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CLINTON COUNTY COMPREHENSIVE PLAN 2004

PERSPECTIVE:

Communities have existed and functioned in the past without official planning programs. With or without planning, communities will change. However, planning is a mark of good common sense; change in community without planning often happens haphazardly resulting in many uncoordinated decisions made by many individuals.

Because decisions are made in an environment of the private market dictating the community quality of life, and little concern for the relationship of one development to another, problems may occur. A developer, for example may build a new subdivision in a part of the community that is improperly serviced by schools, streets, or utilities.

Planning can provide facts on existing conditions and trends and it can evaluate each project in view of community objectives. It can propose alternative projects that may better serve the community. The decision to plan is a community commitment to consciously head in a certain direction. The path should lead to an increase in “public good.” The following serves to summarize benefits of planning and relationships to the “public good.”

PLANNING HELPS DEFINE THE FUTURE CHARACTER OF COMMUNITIES BY CREATING AND MAINTAINING A SENSE OF PLACE. *Planning for the physical design of new developments and the arrangement of land use makes it possible for people to carry out their daily lives and activities in attractive environments. Land use planning and design can foster a distinctive sense of place. By regulating the design and placement of new development, planning helps a community preserve those features it feels are important and builds upon the features that help define it as a special place. Pride in community, in its sense of place adds to the public good.*

PLANNING PROTECTS NATURAL AND AGRICULTURAL RESOURCES. *Planning helps protect environmental features like wetlands and forests, which protect important public services such as floodwater storage, groundwater recharge and oxygen which would be difficult and expensive to replace if damaged. It can also protect productive farmland.*

PLANNING PROVIDES PREDICTABILITY TO THE FUTURE. *Good planning provides private landowners and developers with information about where and what type of development the community will allow. With good information, private actors can adequately assess the costs and benefits by which development proposals are accepted or rejected.*

PLANNING SAVES MONEY. *Not only can community planning prevent the expenditure of public resources for unneeded facilities, it can help to organize new growth in more financially efficient ways. It is less expensive for a community to provide public services to an orderly and phased patterns of development than it is to provide those services to scattered low-density development. Thus, savings can be used to enhance public services and the savings helps to keep property taxes lower.*

PLANNING PROMOTES ECONOMIC DEVELOPMENT. *Planning promotes economic development by helping the community keep existing businesses and attracts new establishments. By planning, a community can attract businesses and keep local entrepreneurs by keeping data on the workforce, the age and type of existing businesses, and the capacity of the local services and infrastructure.*

PLANNING HELPS TO PROTECT PRIVATE PROPERTY RIGHTS. *Good planning protects values and minimizes the negative impacts of new developments. Without proper planning, new development can expose adjoining landowners to negative impacts and loss of land values. Protecting rights is part of protecting the public good.*

PLANNING PROMOTES SUSTAINABLE DEVELOPMENT. *Meeting the needs of the present without compromising the ability of future generations to meet their own needs can only be accomplished through planning. Planning is recognized as a critical action step towards achieving more efficient use of land, decrease traffic congestion, conserve important natural resources, engage citizens, and provide for economic prosperity. By promoting sustainable development, planning helps promote the public good.*

Regardless of how well the planning process and report articulates the community’s desires and visions, the elected officials and other policy makers must take responsibility in implementing recommendations and strategies to achieve good land use practices.

THE PLANNING PROCESS AND PUBLIC OUTREACH

Effective land use planning by local governments is essential to meet the growing demands of competing land uses. The future landscape of Clinton County is dependent on the land use decisions made today. Can more compact and efficient development patterns that maintain or improve the quality of life be developed? Can jobs and housing in a manner that protects the natural resources that are vital to our agricultural economy be provided?

The guiding principles embraced by the County should be reviewed and updated every 5 to 7 years. This document culminates a process of reviewing and dialoging about the future physical landscape of Clinton County and represents an update of the Clinton County Comprehensive Plan as adopted in 1995. The 1995 Plan contains valid data and should be periodically consulted along with this update.

Clinton County continues to grow, and with that growth – *change*. Regardless of how one defines change, it is clear that the community (defined as village, township, county, school district, or region) must take steps to maintain what is “best” and to craft strategies to attain the common vision embraced by the residents of the community.

The community planning process is designed to consider the myriad dynamics and work with people to identify, select, and target specific strategies to achieve the desired vision or end. However, the need for community planning is perhaps after all a perception. Presented below is a list of some reasons for any community to invest time and resources in the planning process:

“Change is the law of life. And those who look only to the past or present are certain to miss the future.” (John Fitzgerald Kennedy)

The current political climate favors the decentralization of decision-making (and revenue sources) away from the federal level to the states and ultimately to the local community (government). The need for planning by and for local communities has never been greater, as communities must rely less on outside solutions to internal challenges.

In the best selling book, “Megatrends” John Naisbett charted the shift of our society from an industrial one to an information society. Since publication of that book, advances in cable and fiber optics and the expansion of the Internet and World Wide Web have borne out Nesbitt’s perspectives. New information-based businesses can rely less upon physical location within a local market, as long as they can access the Information Superhighway. Rural areas become more favorable as a result.

Changing demographics will bring about changes in the dynamics of the community. One of the foremost trends is the growth of the elderly segment of the population, already evident in many rural communities where seniors make up a large percentage of the households.

There is a need to increase economic and social activity, as well as community pride, in many downtowns states William E. Robertson with the Department of Community Development, University of Missouri-Columbia. He further states: “Downtown revitalization can be a first step in addressing broader problems.” Terry L Besser, Assistant Professor with the Iowa State University Extension to Communities suggests: “Towns without functioning downtowns become a collection of domiciles housing people who work, shop, socialize and seek entertainment elsewhere. These places may continue to be places recognized as towns by mapmakers, but they are not the same kind of community we commonly associate with small towns. The whole community is affected by the nature of the downtown.”

Planning is a wise investment; it sets aside time to think about, understand, and establish the necessary direction for the development and redevelopment of the community. Community planning is an outline or guide that allows the leadership to direct future development by recognizing community opportunities, formulating an organizational methodology, and striving to achieve the objectives required for fulfillment of those opportunities.

“Would you tell me which way to go from here?” asked Alice in Lewis Carroll’s *Alice in Wonderland*.

“That depends a good deal on where you want to get to,” answered the Cheshire Cat.

The community directs its future through the planning process, and the resultant plan functions to provide the community with more efficient infrastructure; land use stability; and ultimately, higher property values. Historic evidence suggests that significant community development takes place only when people are committed to investing themselves and their resources in the effort. However, wherever there are

effective community development efforts, those efforts are based on an understanding of the community's assets, capacities and abilities. Consequently, people must be willing and take part in conversation or dialogue. People must become interested in one another to begin to talk with one another. Through the conversations, one can begin to better understand common interests, understand common assets and attributes of a healthy and vital community, and achieve that "what is best" vision. For meaningful participation, everyone must have an opportunity to take part. If one is not willing to participate however, that same person must be willing to let others articulate experiences and perspectives. The effective public policy process must make room for participation and that participation must be face-to-face.

The residents of Clinton County participate in their community in differing ways. Some residents like to be directly involved with local government while others take a more passive role. The challenge for local government is to provide opportunities for engagement. The planning process in Clinton County is ongoing and evolving, in that numerous specific or functional studies and reports have been generated and adopted or endorsed by the board of Clinton County Commissioners and the Clinton County Regional Planning Commission. Examples of planning activities involving broad public participation and outreach include: The State of the Environment (Comparative Risk –Environmental Ranking) Project, Community Housing Improvement Strategy and updates, the Smart Growth – Farmland Preservation Plan, and the Clinton County Park and Open Space Plan. In addition to these reports, the Clinton County Regional Planning Commission routinely facilitates town or community quest meetings for many of the county's villages.

The most recent concerted effort to extend public outreach is the countywide "Neighbor-to-Neighbor, People in Conversation about Clinton County's Future" program. Based on the principles of Appreciative Inquiry, a steering committee was formed and met to gain insights and offer guidance to the development of the local program. Individuals were identified as possible candidates for conducting or initiating dialogue with neighbors or friends. After receiving extensive training, volunteers were instructed to interview no less than five of their friends and neighbors. During a March 2001 retreat, participants discussed the survey answers and given opportunities to identify common themes. The large group of volunteers was divided into smaller groups each of which were instructed to craft a provocative statement based on the specific theme assigned to that smaller group. Presented below is a list of the provocative statements. In November 2001, a public Future Search forum was held to discuss the provocative statements and to allow each participant an opportunity to modify and choose to participate in future activities necessary to achieve the vision.

"When people are engaged constructively and effectively with others around issues that affect them or that they care about, they can achieve tangible results – and, in the process, they will be empowered" (Chrislip and Larson, 1994).

**VALUE OR PROVOCATIVE STATEMENTS
FROM THE CLINTON COUNTY APPRECIATIVE INQUIRY PROCESS
NEIGHBOR-TO-NEIGHBOR, PEOPLE IN CONVERSATION ABOUT CLINTON COUNTY'S FUTURE**

<i>"We recognize and respect the value of land offers each of us, and are charged with its stewardship of agriculture, open space, and environment while balancing development, and preserving our heritage."</i>	<i>"Residents are inspired and excited about living in Clinton County through its location, rural atmosphere, and the people, and so reach out to interact through unique opportunities in service, recreation and relationships."</i>
<i>"The residents of Clinton County value the rich quality of life that they enjoy together in their rural and small town community with excellent public services and located near large urban areas. These residents appreciate the cost of living, housing, economic, and educational opportunities, cultural richness and diversity."</i>	<i>"Seeking a climate of tranquility through planned growth, the residents encourage youth, school groups, and other local organizations to study and work toward that end; so that Clinton County can show visionary process through cooperation, removing boundaries, while creating organized and individualized activities."</i>

Source: The Clinton Regional Planning Commission – Neighbor-to-Neighbor, People in Conversation about Clinton County's Future, a process using the Appreciative Inquiry methodology to craft provocative statements.

The value statements may be translated into visions as articulated below:

A VISION FOR THE FUTURE – 10 TO 15 YEARS

Visioning processes offer many potential benefits to a community. The process can help by:

- Bringing community members together to proactively address identified issues or opportunities.
- Envisioning new opportunities and possibilities for the community.
- Developing strategies for policy change.
- Enriching the civic processes, health, safety, and general welfare.
- Promoting visionary leadership in the community.
- Providing a broad foundation for planning and decision-making in the community.

“If you can dream it, you can do it.” (Walt Disney)

The vision statements involve creativity and imagination; however, the process is firmly grounded in reality. By basing the vision statements on concrete facts and trends identified through the planning process, citizens create a vision that is achievable.

Economic Development: Clinton County in 2015 continues to flourish and grow as a coordinated unit of villages, townships, cities, and county. The residents and policy makers recognize that economic vitality is the foundation of continued community progress. The reputation as a high quality of life community is maintained because of its well-educated work force and desirable community. Residents have many opportunities to earn livable wages and enjoy rewarding work. Key elements to the economic development vision include:

- Economic development centers around promoting and maintaining locally based companies.
- Recognizing and supporting the role of agriculture plays in the local economy.
- Community standards are established and addressed.
- Tourism is an important aspect of the local economy.
- The Port Authority is instrumental in marketing new manufacturing and industrial opportunities that are directed toward existing or planned areas.

Partnerships: In 2015 the units of government in Clinton County routinely cooperate and collaborate on decision related to the provisions of services. The partnership results in an integrated community, where service delivery is based on efficiency. The residents of the Clinton County community recognize that they have a civic role and gladly participate in the decision-making processes. Key dimensions of the partnership include:

- Units of government in Clinton County cooperate with each other and coordinate the provision of shared services in an effective and efficient fashion. This is especially true for the county and the city of Wilmington where collaboration is seen as benefiting all participants.
- Communication among players is routine and productive.
- Citizen participation and local civic responsibility is encouraged by local community leaders and used in all decision-making processes.
- Local units of government work together to develop and share ways to create and grow cross-municipal boundaries, examples include the “one-stop” shopping and Technical Advisory Committee concepts.

Land Use: In 2015 people in Clinton County have realized they have managed development in a fashion that quality of life is not adversely impacted and growth is contained in a well-planned way. Clinton County is thriving and includes areas of livable neighborhoods, vital businesses and protected open spaces. Adequate parks and open spaces are available to complement the natural beauty of the region. Agricultural practices are environmentally sensitive and are protective of the soil, air and water resources. Included as key dimensions are:

- Land use policies are long-term and compatible across municipal boundaries, protect landowner rights, and yet promote the community interests of health, safety, welfare, and morals.
- Rural areas have planned development that are buffered from agricultural uses, protect fragile lands, preserve open space and situated in areas that are less suitable for farming.
- Development is compatible with the needs associated with protecting air, land and water resources.
- Uniform regulations and definitions exist on a countywide basis.

The residents of Clinton County enjoy their natural resources and quality of life. The natural beauty that is Clinton County is the soul of the community. From keeping the waters clean, to protecting the natural ecosystems, residents are dedicated to maintaining this special spot in the region. Key visions articulated include:

- Preservation and protection of natural resources contributes to a high quality of life. Residents of Clinton County understand their role in the preservation-protection movement whereby their actions and financial support are apparent.
- Development occurs in ways that are protective of the natural resources and sensitive areas.
- Groundwater quality is continually monitored and assessed and a set of regulations governs the land use or development in recharge and municipal well field areas.
- Groundwater throughout the County is safe to drink without treatment.
- Water quality in streams is maintained at a high level.

Public Facilities: By 2015, Clinton County residents enjoy a high quality of life amplified by efficient public facilities and services. Local governments work together to provide services across municipal boundaries; sanitary sewer and water services are provided within established and planned areas that effectively reduce the impacts of sprawl. An exceptional educational system has evolved thereby providing opportunities for lifelong learning. A diversified culture is valued with effective services provided to all socio-economic groups. Keys include:

- High quality education.
- Compact, cost effective utilities that are available where appropriate.
- Places and activities for youth and seniors.
- Quality active and passive recreation systems throughout the County are well maintained, interconnected and opportunities for new parks are explored where possible.

Quality of Life: The Clinton County of 2015 has never been better; the urbanizing and rural areas are thriving; the economy is healthy; the sense of community is solid and strong. Family life is as strong as ever, with everyone having access to quality health care, education, and recreation. People are sharing and caring of one another. The County's neighborhoods benefit from a strong sense of identity and a pride of the past. Key dimensions of quality of life include:

- A high quality of life is present in Clinton County with the benchmarks regularly updated. Benchmarks include such focus areas as availability of natural resources and open space, quality of schools, affordable cost of living, community safety, volunteerism, availability of health care and other supportive services.
- Cultural, archeological and historic resources are valued and protected.
- Rural character is apparent and enhanced through coordinated development.
- Good jobs at a livable wage.

Benefits of Planning include:

- Lead to more consistent and better decision making over time.
- Help manage growth so that it does not happen haphazardly.
- Help define the future character of the community.
- Protect agriculture and natural resources.
- Provide predictability regarding future development.
- Open up the decision making process to include citizen input on a regular basis.
- Save taxpayers money by avoiding duplication and waste, and by avoiding costly mistakes.

Transportation: In 2015 residents of Clinton County have available a well planned and maintained transportation system that offers a variety of ways to travel. An expanded public transportation system is from the city of Wilmington. A system of bicycle and pedestrian or walking trails provide access to from Clarksville through Wilmington to Sabina and points beyond. Key visions include:

- Public transportation is available in some form countywide, and its use is encouraged as a way to reduce automobile trips.
- Sidewalks and pedestrian paths or trails are found across the County where access to commercial, residential, and recreational are needed.
- The roadway network is well maintained, has the capacity to handle required traffic. The public is highly involved in the decision-making processes considering new routes. Development along roadway corridors is well managed and planned.

Agriculture: In 2015, the agricultural industry in Clinton County is thriving and healthy. Non-farm development is directed from productive agricultural land, giving farmers ample space and freedom to be productive and efficient. A variety of agricultural commodities are produced for direct sale in local and worldwide markets. Remaining a vital part of the overall economy of Clinton County, agriculture is envisioned to embrace the following key ideals:

- Large and small farms are an integral part of the economy and have a direct link to retailers and consumers.
- The agricultural industry is strongly supported and the farmland that it relies on is protected from development.
- Agricultural operations are environmentally sensitive and efficient.

Housing: Within 10 to 15 years Clinton County residents feel connected to their communities through their homes and neighborhoods. An adequate supply of affordable housing is available to all income groups, thereby allowing all individuals to grow roots to the community. Key visions for housing include:

- A diverse housing stock exists across all income levels.
- Adequate and affordable housing is available for the elderly and disabled throughout the county (Refer to the CHIS and CHIP programming for the County and the city of Wilmington for details).
- Creative alternatives for sewer and water provision in the County addresses the septic system malfunctions and drinking water issues.
- Residential development in prime agricultural areas is limited.

Intergovernmental Cooperation: In 2015, all units of local government cooperate on decisions regarding provision of critical services. This cooperation and collaboration results in an integrated civic community where delivery is based on efficiencies of service. The residents of the county recognize that they have civic responsibilities to be active in community decision-making and each level of government relies on that participation to render decisions. Key visions are:

- Units of government in Clinton County cooperate and collaborate with one another in the provision of shared cost-effective services.
- Communication among units of local government is routine and productive.
- Citizen participation is expected and encouraged by local government and is utilized in the decision making processes.
- Local units of government have final control of policies within their jurisdiction.
- Some regulations are crafted and enforced on a countywide basis.

Natural Resources: In 2015, Clinton County residents share a common bond in their enjoyment of the environment. The natural beauty that embodies the greater community is more than just a simple backdrop; it is the soul of the community. Nature is precious to the people who live here and they devote considerable time and attention enjoying the resources. From keeping water clean and abundant to protecting critical ecosystems, residents are dedicated to maintaining their very special part of the state. Key visions include:

- Preservation and protection of natural resources contribute to a high quality of life. Residents understand their critical roles, which is reflected in their support of the programs.
- Development occurs in ways that protect the natural resources with growth directed away from critical areas.
- Regulations are in place that helps to assure quality of air, water, and other resources.
- Public access to the natural resources is promoted.
- Groundwater throughout the county is safe to drink without treatment.
- Water quantity and quality in streams is maintained.

DEMOGRAPHIC PROFILE:

Overview: The 2000 Census of Population tabulated 40,543 persons in Clinton County representing an increase of 5,128 persons since 1990 for a 14.5 percent gain in population. Assuming a land area of 411 square mile translates into a density of 98.6 persons per square mile. The County's growth is attributed to many factors including, an in-migration of people into the county from the suburbs, and the general rural rebound of the 1990s where rural, non-metropolitan counties continued to gain in population. For comparison purposes, the change of population from 1990 to 2000 for neighboring counties is: Fayette, 3.5%; Greene, 8.2; Highland, 14.4%; Warren, 39.0%; and Clermont, 18.5%. The state realized a gain of only 4.7 percent over the same decade. Figure 1 illustrates the population change from 1990 to 2000 by county throughout the state of Ohio.

