

# Perspectives 2040

## Greene County Future Land Use Plan Update

The Regional Planning and Coordinating Commission of Greene County (RPCC) is updating its plan to guide development in Greene County for the next 20 years.

### What is Perspectives 2040?

Perspectives 2040 is a policy document that provides guidance on where and how land should be used in the future. Perspectives 2040 is a tool that will help Greene County prepare for the future by establishing a shared vision and identifying areas appropriate for development, redevelopment, and preservation.

Having a plan for how and where development should occur in the future will be key to providing diverse opportunities for people to live, work, and play while ensuring that Greene County's natural resources and agricultural heritage are preserved. During the project a thorough review of existing landscapes will be conducted, input on what is needed to make our communities better will be solicited, and ideas on how we can make our vision a reality will be explored.

### How will Perspectives 2040 be developed?

What do you envision for your community? What do you think is needed to enhance our quality of life in the future? Do you have a particular idea on what we can do to improve and/or preserve our neighborhoods, communities, and open spaces? What types of experiences should our built and natural environment offer for you and your family?

These are some of the questions Perspectives 2040 intends to address through conversations with the public, community leaders, and local government officials across Greene County.



Historically planning for future development has focused on isolating areas for a specific type of development, such as residential or commercial activity. Perspectives 2040 seeks to reset how we think about future development in Greene County. This plan will focus on the character of an area, rather than a specific use. The desired activities and experiences of a place will be important in defining a vision for future development. Perspectives 2040 will seek to identify areas for future development, while preserving natural resources throughout the county.

### Perspectives 2040 needs you!

We need to hear from you! This is your opportunity to shape the future of your community. Your input will help decision makers better understand what you want Greene County to look like in the future. The development of this plan will be fluid as a result of the COVID-19 pandemic. There will be a number opportunities to have your thoughts heard. Visit [www.co.greene.oh.us/1659/Perspectives-2040](http://www.co.greene.oh.us/1659/Perspectives-2040) for the latest project information.



For additional information, please visit [www.co.greene.oh.us/1659/Perspectives-2040](http://www.co.greene.oh.us/1659/Perspectives-2040) or contact us at [perspectives2040@co.greene.oh.us](mailto:perspectives2040@co.greene.oh.us) or 937-562-7480.

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### Frequently Asked Questions

See answers to some of the most frequently asked questions below.

#### What is the Regional Planning and Coordinating Commission of Greene County?

The Regional Planning and Coordinating Commission of Greene County (RPCC) guides the physical development of land in the unincorporated areas of Greene County. The RPCC oversees the administration of many county development regulations, including subdivisions. Likewise, the RPCC manages the orderly development and growth of the county by overseeing the implementation of the county's future land use plan.

The RPCC provides professional planning services and technical assistance to our member jurisdictions and county departments so as to enhance the quality of life to those who live, work, and recreate in Greene County. To learn more about the RPCC, please visit: [www.co.greene.oh.us/301/Regional-Planning](http://www.co.greene.oh.us/301/Regional-Planning).

#### What is a future land use plan?

A future land use plan is a policy document that provides guidance on where and how land should be used based on the community's needs and goals. A future land use plan helps the community prepare for the future by managing growth.

#### How will Perspectives 2040 address municipalities and townships with existing plans?

In Ohio, land use decisions and regulations fall under the authority of the local government. Many communities develop and maintain a future land use plan, which serves as the framework for land use decisions. However, having a plan at the county level is desirable as it provides a broad framework for local municipalities and townships when evaluating and coordinating their own plans, policies, goals, as well as infrastructure and service provision. As Perspectives 2040 is developed, it will take into consideration the recommendations contained in existing local plans and make advisory recommendations for these areas.

Perspectives 2040 should not be viewed as an end, but rather as the beginning of a comprehensive, continuous, and coordinated effort to maintain a high quality of life for people that live, work, and play in Greene County.

#### What are the benefits of a countywide future land use plan?

While land use authority sits with local governments, there are benefits to having a countywide plan like Perspectives 2040. The countywide plan creates a cohesive, shared vision for land use across multiple jurisdictions. Likewise, it establishes context and compatibility with adjacent jurisdictions. Knowing what the communities around yours have planned can help address common needs and reduce land use conflicts. For communities without their own plans, the countywide plan provides an opportunity for them to participate in a future land use planning exercise. Lastly, the countywide plan can serve as the foundation for additional planning activities including the creation of local zoning ordinances.

#### How are land use decisions made in Greene County?

Land use decisions in Greene County are made first through local zoning concurrence with a development proposal. Once compliance with zoning has been established, a proposed development, such as a subdivision, will undergo review by the RPCC and other review agencies for compliance with the goals and policies of the county land use plan, farmland preservation plan, thoroughfare plan, and for the provision of adequate public improvements and platting requirements contained in the subdivision regulations.

#### What happens after the future land use plan is adopted?

Once the future land use plan is adopted, it will be used to inform development decisions in unincorporated areas of Greene County. Additionally, communities across Greene County can use it as a guide to inform their local planning efforts. The Perspectives 2040 plan can serve as the foundation for implementation tools like the zoning code and zoning map.



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