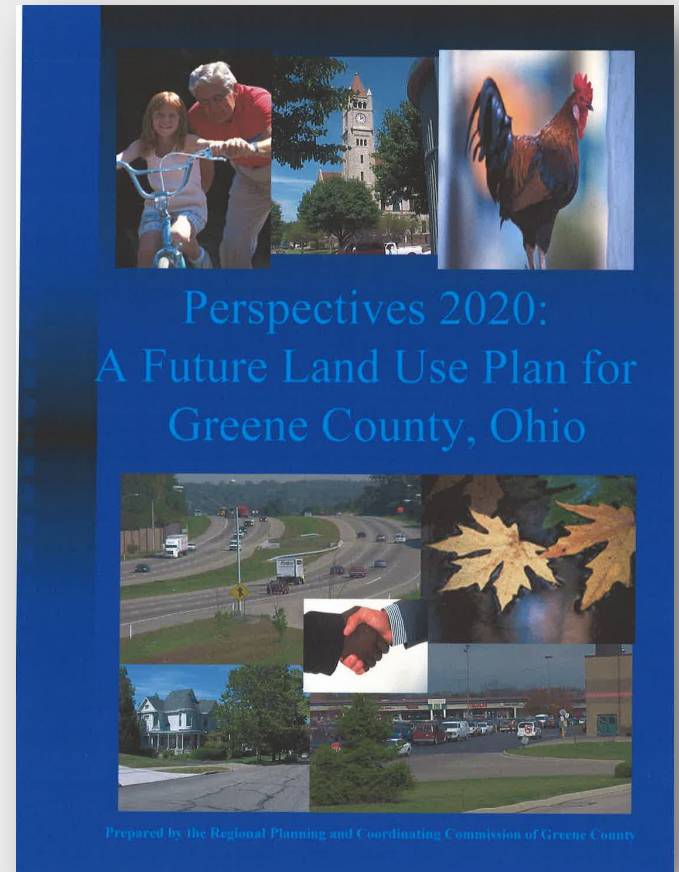


PERSPECTIVES 2040 PROJECT INFORMATION

This section will provide you with information related to the project including why we are doing this, how it will be developed, and how you can provide input.

BACKGROUND

- The current future land use plan, Perspectives 2020, was adopted in 2001 and has reached its horizon year.
- Perspectives 2020 is a good model, but there is a need to update.
- Perspectives 2040 will review existing conditions and trends, evaluate goals and priorities, and develop place-based strategies to guide development for the next 20 years.



PURPOSE

- Perspectives 2040 will focus on **future land use** and **farmland preservation**
- Perspectives 2040 will:
 - Revisit and recommend policies and strategies for land use and farmland preservation
 - Create a cohesive land use strategy that works across the county
 - Guide development across Greene County for the next 20 years
- This plan does not cover zoning. However, it can serve as a foundation for or inform future zoning updates in local jurisdictions.

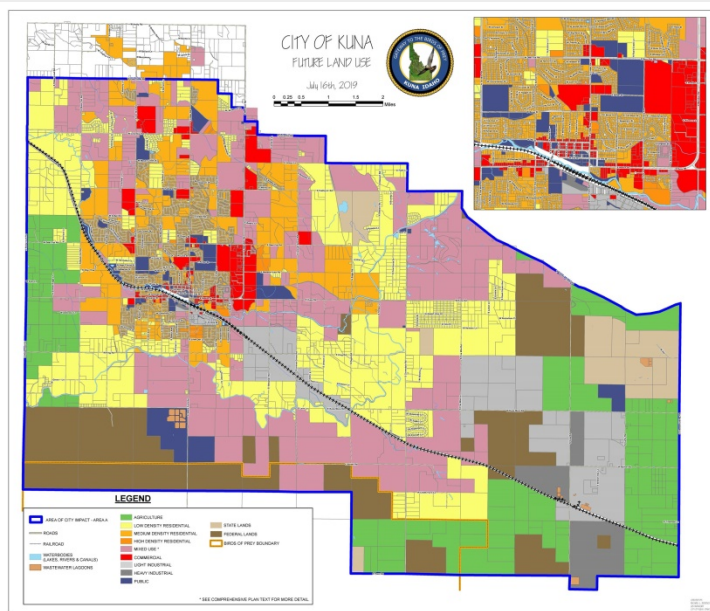
CHALLENGES

- Future land use planning is not without its challenges, and we acknowledge this. Here are some of the issues we have identified:
 - Ohio is a “home rule” state, which means decisions related to land use are made at the local level. Coordinating across multiple jurisdictions can be difficult. Perspectives 2040 seeks to develop strategies that will work across the county.
 - Greene County has a unique landscape ranging from dense urban development to very rural. Perspectives 2040 seeks to identify a range of solutions that work in each of these settings.

