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EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

The Town of Fairland created its first comprehensive land use plan to preserve its quality of life and small-town values for future generations.

Designed by residents and leaders, this plan serves as the foundation for decisions about how the town wants to both promote and control the growth that is expected to come its way.

Growth is predicted for several reasons. Shelby County is one of the “donut counties” surrounding Indianapolis, and the population in that ring increased 20% since 2010. Closer to home, County Road 400N – which runs through Fairland - is scheduled for major improvements that will make it a key thoroughfare connecting Johnson County through Shelby County to I-74. A new proposed sanitary sewer is being designed and will be constructed in Fairland in the near future as well. Both the Shelby County and Shelbyville comprehensive plans target the road for new homes and businesses.

Because the town is only about a square mile with 550 residents, any development is likely to have an over-sized impact. For that reason, local leaders are committed to instituting the tools needed to plan for and control growth.

VISION STATEMENT

The Town of Fairland is poised for the next phase of growth. As the town develops it will require more investment and a more formal approach to our future. Waiting to see how the community is affected by the planning actions of other local governments has not resulted in ideal results.

SCOPE OF THE PLAN

Fairland has no ordinances or other formal planning tools to either promote

or deny whatever type of housing or commercial building develops in or near its borders. In fact, local leaders are dismayed by the construction of large new warehouses close to town.

This comprehensive plan is the first step in the town asserting its priorities for future growth. This document is not a zoning ordinance with specific, legal requirements. Instead, it is a guide for making decisions related to land use, growth, public investments and economic development.

The comprehensive plan can also guide the community as it proceeds to the next steps in its growth, instituting planning and zoning and considering annexation.

PLAN PROCESS

In 2018, Fairland signed an interlocal agreement with the Shelby County Planning Department to oversee planning in the town. However, that agreement expires in December 2023 and neither party wishes to renew it. For that reason, the town began an accelerated process to complete a comprehensive land use plan and begin instituting zoning ordinances before the end of the year.

The town board convened a 13-person core steering committee, which met immediately after the monthly town board sessions. This allowed other residents who had come for those meetings to take part in the planning process.

The committee served as the liaison between the consultant team and residents and business owners. The committee met four times to set community priorities, study demographic information and review draft recommendations.

To increase public input, the town board ran an entirely open planning process; every discussion and meeting was held in a public forum with residents invited. They also selected steering committee members who represent a larger group, such as the senior center. A public survey was distributed at the senior center and local post office.

Development Principles & Key Goals

Each chapter of the comprehensive plan has a development principle and major goals. In summary:

Land Use Development Policy: The Town of Fairland must implement the planning tools needed to control its future, including planning and zoning and annexation. This new land use approach may create tension but is vital if the town is to promote the type of growth it wants and fend off the types it does not.

Goal 1. Establish planning and zoning in Fairland, including subdivision ordinances.

Goal 2. Annex strategic areas beyond Fairland’s existing borders.

Government and Fiscal Capacity Development Policy: The town’s next phase of growth will likely involve offering residents more utilities, such as water and sewer service. It may also include formal planning tools, which in turn will require ordinances and enforcement. Town leaders do not take these steps lightly and are committed to maintaining the drivers of public governance and trust: fiscal responsibility, responsiveness, openness, integrity and fairness.

Goal 1. Maintain trust and communication.

Goal 2. Build capacity.

Public Facilities and Services Development Policy: As the town matures into the next phase of its growth, more planning and investment will be

needed in key areas including everything from emergency responses to infrastructure.

Goal 1. Install sanitary sewer service for the town.

Goal 2. Install water service for the town.

Goal 3. Hire a town Marshal.

Goal 4. Maintain public buildings, facilities, utilities, and emergency services as the town grows.

Placemaking Development Policy: Fairland recognizes that even with the predicted growth, the town is likely to remain small in the immediate future. Nonetheless, it’s a good time to start planning for the kinds of amenities that will serve both present and future residents as well as protecting the town’s historic elements.

Goal 1. Study successful ideas from other small towns.

Goal 2. Run a small project.

Goal 3. Honor the town’s history by preserving its historic buildings.

Economic Development Policy: Future economic growth along the CR 400 N corridor will provide a new primary connection between I-74 in Shelby County and I-65 in Johnson County. There are opportunities for Fairland to position itself as an important anchor for new development and redevelopment. However, the town can’t just wait to see what happens, it must lead with local investment and careful planning.

Goal 1. Develop 400 N as a ‘Fast Fairland’ zone.

Goal 2. Develop Washington and Main streets as a ‘Slow Fairland’ zone.

Goal 3. Explore low-budget strategies to help control the economy.

Goal 4. Embrace placemaking.

Housing Development Policy: Fairland needs more housing if it is to grow, but the community must discuss how to balance its history of more modest homes against what new development might look like, and cost.

- Goal 1.** Establish planning and zoning in Fairland, including subdivision ordinances.
- Goal 2.** Annex areas along town borders to promote new housing opportunities.
- Goal 3.** Identify a value proposition for moving to Fairland.

Transportation Development Policy: As the town grows, more planning and investment will be needed to maintain efficient and safe transportation facilities including roads, sidewalks and trails.

- Goal 1.** Provide sidewalks on all public roads.
- Goal 2.** Maintain roads and sidewalks.

Agriculture Development Policy: As Fairland grows, its agricultural small-town character should be retained. It is important to respect and coexist with farming operations in the area.

- Goal 1.** Retain and support agricultural operations as part of Fairland's town character.
- Goal 2.** Support agricultural best management practices.
- Goal 3.** Consider agricultural uses when zoning is established.

Natural Resources Development Policy: As Fairland expands its borders and annexes more land, policies should be implemented for maintaining green spaces and conserving wetland areas around the town. By constructing new paths and trails, these areas will be easily and safely accessible to Fairland residents.

Goal 1. Expand the network of green spaces and install paths and trails for recreational use.

Goal 2. Promote wetland conservation.

Parks & Recreation Development Policy: As Fairland grows in population and size, the town must plan for the expansion of parks and recreational areas, address safety concerns, and promote community spirit through recreational programs and activities.

- Goal 1.** Increase security at the Community Park.
- Goal 2.** Acquire more land for parks and recreational use.

Historic & Archaeological Resources Development Policy: As the town grows, more planning and investment will be needed to promote Fairland's history and preserve its historic sites. Through the creation of a Historic Society and development of a preservation plan, Fairland can protect the character of the town and its history.

- Goal 1.** Create a Historic Society to increase awareness of cultural and historic resources.
- Goal 2.** Acquire a building to be used as the Historic Society headquarters.
- Goal 3.** Develop a preservation plan for historical sites in Fairland.

Hazard Mitigation Development Policy: Fairland should implement planning tools to address future emergency situations in town including flooding, severe weather and unsafe road conditions by creating a resiliency plan and appointing a Town Marshal.

- Goal 1.** Create a hazard mitigation plan for emergency situations.
- Goal 2.** Appoint a Town Marshal.
- Goal 3.** Develop a plan for communication across town.

GENERAL BACKGROUND

INTRODUCTION

Fairland is a small town with an interesting past and promising future.

With a total area of just 1.16 square miles, Fairland was platted in 1852 and incorporated in 1866. It formed around the Cincinnati-St. Louis rail line, which ran diagonally through the center of town.

The original maps show street rights-of-way that are a very wide 66-feet, title researcher and Town Board Member Rick Daily told the Indianapolis Business Journal. “The people who laid out the Town of Fairland thought it was going to be Indianapolis,” Daily said with a laugh.

As it grew the town boasted the 22-room Park Hotel, bank, blacksmith, physicians, restaurants, general store, hardware store, butcher, Masonic Hall, lumber company, sawmill and livery stable. The Fairland Bulletin newspaper was published until it was moved to Shelbyville and became the Volunteer, according to the town’s Wikipedia page.

“Later on, for an undetermined reason, the town board stopped meeting. The town government came to a halt sometime after July 1883,” according to the town’s page on Wikipedia.

Skip ahead 125 years to August 2008, when the town re-incorporated with a three-member Fairland Town Board and a town clerk-treasurer. Since then, the town has been more intentional about planning for its future including annexing 760 acres in 2012.

This move was fueled by arguments with Shelbyville and Shelby County governments over economic benefits of Horseshoe Indianapolis (formerly Indiana Grand Racing & Casino and Indiana Live!) and the location of large distribution warehouses near town. Fairland is now creating its first comprehensive land use plan and intends to explore other tools such as planning and zoning.

DEMOGRAPHIC PROFILE

The following demographics offer a brief overview of Fairland residents. Getting exact statistics for the town is difficult because of its small size. For example, the U.S. Census Bureau only collects some data for towns with more than 2,000 people.

Other information sources intermingle the town boundaries with the 46126 zip code, even though the zip code area is considerably larger than the town. Adding to the confusion of tracking growth is the fact that the town annexed land between the 2010 and 2020 censuses.

Information that could be found for Fairland was taken from The U.S. Census Bureau’s 2020 Decennial Census or their American Community Survey 5-Year estimates.

In summary, the statistics show a very small town but one with a growing population, due in part to the 2012 annexation. The other notable characteristic is the average age, which at 53 is 15 years older than the average Indiana resident.

POPULATION

542	+72% (315 people)	247
2020 Population	Population Change 2010-2020	Total Households

2020 Decennial Census

AGE

53	12%	31%
Median Age Indiana Median: 38	Percent Population at School Age (5-17) Indiana: 17%	Population 65+ Years Old Indiana Median: 16%

2021 American Community Survey 5-Year Estimates

HOUSING

84%	\$142,000	94% Occupied
Homeownership Rate Indiana Rate: 71%	Median Home Value Indiana: \$158,500	Occupied v. Vacant Units

2021 American Community Survey 5-Year Estimates

OCCUPATIONS & INCOME

31%	21%	\$34,423
Management, professional Indiana Rate: 36%	Construction Indiana Rate: 8%	Median Household Income Indiana: \$61,944

2021 American Community Survey 5-Year Estimates

ECONOMIC BASE

As shown in Chapter 8: Economic Development, there are no large employers within the Fairland town limits. There are also just a few retail stores or shops, such as Mr. T's grocery and Summertime Scoops.

There are, however, many small businesses in or immediately around Fairland, most with just a few employees such as a locksmith shop or building contractors. In total, more than 600 people work in or near the town.

ANCHOR INSTITUTIONS

Anchor institutions play a vital role in a community's economy and quality of life.

One of the town's biggest gems is the Fairland Horizon Center, at the Fairland Fire Station. Run by Shelby Senior Services, it offers a wide variety of programs for older citizens including exercise classes, Bible study, euchre tournaments and lunches. It also brings in speakers, such as Barb Miller from the Indiana Attorney General's Office. The fire station itself is another asset.

Residents are also very proud of the elementary and junior-senior high schools, about 2 miles northwest of Fairland. There were 882 students enrolled in 2023.

Because of its size, the town is missing some traditional community anchors. For example, residents travel to Major Health Partners Medical Center in Shelbyville or other regional facilities for healthcare. Most shopping for groceries or other items is done elsewhere, although a Dollar General recently opened in town. The town does not have a public library or museum.

The town is also served, to one extent or another, by county-wide organizations such as the Shelby County Community Foundation, Shelby County United Fund, the Shelby County Development Corporation and Shelby County Chamber.

COMPREHENSIVE PLANNING COMMITTEE

INTRODUCTION

Led by the town board, Fairland residents quickly got busy on their first comprehensive land use plan. Starting with a 13-person core group, the steering committee met immediately after the monthly town board sessions, allowing other residents who had come for those meetings to take part in the planning process.

Committee members were encouraged to “bring a friend” to meetings throughout the process, which resulted in father-son, brothers-in-law and many other family and neighbor combinations. Most members had never taken part in community development planning before.

ROLE OF THE STEERING COMMITTEE

The committee provided overall guidance and specific recommendations for the planning process. They served as the liaison between the consultant team and residents and business owners. **At each meeting the steering committee reviewed its role in the process:**

- Represent the community, identifying local issues and concerns.
- Advise consultants in developing goals, policies and draft documents.
- Encourage community consensus and stakeholder participation during public engagement events.
- Promote awareness and support the mission of the project.
- Stick with it during the approximately four meetings and six months.

The committee met four times to set community priorities, study demographic information and review draft recommendations.

STEERING COMMITTEE MEMBERS

The core committee consisted of:

Steering Committee Member	Position
Jeremy Creech	Town board president
Rick Daily	Town board secretary
Steve Elder	Resident
Eric Fink	Resident
Shea Fink	Town clerk-treasurer
Ken Hall	Resident
Marilyn Hertzner	Resident
Craig Larkey	Business owner
Jeremy Miller	Town Board VP
Kyle Ratliff	Resident
Janet Stucker	Resident
Bob Taylor	Resident
Ed Wilson	U.S. post office in Fairland

COMMITTEE'S WORK & MEETINGS

This section outlines the steering committee's work on the plan including all meetings and public events. Meeting notes are posted in the appendix of this report. The planning process included:

November 17, 2022: Town Board Meeting. The town board met with consultants to discuss the town’s goals and timeline of the plan. Their strategy was to move efficiently through the comprehensive plan process and then right into creation of the ordinances and zoning map.

March 7, 2023: Steering Committee Meeting 1. This kickoff event was held immediately after the monthly town board meeting at town hall. The consultant team introduced the project, gave an overview of what a comprehensive plan entails, the role of the steering committee and the public engagement process. They also discussed the town’s goal of pursuing planning and zoning immediately after completing the comprehensive plan. The committee also worked on their priorities and local development principles.

April 4, 2023: Steering Committee Meeting 2. Held at town hall immediately after the monthly town board meeting, this session was dedicated to completing the vision statement and development principles, as well as discussing the future land use map and public survey.

May 2, 2023: Steering Committee Meeting 3. Also held after the town board session, this meeting finalized the goals, priorities and the future land use map. It also introduced a possible consultant who could work on creating the town’s ordinances and zoning map.

July 11, 2023: Steering Committee Meeting 4. Held after the town board session, this meeting was dedicated to reviewing the draft of the plan.

PUBLIC ENGAGEMENT

Local leaders faced challenges to public participation during this planning process. The first was the COVID-19 pandemic, which after

three years had trained many people not to leave home unless it was absolutely necessary.

The second was the very small size of the town itself, about 550 people. Additionally, the town does not run its own water, sewer or other utilities so it lacked a common service to communicate directly with residents.

To compensate, the town board ran an entirely open planning process; every discussion and meeting was held in a public forum with residents invited. They also selected steering committee members who represent a larger group, such as the senior center.

Public Survey: The survey was distributed at the Fairland senior center and local post office. To avoid getting responses from people who did not live in town, the steering committee decided not to post it online. Seventeen people responded to the survey. The results include:

1. How satisfied are you with the quality of life in Fairland?

Very Satisfied	Satisfied	Not Satisfied	Don't Know
41%	58%	0%	0%

2. What about Fairland would you most like to change?

- Nothing.
- More modern conveniences.
- Rebuilding/building sidewalks and line paint on roads. People also need to be more aware of what’s going on in the town meetings.
- Don’t know.
- To have a local restaurant.

- Obsession with development as a necessity.
- Establish a “center of town” which can be showcased and enjoyed.
- Growth in a controlled way as to keep the town a small family friendly town, while forcing the bad or neighbors who do not take care of their homes or streets to keep up or move out.

3. What about Fairland would you most like to protect?

- The small-town feel.
- Small-town feel.
- The lifestyle.
- Small-town atmosphere.
- Rural, slow-paced lifestyle.
- The quiet and small-town feel.
- Small town.
- Like to protect small-town atmosphere.
- Preserving it as is and not turning it into Shelbyville.
- Rural living/farmland.
- Rural quietness.
- Areas around Fairland feeling a part of Fairland.
- Its small-town feel.

4. Fairland should identify and plan for possible growth areas.

Agree	Disagree	Don't Know
76%	11%	11%

5. The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Agree	Disagree	Don't Know
93%	0%	6%

6. How would you prioritize the following LAND USE issues?

	High Priority	Medium Priority	Low Priority	Don't Know
Managing and directing growth	100%	0%	0%	0%
Controlling the look of new development	80%	13%	6%	0%
Annexation	80%	6%	13%	0%
Economic growth, such as promoting new businesses along Fairland Road	25%	50%	18%	6%
Development of recreational opportunities	12%	68%	18%	0%
Streets/sidewalks maintenance	43%	43%	6%	6%
Safety/law enforcement	43%	50%	6%	0%
Preserving historic buildings	31%	56%	12%	0%

7. How would you rate the quality of housing in Fairland?

Excellent	Good	Fair	Poor	Don't Know
0%	33%	60%	6%	0%

8. Focusing on housing, what are the top 2 top items the town should concentrate on?

Affordable housing	High-end housing	A greater range of housing (duplexes, apartments, etc.)	Requiring clean-up of dilapidated housing	Other?
56%	25%	12%	68%	6%

- No solar. No warehouses. Farm fields must remain agricultural.
- No warehouses. No solar.
- Fairland discards the Shelby County plan.
- A way to communicate with the community (who want to know but really don't want to be communicated to). Maybe a digital sign that can be updated to list events, etc. The glass-covered bulletin board with the basic legally-required info just doesn't keep people informed.
- To make Fairland a place families will want to visit and have a fun day but feel safe.

9. How would you prioritize the following UTILITIES issues?

	High Priority	Medium Priority	Low Priority	Don't Know
Providing sewage service	62%	31%	6%	0%
Broadband/telecom availability	18%	50%	31%	0%
Drainage and flooding	62%	18%	6%	0%
Water service	43%	43%	12%	0%
Fire protection	56%	37%	6%	0%

Public Hearing: A public hearing was held to review the final comprehensive plan during a regular session of the town board. The plan's goals, objectives, strategies and next steps were discussed.

10. What other issues do you want covered in the new comprehensive plan?

- Protecting the town of Fairland from the City of Shelbyville and keeping warehouses out.
- Protect the small town, that is why I choose to live here.
- Do not allow liquor sales. Need controlled growth to financially support school system.



LAND USE

Development Policy: The Town of Fairland must implement the planning tools needed to control its future, including planning and zoning and annexation. This new land use approach may create tension but is vital if the town is to promote the type of growth it wants and fend off the types it does not.

INTRODUCTION

The comprehensive plan is a road map for future land use in and around Fairland, including residential, commercial and agricultural properties. Because the town has not undertaken formal planning before, local leaders must decide which forms of development to encourage and which to discourage.

This comprehensive plan gives only general guidelines for those uses; no property will be zoned or fall under new regulations because of it. Instead, the town will use the comprehensive plan as a basis for the much more specific discussions that come in the next step - formal zoning and ordinances. The main goal of this plan then is to evaluate the present needs of the town while also determining the direction of future growth.

Undertaking formal planning is a big step for a community of Fairland's size, but local leaders are concerned about land use decisions and expansions made by Shelby County and Shelbyville, whose borders now extend just a mile from town. "We're getting hit over the head with these Shelbyville and Shelby County plans," one board member said.

The town wants to control their own land use decisions, and doing so requires zoning ordinances and possibly annexation. As

required by state law, a comprehensive plan must be in place before undertaking zoning.

EXISTING CONDITIONS

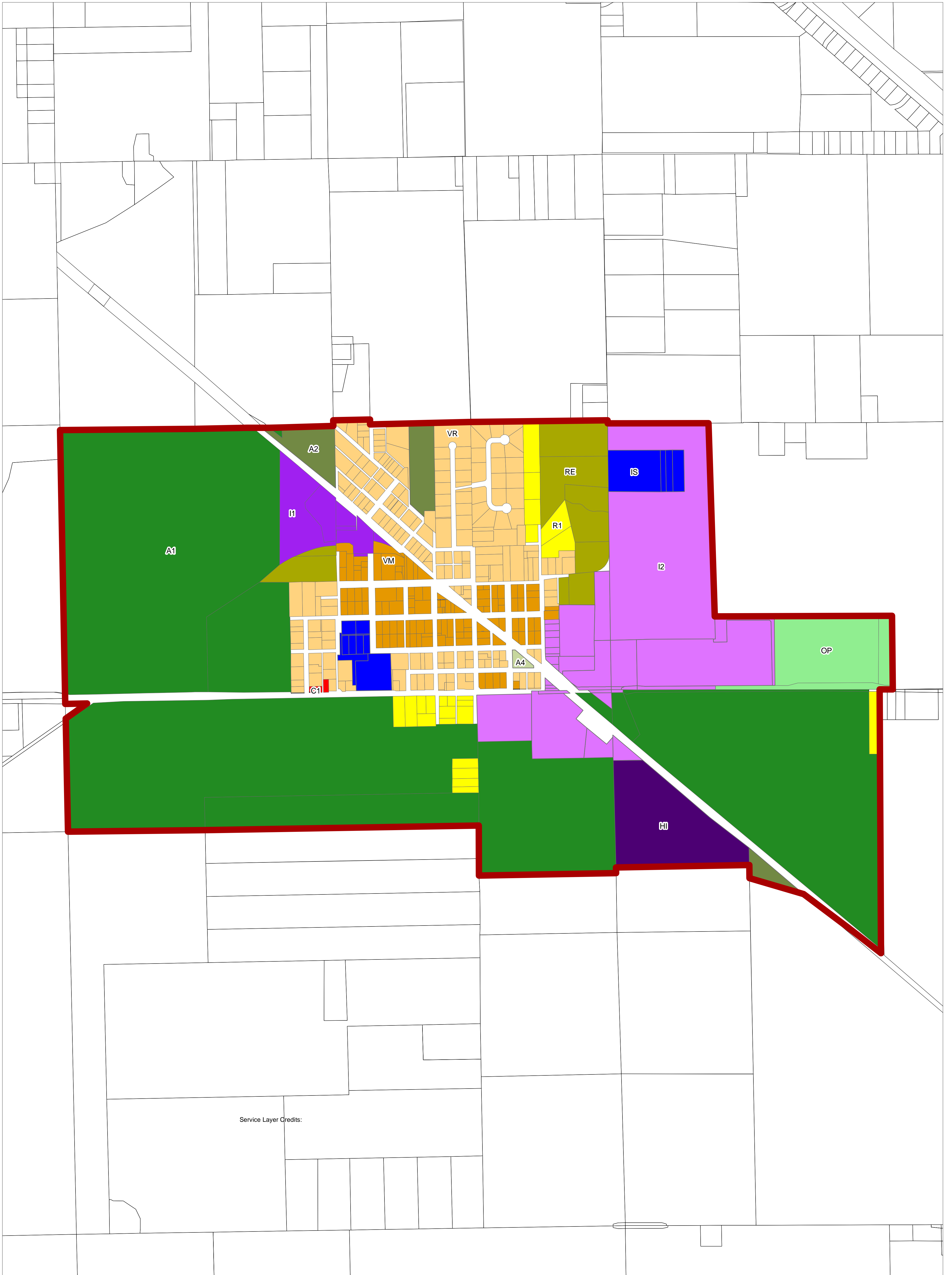
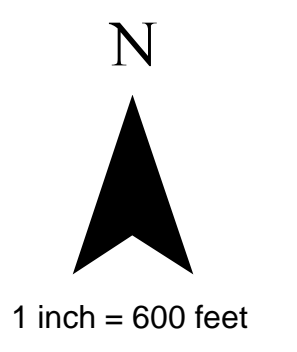
The dominant land uses in Fairland are low-density residential and agricultural. Figure 1 in this chapter depicts current general land uses within the town's municipal boundaries.

