

Chapter 2

Physical Data

“The population of Decatur County is projected to grow steadily”

Introduction

The physical data and public input form the basis for decision-making in the comprehensive planning process. This information attempts to answer the questions “Where are we now?” and to a limited extent, “Where are we going?”

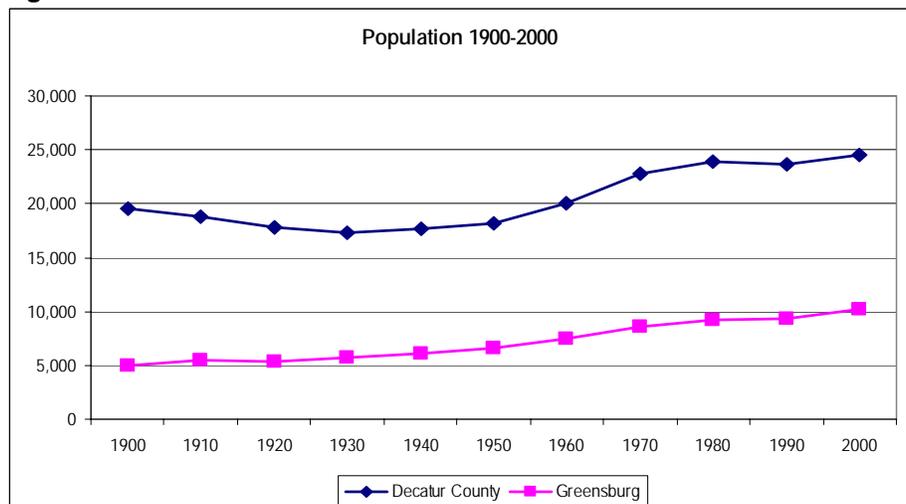
The primary source of the data in this chapter is the 2000 US Census of Population and Housing. Whenever more current estimates are available, updated data from the US Census Bureau and the Indiana Business Research Center are used. Economic data is that which is available from the US Census Bureau and other state and federal sources, compiled by the Indiana Business Research Center.

Growth Trends

The estimated population of Decatur County in 2005 was 25,185, approximately 2.5 percent higher than the 2000 Census count of 24,555. The county grew approximately four percent in the decade from 1990 to 2000. During the 1990s, the county’s population growth was slower than the state’s, but local population growth has kept pace with the state since 2000.

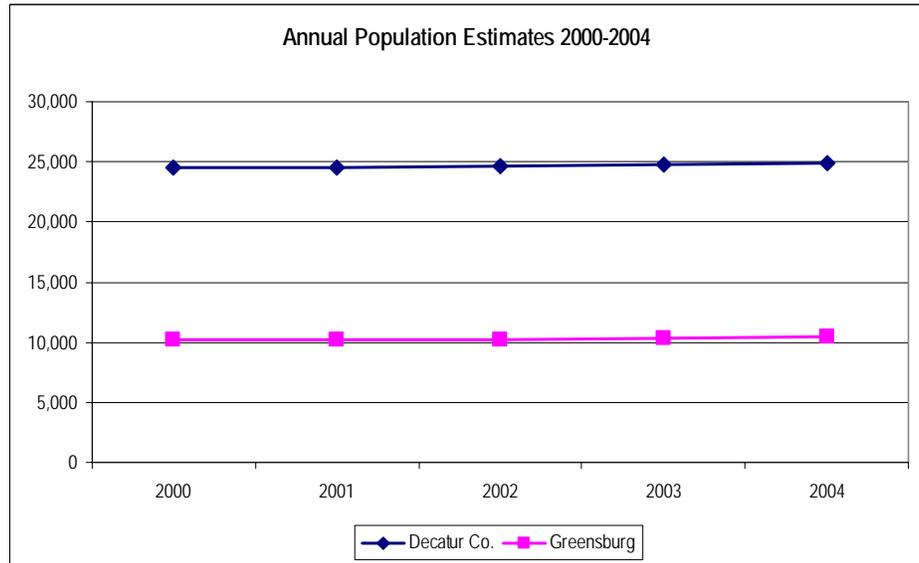
Significant population growth in Decatur County began in the post-war era, increasing from 17,700 in 1940 to more than 25,000 today.

Figure 2.1 - Decennial Census 1900-2000



Source: Indiana Business Research Center

Figure 2.2 - Annual Population Estimates 2000-2005



Source: *Indiana Business Research Center*

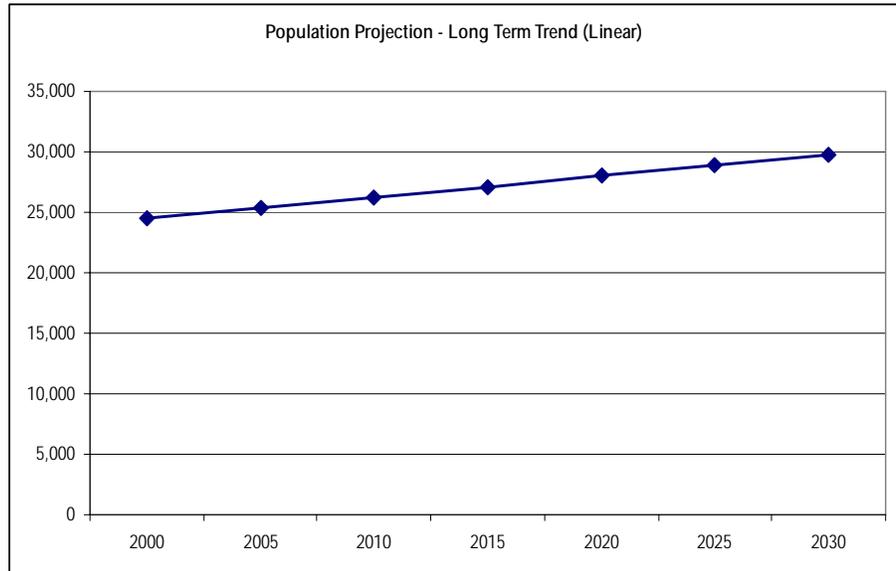
The population of Decatur County is projected to grow steadily. The Indiana Business Research Center projections using the Census Bureau methodology show a 2030 population for the county of 26,860. These estimates have historically been quite conservative for most communities across Indiana.

A more aggressive estimate projects the 2030 population at 29,700. Even these projections are likely conservative in light of the announcement that Honda will be building a new manufacturing facility that will employ more than 2,000 people by 2010.

One possible indicator of what the future may hold for Decatur County is the experience of Gibson County, where the population increased four percent between 1996 when the Toyota plant opened and the 2000 Census. This followed several years of population stagnation and decline before the plant came online. However, Gibson County has the external influence of Evansville to draw away population that may otherwise live in the county. Decatur County does not face such a challenge in realizing a larger share of the population growth that is possible from the plant location.

Based on the impact growth rate of Scott County, Kentucky after the location of a Toyota plant near the community of Georgetown, population projections were made for Decatur County using the county's base growth rate and the impact rate from Scott County. These projections have the Decatur County population reaching 51,646 by 2030.

Figure 2.3 - Population Projection – Long-Term Trend



Source: HNTB

Population Characteristics

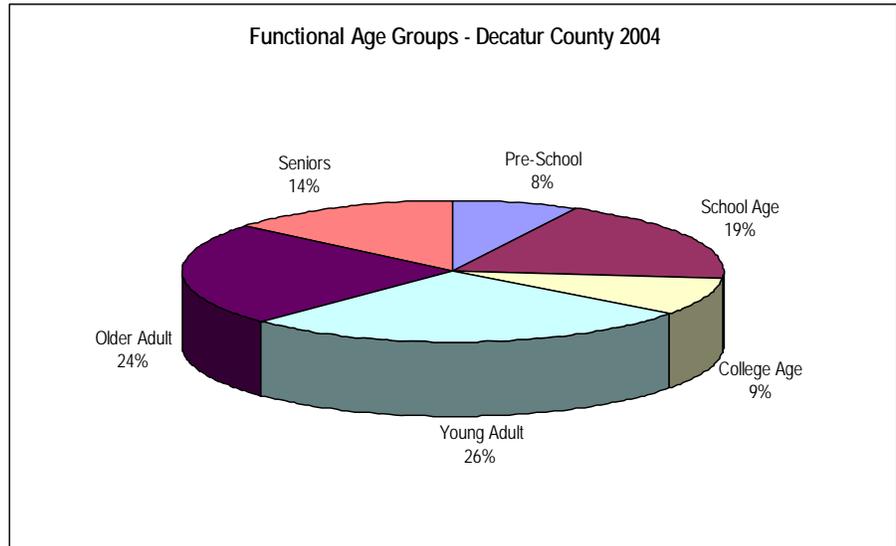
Key population characteristics include:

- **An older population** that could signal the need for different housing types, such as townhouses, condominiums, and active elderly communities.
- **Asians are the only significant minority** in Decatur County to date and their population may increase. More diverse dining, shopping, and educational opportunities may be needed to meet the needs of this population.
- **Less growth in the Hispanic population** has occurred in Decatur County than most Indiana counties. Over time, the Hispanic population is likely to grow, bringing needs for language skills training, and more diverse shopping and dining opportunities.
- **The education gap in Decatur County is increasing.** This can cause concern when the available workforce is low-skill, attracting primarily low-skill jobs, which in turn does not encourage people to seek a college education.

Population

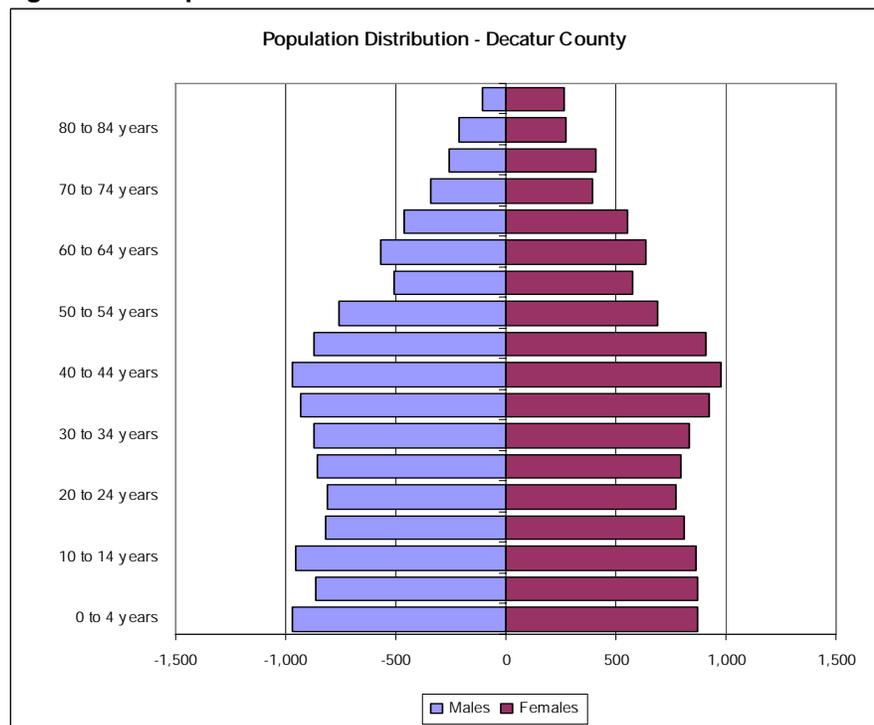
Approximately half of the Decatur County population is of working age (young adults and older adults). This is similar to the statewide average. The county's population over age 65 is higher than the statewide percentage. This could signal a need for new housing types that meet the needs of an older population, particularly as the Baby Boom generation ages.

Figure 2.4 - Functional Age Groups



Source: Indiana Business Research Center

Figure 2.5 - Population Distribution



Source: Indiana Business Research Center and HNTB

Race

The county is predominately Caucasian, but there is an Asian population of over 300 in the county. Nearly all of the Asians in Decatur County live in the City of Greensburg. There is likely to be an increase in the Asian population

as Honda builds in the community. However, Gibson County did not experience a significant increase in their Asian population following the location of Toyota in the community.

The Decatur County Hispanic population increased 43 percent from 1990 to 2000. This increase ranked 79th out of Indiana's 92 counties. Over time, Decatur County may experience an increase in Hispanic population similar to the statewide trend.

Educational Attainment

High school diploma attainment and attainment of a college degree is generally lower in the county than the state average. While educational attainment has risen since 1990, the county's educational attainment has not kept pace with improvements in other counties, resulting in the county's declining ranking.

According to the 2000 Census, fewer than 10 percent of Decatur County adults had completed a Bachelor's degree or higher, except in the City of Greensburg, where 12 percent had completed a college degree.

Housing

Key housing characteristics include:

- **Older housing** is attractive from one market perspective for its architecture and character, but may present challenges like outdated utilities, leaking roofs, and lack of energy efficiency. The older housing stock may require programs to encourage maintenance, restoration, and repair.
- **Lower median home values** indicate more affordable housing, but age and quality can also contribute to lower home values.
- Home values also relate to income. Incomes are lower in Decatur County than statewide, so it is logical that housing (the major contributor to cost of living) is also less expensive.
- While a **high level of homeownership** generally indicates a more stable population, recent low-cost mortgages have contributed to Indiana leading the nation in foreclosures.
- The spikes in building permits occurred in times when multi-family housing was needed to accommodate families downsizing after a plant closure and layoffs.
- **Average household size continues to decline**, causing a need for more housing units than was traditionally anticipated.

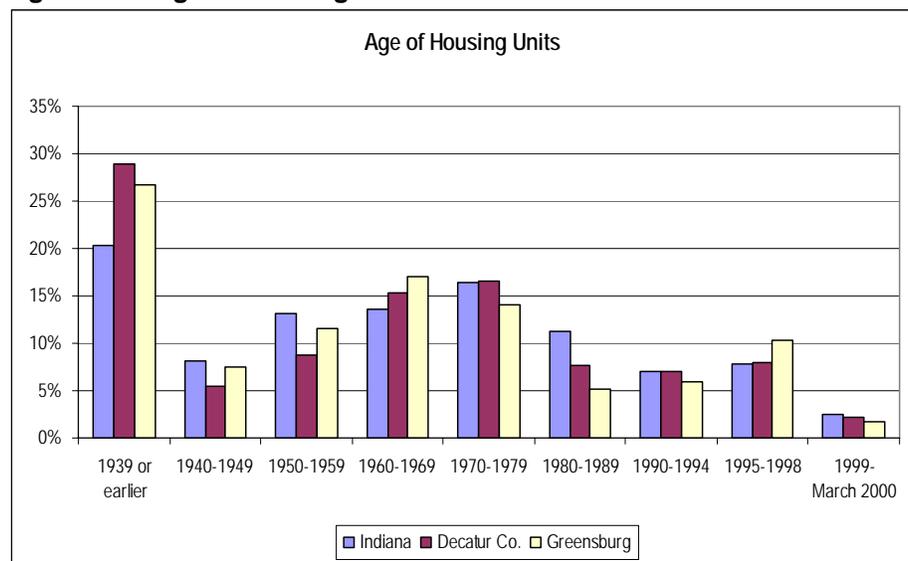
Housing Units and Housing Age

The 2000 Census, indicated nearly 10,000 housing units in Decatur County. In 2004, the Census estimated more than 10,500 homes in Decatur County, an increase of 5.6 percent.

“More than one-quarter of the homes in Decatur County were built before 1940”

More than one-quarter of the homes in Decatur County were built before 1940. Approximately 30 percent were built during the 1960s and 1970s. Decatur County is behind the statewide average for replacing older housing. Generally housing needs to be renovated or replaced after a 30 year period. Forty-five percent of the housing statewide was built between 1970 and 2000, but only 41 percent of Decatur County housing units were built during this time. This could indicate maintenance concerns for older homes where renovations have not taken place.

Figure 2.6 - Age of Housing Units

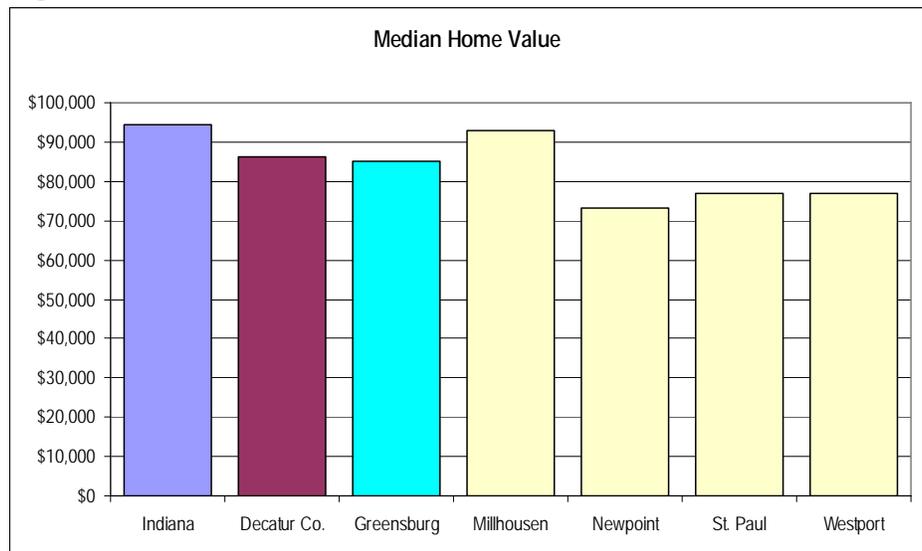


Source: *Indiana Business Research Center*

Housing Value

The median home value in Decatur County was \$86,400 in 2000, compared to \$94,300 statewide. The highest median home value in the county was in Millhousen.

Figure 2.7 - Median Home Value



Source: *Indiana Business Research Center*

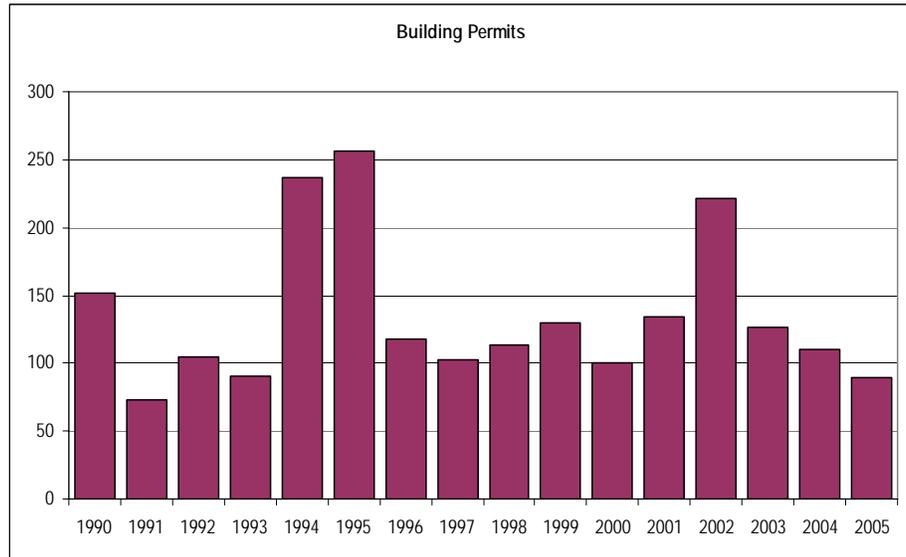
Housing Tenure

Home ownership is stronger in Decatur County than the state average. An ownership rate of 73 percent of homes in the county is two percent higher than the 71 percent statewide average. Indiana is a strong home-ownership state nationally. Greensburg had the highest percentage of rental units in the county, 35 percent, compared to 27 percent in Decatur County and 29 percent statewide. This indicates that Decatur County has a variety of housing opportunities, including homeownership opportunities and rental opportunities. It also demonstrates that housing in the unincorporated areas is more likely to be single-family homes intended to be owner-occupied.

Building Permits

A typical year in Decatur County averages about 100 new home building permits. During the mid-1990s and in 2002, Decatur County had significantly more building activity than usual. In 2002, a number of apartments were constructed, which pushed the number of building permits above 200. Between 2000 and 2004 growth in building permits has exceeded population growth. Development that occurs at a rate higher than the rate of population growth is one indicator of sprawl. This phenomenon is occurring statewide.

Figure 2.8 - Building Permits



Source: Indiana Business Research Center

“Manufacturing is the main driver of the county economy accounting for one-third of jobs”

Employment and Income

Key employment and income characteristics include:

- **Honda will likely increase the local share of manufacturing employment.** Further lack of diversity in the local employment mix could cause severe local economic hardships in the event of layoffs or plant closures in the manufacturing sector.
- Manufacturing, the sector with the highest employment, also has the highest income of employment sectors locally.
- **Income in Decatur County is lower than the state,** which has low incomes compared to the national average. This means Decatur County residents have more limited purchasing power than others in the state or country.
- **Lower income levels tend to depress investment** in housing, education, and higher level goods and services.
- The health of the retail sector is largely tied to income generated in other sectors; Decatur County is heavily dependent on manufacturing as a source of that income.
- **Decatur County is a regional employment center.** This creates the opportunity to encourage workers to move to Decatur County to reduce commute times and fuel costs.
- Commuting patterns have transportation impacts on I-74, US 421, SR 3, and SR 46.

Employment by Industry

Decatur County has a more traditional employment mix than the state. A traditional employment mix is heavily driven by manufacturing, followed by retail and services. Manufacturing is the main driver of the county economy, accounting for one-third of jobs.

In the next few years manufacturing employment will likely increase due to the announcement that Honda will locate a manufacturing facility in the county. This is an asset for the Decatur County economy because manufacturing wages are generally higher than wages in many other sectors.

Manufacturing employment can, however, be subject to decline related to dips in the national economy. Manufacturing employment is highly subject to plant closures and layoffs that rarely occur on a large scale in other sectors. A store closure in the retail sector will generally have a smaller and less sudden impact on the local economy than a manufacturing plant closure that leaves several hundred or even thousands of people out of work.

The second largest employment sector in Decatur County is government and government enterprises. This sector includes federal, state, county, and municipal employees as well as school corporation and library employees.

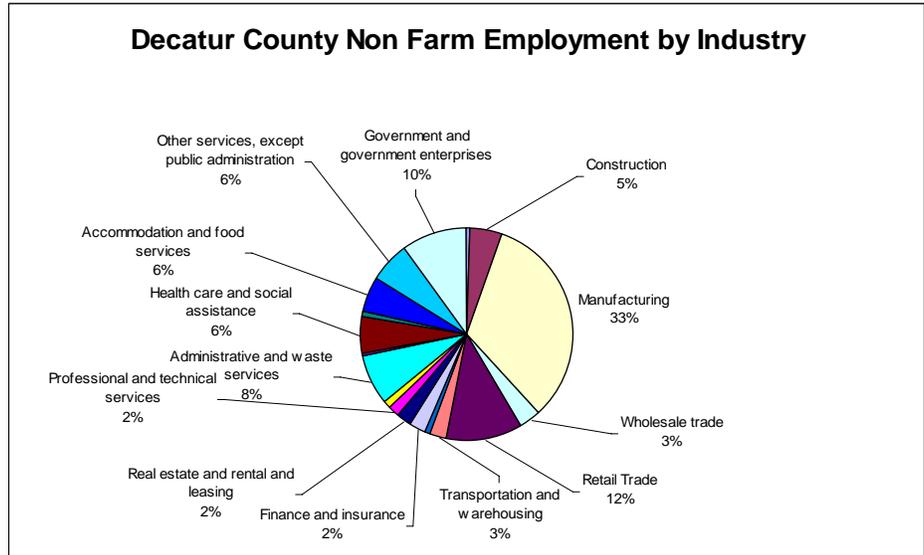
The third largest employment sector is retail trade, accounting for 12 percent of employment in the county. Manufacturing, government, and retail are the basic economic drivers in Decatur County.

The Decatur County economy is less diverse than the economy of the state as a whole. Economic diversity is generally considered to be a benefit to a community because it can mitigate the impacts of job losses should they occur. For instance, when the automotive manufacturing sector experiences layoffs it also has impacts on automotive suppliers that are in the local economy. If the local economy is heavily dependent on automotive sector employment, a larger part of the economy is impacted than if the economy is balanced with professional, technical, and service jobs. Statewide, only 16 percent of employment is in manufacturing and 12 percent of employment is in the government sector and the retail trade sector. Ten percent of employment statewide is in health care and social assistance.

Earnings by Industry

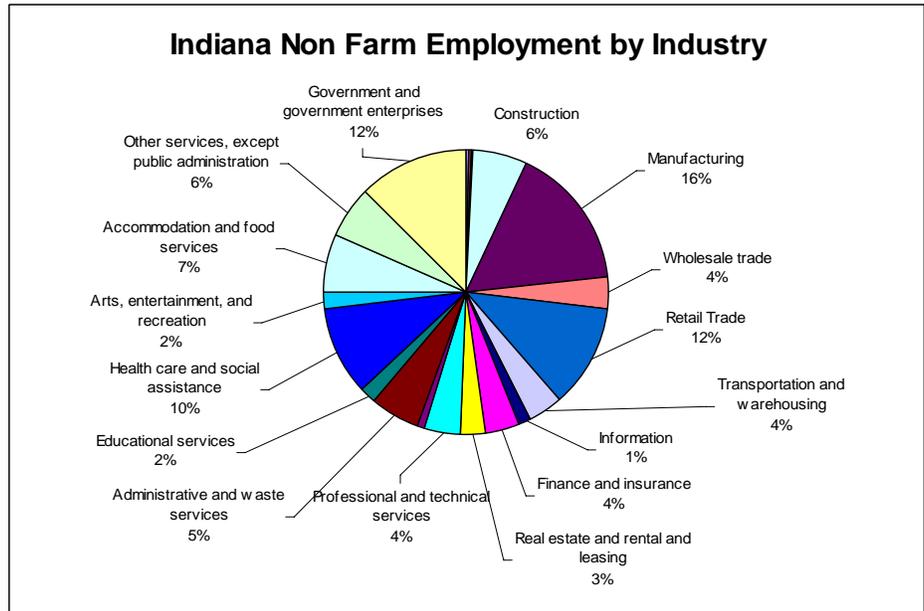
Half of the earnings from employment in the county were from the manufacturing sector. Another 12 percent were from the government sector. Other sectors in the local economy contributed less than five percent each to earnings.

Figure 2.9 - Decatur County Employment by Industry



Source: Indiana Business Research Center

Figure 2.10 - Indiana Employment by Industry

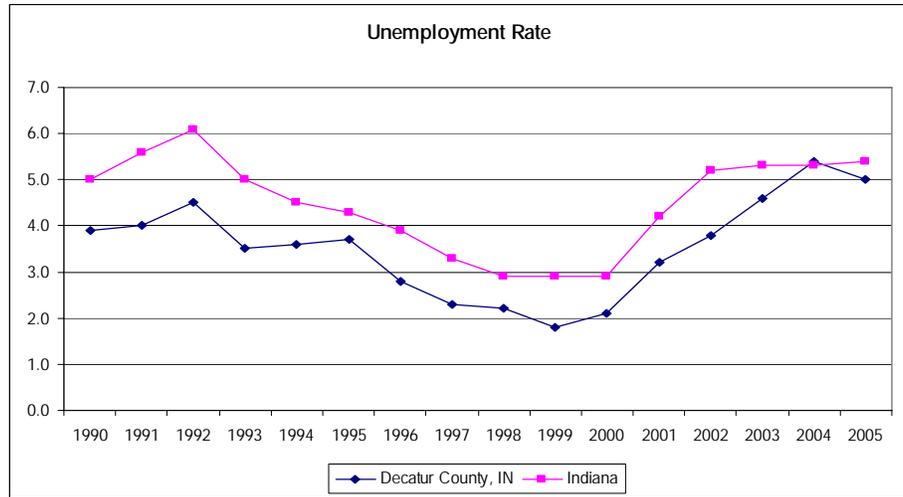


Source: Indiana Business Research Center

Unemployment

Unemployment in Decatur County has generally followed the statewide trend over the past 20 years, but at a lower rate than the statewide average. From 2002 through 2004, unemployment in Decatur County continued to rise, while it leveled off statewide. In 2005, the annual average unemployment rate for the county was five percent, but remained below the statewide average of 5.4 percent.

Figure 2.11 - Unemployment Rates

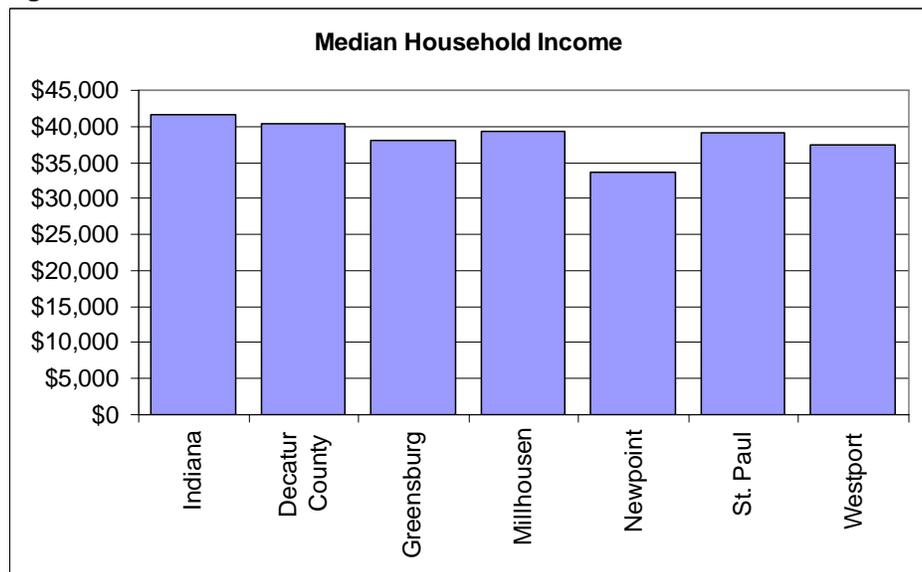


Source: Indiana Business Research Center

Income

The median household income in Decatur County in 1999 (2000 Census) was three percent lower than the statewide average. The county median household income was \$40,401. Median incomes within the county were highest in Millhousen and St. Paul.

Figure 2.12 - Median Household Income

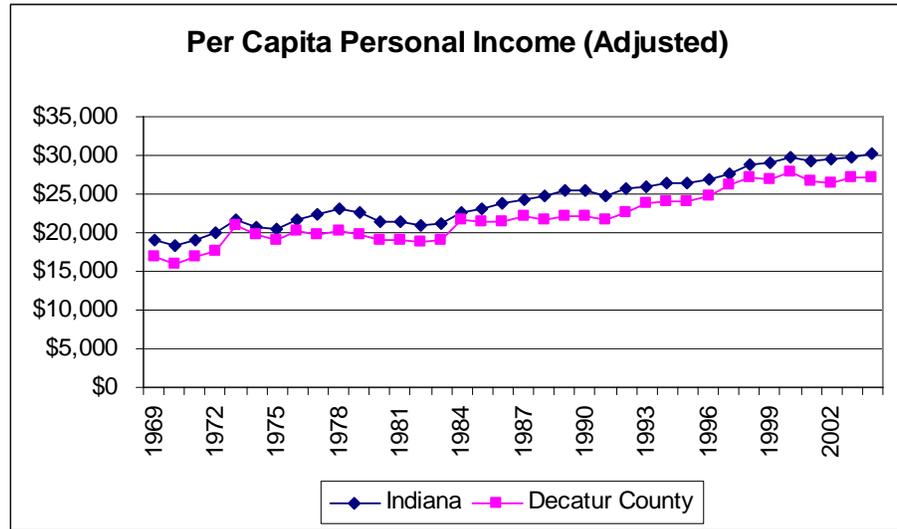


Source: Indiana Business Research Center

Per capita personal income is another measure of wealth in the community. It is a measure of income based on the number of people (including children

and retired people), rather than households. The per capita personal income in the county was \$27,194 in 2004, or 90 percent of the statewide average. The per capita personal income increased over the past 30 years, but remained relatively constant compared to the statewide average.

Figure 2.13 - Per Capita Personal Income



Source: Indiana Business Research Center

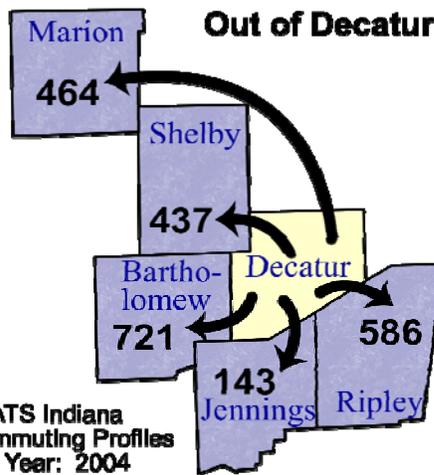
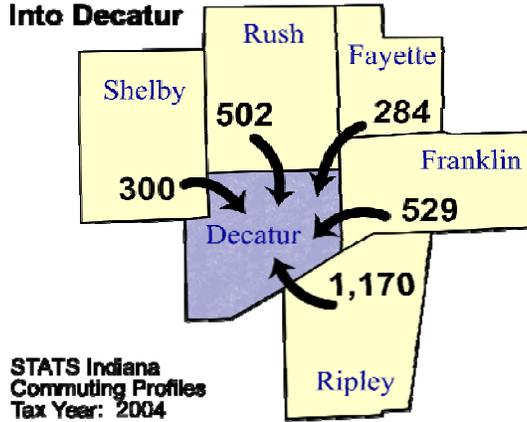
Commuting

Commuting patterns are another component of employment and income in Decatur County. The patterns are taken from Indiana income tax returns and demonstrate where people work relative to where they live.

“Decatur County is a net importer of workers”

Decatur County is a net importer of workers. This means that more people who live outside Decatur County come into the county to work than those who live in the county and work in another county. This position is likely to be reinforced by the jobs created at the new Honda plant, as workers for the plant will likely commute from a number of surrounding counties. Being a net importer of jobs defines the county as a regional employment center. Attracting workers who currently commute to the county to live in the county can have significant benefits for the county, including additional tax revenues.

Figure 2.14 - Commuting Patterns
Into Decatur

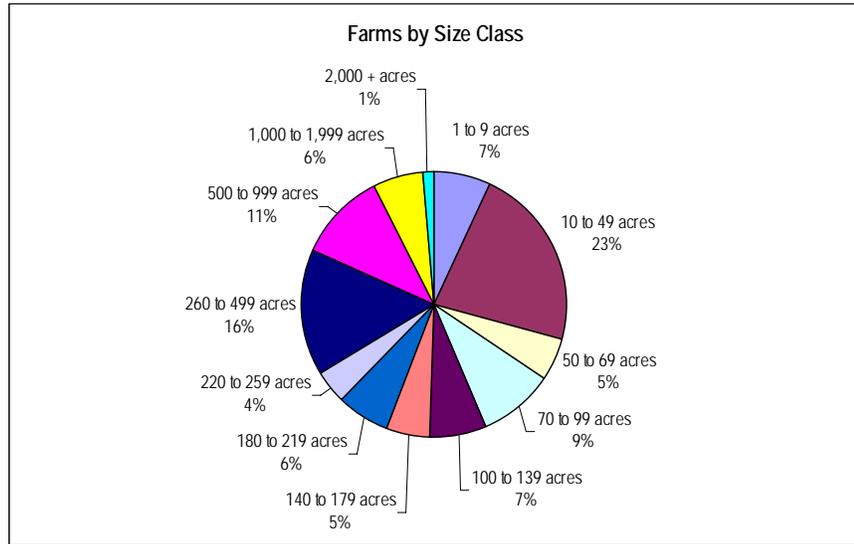


Source: Indiana Business Research Center

Agriculture

Agriculture isn't formally a part of the economic statistics, but has historically been an important component of the local economy and continues to have significant value related to community character and quality of life. According to the 2002 US Census of Agriculture, there are 676 farms in Decatur County. 206,700 acres are in farms in Decatur County according to the 2002 US Census of Agriculture. This acreage accounts for nearly 87 percent of the land in the county. The average farm size was 250 acres, but there was a wide variety of farm sizes. The largest percentage of farms was small farms between 10 and 50 acres.

Figure 2.15 - Farms by Size Class



Source: Census of Agriculture

Some farms have a number of different types of farm activities, so the total of this chart is more than the total number of farms, but the chart provides a snapshot from the 2002 US Census of Agriculture about what type of farming is occurring in the county:

Figure 2.16: Number of Farms by Type

Number of farms by type of farm	Decatur County
Livestock - cattle	277
Livestock - hogs/pigs	100
Livestock - sheep/lambs	31
Livestock - layers	13
Livestock - broilers	2
Corn	358
Corn for silage	49
Wheat	136
Oats	5
Barley	4
Soybeans	402
Vegetables	13
Orchards	6

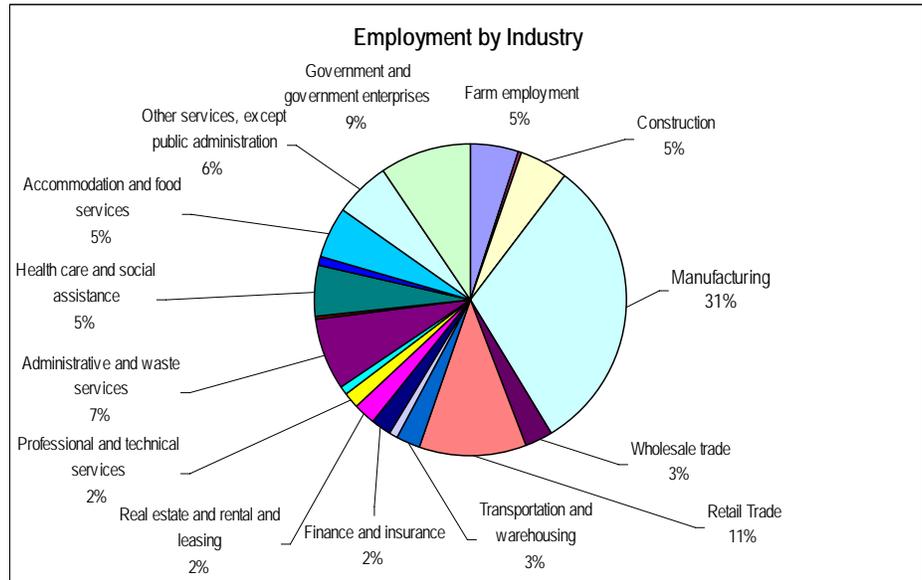
Source: Census of Agriculture

The farming employment statistics vary depending on which government agency is providing the data, what year the data was collected, and how agriculture and employment are defined.

- According to the 2000 US Census of Population and Housing, there were 428 people employed in agriculture. Information on industry in Census population data relates to the kind of business conducted by a person's employing organization. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.
- According to the Bureau of Economic Analysis Annual Employment Statistics for 2004, there were 800 people employed in farming and that number has been declining since 2000, when agricultural employment was 883. Farm employment is defined as the number of workers engaged in the direct production of agricultural commodities, either livestock or crops; whether as a sole proprietor, partner, or hired laborer.
- According to the 2002 US Census of Agriculture there were 439 principal operators whose primary occupation was farming and 746 hired farm laborers.

As far as the share of employment in the county that is in farming, regardless of the data source, it remains relatively stable at about 5 percent of employment in the county. The 2000 Census of Population and Housing provides employment estimates for places as well as counties. This allows us to subtract the influence of Greensburg on employment in the county. Even with this adjustment, manufacturing is the largest employment sector in the county with more than one-third of the employment in the manufacturing sector. The Bureau of Economic Analysis 2004 employment chart, including agriculture, demonstrates this characteristic.

Figure 2.17: Employment by Industry



Source: Census of Agriculture

Comparisons

Several communities were chosen as comparison communities for Decatur County to provide perspective. Decatur County is a part of Region 10, which includes Bartholomew, Brown, Greene, Jackson, Jennings, Lawrence, Monroe, and Owen counties. Other comparison communities include Grayson County (KY) which has a similar population to Decatur County, Union County (OH) which has a similar percentage of their employment in manufacturing, Gibson County (IN) which recently became home to a Toyota manufacturing facility, and Tippecanoe County (IN) which has been home to the Subaru-Isuzu manufacturing facility for a number of years.

Key characteristics of Decatur County relative to the region and comparison communities include:

- Decatur County has the third smallest population of the nine counties in the region, but has experienced the second highest annual average growth rate for the past five years.
- Decatur County experienced the second smallest growth in Hispanic population from 1990 to 2000, but the other counties in the region experienced significant growth in this population.
- Decatur County generally has the oldest housing stock in the region. Surrounding counties may be more attractive places to live because they have newer housing.
- Lower home values may attract people to live in Decatur County, especially if they work in the county and gas prices continue to rise.

- Decatur County is still home to relatively large families and households, but the average size declined more from 1990 to 2000 than in other places. There may be more demand for housing to serve the same number of people in coming years.

Region 10

Population

The population of Decatur County accounted for six percent of the regional population in 2000 and 2005. The county is keeping pace with regional growth, but not leading the growth. The largest county in the region is Monroe County, with Bloomington as the county seat and Indiana University as a major driver in the county.

Figure 2.18 - Population Estimates – Region 10

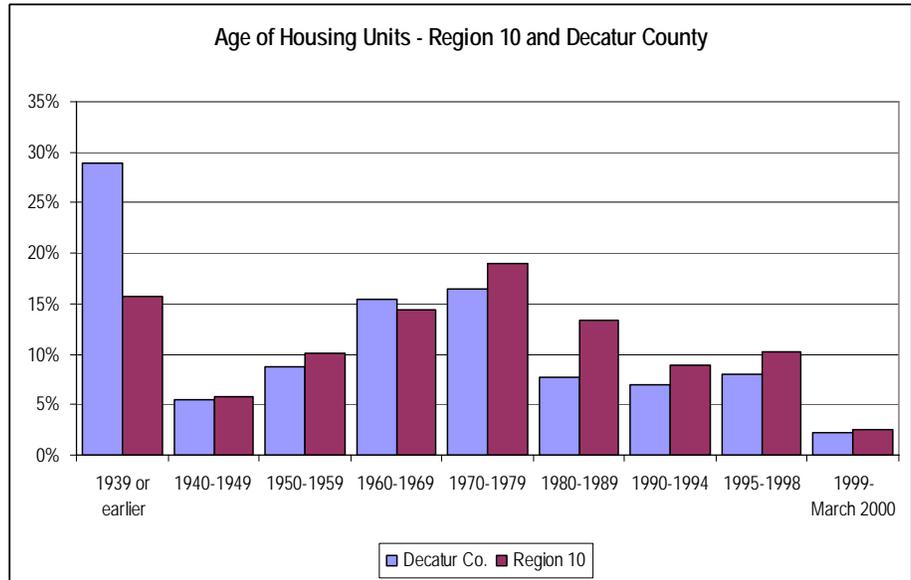
	2000	2001	2002	2003	2004	2005
Indiana	6,091,955	6,125,677	6,154,739	6,196,269	6,226,537	6,271,973
Decatur Co.	24,572	24,503	24,646	24,740	24,944	25,184
Bartholomew County	71,709	72,016	71,840	72,334	72,853	73,540
Brown County	15,001	15,138	15,257	15,287	15,214	15,154
Greene County	33,221	33,209	33,133	33,345	33,465	33,479
Jackson County	41,413	41,474	41,530	41,673	41,848	42,237
Jennings County	27,697	28,004	28,207	28,120	28,310	28,427
Lawrence County	45,949	46,071	46,103	46,320	46,233	46,403
Monroe County	120621	120108	119899	120480	120910	121407
Owen County	21901	22114	22478	22901	22922	22823
Region 10	402,084	402,637	403,093	405,200	406,699	408,654

Source: US Census and Indiana Business Research Center

Housing

The housing stock in Decatur County is generally older than in other counties in the region. The median year built for housing in the county was 1964 according to the 2000 Census. The median year built for other counties in the region ranged from 1968 to 1975. Regionally, 54 percent of the housing units were built between 1970 and 2000, compared with 41 percent countywide. Decatur County is not replacing housing units on a comparable level with the region, making housing choices more desirable in other parts of the region.

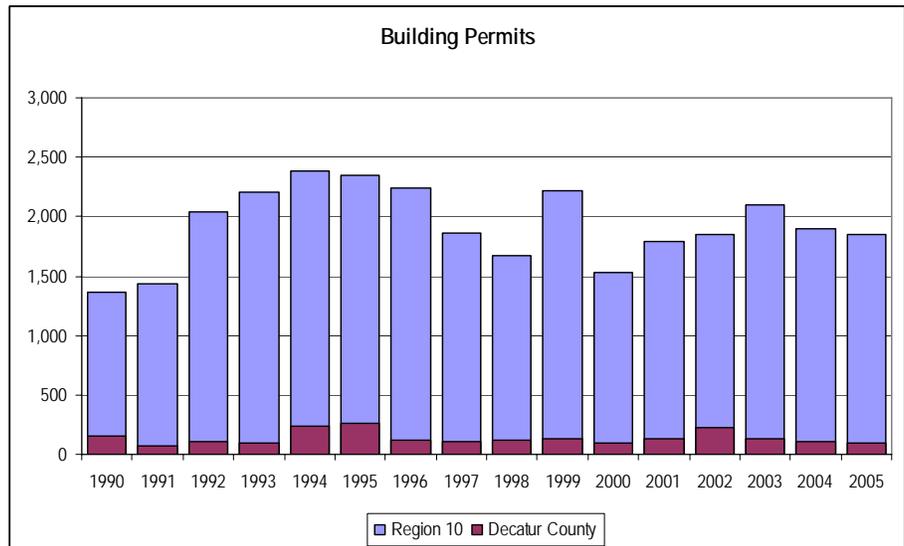
Figure 2.19 - Age of Housing Stock – Region 10



Source: *Indiana Business Research Center*

Growth in the region has fueled building permits. The highest number of building permits that were issued in the region was between 1992 and 1996, in 1999, and in 2003. Most of the homes in the region were built during the 1970s and 1990s. Brown, Jennings, and Monroe Counties have seen the largest increase in housing units from 2001 to 2004.

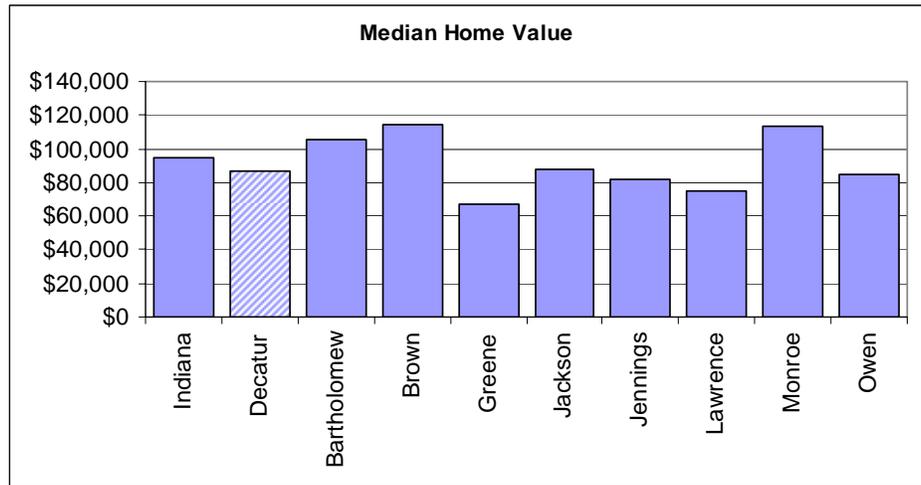
Figure 2.20 - Building Permits – Region 10



Source: *US Census and Indiana Business Research Center*

The highest median home values in the region are in Brown and Monroe Counties, according to the 2000 Census of Population and Housing.

Figure 2.21 - Median Home Value – Region 10

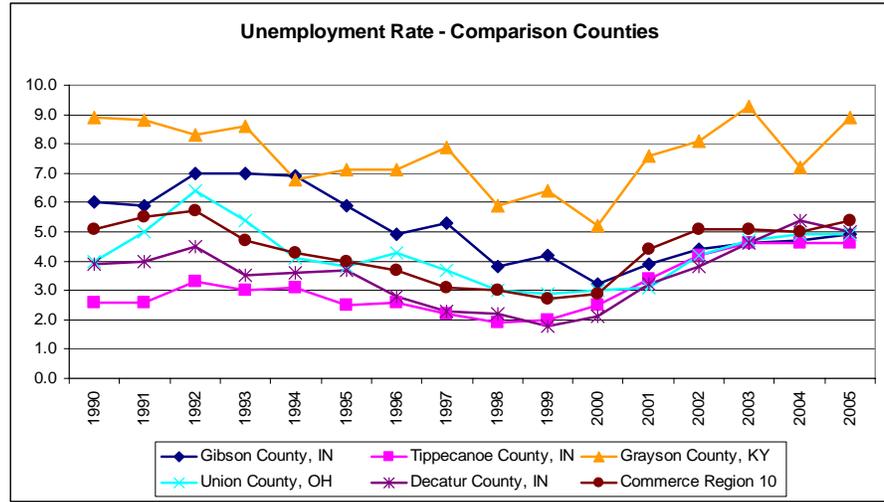


Source: US Census and Indiana Business Research Center

Unemployment

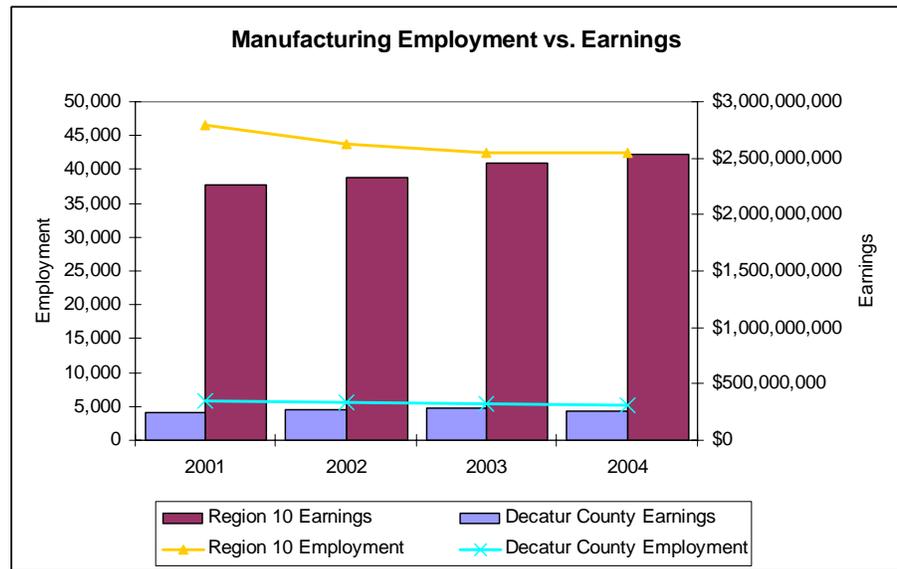
In terms of the regional economy, unemployment in 2005 was the highest it has been since 1992. The unemployment rate increased significantly between 2000 and 2002, as a part of the national recession. Manufacturing employment in the region has been declining since 2001 and total employment in the region has remained fairly constant, growing approximately 5,000 jobs between 2001 and 2004. Manufacturing earnings grew 12 percent from 2001 to 2004, the same time that manufacturing employment was declining. Advanced manufacturing is still a major force in the region.

Figure 2.22 - Unemployment – Comparison Counties



Source: Indiana Business Research Center

Figure 2.23 - Manufacturing Employment and Earnings – Region 10



Source: Indiana Business Research Center

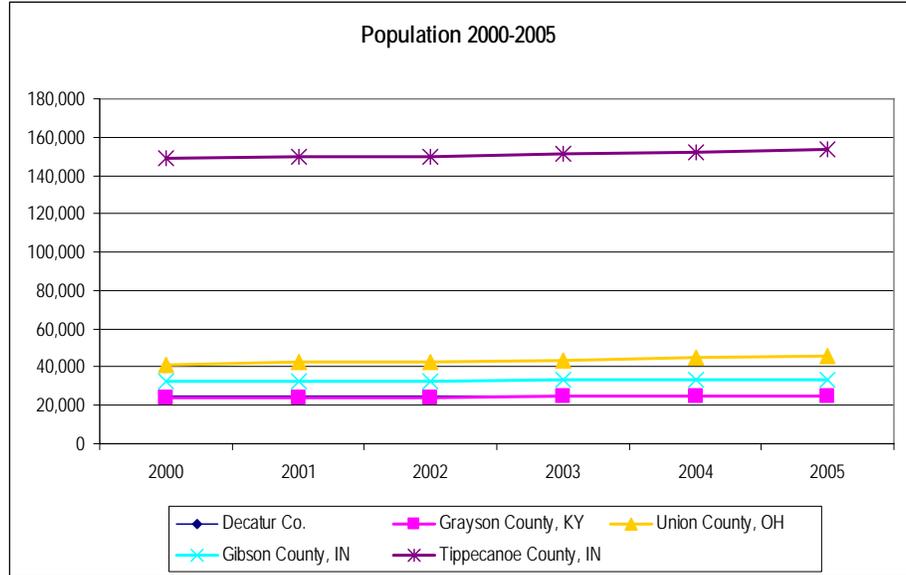
Comparison Counties

Population

In terms of the comparison counties that are not in the same region as Decatur County, Union County (OH) grew the most, more than 20 percent from 1990 to 2000. Union County continued to grow the most between 2000 and 2005, increasing the population 11 percent over the 2000 Census.

Decatur County had the least population growth of the comparison counties between 2000 and 2005.

Figure 2.24 - Comparison County Population



Source: Indiana Business Research Center

Race

Decatur County's Asian population is larger than that of any comparison county except Tippecanoe County, which has a large Japanese auto company and many graduate and undergraduate students at Purdue University.

Figure 2.25 - Comparison County Race

	White	Black	American Indian	Asian	Native Hawaiian	Some Other Race	Two or More Races
Indiana	5,317,334	504,449	17,168	57,193	1,762	98,092	84,487
Decatur Co.	24,003	17	10	314	0	40	171
Grayson County, KY	23,688	207	15	9	0	37	97
Union County, OH	39,065	973	79	198	0	112	482
Gibson County, IN	31,396	674	31	125	19	99	156
Tippecanoe County, IN	132,349	3,362	637	6,760	58	3,437	2,352

Source: Indiana Business Research Center

Housing

The housing stock in Decatur County is older than that in the comparison counties except Gibson County (IN), where the Toyota plant is located near Princeton. Similarly, Decatur County's median home value is lower than the comparison counties, except Gibson County.

Figure 2.26 - Comparison County Age of Housing Stock

	Median Year Built
Indiana	1966
Decatur Co.	1964
Grayson County, KY	1976
Union County, OH	1973
Gibson County, IN	1963
Tippecanoe County, IN	1971

Source: Indiana Business Research Center

Decatur County has more rental housing units than any comparison county except Tippecanoe County, which is home to Purdue University.

Figure 2.27 - Comparison County Housing Tenure

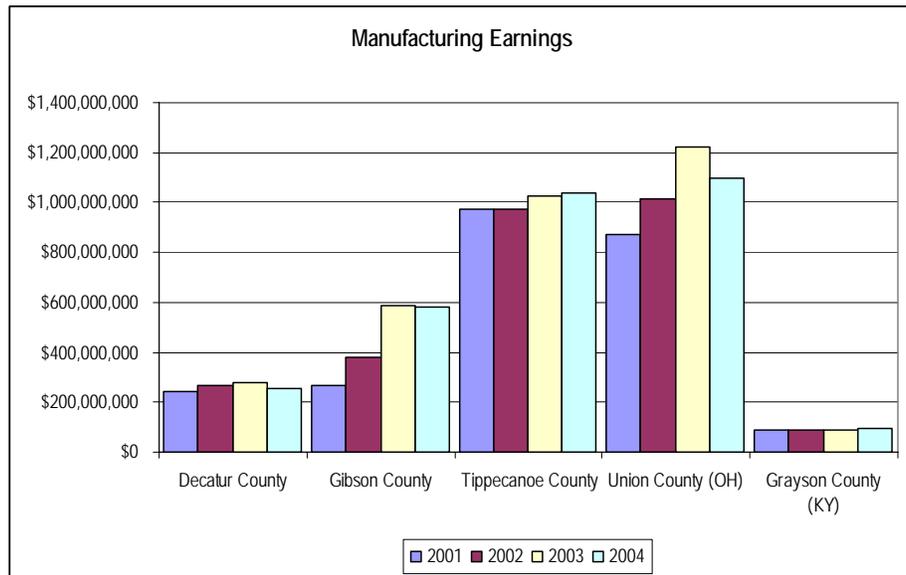
	Total	Owner	Renter	Owner	Renter
Indiana	2,336,306	1,669,083	667,223	71%	29%
Decatur Co.	9,389	6,871	2,518	73%	27%
Grayson County, KY	9,596	7,418	2,178	77%	23%
Union County, OH	14346	11118	3228	77%	23%
Gibson County, IN	12847	10010	2837	78%	22%
Tippecanoe County, IN	55226	30882	24344	56%	44%

Source: Indiana Business Research Center

Earnings

Manufacturing earnings in Gibson County grew 117 percent between 2001 and 2004, while overall earnings grew 69 percent. In Tippecanoe County, manufacturing earnings grew only 7 percent, compared to overall earnings growth of 12 percent. This was during a period of declining manufacturing employment and stable overall employment.

Figure 2.28 - Comparison County Manufacturing Earnings



Source: Indiana Business Research Center

Unemployment

The unemployment rate in Decatur County was generally lower than all comparison counties, except Tippecanoe County for the past 15 years. Generally, the comparison counties experienced declining manufacturing employment between 2001 and 2004, with the exception of Gibson County. Gibson County enjoyed 50 percent growth in manufacturing employment, compared to an 18 percent increase in overall employment. Gibson County experienced continued growth of the Toyota manufacturing facility during that time. See Figure 2.22.

