

## MEMO

To: Steering Committee  
Fairfield County Comprehensive Plan Update  
From: Vince Papsidero and Gabrielle Smith  
Cc: Rick Szabrak, Anthony Iachini, and Vince Carpico  
Fairfield County Economic Development  
Re: Results of the Public Meeting of March 13, 2023

April 6, 2023

This memorandum summarizes the Public Meeting of March 13<sup>th</sup> at which the Economic Development Strategy and Update to the 2018 Comprehensive Land Use Plan was officially kicked-off with the public. This memorandum is organized into the following sections:

1. **Overview** (purpose and format, major outcomes)
2. **Themes Exercise** (themes reviewed and comments shared)
3. **Mapping Exercise** (mapping of development and open space priorities, and comments shared)
4. **Demographics** (the demographics of the attendees)
5. **Supporting Material** (all the input gathered from the workshop and website)

## 1. Overview

On March 13<sup>th</sup>, Fairfield County hosted a public meeting to kick-off the process to prepare a new Economic Development Strategy and Update to the 2018 Comprehensive Land Use Plan. A total of 105 people signed in at the workshop with an additional 15 people representing staff and consultants. The participants were grouped into 14 tables. The public meeting was held at the Fairfield County Workforce Center at 4465 Coonpath Road NW in Carroll. The meeting was publicized by the county through a variety of online networks and the county website.

### Purpose

The purpose of the meeting was to introduce the planning process, invite citizens to review draft themes to guide the plan and share their thoughts and priorities regarding preferred locations for development and open space conservation.

*Economic Development Strategic Plan and Update to the 2018 Comprehensive Land Use Plan*

# Join Us!

The Fairfield County Commissioners are creating a plan to prepare for future development in our county and would like feedback from the community.

## March 13

### 5:30 - 7 pm

**Fairfield County Workforce Center**  
4465 Coonpath Rd NW, Carroll, OH 43112

- Get familiar with the planning process
- Speak to members of the planning team
- Share your opinions on the future of development

Register for the event at [tinyurl.com/3wy3mdsj](http://tinyurl.com/3wy3mdsj) and follow us at [co.fairfield.oh.us/rpc/CPU/](http://co.fairfield.oh.us/rpc/CPU/)



## Format

The meeting activities were:

- a. **Theming.** Seven draft themes were presented, building upon the themes of the 2018 plan with minor revisions to reflect the county's priorities relative to this update. The themes serve as general policy statements of intent and for the purposes of the 2023 update, will serve as major goal statements that will be delineated by supporting objectives. Participants were asked to indicate whether each theme was still an important consideration and to note any specific comments or changes in writing.



- b. **Mapping Exercise.** Participants worked individually and in small groups to identify the places where each would like to see different types of residential, commercial/retail, and economic development (hi tech/manufacturing/logistics) and open space/greenspace/conservation areas. In addition, participants were invited to add written comments to the maps, as well as on the instruction form. Once the groups had completed the task, each of the 14 groups was asked to share a summary to all that were present.
- c. **Exit Questionnaires.** Before participants left the meeting, they were asked to complete an exit questionnaire. Those responses provide insight into the overall satisfaction with the workshop and characteristics of the participants.

## Overriding results

The overriding conclusions drawn from the input area:

- a. **Focused growth.** Future development should be focused on the US33 corridor between the Franklin County line and around Lancaster, with development also focused on existing villages and cities, and the northwest corner of Liberty Township around SR256.

- b. **Agriculture and open space conservation.** Agricultural areas and open space should be conserved in the balance of the county.
- c. **Improved access.** Several recommendations were made for major connections, such as between US33 and I70, as well as circling Lancaster on all sides.



## Overriding comments

Comments were gathered during the Themes and Mapping exercises, as well as on the Exit Questionnaire, which were combined and analyzed to identify overriding topics. The seven major topics identified out of a total of 13 focused on preserving agriculture and natural areas, a lack of support for solar panels on prime farmland, transparency, and planning for growth and the need for the US 33 connector, as noted below. The following table is a summary of the major topics and the complete presentation can be found in Supporting Material.

Topic	Total Count	Percent
Preserve agriculture	47	30%
Preserve natural areas	23	15%
Transparency	19	12%
No solar panels on prime farmland	17	11%
Housing needed	15	10%
Planning for growth	11	7%
US33 connector needed	9	6%

## 2. Theming Exercise

### Goals

The goal of this exercise was to gather public reaction to a set of seven draft themes, building upon the themes of the 2018 plan with minor revisions to reflect the County's priorities relative to this update. The themes serve as general policy statements of intent (and for the purposes of the 2023 update, will serve as major goal statements that will be delineated by supporting objectives).

## Results

A total of 64 participants participated in this exercise, but only 57 provided responses (89%). The vast majority supported the following themes with an average score of 96%, providing a very strong policy direction for the Comprehensive Plan Update:

THEME	TOTAL RESPONSES	YES	NO
Managing growth in a sustainable way, revitalizing existing communities, and supporting new development in appropriate locations.	57	100%	0%
Ensuring that growth benefits all communities.	50	90%	10%
Supporting appropriate economic expansion, retail services that meet the needs of local communities, downtown revitalization, and a strong agricultural economy.	51	100%	0%
Preserving rural character and natural resources.	53	91%	9%
Ensuring the provision of public services, utilities, and infrastructure to support communities and growth, while remaining fiscally responsible.	56	95%	5%
Supporting appropriate growth management tools at the county and local levels.	53	100%	0%
Increasing dialogue between citizens and their communities, establishing strategic partnerships.	57	100%	0%

## Comments

Participants were asked to note any specific comments or changes in writing. The Supporting Material section provides the complete tabulation of additional comments. Those comments were organized by topic, which is reflected in the Overview.

## 3. Mapping Exercise: Where do you want to see development?

### Overview

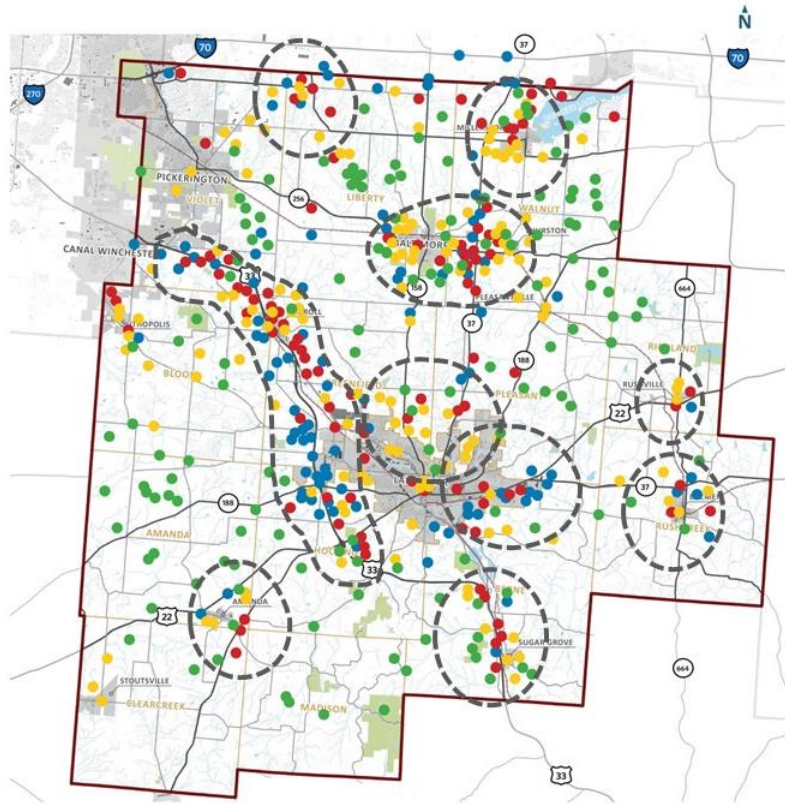
The purpose of this exercise was to gather from the public their combined thoughts about the appropriate location of future development, represented by three broad categories: residential (yellow dot), commercial (red dot) and economic development (blue dot); and open space conservation (green dot). By design, the categories were not further defined (e.g. single family and multi-family) because that degree of detail could

overly complicate the exercise. This broad sense of priorities will be used by the team, staff and steering committee to evaluate Growth Concept Map(s) and the eventual Future Land Use Map.

## Composite Map Results

The following is a summary of our assessment of the input.

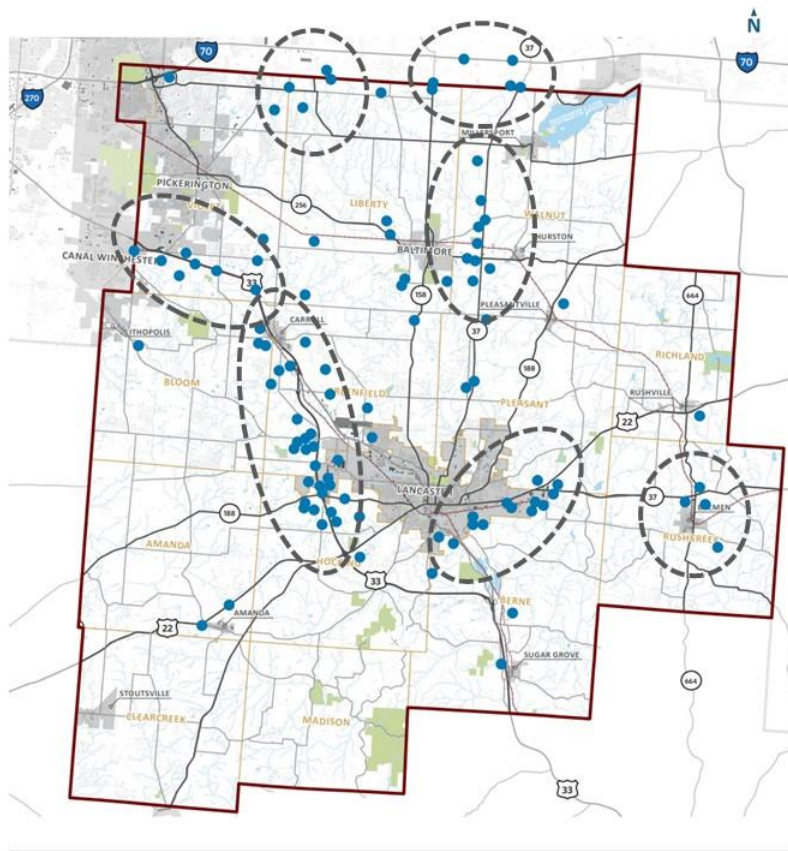
- a. **Focusing development.** At a county-wide scale, the participants recommended concentrating future development in several specific areas: the US 33 corridor between the Franklin County line and south to the US33-US22 interchange, including southern Violet Township and the southwest and east areas around Lancaster; the northern areas adjacent to Lancaster; the Baltimore and Thurston area; far northern section of Liberty Township at SR256; west side of Buckeye Lake; and the villages of Amanda, Bremen, Lithopolis, Rushville; and Sugar Grove.
- b. **Expanding the road network.** Participants recommended several major new roadways, including four options to link US33 and I70, as well as extending the US33 bypass to surround Lancaster on its east and northern sides, and a bypass around Millersport.
- c. **Conserving agricultural areas.** Participants recommended agricultural conservation in a number of areas currently dominated by agriculture. This included portions of several townships, specifically Amanda, Berne, Clearcreek, Greenfield, Liberty, Madison, Pleasant, Richland, and Walnut.



## Economic Development Map Results

Respondents were asked to recommend locations for future economic development, such as hi tech, manufacturing and logistics without differentiation of business type. In general, those economic uses were clustered (see the accompanying map):

- Along US 33 beginning in Canal Winchester and Pickerington, continuing through Violet Township and Carroll, and concluding in the industrial area west of Lancaster.
- Around the industrial area on the east side of Lancaster.
- Along SR37 between Baltimore and Thurston, west and south sides of Baltimore, and in the northern part of the SR37 corridor.
- The northwest corner of Liberty Township.
- Around Amanda, Bremen, and Sugar Grove.



