

**Regular Meeting #11 - 2024**  
**Fairfield County Commissioners' Office**  
**March 19, 2024**

**Review Meeting**

The Commissioners met at 9:00 a.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk to the Board of Commissioners, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Engineer, Jeremiah Upp; Recorder Lisa McKenzie; Deputy Treasurer, Michael Kaper; Prosecutor, Kyle Witt; Assistant Prosecuting Attorneys, Steven Darnell and Austin Lines, Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Deputy Director, Heather O'Keefe; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Economic and Workforce Development Director, Rick Szabrak; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; FCFC Manager, Tiffany Wilson; Economic Development Coordinator, Anthony Iachini; Transit Director, Aaron Kennedy; Deputy Court Administrator and Bailiff, Brian Wolfe; Interim RPC Director, Holly Mattei, and Deputy Romine. Also present: Frank Martin, Barb Martin, Sherry Pymmer, Vince Papsidero, Jennifer Morgan, Jeff Williamsen, Stephanie Taylor, Brandy Marshall, Jim Spires, Gail Ellinger, and child.

Virtual attendees: Jeff Fix, Josh Horacek, Jacqui Pazaropoulos, Beth Cottrell, Jessica Murphy, Jerry Starner, Deborah, Lori Hawk, Melissa Connor, Tony Vogel, Greg Forquer, Lynette Barnhart, Aubrey Ward, Toni Ashton, Shanda Wyrick, Baylie Blevins, Shelby Hunt, Cassie Strickler, Jason Grubb, Marcy Fields, Abby King, Cathy Jerbic, Rogue Media Reports, Andrea Spires, and Tiffany Daniels.

**Welcome**

Commissioner Levacy opened the meeting by welcoming everyone in attendance.

**Introduction of Aaron Kennedy, Transit Director**

Aaron Kennedy introduced himself as the new Lancaster-Fairfield Transit Director and stated that he is a long-time resident of Fairfield County. He added that he is excited to bring his experience to the position.

Aundrea Cordle added that Mr. Kennedy came from the City of Chillicothe Transit Department.

Commissioner Davis stated that he had met with Mr. Kennedy previously and welcomed him to the team.

**Listen and Learn – Kyle Witt, Fairfield County Prosecutor**

County Prosecutor Witt presented a murder investigation case in Violet Township that resulted in a guilty verdict. The case was a complex homicide that involved four different crime scenes, and nine plus investigative agencies. The collaboration of the agencies was essential in the outcome of the case. The victim was murdered, and his home burnt to the ground. Other residents of the home were out of town at the time of the crimes. Prosecutor Witt explained the timeline, key pieces of the case, the arrest, preparations for the trial, and the sentencing. A PowerPoint with select details is available in the minutes.

Commissioner Levacy spoke about the importance of justice being served in cases such as this.

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**Public Comments**

Stephanie Taylor from Habitat for Humanity of Southeast Ohio spoke about the "We Nailed It" fundraiser and the competition in which the Fairfield County Facilities team won the "Golden Hammer" award. She stated her appreciation for the Workforce Center facility and spoke about the nailing skills of Norm Tremblay.

**Fairfield County Comprehensive and Land Use Plan, Vince Papsidero**

Vince Papsidero, Principal Planner for Planning Next, gave a presentation on the 2024 Comprehensive Land Use Plan. He provided a PowerPoint (available in the minutes) and spoke about the process that occurred to create the final draft. A comprehensive plan is a tool for local governments to manage growth and can be used by entities to make their own land use plans. The county's most recent plan was in 2018 and an updated plan was needed to address growth and housing concerns. It is anticipated that Fairfield County's population will be 214,900 in 2050, and the plan places that growth in cities and villages to protect agriculture and other land uses. There were over 550 engaged in creating the new Comprehensive Plan. At the first public meeting, held at the Workforce Center in 2022, we asked for input. The input was for a growth concept based on infilling villages and cities where existing or new utilities could support the growth. The new plan also included three mixed use centers where residential and commercial uses are integrated together.

Commissioner Davis spoke about initial responses to the Comprehensive Plan and thanked Commissioner Fix for bringing staff, county residents, and local officials together to draft the new plan.

Commissioner Fix spoke about the team effort of staff and the townships and villages. He added that there is currently a great deal of momentum to handle growth in the correct way.

Engineer Upp credited Commissioner Fix's leadership for the successful completion of the Comprehensive Plan.

Mr. Vogel said the Comprehensive Plan was the first step and that now the real work begins.

Ms. Cordle thanked Ms. Mattei, Jennifer Morgan, and Vince Papsidero and his team for engaging in the process.

Ms. Mattei stated that Fairfield County serves as a model of what can be done when everyone works together.

Ms. Morgan thanked everyone who came together and Commissioner Fix for leading the process.

Commissioner Levacy asked if anyone else would like to make a comment regarding the Comprehensive Plan.

Sherry Pymer stated she attended several meetings and that even those who were initially not in favor of the plan have come to see the importance of this tool.

Commissioner Levacy stated that the commission is here to serve and to make Fairfield County a better place to live. Special thanks to Commissioner Fix and all who were involved in the completion of the plan.