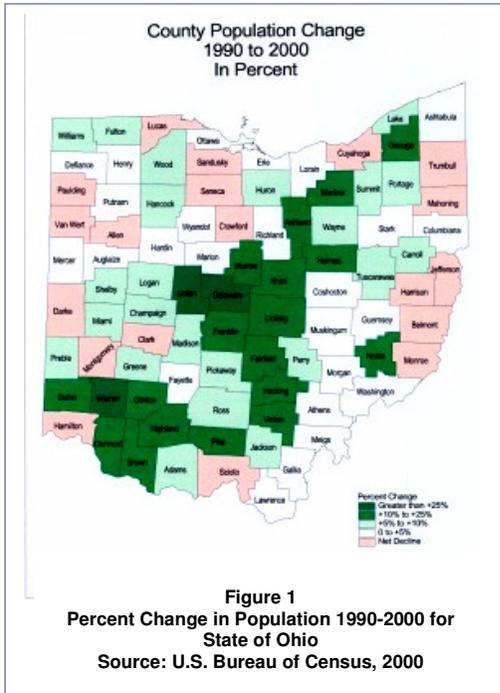
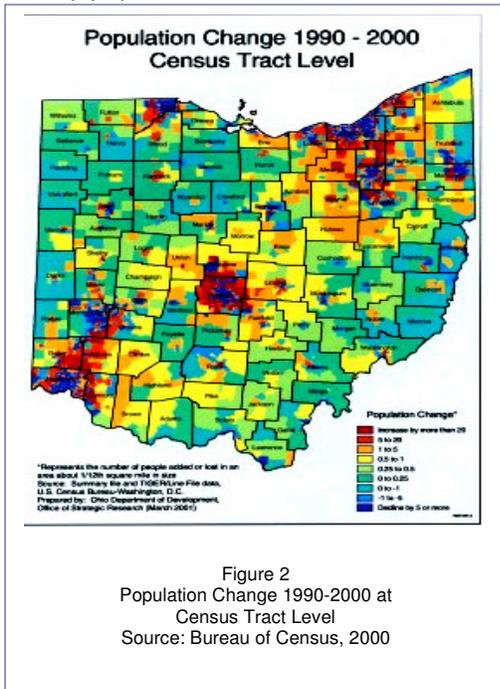


Table I presents a summary of the 2000 Census of Population by age and race for Clinton County and the minor subdivisions. During the census 2000 tabulation period, slightly over two percent of the

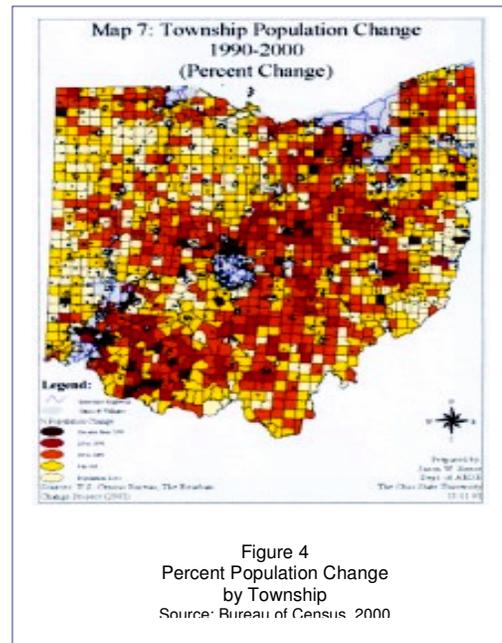
Figure 3
Contrasting Township and Village/City Population 1960-2000 for Clinton County, Ohio

	1960	1980	2000
Percent city/village Population	56	56	53
Percent Township Population	44	44	47

county population was identified as black or African American.



The next largest single category of race was the Hispanic or Latino with 266 persons or 0.7 percent of the total population. The County's 14.5 percent change in population from 1990 to 2000 was not consistent throughout the entire County. The villages of Clarksville, Martinsville and Midland experienced a decline of 1.4



percent, 6.6 percent, and 16.2 percent respectively. Chester Township experienced the greatest percentage of growth of the unincorporated areas with 31.3 percent growth. Figure 2 presents data from

the Bureau of Census illustrating the shift in population by census tract. Figure 3 presents data contrasting population change from 1960 - 1980 and 1980 – 2000 for the County contrasting the incorporated areas with the unincorporated areas, while Figure 4 illustrates population change in Ohio by township.

TABLE I
2000 CENSUS OF POPULATION BY AGE AND RACE
FOR CLINTON COUNTY AND MINOR SUBDIVISIONS

AREA NAME	TOTAL POPULATION	18 & OVER POPULATION	One Race Only			2 OR MORE RACES
			WHITE	BLACK	OTHER	
Clinton County	40,543	29,840	38,917	886	345	395
Adams township	1,901	1,379	1,859	6	19	17
Chester township	1,771	1,289	1,759	2	7	3
Clark township	1,861	1,312	1,814	5	14	28
Lynchburg village (part)	2	2	2	0	0	0
Martinsville village	440	319	424	4	5	7
Remainder of Clark township	1,419	991	1,388	1	0	21
Green township	2,602	1,828	2,550	9	31	12
New Vienna village	1,294	893	1,265	4	19	6
Remainder of Green township	1,308	935	1,285	5	12	6
Jefferson township	1,301	944	1,284	1	12	4
Midland village	265	191	255	0	10	0
Remainder of Jefferson township	1,036	753	1,029	1	2	4
Liberty township	1,033	744	1,012	6	11	4
Port William village	258	178	247	0	9	2
Remainder of Liberty township	755	566	765	6	2	2
Marion township	5,489	3,999	5,418	6	32	33
Blanchester village	4,220	3,076	4,165	6	23	26
Remainder of Marion township	1,269	923	1,253	0	9	7
Richland township	3,758	2,766	3,675	17	29	37
Sabina village	2,780	2,019	2,710	17	22	31
Remainder of Richland township	14,929	11,340	13,763	815	155	196
Wilmington city	11,921	9,092	10,807	801	135	178
Remainder of Union township	3,008	2,248	2,956	14	20	18
Vernon township	2,685	1,916	2,628	8	22	27
Clarksville village	497	357	480	2	7	8
Remainder of Vernon township	2,188	1,559	2,148	6	15	19
Washington township	1,896	1,394	1,845	10	11	29
Wayne township	737	518	733	1	2	1
Wilson township	581	411	577	0	0	4

Source: U.S. Department of Commerce, Bureau of the Census, as prepared by the Ohio Department of Development, Office of Strategic Research

Age-Sex Profile: The age–sex profile for the County’s population is presented on Table II along with the school districts of Blanchester, Clinton Massie, East Clinton and Wilmington. The data for the County suggest that the ratio of male to female is balanced with males at 49 percent and females are 51 percent. A closer examination reveals a higher proportion of males in the age group 0 through 19 years after which female represent the dominate sex. The profile suggests that the County will continue to increase in population with the youth and fertile population increasing in numbers. With a median age of 35.3-years, over 73.6 percent of the total population is over the age of 18 years. Approximately 26 percent of the population is over the age of 62-years, while 12.2 percent of that cohort is over the age of 65 years. It is interesting to note that during the census delineation period, there were four individuals aged 100-years or more. The school districts represented on Table II appear to be growing in student population with Wilmington standing out as having the greatest numerical increase of students.

TABLE II
AGE-SEX PROFILE FOR CLINTON COUNTY
AND FOR
SELECTED SCHOOL DISTRICTS WITHIN CLINTON COUNTY

Age in years	Clinton County			Blanchester S.D.	Clinton Massie S.D.	East Clinton S.D.	Wilmington S.D.
	Male	Female	Total	Total	Total	Total	Total
Under 5	1481	1397	2878	616	548	570	1441
5 to 9	1490	1441	2931	670	660	632	1311
10 to 14	1599	1468	3067	720	707	642	1381
15 to 19	1653	1593	3246	655	626	606	1683
20 to 24	1345	1389	2736	-	-	-	-
25 to 34	2575	2660	5235	-	-	-	-
35 to 44	3297	3251	6548	-	-	-	-
45 to 54	2731	2735	5466	-	-	-	-
55 to 59	935	980	1915	-	-	-	-
60 to 64	810	811	1621	-	-	-	-
65 to 74	1136	1448	2584	-	-	-	-
75 to 84	693	1082	1775	-	-	-	-
85 and over	150	423	573	-	-	-	-
Total	19,865	20,678	40,543	-	-	-	-

Sources: 2000 Census of Population and Housing Table PCT12, Summary File 1 as prepared by the Office of Strategic Research, Ohio Department of Development, July 2001.

Migration: The Office of Strategic Research, Ohio Department of Development calculated the migration of Clinton County as 3,303 persons from 1988 through 1999. Net migration is calculated by subtracting out-migration from in-migration. The net flow for neighboring counties is: Brown 4,951; Clermont 15,931; Fayette 393; Greene -249; Highland 4,337; and Warren 27,302 for the 1988-1999 period.

Population Forecast: Based on historical and migration trends, the Office of Strategic Research, Ohio Department of Development suggests Clinton County will continue to experience growth in population and will have at least 43,180 persons by 2005, 46,920 by 2010, and by the year 2015, 50,310 persons will reside in Clinton County. Population forecasts for Clinton and other growth counties as prepared by the Ohio State University Data Center are shown on Table III. In that data set the population for Clinton County is forecasted at 50,310 in 2015, representing a 33.6 percent change from 1995.

Table III
Ohio's Counties Ranked by 1995-2015
Projected Percent Population Change
(Top 10 Counties listed by Percent Change)

State/County	1995	2015	Percent Change 1995-2015
Ohio	11,112,810	12,060,620	8.5
Delaware	77,480	118,550	53.0
Warren	128,010	183,290	43.1
Union	35,720	49,530	38.6
Holmes	35,520	48,260	35.8
Clinton	37,640	50,310	33.6
Fairfield	115,460	153,880	33.2
Butler	314,750	418,040	32.8
Medina	134,020	175,920	31.2
Noble	11,880	15,400	29.6
Highland	38,730	49,120	26.8

Source: The Ohio State University Data Center – Ohio Trends Newsletter Vol. 1, No. 2 February 2000.

Educational Attainment: Presented on Table IV is a summary of the educational attainment report for 2000 for Clinton County. The educational attainment has increased in both the percent of high school graduates or higher and the percent residents having a bachelors degree or higher. The County's percent of high school graduates is in line with that of the state of Ohio at 83.0 percent however, the percent of bachelor's degree or higher for the County is dramatically less than that of the state of Ohio at 21.1 percent.

TABLE IV
CLINTON COUNTY EDUCATIONAL ATTAINMENT – 2000

Population 25 years and over							Pct. High school graduate or higher		Pct. Bachelor's degree or higher	
Total	No High School Diploma	H.S. graduate (inc. Equival.)	Some college, no degree	Associates degree	Bachelor's degree	Graduate or professional degree	1990	2000	1990	2000
25,720	4,339	10,837	5,374	1,543	2,392	1,235	74.3	83.1	11.6	14.1

Source: 2000 Census of Population and Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles, as prepared by the Office of Strategic Research, Ohio Department of Development, June 2002.

Income Profile: The 2000 Census data reveals the median household income for Clinton County for 1999 was \$40,467, slightly lower than the state's median household income at \$40,956. Chester Township with 623 households represented the area with the highest median household income at \$57,898 followed by Adams Township at \$46,042. Contrasting these townships is Richland Township with the lowest median household income at \$36,621. Family income in the County was computed at \$48,158 with Chester Township at \$60,987 and Richland Township at \$39,623.

The median household income (based on 1997 model-based estimate) was \$37,516 for Clinton County contrasted with Ohio at \$36,029 and the nation at \$37,005. The Clinton County estimate for median household income in 1998 was \$39,149 contrasted with that for the state at \$38,726. In both model years, the median household income for Clinton County was greater than for the state. However, income levels for Clinton County residents appear to not be keeping pace with those of the state.

Household income is the sum of money income received in the previous calendar year by all household members 15 years old and over, including household members not related to the householder, people living alone, and others in nonfamily households. Families and persons are classified as **below poverty level** if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 year present.

Assuming a 2000 median household income of \$40,000 and a rule of thumb of 2.5 times the annual household income representing the upper limit of market value of the housing, suggests that many people in Clinton county can only afford a market valued house of \$100,000.

The Bureau of Economic Analysis has computed the adjusted per capita income compensated for inflation (current data based on the value of the 1996 dollar) for Clinton County at \$24,503 in 1999. However, the 2000 Bureau of Census data suggest a per capita income figure of \$18,162 for the County contrasted with a per capita income figure for the state of Ohio at \$21,003. It appears that the county residents are loosing ground to the state. Within Clinton County, Chester Township and Wilson Township are the top two unincorporated areas for per capita income at \$22,992 and \$22,517 respectively.

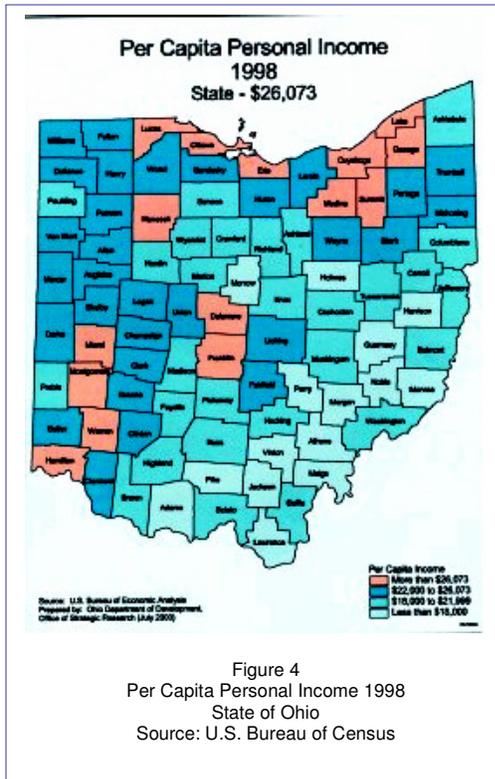


Figure 4 presents data showing the per capita personal income of Ohio by county

Presented on Table V are income data for Clinton County and the adjacent counties of Brown, Clermont, Fayette, Greene, Highland, and Warren and the State of Ohio. Within the immediate area of Clinton County, Clermont, Greene, Warren counties exhibit income levels greater than that for the state. Clinton County falls below the state for the median household, median family, and per capita income categories.

Personal Per Capita Income (in current dollars)						
1994	1995	1996	1997	1998	1999	1999 Rank
\$20,000	\$21,114	\$22,320	\$24,104	\$25,228	\$25,949	22

Source: Bureau of Economic Analysis, Regional Economic Information Systems, U.S. Bureau of Census, 2001

**TABLE V
INCOME PROFILE FOR CLINTON COUNTY AND ADJACENT COUNTIES**

Governmental Unit	Median Household Income	Median Family Income	Per Capita Income
State of Ohio	\$40,956	\$50,037	\$21,003
Region	\$43,830	\$50,808	\$20,156
Brown County	\$38,303	\$43,040	\$17,100
Clermont County	\$49,386	\$57,032	\$22,370
Clinton County	\$40,467	\$48,158	\$18,462
Fayette County	\$36,735	\$43,692	\$18,063
Greene County	\$48,656	\$57,954	\$23,057
Highland County	\$35,313	\$41,091	\$16,521
Warren County	\$57,952	\$64,692	\$25,517

Source: 2000 Census of Population and Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles, as prepared by the Office of Strategic Research, Ohio Department of Development, June 2002.

Table VI presents income data for the Clinton County municipalities for 2000. Accordingly, the village of Midland was tabulated as having the highest median household income, slightly less than the median household income for the County. The city of Wilmington at \$43,619 represents the community with the highest median family income. In all income categories listed, the villages have less median income that the County.

TABLE VI
INCOME PROFILE FOR CLINTON COUNTY AND GOVERNMENTAL CORPORATIONS

Municipal Unit	Median Household Income	Median Family Income	Per Capita Income
Blanchester Village	\$35,608	\$42,018	\$17,112
Clarksville Village	\$32,250	\$39,375	\$14,448
Martinsville Village	\$36,000	\$38,750	\$13,288
Midland Village	\$39,000	\$38,438	\$13,591
New Vienna Village	\$31,750	\$36,339	\$13,966
Port William Village	\$33,264	\$34,141	\$13,889
Sabina Village	\$34,233	\$35,795	\$16,481
Wilmington City	\$34,880	\$43,619	\$17,346
Clinton County	\$40,467	\$48,158	\$18,462

Source: 2000 Census of Population and Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles, as prepared by the Office of Strategic Research, Ohio Department of Development, June 2002.

Presented on Table VII is data on the average wages for the County contrasted with that of the State of Ohio. In all sectors reviewed, the county residents have an average wage less than that of the state average. Transportation and utilities sectors for Clinton County is most representative of the state at 98 percent; while the manufacturing sector is the least representative at only 76 percent of the state of Ohio.

Table VII
Average Weekly and Annual Wage
Clinton County Contrasted with the State of Ohio

2000 Sector	Clinton County		State of Ohio		County as a Percent of State (%)
	Average Weekly Wages (\$)	Average Annual Wages (\$)	Average Weekly Wages (\$)	Average Annual Wages (\$)	
All Industries	590.14	30,687.28	618.35	32,154.20	95.44
Manufacturing	643.99	33,487.48	845.95	43,989.40	76.13
Transportation and Utilities	740.19	38,489.88	752.63	39,136.76	98.35
Trade	366.08	19,036.16	439.96	22,877.92	83.21
Services	436.40	22,692.80	548.37	28,515.24	79.58
Government	549.23	28,559.96	626.98	32,602.96	87.60

Source: Ohio Department of Development and OBES, Office of Labor Market Information

Poverty Profile: The 1997 model-based year suggests that the persons below poverty in Clinton County was 9.0 percent while the state was computed at 11.0 percent and the Nation was estimated at 13.3 percent. Children below poverty were computed at 13.1 percent, the state at 16.0 percent and the Nation at 19.9 percent for the 1997 model-based estimate. In 1998, the poverty rate for people under the age of 18 years (1,517) in Clinton County was 13.6 percent while the state was computed at 16.4 percent. The County's poverty rate for persons under age 18 years appears to be lower than the poverty rate for the state of Ohio.

The Clinton County poverty profile from the 2000 Census is contrasted with that of the state of Ohio on Table VIII Poverty Profile. In all categories, the County's level is below that of the state of Ohio and has decreased over the decade of the 1990s.

TABLE VIII
PERCENT BELOW POVERTY LEVEL

Area	Families								Individuals					
	All Families		Families with related children under 18 yrs.		Families with related children under 5 yrs.		Families with female householder with related children under 18 yrs, no husband present		All Individuals		Individuals 65 yrs and over		Related Children under 18 yrs.	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
State of Ohio	9.7	7.8	15.2	12.2	19.3	19.1	46.4	34.6	12.5	10.6	10.7	8.1	17.8	14.0
Clinton County	9.8	6.4	13.7	8.7	17.2	11.3	43.4	31.4	12.3	8.6	14.2	11.6	14.7	9.9

Source: 2000 Census of Population and Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles, as prepared by the Office of Strategic Research, Ohio Department of Development, June 2002.

Employment Traits: The 2000 Census data reveal that of the County's 31,118 residents over the age of 16 years, 21,358 persons were in the civilian labor force and only 4.4 percent unemployed. The rate of unemployment is less than that for the state of Ohio. Of the persons in the civilian labor force, 16,163 were female and at the time of the Census enumeration period, 58.8 percent of the females aged 16 and over were in the civilian labor force. This figure contrasts with the state of Ohio that had 55.7 percent of the female civilian labor force employed.

An examination of the Clinton County employment by industrial sector reveals that in 2000 the transportation and utilities sector employed the greatest number of persons at over 8,600 persons or 34 percent of the total employment. Manufacturing at 4,836 persons followed the transportation and utilities sector. The major employers were: Ahresty Wilmington Corp (manufacturing), Airborne Express (transportation), American Tool Companies (manufacturing), Clinton Memorial Hospital (service), Ferno-Washington inc. (manufacturing), and Huhtamaki Plastics (manufacturing). The Wilmington city Board of Education represents the governmental sector employing the greatest number of persons in 2000.

Commuting to Work: Commuting to work patterns reveal that 81.9 percent of the Clinton County workforce drives alone with an average travel time to work calculated at 23.8 minutes. In contrast, the mean travel time to work for the state of Ohio was computed at 22.9 minutes. Residences of Marion and Vernon townships subject themselves to the greatest average time to work with both slightly over 30 minutes.

Slightly over 10 percent of the County residents car pool to work, with the residences of Adams township exhibiting the most willingness to car pool at 14.7 percent. Less than one percent of the County's workforce used public transportation; and, 3.2 percent walked with almost six percent of the residents of Union township choosing this form of transportation. According to the Census data, 3.5 percent of the workers over age 16 years worked at home.

HOUSING PROFILE

Changes in Housing Inventory: The Census 2000 for Clinton County tabulated 16,577 housing units. The 1990 census counted 13,740 units; thus, during the last decade, the County gained 2,837 housing units. Table IX presents the housing data for the townships, villages, and the city of Wilmington as well as the County for 2000.