## Commercial/Retail Map Results

Respondents were asked to recommend locations for future commercial and retail development. In general, those uses were clustered (see the accompanying map):

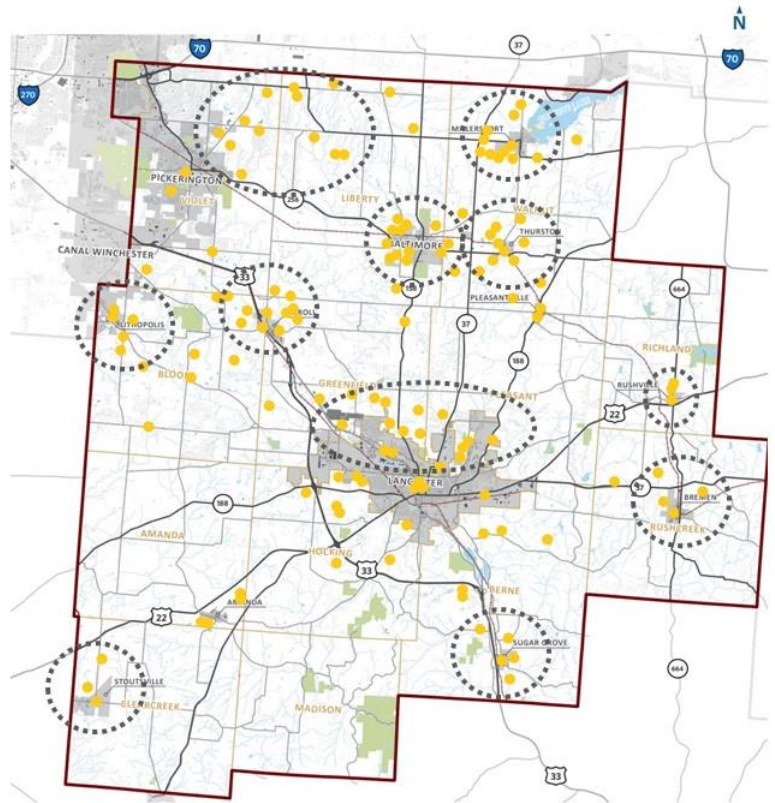
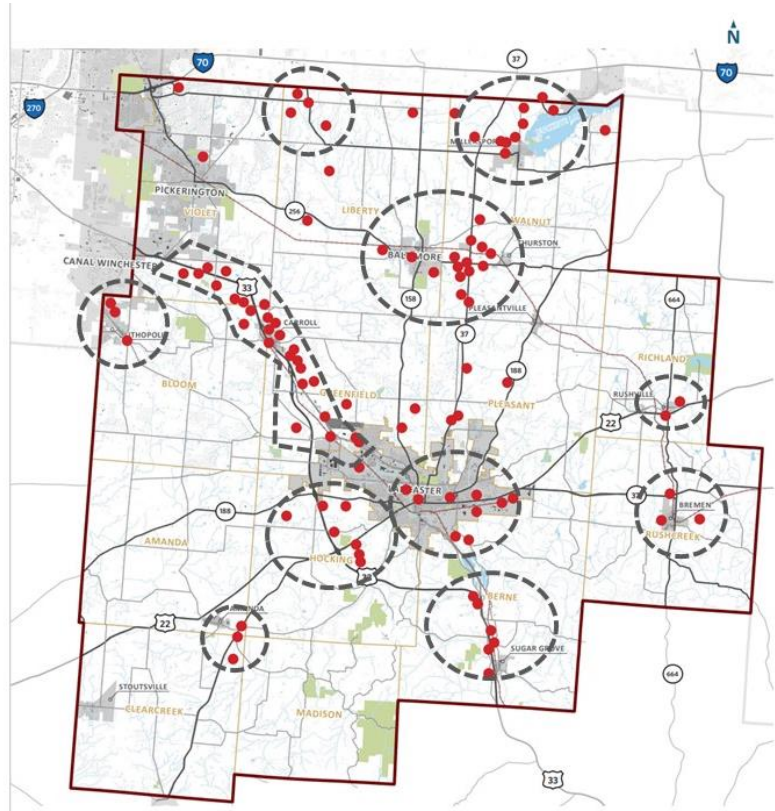
- Along the US 33 corridor from Canal Winchester and Violet Township to Carroll and the northern portion of Memorial Drive, as well as clusters on the southwest side of Lancaster, within downtown Lancaster, and to the east along US22.

- The SR37 corridor between Baltimore and Thurston, with strong support for commercial uses in Thurston.
- Millersport and the northwest side of Buckeye Lake.
- Northwest corner of Liberty Township and central Berne Township where the US33 bypass intersects with old US33.
- Clusters in Amanda, Bremen, Lithopolis, Pleasantville, and Sugar Grove.

## Residential Map Results

Respondents were asked to recommend locations for future residential development without differentiating between single-family and multi-family (owner or renter occupied). In general, these uses were distributed throughout significant parts of the county, but also clustered at specific communities (see the accompanying map):

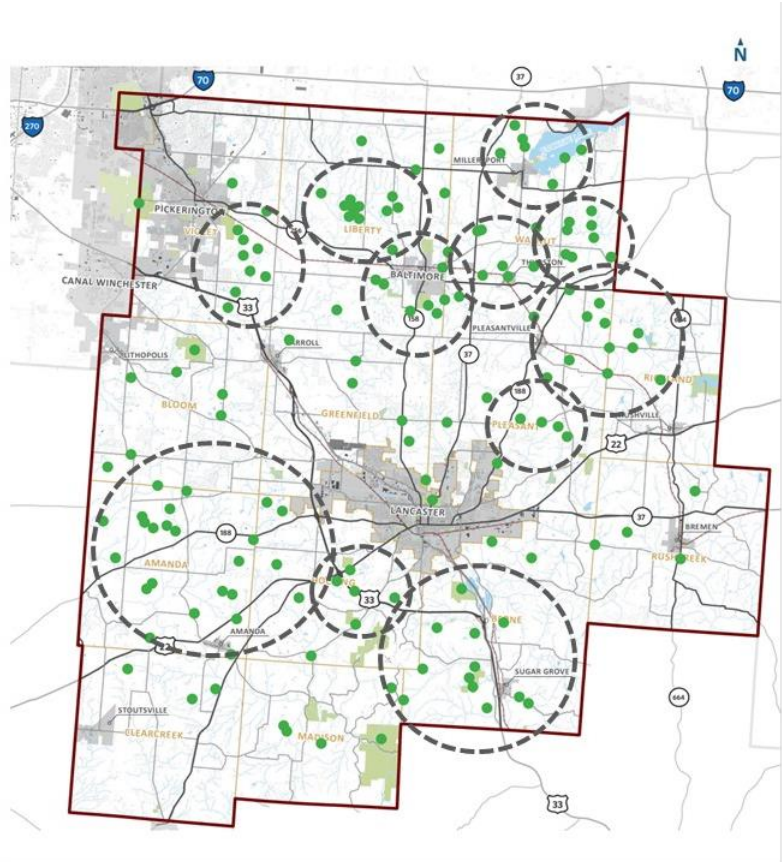
- Around Lancaster on all sides and within the city.
- In and around Baltimore and Thurston, Carroll, Lithopolis, Millersport, Pleasantville.
- Northern Violet Township.
- Smaller clusters in and around Amanda, Bremen, Pickerington, Stoutsville, and Sugar Grove.



## Natural Areas/Agriculture Preservation Map Results

Respondents were asked to recommend locations for natural areas and agriculture preservation without any differentiation (although some participants added notations to emphasize “agriculture”). In general, these designations are distributed throughout the county, though there are some clusters (see the accompanying map):

- Southern Violet Township.
- Central Liberty Township and the southside of Baltimore.
- Concentrations throughout Pleasant, Richland and Walnut townships.
- Somewhat smaller concentrations throughout Amanda, Hocking and Berne townships.
- More scattered locations in Bloom, Clearcreek, Madison and Rushcreek townships.



## Comments

Participants were asked to provide written comments if they so choose during the Mapping Exercise. The Supporting Material section provides the complete tabulation of those comments, which were also organized by topic and reflected in the Overview.

## 4. Demographics: Who attended?

### Attendance

Approximately 105 citizens participated in the workshop, not including staff, consultants, and volunteers. A total of 69 questionnaires were collected (66%).

## Demographics

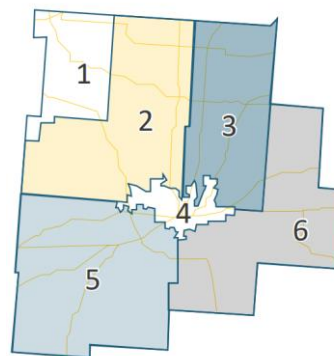
The exit questionnaires provide insight into the demographic makeup of workshop participants compared to Fairfield County's demographics as reported by the most recent American Community Survey (US Census Bureau). The exit questionnaires reflect only those 69 participants who responded.

Demographic details can be found in the Supporting Materials, but the following is a summary:

- **Age.** Attendees skewed older in age, with 83% aged 45 and higher as compared to the county as a whole (43% are aged 45 and older).
- **Race.** Attendees skewed slightly whiter than the county population as a whole, with 88% White versus 83% of residents being White/Caucasian in Fairfield County. Six percent of attendees indicated two or more races, as compared to 1% for the entire county.
- **Income.** Attendees skewed higher in household income than the county as a whole, with 96% indicating a household income of \$35,000 per year or higher. For the county as a whole, the comparison is 76% of the population.
- **Education.** Attendees significantly reflected higher levels of education than the county as a whole, with 73% of attendees having an associates, bachelor's or master's degree, while for the broader population that comparison is 38%.
- **Length of Residency.** Seventy-five percent of the attendees have lived in Fairfield County for 25 years or longer.
- **Where do Attendees Live?** Attendees were asked to indicate the portion of Fairfield County in which they reside. Five of six areas were found to have fairly balanced representation, with area 6 having the lowest number of attendees (other than the 3% who lived outside the county).



AREA	PERCENT
1	19%
2	21%
3	22%
4	12%
5	15%
6	7%
Outside Fairfield Co	3%



- **Ownership.** A total of 87% of attendees owned their home (29%), businesses (30%) or both (18%).
- **Meeting Publicity.** Attendees were asked to share how they heard about the public meeting. The three major responses, representing 87% of all responses, was: Email (39%), Word of Mouth (30%), and Social Media (18%).

## Supporting Material

This section contains complete results and verbatim comments collected from participants. It is organized into the following parts:

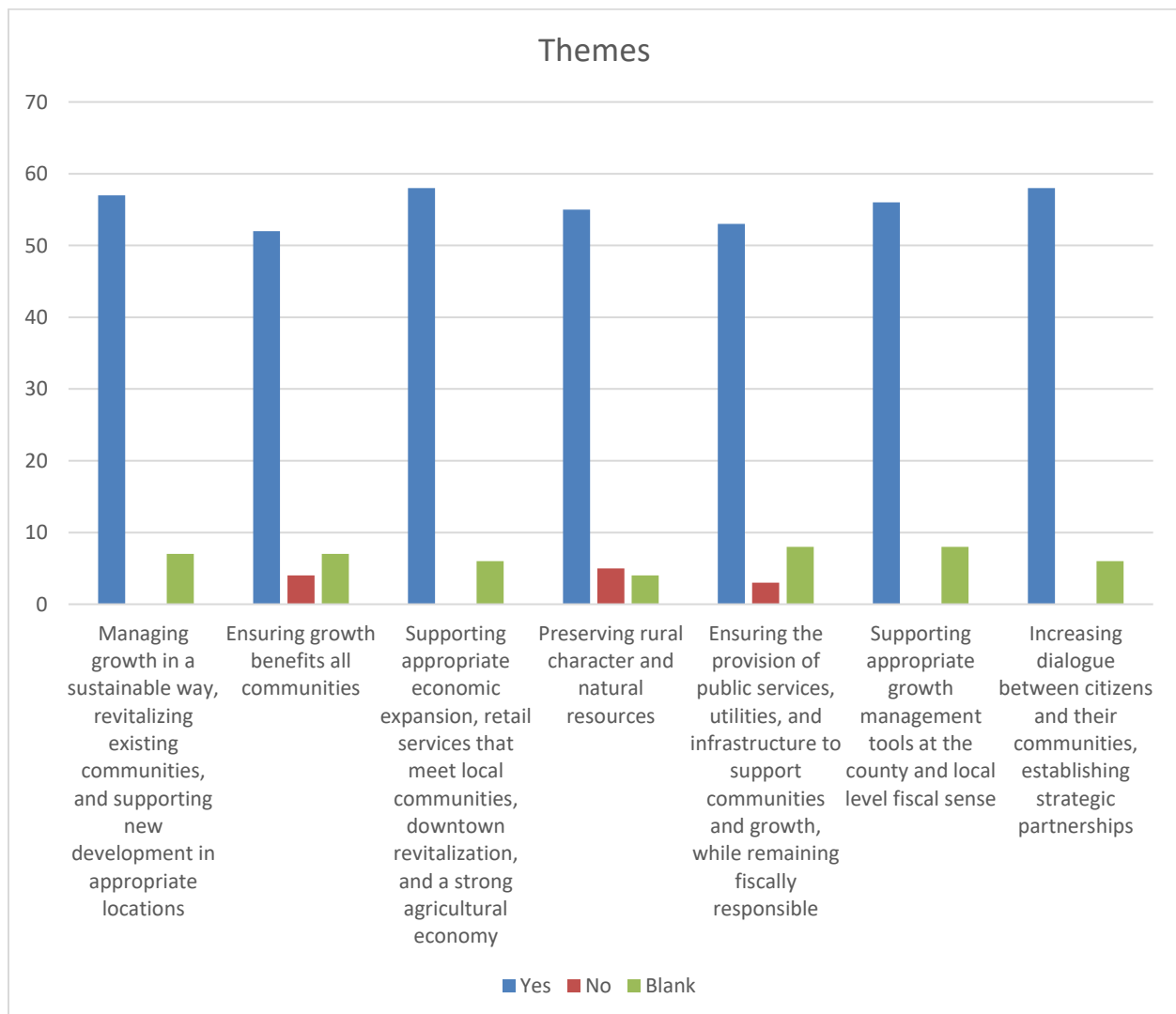
- **Theme exercise comments**
- **Mapping exercise detailed map results and comments**
- **Exit Questionnaire summary statistics and expository responses**
- **Summary of Overall Comment Topics**

## Themes Exercise

This section presents a graphic representation of the ranked themes and a complete tabulation of all the written comments provided by participants.