PLANNING APPROACH – CONCEPTUAL LAND USE

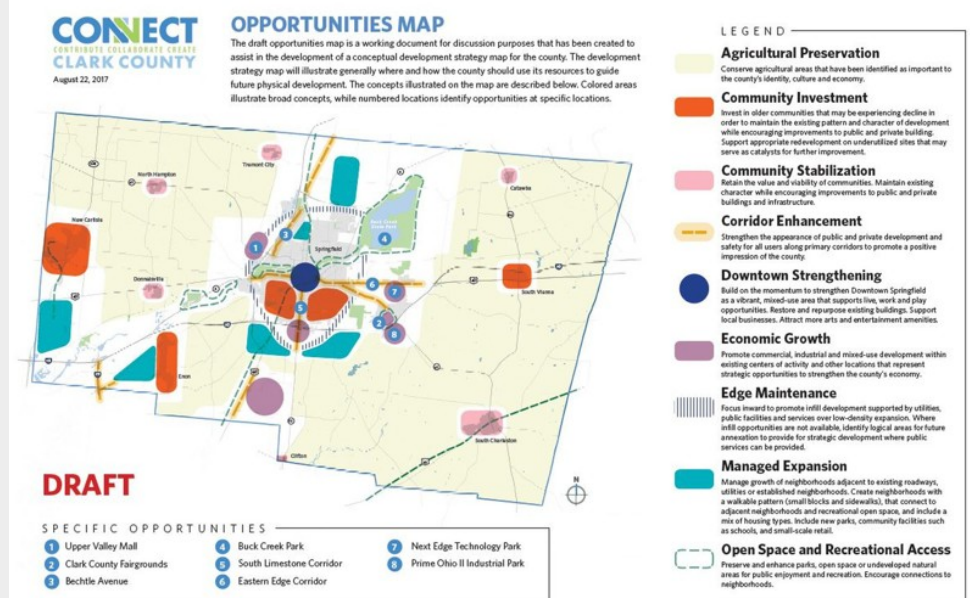
- Perspectives 2040 will follow a conceptual land use planning approach to address challenges.

Traditional Approach



- Separates uses
- Parcel based
- Leads inefficient land use outcomes

Conceptual Approach



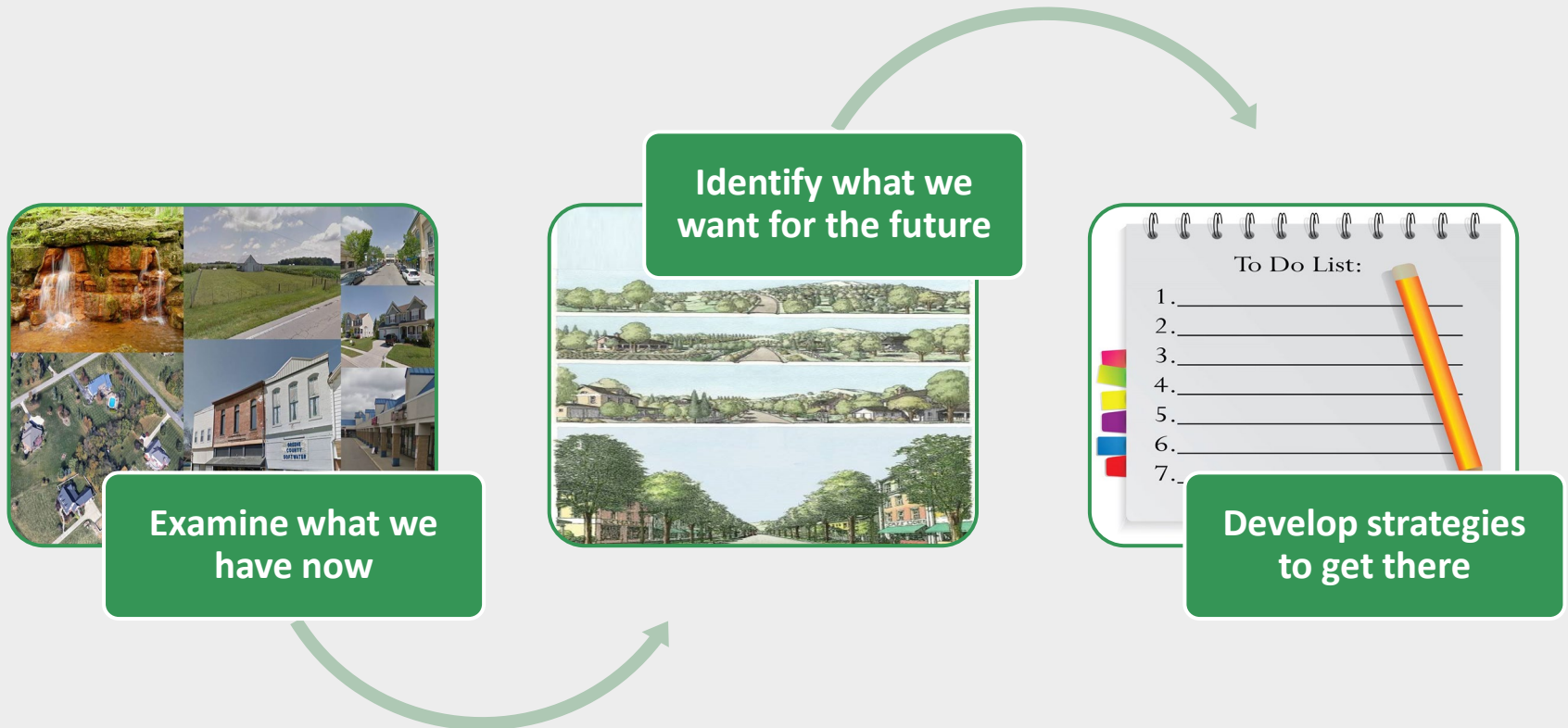
- Focuses on character and intensity of development
- Describes overall intent for an area
- Directs growth and preservation priorities