TABLE IX
CHANGE OF HOUSING UNITS IN CLINTON COUNTY FROM 1990 TO 2000

Governmental Unit	2000	1990	Change from 1990 to 2000
Clinton County	16,577	13,740	2,837
Adams Township	716	557	159
Chester Township	637	437	200
Clark Township	529	412	117
Martinsville Village	169	167	2
Green Township	494	401	93
New Vienna Village	555	353	202
Jefferson Township	402	346	56
Midland Village	117	130	-13
Liberty Township	303	232	71
Port William Village	107	97	10
Marion Township	439	347	92
Blanchester Village	1,766	1,598	168
Richland Township	1,557	334	1,223
Sabina Village	1,173	1,104	71
Union Township	1,227	815	412
Wilmington City	5,284	4,635	649
Vernon Township	823	560	263
Clarksville Village	216	187	29
Washington Township	745	572	173
Wayne Township	269	261	8
Wilson Township	222	195	27

Source: Bureau of Census 1990 and 2000

By contrast, a tabulation of the building permits issued for new residential construction (dwelling units) in the unincorporated areas of Clinton County by year from 1990 is presented on Table X.

TABLE X
NUMBER OF BUILDING PERMITS ISSUED FOR RESIDENTIAL UNITS
IN CLINTON COUNTY (UNINCOPRORATED AREA) BY YEAR FROM 1990

1990	1991	1992	1993	1994	1994	1995	1997	1998	1999	2000
--	190	169	216	236	276	306	259	272	265	186

Note: Clinton County initiated the building permit program covering only the unincorporated areas in March 1991.
Source: Clinton County Building and Zoning Department, 12/2000.

Accordingly, the Clinton County Building and Zoning Department issued permits for 2,190 residential or housing units from 1991 through 1999. A Department spokesperson indicated that the Department issued 186 permits for new housing construction in 2000. Of those 186 permits, 119 were for conventional construction, 16 permits for modular homes, 14 permits for singlewide mobile homes, and 37 permits for doublewide manufactured units. The data suggest a continued emphasis on manufactured housing at over 25 percent of the permits issued in 2000. The geographic area of the county receiving

the greatest number of permits for new residential construction was Chester, Union, and Vernon Townships. This construction trend is supported with the Census 2000 data.

Households by Type: Number of households in 2000 for Clinton County was computed at 15,416 units contrasted to the 1990 figure of 13,740 units, for an increase of 1,676 units during the previous decade. Family households in 2000 were computed at 11,075 while in 1990 the number was 9,759 for an increase of 1,316 family households.

HOUSING UNIT: a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. (Source: U.S. Bureau of Census, 2000)

Family households with own children under 18 years in 2000 was 5,354; married couple with own children under 18 years was 3,919; while female householders with own children under 18 was 3,919. The numbers of female householders with no husband present increased 321 households from 1,235 in 1990 to 1,556 in 2000. Householders living alone increased 749 households during the decade of the 1990s. Householders 65 years and over increased 72 households from 1,448 in 1990 to 1,520 households in 2000. Table XI presents a tabulation of household by type in Clinton County for 2000 contrasted with 1990. The number of persons per housing unit in 2000 was computed at 2.56 persons revealing a continued trend to smaller families from previous census periods when in 1970, for example, there were 3.3 persons per household. The average family size was calculated at 3.03 persons during 2000.

TABLE XI
HOUSEHOLD BY TYPE FOR CLINTON COUNTY FOR THE YEARS 2000 AND 1990

TRAIT OR MEASURE	2000	1990
Family Households (families)	11,075	9,759
Married-couple family	8,846	8,134
Female householder, no husband present	1,556	1,235
Non-family households	4,341	3,279
Householder living alone	3,655	2,906
Householder 65 years and over	1,520	1,448

Source: U.S. Bureau of Census Table DP-1 Profile of General Demographic Characteristics: 2000 and 1990 Bureau of Census, Summary Population and Housing Characteristics CPH-1 37 Table 5.

Housing Tenure: Table XII presents data on housing tenure for Clinton County for 2000 and 1990. The average household size decreased to 2.65 for owner-occupied units and 2.37 persons per renter occupied units in 2000 from 2.74 persons and 2.47 respectively in 1990. As may be expected, the number of owner-occupied units increased as did the number of renter-occupied units over the last 10-years.

TABLE XII
2000 AND 1990 HOUSING TENURE TRAITS
FOR CLINTON COUNTY

TRAIT OR MEASURE	2000	1990
Average household size of owner-occupied units	2.65	2.74
Average household size of renter-occupied units	2.37	2.47
Owner-occupied housing units	10,615	8,823
Renter-occupied housing units	4,801	4,215

Source: Table DP-1 Profile of General Demographic Characteristics: 2000 and 1990 Census of Population and Housing, Summary Population and Housing Characteristics, Ohio CPH-1-37 Table 2.

Housing Occupancy: The characteristics for housing occupancy in Clinton County are presented on Table XIII. The number of 2000 vacant housing units at 1,161 units is a relatively large increase from the 1990 figure of 702 units. The Census delineation data reveal that 146 units were identified as vacant for seasonal, recreational or occasional use. Homeowner vacancy rate for owner-occupied housing remains tight with a 2000 rate of 1.9 while in 1990, the rate was computed at 0.8. Rental vacancy rates have modified from the 1990 level suggesting that the rental market is not nearly as tight.

Vacancy rates represent an important housing indicator because it suggests the degree of choice available. Vacancy rates can influence the cost and availability of housing, and the activities required to relocate families and/or individuals. Very low vacancy rates indicate that new construction of housing units may be necessary and trends to force housing prices up. On the other hand, high vacancy rates would suggest that new housing is not needed and tends to moderate the market costs for housing. The U.S. Housing and Urban Development considers vacancy rates around five to six as “healthy.” (The Farmers Home Administration by contrast uses 2 to 3 percent vacancy as a threshold.) Although the vacancy rate for homeowner occupied units moderated somewhat in 2000, the rate remains low and accordingly the market tends to artificially increase the cost of homeowner occupied units. The rental vacancy rate increased in 2000 placing the rate above the five to six percent threshold, suggesting the rental vacancy rate is more acceptable in the 2000s than in the 1990s.

TABLE XIII
Total Housing Units and Vacancy Status 2000 and 1990
For Clinton County

Housing Units	2000		1990		Number Change 1990 – 2000	Percent Change 1990 - 2000
	Number	PERCENT	Number	Percent		
Total	16,577		13,740		2,837	20.6
Occupied	15,416	93.0	13,038	94.9	2,837	21.8
Vacant	1,161	7.0	702	5.1	459	65.4
For Rent	439	37.8	240	34.2	199	83.0
For Sale Only	285	24.5	46	6.6	239	52.0
Rented or Sold, not occupied	38	3.3	64	9.1	-26	-40.6
Seasonal/recreational use	222					
For Migrant Workers	0	34.4	352	50.1	47	13.4
Other Vacant	177					
Renter Vacancy Rate ¹		8.4		5.4		3.0
Owner Vacancy Rate ²		2.6		0.5		2.1

Note:

1 – Percent of vacant units for rent and renter occupied units and 2 – Percent of vacant units for sale and owner occupied units

Source:

Ohio Department of Development, Office of Housing and Community Partnerships, CHIS Data CD, June 2003, Table 1 & 2; with the CCRPC staff computing the Percent Change from 1990 to 2000 column.

Vacancy rates represent an important housing indicator because it suggests the degree of choice available. Vacancy rates can influence the cost and availability of housing, and the activities required to relocate families and/or individuals. Very low vacancy rates indicate that new construction of housing units may be necessary and trends to force housing prices up. On the other hand, high vacancy rates would suggest that new housing is not needed and tends to moderate the market costs for housing. The U.S. Housing and Urban Development considers vacancy rates around five to six as “healthy.” (The Farmers Home Administration by contrast uses 2 to 3 percent vacancy as a threshold.) Although the vacancy rate for homeowner occupied units moderated somewhat in 2000, the rate remains low and accordingly the market tends to artificially increase the cost of homeowner occupied units. The rental vacancy rate increased in 2000 placing the rate above the five to six percent threshold, suggesting the rental vacancy rate is more acceptable than in the 1990s.

The 1990 Census data tabulated 10,306 housing units, as having two or more bedrooms. Only 10 percent of the housing units in 1990 had one bedroom. Most of the new single family housing in Clinton County has been of the 3- to 4-bedroom variety.

Plumbing facilities and equipment represents another indicator of housing quality. According to the 1990 Census of Housing, the County had 184 housing units or 1.3 percent of the total classified as lacking complete plumbing. Although many of these units were scattered throughout the county, the village of Port William had 14 such units while the village of Midland accounted for 11 units. This trend appears to remain valid for the 2000 census period.

Table XIV presents data on the occupied housing units by year structure built while Table XV shows data on the occupied housing units year householder moved into the unit. The County experienced an increase of 3539 housing units or just over 21 percent of the total units during the decade of the 1990s. Port William experienced the least number of new units at four during the 10-year period, followed by Martinsville at 16 new housing units. This profile helps to demonstrate that the growth experienced by the County is migrating from the center to the eastern part of the county.

**TABLE XIV
OCCUPIED HOUSING UNITS BY
YEAR STRUCTURE BUILT**

Governmental Unit	1999 to March 2000	1995 - 1998	1990- 1994	1980- 1989	1970- 1979	1960- 1969	1940- 1959	1939 or earlier
Clinton County	434	1,717	1,388	1,568	2,484	1,739	2,918	4,329
Adams twp.	21	98	102	73	134	52	72	156
Chester twp.	18	117	69	98	118	58	67	116
Clark twp.	42	93	59	53	67	46	91	278
Martinsville	0	8	8	8	7	16	53	63
Green twp.	20	110	199	63	110	52	156	340
New Vienna	20	57	116	32	56	35	88	149
Jefferson twp.	16	62	10	53	68	43	113	142
Midland	2	14	4	5	7	14	41	36
Liberty twp.	21	54	19	39	49	13	72	139
Port William	0	4	0	4	8	9	27	53
Marion twp.	28	125	81	270	467	232	452	577
Blanchester	23	79	46	193	405	178	396	448
Richland twp.	40	113	127	91	239	157	361	442
Sabina	19	66	84	87	194	131	268	327
Union twp.	169	565	515	595	840	910	1,341	1,552
Wilmington	44	332	382	479	684	838	1,172	1,313
Vernon twp.	48	157	101	99	152	97	92	240
Clarksville	0	4	13	16	14	17	28	132
Washington twp.	11	158	87	93	180	48	42	139
Wayne twp.	0	35	13	8	49	11	25	98
Wilson twp.	0	30	6	33	11	20	34	110

Source: 2000 Census of Population & Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles as prepared by the Office of Strategic Research, Ohio Department of Development, June 2000.

**Table XV
Occupied Housing Units
Year Householder Moved Into Unit**

Governmental Unit	1999 to March 2000	1995-1998	1990-1994	1980-1989	1970-1979	1969 or earlier
Clinton County	2,924	4,822	2,291	2,326	1,675	1,378
Adams twp.	62	218	150	115	71	85
Chester twp.	72	205	146	106	65	42
Clark twp.	90	197	130	95	113	83
Martinsville	25	40	22	22	26	21
Green twp.	155	333	156	142	87	65
New Vienna	87	199	77	58	43	31
Jefferson twp.	64	120	70	98	63	43
Midland	25	33	12	17	12	7
Liberty twp.	64	114	50	53	65	27
Port William	20	25	17	5	14	12
Marion twp.	280	683	258	368	258	255
Blanchester	237	534	199	273	209	188
Richland twp.	325	363	234	182	183	167
Sabina	250	273	157	123	140	131
Union twp.	1,529	1,904	844	771	550	415
Wilmington	1,323	1,504	674	584	424	365
Vernon twp.	135	303	148	162	97	71
Clarksville	36	64	38	33	5	23
Washington twp.	94	238	48	142	66	71
Wayne twp.	18	74	33	36	32	35
Wilson twp.	36	70	24	56	25	19

Source: 2000 Census of Population & Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles as prepared by the Office of Strategic Research, Ohio Department of Development, June 2000.

Value of Housing – Contract Rent: The value of specified owner-occupied housing units is summarized on Table XVI. During the previous decade the County witnessed a 47 percent increase in total housing units. The median value of the units was \$96,900 up over \$30,000 from the \$65,798 figure for 1990. Chester and Adams townships were the communities with the highest median value at \$140,600 and \$134,900 respectively. Wilson and Wayne townships represented the areas where the greatest percentage of increase occurred. The village of Clarksville tabulated the smallest amount of median value at \$64,600 followed by the villages of Midland, Sabina, and New Vienna all in the low \$70,000.

Monthly owner costs and monthly-specified renter cost are presented on Table XVII. The 2000 Census tabulates the monthly median owner cost with a mortgage of housing \$888, a change of almost 30 percent from 1990. The areas with the highest median cost with a mortgage are Adams Township (\$1,126), Chester Township (\$1,100), Wilson Township (\$1,067), and Washington Township (\$1,007). Median gross rent in the County for 2000 was tabulated at \$494, an increase of 10 percent from 1990. The 2000 median gross rents decreased from that of 1990 in the following communities: Chester Township, Green Township, New Vienna village, Marion Township, and Blanchester village.

A rule of thumb suggests that if the renter is paying more than 35 percent of the gross household income for rent, that person is sacrificing some other important aspect of the household budget. There are over 23 percent of the renter occupied units in the County with gross rents greater than 35 percent of the household income. It is noteworthy that the following communities witnessed an increase in households over that 35 percent threshold: Adams township, Chester township, Green township, and Wilson township. On the other hand the following communities saw a drop in the median gross rent: Chester township, Green township, New Vienna village, Marion township, and Blanchester village.

TABLE XVI
VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS
CLINTON COUNTY AND THE UNINCORPORATED AREA

Governmental Unit	Median Value (In Dollars)			Percent Less than \$50,000		Percent More than \$200,000	
	2000	1990 (inflated)	Pct. Chg.	2000	1990 ('90 dollars)	2000	1990 ('90 dollars)
Clinton County	96,800	65,798	47.1	5.7	47.7	6.0	0.7
Adams twp.	134,900	80,491	67.6	3.8	23.0	9.4	0.0
Chester twp.	140,600	96,078	46.3	2.5	28.6	12.3	0.0
Clark twp.	87,200	53,405	63.3	10.9	72.0	2.6	0.8
Martinsville	76,000	43,695	73.9	16.7	81.4	0.0	0.0
Green twp.	83,700	58,260	43.7	7.5	60.5	0.4	0.0
New Vienna	71,800	50,850	41.2	12.3	71.5	0.9	0.0
Jefferson twp.	83,100	51,233	62.2	20.6	68.6	0.8	0.0
Midland	60,000	41,651	44.1	30.3	100.0	0.0	0.0
Liberty twp.	97,200	65,798	47.7	12.6	48.3	0.0	0.0
Port William	72,100	51,105	41.1	19.6	73.1	0.0	0.0
Marion twp.	86,500	59,666	45.0	3.9	59.1	0.0	0.0
Blanchester	80,100	57,877	38.4	3.5	63.9	0.0	0.0
Richland twp.	78,300	50,339	55.5	11.3	70.1	1.9	0.0
Sabina	72,600	48,806	48.8	15.8	76.1	0.0	0.0
Union twp.	101,200	73,592	37.5	3.3	35.9	9.9	1.5
Wilmington	92,400	71,037	30.1	4.4	39.4	2.2	0.7
Vernon twp.	94,400	63,754	48.1	6.4	50.2	8.4	0.6
Clarksville	64,600	45,356	42.2	16.4	78.8	0.0	2.0
Washington twp.	114,400	73,720	55.2	6.0	35.3	6.3	0.0
Wayne twp.	101,900	56,727	79.6	0.0	52.1	0.0	0.0
Wilson twp.	112,500	54,683	105.7	0.0	71.1	19.2	0.0

Source: 2000 Census of Population & Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles as prepared by the Office of Strategic Research, Ohio Department of Development, June 2000.

TABLE XVII
MONTHLY OWNER COSTS AND MONTHLY SPECIFIED RENTER COSTS

Governmental Unit	Monthly Owner Costs of Specified Owner-Occupied Housing						Specified Renter-Occupied Units				
	Median Cost, with a Mortgage			Median Cost, without a Mortgage			Median Gross Rent (\$)			Pct. Renters with Gross Rent 35+ pct. Of Household Income	
	2000	1990 (infl.)	Pct. Chg.	2000	1990 (infl.)	Pct. Chg.	2000	1990 (infl.)	Pct. Chg.	2000	1990
Clinton County	888	686	29.6	285	253	12.6	494	447	10.5	23.2	27.0
Adams twp.	1,126	753	49.5	290	280	3.6	540	456	18.4	17.6	0.0
Chester twp.	1,100	947	16.2	356	263	35.4	600	715	-16.1	14.9	0.0
Clark twp.	894	599	49.2	283	267	6.0	498	479	4.0	7.4	21.1
Martinsville	825	566	45.8	291	227	5.1	613	521	17.7	10.8	31.3
Green twp.	843	719	17.2	285	245	16.3	462	471	-1.9	31.4	25.8
New Vienna	702	657	6.8	267	239	11.7	441	471	-6.4	32.3	35.7
Jefferson twp.	782	629	24.3	307	275	11.6	638	442	44.3	21.7	18.6
Midland	663	549	20.8	213	268	-20.5	567	447	26.8	18.5	14.3
Liberty twp.	961	641	49.9	270	227	18.9	579	434	33.4	28.6	29.8
Port William	738	649	13.7	243	221	10.0	538	390	37.9	18.8	16.1
Marion twp.	780	617	26.4	291	233	24.9	430	486	-11.5	22.6	27.5
Blanchester	751	592	26.9	272	239	13.8	424	487	-12.9	23.3	28.1
Richland twp.	771	577	38.4	256	244	4.9	470	433	8.5	16.5	36.6
Sabina	715	526	35.9	250	229	9.2	463	429	7.9	15.3	38.2
Union twp.	933	715	30.5	289	273	5.6	485	427	13.6	25.0	26.1
Wilmington	864	696	24.1	276	271	1.8	484	425	13.9	24.7	26.8
Vernon twp.	882	723	22.0	268	215	24.7	586	478	22.6	21.7	28.6
Clarksville	683	631	8.2	294	240	22.5	550	463	18.8	33.3	38.2
Washington twp.	1,007	885	13.8	309	250	23.6	725	507	43.0	23.3	52.3
Wayne twp.	903	830	8.8	254	195	30.3	540	369	46.3	20.0	41.7
Wilson twp.	1,067	719	48.4	248	231	7.4	634	437	45.1	14.5	0.0

Source: 2000 Census of Population & Housing, U.S. Bureau of the Census; Summary File 3 Demographic Profiles as prepared by the Office of Strategic Research, Ohio Department of Development, June 2000.

A regional summary is presented on Table XVIII Regional Changes in Population, Income, and Housing 1990 to 2000. The region identified as neighboring counties, witnessed an 18 percent increase in population with Warren County leading at over 39 percent increase in population. Highland County experienced the greatest increase in household income with slightly over 26 percent. In all categories reviewed Clinton County exceeded the state of Ohio and was below the average for the region.

Table XVIII
Regional Changes in Population, Income, and Housing
1990 to 2000

Location Name	Population	Income			Housing	
		Household Income	Family Income	Per Capita Income	Median Value	Total Number
	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change
Brown	20.93	16.71	14.99	25.50	43.60	25.31
Clermont	18.50	17.21	20.36	29.22	34.91	25.15
Clinton	14.48	14.81	15.94	21.21	47.12	20.65
Fayette	3.52	24.66	26.93	35.12	55.81	10.06
Greene	6.70	6.76	12.26	23.51	22.25	15.90
Highland	14.41	26.52	20.73	29.26	55.22	18.47
Warren	39.04	21.57	22.97	34.53	43.98	44.43
Total	18.71	17.63	18.93	28.32	41.00	25.13
Ohio	4.67	9.93	12.23	20.22	29.04	9.04

Source: City of Wilmington CHIS Preliminary Report, 2002

Public Assisted Housing: Presented on Table XIX is an inventory of the assisted housing units in Clinton County. The funding sources for these units included U.S. Department of Housing and Urban Development, Ohio Housing Finance Agency and Farmer Home Administration, coupled with local funding. Excluding the Section 8 Vouchers, there are approximately 1,106 subsidized housing units serving the needs of Clinton County. Of the total number of newly constructed units, the largest portion of the elderly units is in one-bedroom units. Of the family housing, over 50 percent are in two-bedroom units and over 25 percent are in three-bedroom units. Only about one percent is in four or more bedroom units. Conversations with the Clinton County Metropolitan Housing and Emergency Shelter suggest that the units in most demand contain 3 to 4 bedrooms.

