

Bartholomew County Comprehensive Plan Considerations
for the
Proposed Bartholomew County Zoning Ordinance Revisions
to “CFO / CAFO Type II” Standards
as Recommended by the Bartholomew County CFO/CAFO Study Committee

The following content from the Bartholomew County Comprehensive Plan is most relevant to the consideration of regulations for Confined Feeding Operations (CFOs) and Concentrated Animal Feeding Operations (CAFOs):

COMPREHENSIVE PLAN GOALS & POLICIES ELEMENT (Adopted 9.27.99):

Section I: Development Patterns

Goal 1: Preserve productive farmland and maintain the productive capacity for a strong county agricultural industry.

Policy 1-B: When land is proposed for subdivision or rezoning, require at the applicant’s expense, a technical impact study by a qualified person or firm. Require the Plan Commission and/or County Commissioners to consider the effect on adjoining and nearby agricultural land in making decisions. Impacts to be studied include but are not limited to drainage, crop and livestock operation procedures, and traffic.

Policy 1-D: Require appropriate buffers to allow the continued full use of adjoining farmland and to reduce conflicts between neighboring uses.

Policy 1-F: Direct development away from more productive farmland and agricultural areas.

Policy 1-G: Prevent subdivision development from interfering with ongoing agricultural operations.

Policy 1-J: Require development to take place in a manner that allows for preservation and conservation of farmland, open land and significant natural features.

Policy 1-Q: Promote development of businesses such as value-added agricultural industries that enhance agriculture and agribusiness while protecting the character and environmental quality of the county.

Goal 2: Protect open space such as woodlands, flood plains, and wetlands for environmental, recreational, scenic, and life-style benefits.

Policy 2-E: Utilize information about soil and water resources to make wise land use decisions and to prevent damage to the environment.

Section II: Community Resources and Environment

Goal 7: Maintain and enhance the quality of the water, air and land.

Policy 7-C: Ensure, to the extent possible, that new development does not cause deterioration in water quality or quantity for existing development.

Policy 7-H: Meet or exceed federal and state air quality standards.

Policy 7-I: Meet or exceed federal and state water quality standards.

Policy 7-L: Ensure that human and animal waste disposal is carried out in accordance with applicable environmental regulations.

Goal 12: Improve Water Quality and Ensure an Ample Supply of Potable Water.

Policy 12-A: Protect ground and surface water from contamination by chemicals, industrial waste, septic systems, animal waste, human waste, and sludge.

Section IV: Commerce and Industry

Goal 18: Promote economic growth in the county by encouraging the location and expansion of businesses and industries that are compatible with their surroundings and provided with adequate services.

Policy 18-L: Prevent any industries that noticeably deteriorate the air quality from locating in the county.