BENEFITS OF CONCEPTUAL LAND USE PLAN

- There are a number of benefits to using a conceptual land use approach:
 - Creates a cohesive, shared vision for future land use across multiple jurisdictions without compromising home rule authority
 - Establishes context and compatibility with adjacent jurisdictions
 - Balances scale of planning activity for a more efficient and effective use of resources.
 - Provides foundation for individual jurisdiction plans and zoning. Local governments can use the input received from the public during this process to create or update their local plans.

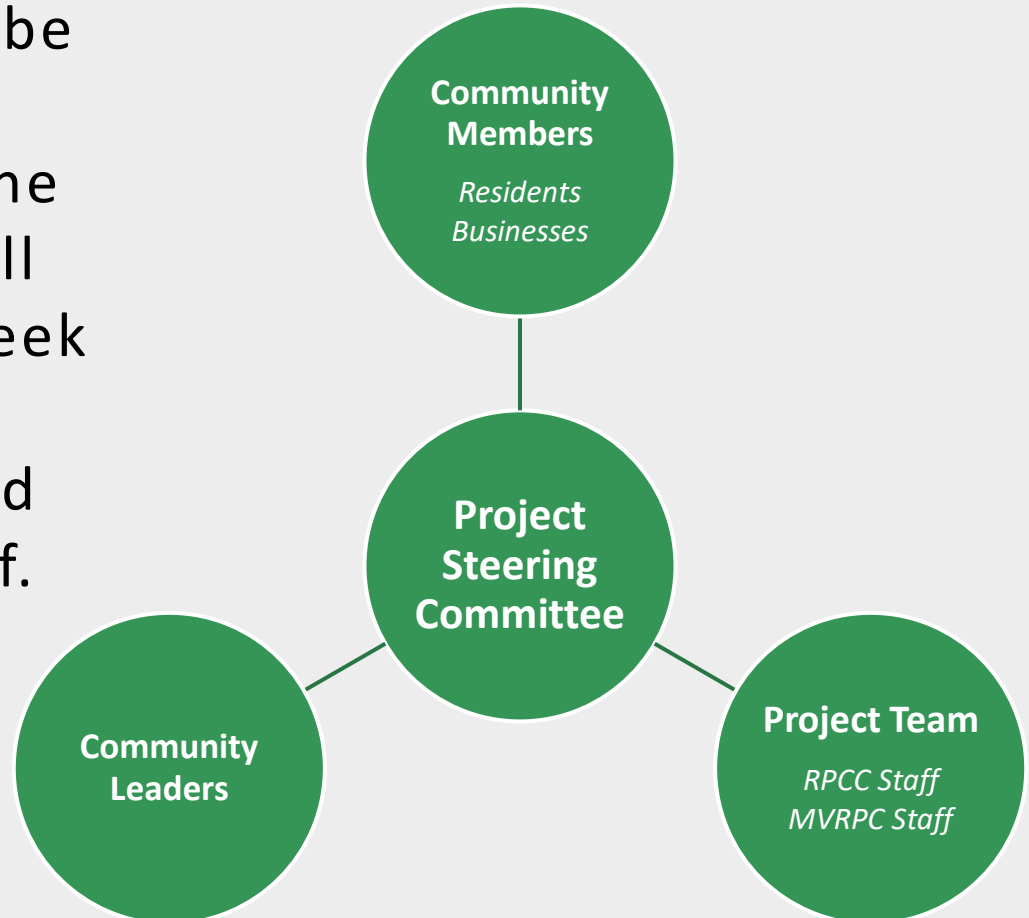
PLANNING PROCESS

- The Perspectives 2040 will use the following process to develop its recommendations:



PLANNING THROUGH COLLABORATION

- Perspectives 2040 will be directed by a Project Steering Committee. The Steering Committee will collaborate with and seek input from the public, community leaders, and technical planning staff. The plan will be approved by the RPCC Board.



PUBLIC ENGAGEMENT

- Due to the uncertain surrounding COVID-19, our plans for public engagement have to be flexible. We have events planned, but may need to adjust as the situation unfolds. We will post updates via press releases and on our project website and Facebook page.
- Website: www.co.greene.oh.us/1659/Perspectives-2040
- Facebook: www.facebook.com/The-Regional-Planning-and-Coordinating-Commission-of-Greene-County-Ohio-104986160904489/