Adjustments for Greensburg

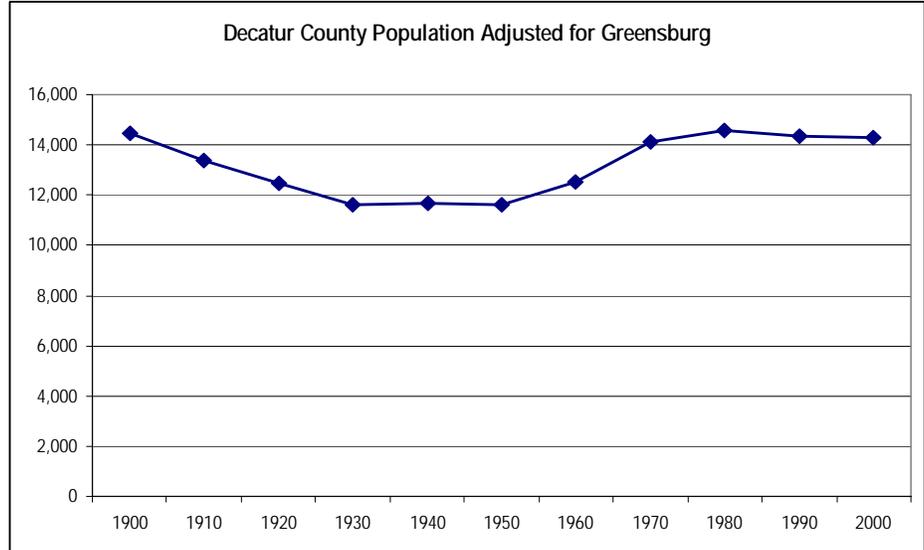
Population

In terms of population and housing, Greensburg has a significant effect on the Decatur County statistics. To focus on only the areas outside of Greensburg, the city data has been removed from the following numbers.

Decatur County outside Greensburg had lost population during the 1980s and 1990s, likely due to annexation of population into the city. The 2000 population for the portion of Decatur County outside Greensburg was 14,295. In 2005, it grew to 14,482. This recouped at least the population that the area lost between 1990 and 2000, but the area outside of Greensburg has not reached its 1980 population. The trend of the area outside Greensburg gaining population in the past five years could indicate

a need for Greensburg to consider annexations if the growth has been adjacent to the city boundary.

Figure 2.29 - Decatur County Population

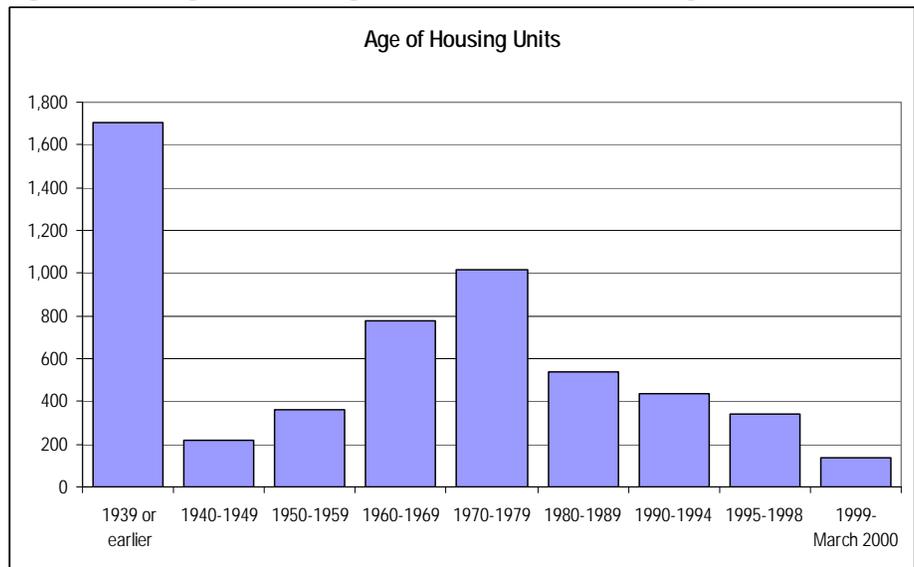


Source: Indiana Business Research Center

Housing

There were 5,535 housing units in Decatur County outside of Greensburg in 2000. More than 30 percent of the housing units were built before 1940.

Figure 2.30 - Age of Housing Units Outside Greensburg



Source: Indiana Business Research Center

Most of the county's seasonal housing is outside of Greensburg.

More than 80 percent of the homes outside of Greensburg are owner-occupied. When other incorporated communities are also excluded, nearly 85 percent of homes in unincorporated Decatur County are owner-occupied.

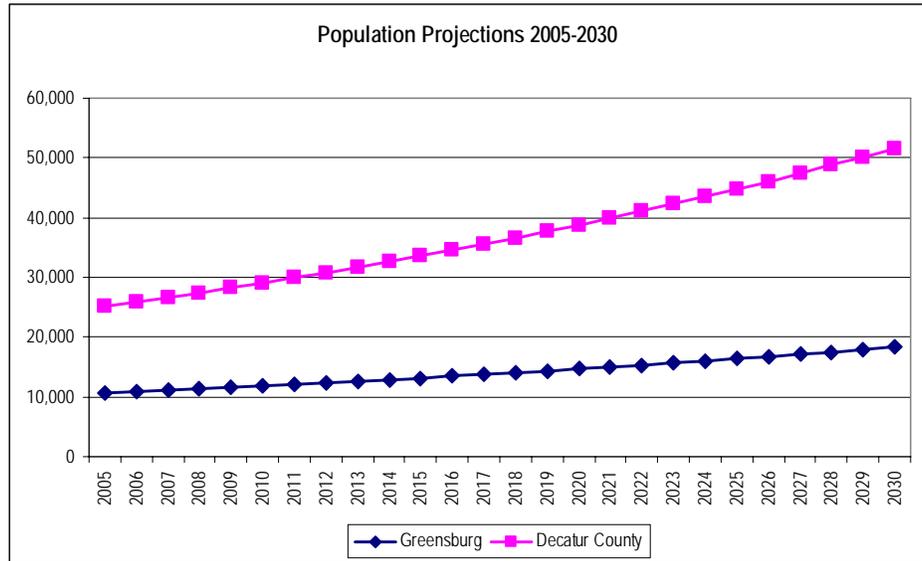
Projections

Population projections are a means of determining the approximate size of the population in a community at some future date. The official population projections are provided by the Census Bureau and State Data Centers using a methodology that considers births, deaths, and an estimate of migration into and out of the community. This method is unable to capture the population impacts of a major industry location, such as the opening of Honda's new North American plant in Decatur County in the coming years.

In order to provide a better projection of the size of Decatur County in the future, we considered the population impacts of the location of Honda and Toyota plants in other communities. After analyzing the data, three conclusions were made. First, there was not enough annual data available to be able to appropriately identify which part of Maryville, Ohio's growth was due to Honda. Second, the Toyota plant in Princeton, Indiana would not be a good model for Decatur County because of the significant differences in their location characteristics. Third, the best approximation that can be made is to consider the impacts that Toyota had on Scott County (Georgetown), Kentucky. However, the Georgetown Toyota plant has generated significant amounts of growth in that community and the projections may prove more aggressive than what ultimately occurs in Decatur County.

In order to determine the impact of Toyota on Scott County, population data was collected for the county from before and after the opening of the Toyota plant. The growth rate without Toyota was calculated, as was the growth rate after Toyota. The difference between these rates was considered the "impact rate." The "impact rate" was then added to the base growth rate for Decatur County and the resulting rate was used to project population in the county through 2025. The resulting population projection for Decatur County was 44,735 in the year 2025, or 77 percent growth over the 2005 population. The Decatur County projected population without Greensburg included is 28,352.

Figure 2.31: Population Projections



Source: HNTB

Physical Analysis

Another tool used in developing a comprehensive plan is consideration of the physical conditions on the ground in addition to the demographic and economic data. This analysis is presented as maps which illustrate the existing land use patterns, the transportation systems, and the natural and environmental features.

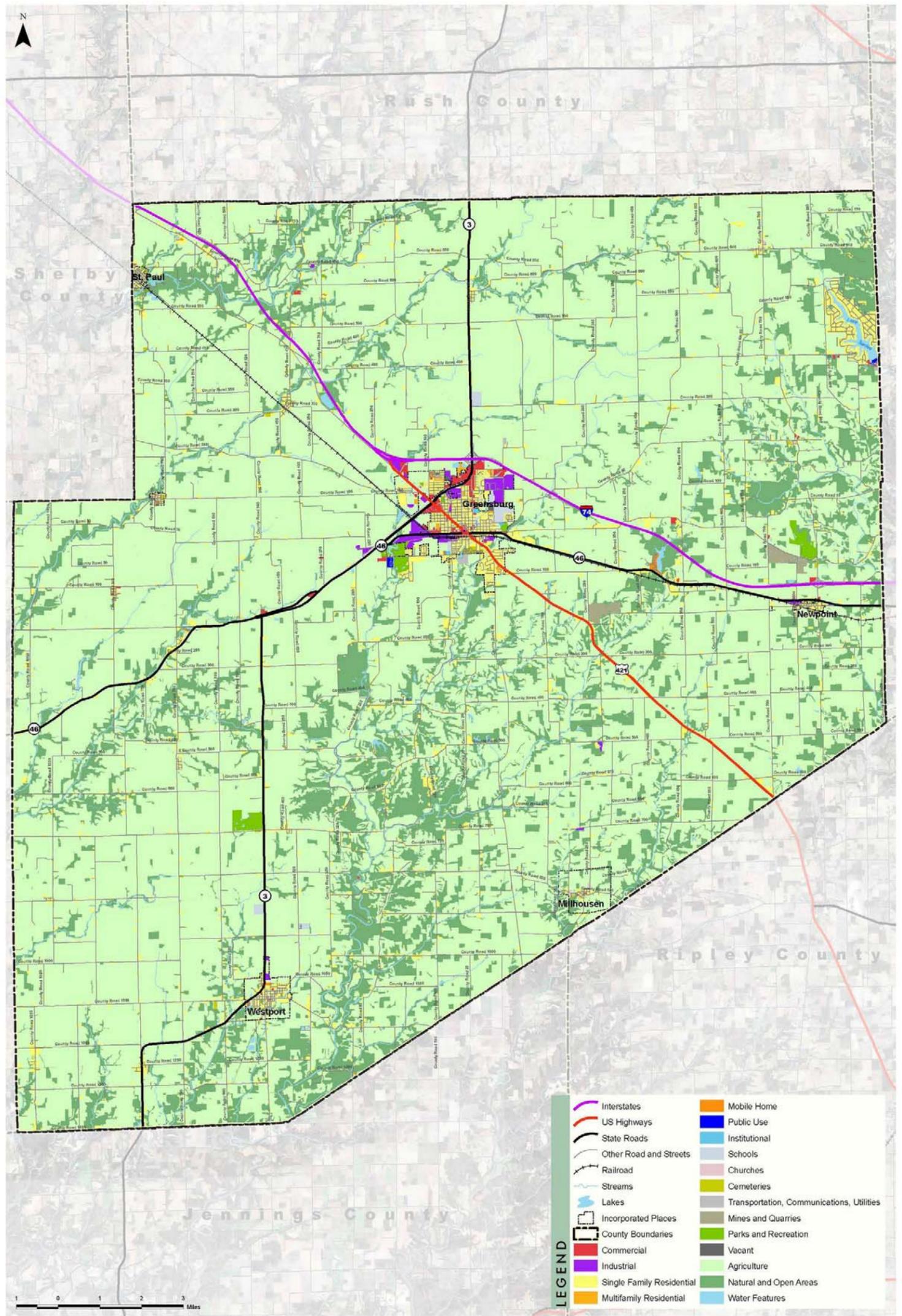
These maps are included in this chapter as Figures 2.32 through 2.34.