The opportunity exists for the town to grow in all directions. However, with U.S. Highway 421 to the northeast and the Horseshoe Indianapolis casino and racetrack just east of the highway, it seems most likely that any growth Fairland experiences will occur at its eastern and northern boundaries. In 2022, neighboring Shelbyville annexed 490 acres of land between itself and Fairland, reducing opportunities for Fairland to grow further to the southeast.

It is important for Fairland to act now in determining how and where future growth should be achieved. Waiting until neighboring communities expand may cause the window of opportunity for planning to close, allowing others to dictate the rate and type of development that occurs.

It is also important that Fairland maintains some level of control over development occurring in its vicinity so that residents can feel comfortable with the pace and type of expansion. The U.S. 421 corridor east of town and County Road 400 N, which runs east-to-west directly through Fairland, are of particular importance because they are likely to experience development.

Figure 1 - Existing Land Use Map



Service Layer Credits:

Legend		
	Fairland Corporate Boundaries	
Existing Zoning Classification		
	Parcel Not Zoned	
	A1 - Conservation Agricultural	
	A2 - Agricultural	
	A4 - Agricultural Commercial	
	C1 - Neighborhood Commercial	
	HI - High Impact	
	I1 - Low Intensity Industrial	
	I2 - High Intensity Industrial	
	IS - Institutional	
	OP - Open Space and Parks	

07.13.2023



GROWTH CONSTRAINTS & OPPORTUNITIES

Fairland's town council has committed to creating a comprehensive plan, but this process is considered an easier step because it serves only as a guidance document and does not carry the rule of law like zoning.

Moving further into formal planning will require difficult decisions and more political will, which has been defined as, "The extent of committed support among key decision makers for a particular policy solution to a particular problem."

As a community creates zoning and ordinances, they face tougher and tougher questions about how to use specific government policy and legal language to implement their broad goals.

For example, when asked about their priorities for the town's future, one steering committee member said, "Remain a very economical place to live." Another member said, "The town needs more housing, but quality housing with curb appeal, such as brick houses (not vinyl siding)."

Both are reasonable statements but when it comes to formal planning, they may be at odds. How do you preserve one while requiring the other?

Making policy changes is hard because it involves complex tradeoffs. How can a small town accommodate population growth and new housing while preserving the costs and benefits that attracted its earlier residents? This discussion was launched during the comprehensive plan and will be continued during the creation of zoning ordinances.

RELATIONS WITH NEIGHBORING COMMUNITIES

As detailed in other chapters of this report, town leaders have had lawsuits and general hard feelings against other local governments. Most of the arguments centered around who benefits from the casino and the use of property near Fairland for large warehouses.

Shelby County Planning Director Desiree Calderella has overseen town planning in Fairland since 2018, based on an interlocal agreement. County zoning has ordinances for Village-Mixed Use and Village Residential, which Calderella has been applying in Fairland to new development such as the Dollar General store. County code also includes a few housing standards, such as requiring a two-car garage.

However, the interlocal agreement will expire in December 2023 and the county has not expressed interest in renewing it. Thus, the Town of Fairland is moving quickly to complete the comprehensive plan and institute preliminary zoning by this year's end. Calderella did not anticipate the county would object to any annexation plans made by the town.

Adam Rude, Shelbyville's planning and building director, acknowledges the two communities' contentious history. "I know there are still hurt feelings, but there is an opportunity to take advantage of opportunities and work together. Shelbyville and Fairland can benefit from each other. Working with Fairland is a priority for us," he said.

For example, Rude said the city has a water pumping station west of town with excess capacity and could work with Fairland to provide water. Also, the city has no plans to cross Brandywine Creek near the I-74 exit, so the city and Fairland could cooperate on the best use of land in that area.

ANNEXATION

Annexation is the primary means by which cities and towns expand. It occurs when a municipality expands its boundaries into adjacent areas not already incorporated into the municipality.

By expanding its territory, a city or town can increase its tax base and add miscellaneous revenue sources (fines, fees, utility connection charges). Annexation can provide cities with a way to increase their revenue streams. However, annexations cost cities money when the infrastructure services they provide to the annexed area end up costing more than the tax revenue the city takes in from the annexed area.

Fairland leaders have said they want to explore annexing neighboring land to protect it from land uses being pursued by Shelby County and Shelbyville. The town annexed 760 acres in 2012 for similar reasons.

Cities or towns can expand their limits by voluntary or involuntary annexation. Voluntary annexation is generally requested by the developer at the time of subdividing to ensure city services are provided to their subdivision as it is built. Involuntary annexation is annexation that is initiated by the local government and not the property owners, who may be opposed to the action and challenge it in court.

While annexation can facilitate orderly growth and development, it can also be a controversial and politically contentious process. Also, annexation has become increasingly difficult in Indiana due to the state legislature tightening state law, even when annexation is voluntary.

SOME GENERAL PROS OF ANNEXATION ARE:

- It gives local government land use control over the newly acquired areas, protecting it from competing uses.
- Acquiring land provides more room for businesses, homes, parks and other amenities.
- Annexation can lead to economic growth, as it can bring in more businesses and increase property values. It can also create more jobs and increase tax revenue.

SOME GENERAL CONS OF ANNEXATION ARE:

- When a town annexes another area, it can cause political tension. The residents of the newly annexed area may feel excluded from the decision-making process, and the existing city or town may have to adjust to new demographics and opinions.
- Newly annexed residents may feel that their needs and opinions are not being heard or represented, and they may have to follow new regulations and policies.
- Annexation can result in higher taxes for residents. The cost of providing services to a larger area can be expensive.

The future land use map in this chapter highlights areas for possible annexation in the future. However, those exact boundaries and decisions will not be made during this planning process.

FUTURE LAND USE MAP

Maps are useful as a visual representation of a community's future. Comprehensive plans include maps of desired future land use patterns, such as areas set aside for new housing, parks, etc. It is important to note, however, that these maps are just a starting point for the parcel-by-by-parcel discussions that occur during the creation of zoning. Thus, the broad land uses captured in the future land use

map are approximate, not exact, and open to future refinement. Fairland's future land use map was carefully constructed over the entire planning process as the steering committee discussed natural boundaries and growth priorities. It started with early drawings of possible uses (Figure 2 and Figure 3) and was refined over time.

The final Town of Fairland Future Land Use Map (Figure 4) in this chapter would “right-size” the town for growth and shield it from unwanted uses in neighboring communities. The map shows new housing (in yellow) planned for the area next to the public schools with broad areas reserved for agriculture (in green). New commercial growth (in red) would be directed along County Road 400N.

DESCRIPTION OF FUTURE LAND USE MAP CATEGORIES:

Fairland Corporate Boundaries	The legal boundaries of the town as of July 2023.
Areas to Annex	Areas proposed for consideration to extend town limits in the future.
Agricultural	The Agricultural classification is intended to preserve, protect, and support the rural landscape of Fairland. Areas with this classification are suitable for agriculture, can be used for agricultural activities and support family farms and the continuation of such. This classification supports larger lots, discourages subdivisions and encourages existing agricultural land uses to continue.

Commercial	The Commercial classification provides appropriate locations for small to medium-scaled businesses. This classification provides a full range of commercial retail, office and service uses for residents, businesses and visitors.
Industrial	The Industrial classification provides for a full range of traditional light or medium industrial uses.
Institutional	The Institutional land use classification sets aside land for buildings for government, institutional, or civic uses such as schools, churches, hospitals and utility facilities. These areas should be located adjacent to developed areas for the convenience of residents, accessible by multiple forms of transportation, and highly visible from public rights-of-way.
Open Space/ Green Space	The Open Space/Open Space classification includes areas that provide recreation and leisure opportunities for residents and preserves open space and natural features.
Residential	The Residential classification designates appropriate locations for the development of new housing units. The specifics will be decided in the zoning ordinances but uses could include single-family development as well as some multi-unit developments. Typically, these lands are served or have plans to be served by utilities.
Residential - Estate	This classification, tied to existing uses, is designated mostly for future single-family residential development.
Village Mixed Use	This category reflects the current status of Fairland's downtown as it is covered in Shelby County ordinances. It allows, for example, residential property with a small business or commercial property with a house.

Gambrel Property - annex up to and including this land

Triton Central High School

Housing

Housing

US Hwy 421

poor farmland - possible green space

GREEN
SPACE

wetland - possible green space / trail

Fairland

E 400 N

E 400 N

Dollar General

Industrial

Dake's Pond - possible green space / trail

INDUSTRIAL

W 300 N

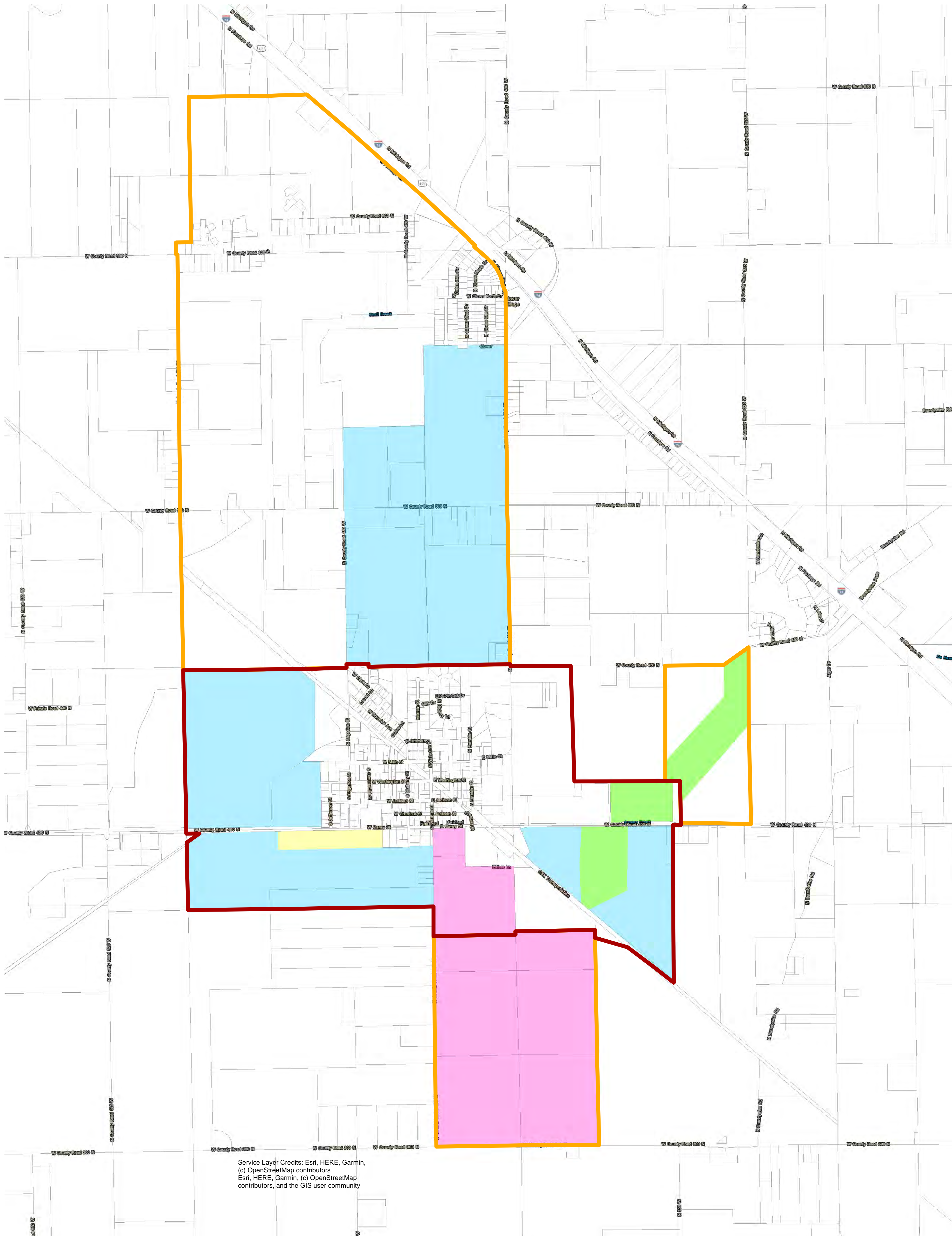
Fairland Comprehensive Land Use Plan

Preliminary Planning and Zoning Map - DRAFT

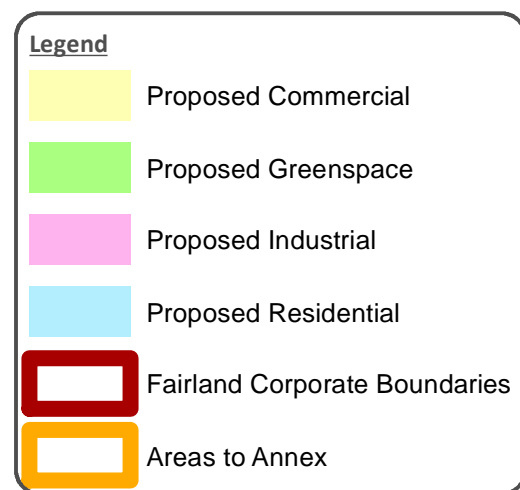
N



1 inch = 83,333 feet

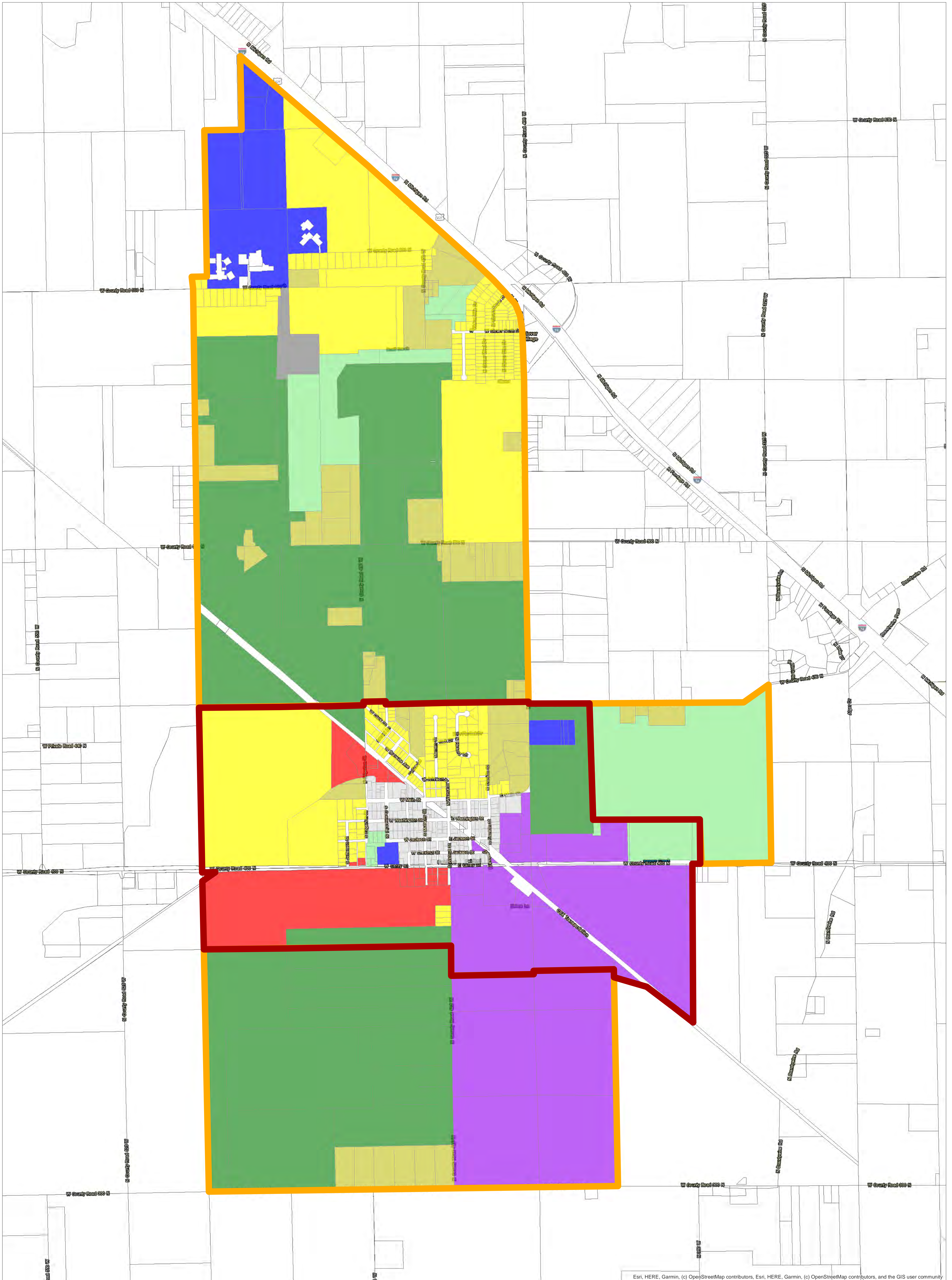
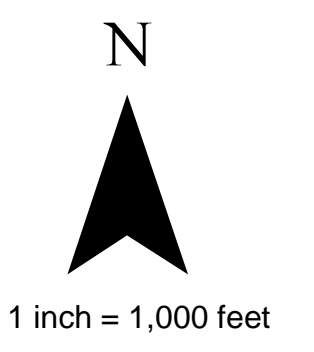


Service Layer Credits: Esri, HERE, Garmin,
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Esri, HERE, Garmin, (c) OpenStreetMap
contributors, and the GIS user community



03.30.2023

Figure 4 - Future Land Use Map



Legend

Fairland Corporate Boundaries	Industrial	Utility/Transportation
Areas to Annex	Institutional	Village Mixed Use
Proposed Zoning Classification	Open Space/Green Space	n/a
Agricultural	Residential	
Commercial	Residential - Estate	

07.13.2023



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

PUBLIC OPINION ON LAND USE

Steering committee members discussed land uses over the course of the planning process. A prioritization exercise also helped narrow down the main goals for Fairland. The following ideas where the most commonly expressed opinions of the direction future land use should take:

- Fairland should increase the amount of small commercial land uses, such as coffee houses and shops.
- Fairland should not allow warehouses in and around town.
- The quality of new housing (vinyl-siding, etc.) should be reviewed during the zoning and ordinance phase.
- There is undeveloped or underutilized land near natural resources such as Brandywine Creek that could be turned into greenspace with walking trails and parks.
- It is not a priority to attract a lot of new residential units to the town, but it is understood that this may occur naturally and should be controlled.
- The land between the school and the town should be annexed to allow for additional residential uses which will help school enrollment.
- CR 400/Fairland Road is the most logical location for new commercial uses in town. This corridor will likely be the new downtown as Fairland develops.
- The historic buildings that exist downtown have been converted to residential use, but it would be nice to see those preserved and used as small businesses eventually.
- Institutional and government uses in Fairland do not currently require any expansion or reduction.

Results from the public survey offered the following insights related to land use:

- The top two housing-related items that Fairland should concentrate on are Affordable Housing (56% of respondents

agreed) and Requiring Cleanup of Dilapidated Housing (69% of respondents agreed).

- 80% of respondents agreed that annexation is a high priority.
- The majority of respondents (69%) suggested that development of recreational opportunities is a medium priority. The remaining 31% of responses were mixed.
- Half of respondents identified economic growth along Fairland Road as a medium priority. The remaining half of responses were mixed.
- 88% of respondents agreed that preserving historic buildings is either a high or medium priority.

VISION & KEY GOALS

The vision for Fairland is to annex land for the town to grow, primarily north toward the school, and utilize planning and zoning tools to guide new development toward the medium- and high-priority uses identified in the Public Input section above.

KEY GOALS

Goal 1. Establish planning and zoning in Fairland, including subdivision ordinances: Without formal planning, town leaders will have little to say about what happens with their borders. This process will require the help of a certified planner. Fairland has already been introduced to a planner and the goal is to have ordinances drafted and reviewed by the end of 2023.

Goal 2. Annex strategic areas beyond Fairland's existing borders. The future land use map in this section shows areas that were suggested for annexation during steering committee meetings. Areas outlined in gold have been considered for annexation based on possible benefits they would provide to the town economically, recreationally or otherwise. The final decision will require careful financial analysis of the costs and benefits.



GOVERNMENT & FISCAL CAPACITY

Development Policy: The town's next phase of growth will likely involve offering residents more utilities, such as water and sewer service. It may also include formal planning tools, which in turn will require ordinances and enforcement. Town leaders do not take these steps lightly and are committed to maintaining the drivers of public governance and trust: fiscal responsibility, responsiveness, openness, integrity and fairness.

INTRODUCTION

Fairland's elected officials consist of a three-member town board and a clerk-treasurer. Other town employees are a deputy treasurer and - paid as independent contractors - the town attorney and a parks and recreation worker.

The town's operational budget for 2022 was \$353,566. The projected budget for 2023 is \$452,790. The town's general fund has about \$1 million in reserve. The town has no debt.

EXISTING CONDITIONS

Like most of America's rural communities, Fairland faces challenges related to demographic changes, access to capital, infrastructure, land use and environment and community preservation.

Compared to their urban counterparts, rural areas have fewer resources to either grow or just maintain current conditions. For example, because of the low assessed value of property and structures, there are limited opportunities to obtain general obligation bonds.

There is no one-size-fits-all economic development strategy for rural communities, however growing revenue is dependent on expanding

the town's tax base. This can be accomplished by attracting new development or redevelopment on land that is vacant or underused. For instance, a new subdivision could result in dozens of new homes.

However, there is a high price to pay for unplanned growth. Scattered development in a rural area can cause traffic congestion, loss of open space and increased demand for costly public services. By anticipating impacts of growth through understanding demand for services in relation to tax revenue, informed decisions can be made about balancing land uses.

PUBLIC OPINION ON GOVERNMENT & FISCAL CAPACITY

Few Fairland residents expressed an interest in getting a bigger local government, but many acknowledged that the town faces challenges that will require more resources. These include everything from building and repairing local sidewalks to countering land use decisions being made by other local governments.

Results from the public survey show the services that residents believe are top priorities for the town to provide:

- 100% said managing and directing growth.
- 80% said annexation.
- 62% said providing sewage service.
- 62% said addressing drainage and flooding.
- 56% said fire protection.
- 43% said safety/law enforcement.
- 43% said streets/sidewalks maintenance.
- 43% said water service.

VISION & KEY GOALS

The vision is captured in the development principle at the top of this chapter: for the town to meet the challenges of growth in a balanced and financially responsible way, as detailed in the zoning ordinances local leaders will write after completing the comprehensive plan.

KEY GOALS

Goal 1. Maintain trust and communication. Town officials have goals to annex land, add ordinances and zoning, offer new utilities and make other changes that will greatly upgrade Fairland. They are doing this to protect the town from changes being made by other local governments around them.

It will be important to continually repeat those goals and causes as more residents become aware of the changes being discussed. The town board committed to an open and transparent planning process at the start of the comprehensive plan. In the graphic below, The International City/County Management Association offers a strategy for building and maintaining that trust moving forward.

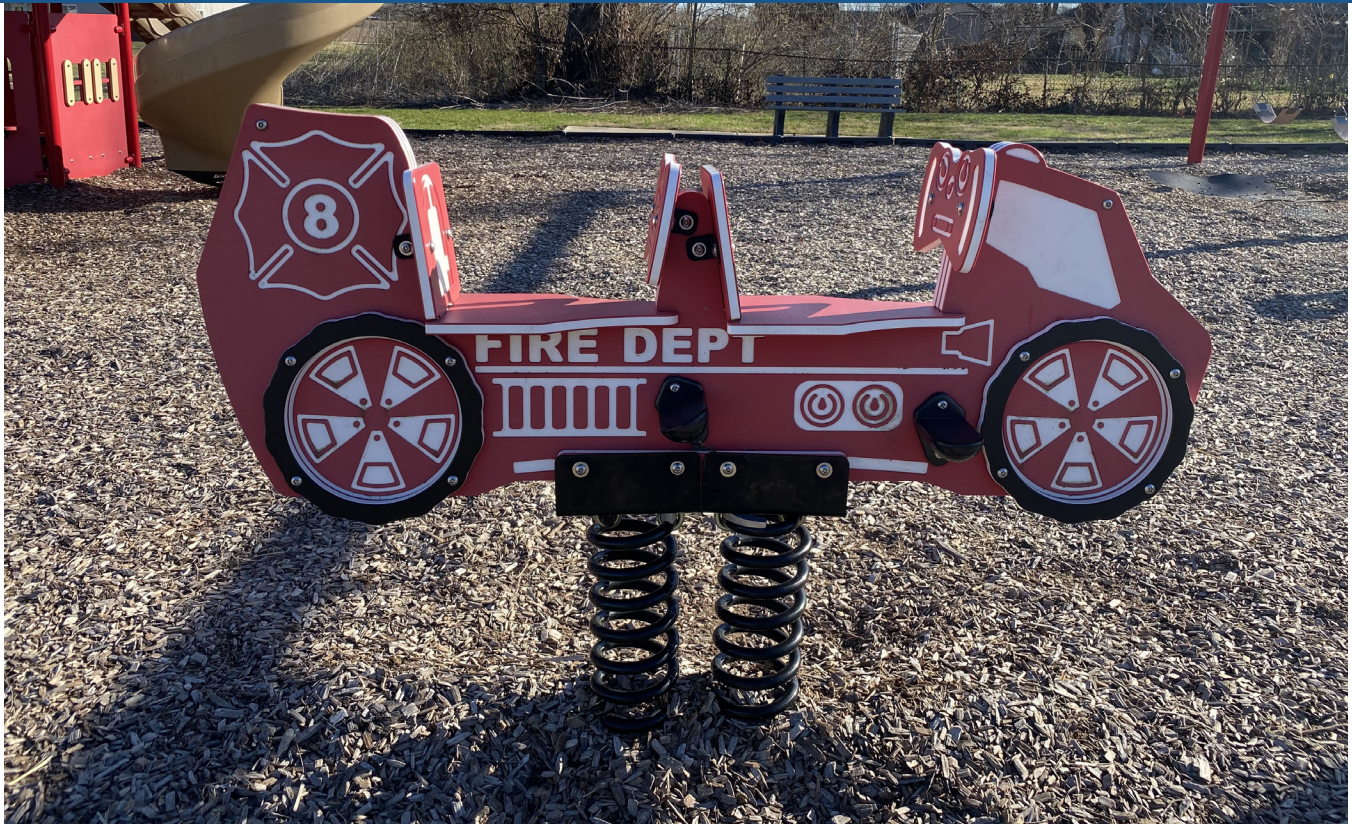
Goal 2. Build capacity. To meet its future goals for growth, organizational capacity and technical assistance will need to be carefully and intentionally strengthened in Fairland. For example, the same handful of local leaders will not be able to maintain all the positions and complete all the work that will be needed as the town grows.

The following table provides a preview of the government structure that's necessary to successfully implement formal planning.

BUILDING LOCAL PLANNING CAPACITY:

Step 1	Step 2	Step 3	Step 4
<ul style="list-style-type: none"> • Commit the financial and human resources needed for planning projects. • Create a comprehensive land use plan 	<ul style="list-style-type: none"> • Form a plan commission following state guidelines. • Form a board of zoning appeals with rules of procedure. • Create zoning and subdivision regulations. 	<ul style="list-style-type: none"> • Have a building commissioner/planner on staff or hire out for one. • Have full or limited inspections and enforcement personnel. • Have someone who focuses part of their time on economic development or redevelopment. 	<ul style="list-style-type: none"> • Have a plan commission and a board of zoning appeals that consistently follow rules of procedure and annual training. • Have a redevelopment commission. • Regularly update comp plan and development.

Resources are available to help elected officials. For example, every four years Accelerate Indiana Municipalities (AIM) in Indianapolis conducts Newly Elected Officials Training to provide basic information and tools for officials. This training can benefit both newcomers and veterans. More information can be found at Newly Elected Officials Training | Aim (aimindiana.org).



PUBLIC FACILITIES & SERVICES

Development Policy: As the town matures into the next phase of its growth, more planning and investment will be needed in key areas including everything from emergency responses to infrastructure.

INTRODUCTION

As a rural community with a historically low rate of growth, it is most important for Fairland to focus on providing stable, high-quality public facilities and services to its current residents. Fairland currently provides fire protection services to its citizens, but public utilities offered by the town are extremely limited.

As growth occurs and the extension of public services to new development is requested, it can be a struggle for municipalities to maintain a high level of service for both new and old parts of town. Maintenance of existing public facilities must therefore be prioritized so that the level of service provided does not decline during periods of growth. Providing utility services to rural properties can also be a difficult concern to address.

EXISTING CONDITIONS

Indiana-American Water provides service throughout Shelby County, but currently the majority of properties in Fairland utilize wells for water. There has been discussion of connecting the town to a new water tower in Shelbyville, but Fairland has indicated that they would rather pursue a separate system to maintain utility independence. It is expected that water service will be explored in the near future following installation of sanitary sewer service.

The Northwest Shelby County Regional Sewer District (NWSCRSD) was established in July 2012 and is dedicated to providing sanitary sewer collection and treatment services in Fairland and surrounding areas. Although the district does not currently provide these services to the

town, a gravity sanitary sewer collection system is being planned through coordination with engineering consultant Beam, Longest and Neff (BLN) and NWSCRSD which would collect wastewater from the town and pump it to a new plant for treatment. Under the current design, wastewater would be routed north along CR 400 W to Clover Village, then west toward Triton Central High School before discharging to a new 200,000 gallon per day (GPD) treatment plant. Currently, Fairland residents rely on privately owned and maintained septic systems for sanitary waste. Septic permits are issued by the Shelby County Health Department.

RushShelby Energy, AES, and Duke Energy provide electric service throughout Shelby County. Hecate Energy also operates within Shelby County and provides mainly renewable energy services. There was no discussion during the Comprehensive Planning process about electrical utility services.

Centerpoint Energy and Fountaintown Gas Company provide gas service throughout Shelby County. There was no discussion during the Comprehensive Planning process about gas utilities.

Indiana's Broadband Equity, Access, and Deployment (BEAD) plan has made broadband access a statewide priority. Broadband is essentially fast Internet, but the definition of "fast" and "sufficient" has changed. A community is considered underserved if it does not have access to broadband speeds of at least 25 Mbps download and 3 Mbps upload. This speed is very slow and insufficient for doing most daily tasks.

The state's Broadband Ready Communities Program was created as a tool to encourage broadband development throughout Indiana by serving as an information resource and certifying local communities as being broadband ready. Shelby County has a broadband task force.

An INDOT map of broadband corridors indicates that I-74 is a definite candidate to receive broadband services. Given Fairland's proximity to the interstate, this opportunity should be taken advantage of by town leadership. Residents' feelings were mixed regarding expanded internet access throughout town when it was discussed at steering committee meetings. The state's website has a great amount of information available on its Indiana Broadband Office page related to providing broadband, including a step-by-step guide to planning and funding: <https://www.in.gov/indianabroadband/steps-to-success/>.

The Fairland Volunteer Fire Department (Fire Station 621) is located at 400 W. Carey Street and was constructed in 2012. During the April 2023 council meeting, the consolidation of Brandywine, Sugar Creek, and Fairland fire districts was discussed as an effort to improve response times and coordination between fire departments in the area. Public response to this announcement was very favorable.

The Shelby County Sheriff has jurisdiction in Fairland and consists of 40 deputies, 6 courthouse security deputies, and a civil process server. The Sheriff's Department patrols over 408 square miles and 864 miles of roadway. The department's main duties are to answer calls for service, serve civil process, warrants, and investigate crimes and crashes. The department operates a joint 911 center with the Shelbyville Police Department on a 24 hours per day, 7 days per week basis. The county also maintains specialized Motorcycle Patrol, Fast Water Rescue, SCUBA, Canine, Accident Investigation, and Fatal Accident Crash Team services. Discussion at recent town council meetings has suggested a high amount of interest in appointing a Town Marshal to provide similar policing services, but on a smaller scale, locally in Fairland.

The Shelby County Criminal Justice Center houses the Sheriff's Department, Shelbyville Police Department, and over 200 inmates in an 80,000 square foot correctional facility with a staff of 30.

PUBLIC INPUT

Steering Committee members were posed several questions about public facilities and services over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland.

The following ideas were the most commonly expressed ideas for how to improve public services and utilities:

- Hire a Town Marshal to provide security for the town.
- Extend sanitary sewers and water service to existing residents and prepare for the expansion of these utilities as annexation occurs in the future. Sewer service will allow the town to grow and attract more residents.
- Leave drainage alone for the time being. There were no concerns with nuisance flooding expressed by the steering committee.
- Leave fire response alone for the time being. There were no concerns with response times or lack of resources expressed by the steering committee.
- Broadband access is not a high priority right now, but there was some debate about it.
- Maintenance of public buildings and facilities is acceptable right now and should not be prioritized above other issues such as utilities.

Results from the public survey offered the following insights related to public facilities:

- 63% of respondents said sewage service was a high priority.
- A combined 87% of respondents said water service was a high or medium priority.
- Despite statements to the contrary during steering committee meetings, 63% of respondents said drainage and flooding are a high priority.
- 94% of respondents said fire protection remains a high priority.

VISION & KEY GOALS

The vision for public facilities and services involves not only providing additional services for current residents, but also looking toward the future and understanding how to expand services quickly and economically as the town borders push outward.

KEY GOALS

Goal 1. Install sanitary sewer service for the town. The sanitary service that is currently planned should be constructed and properly maintained. Maintenance may include periodic point repairs, pipe lining, jetting and root cutting operations, structure rehabilitation, lift station upgrades, pipe replacements, and treatment plant operation and upgrades. The Town must have the appropriate workforce and funding prepared for these occurrences.

Goal 2. Install water service for the town. Water service is expected to follow the installation of sanitary sewers. Like sewer service, water infrastructure will need to be properly maintained. The Town must have the appropriate workforce and funding prepared to maintain lines, valves, tanks, and water treatment facilities in addition to construction and engineering costs.

Goal 3. Hire a Town Marshal. Current safety and security concerns must be addressed immediately before the Town gets any larger. As the Town grows, additional policing will need to be considered as a service offered to the public.

Goal 4. Maintain public buildings, facilities, utilities, and emergency services as the town grows. When Fairland grows, all public facilities and services need to be evaluated for their ability to continue serving the growing population and its needs. Emergency services must be able to meet the demands of residents while maintaining low response times. Public parks and buildings need

to be expanded and maintained as more residents look to utilize them. Utilities will need to be extended out to new developments. Additional Town employees will be necessary to keep up with the demand for these services as well.



PLACEMAKING

Development Policy: Fairland recognizes that even with the predicted growth, the town is likely to remain small in the immediate future. Nonetheless, it's a good time to start planning for the kinds of amenities that will serve both present and future residents as well as protecting the town's historic elements.

INTRODUCTION

Placemaking is the process of creating quality spaces where people want to live, work and play.

It unlocks the potential of spaces and creates a more inviting area for residents and visitors.

Key elements of a quality place for a small town include:

- A mix of uses.
- Accessible public spaces.
- Wi-fi capability.
- Preservation of historic structures.
- Arts, culture and creativity.
- Recreation.
- Green space.
- Quiet, unless they are designed to be otherwise.

Placemaking principles are mostly applied and easier done in cities, but rural towns are vital to a region's identity. One way to think about rural placemaking is regionally, according to studies. Just the presence of rural areas with distinct identities surrounding larger cities adds appeal and can attract people and economic development. For example, a revitalized Fairland might draw some casino visitors looking for a change of pace.

EXISTING CONDITIONS

Following is a review of some of the factors that makes a community become "a place."

COMMUNITY WELLNESS

Community wellness focuses on the physical and mental well-being of people in a specific geographic region. It refers to clinical and non-clinical approaches for improving health, preventing disease and reducing health disparities by addressing social, behavioral and environmental problems.

The 2020-2022 Community Health Needs Assessment, by Major Health Partners in Shelbyville, is a federal requirement for non-profit hospitals. The information guides hospital and community leaders in improving opportunities for health. **Using surveys, interviews and public data the assessment addresses prevention, reduction and management of health care. According to their research:**

- 33% of the households in Fairland are at or near the poverty level (\$1,215 monthly income for 1 person).
- 27% of children under the age of 18 countywide live in food insecure households and are likely ineligible for SNAP (food stamps).
- 38% of households do not bring in enough money to meet the basic cost of living in the county.

According to their survey, pressing medical needs in Shelby County include:

- Drug abuse; mental health and substance abuse treatment.
- Youth vaping; life skills for youth.
- Transportation; poverty/low-income older adults.
- Lack of awareness of issues and resources in Shelby County.

The full report can be found at [CHNA-and-CHIP-2019.pdf \(mymhp.org\)](#).

CULTURE

As a very small town, much of Fairland’s cultural life is integrated into the larger county. It does, however, draw a crowd for the annual fish fry, a fundraiser for the local fire department. Continuing improvements to the town park also have led to greater use of that facility.

Looking to the future, a key ingredient to the town’s development is its inclusion in the “donut counties” growing around Indianapolis. The county is “just a just a short drive from Indianapolis, making the community a perfect place for prospective residents seeking the peace and safety of small-town living, while enjoying all the benefits of proximity to the state’s largest city,” according to the 2021 Regional Development Plan by the Accelerate Rural Indiana group.

EDUCATION

Fairland residents are justifiably proud of the Triton elementary and junior/senior high schools, about 2 miles northwest of town. There were 882 students enrolled in 2023.

The Triton School Corporation receives an overall grade of B+, based on state assessment of proficiency, SAT/ACT scores and survey responses from students and parents.

For 2023, the district’s average testing ranking is 9/10, which is in the top 20% of public schools in Indiana. It has an average math proficiency score of 42% (versus the Indiana public school average of 36%) and reading proficiency score of 53% (versus the 43% statewide average), according to the Public School Review website.

Countywide, the educational opportunities include:

- Ivy Tech Community College
- Blue River Career Programs

- Morristown Jr./Sr. High School
- Shelbyville High School
- Southwestern High School
- Triton Central High School
- Waldron Jr./Sr. High School

PUBLIC OPINION ON PLACEMAKING

According to the public survey:

- 99% of residents are satisfied or very satisfied with the quality of life in Fairland.
- When asked what they want to protect about town, respondents answered:
 - “Small-town atmosphere.”
 - “Rural, slow-paced lifestyle.”
 - “Rural quietness.”
 - “To make Fairland a place families will want to visit and have a fun day but feel safe.”

In their discussions about placemaking, the steering committee’s emphasis included:

- “Maintaining our small-town feel and charm.”
- “Keep local churches active.”
- “Remain a very economical place to live with access to urban areas.”
- “Duplicate locally the Joseph Boggs Society for Historical Preservation Inc.” (<https://www.facebook.com/Boggstown/>).

VISION & KEY GOALS

The town's vision for the future is captured in the development principle at the start of this chapter: Fairland recognizes that even with the predicted growth, the town is likely to remain small in the immediate future. Nonetheless, it's a good time to start planning for the kinds of amenities that will serve both present and future residents as well as protecting the town's historic elements.

Because of Fairland's size, these initial goals are modest.

KEY GOALS

Goal 1. Study successful ideas from other small towns: Indiana communities of all sizes have successfully explored ways to boost their image and attract visitors and new residents. Since 1985, towns have received help from the Indiana Main Street Program in revitalizing the economy, appearance and image of their downtown commercial districts. Because Fairland is early in its revitalization efforts, local leaders could start by searching for ideas at the Main Street website, which is run by the Indiana Office of Community and Rural Affairs. The Main Street Community Toolkit link offers a free newsletter, recorded webinars, and a Facebook page.

Goal 2. Run a small project: Making a small improvement. A flower bed downtown, a new "Welcome to Fairland" sign, etc. – is a good way to announce the town's determination to upgrade. The Main Street website mentioned above is full of ideas.

Other ideas can be found at the U.S. Department of Agriculture's Rural America Placemaking Toolkit: Rural America Placemaking Toolkit (ruralplacemaking.com).

Funding is also available. The Indiana Housing and Community Development Authority (IHCDA) in conjunction with Patronicity.com,

facilitates "CreatINg Places," a place-based crowdfunding grant program. Citizens actively support projects and activities through web-based donations which, if the fundraising goal is reached within a set time, are matched by the state. This program was successfully used in Spencer to build the new public restrooms. It has also been used throughout Indiana to build pavilions, playgrounds, boat launches and many other public projects.

Goal 3. Honor the town's history by preserving its historic buildings: Telling the story of how the town got started can help foster a sense of belonging and shared identity. As shown in Chapter 15: Historic and Archaeological Resources, Fairland still has a stock of historically significant buildings, including some impressive structures in the town center.

Now, while the buildings are still structurally sound, is the time to explore how to preserve them. Keeping buildings, sites and objects around for future generations to appreciate is one of the deepest justifications for historic preservation. In addition, well-preserved and revitalized historic districts can give an older area an economic boost.

Start with the Indiana Department of Natural Resources' Division of Historic Preservation & Archaeology website, which has information on tax credits, grants and other resources.



ECONOMIC DEVELOPMENT

Development Policy: Future economic growth along the CR 400 corridor will provide a new primary connection between I-74 in Shelby County and I-65 in Johnson County. There are opportunities for Fairland to position itself as an important anchor for new development and redevelopment. However, the town can't just wait to see what happens, it must lead with local investment and careful planning.

INTRODUCTION

Allowing limited economic development – while fiercely preserving the community's small-town charm - was a constant theme of the steering committee.

Balancing those two goals can be tricky, particularly because most residents don't seem to be pushing for a lot of new shops, services and employers within the town limits. Instead, their interest in planning is more of a defensive posture, driven by concerns about encroachment from Shelbyville and worries about becoming neighbors to more enormous warehouse distribution centers.

However, town leaders are aware of the community's growth potential – “We're the last Indianapolis donut county area to develop,” one member said – while also recognizing that in such a small town even one new development triggers consequences.