### Ranking the themes

Below is a bar chart reflecting the responses to the theming exercise.



## Comments

Below are the comments shared on the Themes Exercise survey form.

### INDIVIDUAL WRITTEN COMMENTS

Planned growth is crucial. Eg. New Albany has done it well. Key to offering public "buy-in" is CLEAR COMMUNICATION from leadership, including public officials. These leaders MUST be TRUSTED, and CANNOT be HEAVY HANDED. SEEK WISOM

So, do we throw out anyone who circled "no"?

Efforts made to be transparent to citizens

Farmland feeds us so developing all our land is not smart

"transparency" is important

It also will be important that cities don't drive the county's growth.

More TRANSPARENCY. No one wants to be bulldozed!

Transparency

Extremely vague, more transparency + honesty

*crossed out "revitalizing existing communities and supporting development" in theme 1*

*crossed out "retail services" and "downtown revitalization" in theme 3*

*crossed out "utilities and infrastructure to support communities and growth" in theme 5*

It is really important that there is a balance of all the townships... housing commercial. It's also important that we keep some farmland for agriculture - as well as for those wanting to reside on larger lots, over 2 acres.

*Note on theme 1:* This is important that growth is not built in the best area for it. Ex. houses surrounded by retail

*Note on theme 3:* circled the word *Appropriate*. For the specific area

*Note on theme 4:* need to maintain some farmland. some people want lots bigger than 1-2 acres

*Note on theme 7:* This is important for the citizens to be made aware and to be involved in planning and to be heard.

Buckeye Lake area will explode in the years to come. Housing and retail will be important to control the growth there is as it goes. The farmland is very important to keep around the lake. The land will never come back when it is used in the wrong way. Solar panel industry should not be put on prime farmland! The solar companies have already said they only picked the area south of Buckeye Lake because it was the cheapest and easiest way to set their panels. They did not take into consideration the rich soil that they would be destroying.

Viable questions, but the way they are worded, a reasonable person really has no choice but to answer yes to all of them.

Don't allow industrial solar farms to consume farmland that is the history and food source for our community/county.

Making sure we conserve the rich farmland we have in our county. Keep the solar panels off the ripe rich farms we have.

Transparency! From gov't levels to us citizens

## INDIVIDUAL WRITTEN COMMENTS

Solar panel farms need to be stopped at all reasonable costs. Using prime farmland for housing or real economic growth is entirely different than using our ground to pump "green" energy out of our county.

Good overarching themes.

Need high density growth in development areas to preserve maximum Farmland and ag economy  
Use transfer of development rights and funds from CAUV to establish farmland preservation easements in areas with most valuable farmland

*Note on theme 2:* TDR easements

Crossed out "downtown revitalization, and a strong agricultural economy" in theme 3

What about diversity? What can land use do to welcome people from diverse backgrounds, make communities around the county welcoming to people of color - not just Pickerington

*Note on theme 1:* very subjective

*Note on theme 3:* local communities' needs?

All questions lean all to say yes. Too Vague. Not helpful.

Still too generic - each one needs a specific/several specifics listen underneath

#4: need to separate preserving rural character & preserving natural resources. Rural character is not as important as the natural resources

#5: Need denser housing - can't continue to support the infrastructure for large lots

#7 Dialogue is good, but educating the public is sorely needed. Too many comments at public hearings from residents who don't know what they are talking about

1. Who decides 'appropriate'
2. Too broad, undefined, Cols in Fairfield Co for example
5. Generated wealth-expand water/sewer so decisions can be made. Don't ship it 12 miles away when it is not across the street already.
4. Many preservations efforts hamstringing property owners

1. Who decides 'appropriate'
  2. Too vague to answer
  3. w/ agricultural community
  5. again too vague
- Transparency

2. Growth isn't always a benefit

Transparency!

Look at most productive farmland and guide development away from it

1. Too vague
2. cooperation between cities/townships/school districts
3. preserve agriculture
4. Very important
5. tax revenues to support schools, fire, and our police

Develop businesses to increase the tax bases on homeowners do not foot the whole bill on schools, fire, EMS, police, roads

Don't sell the county out from underneath us

Keep it affordable for fixed incomes

## INDIVIDUAL WRITTEN COMMENTS

pretty loaded wording. It would be near impossible to say No to any of these themes.

#3: everyone wants to preserve farmland, and that is a worthwhile goal. But we should not discount the landowners opportunity for financial gain. I'm familiar with the land-rich/ \$ poor situation some landowners find themselves in

5. Increase solar power investment, why not require new commercial bldg, warehouses, etc to have solar panels on the roof

I do not think any public funded public service / utility expansion for the purposes of development is fiscally responsible. Tax assessment funded public service is not a benefit to residents

These responses should not be interpreted as being broadly supportive of growth and development. What I consider to be appropriate development is likely vastly different than what others consider to be appropriate development. The character of this county should remain agricultural. Commercial and residential development should be limited to the existing cities and villages

### TRANSPARENCY

Agriculture is missing almost entirely. It still has over 1090 businesses Ag census employs over 2,000 people

Ag census has 172,000 acres not county forestry

Annual sales in over \$99,750,000 not counting multipliers

The questions are scored to support an agenda of whoever is in charge

Transparency of growth

Ag needs to be at the forefront to provide food and fiber

Preservation of natural resources is an important goal. I do not believe that preservation of rural character is as important as the other goals and feasible

2. and community members including low-income residents and communities

3. *crossed out "and a strong agricultural economy"*

4. *crossed out "rural character"* more invested in preservation of resources and public green/natural space than farming

Establishing adequate housing to support need

Ensuring adequate housing that is affordable to low-income residents

4. Preserving rural character at what cost? This will be difficult in the northern of the county

1. too open-ended to answer

2. growth of natural areas

3. support expansion of natural areas

4. preserve

Transparency

How do we know if the commissioners and others making these decisions will listen to the residents?

OR will those in power be influence by the money from developers?

Only one of the seven items mention rural characteristics/natural resources. If quality of life truly were more a goal, there would be better representation of the natural environment

Why is there no discussion about natural area conservation/restoration?

Figure 11- what % of the county is represented by green? It appears to be less than 1%. The who exercise is omitting a discussion of natural. We're missing an opportunity

4. preserving should be "increasing". Preserving suggests there is already enough preservation which there is not

## INDIVIDUAL WRITTEN COMMENTS

How is the county working with the city to make sure of this growth  
Infrastructure - Transparency - annexation

Should keep parks and rec

All makes sense to me

This all sounds good and great, but it's obvious many landowners will be hurt ur com. Fix wants 4 homes/acre, as well as a lot of commercial / retail/ econ. Dev

Don't make it so difficult for builders to build. They currently won't bid on Fairfield County because of the difficulties in consistency, communications, etc

4. Preserving rural character and natural resources is critical, especially as it relates to the unique natural resource we have in our unique Buckeye Lake and Buckeye Lake State Park

6. Supporting appropriate growth management tools at the County/local level will require getting all on the same page as well as educating and arming all community entities with the same information and skill sets

I don't understand "tools" on #6  
Transparency

1- too vague

2- based on local decisions

3- especially agricultural

4- VERY IMPORTANT

5- again -keep prime farmland out of solar/wind development

6- Very important in order to maintain local character

7- add transparency. The public is often left out until plans are already made. (ie solar panel mtg going on up in licking co) + solar fields planned for Walnut twp listed under a different name than the actual solar project

Transparency is critical. There have been too many smokescreens in the past.

It is not that I support these items in any area. The key is where and with what. Design of Housing if larger (nicer) design would be welcoming. Ticky-tacky houses squeezed onto small lots would detract from the area

1- appropriate locations should include avoiding negative impact to local residents

4- rural character is the reason I live here and what attracts others

7- transparency is an issue in the development process

1- areas already experiencing development

2- not having development can be beneficial to ag areas

The concept that growth is good is not always true. Maintaining rural areas an encouraging the growth to happen where is already occurring is good. Growth impacts school districts regularly. Agriculture is vital. Cluster growth around already developed areas.

Do decides on road improvements example, route 37 would be a prime road to have widen

These are great themes in the abstract, but the challenge is to make these themes practical without ruining the character and heritage of our community. Transparency is important.

2- without short-changing rural folks, socially based

3- no walmart developments!

4- and economic, land-based opportunities

## Mapping exercise results

### Maps

Accompanying this memorandum are the following:

- A composite map combining all of the mapped input.
- Individual composite maps for each subject area: Economic Development, Commercial/Retail, Residential, and Natural Areas/Agricultural Preservation.
- Maps completed by each individual table (14 total) organized by the subject areas.

### Comments

Below are the comments shared by participants, organized by individual tables.

TABLE	COMMENT
1	I truly like the idea of planned growth, but feel that 'locals' do not need input. People who have chosen to live in the middle of agricultural areas, far away from developed areas and invested years and money shouldn't be plopped into commercial/housing developments
1	Whatever is done, it should adhere to values of sustainability, environmental stewardship, preservation of communities, local control, respect! For people instead of corporate and industrial demands. Promoting the life and health of Fairfield County. Space out some of the commercial, residential, light manufacturing throughout the county. We should not cater to Intel, though we could provide nice livable communities
4	Open farmland is valuable economic space = plenty of economic activity w/o a lot of infrastructure expense, so consolidate development in areas where growth is already taking place and then use TDR = transfer of development rights and other easement/preservation methods to preserve the most valuable farmland in large chunk so it can be the most efficiently used and still support related agribusinesses. The dots on our map are too sprawled. A city developer for Lancaster got a hold of them and started throwing dots everywhere:) Develop/residential as close as possible to jobs to minimize infrastructure expenses
4	Protect the best farmland and hocking hills Residential and retail in all communities expanding existing areas (Baltimore, Thurston, Millersport, Bremen (to support Hocking Hills, Rushcreek, Amanda) Industrial in planned spots

TABLE	COMMENT
5	Preserve prime farm land protect stream corridors Denser housing and open space get the 33/70 connector built Differentiate between green space and farmland when planning need a variety of housing options at different price points
5	you <u>cannot</u> discount the 33/70 connector - do so at everyone's peril - if Intel/google/FB wants it, it <u>will</u> happen. Saying it is 'in the future' 'not in the near future' is just irresponsible.
5	I believe almost every table stressed the importance of protected farmland
5	Keep farmland agricultural Put large economic development close to 70&33 Grow housing developments close to villages with commercial retail Maintain greenspaces for parks near housing
5	Keep our prime farmland Put solar panel on buildings Expand all communities with housing and commercial property
5	There was no color for agriculture. People need greenspace for balance w/ commercial development. Build BLUE along main highways not in people's back and front yards Maintain ag in the county mixed use homes smaller homes for 1st time buyers save the farms for future America
5	No solar farms. Put solar panels on existing bldgs or new industrial, warehouses, etc
6	Prime farmland in Walnut Twp should be preserved for agriculture
6	We need to protect our prime farmland from industrial and too much development (ie solar/wind fields) that could be placed elsewhere
6	residential spread is inevitable. Commercial / retail growth will occur. Eco growth will also creep in. This will impact greenspace in a negative format
8	Is there any planning ideas for rail transportation any time soon? For the general public
9	I support efforts to improve the quality of life of our current county residents and allowing for slow growth in appropriate areas, but we should not be going out of our way to increase our population by 35-50% Farm the most productive land and develop only the city/villages
9	Emphasis on local community re-development (walking, retail/commercial); multi-family in town centers? Importance of ag land based on natural resources. Economic Development in existing Industrial areas near Lancaster

TABLE	COMMENT
9	Need to prioritize keeping as much farmland as possible
9	The concern of industrial solar and the ability to keep as much ag ground as possible Agriculture needs to be at the table every time
10	More housing in places that can support housing Commercial/industrial along 33 and in towns Utility support in the townships (expansion of county utilities) Lancaster full bypass
10	Increasing density in existing housing areas, residential neighborhoods, etc. Utilizing centralized utilities rather than sprawl utilizing affected areas before radiating outward into agriculture and natural spaces Commercial development needs to happen responsibly as far as utility consumption - towns (residents) should not hold the bag on infrastructure improvement due to overdrawn demand from industry.
11	Riparian areas are biologically diverse and should not be used as septic alignments. Consider protecting all riparian areas. The result would be a diverse, natural collection of interconnected greenspaces. Quality of life for humans and other flora/fauna would greatly increase. A land use plan that does not set aside waterways is one-sided. There is another way.....
12	<u>BIG DIFFERENCE</u> between single-family and multi (two different animals) Connector 33&77 is needed and will facilitate all growth
12	Multifamily will stress our schools and utilities. People move and commute to live in the county environment! Infrastructure will be stressed by multifamily. Economic development along I88 added to existing developed land. Agriculture has to be foremost to our planning.
12	We want better planning for <u>greenspace</u> . <u>GREENSPACE</u>
12	Our table put in a 33/70 connector. Discussed multifamily vs residential areas.

