

Comprehensive Plan Update for the Town of Dillsboro, Indiana

Fall 2014

GAI Project Number: R140793.00

Prepared for: The Town of Dillsboro
Dillsboro, Indiana

Prepared by: GAI Consultants, Inc.



Table of Contents

| | | |
|------|---|----|
| 1.0 | Introduction | 1 |
| 2.0 | Community Profile | 2 |
| 2.1 | History | 2 |
| 2.2 | Location | 4 |
| 2.3 | Population | 5 |
| 2.6 | Housing..... | 15 |
| 2.7 | Natural Resources..... | 17 |
| 2.8 | Community Destinations..... | 20 |
| 2.9 | Local Services..... | 22 |
| 2.10 | Community Outreach | 26 |
| 2.11 | Transportation..... | 26 |
| 2.12 | Land Use..... | 28 |
| 3.0 | 2007 Status of Action Items/Successes | 33 |
| 4.0 | Stakeholders Interview Results..... | 37 |
| 5.0 | Updated Action Items | 37 |
| 6.0 | Next Steps and Opportunities..... | 40 |

© 2014 GAI Consultants, Inc.

1.0 Introduction

This amendment of the 2007 Comprehensive Plan for the Town of Dillsboro has been prepared to update the latest demographic data, highlight responses to previous action items, and to respond to reassessment of community goals. It isn't the intent of this planning effort "to reinvent the wheel" from the extraordinary input associated with the original 2007 document. This plan builds on the elements that have not changed, documents more recent data that reflects changes, and re-focuses community priorities based on an economic environment considerably different from that of 2007.

As quoted in the previous plan, " as the Town of Dillsboro and other Indiana Communities within the Greater Cincinnati Metropolitan Area continue to grow during the next ten years, the community will experience changes in development, transportation, population, and in services such as parks, sewers, and public safety. All of these changes will have potential effects upon the quality of life of the residents of the Dillsboro community."

These summary statements are just as true in 2014 as they were when they were written. This updated plan revisits underlying assumptions in context to economic, political, or social changes not envisioned earlier. Through community stakeholder interviews and emerging community building trends, this 2014 Comprehensive Plan Update attempts to address the various assets upon which Dillsboro can develop. This development should generate momentum for growth that enhances the community's quality of life and encourages future businesses and residents to call Dillsboro home.

The commitments outlined in the original plan are consistent with those identified in this update:

- Sound comprehensive planning
- Diligent protection of natural resources and agricultural land
- Maintaining a long range view of public interest when evaluating land issues.

In addition to the above, the following should be added:

- Protection and enhancement of community assets
- Continued proactive engagement with local, regional governmental and institutional entities that impact the town's quality of life

As with any planning effort, the implementation success is dependent on community leadership, both public and private, and the willingness to engage as much of the community in various action steps as possible. Based on the input received for this plan update, there is a strong sense of community, a keen awareness of what needs to be done, and an emerging knowledge that a more aggressive proactive effort is required to leverage assets encouraging quality growth.

2.0 Community Profile

For any Comprehensive Plan to be effective, it should address both the existing conditions of the community as well as its needs and desires for the future. This section updates those factors through a summary of data, trends, and facts about the Town of Dillsboro. The information collected and presented in this inventory is used as a guide to develop this plan.

As the first step in the process, this inventory identifies the issues, opportunities and constraints that serve as a basis for the remainder of the Plan. Overall, the information reported here will provide valuable direction to assess the existing needs of the community, county, and region. It is important to include this information to identify where a community has been and what natural course it may follow. Utilizing this information in the development of this Plan will substantiate further actions as the community evolves in the future.

2.1 History

Early pioneers who settled in the area above the Ohio River often established their homes and farms along Laughery and Hogan Creeks in the valley area, south and east of present day Dillsboro. It was not until 1816 that a group of families came from Springfield, Ohio area and settled along the ridgeline in the vicinity of Dillsboro. Early history documents the beginnings of a well-organized settlement in the area with the founding of a Presbyterian Society in 1826. These settlers built a log meeting house known as the Hopewell Presbyterian Church in an old graveyard located a half mile north of Dillsboro from land donated by William Williamson. Later the congregation moved the meeting house to Dillsboro and occupied it until about 1838 when it was replaced by a brick building. A Methodist Episcopal Society was also formed in Dillsboro in 1838, temporarily using the Presbyterian Church building until purchasing land in March 1840 to erect their own building within the town.



The actual Town of Dillsboro was laid out into 16 lots by Matthias Whetstone and surveyed by Nathaniel L. Squibb on March 16, 1830. Because there were no funds to pay the recording fee, the acting Dearborn County Recorder, General James Dills volunteered to record the town without a charge if he would be allowed to name the new community. Thus, the town was given the name in its original spelling Dillsborough.

The original plat identifies four streets: North, Front, Back, and Main. The first merchant was David Gibson, who remained only a short time before transferring his business to Jacob Eggleston who later expanded the business to provide the first Blacksmith's Shop. Others occupying the new community during this early period were additional businesses, including Hooper's Hardware Store, and Edwin Rueter's Mill, as well as the residences of the Cole and Ellerbrook families.

As the years passed, the new town grew rapidly and needed to accommodate the additional influx of people. On June 7, 1837, William Glenn recorded Glen's Addition for 25 lots that were surveyed earlier in April. Later Glenn continued his contribution to the growth of the community and bought the Eggleston Store. He later opened the first inn in the community and on February 2, 1837, a post office was established within the town with William Glenn as postmaster. Mr. Glenn went on to become one of the wealthiest businessmen in Cincinnati. Other additions to the original plat were also made by Garrett V. Swallow and again by Joseph Lenover. By 1837, the Town of Dillsboro had 41 lots and a thriving local economy. The first roads west of Cincinnati led to Lawrenceburg and then on to Aurora. Another road traveled west from Aurora along the Ohio River to Rising Sun, Vevay, and Madison. It was not until, 1837 that Dearborn County Commissioners began to plan for an improved road from Aurora to Dillsboro. In 1847, a charter was established to build this road that extended from Dillsboro

and then on to Farmer's Retreat with its terminus at Hart's Mill (now known as Friendship). Until this road was built, mail for Dillsboro came via Rising Sun along the Versailles – Rising Sun Road. By 1850, John Lenover utilized the new Aurora – Dillsboro Road and began running a daily omnibus from Dillsboro to Aurora, this being the earliest transportation between the two towns.

Several early industries also contributed to the growth of the new town:

2.1.1 Barrel Manufacturing: A cooper business was established and operated by Philip, Samuel, and James Wymond. They manufactured barrels for the Cincinnati market and helped to build the growing economy of the small town.

2.1.2 Casket Manufacturing: Between 1850 & 1860, Henry Wittenburg, originally a builder of furniture, operated a casket factory three miles south of Dillsboro on the road to Farmers Retreat. The stone building had a frame house attached with a well in the basement where wood was soaked so that it could be bent to shape caskets. Casket-making became such a large part of his woodworking business that he gradually moved into the funeral business in which his descendants continued for many years after his death.

2.1.3 Milled Grains: The Dillsborough Mill, a flouring mill, was built in the town by Arthur Beckett in 1858, but it was later remodeled by Nehemiah Gullett who also added a saw-mill to the structure.

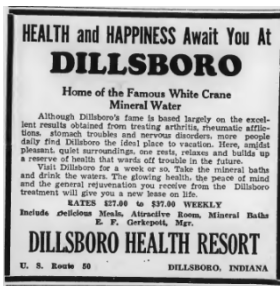
2.1.4 Wagon Manufacturing: A wagon-making establishment was also located within the community during this time and operated by F.H. Tholke.

By 1859, the town had grown to total 700 residents and in addition to the Presbyterian Church had several prominent buildings made of brick including several businesses, and a large 3-story brick schoolhouse.



Through the latter part of the 1800's and well into the early 1900's, the Town of Dillsboro continued to flourish. With the development of the *Ohio & Mississippi Railroad* in July of 1854, a regular modern transportation was now available to move people and goods to and from the community providing connection to Cincinnati and Indianapolis. The railroad depot was located just one half mile north of Dillsboro, an area known as Dillsboro station that included a large and prosperous mill owned by William B. Miller that he had built in 1839.

Another significant advancement of the Dillsboro community was the search for natural gas or oil by the Dillsboro Oil and Gas Company in the late 1800's. A test well was drilled in search of natural gas and in 1905, while drilling at a depth of 1003 feet, Trenton Rock was struck thus indicating the presence of gas or oil. Drilling continued but was later halted after they struck sulphur-laden water in a bed of pure white sand 1,400 feet below the surface. At a later date, a group of businessmen from Newport, Kentucky (Joseph H. Green, Michael W Long, Holland P. Long, and John W. Fleming) sent a sample of the water to a chemist (Mr. Fennel) at the Cincinnati College of Pharmacy to analyze its value. The report notes that the water was almost identical with one of the famous spa waters of Europe. De Leon Springs was born and grew in popularity, thus the beginning the bath industry in Dillsboro.



In 1907, these same businessmen formed the White Crane Water Company and waters changed from De Leon to White Crane Mineral Water. In 1908, the announcement was made that the company would be building a "Sanitarium" at the site of the original drilling and a contract was let for erecting a pumping station and bottling works. On August 14, 1911 the Dillsboro Sanitarium Company was formed and in 1912, the farm and residence of Dr. A.G. Miller was purchased. During the first year, mineral baths were given in the bedrooms of the home and the visiting patients boarded within the

town. By 1922, the fame of the White Crane mineral Water had spread and a large brick addition was built around the old structure, making over 100 rooms available to the public.



The Dillsboro Sanitarium thrived throughout the 1930's and 1940's, providing a vacation spot for hundreds of people from all over the United States. Its success was in part due to the regular stops of the Cincinnati – St. Louis bus route that stopped in front of the building for many years. The establishment also hosted the Dillsboro Fox hunters Association for several years, allowing dog trainers across the United States to meet annually at this event. In addition, the National Muzzle Loading Rifle Association was formed in Dillsboro in 1933, later relocating their

headquarters just south of the town in Friendship. It hosted several weekend shooting events throughout the year, with many of the visitors often utilizing the resort during their stay.

The popularity of the resort began to decline in the late 1940's, and in 1951 Mr. Dellas Ross became the new manager. With the assistance of the board of directors, Mr. Ross attempted to sell the resort several times during its slow decline, while at the same time finding any way to keep the business profitable. After traveling and seeing other mineral spas being closed all across the country, he knew it was only a matter of time.

In 1958, Mr. Ross began advertising weekly and monthly rates for retirement living and began to have several full-time residents. In 1964, the notion of a full-time retirement facility was pursued, the resort was purchased by four investors from the region, changed its name to Dillsboro Manor, and by 1965 the mineral baths had ceased all operations. Throughout the years the business evolved and the management changed, and so did the building, with several demolitions, improvements, and additions to the property, including the construction of Ross Manor on top of one of the original well sites at the rear of the property.

The impact of the Dillsboro Sanitarium and the sulphur-laden waters extracted from wells on this property drove the economy for over 60 years and as a retirement community complex, continues to contribute to the community's financial success. Today, Dillsboro continues to rely on this retirement community as its primary employer within the town.

Another prominent factor in the historical development and growth of the Dillsboro community were the continuing improvements of the Aurora – Dillsboro Road. Significant enhancements to the road were commissioned in 1923 for its inclusion as part of US Route 50. Today a four lane highway stretches from Aurora to the Ripley County line and serves as the primary artery connecting the Town of Dillsboro to regional population centers such as Seymour, Greensburg, North Vernon, Aurora, and Lawrenceburg and the metropolitan area of Indianapolis, Louisville, and Cincinnati.

2.2 Location

The Town of Dillsboro is located in Dearborn County, Indiana, just a little over 50 miles south and west of Downtown Cincinnati and only 15 miles south of Interstate 74. The community is located on a ridge above the Ohio River near Aurora, Indiana, approximately 11 miles away. While Dillsboro is within the Greater Cincinnati Metropolitan Area, it maintains its identity as a small agriculturally-based Indiana community.

US Route 50 lies just to the north of the community and links Dillsboro with the Ohio River communities of Rising Sun, Lawrenceburg, and Aurora to its east. Along US 50 to the west, it leads through Ripley County to Versailles and on to Jennings County to North Vernon. Beyond this point and

approximately 50 miles west of Dillsboro lays Interstate 65 at the edge of Jackson County and along the fringe of Seymour, one of the regional economic centers of South Central Indiana.

More specifically, the Town on Dillsboro is located in the center of Clay Township, fourteen miles southwest of Lawrenceburg and one and a half miles south of the CSX Railroad (formerly the Ohio & Mississippi Railroad) at Dillsboro Station. The Township is bounded by the Laughery Creek in the southeast, Caesar Creek Township to the South, Sparta Township to the North, Hogan Township to the northwest, Washington Township to the east, and Ripley County in the west.

State Routes 62 and 262 each meet within the Town of Dillsboro and form the east and western edges of what is known as North Street. Just west of town near Ripley – Dearborn County Line along US 50 is the junction of State Route 101, leading to Exit 156 along Interstate 74.

Since its settlement, the Town of Dillsboro has remained as a rural community situated in Southeastern Indiana, but is also historically-known as a center of rehabilitation and resort living because of the several high-quality mineral springs located here. The community is beginning to experience growth pressures from successful Riverboat Gambling Casinos located in the nearby communities along the Ohio River.

Dillsboro's downtown areas and surrounding residential area retains much of the historic character of the early community. With the possibility for future growth, the community will undoubtedly be affected.

Although Dillsboro is located toward the outer edges of a growing metropolitan area; the social, economic, and geographic relationships between neighboring counties will also affect Dearborn County. As one of several counties that form the periphery around the City of Cincinnati; the Town of Dillsboro is often included in studies as an entity within the Greater Metropolitan Area of Cincinnati.