The Clinton County Metropolitan Authority through the use of certificates and vouchers administers the Section 8 housing program of which there are 1,327 Section 8 vouchers. Although some of these are located in nearby Highland County, most of the units are in Clinton County. Section 8 certificates enable lower income families to rent on the open market. Families certified as eligible for housing assistance through this program may seek an apartment or house within Clinton or Highland Counties. The housing unit selected must meet Housing Quality Standards and must not exceed a Fair Market Rent, both of which are established by HUD. The landlord signs an annual lease with the tenant and a Housing Assistance Payment Contract with the Housing Authority. The tenant pays a portion of the rent, based on income, and the Housing Authority pay the remainder directly to the landlord. Regulations insure that participants in the program pay no more than 30 percent of their income for rent and utilities.

A Housing Voucher, which was initiated in 1985, is similar to the Certificate in that it enables lower income families to rent on the open market. Housing units selected must also meet Housing Quality Standards. However, there is no Fair Market Rent limitation governing the vouchers. Also, Housing Vouchers are mobile, and may be transferred from one location to another. Eligibility requirements are identical to those required for a certificate.

The director of the Metropolitan Housing notes that it is often difficult to find adequate housing that meets HUD standards for Section 8 program, whereby owners are interested in participating and that Clinton Metropolitan Housing has had difficulty in obtaining any more units of public housing. The agency is

especially interested in obtaining scattered site public housing in the County, including sites in the villages. The Authority currently owns and operates one complex of traditional public housing, Clinton Glen, with 30 units located in Wilmington and constructed in 1979.

Table XIX
Inventory of Existing Assisted Housing Resources
Clinton County

No.	Project Name & Location	Project Type & Funding	Target Population	Year Built	Number of Units	Vacant Units*	Vacancy Rate*
1	Friendship Acres – Blanchester	Apartment – HUD	Elderly	1977	64		
2	Friendship Acres East, Blanchester	Apartment – HUD	Elderly	1990	50		
3	Sylvia, Blanchester	Apartment – FmHA	Family	1989	35		
4	Clinton East, Sabina	Apartment – FmHA	Family	1973	51		
5	Apple Tree, New Vienna	Apartment – FmHA	Family	1991	36		
6	Townview, New Vienna	Apartment – FmHA	Family	1988	22		
7	Community Commons, Wilmington	Apartment – Tax Credit	Elderly		56		
8	Wilmington Green, Wilmington	Apartment – Finance Agency	Family	1979	72		
9	Wilm. Green II, Wilmington	Apartment	Family	1981	50		
10	Friendly Center, Wilmington	Apartment – HUD	Elderly & Handicapped	1980	114		
11	Quaker Apartments, Wilmington	Apartment – HUD	Elderly & Handicapped	1970	80		
12	Prairie View, Wilmington	Apartment – HUD	Elderly & Handicapped	1976	74		
13	Moyer Place, Wilmington	Apartment – HUD	Elderly & Handicapped	1987	10		
14	Mulberry Place, Wilmington	Apartment – HUD	Elderly & Handicapped	1985	10		
15	Smith House, Wilmington	Apartment – HUD	Development Disabled	1984	8		
16	Baker Place, Wilmington	Apartment – HUD	Developmental Disabled		24		
17	Mulberry Place, Wilmington	Apartment – FmHA	Family	1985	10		
18	Wilm. Apartments, Wilmington	Apartment – Tax Credit	Family	1993	54		
19	Wilmington Court, Wilmington	Apartment – Tax Credit	Family	1993	72		
20	Wilm. Village Sq., Wilmington	Apartment – Tax Credit	Family	1996	68		
21	Northland Court, Wilmington	Multiuse Garden Apartments and Townhouses – HUD	Family		96		
22	Clinton Glen	LIPH	Family	1979	30		
23	William Tuke Apt.	Apartments	Disabled	1993	20		
24	Section 8 Vouchers	Area wide	Family	1977-current	251		

Totals = **1,375**

TOTAL Units **No. On Waiting list**

Annual Section 8 Certificates/Vouchers 251

***Information on vacancy rates is not required but is recommended in order to analyze the housing market.**

SUPPORTIVE INFRASTRUCTURE:

The unincorporated areas of Clinton County must rely upon the on-site septic system as a primary means of sewerage disposal. The city of Wilmington, and the villages of Blanchester, Clarksville, New Vienna, and Sabina have public sanitary sewerage systems. The city's wastewater system is adequate to meet the needs of the city. The village of Blanchester has recently completed improvements to the sanitary sewer system and thereby is capable of meeting anticipated future demands. The villages of New Vienna and Sabina have system capacity issues that require each village to seek assistance with wastewater system improvements to include infiltration and inflow and plant expansion. Residents of the village of Port William do not have a sanitary sewer service.

The villages of Midland and Martinsville and the hamlet of Westboro will have under construction a new sanitary sewer system during 2004. The sanitary sewer system contemplated for that service area is defined below and is part of the County's Sanitary Sewer District. A detailed materials list for the Midland-Martinsville-Westboro Sanitary Sewer is presented in the Appendix of this document.

Martinsville village – Clark Township consist of a 152,000 gallon per day ADF facultative lagoon wastewater treatment plant with controlled discharge, effluent pumping station, comminution metering chamber, control building, headwall and weir at stream, 8" PVC force main to discharge point, 8" sanitary sewer line, 8" PVC force main, 6" force main, 4" PVC force main, and two pump stations. This project will help to eliminate the existing health hazard in the village of Martinsville and a portion of Clark township due to inadequate on-site wastewater treatment systems. The project will serve a 204 customers including 188 households and 16 commercial and institutional customers. Total population served will be 481.

Midland village - Jefferson Township consists of 10" PVC sanitary sewer line, 8" sanitary sewer line, 6" PVC force main, 4" PVC force main and two pump stations. This element of the project serves 252 total customers including 234 households and 18 commercial and institutional customers; with a total population served at 478.

Accordingly the Ohio Environmental Protection Agency issued permits for the combined system to address health and environmental issues and the system has limited capacity for expansion. Consequently, growth typically associated with a sanitary sewer system will be dramatically limited by permit parameters. Further, the Sanitary Sewer District and participating jurisdictions must embrace land use growth strategies to husband the capacity within the system.

A second sewer project under the umbrella of the Clinton County Sanitary Sewer District is a force main/collection line from the Clinton Massie School District campus, south along the general area of George Road to the village of Clarksville with treatment at the Clarksville Treatment Facility.

All incorporated areas except the village of Port William have public water systems. Residents of the unincorporated western half and the southern part of the County have access to either the Western Water Company or the Highland Water Company for public water supplies.

Solid waste collection and disposal for the unincorporated areas is via contract with private solid waste management haulers and is the responsibility of each homeowner. Residents of the villages have the opportunity to contract with private solid waste haulers for collection of waste. The city of Wilmington operates a municipal solid waste collection system. Solid waste is disposed at the city of Wilmington landfill with access from South Nelson Avenue. It would appear that the County should examine techniques to lessen the reliance on the Wilmington, and more importantly, adopt standards that better protect the County natural resources from being used as a sanitary landfill.

The Clinton Count Park District has accepted ownership of two nature preserves (with a third site pending grant award notification) and has embraced a policy of focusing on the passive recreational needs of Clinton County by these and future nature preserves or open space areas.

The Recovery Services of Warren and Clinton Counties conducted a survey of their service area to ascertain community needs. The Clinton County Community Needs Assessment document published in October 2000 offers observations about the County as presented on Table XX.

Table XX
Seriousness: Public Services
(Expressed as percentage)

	Extremely Serious or Serious	Extremely Serious	Not at all Serious	Don't Know
Inadequate recreational areas	33	10	30	3
Inadequate streets and sidewalks	25	6	322	
Inadequate housing code enforcement	19	5	26	23
Inadequate police protection	17	5	39	3
Inadequate life squad services	13	4	43	6
Inadequate sewer services	13	2	39	7
Inadequate fire protection	12	3	43	5
Inadequate hospital services	11	3	41	--
Inadequate water services	7	2	44	5

Source: Clinton County Community Needs Assessment, October 2000.

DEVELOPMENT PATTERNS AND LAND COVER TRAITS

Is it development or is it growth that faces Clinton County? The Rocky Mountain Institute suggests, “the threshold between tolerable and intolerable growth is about 2.5 percent” (Kinsley and Hunter, 1995). Clinton County has surpassed that threshold and appears to exhibit some of the classic traits of sprawl:

- Unlimited outward extension
- Low-density residential and commercial settlements
- Leapfrogging development
- Dominance of transportation by private automobiles
- No centralized sanitary sewers
- Segregation of types of land uses in different zones.

Growth is insidious and in many ways, not immediately apparent. Figure 5 illustrates Ohio counties relative to metropolitan areas serving to highlight the strategic position of Clinton County within the triangle of the three major cities of Dayton, Cincinnati, and Columbus. As these metropolitan areas grow the rural areas including Clinton County receive the impact of that spill over growth. Figure 6 serves to illustrate this trend as the census tracts of Wilmington increased more than 20 while the areas of Marion and Vernon Townships increased 1 to 5. Therefore, residential land use activities are radiating from the major growth centers, especially in the western half of the County.

Most of the lots are along existing roadway corridors and contribute to the sprawl traits. An examination of the existing land use features serves to highlight these traits. An examination of the number and location of new residential lots created during the last decade reveals movement from the southern part of the County moving clockwise encompassing the entire County. A review of the number of lots created by township since 1995 indicates limited management or coordination of subdivision activities. Adams, Chester, Liberty, Union, Vernon and Washington townships are receiving the greatest number of new lots. On the opposite end of the continuum, the townships receiving the fewest new residential lots are Marion, Liberty, Jefferson, and Wayne.

Where there is no vision, the people perish. –Proverbs 29:18

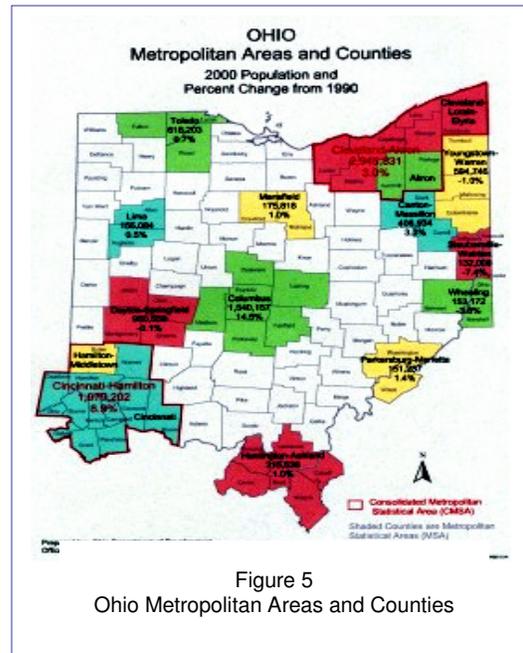


Figure 5
Ohio Metropolitan Areas and Counties

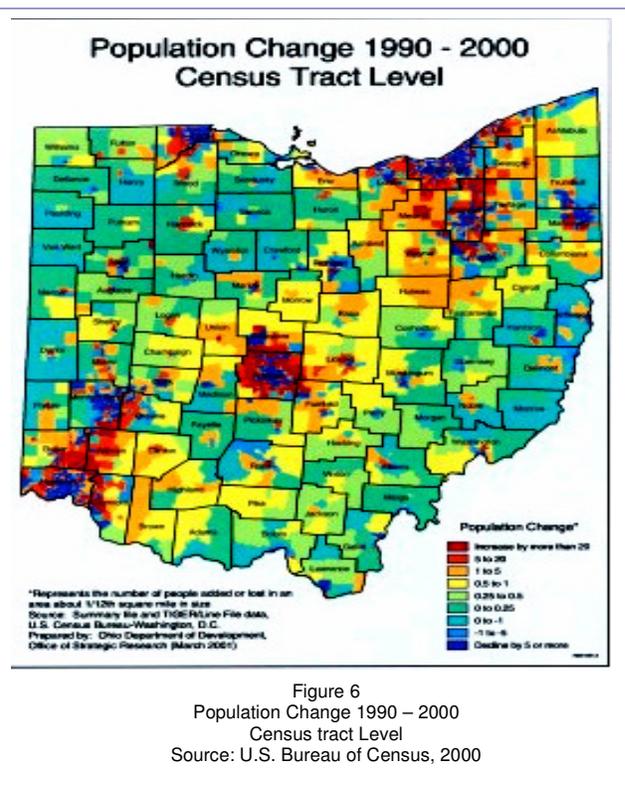


Figure 6
Population Change 1990 – 2000
Census tract Level
Source: U.S. Bureau of Census, 2000

The Ohio Revised Code allows for the exclusion of the five-acre lot from local subdivision regulations. The five-acre tract exclusion is posing challenges to Ohio's rural areas, and is counter to protecting sensitive and agricultural lands. The exclusion allows the creation of 5.001-acre lots (or larger in area); thus, having a dramatic impact on the community and representing a major loss of productive farmland. Because no new streets or rights-of-way are proposed, the developer is allowed to circumvent the local public sector standards. The ownership of the land changes after creating lots containing less than five-acres. The cycle continues until the farm tract is completely divided using existing road frontage.

Section 711.001 of the Ohio Revised Code offers the following definition of subdivision:

"(1) The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots, any of which is less than five-acres for the purposes, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five-acres not involving any new streets or easements of access, and the sale or exchange of parcels does not create additional building site, shall be exempted; or ..."

According to the citation, language defining a subdivision became effective on October 19, 1953.

Subdivision regulations apply when land is split or divided into two or more parcels. The public interest in land subdivision may be summarized as:

- The community must use the regulations to acquire the needed public facilities to support development. Examples include local streets, utility easements, and open spaces.
- The community regulates a subdivision to ensure that its design and planning, as well as those of all related public improvements, meet minimum standards or safety and performance.
- The community uses the regulations as its official means of recording land transactions and ownership.

Table XXI presents a summary of residential lots that are greater or less than five acres, created and placed on file at the Clinton County Map Office between 1994 and 2001. The subdivision activities from the year 1998 to 2001 reveal that the five-acre lot accounts for at least one-half of all residential lots in the County. The year 1998, witnessed approximately 62 percent of all lots as being greater than 5.00 acres in area

"The future is not completely beyond our control. It is the work of our own hands."
(Robert F. Kennedy)

The five-acre lot may be a design alternative in some instances. However, during the years 1995 and 1998 the County's subdivision and zoning regulations were modified to discourage the typical panhandle or flagpole lot; thus the number of five-acres lots may have increased from the normal 30 to 40 percent of all residential lots created per year, with the desire of many to avoid the subdivision regulations.

From 1994 through 1999 there were approximately 1,181 lots created that were five-acres or larger and 1,229 lots created that were less than five-acres. For the period, the average number of lots created per year was 197 lots greater than five-acres and 205 lots less than five-acres. Assuming an average of six-acres per residential lot and three-acres per residential lot for each category, the County experienced approximately 1,750-acres per year converted from farmland to residential use alone.

TABLE XXI
SUMMARY OF RESIDENTIAL LOTS CREATED (PLACED ON FILE) THAT ARE EITHER
GREATER OR LESS-THAN 5.0 ACRES FROM
1994 THROUGH 2001 IN CLINTON COUNTY

Year Lot Filed with Map Office	1994	1995	1996	1997	1998	1999	2000	2001
Lot Size Greater than 5.01 acres	199	99	141	148	277	317	143	165
Lot Size Less than 5.0 acres	256	227	177	167	171	231	145	140
Eight-Years Total Lots	445	326	318	315	448	548	288	305

Source: Office of the Clinton County Engineer, Tax Map Department

Although the issuance of an address is not necessarily an indication of the number of dwelling units created over time, such records demonstrate change and augments previously presented data. The information presented on Table XXII is derived from the files of the office of the Clinton County Engineer for the number of new addresses issued by township in Clinton County (villages do not tabulate similar data)

TABLE XXII
NEW ADDRESSES ISSUED BY TOWNSHIP BY YEAR
FROM 1990 THROUGH 2001

Township	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total 1990-1999	2000	2001	Total 1990-2001
Adams	19	22	16	22	23	23	21	21	14	17	198	10	11	219
Chester	18	12	20	18	25	23	51	17	19	15	218	10	4	232
Clark	5	19	20	28	23	21	17	10	20	17	180	12	13	205
Green	7	9	10	10	13	19	14	11	21	7	121	12	15	148
Jefferson	2	9	5	6	6	5	6	11	15	13	78	5	14	97
Liberty	8	9	8	14	12	14	2	8	16	4	95	8	7	110
Marion	7	11	11	11	15	14	10	11	7	15	112	14	12	138
Richland	4	1	9	18	8	9	13	11	24	8	105	8	9	122
Union	28	26	36	37	37	31	30	18	19	21	283	15	22	320
Vernon	22	24	7	24	32	31	47	37	36	34	294	19	21	334
Washington	16	22	14	24	17	13	26	21	21	10	184	9	10	203
Wayne	1	1	2	0	0	3	5	5	10	7	34	3	6	43
Wilson	3	6	4	1	5	9	4	7	9	3	51	3	3	57
County Total	140	171	162	213	216	215	246	188	231	171	1953	128	147	2228

Source: office of the Clinton County Engineer.

NOTE: An address is given when a property owner desires to improve the tract or when utility service is requested at the site. In most instances, the address will be associated with a new residential lot.

An address is issued by the office of the Clinton County Engineer for any non-farm use that requests a driveway. The data presented on the above table is consistent with the building permits issued by the County Building and Zoning Department. The highest number of addresses issued was in Vernon, Chester, Adams, Washington, and Clark townships from 1990 to 1999. Average number of addresses issued during the 1990s was slightly over 195 per year.

The number of real estate transfers or conveyances represents yet another measure of change. Table XXIII offers data on the conveyances from 1991 through 2001. The nine years between 1991 and 1999 the average number of conveyances is 1,887 with the years 1996, 1998 and 1999 being above the average.

Table XXIII
Real Estate Transfers From 1991 Through 2001

Year	Number of Conveyances
1991	1,578
1992	1,692
1993	1,744
1994	1,880
1995	1,805
1996	2,059
1997	1,840
1998	2,233
1999	2,155
2000	2,021
2001	1,967

Source: Office of the Clinton County Auditor, 2002

Table XXIV presents data on the building permits issued in Clinton County by construction type and year. The trend in new residential construction in the County has been decreasing from a peak of 308 residential permits in 1996 to the current low of 194 residential permits in 2002. The decrease in numbers of permits issued is in large part due to the softening of the housing economy and the availability of monies to build and purchase a home. Further, as the existing housing units are placed for sale increases the competition for each sale and decreases the need for new housing construction.

Table XXIV
Residential Building Permits by Construction Type and by Year

Construction Type / Year	1993	1994	1995	1996	1997	1998	2001	2002
Total	214	236	267	308	258	274	197	194
Conventional Construction	125	133	160	193	149	157	123	141
Modular Construction	18	26	21	31	27	28	14	7
Single Wide Units	42	21	34	26	30	29	7	6
Double Wide Units	29	56	52	58	52	65	53	40

Source: Clinton County Building and Zoning Department, March 2003.
Note: Data for year 1999 and 2000 were not provided.

Tax parcel status as presented on Table XXV captures another dimension of change in Clinton County. During the ten years from 1990 through 1999 there were 693 new farm parcels created with 172 improved; 2,535 residential parcels created with 2,392 improved; 256 commercial parcels created with 160 improved; and, 75 industrial parcels created with 43 parcels improved. The number of exempt parcels increased by 149 parcels with 102 improved over the same period. Of the total of about 3,700 new parcels created during the 1990s, approximately 68 percent were for residential uses. Data suggest that the farm tracts are being divided into smaller parcels. It should be noted that the exempt parcel is tax exempt.