## Composite Maps

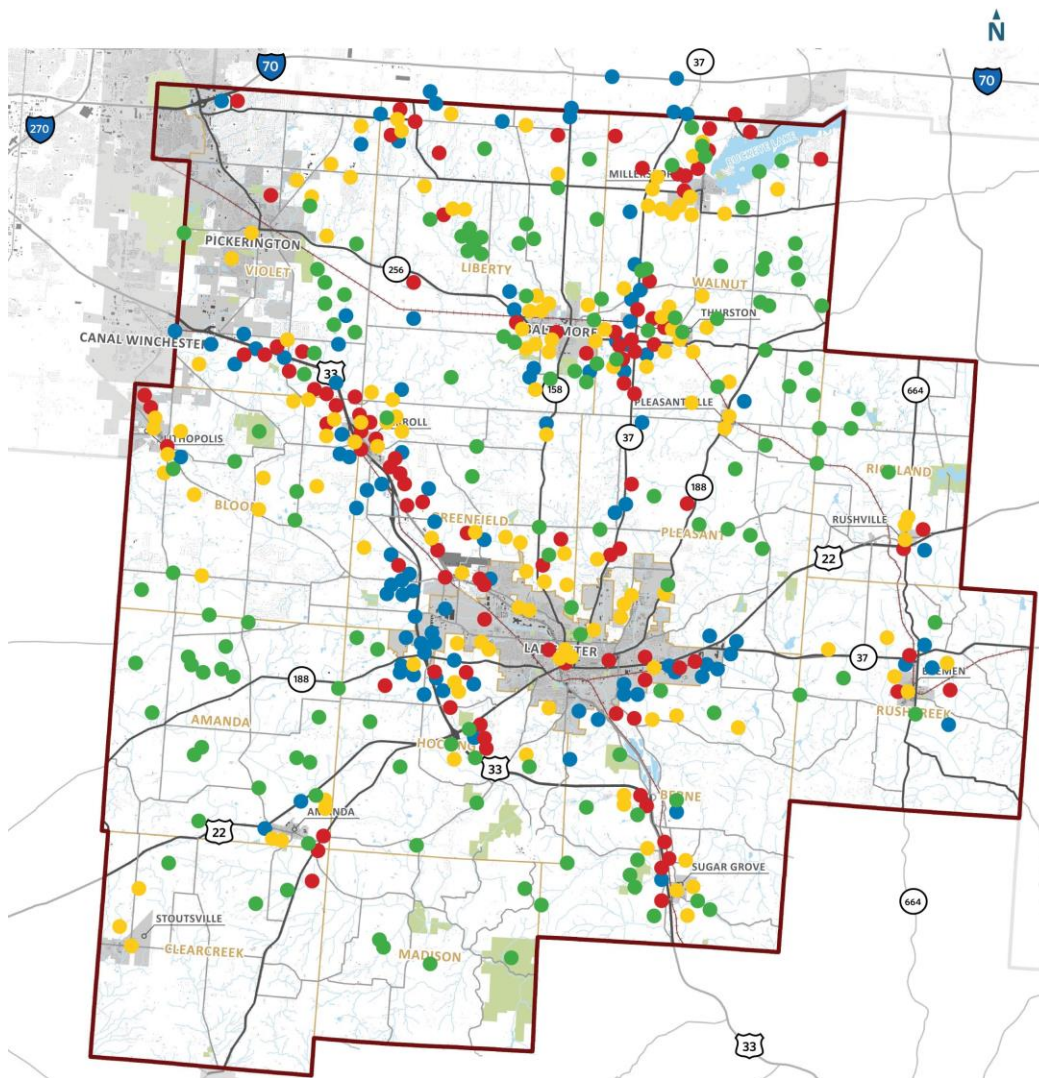
### WHERE DO YOU WANT TO SEE DEVELOPMENT?

#### FAIRFIELD COUNTY MAPPING EXERCISE

Below are the results of the Public Meeting Mapping Exercise.



- Economic Development (hi tech/manufacturing/logistics)
- Commercial/Retail
- Residential
- Natural Areas / Agriculture Preservation
- ▭ Fairfield County



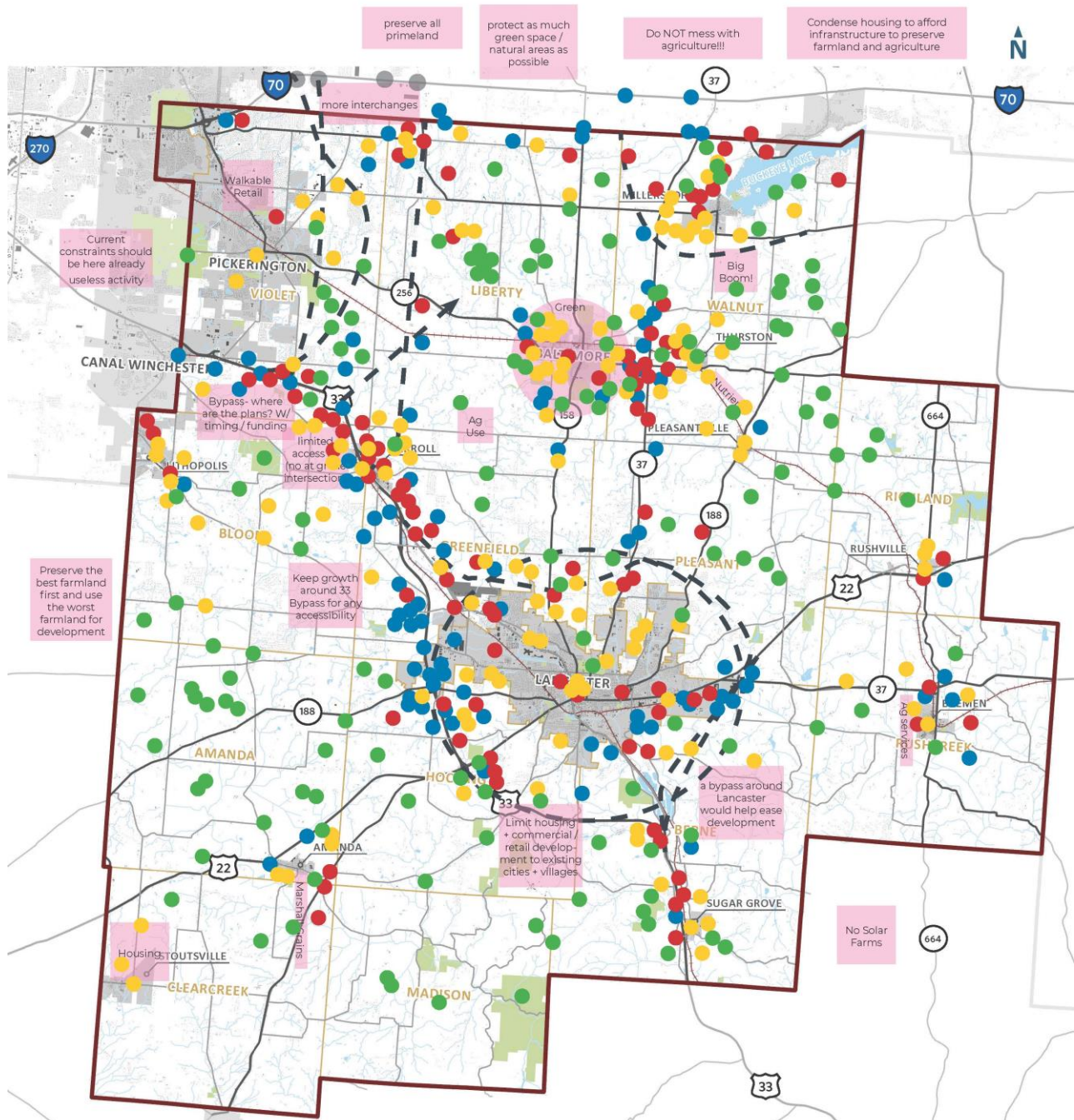
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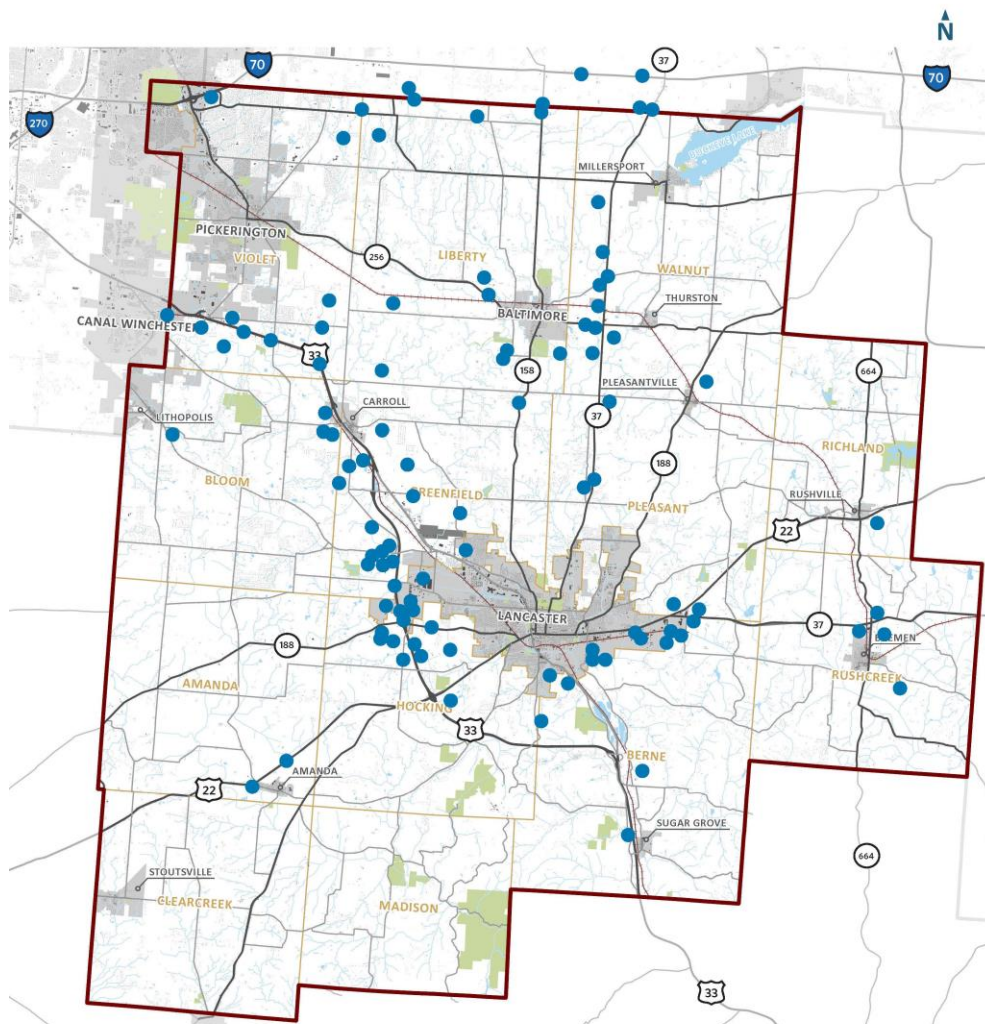
## Economic Development Map

### WHERE DO YOU WANT TO SEE DEVELOPMENT?

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- Economic Development (hi tech/manufacturing/logistics)