2.3 Population

To understand the needs and desires of a community, it is important to recognize the composition of a community's population. It is also helpful in planning for the future of the community and guiding the decisions that will help the community to flourish. The following information provides insight for the comprehensive planning process and future decisions for the Town of Dillsboro and adjacent areas.

According to the 2010 Decennial Census, U.S. Bureau of the Census, the Town of Dillsboro had a population of 1,327 and Dearborn County had a population of 50,047. Since 1980, the populations of the Town of Dillsboro and Dearborn County had been steadily rising. During the ten year period between 1980 and 1990, the average annual growth rate was 1.46% and 1.25%, respectively. The average annual growth rate for the 1990 to 2000 period was 1.22% and 1.73%. During the 2000 to 2010 ten-year period the Town of Dillsboro lost population and the growth rate for Dearborn County was less than 1% annually. Current population estimates for 2014 and projections for 2019 indicate declines in population for both the Town of Dillsboro and Dearborn County; however, the state of Indiana and the Cincinnati Metropolitan Statistical Area (MSA) show slight average annual growth rates for 2014 (estimate) and 2019 (projection) as shown in the following table.

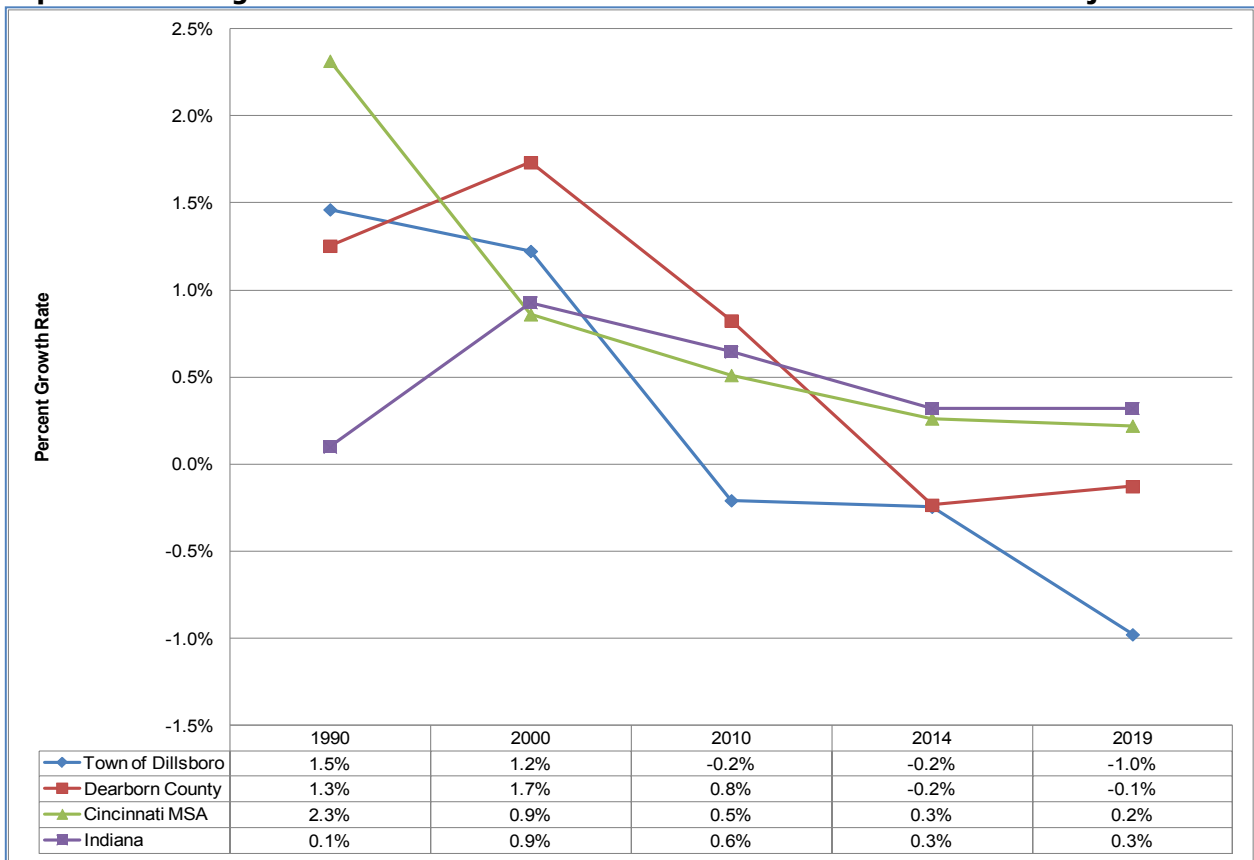
Population – Historical, Current Estimates and Projections

| | <u>Decennial Census</u> | | | <u>2010</u> | <u>Estimate</u> | <u>Projection</u> |
|----------------------------|-------------------------|-------------|-------------|-------------|-----------------|-------------------|
| | <u>1980</u> | <u>1990</u> | <u>2000</u> | | <u>2014</u> | <u>2019</u> |
| Town of Dillsboro | 1,038 | 1,200 | 1,355 | 1,327 | 1,314 | 1,251 |
| Annual % change | | 1.46% | 1.22% | -0.21% | -0.25% | -0.98% |
| Dearborn County | 34,291 | 38,835 | 46,108 | 50,047 | 49,579 | 49,263 |
| Annual % change | | 1.25% | 1.73% | 0.82% | -0.23% | -0.13% |
| Cincinnati, OH, IN, KY MSA | 1,467,664 | 1,844,915 | 2,009,632 | 2,114,580 | 2,136,763 | 2,160,373 |
| Annual % change | | 2.31% | 0.86% | 0.51% | 0.26% | 0.22% |
| Indiana | 5,490,210 | 5,544,159 | 6,080,485 | 6,483,802 | 6,567,159 | 6,673,232 |
| Annual % change | | 0.10% | 0.93% | 0.64% | 0.32% | 0.32% |

Sources: Claritas; U.S. Bureau of the Census; RERC

The following chart shows graphically, the average annual percent change in population for the four geographic areas that comprise the focus of this report.

Population Average Annual Growth Rates - Historical – Current – Estimates – Projections

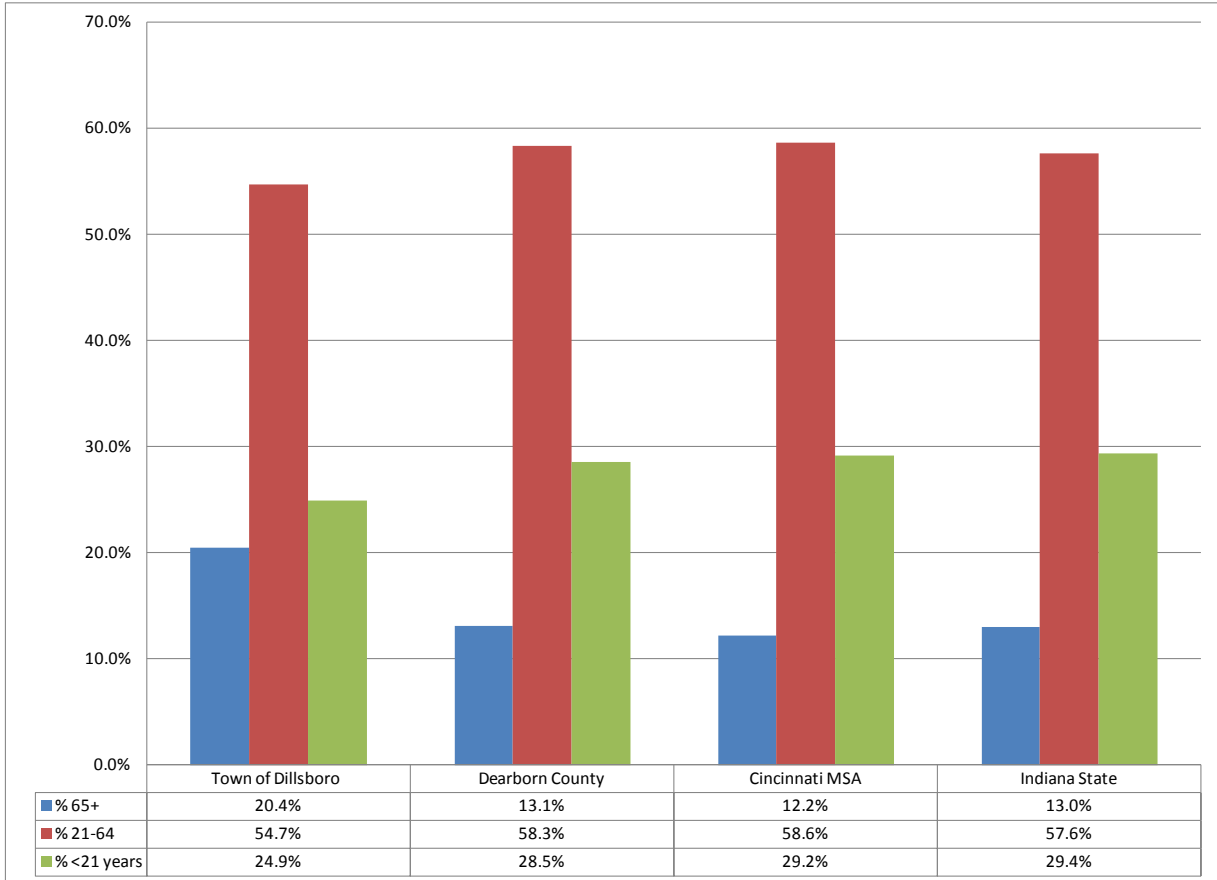


Sources: U.S. Bureau of the Census, Decennial Censuses; Claritas; RERC, Inc.

2.2.1 Age Distribution

Changes in the age of the population can be visualized with the following figure which compares the age of the resident population within the four geographies; Town of Dillsboro; Dearborn County; Cincinnati OH, IN, KY MSA and the state of Indiana. When comparing the percentage of each age group the Town of Dillsboro shows a higher percentage of senior citizens sixty-five and over; just over 20 percent of the residents of Dillsboro are sixty-five years and over.

Population Percent Distribution by Age – 2010



Sources: Claritas; RERC Inc.

Several points can be made in viewing these charts. First there are a significant number of residents that are living in the Town of Dillsboro that are age 65 and over which reflects an aging population. In part, this can be explained because of the community's primary industry and employer, Dillsboro Manor, a retirement facility for senior citizens. Not shown in the chart above is the age 85 years plus population which in 2010 represented six percent (6.1%) of residents in the Town of Dillsboro.

The Town of Dillsboro also shows lower percentages for the remaining two age groups younger than 21 years and 21 to 64 years when compared to the other three geographies. Overall, the distribution of population by age within Dearborn County, the Cincinnati MSA and the state of Indiana all trend towards very similar percentages in age distribution of their residents. Further comparison of the older population within Dillsboro is reflected in the median age table that follows and reflects an older population.

Population Median Age

| | <u>Census</u> <u>2010</u> | <u>Estimate</u> <u>2014</u> | <u>Projection</u> <u>2019</u> |
|-------------------|------------------------------|--------------------------------|----------------------------------|
| Town of Dillsboro | 42 | 46 | 46 |
| Dearborn County | 40 | 41 | 42 |
| Cincinnati MSA | 37 | 38 | 39 |
| Indiana | 37 | 37 | 38 |

Sources: Claritas; RERC Inc.

2.2.2 Race & Ethnicity

The distribution of race for the population within the Town of Dillsboro and Dearborn County are predominantly white at 98.3% and 97.5%, respectively. The state of Indiana remains predominantly white at 84.3%. There has been little significant change in the racial make-up of the population within this community. The fifteen-county Cincinnati MSA with 82.8% white has somewhat more ethnic diversity when compared to the other geographies as shown in the following table.

Population by Race

| | <u>White</u> | <u>Black/ African American</u> | <u>American Indian/ Alaskan</u> | <u>Asian</u> | <u>Native Hawaiian/ Pacific Island</u> | <u>Some Other Race</u> | <u>Two Plus Races</u> | <u>Total</u> |
|-----------------------------|--------------|--|---|--------------|--|--------------------------------|---------------------------|--------------|
| Town of Dillsboro | 1,308 | 2 | 2 | 0 | 6 | 0 | 9 | 1,327 |
| <i>Percent Distribution</i> | 98.6% | 0.2% | 0.2% | 0.0% | 0.5% | 0.0% | 0.7% | 100.0% |
| Dearborn County | 48,780 | 300 | 87 | 189 | 26 | 175 | 490 | 50,047 |
| <i>Percent Distribution</i> | 97.5% | 0.6% | 0.2% | 0.4% | 0.1% | 0.3% | 1.0% | 100.0% |
| Cincinnati MSA | 1,751,073 | 255,901 | 4,094 | 40,386 | 1,401 | 22,440 | 39,285 | 2,114,580 |
| <i>Percent Distribution</i> | 82.8% | 12.1% | 0.2% | 1.9% | 0.1% | 1.1% | 1.9% | 100.0% |
| Indiana | 5,467,906 | 591,397 | 18,462 | 102,474 | 2,348 | 173,314 | 127,901 | 6,483,802 |
| <i>Percent Distribution</i> | 84.3% | 9.1% | 0.3% | 1.6% | 0.0% | 2.7% | 2.0% | 100.0% |

Sources: Claritas; RERC Inc.

With only 22 persons (1.7% of the population) that are of any other race than white, it is clear that the Town of Dillsboro is not an ethnically diverse community.