TABLE XXV
TAX PARCEL STATUS BY CATEGORY FROM 1990 THROUGH 2001
FOR CLINTON COUNTY

Year	Status	Farm	Residential	Commercial	Industrial	Subtotal	Exempt	Utility	Total
1990	Total	3,521	12,380	1,138	122	17,161	516	193	17,870
	Improved	2,093	9,177	867	47	12,184	254	146	12,584
1991	Total	3,634	12,589	1,160	124	17,507	532	192	18,232
	Improved	2,085	9,335	875	48	12,343	264	147	12,754
1992	Total	3,732	12,781	1,184	125	17,822	540	196	18,558
	Improved	2,104	9,507	889	48	12,548	265	149	12,962
1993	Total	3,510	13,175	1,279	182	18,146	556	197	18,899
	Improved	1,884	10,091	969	79	13,023	284	150	13,457
1994	Total	3,574	13,423	1,294	180	18,471	584	184	19,239
	Improved	1,882	10,326	988	80	13,276	302	143	13,721
1995	Total	3,667	13,699	1,320	181	18,867	601	184	19,652
	Improved	1,896	10,533	1,007	80	13,518	316	139	13,971
1996	Total	4,018	14,039	1,333	182	19,572	629	202	20,403
	Improved	1,916	10,779	1,000	75	13,770	337	156	14,263
1997	Total	3,810	14,306	1,329	189	19,634	646	204	20,484
	Improved	1,913	11,064	1,005	85	14,067	347	164	14,578
1998	Total	3,970	14,371	1,335	189	19,865	646	204	20,715
	Improved	1,932	11,069	1,007	85	14,093	347	164	14,604
1999	Total	4,214	14,915	1,394	197	20,720	665	223	21,608
	Improved	1,921	11,569	1,027	90	14,607	356	177	15,140
2000	Total	4,183	15,252	1,379	181	20,995	676	220	21,891
	Improved	1,949	11,791	1,022	81	14,843	363	176	15,382
2001	Total	4,232	15,487	1,397	180	21,296	659	240	22,195
	Improved	1,951	12,042	1,028	81	15,102	353	191	15,646

NOTES:

- Improved represents any activity at the time of the duplicate (real estate tax) is created that requires a building permit.
- Exempt represents an activity that is tax exempt such as a church, government property, and school.
- Utility is typically represented by VERIZON, AT&T, DP&L.
- Years of 1990 – 1993 do not include split parcels of that year; such splits are reflected the following year.
- From January 1994, split parcels are included in that year.

Source: Office of the Clinton County Auditor, June 2002.

Another indicator of the change is population density as presented on Table XXVI. Encompassing slightly over 410 square miles, the density of the unincorporated area increased from 73.0 persons per square mile in 1960 to almost 100 persons per square mile in 2000. The density figures for the townships represent all unincorporated land in the County and do not include the villages or the city. The township with the greatest population density is Adams followed by Vernon with over 87 and 82 percent per square mile respectively, while Wayne Township is the least dense with 23 persons per square mile. The density indicator may become more important as these areas continue to rely upon on-site septic systems for disposal of liquid waste. The density may influence the quality of ground water available for domestic and animal use.

Table XXVI
Land Area and Population Density 1960 to 2000 by Clinton County Township

Township Name	Land Area (2000)	Persons per Square Mile				
	Square Miles	1960	1970	1980	1990	2000
Adams	21.7	41.9	46.5	63.2	73.4	87.6
Chester	31.8	38.6	29.4	34.0	37.7	55.7
Clark	36.2	28.3	27.9	31.2	30.4	39.2
Green	41.4	26.7	25.8	23.1	25.9	31.6
Jefferson	22.9	35.0	38.1	41.8	43.4	45.2
Liberty	24.7	28.9	27.8	26.3	24.2	31.4
Marion	22.5	37.1	58.5	88.6	43.5	56.4
Richland	32.5	33.8	29.9	28.6	29.7	30.1
Union	53.1	36.3	38.5	40.6	39.4	56.6
Vernon	26.7	30.6	36.2	49.1	57.3	81.9
Washington	27.4	35.0	37.3	47.0	53.8	69.2
Wayne	31.6	25.4	23.9	22.3	21.6	23.3
Wilson	24.6	24.3	22.9	20.8	21.3	23.6
All Townships	397.1	32.2	33.4	38.0	37.3	47.5
All Places	13.8	1,979.8	2,108.8	2,269.9	1,816.0	1,570.8
County Total	410.9	73.0	76.6	84.2	86.2	98.7

Source: Ohio Township Resource Book Section 1: Township Level Population Characteristics and Trends 1960-2000, Clinton County Ohio, Prepared by The Exurban Change Project the Ohio State University, August 2001.

Note: The land area for each township must be viewed with caution because of the possibility of land annexation.

The rural land use acreage by capability class is presented on Table XXVII.

Table XXVII
Rural Land Use Acreage by Capability Class

CLASS	CROP LAND	PASTURE LAND	FOREST LAND	OTHER LAND (RURAL)	TOTAL
I	2,400	400	400	400	3,600
II	158,200	11,100	13,100	4,600	187,000
III	30,600	1,900	5,300	0	37,800
IV	1,900	1,800	2,900	0	6,600
V	0	0	1,600	0	1,600
VI	1,00	800	3,200	0	5,000
VII	0	0	2,300	800	3,100
NA	0	0	0	1,900	1,900
TOTAL	194,000	16,000	28,800	7,700	246,600

Source: Clinton County Soil and Water Conservation District Resources Inventory, Soil Conservation Service, U.S. Department of Agriculture, September 1985.

Land use expressed as a percentage of land cover for the early 1990s is presented on Table XXIII. The data prepared by the Ohio State University suggests that Union township is the most urban with 3.5 percent of the land area identified as urban land cover while Wilson is the least urban with 0.0 percent urban land cover. Wayne Township has the greatest percentage of total farmland with 97.7 percent farmland land cover. The townships of Wilson, Richland, Marion, and Green follow with a significant percentage of total farmland cover.

Table XXIII
Land Use Trends and Characteristics Clinton County Townships

Township Name	Total Area in Square Miles	Percentage of Land Cover, Early 1990s					
		Urban	Forest	Wetlands	Total Farmland	Pasture	Row Crops
Adams	21.7	0.7	26.3	0.1	72.7	33.3	39.4
Chester	31.8	0.4	17.9	0.2	80.7	20.9	59.7
Clark	36.2	0.2	8.5	0.4	90.9	29.2	61.7
Green	41.4	0.2	3.7	0.0	96.0	27.1	68.9
Jefferson	22.9	1.0	8.8	0.3	89.8	30.7	59.1
Liberty	24.7	1.1	7.0	0.1	91.7	13.8	77.9
Marion	22.5	0.6	6.8	0.1	96.7	6.4	90.3
Richland	32.5	0.6	2.3	0.1	96.7	6.4	90.3
Union	53.1	3.5	8.7	0.1	87.2	22.8	64.4
Vernon	26.7	0.5	28.5	0.4	67.0	23.1	43.9
Washington	27.4	0.9	11.2	0.2	87.2	31.1	56.1
Wayne	31.6	0.2	2.0	0.1	97.7	15.0	82.7
Wilson	24.6	0.0	2.3	0.1	97.5	8.0	89.5

Notes:
Percentages do not sum to 100 because of omission of barren land and water cover.
Total farmland consists of the sum of pastureland and row cropland.

Source: Ohio Township Resource Book Section 2: Land Use Trends and Characteristics, Prepared by The Exurban Change Project the Ohio State University, December, 2001. Secondary Source: National Resource Inventory

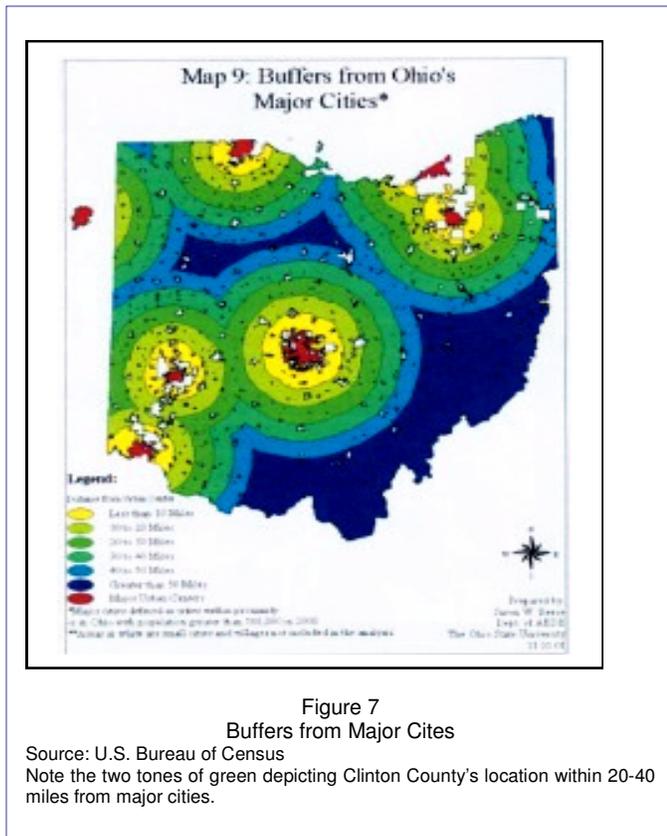
The following is extracted from the Land Cover In Ohio's Townships: An Analysis of Township Land Cover and Population Change:

“Townships in Ohio cover over 37,000 square miles of land in Ohio, which is 91% of Ohio's total land area.”

“Agricultural land covers 60% of township land area, accounting for over 24,000 square miles of land area. Row crops is the dominant agricultural land cover in the state, covering 38% of Ohio's land and measuring 15,000 square miles in area.”

“Townships located in the rural-urban interface of Ohio's major urban areas have grown significantly in the past decade and are likely to continue doing so in the future. The extent that population growth continues to leapfrog out from urban areas, the area under urban influence will increase at a faster rate than population.”

“Open space protection policies in Ohio should focus on protecting farmland located within approximately 40-miles of major cities. Within these areas, land that is further away from major cities (e.g. 20-40 miles) is likely to be the best opportunity for preservation because larger contiguous



tracts of agricultural land are still in existence and land prices are generally lower.” Refer to Figure 7 for a perspective of the County’s geographic location relative to urban centers.

“The largest increases in population were experienced in townships located 10-20 miles outside major cities. The amount of population growth in townships then declines as distance from major cities increased beyond 20 miles. Together, these population and land use trend suggest that agriculture in Ohio is much more vulnerable to current and future population growth than forest lands and that predominately agricultural townships within 40 miles of urban center appear to be experiencing the majority of population growth. As land closer to the cities is converted, development pressures in the outer rural-urban fringe areas (e.g. those located 20-40 miles outside major cities) are likely to intensify in the future.”

Land cover is used to describe the physical material covering the land, as opposed to the land use, which is the way land is being used. In some ways, land cover may be used to describe the land use but a residential, commercial, or industrial land use nestled within a forest does not register as a land use because of the full tree canopy. Presented, as Figures 8 and 9 are a maps depicting the early to mid 1990s land cover for Ohio. As depicted, Ohio has a diverse landscape with specific concentration so row crops, pasture, forest, and urban land cover. However, agriculture appears to the dominant cover.

A closer examination of Clinton County land cover reveals the greatest percent of the following land covers located in the townships of:

Pastureland -- Adams, Marion, Jefferson, and Washington.

Pastureland components are “grassland/herbaceous – areas dominated by upland grasses and forbs. In rare cases, herbaceous cover is less than 25 percent, but exceeds the combined cover of the woody species present. These areas are not subject to intensive management, but they are often utilized for grazing.” (Land Cover in Ohio’s Townships p. 40)

Pasture/Hay components are

“Areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops.” (Land Cover in Ohio’s Townships p. 40)

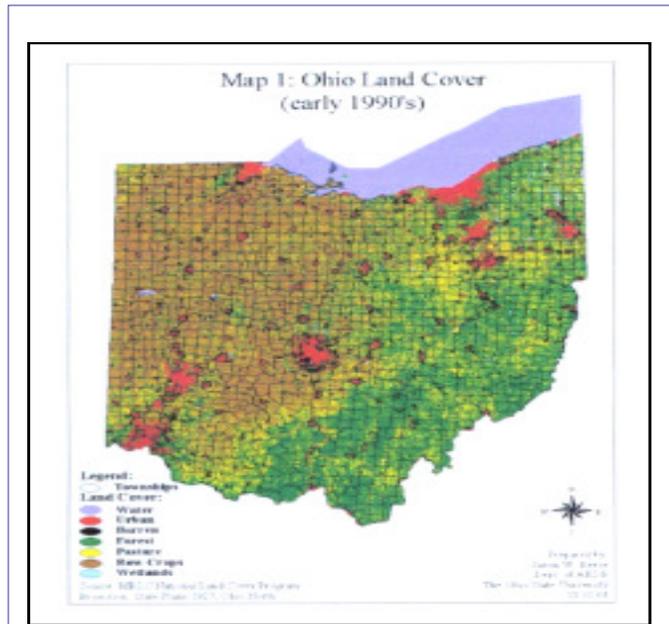


Figure 8
Ohio Land Cover 1990
Source: Land Cover in Ohio’s Townships, p 8.



Figure 9
Ohio 1994 Land Cover

Row Corps -- Liberty, Wilson, Richland, and Wayne.

Row corps areas are characterized "by herbaceous vegetation that has been planted or is intensively managed for the production of food, feed, or fiber; or is maintained in developed setting for specific purposes." (Land Cover in Ohio's Townships p.40)

Forest Cover – Vernon followed by Adams, Chester and Washington.

Forest cover is characterized by "tree cover (natural or semi natural woody vegetation, generally greater than 6 meter tall); tree canopy accounts for 25-100 percent of the cover. The areas include deciduous, evergreen and mixed forests." (Land Cover in Ohio's Townships p. 40)

Presented on Table XXIX is a contrast of land cover in acreage for select years from 1982 through 1997. Total acreage of urban land has increased from 8,700 to almost 17,000 during the 16-year review period while acreage in total farmland decreased from 214,000 to 202,000 for the same time. The acreage devoted to forestry remained somewhat stable at around 29,000. The percentage of land cover for the 1982 through 1997 period is presented on Table XXX and suggests the same trends.

Incremental data is represented on Table XXXI and covers the time from 1982 to 1987, 1987 to 1992 and 1992 to 1997. Absolute change in land cover computes to 94.3 percent increase for urban land and 5.7 percent decrease in total farmland. Table XXXII presents the land cover data by acreage for the 1982, 1987, 1992, and 1997 years.

Table XXIX
Land Cover (Acreage) 1982 to 1997 for Clinton County, Ohio

Year	Total Acres (in 1,000s)					
	Total Acres Estimated	Total Urban Land	Total Forest Land	Total Farm Land	Total Crop Land	Total Pasture
1982	263.9	8.7	29.8	214.3	196.1	18.2
1987	263.9	12.5	31.0	205.6	192.0	13.6
1992	263.9	13.7	28.7	207.7	196.6	11.1
1997	263.9	16.9	28.5	202.0	189.3	12.7

Notes: Total Farmland equals sum of all cropland and all pastureland.
Source: Ohio Township Resource Book Section 2: Land Use Trends and Characteristics table 2, Prepared by The Exurban Change Project Ohio State University, December 2001.

Table XXX
Percentage of Land Cover 1982 to 1997 for Clinton County, Ohio

Year	Total Acres Estimated	Total Urban Land	Total Forest Land	Total Farm Land	Total Crop Land	Total Pasture
1982	N/A	3.3	11.3	81.2	74.3	6.9
1987	N/A	4.7	11.7	77.9	72.8	5.2
1992	N/A	5.2	10.9	78.7	74.5	4.2
1997	N/A	6.4	10.8	76.5	71.7	4.8

Notes: Total Farmland equals sum of all cropland and all pastureland.
Source: Ohio Township Resource Book Section 2: Land Use Trends and Characteristics table 2, Prepared by The Exurban Change Project Ohio State University, December 2001.

Table XXXI
County Land Cover Change 1982 to 1997

	1982 to 1987		1987 to 1992		1992 to 1997		1982 to 1997	
	Absolute Change	Percent Change						
Urban Land	3.8	43.7	1.2	9.6	3.2	23.4	8.2	94.3
Forest Land	1.2	4.0	-2.3	-7.4	-0.2	-0.7	-1.3	-4.4
Total Farmland	-8.7	-4.1	2.1	1.0	-5.7	-2.7	-12.3	-5.7
Cropland	-4.1	-2.1	4.6	2.4	-7.3	-3.7	-6.8	-3.5
Pastureland	-4.6	-25.3	-2.5	-18.4	1.6	14.4	-5.5	-30.2

Notes:
Absolute Change measured in thousands of acres.
Total farmland equals sum of all cropland and all pasture land.
Source: Ohio Township Resource Book Section 2: Land Use Trends and Characteristics table 2, Prepared by The Exurban Change Project Ohio State University, December 2001.

Table XXXII
Land Cover Change by Type: 1982 to 1997
(in thousands of acres)

Land Cover Type	1982	Year 1982 to 1997		
		1987	1992	1997
Urban Land	8.7	12.5	13.7	16.9
Forest Land	29.8	31.0	28.7	28.5
Crop Land	196.1	192.0	196.6	189.3
Pasture Land	18.2	13.6	11.1	12.7

Source: Ohio Township Resource Book Section 2: Land Use Trends and Characteristics Figure 2, Prepared by The Exurban Change Project Ohio State University, December 2001.

Table XXXIII presents data profiling the Clinton County agricultural community. According to the Ohio Office of Strategic Research, there were 224,000 acres of land devoted to farming with 860 farms representing an average size of 260 acres per farm. Receipts per farm totaled slightly over \$57,000 per year.

Table XXXIII
Agricultural Profile Clinton County Ohio

Land in Farms (acres)	224,000
Number of Farms	860
Average size of farm (acres)	260
Total Cash Receipts	\$49,291,000
Per Farm	\$57,315

Source: Ohio County Profiles Clinton County prepared by the Office of Strategic Research page 3, 2002.

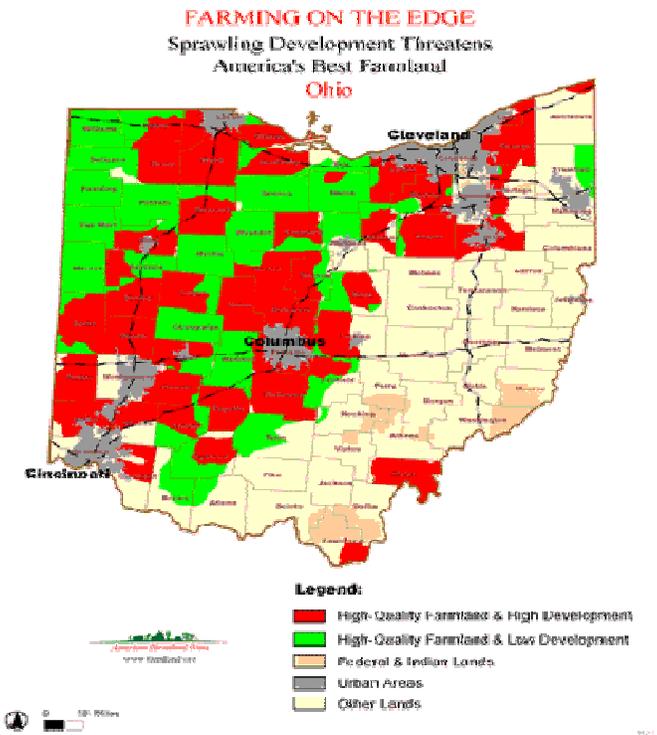


Figure 10

Source: The American Farmland Trust

Data from the report Farming on the Edge published by the American Farmland Trust is shown on Figure 10. As presented, over one-third of the County is identified as High Quality farmland and High Development.

The American Farmland Trust has presented a picture or vision of Ohio's land use traits based on current trends. Figure 11 presents the south half of Ohio's prime farmland in the path of projected 2025 sprawl. Approximately two-thirds of Clinton County is identified as having prime soils with the lower southwest quadrant having "other" soils. A large percentage of that prime farmland is color coded red. The sprawl is focused around Wilmington and radiating along the roadways. There are pockets of development that are represented by red splotches

indicating limited association with other developments.

Table XXXIII Cost of Community Services Required vs. Local Tax Revenue Generated presents data supporting the premise that farmland actually generates more revenue for localities than the costs required for public services. The results of numerous studies suggest that for each dollar collected in tax revenues, agricultural land only requires \$0.21 to \$0.77 in services. On the other hand for each dollar collected in tax revenues from residential properties, \$1.02 to \$1.67 is required in services.