## Commercial/Retail Map

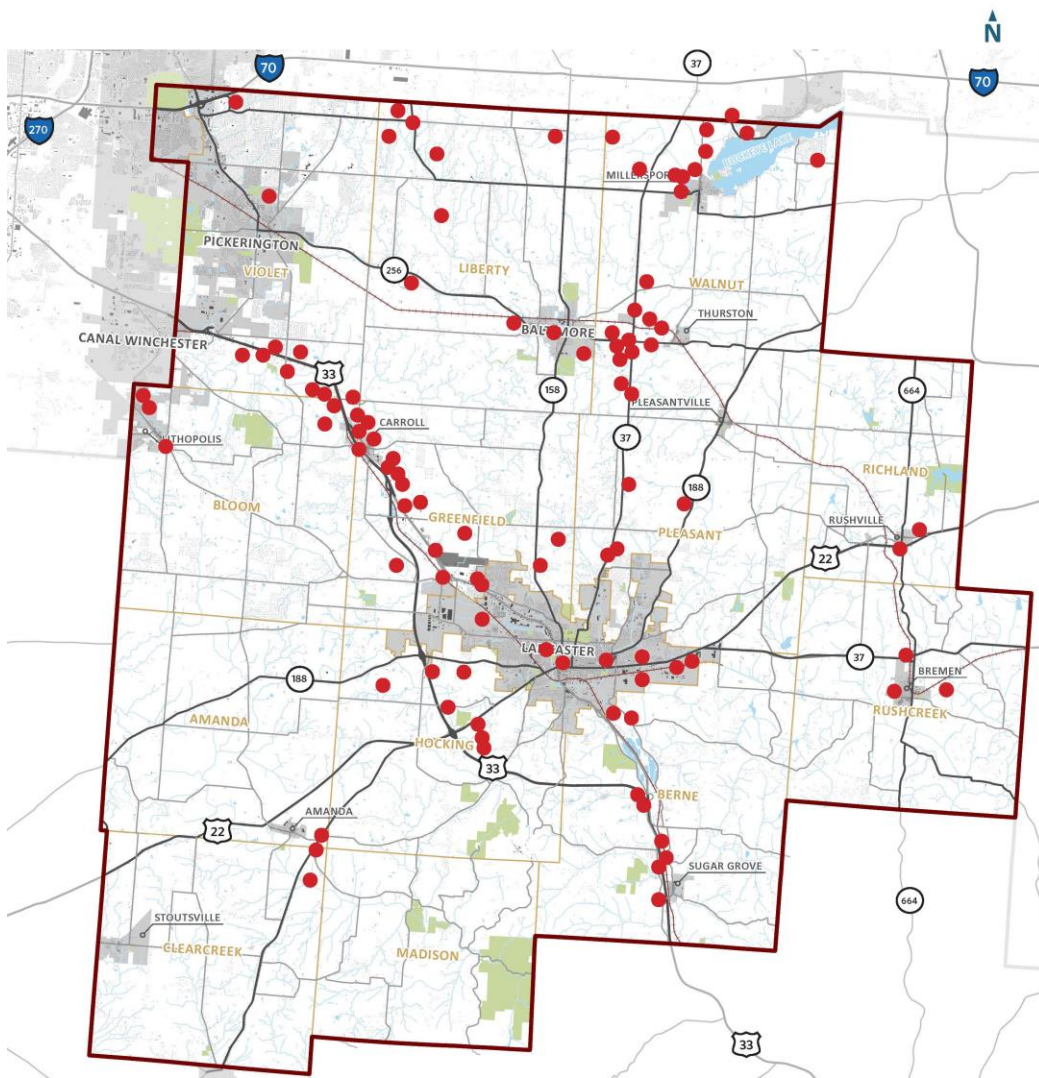
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- Natural Areas / Agriculture Preservation
- Fairfield County



## Residential Map

### WHERE DO YOU WANT TO SEE DEVELOPMENT?

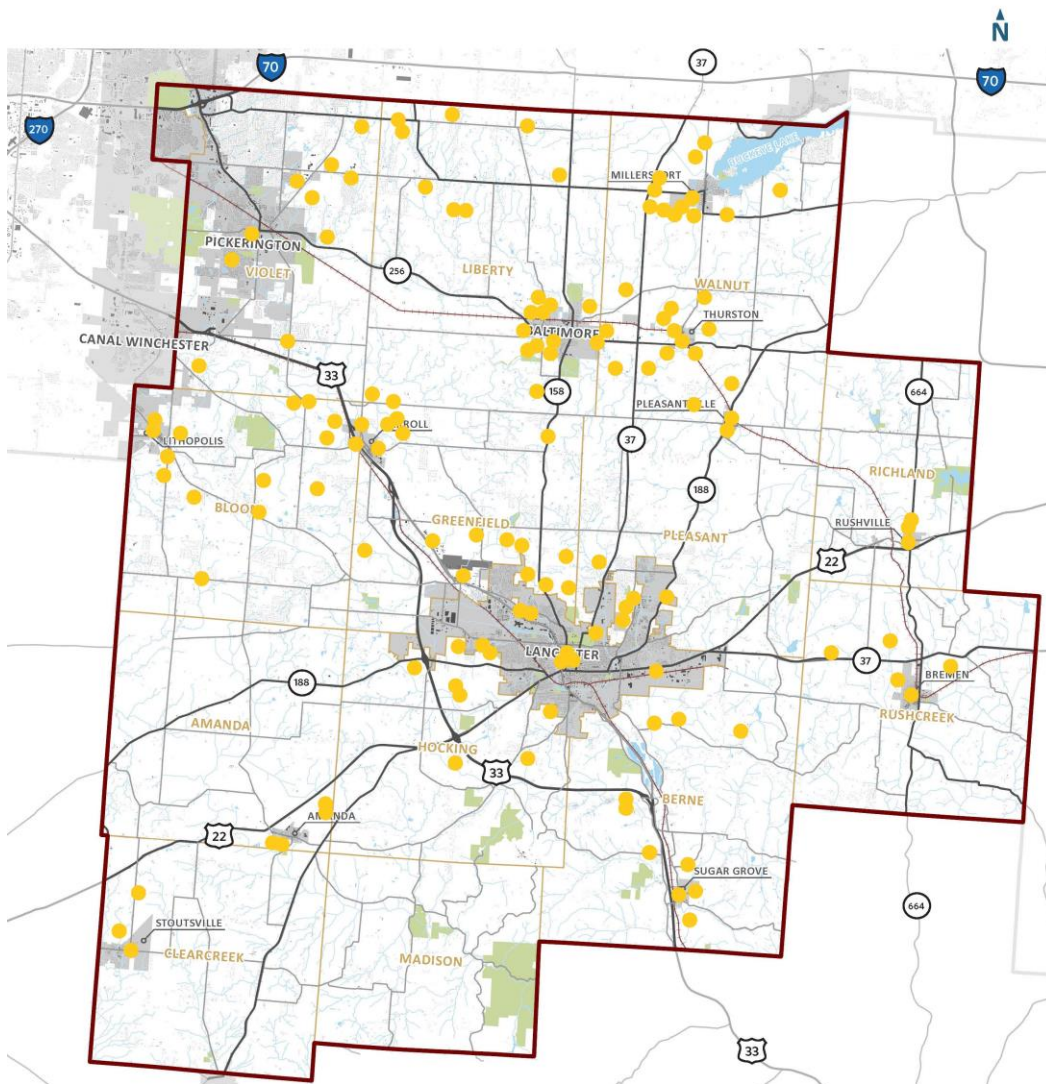
#### FAIRFIELD COUNTY MAPPING EXERCISE

Below are the results of the Public Meeting Mapping Exercise.



● Residential

▭ Fairfield County



## Natural Areas/Agriculture Map

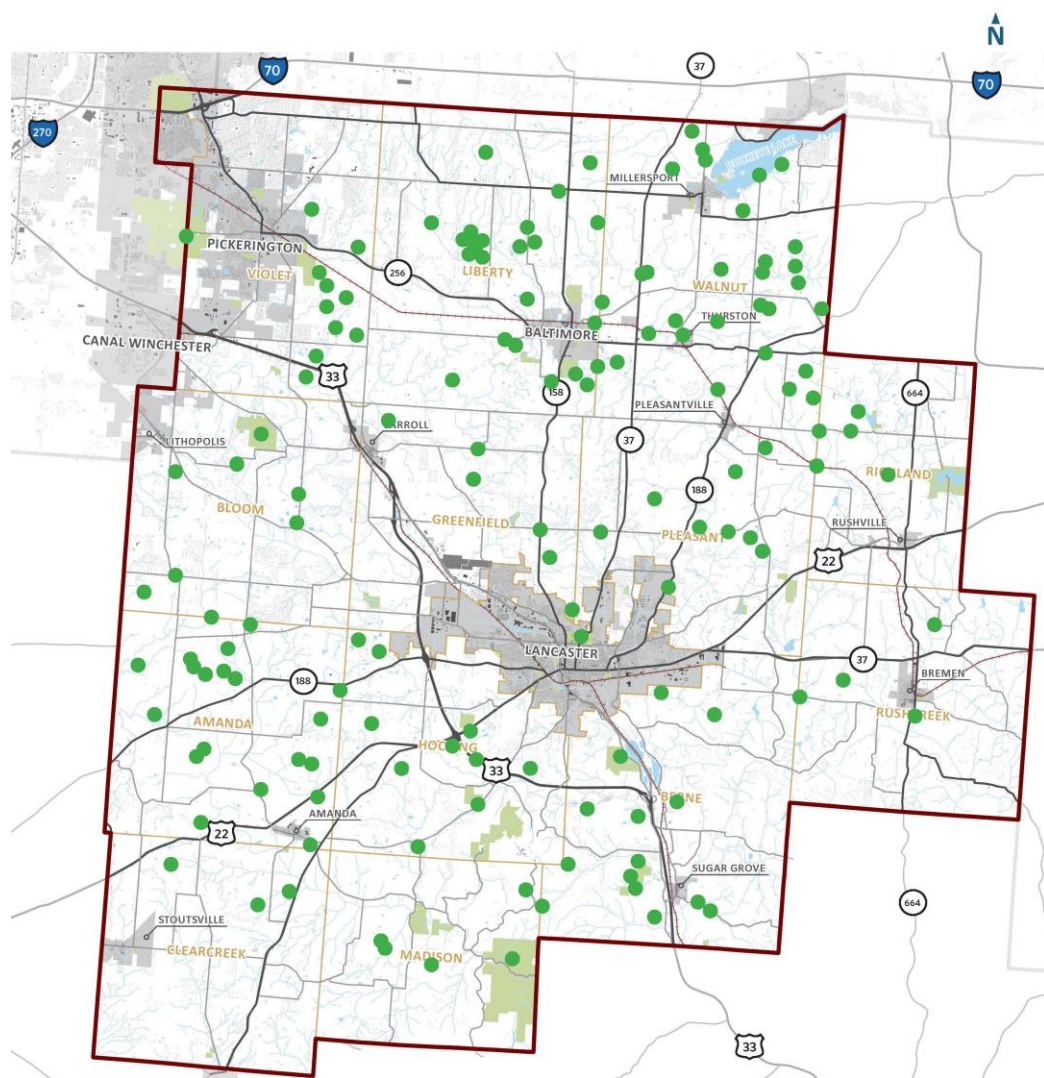
## WHERE DO YOU WANT TO SEE DEVELOPMENT?

## FAIRFIELD COUNTY MAPPING EXERCISE

Below are the results of the Public Meeting Mapping Exercise.