2.4 Education

The Town of Dillsboro is served by the South Dearborn Community School Corporation. Three communities comprise the corporation: Dillsboro, Moores Hill, and Aurora. The Schools within this corporation include Aurora Elementary School, Dillsboro Elementary School, Manchester Elementary School, Moores Hill Elementary School, South Dearborn Middle School, and South Dearborn High School. The Town of Dillsboro is specifically served by Dillsboro Elementary School, with students graduating to South Dearborn Middle School, and South Dearborn High School to complete their Primary Education.

Over the past several years, the corporation's overall student enrollment has fluctuated in both directions. It is evident that the South Dearborn Community School Corporation strives to ensure that each student is prepared to excel, grow and achieve academically.

While reviewing the attendance rates for the three schools that serve Dillsboro residents, it seems that students maintain good attendance and consistently remain near the state attendance rate. The most recent enrollment figures are for the prior 2013 – 2014 school year:

| | |
|---|---------------------------|
| Dillsboro Elementary School – Grades K – 6 th | Student Body 280 students |
| South Dearborn Middle School – Grades 7 th – 8 th | Student Body 480 students |
| South Dearborn High School – Grades 9 th – 12 th | Student Body 900 students |

Beyond those enrolled in grades Kindergarten through 12th, of the 1,327 residents within the Dillsboro community, approximately 946 people are age twenty-five and over, within this group only 9.4% have acquired a bachelor's degree or higher. Additionally, only 79% of the residents age 25 and over are high school graduates. Further analysis of the population shows that males age 25 and older had a higher percentage of high school graduates at 82.8%, while the females were lower at 76.6%.

For comparison purposes, the following table compares the Town of Dillsboro with the remaining three geographies. Due to our large nursing home population, who are a transient population, these results are skewed.

Educational Attainment

| <u>Population 25 Years and Over</u> | <u>High School Graduate</u> | <u>Bachelor's Degree or Higher</u> |
|-------------------------------------|-----------------------------|------------------------------------|
| | <u>Percent (estimates)</u> | |
| Town of Dillsboro | 79.0% | 9.4% |
| Dearborn County | 88.6% | 17.8% |
| Cincinnati MSA | 88.4% | 29.2% |
| Indiana | 87.0% | 23.0% |

Sources: U.S. Census Bureau, American Community Survey (ACS) 2008-2012; RERC Inc.

2.5 Employment and Income

2.5.1 Labor Force and Employment

Within the Town of Dillsboro there are an estimated 619 residents, age sixteen and over, employed as shown in the table below. This figure represents 57.3% of the population in that age group. This employment figure is projected to decline by 2019 when employment drops to 598.

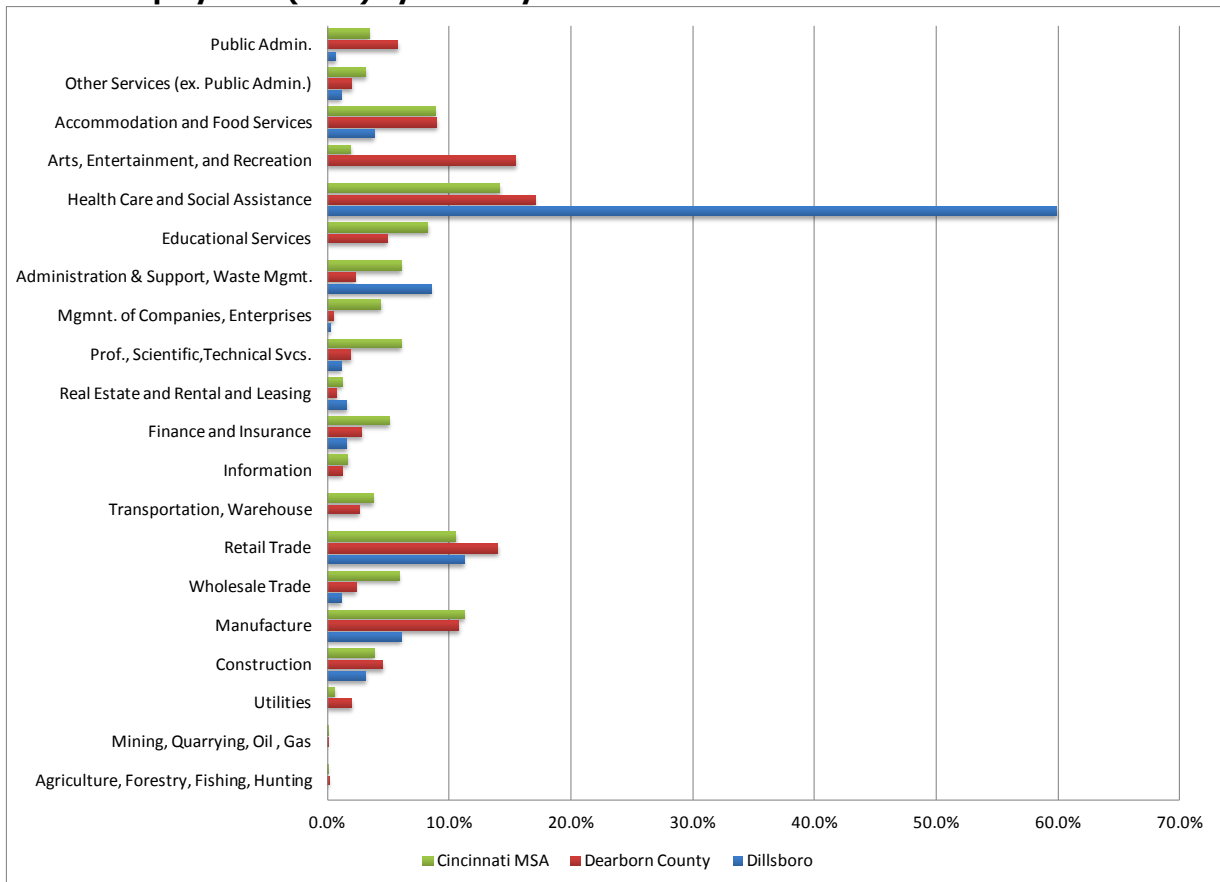
| Population Age 16+ years, Civilian Labor Force, | | | | | |
|--|-----------------|-------------------|---------------------|--------------|-------------------------|
| <u>2014 Estimate</u> | <u>Employed</u> | <u>Unemployed</u> | <u>Not in Labor</u> | <u>Total</u> | <u>Percent Employed</u> |
| Town of Dillsboro | 619 | 76 | 386 | 1,081 | 57.3% |
| Dearborn County | 24,000 | 2,326 | 12,967 | 39,293 | 61.1% |
| Cincinnati MSA | 1,006,723 | 110,205 | 560,114 | 1,677,042 | 60.0% |
| Indiana | 2,978,342 | 340,852 | 1,844,941 | 5,164,135 | 57.7% |
| <u>2019 Projection</u> | <u>Employed</u> | <u>Unemployed</u> | <u>Not in Labor</u> | <u>Total</u> | <u>Percent Employed</u> |
| Town of Dillsboro | 598 | 74 | 376 | 1,048 | 57.1% |
| Dearborn County | 24,263 | 2,362 | 13,155 | 39,780 | 61.0% |
| Cincinnati MSA | 1,025,738 | 112,282 | 571,985 | 1,710,005 | 60.0% |
| Indiana | 3,052,154 | 349,352 | 1,889,926 | 5,291,432 | 57.7% |

Sources: Claritas; RERC Inc.

2.5.2 Civilian Labor Force – Age 16 and Over

Using the U.S. Census Bureau’s On the Map, LEHD application, place of work employment by industry sector for the year 2011 (most recent available) is presented in the graph below. The data in the chart shows the percentage of jobs by major industry sector for the Town of Dillsboro, Dearborn County and the Cincinnati MSA. Within the Town of Dillsboro, nearly 60% of the jobs are within the Health Care and Social Assistance industry sector. The figure below reflects the percentage of the labor force within each industry sector within each of the geographies identified.

Percent Employment (Jobs) by Industry Sector 2011



Sources: U.S. Census Bureau, On the Map, LEHD; RERC, Inc.

Number of Jobs by Industry Sector

| Jobs by NAICS Industry Sector | Dillsboro | | Dearborn County | | Cincinnati MSA | |
|---|-----------|-------|-----------------|-------|----------------|-------|
| | Number | % | Number | % | Number | % |
| Agriculture, Forestry, Fishing, Hunting | 0 | 0.0% | 16 | 0.1% | 692 | 0.1% |
| Mining, Quarrying, Oil , Gas | 0 | 0.0% | 8 | 0.1% | 647 | 0.1% |
| Utilities | 0 | 0.0% | 289 | 2.0% | 5,794 | 0.6% |
| Construction | 14 | 3.1% | 661 | 4.6% | 36,595 | 3.8% |
| Manufacture | 27 | 6.1% | 1,560 | 10.8% | 106,805 | 11.2% |
| Wholesale Trade | 5 | 1.1% | 339 | 2.3% | 55,720 | 5.8% |
| Retail Trade | 50 | 11.2% | 2,023 | 14.0% | 100,262 | 10.5% |
| Transportation, Warehouse | 0 | 0.0% | 384 | 2.7% | 35,716 | 3.7% |
| Information | 0 | 0.0% | 178 | 1.2% | 15,716 | 1.6% |
| Finance and Insurance | 7 | 1.6% | 408 | 2.8% | 48,716 | 5.1% |
| Real Estate and Rental and Leasing | 7 | 1.6% | 111 | 0.8% | 11,696 | 1.2% |
| Prof., Scientific, Technical Svcs. | 5 | 1.1% | 272 | 1.9% | 57,357 | 6.0% |
| Mgmt. of Companies, Enterprises | 1 | 0.2% | 71 | 0.5% | 41,517 | 4.4% |
| Administration & Support, Waste Mgmt. | 38 | 8.5% | 325 | 2.2% | 57,603 | 6.0% |
| Educational Services | 0 | 0.0% | 703 | 4.9% | 78,977 | 8.3% |
| Health Care and Social Assistance | 267 | 59.9% | 2,460 | 17.0% | 135,306 | 14.2% |
| Arts, Entertainment, and Recreation | 0 | 0.0% | 2,232 | 15.4% | 18,017 | 1.9% |
| Accommodation and Food Services | 17 | 3.8% | 1,300 | 9.0% | 84,538 | 8.9% |
| Other Services (ex. Public Admin.) | 5 | 1.1% | 288 | 2.0% | 30,128 | 3.2% |
| Public Admin. | 3 | 0.7% | 834 | 5.8% | 32,518 | 3.4% |

Sources: U.S. Census Bureau, On the Map; RERC, INC.

2.5.3 Commuting Patterns

In 2011, the most recent data available from the OnTheMap application and LEHD Origin-Destination Employment Statistics, the Town of Dillsboro had approximately 525 workers living in the Town according to the U. S. Census Bureau. This figure has declined over the past four years at approximately 10 percent per year. Of those workers, some work within the county, while others are commuting to other towns and counties for their primary place of employment. In addition to workers leaving the Town of Dillsboro there are a considerable number of workers who commute into Dillsboro for employment.

The following table shows the inflow and outflow of workers to and from the Town of Dillsboro. Of the 525 workers who live in Dillsboro only 31 of them are employed in the Town. Nearly 94 percent of the residents seek employment outside the Town of Dillsboro.

Town of Dillsboro Labor Force Efficiency Inflow and Outflow

| Town of Dillsboro Labor Market Size (All Jobs) | | | | <u>2008</u> | <u>2011</u> | <u>Avg Annual</u> |
|---|-------------|-------------|-------------|-------------|-----------------|-------------------|
| | <u>2011</u> | <u>2010</u> | <u>2009</u> | <u>2008</u> | <u>% Change</u> | <u>% Change</u> |
| Workers Living in Town of Dillsboro | 525 | 737 | 786 | 810 | -35.2% | -10.3% |
| Workers Employed in Town of Dillsboro | 446 | 406 | 374 | 329 | 35.6% | 7.9% |
| Net Job Inflow (+) or Outflow (-) - Town of Dillsboro | -79 | -331 | -412 | -481 | -83.6% | -36.3% |

| Town of Dillsboro Labor Force Efficiency (All Jobs) | | | | <u>2008</u> | <u>2011</u> | <u>Avg Annual</u> |
|---|-------|-------|-------|-----------------|-----------------|-------------------|
| | | | | <u>% Change</u> | <u>% Change</u> | |
| Living in Town of Dillsboro (labor force) | 525 | 737 | 786 | 810 | -35.2% | -10.3% |
| Living and Employed in Town of Dillsboro | 31 | 32 | 20 | 22 | 40.9% | 9.0% |
| Living in Town of Dillsboro but Employed Outside | 494 | 705 | 766 | 788 | -37.3% | -11.0% |
| % of Town of Dillsboro residents employed in Town of Dillsboro | 5.9% | 4.3% | 2.5% | 2.7% | 117.4% | 21.4% |
| % of Town of Dillsboro residents employed outside Town of Dillsboro | 94.1% | 95.7% | 97.5% | 97.3% | -3.3% | -0.8% |

Source: U.S. Census Bureau, OnTheMap Application and LEHD; RERC, Inc.

Of the 446 jobs available in the Town of Dillsboro only 5.9% or 31 jobs are filled by residents and the remaining jobs are filled by workers living outside the Town of Dillsboro. The remaining workers who reside in the Town of Dillsboro must commute outside the Town for work.

Town of Dillsboro In-Area Employment Efficiency

| Town of Dillsboro Employment Efficiency (All Jobs) | | | | <u>2008</u> | <u>2011</u> | <u>Avg Annual</u> |
|--|-------------|-------------|-------------|-------------|-----------------|-------------------|
| | <u>2011</u> | <u>2010</u> | <u>2009</u> | <u>2008</u> | <u>% Change</u> | <u>% Change</u> |
| Employed in Town of Dillsboro | 446 | 406 | 374 | 329 | 35.6% | 7.9% |
| Employed and Living in Town of Dillsboro | 31 | 32 | 20 | 22 | 40.9% | 9.0% |
| Employed in Town of Dillsboro but Living Outside | 415 | 374 | 354 | 307 | 35.2% | 7.8% |
| % of Town of Dillsboro residents employed in Town of Dillsboro | 7.0% | 7.9% | 5.3% | 6.7% | 3.9% | 1.0% |
| % of Employed in Town of Dillsboro but living outside | 93.0% | 92.1% | 94.7% | 93.3% | -0.3% | -0.1% |

Source: U.S. Census Bureau, OnTheMap Application and LEHD; RERC, Inc.

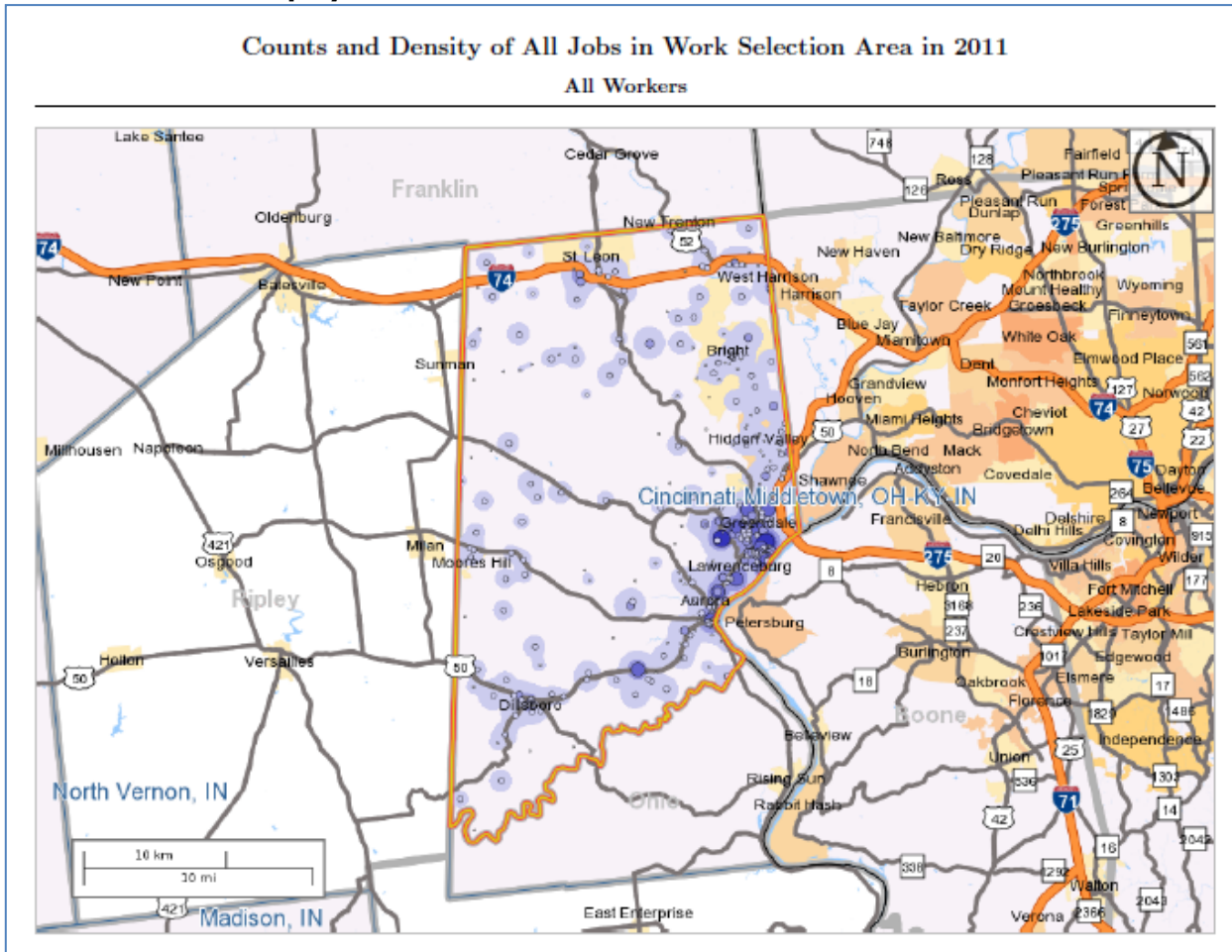
The amount of time commuters spend getting to work in the Town of Dillsboro is shown below. As can be seen most of the commuters travel less than 10 miles to work and comprise 45.1% of the workers. The longest travel time for commuters is greater than 50 miles and comprises 14.1% of the workers.

Travel Distance to Work

| <u>Town of Dillsboro</u> | <u>2011</u> | <u>Share %</u> |
|--------------------------|-------------|----------------|
| Less than 10 miles | 231 | 45.1% |
| 10 to 24 miles | 141 | 32.5% |
| 25 to 50 miles | 42 | 8.4% |
| Greater than 50 miles | 32 | 14.1% |
| Total All Jobs | 446 | 100.0% |

Source: U.S. Census Bureau, OnTheMap Application and LEHD; RERC.

Concentrations of Employment Metro Area



Sources: U.S. Census Bureau, On The Map LEHD; RERC Inc.

2.5.4 Household Income –Average and Median

For 2010, using the U.S. Census Bureau, American Community Survey 2008 – 2015, the average household income for Dillsboro was \$47,574 and the median income for the Town of Dillsboro was \$42,969. Average household income for Dillsboro was over 40% less than the average household income for Dearborn County. Income comparisons are shown in the following table.

Due to the small population within the Town of Dillsboro, household income has been estimated and projected. The figures are made based on historical information from various sources and are merely indicators for comparison purposes of the socio-economic conditions of the community. The U.S. Census Bureau ACS data clearly states, that there is a high margin of error in the sample size for smaller geographies. It may not be widely known that for the 2010 Decennial Census the long-form was not used; which in prior censuses, one in six households were surveyed or approximately 17 percent of the Nation. The American Community Survey has supplanted the decennial long-form, which in essence should provide communities with current and more relevant demographic and socio-economic data. Further clarification of data sources and methodology is provided in an Addendum to this report.

Household Income – Average and Median

| | Household Income Average | | Estimate | Projection |
|-------------------|---------------------------------|--------------|-----------------|-------------------|
| | 2000 | 2010* | 2014 | 2019 |
| Town of Dillsboro | \$47,655 | \$47,574 | \$59,398 | \$48,525 |
| Dearborn County | \$56,332 | \$68,522 | \$67,929 | \$57,402 |
| Cincinnati MSA | \$58,304 | \$72,301 | \$69,801 | \$75,427 |
| Indiana State | \$52,266 | \$62,715 | \$61,175 | \$62,747 |
| | Household Income Median | | Estimate | Projection |
| | 2000 | 2010* | 2014 | 2019 |
| Town of Dillsboro | \$41,279 | \$42,969 | \$52,541 | \$45,000 |
| Dearborn County | \$49,159 | \$58,098 | \$56,803 | \$47,155 |
| Cincinnati MSA | \$45,266 | \$54,779 | \$53,194 | \$56,367 |
| Indiana State | \$42,186 | \$48,374 | \$46,863 | \$46,569 |

**Note: 2010* American Factfinder 2008 - 2012 ACS 5-Year Estimates*
Sources: Claritas; RERC Inc.

2.5.5 Poverty Levels

The U.S. Census Bureau, American Community Survey, 2008 – 2012 has developed estimates for poverty levels within the region. The table below shows the estimated population for which poverty has been determined, the number of people below poverty and the percentage. Within the Town of Dillsboro 15.5% of the residents are estimated to be below the poverty level, this figure is on par with the Cincinnati MSA and the state of Indiana. Dearborn County is showing somewhat lower levels of residents who are below poverty. Children under the age of 18 and females appear to be at higher risk of being in poverty than other identified groups.

Population Below Poverty Level

| | <u>Town of Dillsboro</u> | | | <u>Dearborn County</u> | | | <u>Cincinnati-Middletown-Wilmington, OH-KY-IN CSA</u> | | | <u>Indiana</u> | | |
|---------------------------------------|--------------------------|---------------------|-----------------------|------------------------|---------------------|-----------------------|---|---------------------|-----------------------|----------------|---------------------|-----------------------|
| | Total | Below poverty level | % below poverty level | Total | Below poverty level | % below poverty level | Total | Below poverty level | % below poverty level | Total | Below poverty level | % below poverty level |
| | | Estimate | Estimate | | Estimate | Estimate | | | | | | |
| POPULATION | | | | | | | | | | | | |
| For whom poverty status is determined | 1,341 | 208 | 15.5% | 49,113 | 3,960 | 8.1% | 2,124,304 | 286,143 | 13.5% | 6,287,582 | 927,123 | 14.7% |
| AGE | | | | | | | | | | | | |
| Under 18 years | 435 | 87 | 20.0% | 12,177 | 1,137 | 9.3% | 531,270 | 100,215 | 18.9% | 1,571,577 | 328,300 | 20.9% |
| Related children under 18 years | 435 | 87 | 20.0% | 12,115 | 1,075 | 8.9% | 528,780 | 97,843 | 18.5% | 1,562,861 | 320,125 | 20.5% |
| 18 to 64 years | 666 | 104 | 15.6% | 30,571 | 2,427 | 7.9% | 1,335,852 | 165,948 | 12.4% | 3,904,620 | 538,920 | 13.8% |
| 65 years and over | 240 | 17 | 7.1% | 6,365 | 396 | 6.2% | 257,182 | 19,980 | 7.8% | 811,385 | 59,903 | 7.4% |
| SEX | | | | | | | | | | | | |
| Male | 613 | 45 | 7.3% | 24,366 | 1,757 | 7.2% | 1,036,815 | 126,964 | 12.2% | 3,082,937 | 411,742 | 13.4% |
| Female | 728 | 163 | 22.4% | 24,747 | 2,203 | 8.9% | 1,087,489 | 159,179 | 14.6% | 3,204,645 | 515,381 | 16.1% |

Sources: U.S. Bureau of the Census, 2008-2012 American Community Survey 5-Year Estimates; RERC, Inc.

2.6 Housing

Dwelling Units and Type of Structure

The Town of Dillsboro has a mixture of housing choices that includes multi-family apartment complex, several duplex groupings, some double residential homes, and a wide variety of single family residential units. Also, there are some mobile and manufactured homes scattered throughout the community. Below is a chart showing the make-up of the existing housing stock within the Dillsboro Community, Dearborn County, the Cincinnati MSA and the state of Indiana.

Dwelling Units – Single Family, Multi-Family, Mobile Home and Other

| Housing Units | <u>1 Unit Detached</u> | <u>1 Unit Attached</u> | <u>Multi- Family - 2 Units ></u> | <u>Mobile Home</u> | <u>Other</u> | <u>Total Housing Units</u> |
|--------------------------|-----------------------------------|-----------------------------------|--|-------------------------------|---------------------|---|
| 2014 (Estimate) | | | | | | |
| Town of Dillsboro | 427 | 6 | 127 | 24 | 0 | 584 |
| Dearborn County | 15,850 | 691 | 2,589 | 1,132 | 0 | 20,262 |
| Cincinnati MSA | 603,415 | 41,558 | 251,041 | 30,278 | 351 | 926,643 |
| Indiana | 2,070,252 | 98,330 | 528,567 | 149,790 | 555 | 2,847,494 |
| 2019 (Projection) | | | | | | |
| Town of Dillsboro | 422 | 6 | 124 | 24 | 0 | 576 |
| Dearborn County | 15,961 | 698 | 2,586 | 1,137 | 0 | 20,382 |
| Cincinnati MSA | 613,826 | 42,635 | 255,481 | 30,511 | 358 | 942,811 |
| Indiana | 2,110,149 | 101,384 | 543,446 | 151,531 | 562 | 2,907,072 |

Sources: Claritas; RERC Inc.

A little over two-thirds of the households, are owner-occupied. This figure declined from 72.5% in 2000 and could in part be due to the many homeowners who lost their homes during the 18-month Great Recession that occurred December 2007 to June 2009. During this time many homes went into foreclosure in every part of the country.

According to the 2000 U.S. Decennial Census, the most current official dataset, the median age of owner occupied housing was 1955, renter-occupied housing the median age was 1979. Since this question is no longer requested on the Decennial Census, estimates of median age were made by Claritas. A review of building permits from the U.S. Bureau of the Census for the Town of Dillsboro indicates that no new residential building permits were issued between 1990 and 2013. Additionally, it should be noted that questions on the 2000 Decennial Census long-form responses are made by occupants, in many cases renters, who may or may not be aware of the age of the dwelling unit in which they reside.

Households – Owner and Renter Occupied Housing Units

| Households -Occupied Housing Units | | | <u>Estimate</u> | <u>Projection</u> |
|---|--------------------|--------------------|------------------------|--------------------------|
| <u>Owner Occupied</u> | <u>2000</u> | <u>2010</u> | <u>2014</u> | <u>2019</u> |
| Town of Dillsboro | 366 | 348 | 346 | 330 |
| Dearborn County | 13,234 | 14,707 | 14,661 | 14,632 |
| Cincinnati MSA | 519,831 | 555,447 | 562,692 | 570,061 |
| Indiana State | 1,669,168 | 1,747,975 | 1,772,530 | 1,803,367 |
| <u>Renter Occupied</u> | | | | |
| Town of Dillsboro | 139 | 166 | 165 | 158 |
| Dearborn County | 3,599 | 4,036 | 4,024 | 4,015 |
| Cincinnati MSA | 254,321 | 269,520 | 273,036 | 276,611 |
| Indiana State | 667,151 | 754,179 | 764,774 | 778,079 |
| <u>Total Households</u> | | | | |
| Town of Dillsboro | 505 | 514 | 511 | 488 |
| Dearborn County | 16,833 | 18,743 | 18,685 | 18,647 |
| Cincinnati MSA | 774,152 | 824,967 | 835,728 | 846,672 |
| Indiana State | 2,336,319 | 2,502,154 | 2,537,304 | 2,581,446 |

Sources: Claritas; RERC.

