

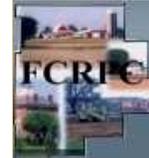
# A SUSTAINABLE FAIRFIELD COUNTY BY PRESERVING OUR RESOURCES



Changing attitudes to support the business of agriculture, our local food systems and our natural resources



By Growing Partnerships and Investing in Our Future



# THE PAST 10 YEARS

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- ✘ Rural Advisory Board
- ✘ Development of our County Land Use Plan
- ✘ The Agricultural Easement Purchase Program
- ✘ Agricultural Security Areas
- ✘ The Fairfield Land Preservation Association

As we save the farm we must save the farmer  
and the industries that support them

# RECENT CHANGES IN VIEWPOINTS

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- ✘ Strong support from the Lancaster-Fairfield Chamber of Commerce
- ✘ Recognition through Fairfield County Economic Development of the power of farms, and related business

# REDEVELOPMENT OF OUR URBAN CORES

- ✘ Open conversations with Main Street Lancaster
  - Delivering agriculture downtown with the Lancaster Farmers Market Association
  - Saving farmland through redevelopment
- ✘ Lancaster's efforts to redevelop former industrial sites and reuse of existing properties

# STATE AND REGIONAL LEADERSHIP FROM HERE

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- ✘ State Farmland Preservation Board seat
- ✘ Representative to the Coalition of Ohio Land Trusts
- ✘ A seat on the State Agricultural Viability Task Force
- ✘ Local Foods Land Use Task Force (MORPC)
- ✘ A seat on the Natural Resources Area Council
- ✘ State Trustee for Farm Bureau
- ✘ State Director for the Ohio Cattlemen's Association

All these are guiding resource protection, food production and food processing and distribution

# **FAIRFIELD IS A GREAT PLACE TO CALL HOME**

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Fairfield County is home to;

NRCS State Conservationist

Farm Bureau Chief Legal Counsel

ODNR Chief of Law Enforcement

Editors of the Ohio Farmer and the Ohio Country Journal

Past President, National Pork Council

# THE NEXT TEN YEARS...

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- ✘ Maintain current levels of applications to the AEPP
  - 2010, 30 applications over 4,000 acres
- ✘ Policies and attitudes that encourage farmers and food processor to stay and grow here
- ✘ Incentives for more agricultural security areas to invest in infrastructure
- ✘ Review existing polices and procedures to help reduce impacts to existing prime farmland

# THE NEXT TEN YEARS...

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- ✘ A “Foster Farming” Program
- ✘ Food scrap diversion
- ✘ Consumer choice, ties directly to land use
- ✘ A permanent revenue streams to administer programs
- ✘ Support new tools such as the Transfer of Development Rights

# TRANSFER OF DEVELOPMENT RIGHTS

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- The 2,754 acres protected in Fairfield County today is a drop in the bucket of where we should be
- An additional 12,000 acres could have been protected if more funding was available, many are still waiting and many have walked away
- Our “false growth” (not population driven) has helped consume an average of 2,000 acres annually over the last quarter century
- What else can we do?

# HOUSE BILL 471

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- Sponsor: Rep. Kathleen Chandler, (D-Kent)
- Co Sponsors: Stebelton (R-Fairfield County)
- × Hagan (D-Youngstown)
- × Foley (D-Cleveland)
- × Letson (D-Warren)
- × Yuko (D-Cleveland Area)
- Introduced: March 24
- Supporters: MORPC, CCAO, OTA, OFBF, ODA, individual land trusts and municipalities
- Opponents: No clear opposition  
(Homebuilders opposed earlier versions, but some homebuilder groups now receptive)

# IS THIS SOMETHING NEW?

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- ✘ Roots in the historic preservation movement
- ✘ Grand Central Station, mid-1960s
- ✘ Owners couldn't demolish, but maintained their property rights: They could build a taller building on adjacent property

180 TDR programs now exist in 33 states

- ✘ Usually used to preserve farmland, historic sites or environmentally sensitive sites

# HOW COULD IT WORK?

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- City and township(s) determine what they want to preserve (sending areas)
- City and township(s) determine where development is desirable such as areas near existing infrastructure (receiving areas)
- They jointly do a plan identifying those areas and determining how the development rights translate between the two areas
- Uses “overlay” zoning

# A MARKET BASED VOLUNTARY PROGRAM

- Landowners in sending area not obligated to participate
- Developers in receiving area not obligated to participate
- If they do participate, they agree on the value of the development rights; it is a market-based transaction

# TRANSACTIONS

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- Developer buys development rights from landowner in sending area
- Developer uses those purchased rights to build at greater density in receiving area
- City can use additional incentives in receiving area to encourage developers to participate.

# SENDING AREA LANDOWNER

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- Landowner gets paid for keeping land in agriculture, timber, open space
  - Money to invest in the property and conservation practices
  - Can continue to own it, sell it, hunt it, pass it on to heirs, etc.
- \*\*\*\* anything but develop it for non-agricultural or conservation purposes

# **DEVELOPER BENEFITS (RECEIVING AREA)**

- Can build at greater density in receiving area, which lowers per-unit development costs
- Has more units to sell
- Possibly expedite plan reviews
- Reduced tap fees

# SUSTAINABLE COMMUNITY BENEFITS

- Preserves farms, well heads, greenways, wetlands, historic properties
- Creates and augments plans for the future
- Encourages new development in appropriate locations
- New development is more efficient, less of a tax-drain on the community

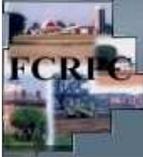


# PRESERVING OUR FAIRFIELDS



Sustainable Agriculture

By Growing Partnerships and Investing in Our Future



FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION