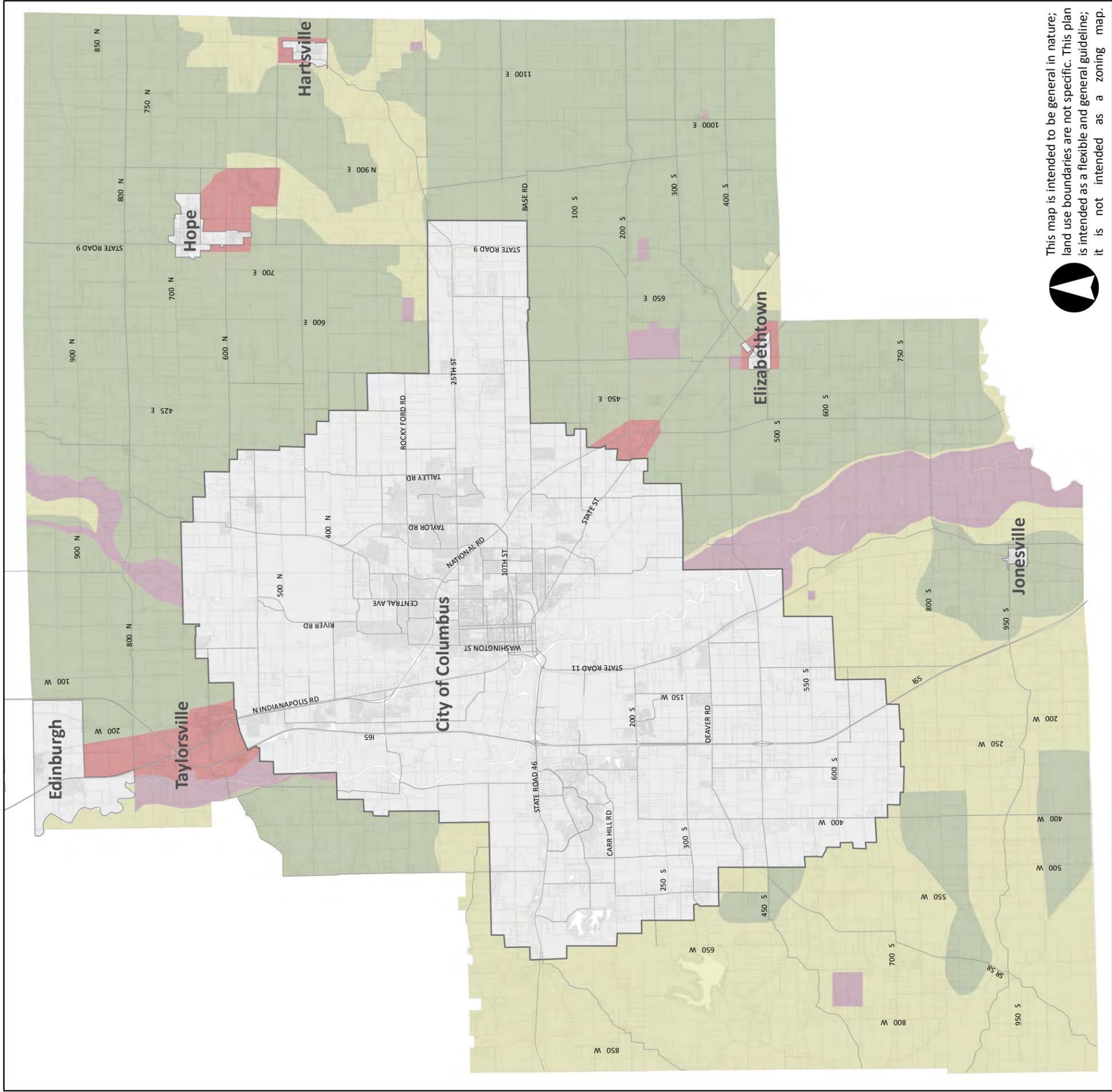
COMPREHENSIVE PLAN LAND USE PLAN ELEMENT (Adopted 2.3.03):

The majority of the land within the County is included in the Agricultural Preferred, General Rural, or Natural Resource / Recreation Land Use Districts. The intent of those districts is listed below and the Comprehensive Plan Future Land Use Map is attached.

Agricultural Preferred: The Agricultural Preferred district includes prime farmland in Bartholomew County outside developed areas. Prime farmland in our county includes most of the eastern and northern parts of the county. There are a few areas of prime farmland in the south and west. Element 1 of the comprehensive plan includes the goal of preserving productive farmland, as well as 18 policies directly relating to farmland preservation (Goal 1, Policies 1-A through 1-R).

Natural Resource/Recreation: This district includes environmentally sensitive areas such as floodplains, rivers and streams, aquifers/other water supply areas, wetlands, environmentally important forests and other natural habitats, and parks and recreational areas. It should be noted that some of these areas have not been identified or need to be updated, including, but not limited to, wetlands and floodway areas. Element 1 of the comprehensive plan includes several goals and policies relating to conservation of such resources, including the following overall goal: "Goal 2: Protect open space such as woodlands, floodplains, and wetlands for environmental, recreational, scenic and life-style benefits."

General Rural: The General Rural district is viewed as less restrictive than the preferred and natural resource districts. Intensive development would be discouraged here. The area proposed as General Rural is now a mix of farmland, woodlands, residential, some institutional (such as schools, churches and fire stations), and limited commercial (such as small stores). These uses are appropriate. Most of the area proposed for this district is south and west of the City of Columbus jurisdiction. The general character here is hilly and wooded, with many areas of steep slopes and scenic beauty. There are environmentally important forests in this area. There may be other natural areas within this district, though not specifically designated at this time. Much of the district may not be suitable for septic systems. Residential development is appropriate if served by public sewer and water, and if designed with drainage systems that address the development and do not contribute to drainage problems elsewhere. Cluster development and smaller lot sizes should be encouraged to maintain open space and natural areas.



This map is intended to be general in nature; land use boundaries are not specific. This plan is intended as a flexible and general guideline; it is not intended as a zoning map.

Future Land Use Map Bartholomew County Comprehensive Plan

- Agricultural Preferred District
- Development District
- General Rural District
- Natural Resource / Recreation District
- Other Jurisdiction