The percentage of vacant housing also increased during this time and in 2010, 10 percent of dwelling units were vacant, estimates and projections for 2014 and 2019 show continued increases in the number of vacant housing units. The increase in vacant housing units is another indicator of declines in population and employment in the Dillsboro Community.

Percent Owner Occupied and Vacant Housing

| Percent Owner Occupied Housing | | | <u>Estimate</u> | <u>Projection</u> |
|---------------------------------------|--------------------|--------------------|------------------------|--------------------------|
| | <u>2000</u> | <u>2010</u> | <u>2014</u> | <u>2019</u> |
| Town of Dillsboro | 72.5% | 67.7% | 67.7% | 67.7% |
| Dearborn County | 78.6% | 78.5% | 78.5% | 78.5% |
| Cincinnati MSA | 67.1% | 67.3% | 67.3% | 67.3% |
| Indiana State | 71.4% | 69.9% | 69.9% | 69.9% |
| Percent Vacant Housing | | | | |
| | <u>2000</u> | <u>2010</u> | <u>Estimate</u> | <u>Projection</u> |
| | | | <u>2014</u> | <u>2019</u> |
| Town of Dillsboro | 7.5% | 10.0% | 12.5% | 15.3% |
| Dearborn County | 5.4% | 7.1% | 7.8% | 8.5% |
| Cincinnati MSA | 6.5% | 9.5% | 9.8% | 10.2% |
| Indiana State | 7.7% | 10.5% | 10.9% | 11.2% |

Sources: Claritas; RERC Inc.

Single-Family Housing

Single-family homes within the Town of Dillsboro have a median year built of 1974, which is older than those in Dearborn County. However, it is very similar to the median year built of 1972 for the Cincinnati MSA and the state of Indiana.

The median value of a single-family home in Dillsboro is \$129,500. This number is significantly lower than the median value for Dearborn County at \$161,700 but slightly higher than the state of Indiana.

Median Value and Median Year Built Owner Occupied Housing

| Owner-Occupied Housing | Median Value | | Median Year Built | |
|------------------------|--------------|------|-------------------|------|
| | 2010 | 2014 | 2014 | 2019 |
| Town of Dillsboro | \$129,500 | | 1974 | 1974 |
| Dearborn County | \$161,700 | | 1981 | 1982 |
| Cincinnati MSA | \$155,000 | | 1972 | 1974 |
| Indiana State | \$123,400 | | 1972 | 1974 |

Sources: Claritas; RERC Inc.

Housing Median Rental Rates

Within the Dillsboro community there are approximately 127 units in multi-family structures. These units make up about 22% of total dwelling units which includes mobile homes and other. The median rental cost for most types of dwellings unit within the Town of Dillsboro is \$554 per month compared to Dearborn County at \$556 per month, the Cincinnati MSA at \$585 and the state of Indiana at \$565. These figures are from the U.S. Census Bureau, American Community Survey for 2008 – 2012 5-Year Estimates.

2.7 Natural Resources

Certain amenities exist within a community and of these its natural resources can guide much of the decision-making processes. The availability of water resources, and percentage of natural landscapes all contribute to the identity of the community. Maintaining and preserving these natural resources can greatly impact the growth and sustainability of the Dillsboro Area.

According to the US Census, Dearborn County has a total Area of 795 KM² (307mi²) or 94% land and 5km² (2mi²) or 6% water. Dearborn County is dissected by numerous creeks, streams, rivers, and drainageways, which flow into the Ohio River. The Ohio River forms the southeastern boundary of Dearborn County and the area is one of diversified relief.

2.7.1 Topography

The topography of the Town of Dillsboro and the surrounding area is characteristic of many of



the counties that are adjacent to the Ohio River. Overall, Dearborn County is a mixture of broad flat upland plains and narrow ridges dissected by steep-sided valleys, which provide rolling hills divided by several creeks that form long valleys throughout the area. Unique to much of Southeastern Indiana, rolling hills extend to the south, north and east of the community. However, the Town of Dillsboro is located on a flatland plateau about 9 miles west of the ridge that rises above the City of Aurora.

In relation to other areas within the State of Indiana, this area, known to geologists as the Dearborn upland is the easternmost physiographic region in southern Indiana and it is a dissected plateau underlain by limestone and shale of mostly Ordovician age. The western boundary of the Dearborn Upland attains an elevation of 1,100 feet at its highest point and is the drainage divide separating the westward-flowing streams of the Eastern Fork White River and Muscatatuck drainage systems from southward- and eastward-flowing Indian-Kentuck Creek, Laughery Creek, and the Whitewater River. Bedrock of the Dearborn Upland disappears under thick glacial drift north of the Wisconsin Glacial Boundary. It is this bedrock high that underlies the highest point of Indiana.

All along the Ohio River, these upland areas immediately to the north are rugged and stand in bold relief to the floodplain of the Ohio River. In terms of geologic process, the down cutting of major streams is a rapid and powerful force that leaves normal weathering processes lagging behind as agents that shape the land. Even though streams are actively wearing away the land and carrying sediments to ever-lower elevations and ultimately to the ocean, along the reaches of every drainageway are vast accumulations of silt, clay, and sand that make up the flat lying flood plains over which the streams meander.

Further review of the specific contours of the land in the Dillsboro Area shows the limited availability of readily-developable land. A slope aspect map shows the area contours by the percentage of slope in the area. Because of the presence of drastic relief changes of the hills, valleys, and floodplains created by local creeks and streams, very few areas provide a flat surface with adequate drainage for development.

An interesting point is that research completed in 1966 identified geologic features in the Southeastern Indiana as the *Dillsboro Formation*. This designation type is located in Southwestern Dearborn County and East Central Ripley County near Dillsboro. Two sections showing relationships with adjacent formations are for the lower contact, along Highway 50, 1.5 miles (2km) west of Aurora in Southeastern Dearborn County (NW1/4 sec.6, T, 4 N., R.1W) and, for the upper contact, along Highway 50 in the N2SE1/4 sec. 12, T.7 N., R. 11 E., Ripley County.



This geologic formation is recognized only in Southeastern Indiana, primarily along the outcrop belt of Ordovician rocks and in drill holes close to the outcrop area. By definition, the Dillsboro Formation is about 400 feet (120m) thick throughout much of the area in which it is recognized and overlain by the Whitewater Formation (Cincinnatian) and is underlain by the Kope Formation (Cincinnatian).

2.7.2 Soils

Dillsboro contains a variety of soils within both the *Avonburg-Clermont* and *Cincinnati-Rossmoyne-Bonnell* General Soil Map Units. *Avonburg-Clermont Soils* are generally described as deep, nearly level, somewhat poorly-drained soils that formed in loess and the underlying glacial till on uplands. These areas are at the highest elevation in the Dearborn County Survey Area and are relatively small and not extensive. *Cincinnati-Rossmoyne-Bonnell Soils* are generally described as deep, nearly level to steep, well drained and moderately well drained soils that formed in loess and the underlying glacial till on uplands. These areas are located on glacial till plains that are characterized by rolling to hilly topography, which are large and scattered throughout the Dearborn County.

- + **Avonburg Series (AvA)** – As the primary soil type, it is found throughout the corporate limits. This soil is nearly level, deep somewhat poorly-drained soil on broad ridges on uplands with a slope of 0 to 2 percent. Clermont Soils are found with the

Avonburg Series near the center of the broad ridges. Also included are small area of nearly-level and gently sloping, deep Rossmoyne Soils near slope breaks. A high water table fluctuates between depths of 1 and 3 feet later in winter and spring. In most areas this soil is used for cultivated crops, but in a few areas it is used for hay, pasture, and woodland. This soil has severe limitations for use as sites for buildings because of wetness. Artificial drainage can help to remove excess water, but the soil is nearly level and suitable outlets for drainage are hard to find. Limitations for septic tank absorption fields are severe because of the slow permeability and the wetness and therefore not generally suited to this use.

- + **Rossmoyne Series (RoB2, RoA)** – Soils within this series are found to the north, northwest, southwest, east and southeast of the corporate limits. They are generally found in close proximity to Avonburg Soils. This is a gently-sloping soil on ridges and short convex side slopes of 0 to 6 percent. This soil is deep and moderately well-drained. Also associated with these soils are Cincinnati Soils located on the lower part of the slopes. This soil is used mainly for cultivated crops, but also in some areas may be feasible for hay, pasture, and also minimally as woodlands. This soil has moderate limitations for use as sites for buildings with basements because of wetness, shrinking and swelling, and slope. It has severe limitations for use as sites for buildings with basements because of wetness, but artificial drainage systems can help correct this limitation. This soil also has severe limitations for septic tank absorption fields because of slow permeability and wetness, and therefore commercial sewer systems should be used, or absorption fields should be enlarged to overcome the slow permeability of the soil.
- + **Weisburg Series (WbB2), Switzerland Series (SwC2, SwC3), Carmel Series (CcD3, CcE3, CaD2) and Eden Series (EcE2, EdE3, EdF)** – Each of these soils are interspersed throughout the Dillsboro Area and generally follow sloping bands that often emanate beyond the soils within the Rossmoyne and Avonburg Series found within the corporate limits. However, some areas within the corporate limits do contain some minimal amount of these soil types. Each series includes soils that are deep to moderately deep, well drained, slow to very slow permeable soils on ridgetops and hillsides in upland areas and till plains. While each series is slightly different, they work together in the drainage process and are relative to the contour and slope of the land. All of the soils represented in these four series have severe limitations for buildings and buildings with basements because of slope, shrinking and/or swelling. They also have severe limitations for septic tank use and suggest using commercial systems.

In review, one soil series is predominant in the Dillsboro Area: the Avonburg Series. However, the Rossmoyne, Weisburg, Switzerland, Carmel, and Eden Series' are interspersed relative to the contours and slope of the land. Overall, all soils have significant limitations for development, either because of slope or drainage. Development is possible without the use of basements and adequate measures to reduce wetness and moisture that could be harmful to structures, as well as eliminating the use of septic systems by linking new developments into the existing commercial sewer system.

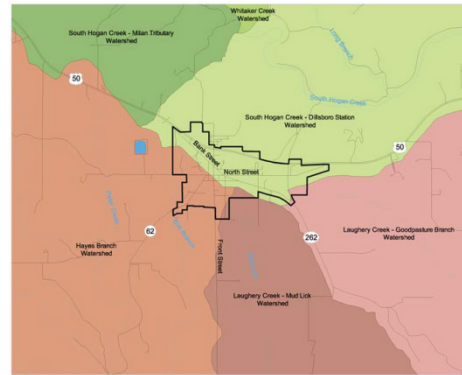
2.7.3 Water Features

The principle waterways of Dearborn County are the Whitewater River in the northwest corner of the county, the east and west forks of Tanners Creek, North and South Hogan Creeks, and Laughery Creek all of which empty into the Ohio River. The Town of Dillsboro situated on an uplands plateau between Hogan Creek and Laughery Creek.

The county is made up of three principle watersheds: Tanner's Creek, Hogan Creek, and Laughery Creek all monitored by the Dearborn County Soil and Water Conservation District

located in Aurora, Indiana. These local watersheds are located within the regional ***Middle Ohio-Laughery Watershed***.

There are no floodplains within close proximity to the boundaries of the Town of Dillsboro that affect the community directly. However, significant drainage issues associated with the type of soils located here, it makes some areas prone to flooding. Nearby floodplains include areas along the Ohio River to the east and southeast Laughery Creek to the south, southeast, and southwest of Dillsboro. A map showing water features in the Dillsboro Area provides guidance to the location of wetlands, creeks, ponds, and nearby floodplains.



2.7.4 Woodlands

The woodland areas are limited within the corporate limits. However, areas, to the north, northwest, northeast, and southwest are heavily wooded. Areas to the west, southeast, east, and south have some wooded areas. Many woodland areas within the proximity of the Dillsboro Area are often located in areas where there are steep slopes that are underdeveloped and not used for agriculture. These natural areas provide aesthetic and environmental assets, which the Town of Dillsboro should protect.

2.8 Community Destinations

The Town of Dillsboro and adjacent communities and regions offer a variety of destinations for residents and visitors.

2.8.1 Park and Recreation Opportunities

- + Heritage Pointe Park
The Town of Dillsboro has recently come together to build a beautification space called Heritage Pointe Park. Some community events are held here such as the Veteran’s Day Program.
- + Dillsboro Community Park
The Town of Dillsboro has one municipal park, Dillsboro Community Park located south of North Street at the end of Front Street. The park contains 4 ball fields, 3 soccer fields, a basketball goal, smaller shelter house, large shelter house, concession stand, restroom facilities, small picnic area, 2 children’s playground and 2 shelters.
- + Trinity Lutheran Park
The Trinity Lutheran Church owns a strip of property across from their church along Central Avenue. This community green space is adjacent to the Dillsboro Civic Center and offers an open air shelter and several picnic tables for community gatherings and church outings.
- + Dillsboro Civic Center
A community center is located along Central Avenue and is operated by the Dillsboro Civic Club. The center offers a meeting room with restroom and kitchen facilities, as well as ample parking for various events.
- + Regional Recreational Sites
Southeastern Indiana provides a variety of opportunities for outdoor recreation. In nearby Versailles, Indiana, approximately 11 miles from Dillsboro, is **Versailles State Park**. The park offers campgrounds, hiking trails, picnic facilities, and other

opportunities for outdoor activity. Another nearby resource is **Dearborn Trails**, a compilation of trails connected between the Ohio River communities of Greendale, Lawrenceburg, and Aurora. This trail system also has the potential to connect to other trails that exist or are planned for other Ohio River Communities between Cincinnati and Louisville to create **Ohio River Greenway**.