For example, some residents are concerned that the new Dollar General on Carey Street (400N) will drain customers from Mr. T's grocery store, one of the town's only retail businesses.

For these reasons, careful planning driven by public input

will be vital as town leaders explore their growth potential. Fortunately, they've already taken the first steps by creating this comprehensive land use plan and deciding to pursue more formal planning tools such as zoning.

EXISTING CONDITIONS

GROWTH CONSTRAINTS & OPPORTUNITIES

Fairland faces some clear limits to economic growth, however there are also strong countermeasures that offer potential for new development.

The town's size – just 1.16 square miles and about 550 people – is a limiting factor. However, there are more than 420,000 people living within a 25-mile radius of Fairland. That's within easy driving distance for people curious about a new restaurant or shop that opens in the town's business district.

Even closer, Horseshoe Indianapolis (formerly Indiana Grand Racing & Casino and Indiana Live!) has gaming, restaurants, a gift shop and entertainment just a few miles away. New shops and services in town could lure people from the casino, including the 5,500 cars that pass daily at the Fairland exit off I-74, according to 2022 traffic counts from the Indiana Department of Transportation.

A second limitation is the lack of town-run utilities; most properties use well water and septic tanks. Larger businesses and housing subdivisions often require proven capacity in local water and sewer services as a condition for building. However, Fairland officials are working to build the town's first

sewer plant, which will increase the likelihood of attracting new business and residential growth.

A third possible constraint is what kind of economic growth residents will support. As shown in the public opinion section below, people are clearer about what they don't want (warehouses, manufacturing plants) than what they do. However, it was notable that during steering committee meetings no one called for a total ban on development. Instead, they asked for "smart growth."

Fairland's greatest potential for commercial growth is along 400N through town. This capacity has been recognized by the county, which wrote in its own 2019 comprehensive plan: "When connected, the CR 400 corridor will provide a new primary connection between I-74 in Shelby County and I-65 in Johnson County. This connection is important because it allows for an alternate route between these corridors that bypasses heavy traffic in Indianapolis.

Taking advantage of this new connection will be important for the long-term economic success of the Shelby County region. This also provides tremendous opportunities for the Town of Fairland to strategically position itself as an important anchor for new development and redevelopment activity on the Shelby County end of this route."

Dollar General must have agreed with that assessment, as this fast-growing national company just opened a store on the road.

BUSINESS INVENTORY

As described in Chap 2: General Background, the exact boundaries of Fairland are blurry in many research sites.

However, the Fairland area hosts an impressive number of businesses for a small town with a labor force of about 240 people, according to the U.S. Census Bureau. The average resident commutes 28 minutes, so it can be assumed that they work outside the community.

The following table shows employers who list their address as being in Fairland, according to Hoosiers By The Numbers, a web site run by the Indiana Department of Workforce Development. However, many of these businesses are not actually within town limits. The table includes all employers with more than one worker.

The Triton School Corp., with an elementary school and a junior/senior high school, is by far the largest employer, with 210 workers. Jupiter Coil Coating is the biggest private employer. It's also interesting to note how many service companies there are with 2-5 employees. In summary, more than 600 people work in or near the town.

Employers with a Fairland Address

Company	Product	Employed
Triton Central High School	Schools	90
Jupiter Coil Coating	Aluminum	80
Triton Elementary School	Schools	80
Brookfield Sand & Gravel Inc	Asphalt paving contractors	40
Triton Middle School	Schools	40
MPL Co.	Marble-cultured	32
Wellman Furnaces Inc	Heating equipment-manufacturers	29
Hoosier Brewing Co	Brewers	20
Concrete Connection Inc	Concrete contractors	15
Brownies Marine	Boat dealers sales & service	11
Fairland Appliance Repair	Appliance repair	11
Pleasant View Orchard	Orchards	10
Larkey Insurance & Real Estate	Insurance	6
M & G Door Works LLC	Doors	6
Mccurdy Family LLC	Attorneys	6
EEMC Inc	Electric contractors	8
JDS Pughs Cabinet Co Inc	Cabinet makers	8
Big Boys	Construction consultants	6
Brownies Marine Sales	Outboard motors	6
Country Diner	Foods-carry Out	6
Gray's Seeds Inc	Seeds & bulbs-retail	6
Indy Street Rods & Classics	Automobile body-repairing	6
Northwestern Consolidated Sch	School districts	6
Mr T's	Grocers-retail	6

E Square Electric LLC	Electric contractors	5
J & A Communications LLC	Communications	5
Smith Brother Ultimate Bldrs	Building contractors	5
Range Line Surveying	Surveyors	4
A D T-Activation & New Sales	Security control equip	3
Begley Sign Painting Inc	Signs	3
Davis Industrial Svc LLC	Services	3
Evertt's Sons LLC	Excavating contractors	3
Fairland Town Office	Government	3
FOC Heating & Cooling Llc	Air conditioning contractors	3
Indy Clutch Softball	Athletic organizations	3
MGI	Money transfer service	3
Mohr Capital Management	Drainage contractors	3
MTD Investments Inc	Investments	3
S C Pryor	Locks & locksmiths	3
Admiral Wildlife Service	Pest control	2
All-Ways Undercover Storage	Storage	2
Barry Daming Exc Inc	Real estate	2
Home2Heart Real Estate	Real estate	2
Sugar Creek Supply LLC	General Merchandise-retail	2

PUBLIC OPINION ON ECONOMIC DEVELOPMENT

During this planning process, “controlled growth” and “smart growth” were the most common answers to questions about what type of economic development Fairland should pursue.

Results from the public survey show:

- 93% agreed the comprehensive plan should discuss the infrastructure needed to accommodate growth.
- 75% agree that Fairland should identify and plan for possible growth areas.
- 46% said economic growth, such as promoting new businesses along Fairland Road, was a medium priority.

Many written comments in the survey ran along the lines of “No warehouses” and “Keep warehouses out.”

Observations made by the steering committee include:

- “Allow some growth and improvement but keep it conservative and controlled.”
- “Don’t let the town become overly developed.”
- “Smart growth, not just warehouses like Greenwood.”
- “Remain a very economical place to live with access to urban areas.”

However, the survey also captured opposing opinions about growth. When asked what they would like to change about Fairland, one person wrote, “The obsession with development as a necessity.”

VISION & KEY GOALS

The vision is captured in the development principle at the top of this chapter: Fairland must plan for the county growth that

likely is on its way. If the town doesn’t plan, their identity will be decided by whatever types of growth is allowed to happen around the town.

KEY GOALS

Goal 1. Develop 400N as a ‘Fast Fairland’ zone. As detailed in Chap. 10: Transportation, this road will soon stretch from I-74 into Johnson County, greatly increasing its capacity for traffic. New businesses could include travel services for people going to the casino. This area could also house a gateway, announcing Fairland and its business opportunities.

Goal 2. Develop Washington and Main streets as a ‘Slow Fairland’ zone. This could include businesses for residents and other visitors: cafes, pubs, small shops, etc. Revitalize the zone with the goal to attract, retain and expand small and medium-size businesses. The zone is initially limited because there are only a few non-residential buildings (the lodge, the depot) and they all are privately owned. However, over time, Fairland could run a revitalization effort to create a small village commercial center. As one resident said in the public survey, “Establish a ‘center of town’ which can be showcased and enjoyed.”

Goal 3. Explore low-budget strategies to help steer the economy. Although many residents don’t want a lot of economic growth, its important that town leaders understand how it happens and are “at the table” when countywide groups are considering new developments. Here are a few overarching strategies:

- Work with organizations, businesses, and institutions within and surrounding the community. Although the town has a rocky past with some countywide organizations, others can be key partners in growth, including The Shelby County

Chamber of Commerce and Shelby County Development Corp. Start by meeting with them to discuss the town's new comprehensive plan.

- Broadband has become an important part of quality of life and can provide real opportunities for growth in small towns. The State of Indiana is emphasizing this movement at their site, Indiana Broadband: Home.
- Take advantage of rural-specific loans, grants and programs through the federal or state government. Develop a relationship with Fairland's liaison for the Indiana Office of Community and Rural Affairs.
- As the town grows, explore economic development options for local government including tax increment finance (TIF) districts and tax abatements.

Goal 4. Embrace placemaking. As explained in Chapter 7:

Placemaking is the process of creating quality spaces where people want to live, work and play. It's a good time to start planning for the kinds of amenities that will serve both present and future residents as well as protecting the town's historic elements. For example, part of the economic development strategy could be investing in the creation and promotion of outdoor recreational activities as a key driver to the local economy.



HOUSING

Development Policy: Fairland needs more housing if it is to grow, but the community must discuss how to balance its history of more modest homes against what new development might look like, and cost.

INTRODUCTION

Housing plans should preserve present housing, rehabilitate declining homes and plan for expected housing in different types for people of various incomes.

That's a big work list for a town with no housing or building department. However, if the goals of this comprehensive plan are carried out – adding sewer service and annexing developable land – Fairland leaders should anticipate petitions for new housing, including some small subdivisions.

EXISTING CONDITIONS

The following information is from the Indiana Business Research Center, using 2021 data from the U.S. Census Bureau.

- There are 321 housing units in town.
- 79% are owner occupied (much higher than Indiana average). 14% are renter occupied.
- The average household size is 1.9 people.
- 51% of residents live alone.
- 60% of the units were built prior to 1940.

GROWTH CONSTRAINTS AND OPPORTUNITIES

Rural communities face unique challenges when dealing with the affordable housing crisis affecting the entire country. Because large-scale development does not generally occur in rural areas,

construction costs are often more expensive compared to urban areas, which reduces the incentives for private investment.

Also, it's expensive to grow. To expand a town's horizontal footprint means infrastructure: not just roads, but sewer and water pipes, expansions to water treatment capacity, fire hydrants, energy utilities, broadband. Small communities, looking for sites for new housing, are finding that these costs add up. Local officials need to predict these impacts when discussing subdivision proposals with developers.

One method of measuring the effects of growth, developed by the American Farmland Trust, is called the Cost of Community Services (COCS) ratio. It compares the tax and non-tax revenues coming from different land uses to the cost of providing services to those land uses. Some studies have found that residential land typically costs more than what it provides back in revenues, according to the Indiana Land Resources Council.

However, COCs do not reflect the economic multiplier effect for each type of land use. For example, they don't measure how new residents can increase demand for new local shops and services.

Although just a tool, these types of analysis clarify the relationships between residential and commercial growth, agricultural land use and the community's bottom line. This data is critical when local leaders face challenging questions about how to balance growth.

For example, will “the market” build the kind of new housing that moderate families can afford or will it be too up-scale? How should local government balance the competing claims of older, long-term homeowners and new families?

While formal rules and regulations are required for the planning and zoning stage and not during the comprehensive plan process, local leaders can save time later by pushing themselves to consider these tough questions and trade-offs early and often.

PUBLIC OPINION ON HOUSING

Results from the public survey show:

- 60% rated the quality of housing in town as “fair.”
- The top 2 items the town should concentrate on were “requiring clean-up of dilapidated housing” and “affordable housing.”

VISION & KEY GOALS

The vision is captured in the development principle at the top of this chapter; to acknowledge and shape the type of housing growth that is likely to reach Fairland in the future.

KEY GOALS

Goal 1. Establish planning and zoning in Fairland, including subdivision ordinances. Without formal planning, town leaders will have little to say about what happens with local housing. Consider using a unified development ordinance (UDO) format, which contains zoning and subdivision ordinances without having to consult separate documents.

Goal 2. Annex areas along town borders to promote new housing opportunities: One of the significant benefits of

annexation is acquiring more land for businesses, homes, parks and other amenities. This move is of particular interest to Fairland leaders, who oppose Shelbyville’s plans for thousands of acres in an industrial park about 1 mile from town limits. Shelbyville’s planning director said the city is recruiting 400-plus acres sites for development, including more warehousing.

Goal 3. Identify a value proposition for moving to Fairland:

As the town thinks about what type of growth it wants to encourage or prohibit, local leaders could start exploring questions such as: Why would someone live here? Why would a company locate here? A value proposition helps answer those questions by focusing on a community’s strengths. For example, the proposition for a small rural town might include a strong local community, a high quality of life or access to natural amenities.



TRANSPORTATION

Development Policy: As the town grows, more planning and investment will be needed to maintain efficient and safe transportation facilities including roads, sidewalks and trails.

INTRODUCTION

Fairland is located just two miles west of Interstate 74, and County Road 400 N (Fairland Road) runs east and west through the south edge of town. County Road 400 W is the main road entering town from the north. Growth is expected to occur around the I-74 corridor in the future, meaning Fairland is most likely to expand further north and east toward the interstate. As the most widely traveled street by through traffic, Fairland Road is poised to become the center of commercial growth in town.

EXISTING CONDITIONS

Significant commercial development has already occurred in the area east of the I-74 and CR 400 N interchange, which is home to the Horseshoe Indianapolis casino and racetrack, a Kroger warehouse and a Pilot Travel Center. There is also a boat sales facility, an Army National Guard recruiting center and a self-storage facility near this interchange. Traffic originating west of this area is highly likely to pass through Fairland.

The town itself has about 6.5 miles of public streets. Primary east-west roads are Main Street, Washington Street and Fairland Road, while CR 400 W, CR 450 W, Franklin, Mulberry and Walnut Streets are the primary north-south roads.

The Federal Highway Administration (FHWA) has functional classifications which describe roadways as principal arterial, minor arterial, major and minor collectors, or local roads based

on the number of vehicle trips the roadway receives. All roads in and around Fairland are classified as local roads, with the exceptions of CR 400 N (Fairland Road) which is a major collector and CR 400 W which is a minor collector. Fairland Road developments have generally been subject to higher scrutiny than other areas of town due to the higher number of vehicle trips along its route. CR 400 W is largely undeveloped and agricultural along its length, with a few larger estate-style homes placed intermittently. The small residential area of Clover Village is also located at its northern end and the Fairland Cemetery is near the southern end.

CSX Transportation owns and operates an active railroad that runs through town from northwest to southeast. The CSX portion of the rail line extends from Indianapolis to Shelbyville, but then continues further southeast under the operation of Central Railroad of Indiana. This railroad transports mainly automobile parts, grain, plastics and glass containers. There have been no issues reported with railroad crossings in town, and residents are very proud of coordinating recent railroad improvements with CSX to make the crossings through town safer.

Fairland is not presently included in any public transportation systems or bus routes, and there does not appear to be a need for such services in the area.

Pedestrian sidewalks and multi-use paths are currently provided on roughly 2.6 miles of Fairland's public streets, a coverage of about 40%. 6-foot-wide sidewalks with accessible ramps exist along the north and south edges of Fairland Road, and several areas in town have 4-foot wide concrete paths which

generally lack ramp access and interconnection. A general map of existing sidewalks in Fairland is below. There is a distinct lack of walkability throughout town outside of the main thoroughfare along Fairland Road, and residents have frequently expressed the need for more sidewalks to be constructed.

PUBLIC INPUT

Steering Committee members were posed several questions about transportation facilities over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland. **The following ideas were the most common comments provided for future transportation needs:**

- The roads around town are generally in good condition. They are safe, with very few exceptions, and can easily accommodate all the traffic they see on a daily basis.
- It would be great to have additional sidewalks and walking paths throughout the town to improve walkability and access to the park and eliminate unsafe conditions along roadways.
- Sidewalk installation has been intentionally delayed until after water and sewer utilities are installed to avoid tearing up new walkways during utility construction, but it remains a high priority.
- Public transportation is not well-suited to Fairland and will likely remain that way even if growth occurs.

Results from the public survey offered the following insights related to transportation:

- A combined 87% of respondents listed street and sidewalk maintenance as a high or medium priority.
- 94% of respondents agreed that the comprehensive plan should discuss the infrastructure needed to accommodate

growth.

- One comment from the surveys pointed out that adding sidewalks and restriping roads need to be addressed.

VISION & KEY GOALS

The vision for transportation is to maintain a high level of service on all existing roadways and provide more sidewalks and pathways to improve walkability throughout town. Unsafe road conditions must be addressed promptly and railroad crossings in particular monitored closely to prevent safety issues from arising. As the town expands, additional resources will need to be devoted to road and sidewalk maintenance. Fairland Road and CR 400 W will need extra developmental attention, including wider rights-of-way and more careful utility and pedestrian route planning, due to higher traffic volumes.

KEY GOALS

Goal 1. Provide sidewalks on all public roads. Once sewer and water installation are complete, Fairland should look to construct sidewalks on all public roadways. This will improve walkability of the town and allow a safe path to facilities such as the park, cemetery and local businesses.

Goal 2. Maintain roads and sidewalks. Maintenance of roads and sidewalks should continue to provide safe driving surfaces and walking paths throughout town. As growth occurs, Fairland should be prepared for increased transportation maintenance efforts and costs. Careful planning is required in higher traffic areas and areas which may expand rapidly and unexpectedly.

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AGRICULTURE



AGRICULTURE

Development Policy: As Fairland grows, its agricultural small-town character should be retained. It is important to respect and coexist with farming operations in the area.

INTRODUCTION

Agricultural uses are a major part of the Fairland community and surrounding communities. The town is surrounded by farmland on all sides and must therefore be mindful that proposed developments and land use adjacent to agricultural land fits well with the character of the region.

EXISTING CONDITIONS

Fairland and the surrounding populated areas contain roughly 1,293 acres of farmed land. This represents about 58% of the area stretching between 400 N, 600 N, 500 W, and I-74. The net cash income per farm county-wide was \$63,400 in 2017, which is greater than the state average of \$50,171. The number of farms in the 46126 zip code (Fairland and surrounding areas) as measured by historical Censuses of Agriculture can be seen in the following table. Also noted are the average size of farms in Shelby County and the State of Indiana. It can be observed that while farms in the county are generally larger in size than the state average, Fairland’s agricultural operations are generally much smaller than both the average county farm and state farm. New data will become available following the 2022 Census of Agriculture performed by the United States Department of Agriculture (USDA).

	2007	2012	2017
No. of Farm Operations in Zip Code 46126	67	No Data	49
Avg. Size of Shelby County Farm (acres)	323	410	389
Avg. Size of Farms in Indiana (acres)	242	251	264

Farmland ratings in the Fairland populated area indicate an evenly distributed but small amount of prime farmland. The majority of farmland is conditionally prime, meaning it would become prime farmland if properly drained and protected from flooding during the growing season. Fairland is fortunate to have only around 10% of its area that is not prime farmland.

Farmland Rating	Total Area (acres)	Percent of Total Area
Prime Farmland	1,158	30.5%
Conditionally Prime Farmland	2,256	59.3%
Not Prime Farmland	389	10.2%

The Shelby County Soil and Water Conservation District (SWCD) can be a reliable source for Fairland landowners and farmers seeking to reduce soil loss and improve the quality of soils and water. The goal of Shelby County SWCD is to protect the county's natural resources and provide assistance regarding the proper management of soil and water. Programs and events listed on the SWCD's social media page include agricultural BMP cost-sharing, native plant sales, tree sales, Cover Crop Day informational sessions and more. This limits the ability of such county programs to provide benefits to area farmers without a local alternative in place to offer similar programs.

PUBLIC INPUT

Steering Committee members were posed several questions about agricultural land uses over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland.

The following ideas were the most commonly expressed suggestions for town interaction with farming operations:

- In general, all current farming operations should be maintained and supported. As the town grows, however, it is understood that some agricultural land will likely be converted to residential, commercial or industrial uses.
- There are no major concerns with how farms operate currently. No complaints about traffic backups, equipment noise or debris from farming were recorded during steering committee meetings.
- Most steering committee members agreed that Fairland's future should mirror the current feel of the town, which is small-town and primarily agricultural.

Results from the public survey offered the following insights related to agriculture:

- One response to an open-ended survey question suggested that farms should remain agricultural and not be converted to other uses. This will be difficult to achieve if Fairland intends to grow or even experiences unexpected growth.
- One response to an open-ended survey question suggested that the rural, farming way of life in Fairland should be protected and maintained. This idea was extremely important to most survey respondents and most steering committee members.

VISION & KEY GOALS

The vision for agriculture is for the town to continue being friendly toward farming operations and find ways to work with farm owners as it expands. Additional land will almost certainly need to be acquired and converted to other uses, but town leaders must plan strategically and minimize unnecessary impacts to farmers and prime farmland. Annexed land must have a clear and justifiable plan laid out to avoid taking in new properties simply for the sake of expanding the town borders.

KEY GOALS

Goal 1. Retain and support agricultural operations as part of Fairland's town character. Continuing open and honest conversations with farm owners will be critical as Fairland expands. Agricultural lands marked for possible annexation will require town leaders to explain what value the properties hold for Fairland's future. Expanding the town borders without a clear plan will lead to lower trust of local government, angry residents and other problems.

Goal 2. Support agricultural best management practices.

Encourage participation in programs for farming best management practices through Shelby County SWCD. Alternatively, if Fairland is unwilling to work with county organizations, then a new entity could be established in Fairland to aid farmers. Town leaders must ensure farming practices do not interfere with the comfort and safety of town residents. Noise, dust and debris must be dealt with efficiently to maintain appearances and comfortability in residential and commercial parts of town.

Goal 3. Consider agricultural uses when zoning is established. Zoning will need to account for agricultural uses to minimize conflict and ensure that agriculture remains a strong part of Fairland’s town character. Using guidance such as the Indiana Land Resources Council’s (ILRC) model ordinances will help the town through this process.

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NATURAL RESOURCES



NATURAL RESOURCES

Development Policy: As Fairland expands its borders and annexes more land, policies should be implemented for maintaining green spaces and conserving wetland areas around the town. By constructing new paths and trails, these areas will be easily and safely accessible to Fairland residents.

INTRODUCTION

The natural beauty of Fairland has been known and recorded since the town was first established, as it was named after the “beautiful land” that was observed in the area.