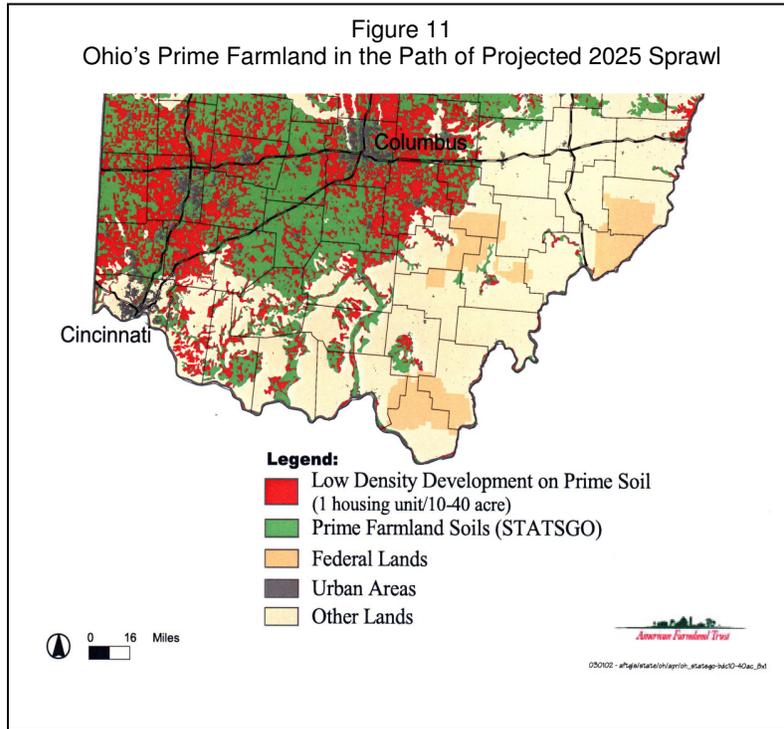


TABLE XXXIII
COST OF COMMUNITY SERVICES REQUIRED
VS
LOCAL TAX REVENUE GENERATED

CITY AND STATE	RESIDENTIAL (\$)	FARMLAND (\$)
Scio Township, Michigan	1.40	0.62
Hebron, Connecticut	1.06	0.43
Agawam, Massachusetts	1.05	0.31
Deerfield, Massachusetts	1.16	0.29
North East, New York	1.36	0.21
Beekman, New York	1.12	0.48
Farmington, Minnesota	1.02	0.77
Lake Elmo, Minnesota	1.07	0.27
Madison village, (Lake County) Ohio	1.67	0.38
Madison Township, Ohio	1.40	0.30

Primary Source: American Farmland Trust and the University of Michigan
Secondary Source: Planning and Zoning News, October 1998.

Comments: Numerous studies have demonstrated that farmland actually generates more revenue for localities than the costs required for public services. The results of these studies indicate that for each dollar collected in tax revenue, agricultural land only requires \$0.21 - \$0.77 in services. However, for each dollar collected in tax revenues from residential properties, \$1.02 - \$1.67 is required in services.

NATURAL AREAS AND RECREATIONAL SITES

A list of natural areas in Clinton County was secured from the 1974 Natural Areas Project conducted by the Ohio Biological Survey. Natural areas are defined as: "...an area of land or water which either retains to some degree or has re-established its natural character, although it need not be completely undisturbed, or has unusual flora, fauna, geological, archaeological, scenic or similar features of scientific or educational interest" (Campbell, 2000, p32-34). Presented below is a summary of the natural areas in Clinton County.

Anliot-Davidson Woods Nature Preserve: This 58-acre site is situated along Pyle Road in Vernon Township. Representing the Park District's second successful nature preserve, the site is the habitat for several species of salamanders, five species of frogs along with scarce species of trees and shrubs. The Clinton County Park District purchased the property in 2002.

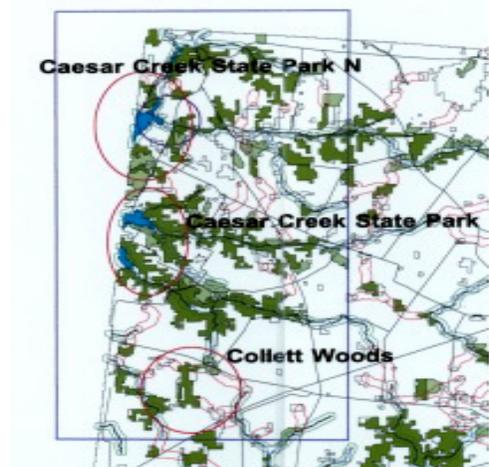
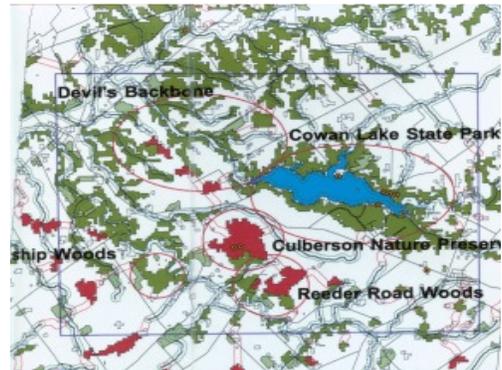
Collett Wood Nature Preserve: A 60-acre site located in Chester Township along State Route 73 north of Interstate 71, represents the Clinton County Park District initial nature preserve. The land was donated to the County park District as a preserve and represents a large wooded tract on hydric soils. The site is forested and is dominated by American Beech, Sugar Maple, White Ash, White Oak, Black Walnut, Wild Black Cherry, Hackberry, and Shagbark Hickory. Today the nature preserve is home to the Gray and Fox Squirrels, Raccoons, Opossum, Stripped Skunk, White-tailed Deer and Cottontail Rabbit. Over 58 species of birds are known to breed within one mile of these woods with another 100+ species traveling through the Preserve during the fall and spring migrations.

Cowan Lake State Park: Encompassing 1,810-acres Cowan Lake State Park is a man made recreational lake. The lake is home to several threatened and endangered plants and animals, and includes a mature beech-maple forest.

Dean A. Culberson's Nature Preserve: The 283-acre site is a Natural Heritage site consisting of the largest remnant of the White Swamp Forest in Ohio. Located southwest of Cowan Lake in Vernon Township, the site is habitat for the Tiger salamander and other wet woods species, as well as red maple, blue and pumpkin ash, pin oak, purple-fringeless orchids and cardinal flowers. The area is owned and managed by the Ohio Department of Natural Resources Division of Natural Areas and Preserves.

Devil's Backbone: a 12,000 foot linear area containing approximately 294-acres of steep, south facing limestone cliffs and slopes located north of Cowan Lake State Park, along Cowan Creek in Vernon Township. The area is habitat to many botanical species of concern, including the ravine salamander, Red-Shouldered Hawk and over 72 species of breeding birds. The area is spread over several parcels that are privately owned.

Jefferson Township Woods: The 113-acre site has been reduced from 288 acres according to a 1974 Ohio Department of Natural Resources Report is located in Jefferson Township. The site is similar to the Culberson's Woods and is currently privately owned.



Reeder Road Woods: Located in Vernon Township, this 262-acre site has lost 40-acres from 1974 to 1985 and is another important site of woods on hydric soils. The land is presently privately owned.

Skunk Cabbage Swamp: In Adams this six-acre site contains plants of special consideration including the Skunk Cabbage. It is located on the banks of Todd Fork on land that is privately owned.

Vernon Township Woods: This 152-acre site is southwest of the Culberson's Woods. It is important for buffering and supporting the biodiversity of the area. The land is presently privately owned.

Passive Recreation – encompasses the less intensive and intrusive range of outdoor activities compatible with preserving natural resource functions such as wildlife habitat and floodplain protection. Passive recreation activities may include hiking, wildlife observation, walking, cross-country skiing and snow shoeing in the winter, bicycling and similar non programmed activities

Wilmington Reservoir (Burtonville): This area has been the primary reservoir for the city of Wilmington and is held as a back up supply for the city. The reservoirs are a stop over for migratory birds and 14 species of waterfowl including canvasbacks. The site is owned by the city of Wilmington.

Terrell-Hanaghan Woods: This privately owned 55-acre wooded site represents an example of a stream corridor that should be protected. Recently the owner has approached the Clinton County Park District to donate or sell the property as a nature preserve. According to the Ohio Division of Forestry spokesperson, "the Hanaghan riparian woods is a biological treasure for Clinton County and its protection is only guaranteed through public ownership." The Hanaghan woods is a prime example of a functioning system that not only protects water quality of Cowan Creek but also offers an avian corridor for the 62 species of breeding songbirds. The site contains both bottomland species of sycamore, black cherry, yellow poplar, cottonwood, white ash and black walnut and upland species of red and white oak. The Clinton County Park District is striving to secure funding to purchase this site as a nature preserve for the use of Clinton County residents.

Active recreational facilities are offered primarily through the following facilities:

City of Wilmington:

The city of Wilmington owns and operates six parks throughout the city encompassing approximately 73 acres of which 70 acres are allocated for active recreational activities. Each park in the city recreational system offers unique experiences to the area's recreational opportunities. Galvin, South East, and The Point are neighborhood parks whereas the J.S. Denver Williams and David R. Williams Parks are the city's main facilities.

The city is contemplating and seeking funding assistance for the purchase of about 127 acres of land located on State Route 134 South. When this site is purchased the city's plans suggest that 60 acres will be untouched and used as nature trails, natural wildlife refuges, and study areas for Wilmington College and area secondary schools. The remaining 67 acres will be improved as active recreational opportunities to include soccer fields, restrooms, shelters, ball diamonds and similar improvements. A summary of the current facilities is presented below:

J.W. Denver Williams Memorial Park (Between Rombach Avenue and Fife Avenue east side of Wilmington)

- Basketball Courts – at the North east end of the park there is one lighted basketball court with the center located the Robert Raizk Basketball Court featuring a lighted regulation size court with glass backboards and 3-point shooting arcs.
- Fishing pond –a stocked with game fish such as bass and catfish. Fishing is available without a license for children under the age of 16.
- Nathan S. Hale Walking/Hiking Trails - located in the rear of the site.
- Horseshoes - are played at 10 well-maintained and lighted courts.
- Picnicking - available for the entire family with several picnic tables and three shelter houses.
- Softball/Baseball Diamonds - offer recreation to gathering and league play at 5 different locations at the site.

- Sand Volleyball Courts - with net up from March through November.
- Tennis Courts

David R. Williams Park (Fife Avenue south of Rombach Avenue)

- Consists of two soccer fields, restroom and concession facilities and one baseball diamond highlighted by a 120,000 square foot playground with nearby parking lot. Future plans envision a second ball field and walking trails

Galvin Park (South Street and Birdsall Street)

- Sledding is popular during the winter months at this site that also offers two basketball courts.

South East Park (Wall Street and Marlina Drive)

- Basketball court, baseball diamond, picnic shelter and restrooms are available at this location.

Point Park (Intersection of Main Street/Locust Street and Railroad)

- This park is situated at the point of Rombach Avenue and Main Street just east of the railroad and offers an opportunity to smell the roses and appreciate flowers.

Rails to Trails (between South Nelson Avenue and Mulberry Street) See Clinton Rails to Trails below:

The Rails to Trails is a 1.5 linear park using an abandoned railroad bed for walking, jogging, bicycling and roller blading.

The Wilmington Parks and Recreation Department facilities are extensively used by many organizations for activities as: Boys and Girls softball, Knothole Baseball Association, Girls Fast pitch Softball, Flag Football, Boys/Girls Soccer 3-6 Grades, Wilmington Soccer Club, Girls Cheerleading, Boys and Girls Basketball, and Clinton County Youth Council.

Blanchester

- The village of Blanchester recently purchased the Blanchester Veteran's Memorial Park a 20-acre recreational park located at 933 South Broadway Street. The facility features four ball fields, sand valley ball, horseshoe pits, picnic shelters, children's playground area, concession stand and vehicular parking areas. The site is augmented with purchase of the "old" elementary school offering play areas, and the acquisition of the state highway rest area site east of the village along State Routes 123 and 28. The village plans on securing smaller sites to be used as open space.

Sabina

- The village of Sabina has undertaken a recreational improvements program that includes the site just east of Kenyon Avenue. This site is improved with picnic pavilions, walking path, restrooms and vehicular parking.

Richland Township

- Richland Township was donated property behind the New Sabina Industries. This site is improved with lighted baseball fields, picnic area with a pavilion and vehicular parking area. The site is adjacent to the village of Sabina neighborhood park thereby maximizing the use potential of both parks.

New Vienna

- The village of New Vienna has a public park located in the Circle Drive area and a gazebo along Main and West Streets.

Midland

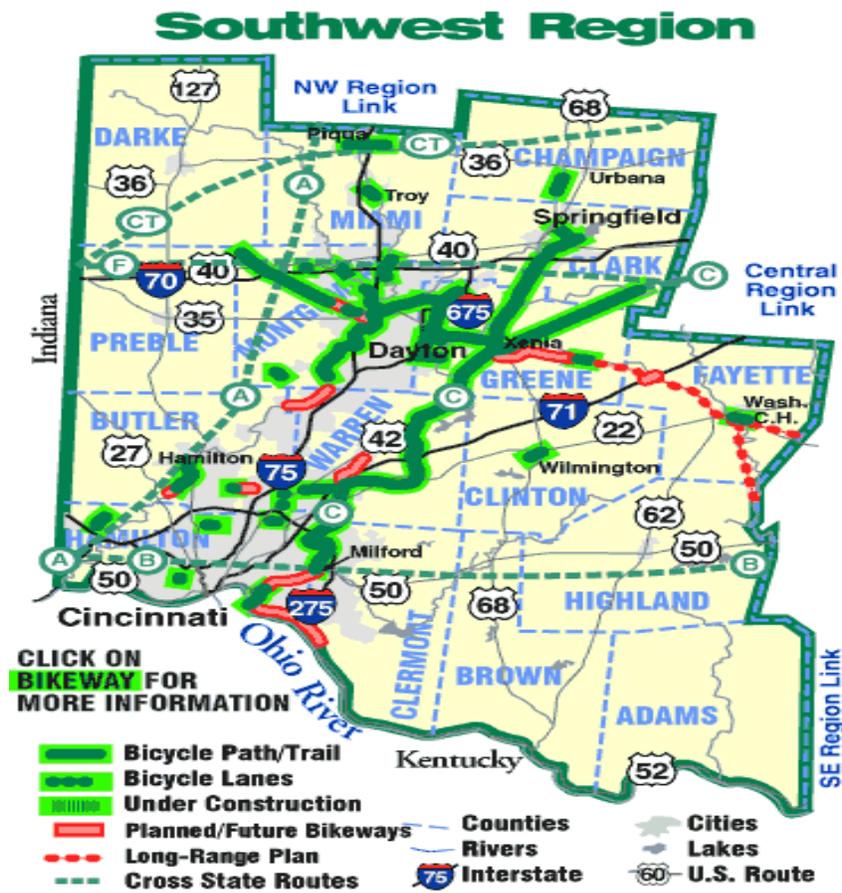
- The village of Midland has a small gazebo located adjacent to the municipal building.

The Clinton Rails to Trails Coalition

The Coalition as a non-profit organization is in the process of purchasing land for trail development. The vision is for a 29.5-mile span of walking – biking trails from Clarksville through the city of Wilmington to the village of Sabina. Plans reveal that the trail is a spur of the Little Miami Trail in Morrow. The Wilmington segment of the trail has been initiated with a path constituting a 1.5 linear park that uses an abandoned railroad bed for walking, jogging, bicycling and roller blading. Specifically, the vision is to create a trail system connecting the existing Luther E. Warren Peace Path with the 4-C trail leading to the David R. Williams Park with a later link northward to Prairie Avenue.

Figure 12 presents the Southwest Ohio Regional Trail System. The Clinton Rails to Trails Coalition activities should be encouraged and supported to enhance the local trail system. This support may extend to incorporating a bike path along the shoulder of the new roadways to include the proposed Wilmington by-pass.

Figure 12 Bike Trails of Southwest Ohio



WATER RESOURCES

The Ohio Water Resources Council, created in 2001 by Governor Taft, espouses as its mission: "Guide the development and implementation of a dynamic process of advance the management of Ohio's water resources." Through analysis of data, written survey and telephone polls the Council generated information for each of the state's major watersheds. Presented below is a summary of the Council's observations and comments regarding watershed impacted by Clinton County (Ohio Water Resources Council, 2002, p. 33-35).

Scioto River Watershed Concerns

Local and regional meetings (February 26 and March 12, 1998) generated the following concerns:

Surface Water Quality

- Lack of regulation of building industry to reduce sedimentation
- Problems with on-site sewage systems (septic); need for regular inspection
- Riparian corridor destruction; need strong stream protection policy
- Percentage of stream flow from waste water treatment is increasing
- Impact of transportation and utility development on streams

Ground Water Quality

- Impact of urbanization on watersheds
- Affect of drawdown from large wells on others
- Septic system regulations statewide
- Better land-use planning to determine whether property is suitable for development
- Support for public and private wellhead protection programs

Wastewater Treatment

- Need to regionalize treatment plants
- Plat for rural subdivision should evaluate viability of constructing septic system
- Develop alternative wastewater systems for small communities
- Update section 208 water quality plans
- Policy on water line extensions through agricultural areas; link development and farmland preservation
- Guidelines for land application of industrial wastes

Water Supply

- Need rules regulating water service in areas without viable sewer system
- Establish state policy regarding sites which are just not acceptable

Wetlands

- Establish water quality standards for wetlands
- Man-made increasing, while number of natural wetlands decreasing

Nonpoint Source Pollution

- Develop nonpoint source management plan
- Need better Health Department regulations for sewage disposal
- Statewide standardization of sediment load regulations for development

Stormwater/Flood Control

- Lack of local enforcement of floodplain regulations
- Statewide moratorium on floodplain development
- Watershed-based stormwater legislation
- Need to evaluate current detention/retention regulations

Little Miami River Watershed Concerns

Local meeting were held on March 9, 1998 generated the following concerns:

Surface Water Quality

- Equal treatment with the Great Lakes in terms of water resource planning and transfer the successes of the Great Lakes Initiative
- State Agency coordination regarding wet-weather issues
- The water quality impacts and economic development
- A watershed based approach to planning
- Land-use planning as a component of watershed management

- Integration of environmental aesthetics
- Consistency between USEPA Districts
- Continue development of bio-indices; quantifying land-use impacts on water quality (what is leading the problem?)
- Statewide funding for monitoring and reports
- Coordinate (regional) approach to Greenbelt development (state issue)
- State leadership role in riparian zones (positive vision)

Groundwater Quality

- Aquifer yield/quality

Wastewater Treatment

- Remediate sewer overflows
- On-site septic systems (state regulations are 20-years old)

Wetlands

- Develop a comprehensive approach/analysis of wetlands

Nonpoint Source Pollution

- Point source and nonpoint dialogue
- Agriculture runoff (chemicals, sediment, nutrients) regulations
- Recharge stormwater rather than discharge
- Protection of riparian areas (policy, regulations, funding)

Stormwater/Flood Control

- Floodplain development
- Emergency preparedness
- Strict regulation of activities and development in 100-year floodplain
- Stormwater impact analysis (economic and hydrologic)
- Maintenance of stormwater facilities

Other Issues

- Adjacent state's impacts
- Encourage shoreline protection/enhancement use
- Promotion of commercial capacity
- Economic incentives to conservation
- Ownership/awareness of benefits from recreation (education)
- Education of local officials

The Little Miami River Partnership (a nonprofit corporation concerned with the Little Miami River Watershed) conducted a public forum on April 13, 2000 to allow participants to discuss and identify issues facing the area. During the session participants were invited to list and rank issues from most important. Presented below is a listing of the top ten issues:

- Lack of Community Planning
- Sprawl and uncontrolled development
- Loss of riparian corridors
- Nonpoint source pollution
- Stormwater issues
- Malfunctioning on-site septic systems
- Lack of watershed education
- Lack of scientific data base
- Politics and power plays
- Wastewater treatment plant problems

In addition to the above concerns, the County should include Concentrated Feeding Operations (CAFO) and be prepared to issue local standards regarding this form of non-point source pollution.

DEVELOPMENT ALTERNATIVES FOR GROWTH MANAGEMENT

Conservation Subdivision

Conservation subdivisions represent an alternative approach to the conventional lot-by-lot division of land in rural environs, which tends to spread development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the landscape. This site design alternative may be suitable in a variety of settings, including urban areas, in transition vicinity between clearly rural and urban areas or in rural surroundings. Conservation subdivision may be defined as a residential development in a rural area that is characterized by compact lots and common open spaces, and where the natural features of land are maintained or at least the impact mitigated. The conservation subdivision allows the landowners to develop parcels by clustering residences on smaller lots while protecting the remaining open spaces.

Generally, the conservation subdivision allows for an adjustment in the location of residential dwelling units on a parcel of land as long as the ultimate density does not exceed the number of units prescribed by the zoning resolution for that district. The dwelling units are grouped or clustered on only a portion of the land to be subdivided. The balance of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area. This clustering of the dwellings into a small area is made possible by reducing the individual lot sizes. The open space is permanently protected and held in common ownership. The conservation subdivision concept allows the developer to concentrate units on the most usable portion of the site, preserving natural drainage systems, open space, and environmentally and culturally sensitive areas. The design alternative is a more sustainable alternative to the often-used 2.0, 5.01, and 10- acre estate lots found in typical growth counties.

The conservation subdivision is not the solution to all development activities. The concept promotes and encourages the clustering of homes so as to create an interconnected network of permanent open spaces. A homeowners association, non-profit conservation organization such as a land trust, a unit of local government, or an individual who complies with the permanent conservation restrictions typically manage the open spaces and common facilities, such as joint septic and water systems.

Advantages of the conservation subdivision concept include:

- Fostering a sense of community through carefully sited smaller lots and shared spaces
- Protecting and restoring significant resources such as prime farmland, historic buildings, archaeological sites, mature woodlands, streams, ponds, and scenic views
- Preserving the rural character, with its external effect on land values.

Conservation subdivisions are not the best answer to saving large tracts of agricultural land, nor are they the best measures to protect farming as a viable lifestyle. In order to sustain an agricultural community and ensure farming as a viable lifestyle, large blocks of contiguous land need to be protected.

Conservation subdivisions can however, protect small blocks of agricultural land and promote areas where agricultural and residential activities can co-exist.

The minimum size of the conservation subdivision must be sufficiently large to accommodate the creative design and to protect the open space. The size and number of dwelling lots must be tailored to the unique aspects of the site. The minimum size used by many communities for conservation subdivision is from 10 to 40 acres. Further options may be to make a mandatory for division of 20 acres or more into at least 4 parcels. The amount of open space requirements must be adequate to protect the natural resources and preserve the rural character in the conservation subdivision. In many models the amount of open space is 40 to 50 percent of the total acreage.

The County should embrace the conservation subdivision concept and encourage homeowners associations as a tool to maintain the open space. Also, the deed restrictions should include restriction on farm animals, kennels and keeping the open space open.

Presented on the table below is a contrast of the conventional development with the conservation development concepts.

CONTRAST OF CONVENTIONAL DEVELOPMENT WITH CONSERVATION DEVELOPMENT

CONVENTIONAL DEVELOPMENT	CONSERVATION DEVELOPMENT
SIMILARITIES	
Built according to permitted density levels.	Density neutral: Built according to permitted density levels.
Tax revenues received in proportion to property values and permitted densities.	Stable tax return. Conservation development is implemented at the same overall density as conventional development, and the overall value of development is upheld.
Economic return on investment to property owner and developer.	Economic return on investment to property owner and developer. Conservation development practices may enhance financial returns because of increased marketability of a project.
DIFFERENCES	
Suburban form of development. Residential subdivision consisting primarily of house lots and streets, and commercial strip development. Development is widely dispersed and encourages the strict separation of uses.	Rural form of development. Traditional settlement patterns; rural open areas, and small town or village format. Both could incorporate either residential or commercial use.
Treats land as uniform. With the exception of regulated floodplains, wetlands, and steep slopes.	Treats land as unique. Takes into consideration the natural and cultural variables associates with each site, in addition to regulated floodplains, wetlands, and steep slopes.
Rigid development standards are closely adhered to with limited community input.	Flexible standards provide options for property owners and communities. Encourages a proactive role by the public.
Typically no provision for open space areas. Besides un-buildable areas, all land is subdivided into house lots and streets with the possible exception of landscaped subdivision entrances, retention basins and sidewalks. Limited opportunities for passive recreation.	Provides common open space areas. Access to quality open space areas with woodlands, meadows, or watercourses incorporated into the design. Pedestrian circulation is a primary design objective providing opportunities for passive recreation, such as biking and walking.
A high percentage of the site is disturbed. High environmental impact.	Reduces overall site disturbance because of compact development. Lower impacts.
Decision-making is limited to checking that numerical standards are addressed.	Valuable resources, previously taken for granted are acknowledged and conservation efforts are initiated.
Rural views are blocked and foreshortened by new development. Rural views are replaced with lawns, and widely spaced homes or commercial strips.	Rural views are better protected. Flexible design techniques are used along with the use of buffers to shield structures from view.
Considerable time and effort is required of homeowners to maintain the large lots.	Time and effort required for yard maintenance by property owners is reduced because of decreased lot sizes. Common open spaces enjoyed by all with additional time.
Roads may be over engineered with regard to width and storm water management. Maximum lengths used for roads and utility infrastructure may inflate construction and maintenance costs.	Roads are engineered with the natural features and drainage patterns of a site. Reduced lengths of road and utility infrastructure lower construction and maintenance costs.
Wells and septic systems are evenly distributed over the site regardless of water resources or soil conditions.	Wells and septic systems can be placed on the site according to the most favorable geologic and soil conditions.
The feasible support of agriculture is severely limited. Large lot zoning, even at 1- 20 acres per unit, is not effective for agricultural production to continue.	The potential exists for farming to continue. Depending on the amount of open space set aside and its situation in the community, large, contiguous areas can be consolidated for the feasible management of agriculture.
Historic and/or cultural structures and landscape elements are removed, unless protected by legal means.	The preservation of historic and/or cultural structures and landscape elements is a high priority.

Source: The Countryside Program pages 1B2-4.

Purchase of Development Rights

The Purchase of Development Rights (PDR) represents a program whereby land is permanently restricted to the development. The program complements the community's decision to direct new growth to urbanizing areas and away from rural lands with significant resources. Zoning changes can direct development away from an area, but zoning changes are not necessarily permanent.

The PDR programs compensate individual landowners for voluntarily selling development rights and providing protection for the community. As part of an integrated growth management program, PDR programs can balance the perceived negative action of regulatory changes by offering compensation to landowners who voluntarily and permanently restrict their land to protect community resources.

The state of Ohio has allocated \$25 million of the \$400 million Clean Ohio Fund to be used over a four-year period for the purchase of development rights. The ultimate long-term goal is to preserve viable "blocks of farmland" in perpetuity.

Variations to the Traditional Zoning

Zoning became established during a time that witnessed the purpose of land use regulations as separating residential from commercial and/or industrial activities. The segregation of uses became known as Euclidian Zoning after the court case in which it was upheld. As advances in transportation and communications, the migration of people and industry from urban centers to suburban and rural locations, changes in lifestyles and living arrangements, and the changing demands for natural resources, challenges to the traditional zoning techniques increase.

Regardless of the limitations, zoning has continued to be the primary land use regulatory tool. The tools used in Clinton County should be enhanced to consider aspects of flexible zoning techniques. Flexible zoning tools entails negotiation between the developer and the administering agency to tailor the development proposals to community needs and standards. Professional staff, the planning commission and the governing body become more involved in the evaluation/negotiation processes.

Of particular interest to Clinton County is the bonus and incentive zoning concepts. Bonus and incentive zoning allow government to grant a bonus, usually in the form of density or the size of the development, in exchange for amenities such as increased open space, pedestrian paths, and landscaping. Density bonuses may be offered to encourage cluster (open space subdivision) development. In many cases, the use of bonus and incentive zoning is tied to the site plan approval process.

The Clinton County Rural Zoning Resolution should be reviewed and revised as needed at least every 5 to 7 years. Further, the Resolution should be revised to include overlay zones. An overlay zone, for example, is designed to protect important resources and sensitive areas. The floodplain represents one example of a sensitive area having an overlay zone. Others that should be considered are woodlands, steep sloping areas and Municipal wellhead protection areas. The underlying zoning regulates the type of uses permitted, such as residential or commercial, while the overlay zone imposes specific requirements to provide additional protection.

The Clinton County Zoning Resolution should also be revised to include standards for the locating and/or the placement of sanitary landfills and stone excavation operations. Specific standards could not impinge upon the state's authority; however, the community standards such as clay liners, test wells, and property borders, should be interpreted and incorporated therein.

FUTURE LAND USE PLAN

As discussed in the previously adopted Comprehensive Plan the document cannot serve as a specific timetable, since the initiative for development and change is not solely a public sector function, but is rather contingent upon the efforts and decision of the private sector. The Plan represents an integration of forces affecting land use in Clinton County, and establishes a future physical orientation consistent with the community's goals and objectives.

The last two decades have witnessed a period of economic growth and landscape change, a trend that is expected to continue into the foreseeable future. While this growth has beneficial aspects such as providing jobs and increasing cultural diversity, the results have not been universally pleasing when translated to the landscape: low density residential sprawl, and loss of open space. Other traits include:

- A review of recently produced aerial photographs of Clinton County suggests that the quantity of open land converted to development has dramatically increased.
- Housing prices are increasing.
- Daily traffic volume along the major thoroughfares has increased.
- Rapid, unplanned growth has produced a random pattern of residential subdivision and multi-unit dwelling unrelated to municipal systems and utilities, often constructed without consideration of how they relate to the landscape.

The growth or expansion threatens to overwhelm the sense of place and visual qualities of Clinton County. For many residents, the image and reality of their community is in conflict. These change are harbingers of other threats to the character of the County. For example, the importance of the natural resources to the economy of the region is significant. Aquifers need additional protection to prevent long-term pollution of drinking water supplies. Chief among potential pollutants are leachate from improperly designed landfills or private dumps sites, septic systems, and road salt storage areas, industrial and toxic household wastes, and some agricultural chemicals. Surface waters are also vulnerable because of the continued development that imposes upon the stream banks could compromise the integrity of the habitat.

A major ingredient of the County's quality of life is the agricultural heritage. The County has some of the more productive lands in Ohio with fields of corn, beans and other cash crops and livestock farming mixed to form a pleasing mosaic. Much of the County's agricultural and open spaces will be in jeopardy in the coming years unless a sustained partnership develops among the local, regional governments working together with the private sector. The issues are complex and debatable but none-the-less manageable with appropriate land-protection tools. A basic assumption is that the County can continue to grow and develop economically without substantially altering its special character and quality of life – but only with the involvement of its concerned residents.

Environmentally Sensitive Areas

The necessity for governmental involvement in environmentally sensitive land areas comes from the public character of these land resources and the fact that the market mechanism does not always adequately consider the social and welfare costs associated with developing sensitive areas.

Included as environmentally sensitive areas are:

Streams and creeks contribute to the public good by:

- Affecting the quality of water resources. Increased runoff and sedimentation from watershed development can cause irregular flow and choke the stream's connection with groundwater formations and surface water bodies.

- Steams and creeks help to bind together diverse ecological communities such as hillsides, woodlands and wetlands with a shared resource.
- Flood plain protection and filtering.

A buffer zone or an area extending from the banks or high water mark of the stream to some point landward is vital for the protection of these resources. The zone protects adjacent developments from the floodwaters and minimizing the negative influences of increased runoff, sedimentation, biological degradation, and thermal pollution. The County should consider establishing either a fixed boundary such as 50 feet from center or a floating buffer varying according to the location of other resources in the immediate area and soil types. Under the fixed boundary approach, development alternatives abutting the buffer zones would be required the present environmental information about all resources within the area. If critical areas were present, the boundary would be extended to include the additional resources.

Aquifers

The surface waters are most frequently cited as the component in the water cycle, however, groundwater is equally important. Groundwater is contained in the consolidated rocks and unconsolidated gravels. This stored water is released to the surface through wells and springs or by seepage into lakes and wetlands. Many households in Clinton County are dependent upon the groundwater for drinking water. In addition the water is used for agricultural, commercial and industrial operations. Some of the public purposes of the groundwater resources are:

- Aquifers are natural reservoirs for groundwater used for drinking and irrigation.
- Aquifers are natural filters for groundwater used for drinking in that they help to filter materials from septic systems, unsealed landfill sites, and similar manmade structures.
- Aquifers are interconnected with surface water systems and thus are interdependent.

The villages of Sabina, New Vienna, and Martinsville rely in part on the groundwater for public water source, as do many of the rural residents. It is important that these communities have in place a wellhead protection program.

Wetlands

The mindset of reclaiming the wetland has been public policy for hundreds of years. In 1850, for example, the federal government was providing "Swamp Land Grants" to enable states to reclaim the "swamp land in their limits". In the 1920s and 1930 the marshes and bogs of Ohio and neighboring states were reduced to ten percent of their earlier range and acreage. However, during since the 1970s the perspective of reclaiming wetland was modified to one of protection and preservation. The value of wetlands include:

- They affect the quality of water in that aquatic plants change inorganic nutrients into organic materials, storing it in their leaves or in the peat thereby helping to clean the water.
- Wetlands act to retain water during dry periods and hold it back during flooding events.
- Wetlands provide essential breeding, nesting, resting, and feeding grounds for myriad of wildlife.

Woodlands

Though markedly different from the original woodland, the second and third generation growth forests have incalculable value as timber, wildlife habitat, recreation, and aesthetic enjoyment. Several factors should be considered when examining the public purpose of woodlands.

They provide a varied and rich environment of many kinds of plants and animals. They protect and conserve important resources such as watersheds and soils.

They serve as buffers to the sights and sounds of development and absorb some air pollutants.

They are moderators of climate extremes.

The County Park District should continue its policy of buying large tracts of woodland or the conservation easements thereon. In that context, the Park District should establish written policies covering the acceptance and maintenance of the resources.

Hillsides

Hillsides are geological features on the landscape whose slope and soils are in a balance with vegetation, underlying geology and the amount of precipitation. One of the major public sector interests is in the maintenance of this equilibrium.

- Development of hillsides can increase runoff and the removal of vegetative cover can decrease the percolation of precipitation into the soil, thereby reducing the amount of groundwater recharge.
- Development of the hillsides can destroy the aesthetic resources.
- Development of hillsides can cause a loss of slope and soil stability thereby decreasing the downstream water quality.

There are three basic features to the approaches to regulate hillside development: 1) slope-density provisions that decrease allowable development densities as slope increases; 2) soils-overlays provisions, which assign use and density on the basis of soil characteristics in sloped areas; 3) the guiding principles approach, which is relatively free of precise standards but which emphasizes case-by-case evaluation on the basis of a number of specific policies (Thurrow, et al, 1975, p.335-376). It is suggested that the County modify the appropriate regulations to use the strengths of the guiding-principle approach to encourage innovative hillside development.

Recommended policies dealing with critical areas are presented on Table XXXV.

Other basic policies and recommendations include:

Agriculture Protection

The Clinton County Farmland Preservation Plan suggests that farmland is vital to the economy of the area and that the prime or locally important soils must be protected.

Suggested objectives and polices include:

Objectives

- To identify the prime agricultural and locally important soils in Clinton County.
- To distinguish the development preservation and rural character.
- To establish zoning and subdivision regulations that effectively protects the natural resources.

Policies

- Agricultural land uses should be encouraged in areas that possess adequate soil conditions, topography, drainage and depth to bedrock.
- Encourage the development of property on the areas peripheral to the prime agricultural areas rather than within the prime agricultural lands.
- Encourage zoning techniques that promote agricultural preservation and retaining the rural character of the County. It is recommended that the current zoning theme embrace two acre lots for every 20 acres in the tract and encourage the conservation development concepts.
- Encourage the extension of utility services prior to or at the time of development.
- Discourage the extension of utility services into areas possessing prime agricultural land.
- Consider a maximum lot size in lieu of a minimum lot size in agricultural sensitive areas.

The primary area influenced by the agriculture protection district is the eastern half of the County with significant portions of Green, Liberty, Richland, Wayne and Wilson falling in the agriculture protection area.

Low, Medium, and High Density Residential Areas

The existing Comprehensive Plan document outlined a set of objectives and policies for these land use activities. It is recommended that the prior recommendations remain and be incorporated into this edition.

**Table XXXV
Recommended Policies by Type of Critical Area**

Type of Critical Area	Land Use Importance	Recommended Development Conservation Policy
Surface Water	Scenic value; provide refuge for wildlife, water supply	No development
Wetlands.	Serves as wildlife refuge, water storage and purification, scenic value and very unstable areas.	Parks, forestry, agriculture, limited residential development on large lots.
Woodlands with slopes greater than 15 percent	Provide refuge for wildlife, reduce flooding runoff and drought, prevent topsoil from being washed away, scenic values, climate control and wind reduction, difficult to build on.	Parks, forestry, limited residential development on large lots.
Woodlands with slopes less than 14 percent	Provides refuge for wildlife, climate effects, improve air quality, and scenic values	Parks, forestry, agriculture, residential development on 1.5-acre lots, lights commerce and industry, and cluster development.
Aquifers and Aquifer Recharge areas	Underground geologic formations carrying water – care must be taken to avoid pollution.	Parks, forestry, agriculture, and limited residential development on 2-acre lots light industry, and development with public-central sanitary sewers and groundwater recharge ponds.
Poor Drainage Areas	Bedrock close to surface, high groundwater table, impervious soils, and similar traits make drainage poor for septic systems.	Limited residential development on larger lots unless public water and/or sanitary sewer are available.
Floodplains	Subject to inundation, therefore susceptible to flood damage, scenic values.	Parks, forestry, agriculture, limited development with septic system located outside of the floodplain.
Prime Agricultural Lands and Locally Important Lands	Best soils for active farming	Encourage existing farm use and if residential development is to be allowed, density should be limited by restricting the lot size or number of lots. Promote compatible land uses.

Commercial and Industrial Areas

- The land use objective is to encourage and permit regional and community commercial – industrial development while preserving and maintaining the integrity of residential, agricultural and environmentally sensitive lands, and to assure that land allocated for one use does not conflict with another use.

Policy Guidelines

- Commercial and industrial development should be permitted in existing developed area only if the proposed uses are compatible with existing uses.

- Major commercial and industrial development should be concentrated in integrated commercial and industrial areas, and designed not to conflict with the quality of residential areas or with existing facilities and services needed for meeting local, county and regional needs.
- Amend the zoning resolution to include guidelines for the development of commercial and industrial properties. Guidelines should include such activities as parking lots, landscaping, and enhanced site plan review procedures perhaps even a certified plan or plat for review and approval by the local agencies having jurisdiction.

Implementation Techniques

Implement and enforce zoning regulations and codes to:

- Neighborhood commercial uses in low- and medium-density residential areas to include sign control.
- Extensive commercial and/or industrial development should be permitted only in areas with community water and sewerage service.
- Commercial and industrial waste disposal.
- Storm water management techniques should be adopted and implemented.
- Traffic impact studies should be required with the developer addressing new impacts.

Growth Centers

The growth center concept introduced in the original Comprehensive Plan appears to be applicable to the present Clinton County. Therefore, the recommendations contained in the 1995 edition are incorporated herein and are summarized as:

- City of Wilmington – Primary Growth Center.
- Villages of Blanchester, Sabina, and New Vienna – Secondary Growth Centers.
- With the advent of the sanitary sewer systems, the villages of Clarksville, Midland and Martinsville serve as Secondary Growth Centers. The village of Port William upon being served with public water and/or sanitary sewer will be identified as a Secondary Growth Center.
- The hamlets of New Antioch, Reesville, Cuba, Westboro, Sligo, North Kingman serves as Rural Growth Centers

Public and Quasi Public

Land requirements for the public and quasi-public building and facilities include: hospitals, libraries, civic centers, recreation facilities and government campuses. Spatial requirements for recreation within Clinton County are discussed in the Clinton County Park and Open Space Plan and the recommendations contained therein are incorporated in this Report. Included, as an appendix item is a spreadsheet listing anticipated projects requiring the expenditure of public funds within the next three to five years.