-  Natural Areas / Agriculture Preservation  
 Fairfield County



## Individual Maps

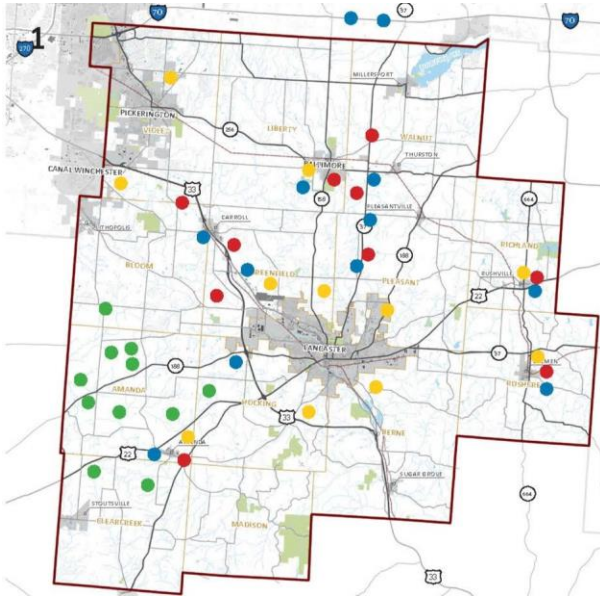


Table 1

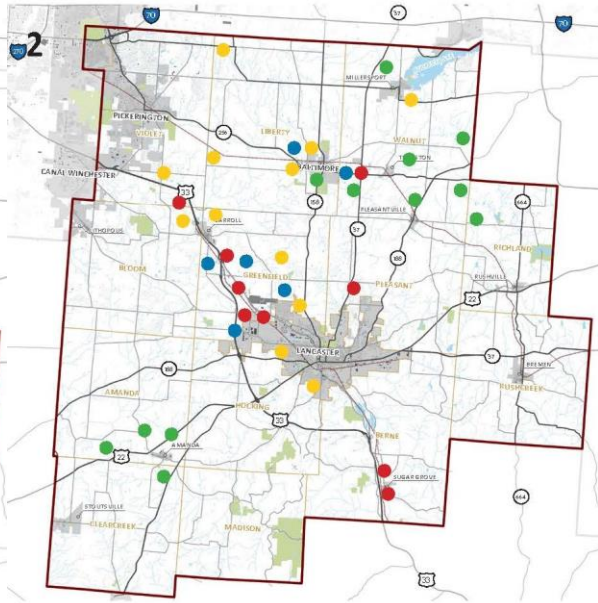


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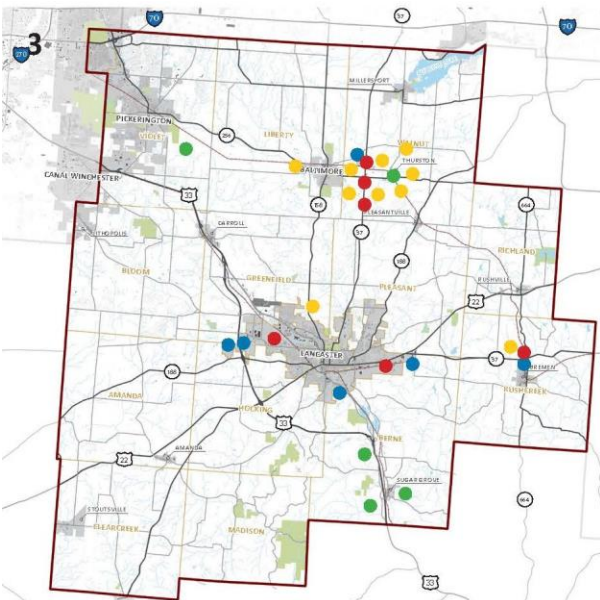


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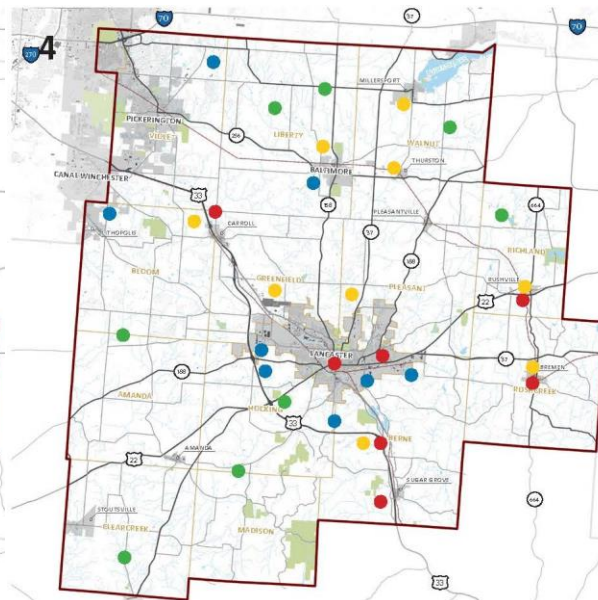