The landscape in and around Fairland is comprised of multiple natural features with physical, cultural and historical significance, that highlight the town’s beautiful landscape. These include Snail Creek, Brandywine Creek and Swain Memorial Forest. These natural features offer a scenic setting and recreational opportunity for residents and visitors alike. Although currently these natural resources are not included within the town’s borders, they can one day be incorporated into the town’s limits to be enjoyed by the people of Fairland.

Steps should be taken to protect and preserve these features for future generations. It is important to develop policies that balance the protection of streams and forests and other natural features with Fairland’s desire for future growth and development.

EXISTING CONDITIONS

There are 3 creeks around the Town of Fairland. Swamp Creek winds through the land east of Fairland. It is the closest creek

to the town. Snail Creek, also known as Little Sugar Creek, is a waterway that passes through northwestern Fairland, between Triton Schools and Clover Village. Brandywine Creek, a tributary of the Big Blue River, flows east of Fairland and is another stream that provides natural beauty to the town.

The Swain Memorial Forest is a deciduous, privately owned forest located just outside the borders of Fairland, near the Fairland Cemetery. The forest is over 15 acres, and is the only forest listed in the Shelby County GIS. The Steering Committee members seemed interested in annexing the forest initially, but it didn’t seem to be a priority going forward.

Collectively, the waterways and their associated floodplain and riparian areas not only represent fertile habitat for plants and animals, but also offers Fairland residents a scenic amenity worth protecting.

The soils in the area are Crosby-Treaty-Miami soils and have a high-water table which occasionally causes water to back up in field tiles all the way up to Clover Village. Poorly draining soils are mapped throughout Fairland and the surrounding area. Despite this, soil is still an important natural resource due to the agricultural lifestyle of the people who live here.

Bedrock geology in the area includes dolomite and limestone. Natural vegetation in this region is Beech Maple Forest. Industrial minerals such as sand and gravel may be a potential resource in Fairland. There are no oil or gas resources in Fairland. There are no karst features or extensive woodlands for timber sale.

PUBLIC OPINION ON NATURAL RESOURCES

Steering Committee members were posed several questions about natural resources over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland. **The following ideas were the most commonly expressed answers for the direction natural resources should take:**

- Fairland should expand the network of green spaces & trails around town.
- Multi-use paths should be installed in and around the town for recreational use.
- Promoting wetland conservation is important to the town residents.
- Some members of the committee showed interest in planting more trees in town and considering attaining “Tree City USA” status.
- Signage at natural areas of interest could be considered but is not a high priority.
- Although it had been mentioned during previous meetings, promoting Dake’s pond as a public recreational site and developing similar pond sites in Fairland was not an action that the committee members wanted to pursue.

VISION & KEY GOALS

The vision for natural resources in Fairland is to designate more land as green space with the implementation of the proposed land use map, install new walking paths to natural areas and promote wetland conservation.

Goal 1. Expand the network of green spaces and install paths and trails for recreational use. Fairland residents and visitors would benefit from a system of paths and trails between the town and natural areas of interest. With the proposed

land use map, new green spaces are planned to be added in Fairland. Multi-use paths for walking or biking will increase public access to creeks and natural areas.

Goal 2. Promote wetland conservation. Wetlands provide important environmental benefits, including serving as wildlife habitats. Best management practices (BMPs) should be researched and utilized for how best to protect and maintain wetland areas in Fairland. Development should be limited in wetlands and other environmentally sensitive areas unless absolutely necessary, and only then with the guidance of IDEM and other authorities having jurisdiction such as U.S. Fish and Wildlife, U.S. EPA, U.S. Army Corps of Engineers, etc. Town officials and residents should continue to promote the ideals of environmental stewardship, including proper maintenance of vegetation, minimizing pollution of all kinds, including littering, and restoring environmentally degraded or eroded areas.



PARKS & RECREATION

Development Policy: As Fairland grows in population and size, the town must plan for the expansion of parks and recreational areas, address safety concerns, and promote community spirit through recreational programs and activities.

INTRODUCTION

Parks and recreational facilities are an important part of every town. Parks provide green, open space and provide vegetation that improves air quality for the town residents. Neighborhood parks serve community needs by creating a safe and fun place for children to play and people of all ages to enjoy. They offer outdoor leisure and recreational opportunities. Furthermore, they provide a sense of community and placemaking.

EXISTING CONDITIONS

Fairland Community Park is a two-acre neighborhood park located on the intersection of Commercial St and Jackson St. It includes a basketball court, tennis court and pickleball courts, picnic shelter, picnic tables, benches, playground equipment, renovated restrooms, a flagpole, trash cans, parking, lights, Wi-Fi accessibility, a firepit, and a lot of open space for various sports and running. Based on Google reviews, the park is a “great asset to the community” and is in a key location, near the Fairland Fire Department and proximity to the local corner store. The Steering Committee member and locals have also expressed how much value the park added to the town. The park is within a 0.5-mile radius, or approximately a 10-minute walk, to almost all the residential homes in Fairland. However, this will change with annexation and many Fairland residents will no longer be within walking distance to the park and a new park may need to be considered.

The Fairland Community Park is a great place to host events and build community spirit. Most events in Fairland are centered around the park and the Fire Department. The Annual Fairland Fish Fry Festival is the main public event in Fairland and is a great fundraiser for the fire department. Pictures of the festivities are posted on the town’s website: Town of Fairland, Indiana (fairlandin.org). Additionally, the senior center hosts a fundraiser with musical arts and food in September each year.

The Town of Fairland does not have an official Parks and Recreation Department but has a contract employee serving as the town’s parks and recreation manager. As the town expands, more responsibilities will be added to the parks and recreation manager.

The Triton School District is the center for sports and recreation for children and teens in the nearby areas. They offer baseball, golf, softball, tennis, track, and band for high school students. Basketball, volleyball and football camps are available for elementary and middle school children.

PUBLIC INPUT

Steering Committee members were posed several questions about parks and recreation over the course of the comprehensive planning process. A prioritization exercise also helped further narrow down the main goals for Fairland. **The following ideas were the most common comments provided for future parks and recreation needs:**

- Increasing security at the Fairland Community Park is very important to the residents of Fairland.

- Fairland should acquire a few properties south of the community park to expand its size.
- Setting aside land for a second neighborhood park as the town expands its boundaries is also an important consideration for the community.
- Obtaining state of federal grants and funds to use for land acquisition or park improvements should be explored.
- Fairland hosts several events throughout the year, but the committee members want to see more programs and activities happening around the town to strengthen community spirit and liven up the town.
- Establishing a Parks and Recreation Department is not a priority for Fairland at this time but will become more important as the town grows.
- Results from the public survey offered the following insights related to parks and recreation:
- 69% of respondents voted development of recreational opportunities as medium priority for land use issues. The rest of the votes were split between high and low priorities.
- 94% of respondents said that safety was a high or medium priority. This would include safety at the community park.

community can implement. Forming a neighborhood watch and appointing a Town Marshal will also help with keeping the park and surrounding area safe.

Goal 2. Acquire more land for parks and recreational use.

There are several properties south of the community park that the town can acquire to expand the size of the park. Furthermore, as Fairland grows, the town should set aside some land for another neighborhood park to make sure all residents are within safe walking distance to a recreational area. There is some undeveloped space around the town that is being designated as green space through the new land use map that can be utilized as a new park in the future.

VISION & KEY GOALS

The vision for parks and recreation in Fairland is to increase security in the community park, expand the network of parks in town by acquiring more properties and promote community building.

KEY GOALS

Goal 1. Increase security at the community park. Security at the community park is a high priority for the residents of the town. Installing cameras, streetlights, pedestrian crossings, and sidewalks around the park are good safety measures the

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HISTORIC & ARCHAEOLOGICAL RESOURCES



HISTORIC & ARCHAEOLOGICAL RESOURCES

Development Policy: As the town grows, more planning and investment will be needed to promote Fairland’s history and preserve its historic sites. Through the creation of a Historic Society and development of a Preservation Plan, Fairland can protect the character of the town and its history.

INTRODUCTION

The 1992 Shelby County Interim Report outlines the county’s historical events and contains an inventory of historic sites and structures in each city or town in that county. According to this report, Fairland was initially platted in 1852 by Isaac Odell and Henry Jenkins and was incorporated in 1866. The Indianapolis, Cincinnati & Lafayette Railroad passed through the town, boosting its growth. Later, a second railroad line, the Martinsville & Franklin Railroad, was built through Fairland. Fairland’s Historic District was a central part of the town. Today many historical buildings with Italianate, Vernacular and Gothic Revival architectural styles remain from that era, creating a unique blend of old and new styles.

EXISTING CONDITIONS

Fairland’s historic and archaeological resources are found within the town’s Historic District as well as scattered sites throughout the town. Furthermore, the significance of the railroad that passes through Fairland adds to its rich history. Historic and cultural connections for the residents of Fairland include the Town Hall, railroad, churches, cemeteries and historical buildings.

The Fairland Historic District, called the “Old Village” by locals, includes 8 buildings, most of which are brick structures. The Fairland Masonic Lodge, built in 1873 in an Italianate style, is the only 2-story

commercial building in Fairland. The Fairland National Bank (c. 1906) and a neighboring house (c. 1880) have Italianate style architecture as well. Odell’s Hall (c. 1870) is a Gable-front style building. The Cleveland, Cincinnati, Chicago and St. Louis Railroad Depot, built in 1909, has a vernacular style. The two churches within the Historical District- the Forbes Methodist Episcopal Church and Fairland Christian Church- both built in the early 1890s exhibit Gothic Revival style architecture. Lastly a house (c. 1875) on Mulberry Street next to the Masonic Lodge is included in the historical district, but the architectural style is indeterminate. All these sites are listed in the Shelby County Interim Report and are listed in the Indiana Historic Sites and Structures Inventory. Most of the buildings within the Historic District are listed as notable, but the Forbes Methodist Episcopal Church is listed as outstanding and should be considered for listing in the National Register of Historic Places.

There are a total of 21 additional historic sites listed for Fairland, including houses dating to the mid-1800s, an old hotel and traction depot and the Fairland Grain Company and Elevator. Fairland homes display a diversity of architectural styles from Italianate to Gothic Revival. Most of these buildings are listed as contributing, with the exception of one house on Main St. that is listed as notable. Currently, there are no historic sites in Fairland that are listed on the National Register of Historic Places. The Indiana Department of Natural Resources page has more information on Historic Preservation and archaeology: DNR: Historic Preservation & Archaeology: Historic Preservation & Archaeology Home (in.gov) as does central Indiana’s landmarks website: Indiana Landmarks and Historic Preservation - Indiana Landmarks.

Another place with historic and cultural importance is the Fairland Cemetery. It is located on N 400 W and is approximately 7.5 acres.

The Miami Nation Native American Tribes have historically lived in this part of Indiana and the possibility of finding archaeological artifacts from that era remains.

PUBLIC INPUT

Steering Committee members were posed several questions about historical resources over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland. The following ideas were the most common comments provided for future historical plans:

- Creating a Historic Society to increase awareness of Fairland's history is a high priority for the town's residents.
- Acquiring a building or site that can serve as the Historic Society's headquarters also received support from the Committee members. The consensus was that the old train depot would be the best spot for a historic building.
- Developing a Preservation Plan that promotes the preservation of existing historical buildings is another priority for the town.
- There were mixed opinions about returning the properties in the Historic District back to local commercial use.
- Listing historical sites on the National Register of Historic Places is not a high priority at this time.
- Results from the public survey offered the following insights related to historic resources:
- Preserving historic buildings had a medium to high priority among most respondents. Only 2 said it was a low priority.

VISION & KEY GOALS

The vision for historic and archaeological resources is to promote the history of Fairland and the preservation of historical sites across town.

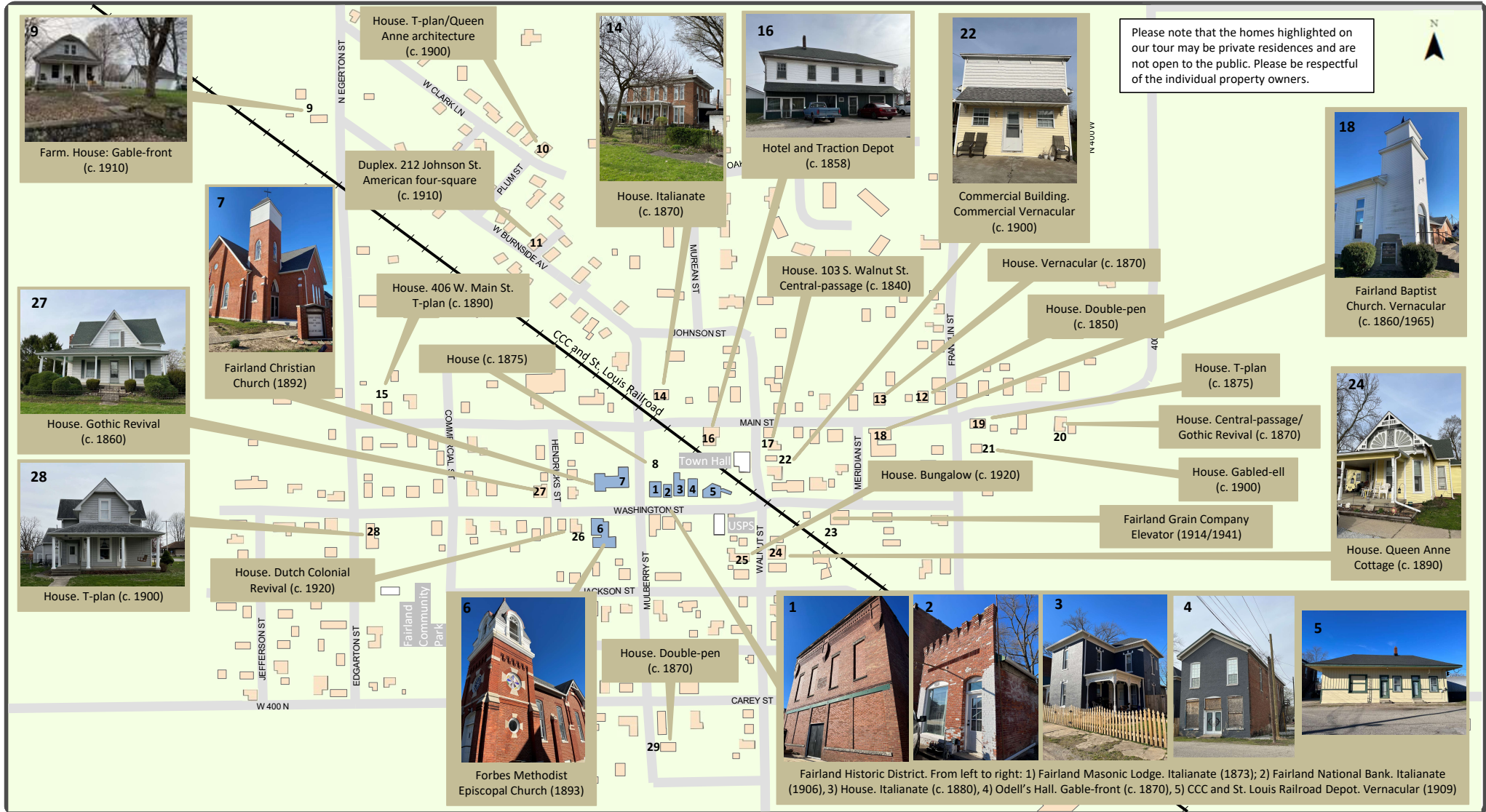
KEY GOALS

Goal 1. Create a Historic Society to increase awareness of cultural and historic resources. Fairland has a rich history that should be protected. By creating a Historic Society, the town can promote its history and encourage preservation of historical sites. Through social media presence, the Society can reach people outside of Fairland and a wider range of demographics. History and awareness can also be spread through publications, tours, exhibitions, workshops, site markings and programs.

Goal 2. Acquire a building to be used as the Historic Society headquarters. The town feels the need for the Historic Society to have a physical location that can serve as its headquarters. The best spot in town for the Historic Society would be at the old train depot. Currently it houses a private business but eventually can be acquired by the town and be the central location for the Historic Society. This would also be the place for citizen to deposit, store historical documents or artifacts and get people interested in Fairland's history. A historic tour map is a good visual to get people more interested in the historical sites across town.

Goal 3. Develop a Preservation Plan for historical sites in Fairland. Preserving existing historical buildings and protecting the character of these sites in Fairland can be implemented by creating a Preservation Plan. It needs to be decided whether the Historic Society, Town Council, volunteers, or other entity will be responsible for this plan. Information about Historic Preservation Planning can be found in the National Park Service website: Historic Preservation Planning Program - Historic Preservation Fund (U.S. National Park Service) (nps.gov).

Historic Fairland Walking/Driving Tour Map





HAZARD MITIGATION

Development Policy: Fairland should implement planning tools to address future emergency situations in town including flooding, severe weather and unsafe road conditions by creating a Resiliency Plan and appointing a Town Marshal.

INTRODUCTION

Fairland must be prepared to quickly respond to emergencies. Hazards include natural weather conditions such as extreme temperatures, floods, tornadoes and more, as well as political issues such as crime and safety concerns.

EXISTING CONDITIONS

Current transportation safety issues in town, reported by residents, include a sharp turn at Main St. and CR 400. Landscaping may be an issue for visibility and encourages high speeds around the turn. There are no reported issues at railroad crossings, especially after improvements were recently made to the railroad.

According to the Federal Emergency Management Agency (FEMA) National Risk Index the risk index score for Shelby County is relatively low when compared with the rest of the U.S. with a rating of 53.01. The strong wind and tornado risk index scores are relatively moderate. Fairland has an outdoor warning siren in case of severe weather but there have been complaints about long siren times by the town residents. The table below outlines different hazard types and their risk ratings.

Hazard Type	Risk Rating	Score
Cold wave	Relatively Low	55.1
Drought	Relatively Low	65.1
Earthquake	Relatively Low	77.3
Hail	Relatively Low	57.0
Heat wave	Relatively Low	37.6
Hurricane	Very low	12.5
Ice Storm	Relatively Low	40.4
Landslide	Relatively Low	26.1
Lightning	Relatively Low	47.3
Riverine flooding	Relatively Low	44.1
Strong wind	Relatively Moderate	72.8
Tornado	Relatively Moderate	81.8
Wildfire	Very low	10.9
Winter weather	Relatively Low	55.1

Discussion during the Town Council meeting suggested that more deputies are needed at the county level. Plans are underway to form a fire territory by combining 3 fire districts (Brandywine, Sugar Creek, Fairland) into one. This will improve response times and regional coordination of fire stations.

According to the FEMA flood insurance rate map, most of Fairland is in zone X, which is defined as the area of 0.2% annual chance of flooding. Although the water table elevation is high in Fairland, the town has done a lot of drainage improvements in recent years. However, flooding remains a concern for some people in Fairland.

For example, Mr. T's local grocery store and the post office have flooding issues during rain events because the surface of the adjacent street is too high due to re-paving too many times.

Beyond the county's plan, Fairland currently does not have a hazard mitigation plan but is planning to implement one in the near future. A hazard mitigation plan is a community's long-term strategy to reduce disaster damages, build community resilience and promote mitigation activities. It will allow the town to break the cycle of disaster damage and increase preparedness for future disasters. Information on the FEMA Local Mitigation Planning Policy Guide, including funding opportunities and responsibilities of local governments, can be found here: [Local Mitigation Planning Policy Guide \(fema.gov\)](#)

PUBLIC INPUT

Steering Committee members were posed several questions about hazard mitigation over the course of the Comprehensive Planning process. A prioritization exercise also helped further narrow down the main goals for Fairland. **The following ideas were the most common comments provided for hazard mitigation needs:**

- Creating a Resiliency Plan for emergencies is a high priority for Fairland.
- The Town of Fairland wants to appoint a Town Marshal.
- Some road conditions in Fairland can be improved including sharp turns, truck traffic, or speed limits.
- The Steering Committee members were unsure of their plans for developing the floodplain areas.
- The town already has an outdoor warning siren for severe weather.

Results from the public survey offered the following insights related to hazard mitigation:

- 63% of respondents said that drainage and flooding are high priority issues in Fairland, despite the recent drainage improvements that were done.
- 94% of respondents said that fire protection is a high priority for Fairland.

- Safety and law enforcement was seen as a high and medium priority by the respondents, again emphasizing the need for a Town Marshal
- One response to an open-ended survey suggested that Fairland should create a digital system to communicate with the community about current events and other important information to keep people informed. The existing bulletin board is not sufficient to keep people informed.

VISION & KEY GOALS

The vision for hazard mitigation is to be prepared for future emergency situations and have a safe and reliable way to communicate with the people in town in case of emergencies.

KEY GOALS

Goal 1. Create a hazard mitigation plan for emergency situations. By creating a hazard mitigation plan, the town will be prepared for natural disasters in the future and quickly recover from disruptions. The town can actively plan for climate adaptation and investing in mitigation approaches to build a more sustainable community.

Goal 2. Appoint a Town Marshal. Crime and vandalism in the community park was an issue of concern presented at the steering committee meetings and through the survey responses. Fairland can't rely on an understaffed Sheriff Department as it grows, and it can't rely on Shelbyville or surrounding communities if it wants acceptable response times. Someone familiar with the town and its residents is needed to address safety issues locally, which is why appointing a Town Marshal is important to the residents of the town.

Goal 3. Develop a plan for communication across town. Keeping people up to date about current events is important in building trust in a community. It can also inspire residents to become more involved in their community. It gives assurance to people that the town officials know what to do in case of emergencies and have a fast and reliable way to communicate it to everyone.



IMPLEMENTATION MATRIX

LAND USE GOAL 1. Establish planning and zoning in Fairland, including subdivision ordinances.

ACTION ITEMS

Work with a certified planner to develop a planning and zoning ordinance.