The **American Discovery Trail** is another area resource offering a recreational opportunity. This recently identified trail is a national trail system that often utilizes existing roadways that is the only coast-to-coast, non-motorized recreational trail linking communities, cities, parks, and wilderness. Another area resource is the nationally-recognized **Ohio River Scenic Byway** that connects communities along the Ohio River through Ohio, Indiana and Illinois.

Area Historic Sites

+ Hopewell Presbyterian Church

Located in the heart of Downtown Dillsboro, this Romanesque Revival structure was built around 1876 and continues to hold services for members of the Dillsboro community.

+ Dillsboro Sanitarium (the Waters)

The Waters Complex on the North side of Dillsboro still includes several of the original buildings of the Dillsboro Sanitarium. The property still boasts much of the natural beauty that once made this a resort location. While the building still operates as an assisted-living facility, arrangements can be made to tour portions of the building and the grounds.

+ Regional Historic Sites

Communities within the counties adjacent to the Ohio River are rich in history and still retain much of their character. Because of early settlement patterns, buildings within these communities often date back to the early to mid-1800's. The **Hayes Branch Mill** is located along SR 62 just a few miles south of Dillsboro and north of Farmer's Retreat. All that remains of the site are remnants of the old mill and a sign that was erected to identify the location of the mill in this scenic creek bed settlement area. Also



nearby is the **Laughery Creek Bridge** at the Dearborn County and Ohio County Line along old US 56. The Bridge is the only remaining example of the unique Triple Whipple Design in the United States. In 2008, grant dollars were designated for its rehabilitation and subsequent use as a pedestrian bridge and connector for a portion of the Ohio River Greenway.

The **Hill Forest Mansion** in Aurora provides an interesting opportunity to experience the maritime legacy of the region. Shipping and riverboats were a significant part of the life of Thomas Gaff of Gaff Business Enterprises (original owner and builder), which is

reflected in the architecture of the home. The design of this mansion emulates a traditional paddleboat, with its second story half-moon balconies that stretches out over the main portion of the home. Today the mansion operates as a home museum and hosts weekly tours for the public.

Another historic property, **Veraestau**, can be found high above Downtown Aurora on a ridge overlooking the Ohio River. It lies 427.4 feet above the Ohio River, just downriver from a sharp bend which causes the river to suddenly flow southeast, allowing for a sweeping view of the lowlands of Kentucky, and the cities of Aurora and Lawrenceburg. The large sprawling property lies along a ridgeline and exemplifies the historic preservation practiced by generations of two families – the Holman-Hamilton Clan and the O'Brien/Gibson Family. A two-story log house with a brick addition is open by appointment only.

2.8.2 Events

The Town of Dillsboro has several annual community events including the *Heritage Pointe Veteran's Day Program*, *Community Christmas Caroling*, *Dillsboro Homecoming* and *Dillsboro Volunteer Fire Department Hog Roast*. The *Dillsboro Homecoming* is a local event when all the existing and former members of the community can come back and reflect on their hometown of **Dillsboro**. Many activities are coordinated during this event, such as a parade through downtown and a frog jumping competition. There are numerous other festivals and events that are sponsored as fund raiser for particular community needs and services.

Aurora Farmer's Fair is another opportunity where residents of the communities in Dearborn County and the region gather during the late summer. A carnival, parade, local and national entertainment acts are often highlights of this county-wide event.



2.8.3 Municipal Government

Dillsboro Town Hall is located along US 50. The building houses the Dillsboro Utilities, Town Manager, and Police Department offices. The building also features a large council chambers/meeting room available for town business and meetings.

2.9 Local Services

2.9.1 Utilities

The Town of Dillsboro provides many of its utilities to residents and business owners within the area. Below is a description of each service, including service area and who operates them.

2.9.2 Water

Dillsboro Utilities provides local water service to residents within the Town of Dillsboro and some adjacent areas outside of the Town boundary. Some properties to the west of town are served by the neighboring Hoosier Hills Rural Water District, headquartered in neighboring Ripley County in nearby Milan, Indiana. Dillsboro Utilities is managed by the Town Manager with billing completed by the office of Utilities Clerk. *Dillsboro Utilities* owns and maintains one large water tower and a smaller somewhat aging water tower located near the center of town at the intersection of Front Street and Bank Street. One full-time superintendent, four other full-time employees maintain regular operations of *Dillsboro Utilities* and other general maintenance of other properties owned by the town.

2.9.3 Sewer

Dillsboro Utilities provides local sewer services to residents within the Town of Dillsboro. *Dillsboro Utilities* is managed in coordination by the Town Manager with billing completed by the office of Utilities Clerk. The Town of Dillsboro owns and maintains a sewer plant and associated facilities located just to the west of the Town of Dillsboro. One full-time utility superintendent, four other full-time employees maintain regular operations of *Dillsboro Utilities* and other general maintenance of other properties owned by the town.

2.9.4 Electricity

Duke Energy provides local electric services to the Dillsboro Area. A regional office is located in nearby Aurora, Indiana.

Southeastern Indiana Rural Electric Membership Corporation (REMC), serves portions of the Town of Dillsboro.

2.9.5 Natural Gas

Southeastern Indiana Natural Gas provides local natural gas services to the Dillsboro Area. Its offices are located in nearby Milan, Indiana.

2.9.6 Emergency Services

Local Services that support the local welfare and safety of the Town of Dillsboro include, fire protection, policing, and emergency services. They also have developed an emergency plan in 2013. Below is a description of each service, including service area and who operates them.

2.9.6.1 Police Department

The *Dillsboro Police Department* employs a full-time Chief of Police, as well as one other full-time officer plus canine assistance. Department offices are located at the Dillsboro Town Hall at the intersection of Front Street and US 50. The department's jurisdiction is limited to the boundaries to the Town of Dillsboro and remains the officer's primary responsibility. However, the *Dillsboro Police Department* also provides assistance to the County Sheriff's Department and Indiana State Police, when requested. A local agreement between these three entities provides a home base within the Police Department Office for the County Sheriff's Department and Indiana State Police whenever they are in the area. Both of these officers are certified in Child Safety Restraints. The department also conducts several programs annually, including a Bicycle Safety Program and "Don't Talk to Strangers" Program held at the *Dillsboro Elementary School*. They also sponsor a "Shop with a Cop" Program during each holiday season for underprivileged children.

2.9.6.2 Fire Protection

The *Dillsboro Volunteer Fire Department* operates out of the Dillsboro Fire Station at the intersection Front Street and Bank Street. There are approximately 28 members within the department. The Town of Dillsboro does provide a significant part of its budget to maintain the department.



The department conducts several programs annually, including a Smoke Detector Program for underprivileged households, a Battery Replacement Program for Smoke Detectors funded by Energizer Batteries, Public Fire

Extinguisher Classes, and a Fire Prevention and Safety Program held at the *Dillsboro Elementary School*, *Dillsboro Head Start*, and a preschool nearby Farmer's Retreat. The *Dillsboro Volunteer Fire Department* also holds an annual Hog Roast to supplement funding for supplies and other annual needs of the fire department and fire house. They also sometimes sponsor Hog Roasts as a benefit to some specific need for an underprivileged family.

2.9.6.3 EMT

The local emergency services are the responsibility of the *Dillsboro Life Squad*. This is an independent non-profit organization serving Clay and Caesar Creek Townships in Dearborn County. No direct funding is provided to the *Dillsboro Life Squad* by the Town of Dillsboro. Ongoing funding is provided by charges billed per emergency response and often collected via a property owner's insurance policy.

2.9.7 Information Services

A variety of information services are available to the residence within the Town of Dillsboro and adjacent areas. Below is a description of each service, including service area and who operates them.

- + Telephone
Century Link provides local telephone services to the Dillsboro Area. The regional office is located in nearby Aurora, Indiana.
- + Cable Television
Comcast provides local cable television services to the Dillsboro Area.
- + High-Speed Internet
Both *Century Link* and *Comcast* provide high-speed internet services to the Dillsboro Area.

2.9.8 Human Services

Several businesses and organizations provide human services to the residents of Dillsboro, including healthcare, childcare, and senior services. Below is a description of each service, including service area and who operates them.

- + Local Healthcare
St. Elizabeth Physicians. Additional medical services, specialist, and other healthcare needs are served by other communities within the region, including Lawrenceburg and Aurora, Indiana and other communities in the Greater Cincinnati Metropolitan Region.
- + Regional Healthcare
Two primary healthcare centers for outpatient, hospitalization, and counseling services serve the Town of Dillsboro. Community Mental Health Center, Inc. and Dearborn County Hospital are both located in nearby Lawrenceburg, Indiana.
- + Childcare
Officially-licensed childcare and early childhood facilities are limited to the Dillsboro Head Start. The Dillsboro Head Start is operated by the SIEOC Community Action Agency that serves the Southeastern Indiana Region. Another neighboring locally-owned preschool is located in nearby Farmer's Retreat.
- + Senior Services
The Waters of Dillsboro – Ross Manor is located within the Town of Dillsboro along Lenover Street at the Northern edge of the community. The large complex of limited-

care, extensive-care, and senior living complexes provides services of many of the seniors native to the Dillsboro Area. This facility was formerly the Dillsboro Sanitarium that provided tourists in the late 1800's and early 1900's the healing mineral waters found on the property. Today it remains a primary staple in the economy of the Town of Dillsboro.

2.9.9 Educational Opportunities

The Town of Dillsboro provides opportunity for the local education for the youth of the community. Additionally, the Dillsboro Area also provides several opportunities for continuing education for high-school students, graduates, and adults.

+ Primary and Secondary Schools

Dillsboro Elementary School is located within the Town of Dillsboro along SR 62 on Sunset Drive. The school provides classes for children from kindergarten to sixth grade. The school is maintained and operated by the South Dearborn Community School Corporation located in Lawrenceburg. Seventh, and eighth grade students attend the South Dearborn Middle School and students between ninth and twelfth grades attend the South Dearborn High School, both located within the City of Aurora.



The Southeastern Career Center located along US 50 nearby Versailles, Indiana also provides vocational and other non-traditional educational opportunities for high-school students, young adults, and adults seeking continuing education and training.

+ Colleges and Universities

There are several private and state colleges located in the Dillsboro Area. The educational opportunity closest to the Town of Dillsboro is Ivy Tech State College – Lawrenceburg Campus located along the Ohio River in downtown Lawrenceburg, Indiana.

Approximately 40-60 minutes away, two private colleges are available to Dillsboro Area residents: Hanover College located in nearby Hanover, Indiana just south and west of Dillsboro and Miami University located in Oxford, Ohio just north and east along the Indiana and Ohio border. Other colleges and universities in the area include Northern Kentucky University in Highland Heights, Kentucky; University of Cincinnati in Cincinnati, Ohio; and Xavier University in Cincinnati, Ohio, plus many more.



+ Other Opportunities

The Dillsboro Public Library located on Lenover Street at the northern end of Dillsboro is a modern facility open to all Dillsboro residents. Its basement also houses the

Dillsboro History Museum operated by the library and a group of local historians and genealogist native to the Dillsboro Area.

2.10 Community Outreach

2.10.1 Civic Groups

Several local civic groups that assist in the ongoing development of the Town of Dillsboro are the *Dillsboro Beautification Committee* and *Dillsboro Civic Club*. The *Dillsboro Beautification Committee* is a volunteer organization that works to maintain planters and other beautification projects that help to enhance the aesthetics of the community. The *Dillsboro Civic Club* owns a community building that is often used by the community for local events, community meetings, and family gatherings. The organization operates similarly to enhance the quality of life for the Dillsboro Community.



2.10.2 Local Organizations



Several local organizations and clubs exist within the Town of Dillsboro. They are the American Legion, Masonic Lodge, Sons of the American Legion, Dearborn County 4-H, Boy Scouts, Girl Scouts, Dillsboro Summer Ball, and Dillsboro Soccer Association, to name a few. Each of these groups works within the community and provides activities and programs for a variety of ages of residents within the Dillsboro Community.



2.10.3 Churches

There are many active religious institutions within the Town of Dillsboro. They include Trinity Lutheran Church, St. Peters Lutheran Church, Dillsboro United Methodist Church, Dillsboro Baptist Church, Dillsboro Church of Christ, Hopewell Presbyterian Church, Cedars of Lebanon and the Good News Club Afterschool Program.

2.11 Transportation

The transportation system, within and around the Town of Dillsboro, provides a wide-variety of modes and associated activities. These different modes and activities are as follows:

2.11.1 Vehicular Traffic

- + Commercial – Vehicles traveling to a place of business or work.
- + Residential – Vehicles traveling within a neighborhood or subdivision.
- + Commuter – The following are all common destinations to work for the Dillsboro Area: Cincinnati Metropolitan Area, Aurora, Lawrenceburg, and Batesville.
- + Pedestrian Traffic
- + Commercial – Pedestrians who walk in a parking lot or commercial area to a place of business or work.
- + Residential – Pedestrians who walk within their neighborhood to school, work, civic building, or relative or neighbors home.
- + Recreational/Wellness - Pedestrians who walk, bike, jog, hike, run, skateboard, or rollerblade.
- + Air and Rail

- + Golf Cart Community
 - Local & Regional Airports
 - Freight Rail – *CSX Railroad*
 - Passenger Train - *Amtrak*
- + Mass Transit
 - Catch-a-ride Program through *Lifetime Resources*

2.11.2 Vehicular Traffic

The Roads within the Town of Dillsboro, as well as the adjacent areas within the jurisdiction of the county, state, and federal government are described in the following paragraphs. The Different roadways and road segments represent the primary transportation system used by the residents of Dillsboro.