Table 4

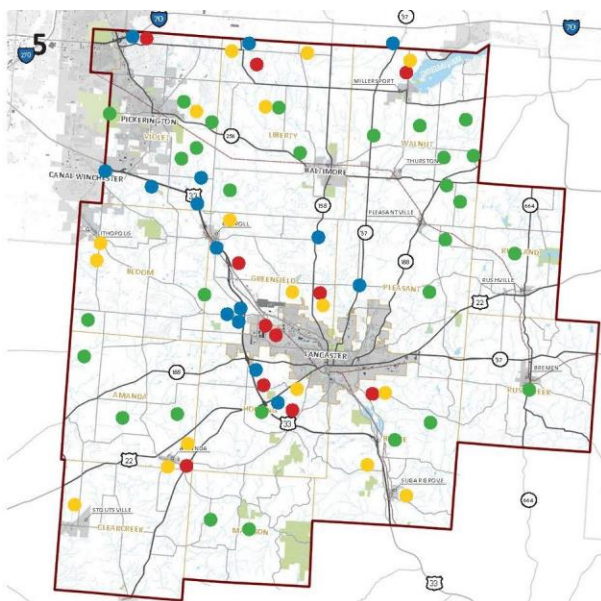


Table 5

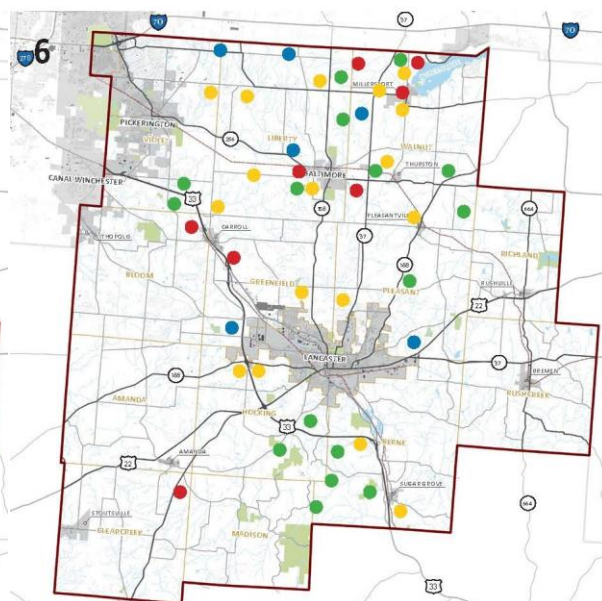


Table 6

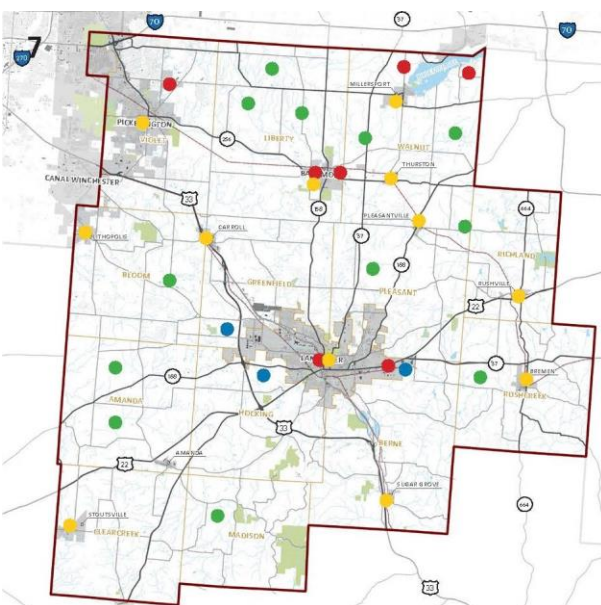


Table 7

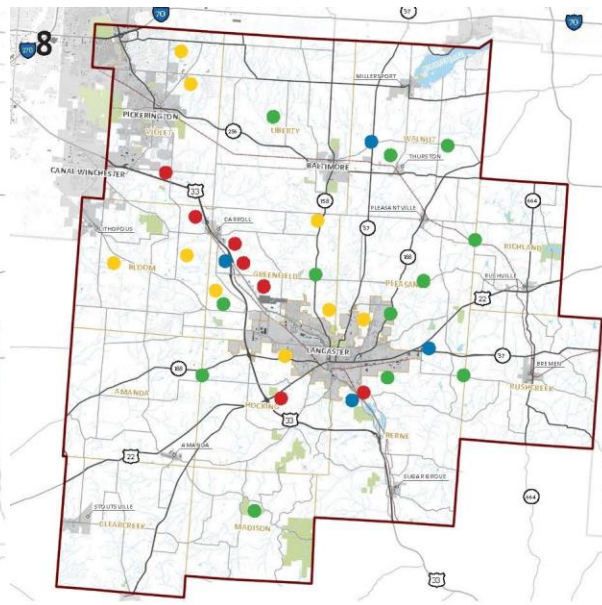


Table 8

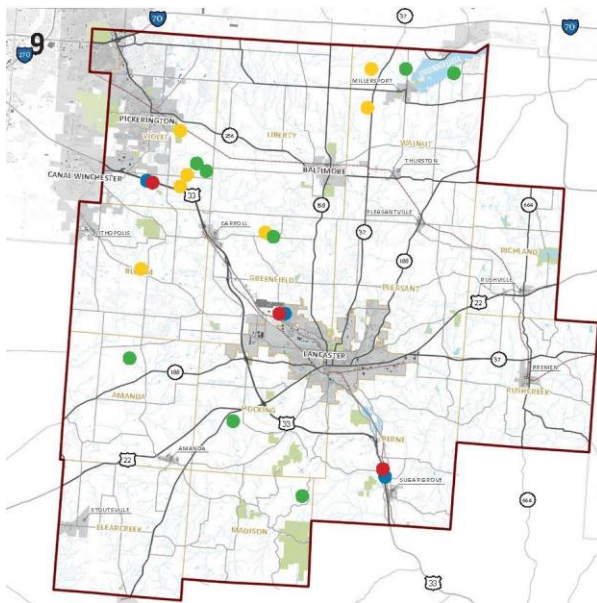


Table 9

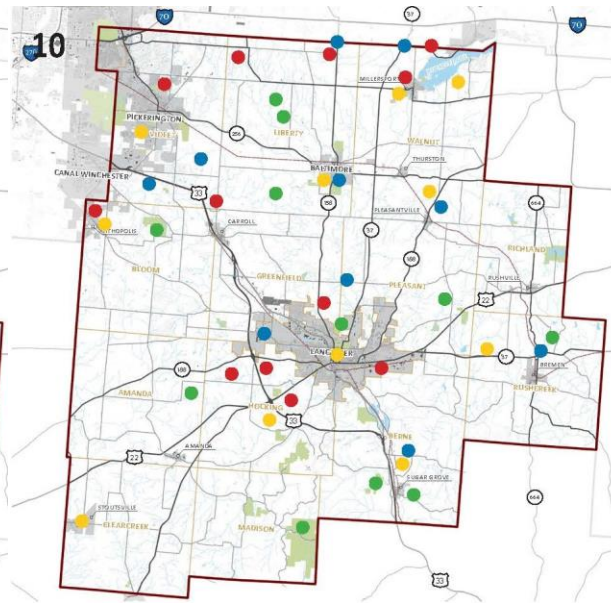


Table 10

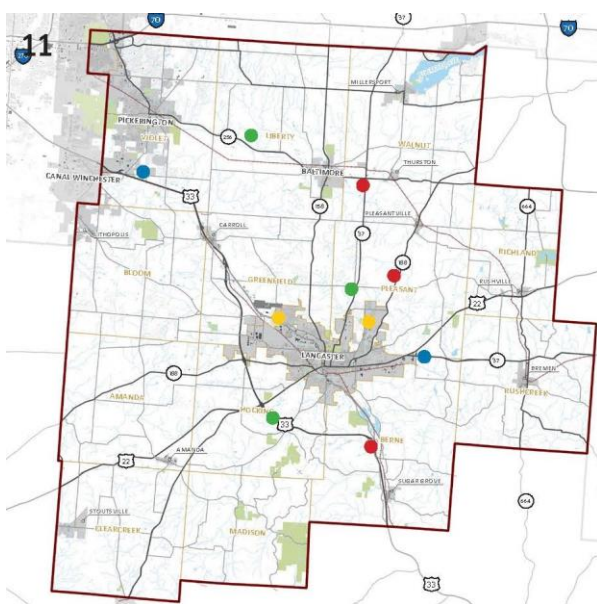


Table 11

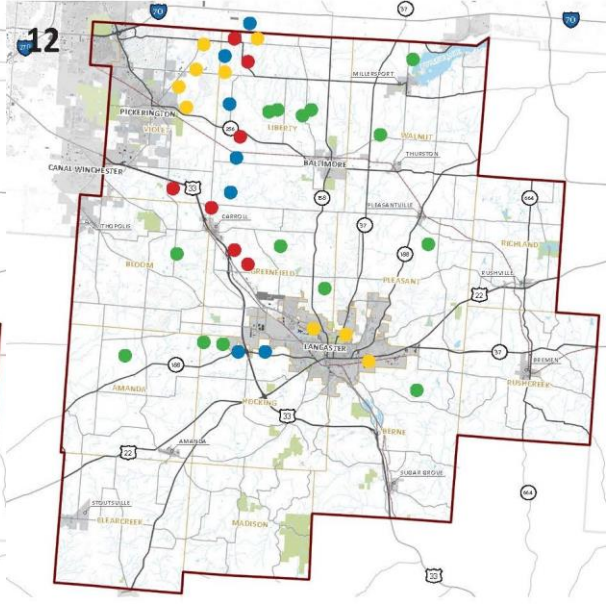
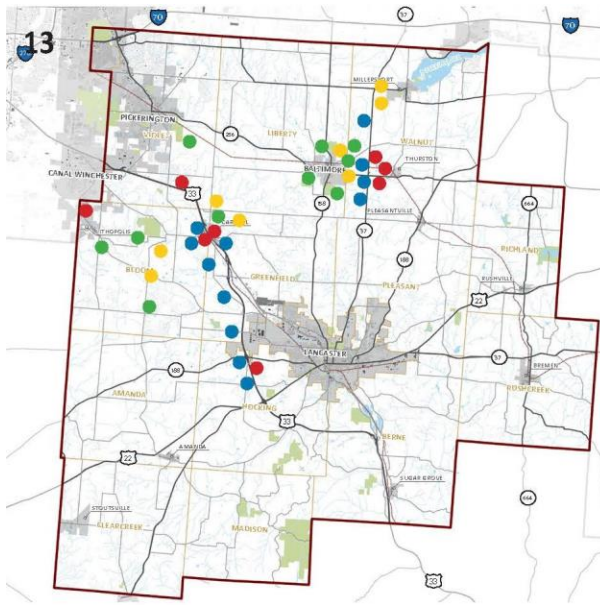
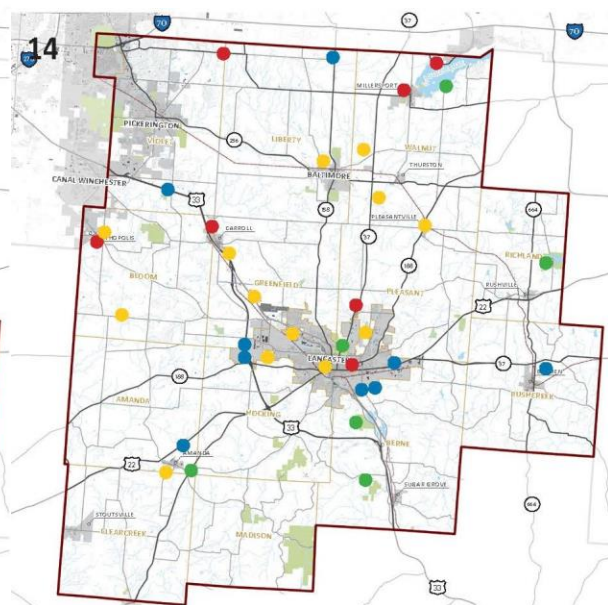


Table 12



**Table 13**



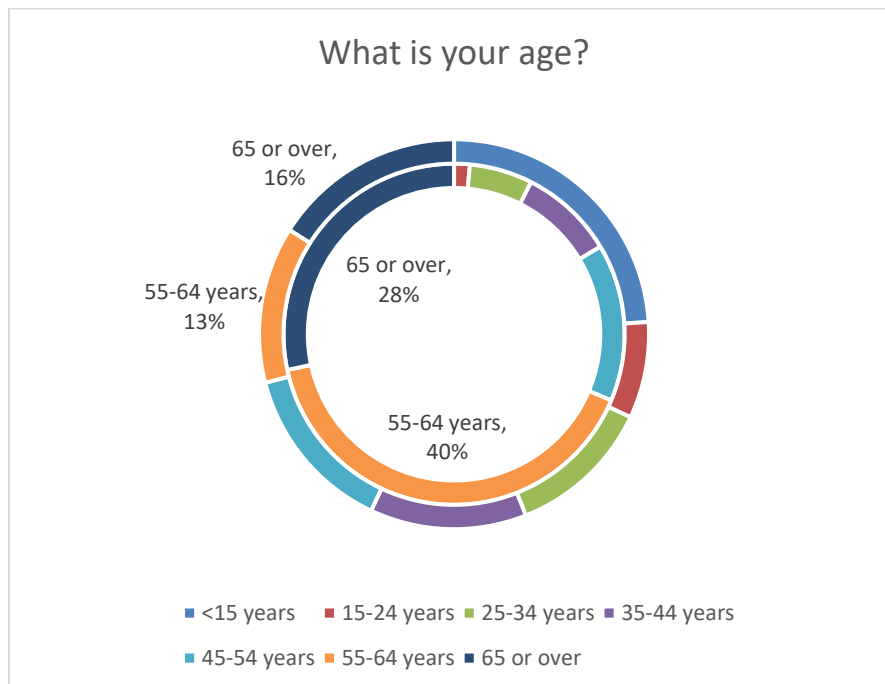
**Table 14**

## Exit Questionnaire

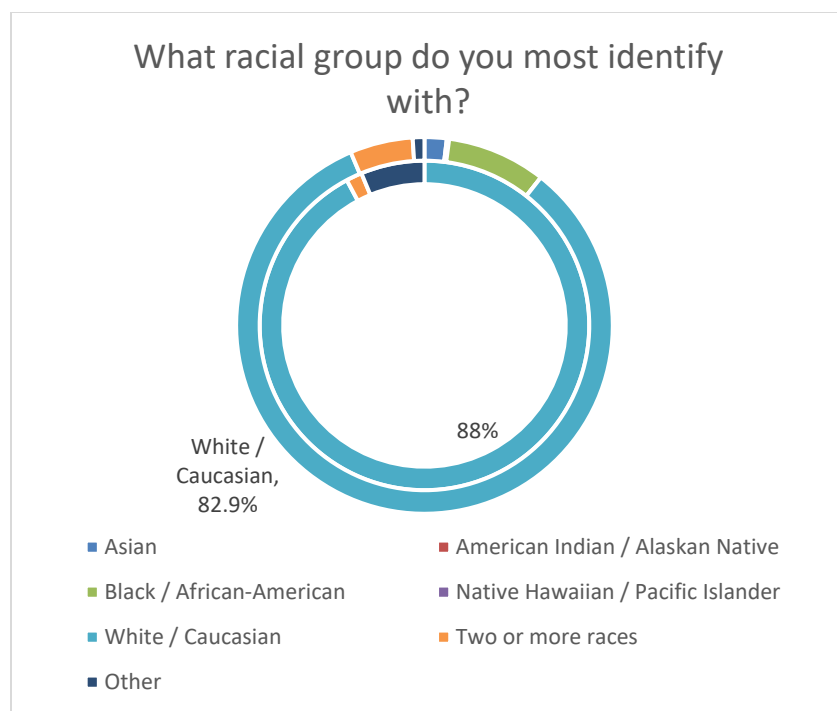
This section presents the demographics of attendees who completed the Exit Questionnaire and their additional question and comments.

## Demographics

Below are graphic summaries of the attendee's demographic data. ACS refers to the U.S. Census Bureau's American Community Survey (2020), which in this case represents county level data for comparison purposes, where available.

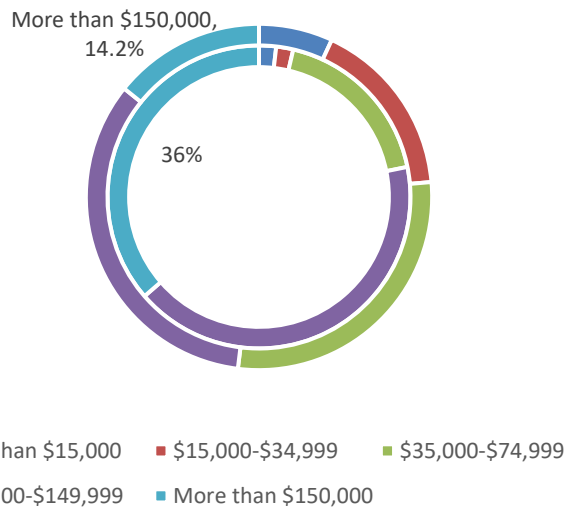


What is your age?	Attendees	2020 ACS
<15 years	0%	24%
15-24 years	1%	8%
25-34 years	6%	12%
35-44 years	9%	13%
45-54 years	15%	14%
55-64 years	40%	13%
65 or over	28%	16%
Total	67	100%



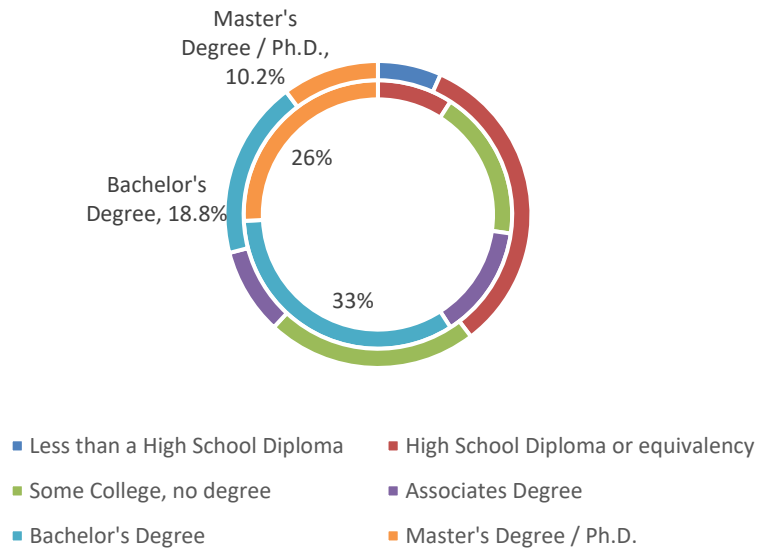
What racial group do you most identify with?	Attendees	2020 ACS
Asian	0%	1.9%
American Indian / Alaskan Native	0%	0.2%
Black / African-American	0%	8.5%
Native Hawaiian / Pacific Islander	0%	0.0%
White / Caucasian	88%	82.9%
Two or more races	1%	5.4%
Other	6%	1.0%
Total	67	100%
<b>Hispanic?</b>		
Yes	0%	3%
No	100%	97%

### Tell us about your household income?



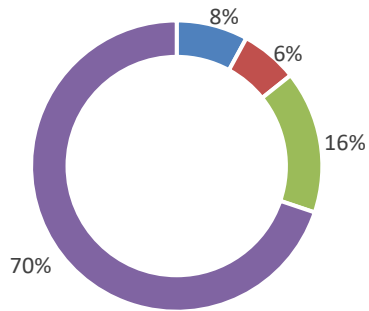
Tell us about your household income?	Attendees	2020 ACS
Less than \$15,000	2%	6.9%
\$15,000-\$34,999	2%	16.7%
\$35,000-\$74,999	18%	28.3%
\$75,000-\$149,999	42%	33.8%
More than \$150,000	36%	14.2%
Total	55	100%

### What is your highest level of education?



What is your highest level of education?		Attendees	2020 ACS
Less than a High School Diploma		0%	6.7%
High School Diploma or equivalency		9%	32.9%
Some College, no degree		18%	22.2%
Associates Degree		14%	9.1%
Bachelor's Degree		33%	18.8%
Master's Degree / Ph.D.		26%	10.2%
Other		0%	-
Total		66	100%

If you live in the county, how long have you lived here?



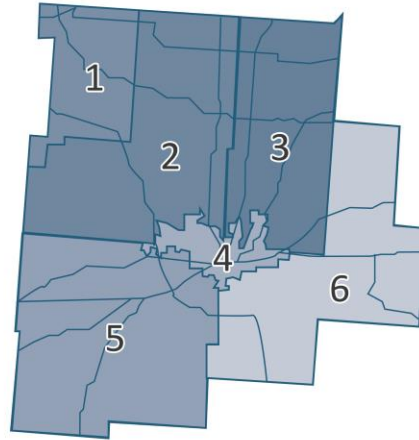
■ Less than 5 years ■ 5-10 years ■ 11-25 years ■ More than 25 years

If you live in the county, how long have you lived here?	
Less than 5 years	8%
5-10 years	6%
11-25 years	16%
More than 25 years	70%
Total	63

Where do you live?