Accept new ordinances at council meeting.

Enforce new ordinances.

GOVERNMENT & FISCAL CAPACITY GOAL 1. Maintain trust and communication.

ACTION ITEMS

Continue open and honest communication with residents.

Develop a more active town message board or website.

GOAL 2. Build capacity.

ACTION ITEMS

Review the capacity table in the Government and Fiscal Capacity chapter of this plan to guide planning.

Utilize resources such as the Accelerate Indiana Municipalities program to train new and existing leaders in town.

IMPLEMENTATION MATRIX

PUBLIC FACILITIES & SERVICES GOAL 1. Install sanitary sewer service for the town.
ACTION ITEMS
Design and construct a sanitary collection system and a new treatment plant.
Ensure there are sufficient human and financial resources available to operate the plant and maintain sewer lines and lift stations.
Communicate with town residents about sewer fees, new connections, capital improvement costs, and sewer planning.
GOAL 2. Install water service for the town.
ACTION ITEMS
Explore design services and prepare for the public bidding process for a new water system.
Set sufficient human and financial resources aside for the initial design and construction, water plant operation, system rehabilitation, and system expansion.
GOAL 3. Hire a Town Marshal.
ACTION ITEMS
Hire a qualified individual for the role of Town Marshal through a detailed hiring process and set a salary.
Review IC 36-5-7 before appointing a marshal.
Have the new marshal complete the minimum basic training requirements adopted by the law enforcement training board under IC 5-2-1-9.
GOAL 4. Maintain public buildings facilities, utilities, and emergency services as the town grows.
ACTION ITEMS
Set aside additional funds and manpower for the maintenance of public services.
Set aside funds for construction and maintenance of future public services.

IMPLEMENTATION MATRIX

PLACEMAKING GOAL 1. Study successful ideas from other small towns.
ACTION ITEMS
Search for successful ideas on boosting the town’s growth at the Main Street website.
Tour other towns and communicate with nearby community leaders to develop growth ideas.
Hold public “idea sessions” to hear resident suggestions.
GOAL 2. Run a small project.
ACTION ITEMS
Review the Main Street Community Toolkit and the U.S. Department of Agriculture’s Rural America Placemaking Toolkit for beautification ideas and upgrades in town.
Consider funding options such as Indiana Housing and Community Development Authority (IHCD) in conjunction with Patronicity.com
GOAL 3. Honor the town’s history by preserving its historic buildings.
ACTION ITEMS
Explore preservation of historical sites and funding opportunities provided in the IDNR Division of Historical Preservation & Archaeology website.

IMPLEMENTATION MATRIX

ECONOMIC DEVELOPMENT GOAL 1. Develop 400N as a ‘Fast Fairland’ zone.
ACTION ITEMS
Create the planning and zoning ordinances so that this area can be developed as a business zone offering services to residents and visitors.
Identify which businesses would most benefit the town along the 400N corridor.
GOAL 2. Develop Washington and Main streets as a ‘Slow Fairland’ zone.
ACTION ITEMS
Create the planning and zoning ordinances so that this area can be developed as a business zone for the local community to enjoy.
Encourage and support small businesses that start up in Fairland.
GOAL 3. Explore low-budget strategies to help steer the economy.
ACTION ITEMS
Work with organizations, businesses and institutions within and surrounding the community to discuss growth opportunities.
Develop a relationship with Fairland’s liaison for the Indiana Office of Community and Rural Affairs to help secure state and federal funding in the future.
GOAL 4. Embrace placemaking.
ACTION ITEMS
Host more activities and events that bring the community closer.

IMPLEMENTATION MATRIX

HOUSING GOAL 1. Establish planning and zoning in Fairland, including subdivision ordinances.
ACTION ITEMS
Work with a certified planner to develop planning and zoning ordinance for Fairland.
GOAL 2. Annex areas along town borders to promote new housing opportunities.
ACTION ITEMS
Decide on annexation method.
Mail notices to property owners.
Hold public outreach sessions.
Introduce annexation ordinances at a council meeting.
Adopt fiscal plans.
GOAL 3. Identify a value proposition for moving to Fairland.
ACTION ITEMS
Promote services and features that make living in Fairland appealing to both current and future residents.
Come up with the top 3 reasons to live in Fairland and promote them publicly.
GOAL 4. Embrace placemaking.
ACTION ITEMS
Host more activities and events that bring the community closer.

IMPLEMENTATION MATRIX

TRANSPORTATION GOAL 1. Provide sidewalks on all public roads.
ACTION ITEMS
Secure funding and solicit bids for construction of sidewalks throughout town.
Discuss priority areas as well as the geographic limits for sidewalk installation.
Identify priority areas for sidewalks and trails as annexation proceeds. Develop a Strategic Trails Implementation Plan or similar.
GOAL 2. Maintain roads and sidewalks.
ACTION ITEMS
Prepare and maintain a sidewalk and road inventory based on existing conditions.
Perform regular maintenance and address resident complaints related to roads and sidewalks.
Prepare a Thoroughfare Plan or similar to plan future roads and service levels.
AGRICULTURE GOAL 1. Retain and support agricultural operations as part of Fairland’s town character.
ACTION ITEMS
Continue open and honest conversations on annexation, changes in land use or property values with farmers.
Ensure planning and zoning allow for adequate buffering between farms and other uses.
Ensure planning and zoning ordinances reasonably allow for farming uses within town.
GOAL 2. Support agricultural best management practices.
ACTION ITEMS
Establish an entity in Fairland that will aid farmers with best management practices.
Ensure that residents living near farms are not negatively impacted by dust, debris, traffic or noise.
GOAL 3. Consider agricultural uses when zoning is established.
ACTION ITEMS
Plan to include agricultural uses in the planning and zoning ordinance. Refer to the Indiana Land Resources Council guidance.

IMPLEMENTATION MATRIX

NATURAL RESOURCES GOAL 1. Expand the network of green spaces and install paths and trails for recreational use.

ACTION ITEMS

Plan out and construct multi-use paths in and around town.

Maintain all paths to be accessible and safe.

Identify natural areas where constructing parks and trails would be most desirable.

GOAL 2. Promote wetland conservation.

ACTION ITEMS

Develop planning and zoning ordinances to limit high-density development in wetlands and other environmentally sensitive areas.

Review best management practices for protection and maintenance of wetlands.

PARKS & RECREATION GOAL 1. Increase Security at the community park.

ACTION ITEMS

Continue open and honest conversations on annexation, changes in land use or property values with farmers.

Ensure planning and zoning allow for adequate buffering between farms and other uses.

Ensure planning and zoning ordinances reasonably allow for farming uses within town.

GOAL 2. Acquire more land for parks and recreational use.

ACTION ITEMS

Acquire the properties south of the community park to expand its size.

Purchase and set aside land to develop as a new neighborhood park when the town expands so that all residents can be within walking distance of a park.

IMPLEMENTATION MATRIX

HISTORIC & ARCHAEOLOGICAL RESOURCES GOAL 1. Create a Historic Society to increase awareness of cultural and historic resources.

ACTION ITEMS

Create a volunteer-based Historic Society to promote the preservation of historic sites throughout town.

Increase awareness of Fairland’s history through social media posts, publications, tours, exhibitions and programs.

GOAL 2. Acquire a building to be used as the Historic Society headquarters.

ACTION ITEMS

Discuss options for the acquisition of the old train depot to be dedicated as the Historic Society headquarters.

Make the historic tour map available for residents and visitors in town.

GOAL 3. Develop a Preservation Plan for historical sites in Fairland.

ACTION ITEMS

Review the National Park Service website: Historic Preservation Program to develop and adopt a plan to preserve historic sites in town.

Continue to identify important resources and structures in town to preserve and protect.

HAZARD MITIGATION GOAL 1. Create a hazard mitigation plan for emergency situations.

ACTION ITEMS

Identify areas of concern and create a mitigation plan for emergency situations.

Coordinate with the Fire Department to ensure proper training for staff on common emergency situations.

GOAL 2. Appoint a Town Marshal.

Hire a Town Marshal who is familiar with the town and can address local issues.

GOAL 3. Develop a plan for communication across town.

Develop new ways to share important information community-wide.



Fairland Comprehensive Land Use Plan

Summary: Steering Committee Meeting 1 • March 7, 2023

The steering committee met immediately after the town council meeting at town hall.

Town Officials Attending

Council members Jeremy Creech, Rick Daily and Jeremy Miller and Clerk-Treasurer Shea Fink.

Steering Committee Attending

The steering committee was recruited from Fairland residents: Steve Elder, Eric Fink, Ken Hall, Marilyn Hertzler, Craig Larkey, Kyle Ratliff, Janet Stucker, Bob Taylor and Ed Wilson.

Consultant Team Attending

Chris Kaufman, Drew Wilson and Caroline Jankowski from Beam, Longest and Neff Engineering and Scott Burgins from SB Research and Planning.

Background

The consultant team introduced the project, gave an overview of what a comprehensive plan entails, the role of the steering committee and the public engagement process. The development of a new unified development ordinance – which will follow completion of the comprehensive plan - was also discussed. The following questions were discussed and answered:

Why do a comp plan?

- Fairland faces opportunities and challenges, but local leaders don't have the regulations and tools needed to direct growth.
- The town has no planning and zoning ordinances.
- Comp plans are required to receive some grants from the Indiana Office of Community and Rural Affairs (OCRA).

How long will this process last?

- The planning process is intended to be completed this summer and presented to the town council for adoption.

What's the role of steering committee members?

- Represent the community, Identifying local issues and concerns.
- Advise consultants in developing goals, policies and draft documents.
- Encourage community consensus and stakeholder participation during public engagement events.
- Promote awareness, participation and support the mission of the project.
- Stick with it during the approximately 4 meetings and six months.

Comp Plan Priorities

Each steering committee member listed their priorities for the planning process and Fairland's future:

- Fairland has the opportunity to “do it right” as the last Indianapolis donut county area to develop.
- Allow some growth and improvement, but keep it conservative and controlled.
- Don't let the town become overly developed.
- Smart growth, not a just warehouses like Greenwood.
- “Be the masters of our growth” (facing pressure from Shelbyville, Shelby County, Indy and Greenwood).
- Maintain our small town feel and charm.
- People respect each other throughout the process.
- Keep local churches active.
- Maintain community consciousness – pivot to local and county governments rather than federal government for problem solving.
- Look after the taxpayers.
- Remain a very economical place to live with access to urban areas.
- Fairland would benefit from something like the Joseph Boggs Society for Historical Preservation Inc. (<https://www.facebook.com/Boggstown/>).

Development Principles

The steering committee then discussed development principles, which are broad statements that set the tone for the comp plan's priorities and action plan.

Land Use Development Principles

- A big concern is encroachment from Shelbyville and worries about becoming a home for more large warehouse distribution centers.
- The town should look into annexation, especially north up to the school (specifically mentioned property which is east/northeast of the school).
- It would be in Fairland's best interest to annex all the way to the school. The school wants new housing to help with enrollment; more than 20% of enrolled students are transfers from other schools.
- Other possible annexation space is between the town and township line, which is straight north/south along CR 525 W.
- Can't expand further east, Shelbyville's status as a city gives it priority over that land.
- Open space amenities will help draw people in. Lower-grade farmland is just west of town and possibly a good location for green space.
- Some residents are concerned about the new Dollar General going in on the south side of town. It could potentially being a problem spot and drive out the town's existing convenience store.
- Keep industrial developments around where Jupiter is now.
- Keep residential and industrial land uses separate.

Economic Development Principles

- Future economic development should be directed along Fairland Road (W 400N) because it gets heavier traffic. Dollar General is being built on the road. Potential new growth could include small stores, coffee shops, diners and bed & breakfasts marketed to people who want to take a break from the casino.
- “Old village,” only has a few buildings and the Masonic lodge, barber shop and bank are being used as residences. The old train depot, which was moved, houses a business. Over time, the historic buildings could be returned to commercial use.

Housing Development Principles

- The town needs more housing, but quality housing with curb appeal, such as brick houses (not vinyl siding).
- Lower-density housing is preferred (1/2 or full-acre lots and not 1/8th-acre lots).
- Sidewalks and lights are needed in some areas so people can walk safely at night.

Placemaking Development Principles

- A big concern is safety. For example, the park can have security issues and so recently added lights. “With growth must come security.” The town will eventually need a marshal.
- The senior center does a fundraiser with musical acts and food in September.

Public Facilities Development Principles

- Need more deputies at the county level.
- Plans are underway to form a fire territory by combining three fire districts (Brandywine, Sugar Creek, and Fairland) into one. This will improve response times.

Natural Resources Development Principles

- Dake’s pond east of town, now privately owned, is a great spot for future green space and paths.
- Check to see if it’s possible to add trails around wetland areas.

Parks and Recreation Development Principles

- Recent improvements to the park include lights, pickleball courts and renovated restrooms. There is no walking trail through the park.
- Do more programming at the park such as concerts and festivals. Add a stage or other type of venue, like Shelbyville’s covered stage.
- New events might attract food trucks, wineries, etc.
- Park is the site of one big event, the fire department’s annual fish fry fundraiser.
- Property with two houses south of the park could eventually be acquired and used to increase the park’s size.

Historic and Archaeological Resources Development Principles

- Discussed the **name** Memorial Forest northeast of town, which is not well known by locals.
- The best place for a historical society would be at the train depot.

Hazards Mitigation Development Principles

- Drainage is not a major issue now because the town has worked on it, although there was mention of drainage issues around Mr. T's and the post office.
- Landscaping is an issue for visibility and for addressing high speeds at the Main Street and CR 400.
- Town should have an emergency response plan in addition to the county's plan.
- No issues at railroad crossings currently, especially after the railroad made improvements.

Next Steps

- Consultants work on existing conditions section of the report.
- Steering committee reviews Shelby County and Shelbyville comp plans.
- Steering Committee Meeting #2 **April 4**, immediately after the town council meeting.

Fairland Comprehensive Plan SC Meeting #1 • 3/7/23

Please print clearly.

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Fairland Comprehensive Land Use Plan

Summary: Steering Committee Meeting 2 • April 4, 2023

The steering committee met immediately after the town council meeting at town hall.

Town Officials Attending

Council members Jeremy Creech, Rick Daily and Jeremy Miller and Clerk-Treasurer Shea Fink.

Steering Committee Attending

The steering committee was recruited from Fairland residents: Steve Elder, Eric Fink, Ken Hall, Marilyn Hertzler, Craig Larkey, Kyle Ratliff and Ed Wilson.

Consultant Team Attending

Chris Kaufman, Drew Wilson and Caroline Jankowski from Beam, Longest and Neff Engineering and Scott Burgins from SB Research and Planning.

Updates

The committee briefly discussed their ‘homework,’ which was reviewing sections of the 2019 Shelby County and Shelbyville comprehensive plans which mentioned Fairland. They reiterated that those plans do not reflect what Fairland residents want.

BLN engineers had follow-up questions from the previous meeting. The committee discussed:

Transportation

- Road upkeep – very good except for county roads.
- Sidewalks – not very good, most people walk in the street. The whole town needs to have sidewalks, but this has been postponed until the sewer project is under way to prevent new sidewalks from getting torn up by sewer installation.
- Street lights – SC really wants streetlights. They have very few right now and most don’t work.

Services the town can provide outside of fire department and park

- Trash pickup – old local company got bought by Waste Management and service has dropped off.
- Town marshal/police are needed.
- Storm/debris cleanup may be needed.
- High-speed internet would be great. Current options are AT&T and Comcast, which are expensive and offer poor service in the area. There is Wi-Fi at the park.
- Tornado sirens had issues during a recent storm, but that is beyond Fairland’s control.

Agricultural issues

- None, other than some equipment on roadways during harvests.

- Swain Memorial Forest. Committee members knew the area but were unaware of its designation. They discussed possibly annexing it into the town along with nearby wetlands and floodplain areas to Swamp Creek east of town. The wetland area has a beaver dam raising the water level that needs to be cleared out.

Historical issues

- Consultants reviewed historic homes from the Shelby County interim report, which labeled one home as “notable” and possibly listed on the National Register.
- The lodge, bank and Methodist church should be preserved as historical. Old houses in the town were all brick homes owned by doctors (*citation needed*).
- The committee discussed creating a walking tour map similar to an example shown from Orleans, IN. A suggestion was made to contact the Boggstown Historical Society for guidance.
- The committee said a location for citizens to deposit historical documents is needed; ideally the now privately owned train depot.

Draft Vision and Development Principles

Following last meeting’s discussion, consultants presented drafts of local development principles, which are broad statements that set the tone for priorities and action steps in the comprehensive plan. The committee approved the following versions.

Vision Statement

The Town of Fairland is poised for the next phase of growth. As the town develops it will require more investment and – for lack of a better word – a more formal approach to our future. Waiting to see how our community is affected by the planning actions of other local governments has not resulted in ideal results.

Land Use Development Principles

The Town of Fairland must implement the planning tools needed to control its future, including planning and zoning and annexation. This new structured approach may create tension but is vital if the town is to promote the type of growth it wants and fend off the types it does not.

Economic Development Principles

Future economic growth along the CR 400 corridor will provide a new primary connection between I-74 in Shelby County and I-65 in Johnson County. There are opportunities for the Town of Fairland to strategically position itself as an important anchor for new development and redevelopment activity. However, we can’t just wait to see what happens, we must lead with local investment and careful planning.

Housing Development Principles

Fairland needs more housing if it is to grow, but the community must discuss how to balance its history of more modest homes against what new development might look like, and cost.

Placemaking Development Principles

Fairland recognizes that even with the predicted growth the town is likely to remain relatively small in the immediate future. Nonetheless, it's a good time to start planning for the kinds of amenities that will serve both present and future residents as well as protecting our historic elements.

Public Facilities Development Principles

As the town matures into the next phase of its growth, more planning and investment will be needed in key areas including everything from emergency responses to infrastructure.

Natural Resources Development Principles

There are unexplored opportunities for amenities such as walking paths and green spaces that could help set Fairland up for its next phase of growth.

Parks and Recreation Development Principles

Fairland can improve the quality of life of existing residents and attract visitors by adding new events and amenities, mostly centered around the town park.

Historic and Archaeological Resources Development Principles

There is still time for the town to preserve its most historic buildings as well as the general sense of small-town charm. Once again, the key will be taking active steps and not "waiting to see what others do."

Hazard Mitigation Development Principles

Looking ahead to future growth, Fairland must promote effective land use planning based on identified hazards such as road safety and severe weather.

Developing Local Planning Capacity

Because undertaking formal planning methods such as zoning is challenging even for larger cities, and certainly poses many obstacles for small communities, the committee talked about what local efforts will be needed in the future.

Fairland's town council has committed to the process, but creating a comprehensive plan is usually considered one of the easier steps because it serves only as a guidance document and is not the rule of law. Moving further into planning will require difficult decisions and more political will, which has been defined as, "The extent of committed support among key decision makers for a particular policy solution to a particular problem."

The committee reviewed traditional steps in developing local planning, as shown in the following table.

STEP 1	STEP 2	STEP 3	STEP 4
<input checked="" type="checkbox"/> Commit the financial and human resources needed for planning projects. <input type="checkbox"/> Create a comprehensive land use plan.	<input type="checkbox"/> Form a plan commission following state guidelines. <input type="checkbox"/> Form a board of zoning appeals with rules of procedure. <input type="checkbox"/> Create zoning and subdivision regulations.	<input type="checkbox"/> Have a building commissioner/planner on staff or hire out for one. <input type="checkbox"/> Have full or limited inspections and enforcement personnel. <input type="checkbox"/> Have someone who focuses part of their time on economic development or redevelopment.	<input type="checkbox"/> Have a plan commission and a board of zoning appeals that consistently follow rules of procedure and annual training. <input type="checkbox"/> Have a redevelopment commission. <input type="checkbox"/> Regularly update comp plan and development codes. <input type="checkbox"/> Have additional ordinances such as architectural review, historic preservation, etc.

Looking ahead to completion of the comprehensive plan, the committee explored the tough questions that lay ahead as they implement planning and zoning, such as, how can the town:

- Grow but maintain a small-town feel?
- Ensure fairness for current residents while incentivizing development?
- Have both quality housing and remain economical?

State officials have asked why Fairland isn't doing their own zoning. Planning is currently done through an interlocal agreement with Shelby County, but the contract expires in December.

The Future Land Use Map

Every comprehensive plan includes what's called a future land use map. The map represents the vision for what Fairland may look like in the years ahead. It is a guide for land use policy and decision making but is not actually a policy itself. However, the map will be used as the foundation for creating the legally-binding zoning map and ordinances.

The committee reviewed preliminary suggestions about the map made at the last meeting, adding these notes:

- When the planned sewer project is complete, new development will likely begin north by the school.
- The town should consider annexation, aiming for a one-time boundary shift and not a series of smaller moves. For instance, include the southwest corner down to CR 300.
- How can property taxes be balanced with expenditures for services?

Public Survey

The committee reviewed a draft of the public survey that will be used to design the comprehensive plan.

They reviewed the best methods of distribution, which will be limited because the town's website is undergoing renovation and they don't want to use Facebook, since it can be manipulated by non-residents. The senior center will be a central point for distribution.

Next Steps

- Consultants will prepare the public survey for distribution.
- Steering Committee Meeting #3 **May 2**, immediately after the town council meeting.

Fairland Comprehensive Land Use Plan

Summary: Steering Committee Meeting 3 • May 2, 2023

The steering committee convened immediately after the town council meeting at town hall.

Town Officials Attending

Council members Jeremy Creech, Rick Daily and Jeremy Miller and Clerk-Treasurer Shea Fink.

Steering Committee Attending

Mike Bowman, Cameron Elder, Steve Elder, Eric Fink, Debi Garrett, Seth Graham, Craig Larkey, Jaxson Miller, Erick Nebaut, Kyle Ratliff, Janet Stucker, Bob Taylor and Ed Wilson.