Key Issues

As results of the research and analysis and the public input (summarized in Chapter 10), the following key issues have emerged:

1. Farmland preservation
2. Agricultural business
3. Transportation improvements
4. Development at the I-74/US 421 interchange

Figure 2.32: Existing Land Use



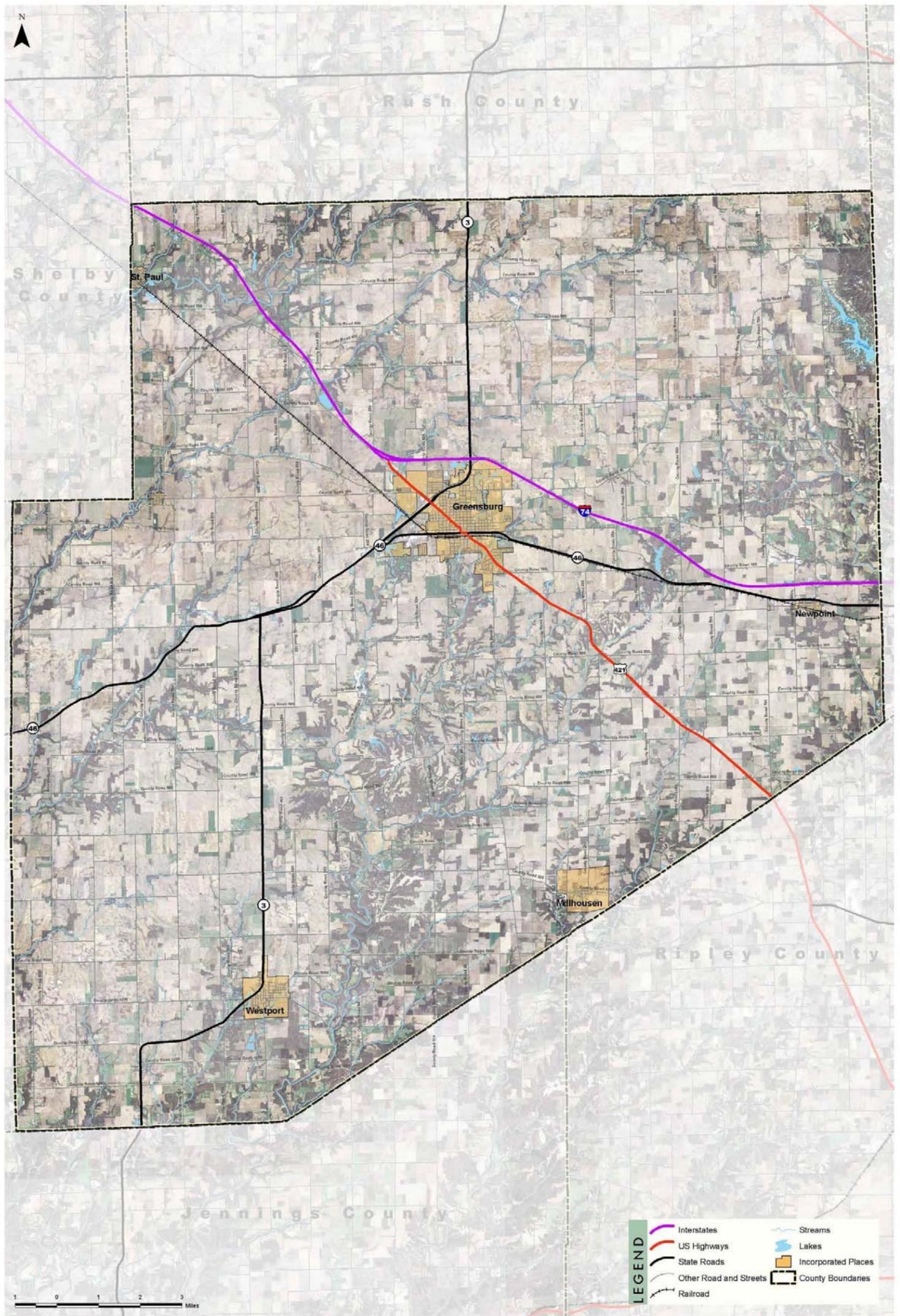
Decatur County

EXISTING LAND USE



This page intentionally left blank

Figure 2.33: Existing Transportation System



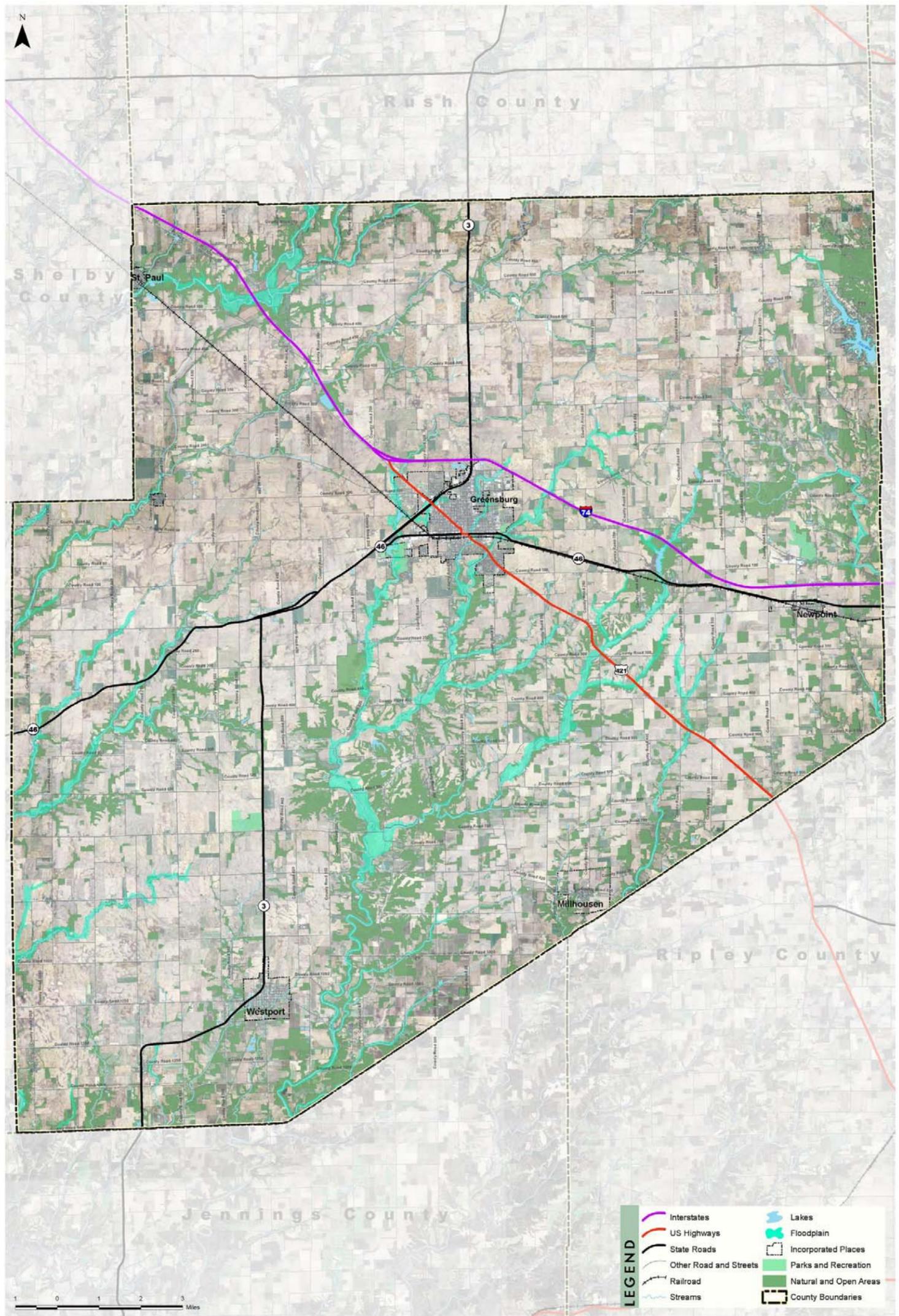
Decatur County

EXISTING TRANSPORTATION



This page intentionally left blank

Figure 2.34: Natural and Environmental Features



Decatur County

EXISTING NATURAL / PARKS & RECREATION



This page intentionally left blank.