2.11.3 Pedestrian Traffic

In recent years, non-motorized transportation facilities have become an important part of the transportation network. Support for the development of pedestrians and bicycle trails, sidewalks, and multi-use paths have been identified as economic generators for various communities. They identify the opportunities that pedestrian infrastructure provides for healthier lifestyles, a decreased dependency on the automobile, and the improvement of overall quality of life of a community.

Pedestrian infrastructure throughout the United States helps connect neighborhoods, schools, parks, sites of interest, communities, and regions. They may include opportunities for bicycling, horseback-riding, running, walking, as well as being accessible to wheelchairs, baby strollers, and rollerblades. They may be developed from abandoned railroad right-of-way, along a local waterway (small or large), parallel a primary vehicular corridor, utilize existing roads and sidewalks, or be a combination of all of them.

2.11.4 Air and Rail

Air and Rail Transportation are often independent from the decision-making processes of local government and thus are dealt with differently. The following paragraphs describe the current availability of these two transportation modes and their significance for the Town of Dillsboro.

2.11.5 Air Service

Three International Airports are located within 90 minutes of Dillsboro:

Indianapolis International Airport – approximately 93 miles from the Town of Dillsboro, its terminal has 40 gates and is served by 7 major national passenger airlines.

Number of passengers (2013) 7,200,000

Number of Daily Flights (2013) 133

Dayton International Airport – Approximately 95 miles from the Town of Dillsboro, its terminal has 24 gates and is served by 6 major national passenger airlines.

Number of passengers (2012) 2,607,528

Number of Daily Flights (2012) 70

Cincinnati – Northern Kentucky International Airport – Approximately 29 miles from the Town of Dillsboro, has 55 gates and is served by 11 different airlines.

Number of passengers (2013) 5,718,255

Number of Daily Flights (2013) 340

Regional & Local Airports – The *Greensburg – Decatur County Airport* is located in Greensburg, Indiana approximately 36 miles from the Town of Dillsboro.

A private company, Batesville Aviation Services (BAS) purchased the former Hillenbrand Airport located in Franklin County, Indiana and re-opened it in the fall of 2013. The new Batesville Airport is open for business and ready to serve the aviation needs of southeastern Indiana. It is a private airport serving the public with commercial Fixed Base Operations and FAR145 Repair Station. Airport use is public, ownership is private and runway dimensions are 6000 x 90 ft. Airport services include one corporate hangar 80x120; four corporate hangars 67x62; fuel available; airport maintenance. Parking consists of hangars and tiedowns. Currently airport operations are aircraft based-4 jets, anticipated aircraft 20+ general aviation; 5 jets.

2.11.6 Rail Service

There is no rail service through the town of Dillsboro. However a CSX rail line traveling from the City of Aurora to North Vernon, Seymour, Washington, and Vincennes is located approximately two miles from the Town of Dillsboro. The nearest passenger rail service is provided by Amtrak in Cincinnati along the *Cardinal Line*, which runs from Chicago to New York City three days a week.

2.11.7 Mass Transit

Because a limited population exists in the Dillsboro Area, the need does not constitute for a comprehensive mass transit system. However, one opportunity is available for the residents of Dillsboro. Lifetime Resources operates the “Catch-A-Ride Program” and serves Dearborn, Jefferson, Ohio, Ripley and Switzerland Counties in Indiana. The service is a “Point Deviation Route Service” that will stop at the curb to pick you up and deliver you to your destination.



Rides must be planned ahead of time, up to 7 days in advance and no less than 24 hours before noon the day prior to the day a ride is requested. The program operates Monday thru Friday, 7a.m. to 6p.m. and Saturday from 9a.m. to 4p.m.

2.12 Land Use

The use of land directly affects the progress and quality of life within a community. Now, and in the future, it is important to support land use patterns that conserve natural resources, reduce the dependence upon the automobile, alleviate traffic congestion, contribute to the character of the community, and adequately serve the needs of the citizens.

This section and its maps indicate the general distribution, location, type and relationship for each of these land uses. More specifically, this section highlights the current zoning, existing or proposed land uses, possible new terrain roads, potential road or intersection improvements, potential pedestrian infrastructure, and possible growth possibilities in the future.

2.12.1 Existing Land Use

The Town of Dillsboro has maintained its small town atmosphere, but anticipates continuing growth pressures stemming from the US 50 Corridor; the Ohio River Communities of Greendale, Lawrenceburg, and Aurora; and the Greater Cincinnati Metropolitan Area. However, its small town character still remains, evident in its central core, but has had slow growth along the US 50 Corridor over the past 10-20 years.

- + Residential

The Town of Dillsboro is primarily traditional residential development, but some newer subdivisions and homes are scattered along various transportation corridors to the southeast and southwest. Most of the residential land uses in the area consists primarily of single family housing. But in recent years, other housing forms have been developed, such as rental units (apartments), duplexes, and senior apartment housing units. The older residential units have often been divided to adapt for rentals, but there are a significant number of single-family units that are rentals as well. A larger multi-family complex is located directly west of downtown along Bank Street and another to the east along SR 262.

+ Recreational

The existing recreational land uses within Dillsboro include a park at the southern border of town that includes two playgrounds, picnic area, three soccer fields, and four baseball/softball fields. The Dillsboro Elementary School also has a playground and basketball courts on its campus.



The Dillsboro Civic Club operates the Dillsboro Civic Center used for special occasions, various meetings, and as a general community gathering place. A small pocket park is located nearby that provides a small picnic area.

+ Commercial

A historical downtown houses a core commercial area for the community, but many buildings are empty or available for development. Areas along US 50, Bank Street, and North Street and Rullman Drive to the east also have several commercial land uses, including a grocery store, a general merchandise store, and a hardware store.

Businesses in the Dillsboro Area rely on their location in a high-traffic area serving passers-by and as limited shopping destinations for area consumers. Many different types of commercial establishments can be found in this land use category: gas stations, auto repair services, banks, a drug store, and multiple small locally-owned businesses.

+ Industrial

While, the Town of Dillsboro currently does not have a multitude of industrial land uses, the Town is interested in encouraging this type of development or expansion to broaden the community's tax base. Current industrial land uses include a machining shop to the east of Dillsboro along Lenover Street, considered a "light industrial" business that does not have a negative effect upon the community.

+ Institutional

Institutional land uses are scattered throughout the community and include a fire station, a public library, Dillsboro Town Hall, EMT building, Head Start, and the Dillsboro Elementary School. They also include land uses, such as utility structures (i.e. electric transfer stations, water towers and waste water treatment facilities), churches, and other places deemed as a public use.

+ Existing Zoning

In 2008 the Town of Dillsboro revised its zoning ordinances by creating new zoning districts to better reflect more contemporary land use elements.

2.12.2 Projected Land Use

The use of land within a community is directed by zoning, dedications, and the items outlined within the goals and objectives of the comprehensive plan. However, as growth opportunities are presented, the Town of Dillsboro must plan how and where it would prefer to grow, as land becomes available and development interests are pursued.

In the recent past, the town has annexed several areas adjacent to the existing boundaries due to voluntary annexations and some new developments that found it ideal to be connected to the town's water and sewer systems. If there is interest in additional development opportunities, it would be important to review the potential development for its possible affect upon the community and its infrastructure if development were to occur.

To encourage carefully-planned development, it is important to consider where additions to the community's existing land uses would be developed. Therefore, the following map has been developed to recognize where the community prefers different land uses. It is important to recognize that the following future projections are just that, projections. Growth for any community depends on any number of factors. If and when the community feels that growth pressures warrant future annexation or infrastructure plans, adjustments and location priorities may change. However, it is most important to consider the following questions as final decisions are made:

- + How to promote an environment encouraging new investment and quality development?
- + Can current infrastructure sustain new development and at what rate?
- + What changes or improvements must be made to the road system to accommodate the increase travel demands caused by new development?
- + What costs are incurred by developer in comparison to the community?
- + How will the design of the new development relate to the current built environment?
- + How will the new development connect with the current built environment?

2.12.3 Pedestrian Linkages

Over the last several years, the town has invested in its accommodation of pedestrian facilities. These improvements included sidewalk and drainage improvements on North Street, Bank Street, Sunset Street and Front Street. Additional improvements to sidewalk and drainage infrastructure were upgraded in various other parts of the city. Continued maintenance of existing infrastructure and investment in new linkage should be incorporated in future capital improvement plans.

2.12.4 Road Infrastructure Considerations

In addition to maintaining a high-level of pedestrian connectivity in the Dillsboro Community, it is important to consider what road improvements should be made to the existing infrastructure system within the Dillsboro Area. As new growth and development considerations are presented to the Town of Dillsboro, it is important to consider the implications upon the existing vehicular infrastructure. Specifically, how will an influx of additional vehicles and pedestrians interact or meld with the existing roads and intersections. What infrastructure, if any, should be provided by the development itself? What measures should be taken to ensure that quality infrastructure is provided within the development? Will the Town of Dillsboro one day or immediately be responsible for the vehicular infrastructure in the new development or growth area? Each of these questions is very important to answer so that the best possible infrastructure improvements, enhancements, and additions can be constructed.

First, improvements to existing roads will better support new growth and alleviate any pre-existing limitations or problem areas within the community. These improvements may include, but are not limited to road widening, extra lanes, turn lanes, adding traffic calming features, resurfacing, tree-lined medians, and aesthetic beautification, such as trees or landscaping. The second improvement type is intersection improvements. These improvements may include, but are not limited to, crosswalks, turn lanes, widening, drainage, or resurfacing.

3.0 2007 Status of Action Items/Successes

The following section identifies the specific goals established in the 2007 plan with the blue print identifying community actions that have been taken addressing in part each of the stated goals. The subsequent section will identify additional or additional priority goals based on the most recent community input.

Goal 1 – Community Involvement

Promote an increased involvement of existing and future residents, employers, and property owners to provide leadership in community activities, events, and projects that will enhance the Town of Dillsboro.

1. Collaborate with local organizations, churches and other similar entities to develop community activities, events, and projects.
Town Council has become more involved planning and funding of community-wide events such as Dillsboro Homecoming. Homecoming is planned and run by Civic Club.
2. Promote the ongoing development of community involvement opportunities for existing and future residents, employers, and property owners in local activities, events, and projects.
The Town held an entrepreneurial forum and created focus groups to deal with community issues.
3. Encourage an increase involvement of youth and children in community improvement and celebration activities.
Through Park Board sponsorship, initiated Free Movie Night in the Park for children and families.
4. Support the efforts of local residents, employers, and property owners who provide leadership in community activities, events, and projects.
Assisted the Beatification of Dillsboro organization to fund and construct Heritage Point in downtown which has been the venue for numerous public celebrations such as Veteran's Day and Christmas caroling, among others.

Goal 2 – Community Services

Provide adequate community services that will support future growth and improve the quality of life for the Dillsboro Community.

1. Develop existing community amenities and services to maintain exceptional service, support future growth, and improve the quality of life of residents.
Town began programs focused on life/safety and security issues programs in the school related to bicycle safety, fire prevention and related educational programs. The Town also initiated curbside recycling and lawn waste/leaf removal as well as snow removal and summer metering program.
2. Promote the Dillsboro Elementary School as a significant resource for quality education and as a contributing element for local economic development efforts.
The Town has created a new website and is on Facebook to better communicate with residents and those outside Dillsboro promoting education and family friendly community assets and services.

3. Capitalize on the existing recreational amenities to support future growth and improve the quality of life of residents.
Walking trail, new playground and soccer fields, concessions and restrooms were built.
4. Sustain an adequate level of service provided by existing water and sewer infrastructure for current and future residents, business owners, and property owners.
5. Maximize the financial resources of the Town of Dillsboro by utilizing existing monies wisely, pursuing external funding through collaborative efforts, and maintaining the ability to provide matching funds when necessary.

Goal 3 – Economic Development

Encourage investment in the Town of Dillsboro through the growth of existing businesses and the attraction of new businesses to provide a broader range of products and services to the residents of the community.

1. Provide new retail, entertainment, and service opportunities by encouraging the development of new businesses.
2. Enhance available employment opportunities by encouraging new employers to locate in the area.
Town created a new part-time position to work with existing businesses and promote opportunities for economic development and redevelopment.
3. Promote the development of suitable industrial type businesses to locate within the Dillsboro Community.
Town formally created a Redevelopment Commission and established the first Tax Increment District to promote industrial and business development.
4. Encourage existing and future businesses to become active members of the Dillsboro Community by assisting business owners and employees to live and become a part of the local society and culture.
5. Promote the success of existing and future businesses by developing incentive programs, such as a community involvement awards program or an opportunity for sponsorship or collaboration on local improvement projects.

Goal 4 – Land Use

Encourage carefully-planned growth and an efficient use of land resources to coordinate quality development, redevelopment, and revitalization to improve the quality of life for the residents of the Dillsboro Community.

1. Promote community growth through quality development, redevelopment, and revitalization.
The Town Council is currently reviewing recommendations to amend land use regulations to create specific development and redevelopment areas.
2. Develop local zoning ordinances to coordinate a carefully-planned community and efficient use of land resources.
Zoning ordinances were created in 2007 and adopted in 2008.
3. Provide guidance concerning signage, fencing, and other amenities associated with development.
A signage focus group has been established.
4. Preserve the environment through guidelines and ordinances that address wildlife, forests, vegetation, water quality, and air quality.