Consultant Team Attending

Larry Haag, Drew Wilson and Caroline Jankowski from Beam, Longest and Neff Engineering and Scott Burgins from SB Research and Planning.

Updates

The town board and steering committee met Debra Luzier, a certified planner with GRW Engineering. During her 25 years of experience, she has worked with other small towns starting out on planning and zoning. She provided the town board with a cost estimate for preparing a united development ordinance (zoning and subdivision ordinance) for Fairland.

Interviews with Shelby County Planning Officials

As part of their research with key stakeholders, the consultants presented summaries of their talks with planners representing other Shelby County communities:

Desiree Calderella, Shelby County Planning Director

- Has been overseeing planning in Fairland since 2018, but the interlocal agreement will expire in December.
- County zoning has ordinances for Village-Mixed Use and Village Residential, which she has been applying in Fairland to new development such as the Dollar General.
- County code includes a few housing standards, such as requiring a two-car garage.
- As a short-term measure, Fairland could adopt the county code and then transition into its own ordinances.
- She does not anticipate the county will object to any annexation.

Adam Rude, Shelbyville Planning and Building Director

- City limits are within 5,000 feet of Fairland.
- City intends to pursue industrial park in NW part of city, developing 400-plus acre sites. Will be extending utilities.
- Johnson County has received INDOT funding for 400N, opening up a corridor all the way to the casino.

- City has a pumping station west of town with excess capacity - Fairland can stub on for water.
- “Shelbyville and Fairland can benefit from each other. I know there are still hurt feelings, but this is an opportunity to take advantage of opportunities and work together. Working with Fairland is a priority for us.”
- Example: City won’t cross Brandywine Creek, can talk about land use possibilities in that area.

Future Land Use Map

Consultants presented the latest draft of the future land use map, based upon the committee’s comments at the last meeting.

They also showed a map for what will be a critical sub area in the comprehensive plan - 400N as it runs through town. This area will be designated as commercial.

Goals

The committee reviewed a set of draft goals for the comp plan. Goals are general statements of desired outcomes for the community. While broadly written, goals should be specific enough to assess whether progress has been made in achieving them. They will be followed by objectives, which are more specific and are a subset of goals.

Goals: Land Use

- Prepare and maintain a land use and zoning map of the town.
- Enact new planning and zoning ordinances.
- Annex land up to and including the Gambrel property near the school.
- Attract more residential uses to the town.
- Attract more commercial uses to the town.
- Expand institutional uses within the town (government properties, schools, fire department, etc.).

Goals: Economic Development

- Develop 400N as a Fast Fairland zone, including traveler services for people going to the casino.
- Develop Washington and Main streets as a Slow Fairland zone, for residents and other visitors: cafes, pubs, etc.
- Put in place the tools needed to promote and fund economic development (TIF district, etc.).
- Revitalize the Slow Fairland Zone with the goal to attract, retain and expand small and medium-size businesses.
- Embrace placemaking. For example, invest in the creation and promotion of outdoor recreational activities as a key driver to the local economy.

Goals: Housing

- Establish planning and zoning in Fairland, including subdivision ordinances.
- Annex areas along town borders to promote new housing opportunities.
- Include code enforcement in new ordinances to address derelict properties.
- Prepare for supportive senior housing. By 2040, 25% of rural households will be aged 65 or older.
- Identify a value proposition that creates a regional story line and answers questions such as: Why would someone live here? Why would a company locate here?

Goals: Public Facilities & Services

- Develop utility connection and enforcement policy ordinances.
- Prepare a maintenance plan and schedule for public buildings and facilities.
- Hire a Town Marshal to increase Town safety and security.
- Expand broadband internet access.
- Create electronic GIS mapping of existing utility systems.

Goals: Transportation

- Improve walkability of Town by constructing sidewalks on all street frontages.
- Prepare a road and sidewalk maintenance plan and schedule.
- Coordinate with the County on maintenance of county roads.
- Construct improvements at unsafe locations.
- Add additional signage and roadway markings throughout town.

Goals: Agriculture

- Retain and support agricultural operations as part of Fairland's town character.
- Support agricultural best management practices.
- Encourage participation in programs offered by the County Stormwater Conservation District.

Goals: Natural Resources

- Expand the network of green spaces & trails around town.
- Install signage at natural areas of interest.
- Promote wetland conservation.
- Plant more trees in Town and consider attaining "Tree City USA status."
- Install multi-use paths for recreational use.
- Promote Dake's pond as a public recreational site & develop similar sites throughout town.

Goals: Parks & Recreation

- Acquire properties south of the Community Park to expand its size.
- Promote programs and festivals at the Park and host more events.
- Increase security at the park.
- Consider setting aside land for another neighborhood park as the town expands.

- Establish a Parks & Recreation Department.
- Acquire state or federal grants/funds to use for land acquisition or park improvements.

Goals: Historic & Archeological Resources

- Create a Historic Society to increase awareness of Fairland’s history.
- Purchase a building/site that can serve as the historic society headquarters.
- Invest in returning downtown properties to local commercial use.
- Create a Preservation Plan to promote the preservation of existing historical buildings.
- Consider listing some sites on the National Register of Historic Places.

Goals: Hazard Mitigation

- Create a Resiliency Plan for emergency situations.
- Appoint a town marshal.
- Improve road conditions in Town by addressing sharp turns, truck traffic, or speed limits.
- Encourage the right kind of development within floodplains.
- Work with the County to install a reliable outdoor warning siren for severe weather.

Using boards printed with these goals and colored stickers, the steering committee did a MoSCoW prioritization exercise. The term MOSCOW is an acronym derived from the first letter of each of four prioritization categories: M - Must have, S - Should have, C - Could have, W - Won't have (this time).

Using a limited number of stickers, the committee voted for what is and is not important to the comp plan. Receiving the most votes (in order) for “Must Have” were:

- Prepare a road and sidewalk maintenance plan.
- Establish planning and zoning in Fairland & retain and support agricultural operations as part of Fairland’s town character.
- Annex land up to and including the Gambrel property near the school.
- Annex areas along town borders to promote new housing.
- Increase security at the park.
- Hire a town marshal.
- Create a Resiliency Plan for emergency situations.

Receiving the most votes (in order) for “Won’t Have (for now)” were:

- Establish a Parks & Recreation Department.
- Encourage the right kind of development within floodplains.
- Coordinate with the county on maintenance of county roads.

Public Survey

Committee members were given hard copies of the public survey to distribute at the senior center, post office and town hall.

Next Steps

- Consultants will take the month of June to work on the comp plan draft.
- Steering Committee Meeting #4 will be **July 11th**, immediately after the town council meeting.

TOWN OF FAIRLAND, INDIANA
LAND USE COMPREHENSIVE PLAN MEETING

6:00 PM TUESDAY, MAY 2, 2023

SIGN-IN SHEET

NAME

ADDRESS

PHONE

E-MAIL

Jeremy Cochran

Clark Dalby

Jeremy Miller

Eric Frook

Kyle Ratliff

Ed Wilson

Craig Lasky

Janet Stucker

Bob Taylor

Debi Garrett

Eric Hobart

Seth Grahm

Jaxson Miller

Larry Haag

DEBORAH LUKE

MIKE Bowman

STEVE EIDER

Camron Eider

dluzier@growing.com

mike@mandexcavating.com

cameroneider393@gmail.com

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 05, 2023 4:32:32 PM
Last Modified: Monday, June 05, 2023 4:34:50 PM
Time Spent: 00:02:17
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3
What about Fairland would you most like to protect?

The small town feel.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Low Priority
Development of recreational opportunities	Low Priority
Streets/sidewalks maintenance	High Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	Medium Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
--------------------	----------

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Medium Priority
Broadband/telecom availability	Low Priority
Drainage and flooding	High Priority
Water service	Medium Priority
Fire protection	High Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

Protecting the town of Fairland from the City of Shelbyville and keeping warehouses out.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 06, 2023 11:18:32 AM
Last Modified: Tuesday, June 06, 2023 11:21:07 AM
Time Spent: 00:02:34
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3
What about Fairland would you most like to protect?

Small town feel.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	Low Priority
Economic growth, such as promoting new businesses along Fairland Road	Low Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	Medium Priority
Preserving historic buildings	Low Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
High-end housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Medium Priority
Broadband/telecom availability	Low Priority
Drainage and flooding	Medium Priority
Water service	Low Priority
Fire protection	Medium Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

Protect the small town, that is why I choose to live here.

#3

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 11:56:41 AM
Last Modified: Tuesday, June 06, 2023 11:58:02 AM
Time Spent: 00:01:21
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Nothing.

Q3
What about Fairland would you most like to protect?

The lifestyle.

Q4 **Disagree**

Fairland should identify and plan for possible growth areas.

Q5 **Don't know**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	Low Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	Medium Priority
Preserving historic buildings	High Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Low Priority
Broadband/telecom availability	Low Priority
Drainage and flooding	High Priority
Water service	Low Priority
Fire protection	Medium Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#4

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 11:58:15 AM
Last Modified: Tuesday, June 06, 2023 11:59:32 AM
Time Spent: 00:01:17
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Small town atmosphere.

Q3 **Respondent skipped this question**

What about Fairland would you most like to protect?

Q4 **Don't know**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Don't Know
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	High Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	High Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	High Priority
Drainage and flooding	Medium Priority
Water service	Medium Priority
Fire protection	Medium Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#5

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 11:59:47 AM
Last Modified: Tuesday, June 06, 2023 12:01:27 PM
Time Spent: 00:01:40
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

More modern conveniences.

Q3
What about Fairland would you most like to protect?

Rural, slow-paced lifestyle.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	Low Priority
Streets/sidewalks maintenance	High Priority
Safety/ law enforcement	Medium Priority
Preserving historic buildings	Low Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	High Priority
Water service	High Priority
Fire protection	High Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#6

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 12:02:18 PM
Last Modified: Tuesday, June 06, 2023 12:05:43 PM
Time Spent: 00:03:25
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Rebuilding/building sidewalks and line paint on roads. People also need to be more aware of what's going on in the town meetings.

Q3
What about Fairland would you most like to protect?

The quiet and small-town feel.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	Low Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	High Priority
Safety/ law enforcement	Medium Priority
Preserving historic buildings	Medium Priority

Q7

Good

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Requiring clean-up of dilapidated housing	x
Other?	Custom homes/ No suburbs

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	Low Priority
Water service	High Priority
Fire protection	Medium Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#7

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 12:07:24 PM
Last Modified: Tuesday, June 06, 2023 12:10:00 PM
Time Spent: 00:02:36
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3 **Respondent skipped this question**

What about Fairland would you most like to protect?

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6
 How would you prioritize the following LAND USE issues?

- | | |
|---|------------------------|
| Managing and directing growth | High Priority |
| Annexation | High Priority |
| Economic growth, such as promoting new businesses along Fairland Road | High Priority |
| Development of recreational opportunities | Medium Priority |
| Streets/sidewalks maintenance | Don't Know |
| Safety/ law enforcement | Medium Priority |
| Preserving historic buildings | Medium Priority |

Q7

Good

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

A greater range of housing (duplexes, apartments, etc.) **x**

Q9

How would you prioritize the following UTILITIES issues?

- | | |
|--------------------------------|------------------------|
| Providing sewage service | High Priority |
| Broadband/telecom availability | Low Priority |
| Drainage and flooding | Don't Know |
| Water service | Medium Priority |
| Fire protection | Medium Priority |
-

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

Do not allow liquor sales. Need controlled growth to financially support school system.

#8

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 12:10:04 PM
Last Modified: Tuesday, June 06, 2023 12:11:13 PM
Time Spent: 00:01:09
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Don't know.

Q3
What about Fairland would you most like to protect?

Small town.

Q4 **Don't know**

Fairland should identify and plan for possible growth areas.

Q5 **Respondent skipped this question**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6 **Respondent skipped this question**

How would you prioritize the following LAND USE issues?

Q7 **Respondent skipped this question**

How would you rate the quality of housing in Fairland?

Q8 **Respondent skipped this question**

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Q9 Respondent skipped this question

How would you prioritize the following UTILITIES issues?

Q10 Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#9

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, June 06, 2023 12:11:15 PM
Last Modified: Tuesday, June 06, 2023 12:12:31 PM
Time Spent: 00:01:15
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3
What about Fairland would you most like to protect?

Like to protect small-town atmosphere.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	High Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	Medium Priority
Preserving historic buildings	Medium Priority

Q7

Good

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

A greater range of housing (duplexes, apartments, etc.)	x
---	----------

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	Low Priority
Drainage and flooding	Don't Know
Water service	Medium Priority
Fire protection	Low Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#10

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:23:14 PM
Last Modified: Sunday, June 11, 2023 12:26:35 PM
Time Spent: 00:03:21
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3
What about Fairland would you most like to protect?

Preserving it as is and not turning it into Shelbyville.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	Medium Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	High Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	High Priority

Q7

Good

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

High-end housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Medium Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	High Priority
Water service	Medium Priority
Fire protection	High Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

No solar. No warehouses. Farm fields must remain agricultural.

#11

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:26:48 PM
Last Modified: Sunday, June 11, 2023 12:28:45 PM
Time Spent: 00:01:56
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2

What about Fairland would you most like to change?

To have a local restaurant.

Q3

What about Fairland would you most like to protect?

Rural living/farmland.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	Medium Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	High Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	Medium Priority

Q7

Good

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

High-end housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Medium Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	High Priority
Water service	Medium Priority
Fire protection	High Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

No warehouses. No solar.

#12

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:29:00 PM
Last Modified: Sunday, June 11, 2023 12:31:24 PM
Time Spent: 00:02:23
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Obsession with development as a necessity.

Q3
What about Fairland would you most like to protect?

Rural quietness.

Q4 **Disagree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Low Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	Medium Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	High Priority

Q7

Respondent skipped this question

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Requiring clean-up of dilapidated housing	x
---	----------

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	High Priority
Water service	High Priority
Fire protection	Medium Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

Fairland discards the Shelby County plan.

#13

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:31:46 PM
Last Modified: Sunday, June 11, 2023 12:32:40 PM
Time Spent: 00:00:54
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3 **Respondent skipped this question**

What about Fairland would you most like to protect?

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6
 How would you prioritize the following LAND USE issues?

- | | |
|---|------------------------|
| Managing and directing growth | High Priority |
| Controlling the look of new development | Low Priority |
| Economic growth, such as promoting new businesses along Fairland Road | Medium Priority |
| Development of recreational opportunities | Medium Priority |
| Streets/sidewalks maintenance | Medium Priority |
| Safety/ law enforcement | High Priority |
| Preserving historic buildings | Medium Priority |

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing **x**

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	High Priority
Drainage and flooding	High Priority
Water service	High Priority
Fire protection	High Priority

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#14

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:32:56 PM
Last Modified: Sunday, June 11, 2023 12:37:10 PM
Time Spent: 00:04:14
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2

What about Fairland would you most like to change?

Establish a "center of town" which can be showcased and enjoyed.

Q3

What about Fairland would you most like to protect?

Areas around Fairland feeling a part of Fairland.

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	High Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	Low Priority
Safety/ law enforcement	Low Priority
Preserving historic buildings	Medium Priority

Q7

Poor

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	x
Requiring clean-up of dilapidated housing	x

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	Medium Priority
Broadband/telecom availability	High Priority
Drainage and flooding	Medium Priority
Water service	Medium Priority
Fire protection	High Priority

Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

A way to communicate with the community (who want to know but really don't want to be communicated to). Maybe a digital sign that can be updated to list events, etc. The glass-covered bulletin board with the basic legally-required info just doesn't keep people informed.

#15

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:37:27 PM
Last Modified: Sunday, June 11, 2023 12:38:21 PM
Time Spent: 00:00:54
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3 **Respondent skipped this question**

What about Fairland would you most like to protect?

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6
How would you prioritize the following LAND USE issues?

- | | |
|---|------------------------|
| Managing and directing growth | High Priority |
| Controlling the look of new development | High Priority |
| Annexation | High Priority |
| Economic growth, such as promoting new businesses along Fairland Road | High Priority |
| Development of recreational opportunities | Medium Priority |
| Streets/sidewalks maintenance | High Priority |
| Safety/ law enforcement | Medium Priority |
| Preserving historic buildings | Medium Priority |

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

- | | |
|---|----------|
| Affordable housing | x |
| Requiring clean-up of dilapidated housing | x |
-

Q9

How would you prioritize the following UTILITIES issues?

- | | |
|--------------------------------|------------------------|
| Providing sewage service | High Priority |
| Broadband/telecom availability | Medium Priority |
| Drainage and flooding | High Priority |
| Water service | High Priority |
| Fire protection | High Priority |
-

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#16

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Sunday, June 11, 2023 12:38:34 PM
Last Modified: Sunday, June 11, 2023 12:39:27 PM
Time Spent: 00:00:52
IP Address: 68.38.151.140

Page 1: Fairland Public Survey

Q1 **Very Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2 **Respondent skipped this question**

What about Fairland would you most like to change?

Q3 **Respondent skipped this question**

What about Fairland would you most like to protect?

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6
 How would you prioritize the following LAND USE issues?

- | | |
|---|------------------------|
| Managing and directing growth | High Priority |
| Controlling the look of new development | High Priority |
| Annexation | High Priority |
| Economic growth, such as promoting new businesses along Fairland Road | High Priority |
| Development of recreational opportunities | Medium Priority |
| Streets/sidewalks maintenance | High Priority |
| Safety/ law enforcement | Medium Priority |
| Preserving historic buildings | Medium Priority |

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

- | | |
|---|----------|
| High-end housing | x |
| Requiring clean-up of dilapidated housing | x |
-

Q9

How would you prioritize the following UTILITIES issues?

- | | |
|--------------------------------|------------------------|
| Providing sewage service | High Priority |
| Broadband/telecom availability | Medium Priority |
| Drainage and flooding | High Priority |
| Water service | High Priority |
| Fire protection | High Priority |
-

Q10

Respondent skipped this question

What other issues do you want to make sure are covered in the new comprehensive plan?

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 13, 2023 3:08:34 PM
Last Modified: Tuesday, June 13, 2023 3:16:14 PM
Time Spent: 00:07:39
IP Address: 73.103.201.73

Page 1: Fairland Public Survey

Q1 **Satisfied**

How satisfied are you with the quality of life in Fairland?

Q2
What about Fairland would you most like to change?

Growth in a controlled way as to keep the town a small family friendly town , while forcing the bad or neighbors who do not take care of their homes or streets , to keep up or move out

Q3
What about Fairland would you most like to protect?

It's small town feel

Q4 **Agree**

Fairland should identify and plan for possible growth areas.

Q5 **Agree**

The comprehensive plan should discuss the infrastructure needed to accommodate growth.

Q6

How would you prioritize the following LAND USE issues?

Managing and directing growth	High Priority
Controlling the look of new development	High Priority
Annexation	Medium Priority
Economic growth, such as promoting new businesses along Fairland Road	Medium Priority
Development of recreational opportunities	Medium Priority
Streets/sidewalks maintenance	High Priority
Safety/ law enforcement	High Priority
Preserving historic buildings	High Priority

Q7

Fair

How would you rate the quality of housing in Fairland?

Q8

Focusing on housing issues, what are the top 2 top items the town should concentrate on?

Affordable housing	yes
Requiring clean-up of dilapidated housing	yes

Q9

How would you prioritize the following UTILITIES issues?

Providing sewage service	High Priority
Broadband/telecom availability	Medium Priority
Drainage and flooding	High Priority
Water service	High Priority
Fire protection	High Priority

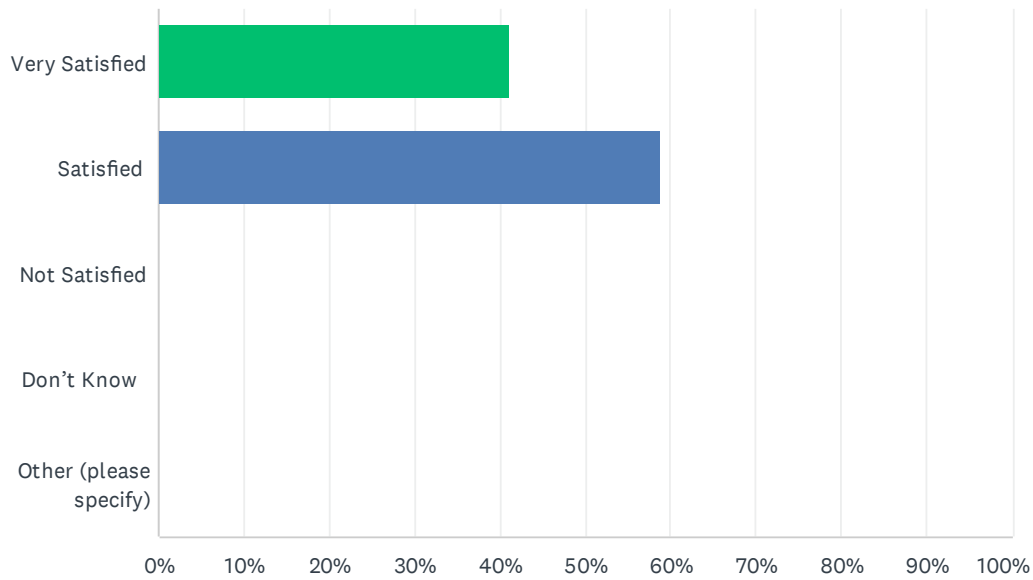
Q10

What other issues do you want to make sure are covered in the new comprehensive plan?

To make Fairland a place families will want to visit and have a fun day but feel safe

Q1 How satisfied are you with the quality of life in Fairland?

Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very Satisfied	41.18%	7
Satisfied	58.82%	10
Not Satisfied	0.00%	0
Don't Know	0.00%	0
Other (please specify)	0.00%	0
TOTAL		17

Q2 What about Fairland would you most like to change?