The County has the Clinton County Airport plus the ABX Airpark/Airport. Both facilities must be protected from land use encroachment. It is recommended that the County Zoning Resolution maintain the standards regarding land use restrictions and height limitations adjacent to airports. Further, the county should support the continued expansion of the Clinton County Airport and the Port Authority.

Concentrated Agricultural Feeding Operations (CAFO)

A Concentrated Agricultural Feeding Operation is defined as a facility that has 1,000 or more animal units. An animal unit is defined as one beef steer, two and one-half hogs, thirty laying hens, or one hundred broilers. CAFO's also include facilities with more than 300 animal units if they discharge into a body of water directly or through a man-made device. According to the Natural Resources Defense Council, Ohio does not issue Clean Water Act permits that are specific to CAFO's; has no local control over factory farm operations; and allows such operations to dump manure offsite without revealing the location. It is suggested that the appropriate regulations and policies be revised to require a public hearing to be held before a CAFO begins operation in the County.

Other Broad Strategies

- Advocate enactment of legislation to implement private water systems program improvements related to contractor certification and enforcement.
- Continue implementation of pollution prevention programs to promote and adopt pollution prevention strategies.
- Continue development and implementation of the Phase II Storm water program.
- Support and promote TMDL watershed restoration plans as vehicles to protect, restore, and manage the waters of Clinton County.
- Support the emphasis of the Open Space and Watershed Conservation Program of the Clean Ohio Fund for the protection and restoration of streams, wetlands, and open spaces.
- Promote coordination with and among regional and local planning efforts.
- Collaborate on environmental education initiatives.
- Encourage the protection of in-door and out-door clean air.
- Encourage landowners to consider the County Park District as an alternative for land donations.
- Encourage communities relying on ground water to prepare and implement a municipal wellhead protection program.
- Focus activities linking natural green spaces rather than preserving small islands of woodlands or spaces.
- Work closely with the County GIS and Auditors offices to develop a formal monitoring process thereby recording the frequency of lot splits from host parcels.
- Amend the Zoning Resolution to embrace the concept of maximum lot size of say 3 to 4 acres in lieu of the minimum lot size, and embrace a strict agriculture protection area and standards.
- Consider a policy of requiring property audits for the transfer of property.
- Design – construct the by-pass around the city of Wilmington.
- Create and adopt an access management plan for the major thoroughfares in Clinton County.
- Inform local governments about the benefits of and encourage local governments to adopt a pavement management system thus extending life of the pavement.
- Work with neighboring counties, the Ohio Department of Transportation and the Ohio Department of Development in achieving sub-regional objectives. (Region IV - Governor's office of Economic Development)
- Protect the availability of the exiting housing stock by providing funds to preserve federally subsidized housing.
- Continue the Community Housing Improvement Program (CHIP) to distribute approximately \$500,000 per program year to the greater community of Clinton County to support housing rehabilitation, repair, homebuyer, rental assistance and other housing programs.
- Continue participation in the state's Formula Allocation Program (CDBG) thereby providing a degree of flexibility to the local communities regarding public facility needs, public infrastructure needs, public service needs, and similar requirements.
- Create through the County's existing support structure, a public information and education program. The primary mission of the program is to inform the residents of Clinton County about the resources and the delivery systems available.
- Support the housing needs of the special populations in particular the Domestic Violence Agency and the Homeless Shelter.
- Create and maintain affordable life-cycle housing through housing construction and rehabilitation of property.
- Develop and nourish human and social assets in the community through shared community learning, inclusive and informed decision-making using resources.
- Develop and expand financing assets in the community through asset creation, debt reduction, and local investment opportunities.
- Achieve economic activities that build wealth for all through expanding the export economy, job creation, diversifying the economy and reducing the cost of living, in conjunction with the office of Economic Development, County Port Authority, and Foreign Trade Zone.

Sanitary Sewer District

Growth in the sanitary sewer districts should be managed, especially in those areas where the NPDES Permit was issued to reduce existing pollution. In those areas, the County should consider concepts as: special assessment connection charges, special equalization charges and benefit zones. The benefit zone is an especially interest tool in that it defines a specific area or properties that may reasonably be expected to benefit from the construction of the system. Regardless of the concepts, the sanitary sewer policies must be equitable throughout the County.

TRANSPORTATION SYSTEM AND THOROUGHFARE PLAN

Functional Classification System for Roadways

Streets and highways serve two primary separate and conflicting functions, one is to carry traffic and the other is to provide access to abutting properties. The more traffic a roadway carries, the greater the difficulty in accessing property directly from the roadway. As the number and density of access points increases, safety is compromised and speed limits need to be decreased, reducing the traffic carrying capacity of the street.

Streets are classified as to function. This ranges from the sole purpose of carrying traffic to that of primarily providing access to property. The specific purpose of a roadway helps to determine the rights-of-way, pavement width (or cartway), and vehicle speed. A basic concept of functional roadway classification is to group streets and roads into classes according to the type of service they provide or are designed to provide within the entire circulation system. The process recognizes that an individual road does not serve travel independently, and that most travel involves movement through a network of roads. Presented below is a summary of the functional classification as used by the Ohio Department of Transportation.

Principal Arterial System

This system includes the designated interstate system and consists of a connected network of routes having the following characteristics:

Serves all, urban areas with a population of over 25,000 persons.

Serves all interstate and high volume interstate corridors.

Provides a completely integrated network without stub connections.

Minor Arterial System

In conjunction with the principal arterial, this system should provide a network having the following traits:

Provide access to cities and larger towns and major travel generators.

Serve travel corridors of interstate and regional type travel.

Be spaced at such intervals, consistent with population density, so that all developed areas are within reasonable distance of an arterial highway.

Collector System

This system generally serves travel of intra county importance. Roads in this category serve trips of shorter distance and have lower traffic densities than arterial routes. The collector system is divided into a major and minor category:

Major collector should (1) provide service to county seats not already served by an arterial route; (2) serve travel generators of countywide importance; (3) link the above places with nearby towns or cities, or routes with higher classifications.

Minor collector routes should: (1) be spaced at intervals to collect traffic from local roads and bring all developed areas within a reasonable distance to a collector route; (2) provide service to remaining smaller communities.

Local Road System

This group of roads is comprised of all the remaining roads not classified in the above categories. Local roads provide access to adjacent land, and generally carry the lowest traffic volumes on the transportation system.

The hierarchy of street and highway types forms a network that allows travel from most points of origin to most points of destinations by motor vehicle at any time of the day using the minimum time/distance combinations. The typical trip begins on a local street and ends on a local street. On the state arterial system, where traffic carrying capacity is of primary concern, the response to loss of performance and carrying capacity because of development allowed by local government land use decisions has been to relocate the highway as a bypass. Unless adequate access control is designed into the relocated facility, local government land use decisions often degrade the traffic carrying capacity of the roadway.

The goals of access management include:

- Protect the public investment in highway facilities.
- Protect the function of state highways.
- Preserve operational safety, capacity, and efficiency.
- Promote orderly development of adjacent properties.
- Minimize long-range adverse impacts of future improvements.
- Minimize maintenance costs.
- Delay or eliminate the need to expand or relocate a facility.

Based on the average daily traffic (ADT) criteria, and the Ohio Department of Transportation classifications, the Clinton County Functional Classification is presented on Table XXXVI.

Table XXXVI
Rural Functional Classification
Clinton County, Ohio

Interstate
I-71

Minor Arterial

State Route 73 from Warren County to Highland County

US Route 68 from Green County to Brown County

US Route 22 and **State Route 3** from Wilmington eastern corporation line to Fayette County

Major Collector

State Route 72 from Green County to Highland County

State Route 28 from Warren County to Highland County

State Route 123 from Warren County to Brown County

State Route 124 from intersection with State Route 134 to Highland County
State Route 133 (entire length)

State Route 134 from Greene County to Highland County

State Route 729 from intersection with State Route 73 to Fayette County

State Route 350 from Warren County to intersection with State Route 73

State Route 380 from intersection with Routes 22/3 to Greene County

State Route 730 from Wilmington Corporate line to intersection with State Route 133

Antioch Road from intersection with State Route 73 to Highland County

Greenfield Pike from Sabina to Fayette County

New Burlington Road from intersection with Route 380 to intersection with US Route 68

Port William Road from Intersection with US Route 68 to Port William

Lebanon Road from Warren County to intersection with State Route 380

North Nelson Avenue from Wilmington Corporation to intersection with Center Road

Center Road from intersection with North Nelson Avenue to intersection with US Route 68

Second Creek Road from Blanchester to intersection with US Route 68

Fayetteville Road from Corporate limits to Brown County

Minor Collector

State Route 251 from intersection with U.S. Route 68 to Brown County

Clarksville Road from Clarksville village to intersection with Routes 22 & 3

Prairie Road from city of Wilmington to intersection with State Route 72

Osborn Road from intersection with State Route 730 to West Dalton Road

West Dalton Road from intersection with Osborn Road to intersection with U.S. Route 68

Cherry Bend Road from intersection with Routes 22 & 3 to intersection with Cox Road

Cox Road from intersection with Texas Road/Cherry Bend Road to intersection with State Route 729

Functional class categories used by the Ohio Department of Transportation for their Road Inventory Report are presented on Table XXXVII.

Table XXXIII presents a summary of the mileage for each functional class of Clinton County roadways. According to the Ohio Department of Transportation Mileage Report traversing through Clinton County are 48.60 miles of US highway of which 41 miles are arterial routes and 7 miles classified as collector routes. State routes contribute almost 142 miles of roadway with 22 mile being arterials and the balance as collector routes. Of the County's 265.58 miles of road, almost 22 miles are identified as collector routes while the remaining miles are identified as local routes. The townships maintain the greatest length of total roadway at 291.43 miles.

Table XXXVII
Functional Class Categories used for the
Daily Vehicle Miles Traveled

01 – Rural Interstate	11 – Urban Interstate
02 – Rural Principal Arterial	12 – Urban Freeway & Expressway
06 – Rural Minor Arterial	14 – Urban Principal Arterial
07 – Rural Major Collector	16 – Urban Minor Arterial
08 – Rural Minor Collector	17 – Urban Collector
09 – Rural Local	19 – Urban Local

Source: Ohio Department of Transportation, Bureau of Technical Services, 2002

Table XXXIII
Roadway Mileage by Functional Classification
Clinton County, Ohio

Functional Class	State				County	Township	Municipal	Total
	IR	US	SR	Total				
01	15.33	0.00	0.00	0.00	0.00	0.00	0.00	15.33
02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
06	0.00	30.65	18.27	48.92	0.00	0.00	0.00	48.92
07	0.00	7.16	119.15	126.31	31.83	1.20	1.73	161.07
08	0.00	0.00	0.80	0.80	21.52	0.00	0.65	22.97
09	0.00	0.00	0.00	0.00	209.53	289.40	34.91	533.84
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	9.44	0.94	10.38	0.00	0.00	0.00	10.38
16	0.00	1.35	1.95	3.30	0.00	0.00	0.16	3.46
17	0.00	0.00	0.71	0.71	0.09	0.00	4.87	5.67
19	0.00	0.00	0.00	0.00	2.61	0.83	29.23	32.67
Total	15.33	48.60	141.82	205.75	265.58	291.43	71.55	834.31

Source: Mileage Report – RI-339 Ohio Department of Transportation (06/05/02)

Daily Vehicle Miles Traveled

The daily vehicle miles traveled (DVMT) represents a way to measure how much traffic is flowing along a roadway during an average 24-hour period. The formula multiplies Average Annual Daily Traffic by the length of the roadway. According to the Ohio Department of Transportation the methodology presents data more accurately on road functionally classified as collector or above. Presented on Table XXXIX is the Daily Vehicle Miles Traveled for Clinton County from 1990 to 2001.

The total daily vehicle miles traveled on rural Clinton County roadways increased 610,050 miles from 1,063,190 in 1990 to 1,673,240 in 2001. The total daily vehicle miles traveled on urban streets for the same period increased 15,890 miles from 161,560 miles in 1990 to 177,450 miles in 2001. Rural and urban arterial roadways increased miles traveled, while rural minor collector and urban collector decreased vehicle miles traveled over the period from 1990 to 2001.

Table XXXIX
Clinton County Summary (Adjusted County)
Daily Vehicle Miles Traveled
1990 through 2001
(kDVMT = Thousands of Daily Vehicles Miles Traveled)

Year	FC=01 kDVMT	FC=06 kDVMT	FC=07 kDVMT	FC=08 kDVMT	FC=09 kDVMT	Total Rural kDVMT	FC=014 kDVMT	FC=016 kDVMT	FC=17 kDVMT	FC=19 kDVMT	Total Urban kDVMT	Total County kDVMT
2001	536.95	352.63	357.64	5.64	420.38	1673.24	140.42	18.41	10.96	7.66	177.45	1850.70
2000	529.92	354.79	356.47	5.63	419.56	1666.37	137.83	18.25	10.86	7.65	174.59	1840.96
1998	507.81	347.37	351.67	5.49	177.77	1390.11	134.46	19.30	12.18	46.53	212.47	1602.58
1996	458.95	312.55	298.97	5.49	173.12	1249.08	118.59	20.56	14.02	45.74	198.91	1447.99
1994	437.92	300.38	291.07	5.46	169.84	1204.67	109.20	14.42	10.83	45.55	180.00	1384.67
1992	382.47	223.72	333.63	6.35	171.64	1117.81	111.97	8.04	9.77	42.92	172.70	1290.51
1990	359.06	218.70	311.21	6.31	167.91	1063.19	101.53	7.92	9.75	42.36	161.56	1224.75

NOTES:

Clinton County does not have roadways designated as FC=02, FC=11, and FC=12.
Daily Vehicle Miles Traveled (DVMT) is computed by multiplying the roadway length by the Average Annual Daily Traffic (AADT).
The resultant figure is expressed in thousands where k=1000.

Source:

Ohio Department of Transportation, Bureau of Technical Services 2002.
(www.dot.state.oh.us/techservsite/availpro/Road_%20Infor/KDVMT/kDVMTreadme.htm)

Transportation System Improvements

Presented below is a summary of the roadway and transportation systems improvements identified for Clinton County for the next 5 to 10 years.

Project activities as listed in the Ohio Department of Transportation's Access Ohio, Ohio's Multi-modal State Transportation Plan to the Year 2020 for Clinton County are summarized on Table XL and presented on Figure 13:

**Table XL
Priority Needs List – ODOT District 8 for
Clinton County**

Route	Section	Termini		Improvement Type
		From	To	
SR 73	Bypass	West of Wilmington	East of Wilmington	New Location Bypass
SR 73	11.78	US 22-SR3 (11.78)	SR 350 (19.82)	4-Lane Upgrade
SR 73	(0.00)	Warren County (0.00)	West of Wilmington (7.54)	4-Lane Upgrade
US 68	16.11	Wilmington Corp. (16.11)	Begin 4-Lane Section (20.21)	4-Lane Upgrade
US 22	11.89	Wilmington Corp. (11.89)	Fayette County (22.81)	4-Lane Upgrade
SR 28	(0.00)	Warren County (0.00)	1.4 Miles East of SR 133	Super 2
SR 730	6.34	2.2 Miles North of SR 350 (6.34)	SR 350 (10.21)	2-Lane Upgrade

Source: Ohio Department of Transportation Access Ohio Phase II, June 1995

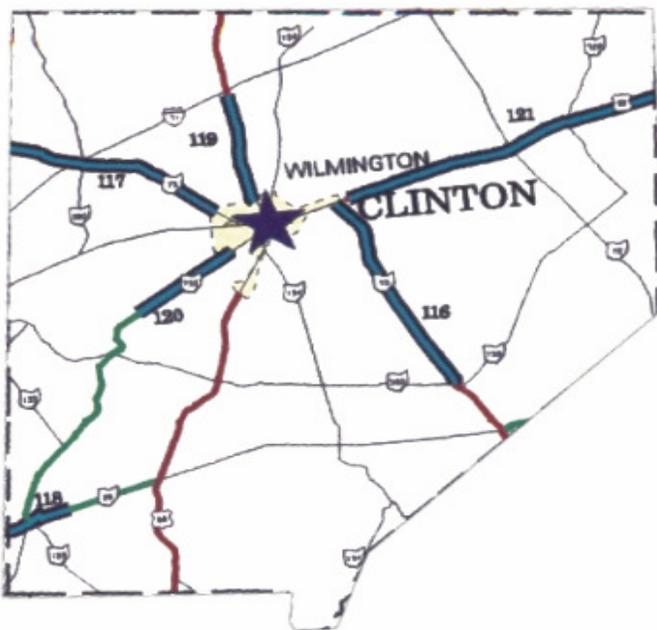


Figure 13

Ohio Department of Transportation Access Ohio Phase II
Improvements slated for Clinton County

According to the Access Ohio Report, the traffic growth factors for the Section of US 68 was increased because of the anticipated changes in truck traffic in part because of the trucking terminal at US 68 and I 71. This portion of US 68 was found to be deficient by the year 2020 and is recommended for improvement. The section of US Route 68 south of Wilmington was not found to be deficient. The Report further suggests that the area “around Wilmington is cited as experiencing significant growth” and traffic growth factors were raised on US 22, SR 73 and SR 380 accordingly.

Presented below is a summary of potential roadway and transportation improvements planned by the city of Wilmington during the next 3 to 5 years that will require the cooperation and coordination of the Clinton County governing

officials.

- Lowes Avenue: Connecting traffic from Rombach Avenue at the current Lowes entrance at Rombach crossing the railroad to Prairie Avenue to the north.
- Davids Drive Extension: Extending Davids Drive from its intersection with Fife Avenue northerly to Rombach Avenue near Fairway Drive.
- Davids Drive Extension: Extending Davids Drive from its intersection with State Route 134 westerly to Cuba Road.
- US 68-Cuba Road Connector: New road connecting the vehicular traffic from US Route 68 just south of the Ahresty Wilmington Corporation easterly to Cuba Road.

According to the office of the Clinton County Engineer, the County anticipates the following roadway improvements during the next 3 to 5 years:

- Widen Antioch Road;
- Gano Road East and West of U.S. Route 68; and,
- Safety improvements at numerous intersections.

The construction of a vehicular by pass around Wilmington has been discussed for decades. According to the most recent vision, the roadway starts near the intersection of State Route 73 and Airborne Road and crosses U.S. Route 22/3 east of Wilmington at the Wal-Mart Super Center. After crossing CSX railroad tracks north of U.S. Route 22/3, the roadway extends west, crossing State Route 134 and U.S. Route 68 before being feathered into State Route 73 near Mitchell Road intersection, west of Wilmington. Regardless of maintenance responsibilities for the 6.5-mile roadway, the County should embrace strict access management principles to retain the integrity of the roadway.

Access Management

The major thoroughfares serve as the primary network for moving people and goods. These transportation corridors also provide access to businesses and homes and have served as the focus for commercial and residential development. If access systems are not properly designed, these thoroughfares will be unable to accommodate the access needs of development and retain their primary design function. The County must consider access management strategies to improve the safety and operation of the roadway network. Such strategies will help protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures. Access management regulations further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned subdivision of land.

Access management is the process of providing and managing access to land development while preserving the flow of traffic in terms of safety, capacity, and speed. The state and local thoroughfares have been categorized by function and classification for access purposes based on their level of importance, with highest priority given to interstate routes through local routes. This hierarchy of roadways should be reinforced through roadway design and access standards in the subdivision and zoning regulations of Clinton County.

The goals of access management include:

- Protect the public investment in highway facilities.
- Protect the function of state highways.
- Preserve operational safety, capacity, and efficiency.
- Promote orderly development of adjacent properties.
- Minimize long-range adverse impacts of future improvements.
- Minimize maintenance costs.
- Delay or eliminate the need to expand or relocate a facility.

The goals may be achieved by managing the roadway access in the following fashion:

- Restrict the number of driveways per lot.
- Locate driveways away from intersections.
- Connect parking lots and consolidate driveways.
- Provide residential access through neighborhood streets.
- Increase minimum lot frontage on major streets.
- Promote a connected street system.
- Encourage internal access to out parcels
- Regulate the location, spacing, and design of driveways.
- Coordinate with the Ohio Department of Transportation.

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