5. Develop strategies and programs to eliminate empty lots and buildings within the community.
Downtown focus group addressing this issue.
6. Develop standards and ordinances that maximize existing and future opportunities associated with parking.
New parking regulations on North Street.
7. Promote a balance of strategic development and agricultural land preservation to maintain the existing quality of life for the Dillsboro Community.
8. Promote a clean community by developing standards and strategies to eliminate littering, address outside storage issues, and improve the general appearance of all properties in the area.
Ordinances are in place. They just need to be enforced.

Goal 5 – Housing

Promote an increase in long-term investment and residency within the Town of Dillsboro by providing a wide-range of quality housing options and home ownership opportunities to encourage attractive, stable, and well-maintained neighborhood areas.

1. Promote pride in the investment of existing and future rental properties in the community.
2. Provide a balance of housing options for existing and future home owners of all levels.
3. Support the existing retirement community and those of retirement age in the Dillsboro Area.
4. Promote the Town of Dillsboro as an ideal location to own a home and build a family.
5. Develop specific guidelines, ordinances, and other policies that help improve the maintenance of properties throughout the community.
Town Council approved an Unsafe Building Ordinance to monitor maintenance of properties. They also began a more rigorous enforcement of tall grass and weed ordinance. The Town also initiated several demolitions of condemned buildings.

Goal 6 – Transportation

Capitalize on the existing transportation infrastructure and daily traffic volume in the Southeastern Indiana Area to enhance community identity and improve overall accessibility for residents, businesses, and commuters.

1. Promote the ongoing enhancement of the US 50 Corridor as the primary arterial in Dearborn County through collaborative engagement with communities, organizations, and other stakeholders.
The Town has continued to be engaged with county and state officials regarding the daily "bottleneck" of traffic through Aurora and Lawrenceburg that impacts commuter access to community.
2. Maintain a safe and convenient system of local streets, alleys, thoroughfares, and intersections within the Town of Dillsboro.
3. Capitalize on the community's existing access to neighboring communities, cities, and larger economic regions.
4. Promote pedestrian activity through the ongoing development of pedestrian infrastructure, amenities, and other related opportunities.
We have all new sidewalks in the downtown.
5. Develop strategies to provide public transportation or other transportation alternatives to local residents.

Goal 7 – Collaboration

Promote the collaboration, coordination, and cooperation of all appropriate entities that can address any regional opportunities or threats that may have an impact upon the residents, property owners, visitors, or business of the Dillsboro Community.

1. Combine efforts of local government and local organizations to collaborate on projects, events, or other activities to improve the community.
Dillsboro Council and staff have become more proactive in attending meetings, and engaging with decision makers on a local, regional and state level regarding issues that impact the community.
2. Promote the involvement of local residents, specifically youth, in community planning and projects to build new leadership within the community.
3. Develop continuing relationships with the government of Dearborn County and its communities, as well as organizations that represent or serve the county or the region.
The Council and staff have been engaging with a variety of organizations such as Southeastern Indiana Regional Planning Commission, Indiana Association of Cities and Towns, Ball State University, Indiana Small Business Development Center, and Indiana Alliance for rural water, to name a few.
4. Continue collaboration between existing businesses, property owners, and local leaders to redevelop the historic downtown of Dillsboro.
Council and redevelopment are working on a redevelopment plan for downtown. A focus group has been created and a date set for a neighborhood meeting.

Goal 8 - Community Character

Encourage activities and development initiatives that protect the small-town, rural character of the Dillsboro Community to reinforce community pride for residents, property owners, and local businesses.

1. Promote the character of Dillsboro as a peaceful, rural area with a strong community spirit and a friendly, small town atmosphere.
The development of Heritage Point in downtown exemplified the spirit of cooperation between the public and private sectors to meet a long-desired public gathering place.
2. Maintain a safe and friendly community that has a low rate of crime and promotes a neighborly community culture
The Town hired a second full-time police officer.

4.0 Stakeholders Interview Results

Over a three day period in June, 2014, stakeholder interviews were conducted with community members representing a cross section of residents, business owners, civic groups, pastors, educators, appointed and elected officials. A questionnaire (see Appendix A) was prepared to lead the discussion. Based on this more recent input, and combined with the results from the 2007 plan, an updated priority list for goals and action items has been included in the following section.

An overview of the critical issues identified in these interviews could be summarized as follows:

4.1 Most Important Assets

- Small-town environment that is family friendly with proximity to the Cincinnati region.
- Dillsboro Elementary School is the cornerstone of the community where families come together.
- Excellent park and summer recreational facilities and programs.

4.2 Priority Issues

- Increased number of rental housing at the expense of owner-occupied units.
- US Highway 50 access limited by the Department of Transportation fence that hinders commercial development.
- Need to re-energize downtown to encourage new commercial investments.
- Recognize the need to provide activities, programs, and places for youth and young adults.
- Be more proactive with county and state governmental entities that are making decisions impacting the town.

4.3 Stakeholder Interview Participants

John Race, CPA

Jim Hughes, Manufacturer

Joanna Hughes, Teacher

Dana Cassidy, Teacher

Charles Hill, Pastor

Brian Murray, Teacher, Redevelopment

Commission Member, Plan Commission

Paul Filter, Beautification Committee,

Plan Commission

Greg Hughes, Insurance Agent

Cheryl Redwine, Business Owner

Michelle Smith, Plan Commission

Jim Deaton, Redevelopment Commission

Daryl Cutter, Farmer

Janice Sullivan, Clerk-Treasurer, Plan
Commission

Mary Lou Powers, Council President,
Plan Commission

Tom Wafford, Council Member

Andy Seaver, Council Member, Plan
Commission

Rick Fields, Council Member

Casey Finnegan, Insurance Agent

Ryan Brandt, Police Chief, County Council

Scott Fortner, Town Manager

Chip Farrell, Industrial Business Owner

Wayne Ward, Citizen

Steve Spurlock, Cleaning Service Owner

Cheryl Dalton, Business Owner

Dino Schmaltz, Utilities Department

Patrick & Teresa Martini, Realtors

Julie Anderson, Bank Manager

Veta Vertz, Former Business Owner

Tom Lewis, Insurance Agent

Darren Davies, Contractor

David Fryman, Council Member

Reverend Richard Kolaskey, Pastor

Brett Hamilton, Chair of Homecoming Festival

5.0 Updated Action Items

This section is provided to address issues that have come into clearer focus over the last seven years, either adding greater weight to goals and action identified in the 2007 plan, or becoming more

prominent as a result of a changed economic environment. These objectives or policies address three elements necessary to comply with the State of Indiana's Comprehensive Planning Code (Ind.Code 36-7-4-502(2014)).

The first element relates to the overall objectives of the future development of Dillsboro. Toward that end the following are recommended:

- Continue to encourage the development and promotion of Dillsboro as a family friendly, small town, with excellent commuting distance to Cincinnati job markets.
- Enhance efforts to ensure that Dillsboro Elementary School continues to be a superior educational asset and a cornerstone of the community's economic health.
- Provide proactive leadership and support in developing an environment that encourages job-generating investment.
- Enhance commitment to the redevelopment of downtown through initiatives supporting existing businesses and recruiting new ones.

The second element to be included requires a statement of policy for land use development. The specific policies would include:

- Annexation of new properties that result in a cohesive addition to the existing land uses.
- Extensions of public services based on sound fiscal analysis and overall quality development for residential, commercial and industrial uses.
- Leveraging the existing wastewater facility capacity to optimize revenues and encourage new land use investments.
- Consider the development of urban design guidelines for future potential annexation areas.

The third statement of policy reflects the town's policies for enhancing public spaces, structures and utilities. Building on an already exemplary program that has produced quality results, the following additions are made:

- Consider the development of an all-weather recreational facility at the community park to extend activities and programs for families and youth year round.
- Adopt design/development guidelines for future development of properties fronting U.S. Highway 50.
- Continue enforcement of existing codes related to appearance of both public and private structures. Enforcement of codes remains essential for purposes of qualifying for grants and matching funds.
- Prepare an optimization analysis to maximize the wastewater treatment facilities operational and financial potential.
- Expand the leveraging potential of existing committees, e.g. the Beautification Committee, to address other public realm amenities, particularly in the downtown area.

6.0 Next Steps and Opportunities

As indicated in the introduction, this update to the 2007 Comprehensive Plan has been prepared to build on the previous goals, add finer grained focus to certain action items, and to provide action steps with renewed perspectives. Complementing the 2007 goals listed in section 4, the following recommendations are made.

6.1 Parks and Recreation

- Noted for its quality facilities and well run baseball and youth soccer programs, additional capital investment should be a priority to construct a year-round facility.
- The maintenance of existing recreational facilities, along with the addition of winter-time family and youth programs should be a priority.
- Understand that the continued investment in the parks and recreational programs are important in promoting Dillsboro's quality of life and economic vitality.
- Restructure the Parks and Recreation Advisory Committee

6.2 Economic Development

- Local effort/leadership to promote existing businesses in new and innovative ways.
 - + Establish a strong business ecosystem, a more welcoming and supportive environment.
 - + Establish business incentive programs and policies for new and existing businesses.
 - + Bring Dillsboro based businesses together to promote and support each other, distinct from the Dearborn County Chamber.
- Focus on organic growth and cultivating entrepreneurs, starting at the elementary school level.
- Fully plan the practical approach to meeting the desired impact envisioned by the recent creation of the Redevelopment Area and its TIF resources.
- Develop a strategic economic development plan that leverages specific community assets, differentiates the Town and adds a global perspective to economic development efforts: quality elementary school, wastewater facility capacity, small town environment, downtown potential, Highway 50 access, proximity to Cincinnati metro employment, recreational facilities & programs.
- Continue to proactively engage with school corporation, area colleges and universities to ensure quality educational opportunities for current and future residents.
- Explore with a purpose of integration of workforce development/workforce introductory programs within the school system.

6.3 Housing

- Annexation policy should encourage diversification of housing products, both single and multi-family, with an emphasis on owner-occupied units based on traditional urban design. Codes should be amended to preclude conversion of single family residences to multi-family units.
- The Town should seek assistance through the Blight Clearance Program managed by the State of Indiana, through the Office of Community and Rural Affairs. And seek assistance through the Hardest Hit Fund Blight Elimination Program (BEP), managed by the State of Indiana, through the Indiana Housing and Community Development Authority.
- Incentive policies should be developed to reinforce the character of single family residential neighborhoods.

6.4 Collaboration

- With local and regional organizations, such as the Dearborn County Chamber, establish a formal leadership program to educate younger generation on issues and opportunities related to community development and how Dillsboro can benefit.
- Proactively educate residents and businesses on need to encourage involvement of broader community to be responsible and accountable for specific action items identified in this updated plan.
- Identify possible partners outside of the community that may be willing to invest in the Town's vision-education, downtown/ Highway 50 development, TIF Development District, annexation of properties, healthcare, etc., and link to Greater Cincinnati Metro Growth.
- Revisit the Action Plan Matrix found in Appendix "A" of the 2007 Comprehensive Plan and revise as needed and time frame for accountability.
- Make specific action items that have a twelve month cycle be a part of the regular agenda for monthly Town Council meetings to engage community progress.

Appendix A
Methodology and Data Sources

Addendum – Methodology and Data Sources included in Report

Short History of the ACS

Every 10 years since 1790, Congress has authorized the government to conduct a national census of the U.S. population, as required by the U.S. Constitution. James Madison ensured that the Constitution gave Congress the authority to collect additional information beyond the population count in order to “enable [future legislators] to adapt the public measures to the particular circumstances of the community.”¹ In the twentieth century, the questions were divided between a “short” and “long” form. Only a subset of the population was required to answer the long-form questions. The most recent census consisted of a short form, which included basic questions about age, sex, race, Hispanic origin, household relationship, and owner/renter status. After the 2000 Census, the long form became the ACS and will continue to collect long-form-type information throughout the decade. The ACS includes not only the basic short-form questions, but also detailed questions about population and housing characteristics. It is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year. Since its start, the ACS has been providing a continuous stream of updated information for states and local areas, and will revolutionize the way we use statistics to understand our communities.

Employment Data

| | |
|--------------------------|--|
| Analysis Type | Area Profile |
| Selection area as | Work |
| Year(s) | 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002 |
| Job Type | All Jobs |
| Labor Market Segment | All Workers |
| Selection Area | Dillsboro town, IN from Places (Cities, CDPs, etc.) |
| Selected Census Blocks | 87 |
| Analysis Generation Date | 07/22/2014 15:15 - OnTheMap 6.2 |
| Code Revision | a12f12cf37f990b17ae7dd6623f608d9384e8f29□ |
| LODES Data Version | 20130430 |

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2011).

Notes:

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results and are not available before 2011.

CLARITAS – Nielsen 2014.1 Demographic Update Methodology.

Evaluation and Support Material

The Nielsen (Claritas), with over 35 years of experience, Nielsen has a proven track record as an industry leader producing quality data. The Nielsen demographic update is supported by extensive research and evaluation, with results often documented in professional papers. In addition to this methodology document, papers describing the following topics are available:

- ACS multi-year estimates as proxies for point in time data
- Evaluation of 2010 estimates against 2010 census results
- Evaluation of Nielsen Master Address File counts against 2010 census results

- Comparison of 1996 estimates and 2001 projections from alternative suppliers
- Evaluation of geometric data retrieval methods.

Changes to Methodology and Data Sources

Nielsen is always exploring and testing ways to innovate and improve on estimation techniques, to adapt a changing demographic landscape, and to take advantage of new resources. In recent updates, the following changes were implemented.

The Nielsen demographic update continues to implement new ACS data as available from the U.S. Census Bureau. The 2014.1 update makes use of data from the 2011 releases of ACS data. Specially, the update incorporates one-year ACS data for 2011, three year data from 2009-2011, and five-year data for 2007-2011.