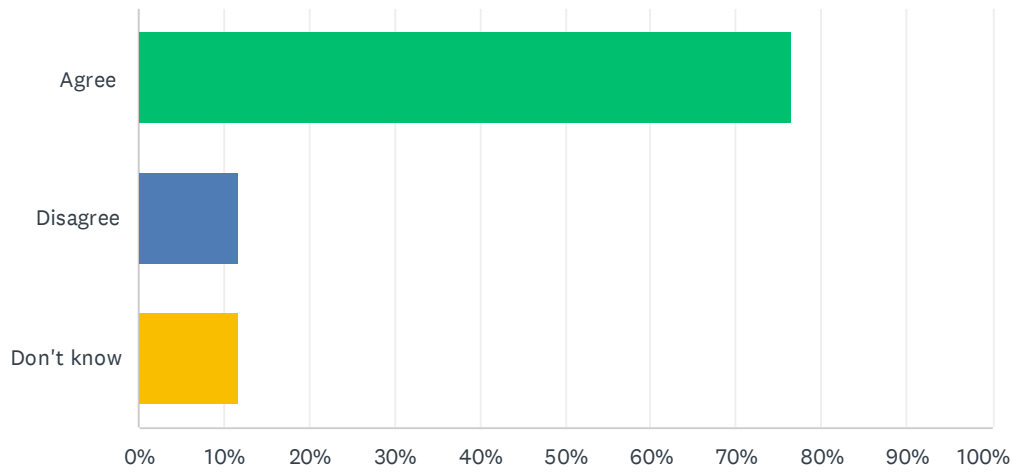
Answered: 9 Skipped: 8

Q3 What about Fairland would you most like to protect?

Answered: 12 Skipped: 5

Q4 Fairland should identify and plan for possible growth areas.

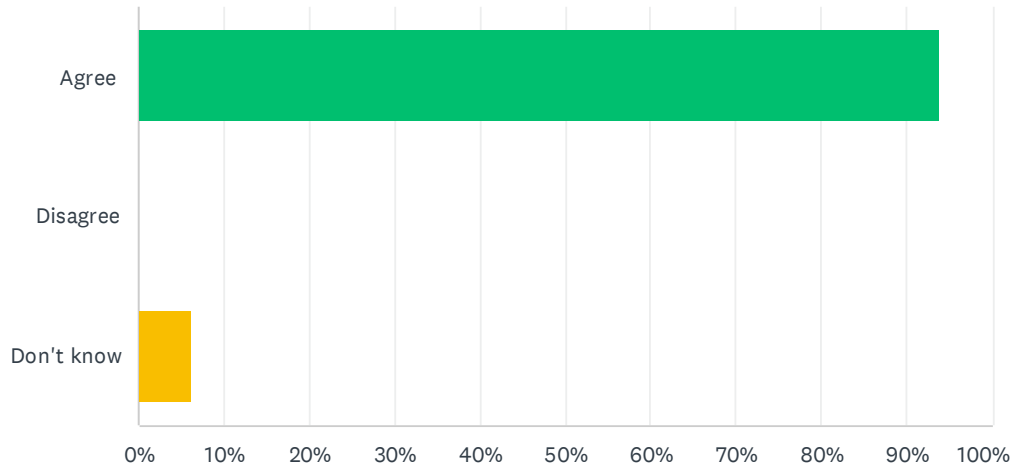
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	76.47%	13
Disagree	11.76%	2
Don't know	11.76%	2
TOTAL		17

Q5 The comprehensive plan should discuss the infrastructure needed to accommodate growth.

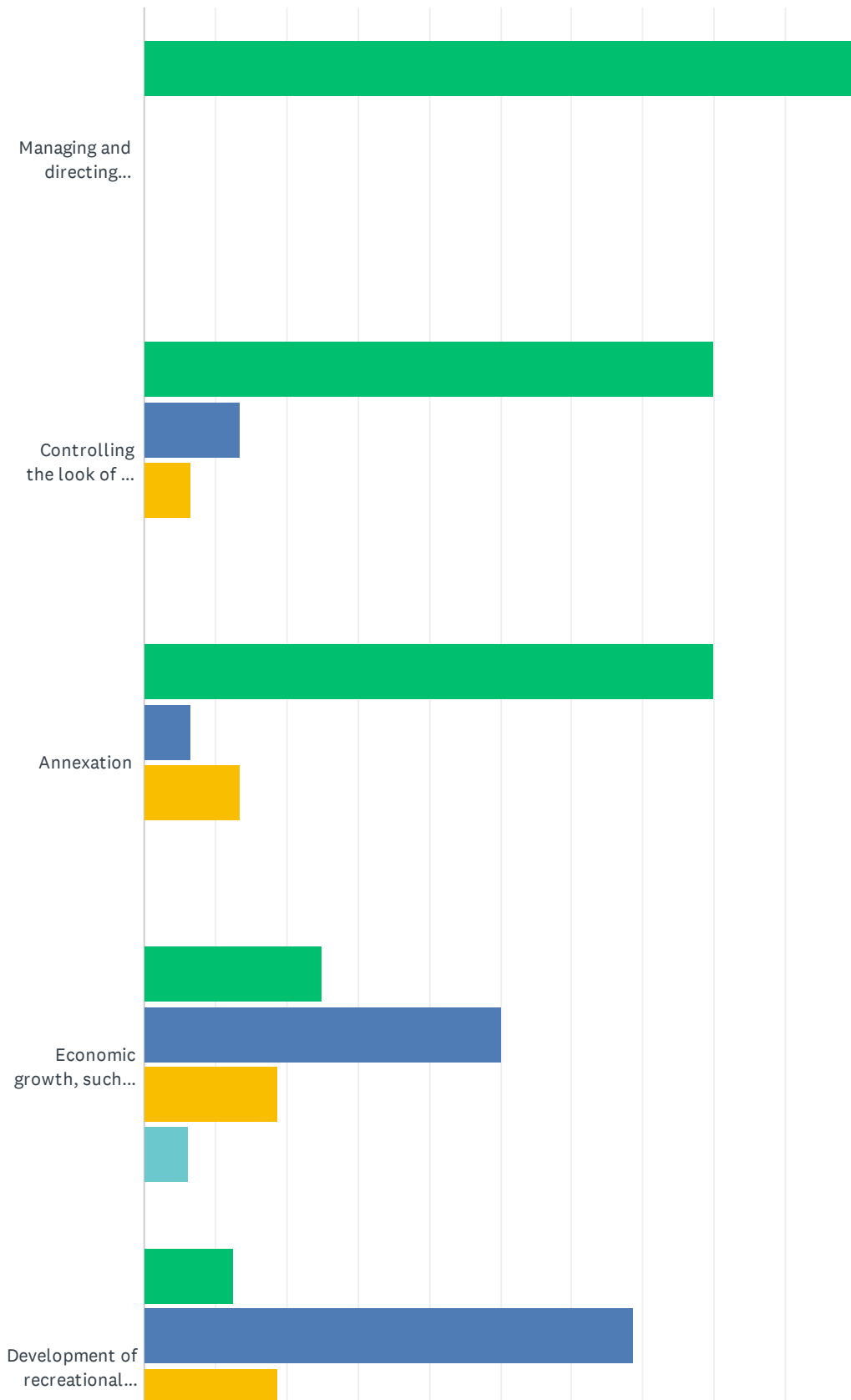
Answered: 16 Skipped: 1

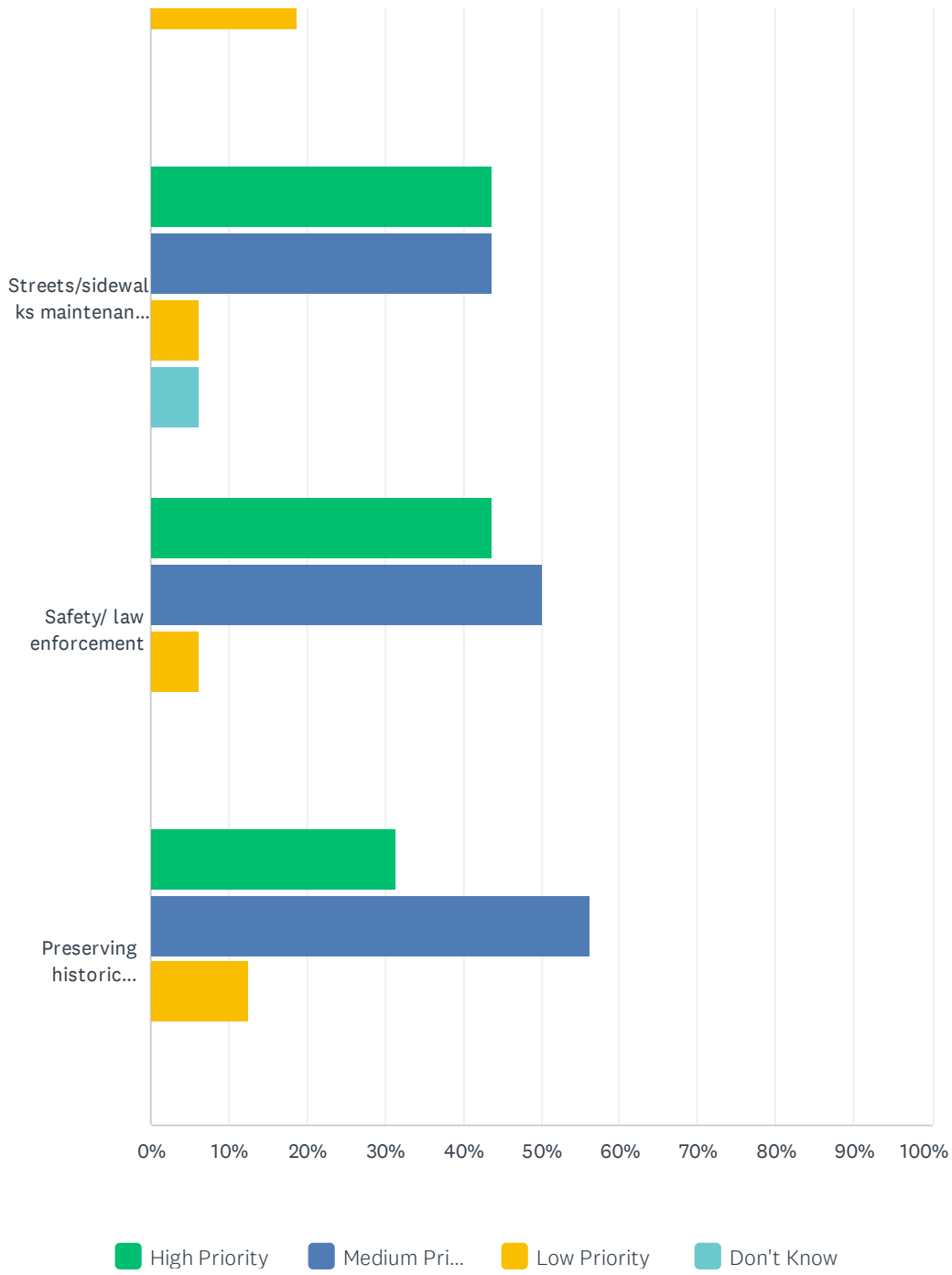


ANSWER CHOICES	RESPONSES
Agree	93.75% 15
Disagree	0.00% 0
Don't know	6.25% 1
TOTAL	16

Q6 How would you prioritize the following LAND USE issues?

Answered: 16 Skipped: 1

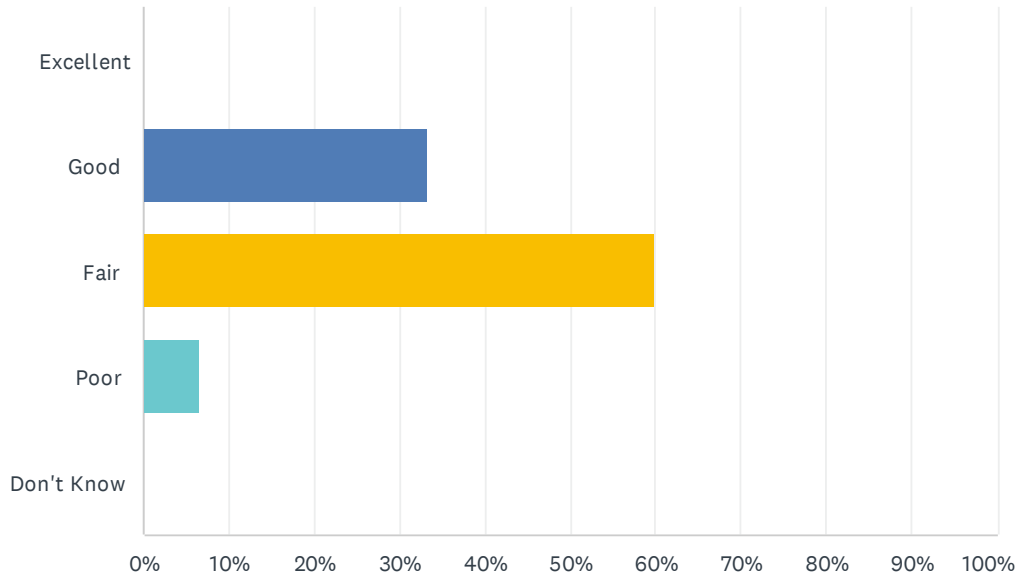




	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Managing and directing growth	100.00% 16	0.00% 0	0.00% 0	0.00% 0	16	1.00
Controlling the look of new development	80.00% 12	13.33% 2	6.67% 1	0.00% 0	15	1.27
Annexation	80.00% 12	6.67% 1	13.33% 2	0.00% 0	15	1.33
Economic growth, such as promoting new businesses along Fairland Road	25.00% 4	50.00% 8	18.75% 3	6.25% 1	16	2.06
Development of recreational opportunities	12.50% 2	68.75% 11	18.75% 3	0.00% 0	16	2.06
Streets/sidewalks maintenance	43.75% 7	43.75% 7	6.25% 1	6.25% 1	16	1.75
Safety/ law enforcement	43.75% 7	50.00% 8	6.25% 1	0.00% 0	16	1.63
Preserving historic buildings	31.25% 5	56.25% 9	12.50% 2	0.00% 0	16	1.81

Q7 How would you rate the quality of housing in Fairland?

Answered: 15 Skipped: 2



ANSWER CHOICES	RESPONSES	
Excellent	0.00%	0
Good	33.33%	5
Fair	60.00%	9
Poor	6.67%	1
Don't Know	0.00%	0
TOTAL		15

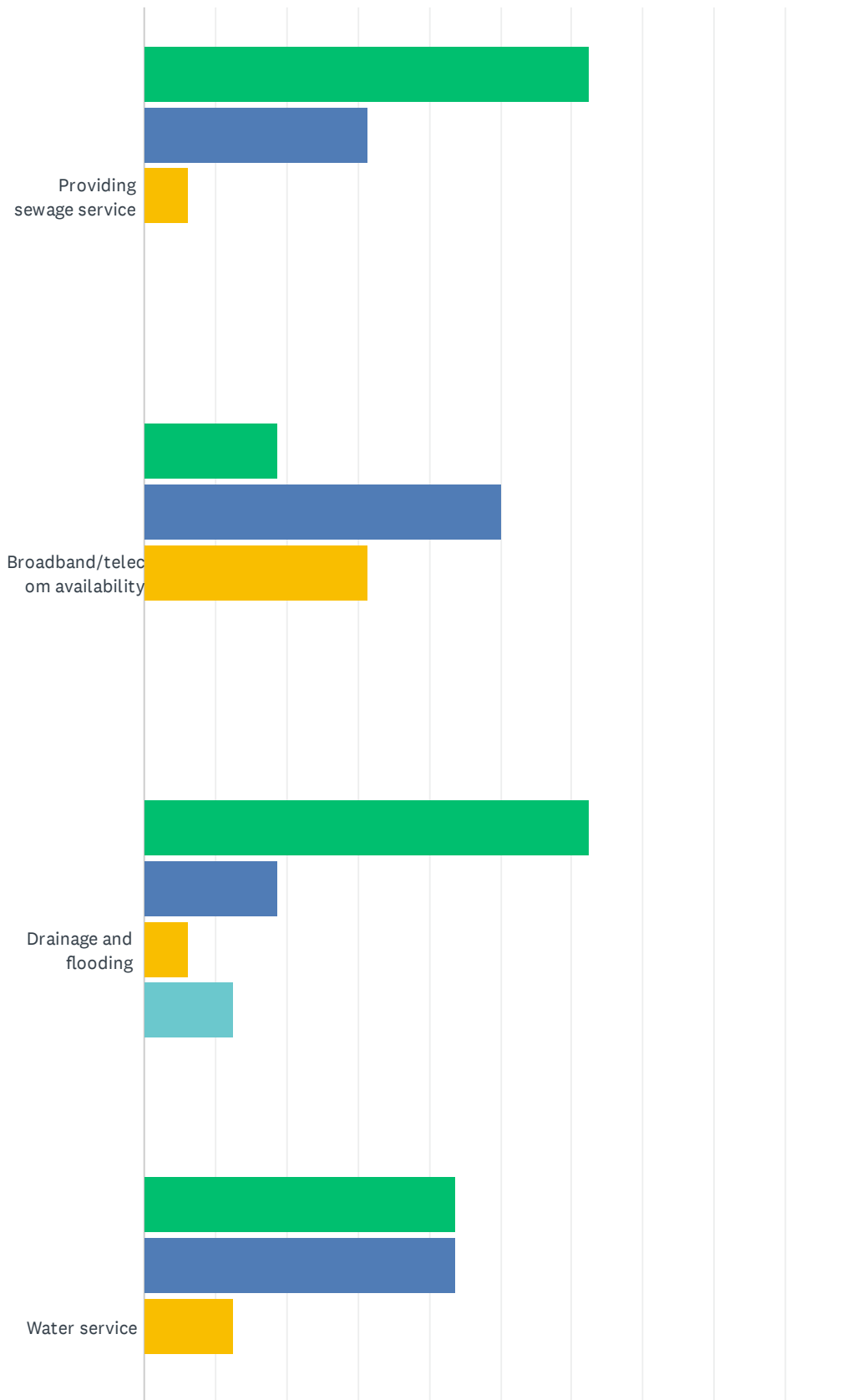
Q8 Focusing on housing issues, what are the top 2 top items the town should concentrate on?

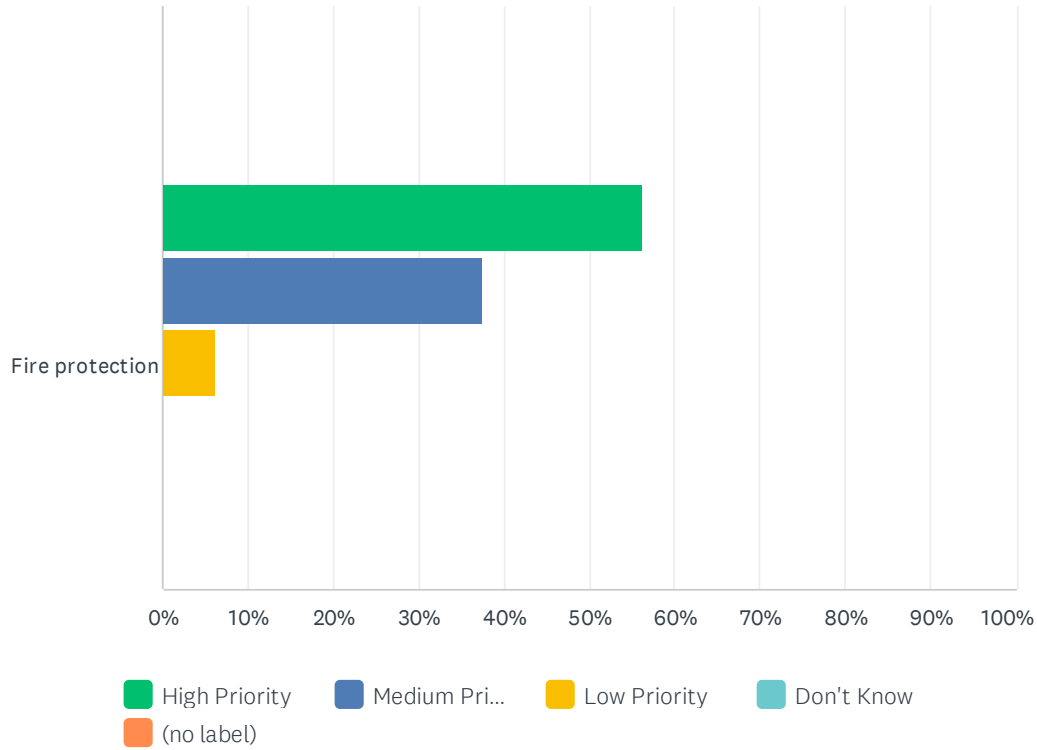
Answered: 16 Skipped: 1

ANSWER CHOICES	RESPONSES	
Affordable housing	56.25%	9
High-end housing	25.00%	4
A greater range of housing (duplexes, apartments, etc.)	12.50%	2
Requiring clean-up of dilapidated housing	68.75%	11
Other?	6.25%	1

Q9 How would you prioritize the following UTILITIES issues?

Answered: 16 Skipped: 1





	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	DON'T KNOW	(NO LABEL)	TOTAL
Providing sewage service	62.50% 10	31.25% 5	6.25% 1	0.00% 0	0.00% 0	16
Broadband/telecom availability	18.75% 3	50.00% 8	31.25% 5	0.00% 0	0.00% 0	16
Drainage and flooding	62.50% 10	18.75% 3	6.25% 1	12.50% 2	0.00% 0	16
Water service	43.75% 7	43.75% 7	12.50% 2	0.00% 0	0.00% 0	16
Fire protection	56.25% 9	37.50% 6	6.25% 1	0.00% 0	0.00% 0	16

Q10 What other issues do you want to make sure are covered in the new comprehensive plan?

Answered: 8 Skipped: 9