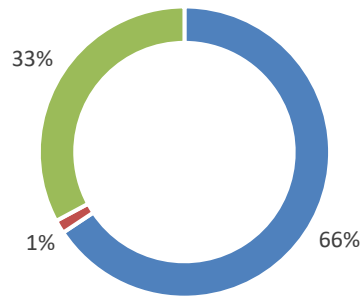


■ 1 ■ 2 ■ 3 ■ 4 ■ 5 ■ 6



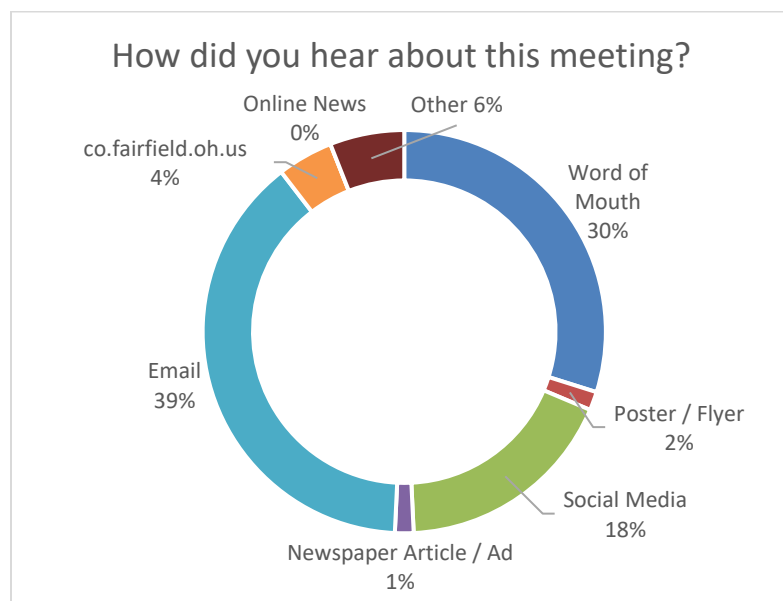
Where do you live?	Attendees	2020 ACS
1	19%	35.9%
2	21%	15.2%
3	22%	8.1%
4	12%	25.5%
5	15%	8.4%
6	7%	7.1%
I live outside of Fairfield County	3%	-
Total	67	158,921

Do you own property and/or a business  
in Fairfield County?



■ Own property ■ Own a business ■ Own both property and a business

Do you own property and/or a business in Fairfield County?	
Own property	66%
Own a business	1%
Own both property and a business	33%
Total	67



How did you hear about this meeting?	
Email	39%
Word of Mouth	30%
Social Media	18%
co.fairfield.oh.us	4%
Poster / Flyer	1%
Newspaper Article / Ad	1%
Online News	0%
Other	6%
Total	67

## Additional questions and comments

Below are the comments shared regarding why someone choose to attend the public meeting and any additional comments that someone wanted to share regarding the meeting or the activities.

### Why did you choose to attend this meeting?

I read the whole 101 pages of the land use plan 2018. It was very pro agriculture and according to the survey people's concern is agriculture. It is my mission to make sure we keep all farmland agriculture. We are growing but if you don't pump the breaks at some point, you will lose it all and what Fairfield County stands for. Protecting Agriculture should be your number 1 priority.

I am concerned about farmland lost.

Be able to give input at this early stage, as well as learn more.

I live here

Very interested in development within citizen input and responsible planning.

Agriculture is paramount concern

I was interested in planning for growth with the Intel factory coming

Protect open areas to maintain character of County environment, way of life, ag land, etc

Because I do not want an UGLY SPRAWL overcoming the entire County and onward - we must protect as much farmland and greenspace as possible.

To use my voice to help us in this process. Strong planning is vital to the future and our future generations.

General concern for the well being of our county and maintaining the county's rural and agricultural heritage

To learn about new, potential growth- where and when it is happening

I wanted it to be known that I am not against solar power. I am just against the location, there are many areas in Fairfield County that would be better. It would just be more expensive for the solar company.

Member of Fairfield County Port Authority

To see the potential growth is well managed

Continued knowledge base

I am very interested in the future development in our county and how that will affect our rural farm lands, small towns, communities for future family.

I want to learn about what's going on and my voice heard

I'm on the county Farm Bureau board and am president of my local school board so clear interest in preserving valuable farmland and smart growth to minimize sprawl, preserve rural nature of some areas/communities, while allowing the entire county to benefit from development that occurs

I'm concerned about the lack of racial diversity here and I want planned growth that will bring diversity.

I feel strongly that growth should be shared across the county, not concentrated in Pickerington and Lancaster.

### Why did you choose to attend this meeting?

To get more involved and more in touch with my local community and to be aware of what is going to happen to my property over the next 10-20 years

By the time a plan gets to the public hearing stage, you don't have much input. Most things have already been decided by then.

Investing in local community, participating in planning efforts

Planning is essential! Farm land is essential!

To learn and help

interested in the future of the county

Always curious about what is happening with US33/1-70 connector, the one I've been hearing about for 20+ years

Interest in smart development

Concern over what is happening in Fairfield County

I care about the county our family settles in the 1830s and know development will occur, but want it limited and done properly

Voice my concern in protecting agriculture

Work and live in the County

Personally invested in this being a good place to live and that we support all community members as we grow and population increases.

Professionally invested in development of enough housing for our population and support for low-income residents

Concern over unmitigated sprawl - endless loss of farmland to 5-acre lots with poorly managed septic systems as well as commercial development that then goes unregulated or has limited government oversight from an environmental safety standpoint.

We owe it to future generations to keep watershed, wetlands, biodiversity as large and as healthy as possible

It is crucial to be informed

Pertinent to my business

proximity, great info

concerned about protecting natural areas, protecting farmland, protecting aquifers

maybe, just maybe, nature can have a seat at the table

I'm a real estate agent and I daily incorporate the challenge of limited housing, the challenge of lack of infrastructure, complications of outdated zoning ordinances. I'm attempting to better educate myself, and because I care about the community, I believe that future growth will be beneficial to everyone within this county

I am interested in making the county a better place for everyone. I also work for the county and am active free time real estate agent and I am always trying to find homes within Fairfield County.

There is never enough homes and not enough especially for most people's budgets

I own land on Pickerington Rd near 33. I want to know if the bypass/interchange is funded and when will construction begin? Also where is the 70 connector starting on 33? When funded/start construction? DO NOT MESS W/ AGRICULTURE!!!

We own farmland in an area that is likely to be developed

### Why did you choose to attend this meeting?

This affects so many lives in our county that we want to know what is happening and how it directly affects us

Interested in understanding the County's vision for growth as well as having influence in the path forward

saw Jeff Fix's YouTube video online last week. Solar farm issues in walnut twp, that we not disclosed to our community

on steering committee

Interested in being a part of feedback in the plan update

There is more need for public input in planning our area growth. Often there is not enough transparency in development until it's too late for residents input for pro or con remarks and concerns

Interested in Fairfield County managed growth

Learn more about farmland growth

Concern for the planning related industrial solar and farm preservation

I'm very concerned with industrial solar being plopped in the middle of prime farmland that is zoned as agricultural, Solar along freeways and on industrial buildings/warehouses would be wonderful. The idea of planning for growth is very important

Concerned about solar developments

We need to preserve our farmland

As a resident of Amanda Twp, I am opposed to the proposed industrial solar developments in Fairfield County. Related to this specific concern, I am concerned with the overall growth of our county.

### Is there anything you would like to share about today's meeting or activities?

With all the growth going on around us, don't add more to it by taking up farmland with solar. Let solar go where there is less growth.

Keep pursuing the 33-70 connector

Thank you for this format

Thank you for opportunity to have input

Make sure previous plans & and Ohio Farmland Preservation Plan are dominate in revision individual

rgw safe evaluation model

Work on reducing size of housing lots`

Keep it up

**Is there anything you would like to share about today's meeting or activities?**

Seemed to be a lot of interest in preserving farmland, which is good. Develop areas that make sense and preserve as much farmland and the economic activity that comes with it as possible. Establish residential development zones (dense= 1 acres lots or less = better) around existing towns/villages so each can see same growth/benefit, then use TDR + CAUV recoupment to purchase easements to preserve most valuable farmland.

This was a challenge to have people look at areas where they don't live. It isn't fair for me to dump the industrial on them or vice versa.

The message for everyone in the community needs to take on some of this is a great message.

Appealing to the income they can bring in for the things they want in their community.

I appreciate the work and effort that was put into this meeting

Hard to hear discussion at table - too much noise / conversation from surrounding tables.

Bigger venue

lots of good sharing. Many people are very concerned about agriculture in this meeting and maintaining good farmland is important for this county as well as for America so this pplan foes beyond the county

Will our input have any impact?

Good meeting and appreciated

Preservation of the business of agriculture was not emphasized enough

solar development needs to be addressed

Please push ODOT to limit access to 33 sooner than planner (eliminate at grade intersections like Bixby Rd)

Can we bike path connect Columbus to Nelsonville path?

More dense residential towns

Can we have county-wide water/sewer?

I forgot to mention that at one time, a hamlet was purposed for Bloom twp in the vicinity of Lithopolis & Amanda Northern Rd. We would still like to see this happen.

Dubious if our views will be heard

I appreciate the County leadership being proactive about creating opportunities for growth here in our community

Need transparency

good start for keeping residents involved and informed

We were told there was a meeting and had to register. However, when I looked it up online it did not have anything regarding registration other than registering for online meeting access. It would be very helpful if local organizations and city/village offices had information so emails could be sent.

Thank you for allowing us to share our input. Please be aware if 90% are from one area their views should be weighted accordingly

Lots of good variety of voices. Strong feelings about need to preserve ag / greenspace. Fair Field county (not Black Top, Glass, Industrial County)

## Overall Comment Topics

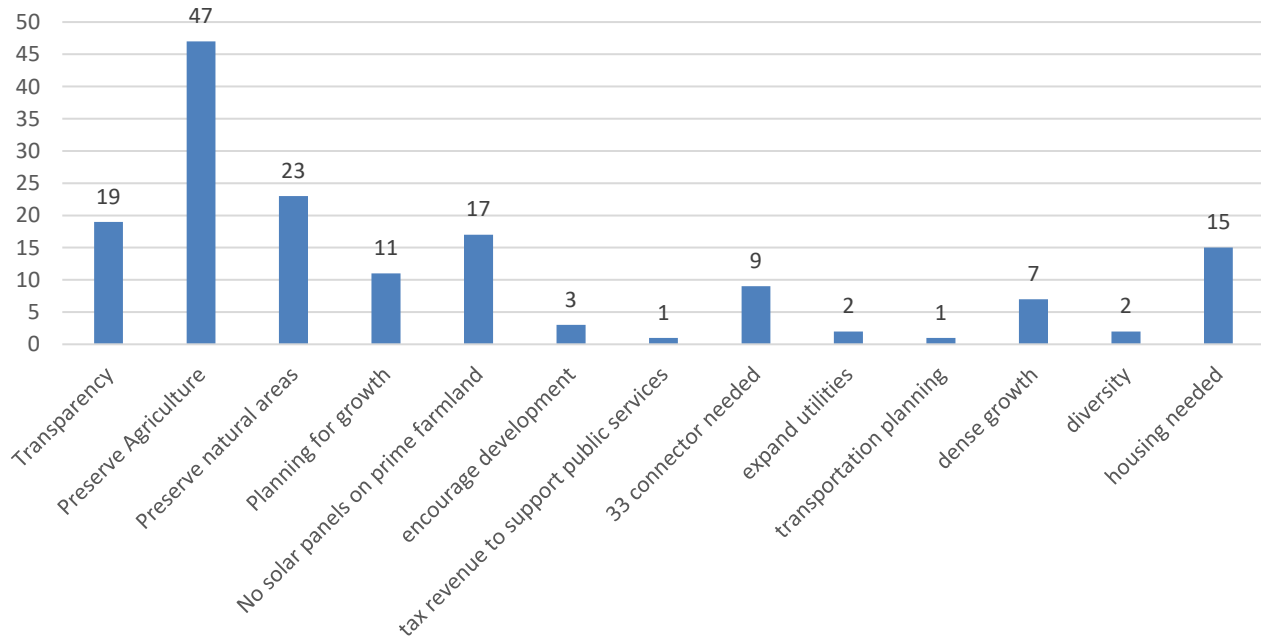
### Comment Topics Chart

Below is a tabulation of all comments shared by the attendees, classified by topic, represented by a table and two additional graphics.

Topic	Count Themes	Percent Themes	Count Mapping	Percent Mapping	County ExitQ	Percent ExitQ	Total Count	Percent
Transparency	17	28%	0	0%	2	4%	19	12%
Preserve Agriculture	14	23%	15	36%	18	33%	47	30%
Preserve natural areas	10	16%	8	19%	5	9%	23	15%
Planning for growth	3	5%	3	7%	5	9%	11	7%
No solar panels on prime farmland	5	8%	4	10%	8	15%	17	11%
encourage development	1	2%	0	0%	2	4%	3	2%
tax revenue to support public services	1	2%	0	0%	0	0%	1	1%
33 connector needed	0	0%	5	12%	4	7%	9	6%
expand utilities	1	2%	1	2%	0	0%	2	1%
transportation planning	0	0%	1	2%	0	0%	1	1%
dense growth	2	3%	1	2%	4	7%	7	4%
diversity	1	2%	0	0%	1	2%	2	1%
housing needed	6	10%	4	10%	5	9%	15	10%
<b>Total</b>	<b>61</b>		<b>42</b>		<b>54</b>		<b>157</b>	<b>100%</b>

Note: In terms of the category “transparency,” 89% of the comments emphasized transparency in relation to the final theme “increasing dialogue between citizens and their communities, establishing strategic partnerships”. The remaining 11% of the comments, which were from the exit questionnaire, mentioned a desire for transparency in what’s being developed, basically emphasizing the theme.

## Count Topics



## Percent Topics

