan implementation allows the community the opportunity to evaluate outcomes and planning assumptions and to act accordingly based on such an evaluation.

### Planning Achievements

Asking the question, “Is the plan implementation achieving the desired outcome?”, allows the community to step back at regular intervals and monitor successes and failures. At times answering this question may be cause to celebrate successes; at other times it may be cause to make changes in strategies and actions. This monitoring effort should be conducted by the Plan Commission on an annual basis, with assistance from the newly formed Rural Community Task Force.

Monitoring of planning achievements should include a review of actions to be taken over the previous year and determination of success and evaluation of the impact they have had on furthering the plan’s goals. It is very important to remember that some actions may take longer than others to achieve desired outcomes. To assist in this effort, the implementation program contained in this plan identifies the timeframe of the anticipated outcome.

### Planning Assumptions

Asking the question, “Are the assumptions that the plan is based on still valid?”, allows the community to step back at regular intervals and evaluate current conditions and the current planning context. At times answering this question will simply reinforce the assumptions contained in the plan; at other times it may be cause to make changes in goals, preferred development patterns, or implementation actions. This monitoring effort should be conducted by the Plan Commission on an annual basis, with input from community members.

Monitoring of planning assumptions should include a review of the planning issues and existing conditions that are contained in this plan and a determination of their continuing validity. It is also appropriate at this time to identify any new planning issues that may have arisen in the previous year. It is, however, important to remember that some issues may be a mere anomaly, that is, a one time isolated event. Planning issues that represent a trend that is expected to remain valid for a longer period of time should be identified and analyzed further.