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**Legal Update**

There was no legal update

**County Administration Update**

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise noted.*

**Week in Review**

*"We Nailed It" Fundraiser*

Habitat for Humanity hosted a "We Nailed It" fundraiser where ten teams competed in a relay style race to see who was the fastest at nailing. Our Facilities team, sponsored by the Commissioners, Administrator Cordle, and Deputy Administrator Porter, took home the golden hammer. The fundraising event raised \$5,000.

*Technical Assistance Report Relating to Proposed Development of Solar Farms in Fairfield County Ohio*

The County had contracted with Bennett and Willaims last year to provide information related to type of solar panels for solar projects, types of potential contaminants and potential leakage of contaminants of concern, and hydrogeologic settings and potential movements of contaminants. We recently received the report, which also includes a PowerPoint and executive summary. All these documents are in the review packet for your review and there is a tentative plan to have this on the voting agenda for the Commissioners at the March 19<sup>th</sup> meeting.

Commissioner Davis stated he looks forward to reading the report. The report deals with the concept of forever chemicals. We received technical assistance because we did not collectively understand the science. He spoke about his experience as a pipeline lawyer and stated that the commissioners do not want people to think the environmental concerns are the only subject they are concerned with relating to solar energy farms.

Commissioner Fix stated he is also looking forward to reading the report and agreed that the environment is just one of the concerns and that he is glad the Commission has some definitive answers to review.

Commissioner Levacy stated he has read the executive summary and will review the report in its entirety.

**Highlights of Resolutions**

*Administrative Approvals*

The review packet contains a list of administrative approvals.

*Resolution Review*

There are 10 resolutions on the agenda for the voting meeting.

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Resolutions of note:

- A resolution approving the 2024 Comprehensive Plan. This is a culmination of 26 community meetings that offered adjustments to the original draft plan provided by Planning Next; and 18 months of work by many in the county.
- A resolution approving a petition for the establishment of the Violet Township New Community Authority. Last week the Commission voted on a resolution to rescind the previous establishment of the Violet Township NCA and the Commissioners' board appointments. The attorneys for Rockford Homes asked that we allow them to resubmit a petition for the establishment of the NCA based on concerns they had regarding filing and hearing dates. This is for their resubmission of the same petition with new filing dates.
- The Engineer's Office has three resolutions to approve advertising for their 2024 crack seal project, their 2024 liquid asphalt project, and to sell scrap metal. Upp spoke about the projects and getting rid of scrap metal.

**Budget Review**

- There was no budget update.

**Calendar Review/Invitations Received**

- *A review of the calendar, and of invitations and correspondence received by the Commissioner's Office, was provided by Ms. Menningen.*
  - Meeting with Senator Schaffer, March 20, 2024, 11:00 a.m., Ohio Statehouse, 1 Capital Sq., Columbus
  - Fairfield County Board of Developmental Disabilities' Celebration of Possibilities, March 20, 2024, 5:30 p.m., Wigwam Event Center, 10190 Blacklick Eastern Rd., Pickerington
  - Family and Children First Full Council Meeting, March 21, 2024, 8:30 a.m., Fairfield County Agricultural Center, 831 College Ave., Lancaster
  - Meeting with State Auditor, Keith Faber, March 21, 2024, 9:30 a.m., Commissioners' Hearing Room
  - LFCAA Board of Directors' Meeting, March 21, 2024, 11:30 a.m., Recycling Center, 1761 E. Main St., Lancaster
  - Meeting regarding Regulating Fill in the North Walnut Township Flood Plain, March 25, 2024, 9:00 a.m., Commissioners' Hearing Room
  - Child Abuse Prevention Month Breakfast, April 10, 2024, 8:00 a.m., Life Church Vineyard, 5550 Lancaster-Newark Rd NE, Pleasantville
  - Fairfield County 4-H Achievement 2024 Award Program, April 11, 2024, 7:00 p.m., Fairfield County Fairgrounds, Ed Sands Building, 157 E. Fair Ave., Lancaster
  - Canal Winchester State of the Schools & Networking Luncheon, April 17, 2024, 11:30 a.m., CW Community Center, 45 E. Waterloo St., Canal Winchester
  - Celebration of 35 Years of the Fairfield County Foundation, April 17, 2024, 5:00 p.m., Ale House 1890, Upstairs, 149 W. Main St., Lancaster

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**Correspondence**

- News Release, Office of the County Auditor, March 12, 2024, "Auditor's Office Releases Credit Card Skimmers Public Service Announcement Video"
- Correspondence regarding Industrial Solar Projects
- Memorandum, Office of the Ohio Public Defender, March 13, 2024, Re: Indigent Defense Reimbursement for Capital Cases, Amendment to OAC 120-1-15, Reimbursement Standards and Guidelines
- Fairfield County Municipal Court, Criminal/Traffic Division, Fees Collected Report for February 2024
- News Release, Office of the County Auditor, March 14, 2024, "Auditor Highlights Popular Annual Financial Report, a Concise Snapshot of Fairfield County Governmental Finances"
- Lancaster Eagle Gazette, Jeff Barron, March 14, 2024, "Fairfield County Commissioners Plan Vote on Land Use Plan on Tuesday"
- Memo from the County Auditor, March 14, 2024, Subjects: Audit Questionnaires re: Fraud; Board of Revision Update; & The Ohio Women's Prison Entrepreneurship Program
- The Fairfield County Auditor's Office: Wins of the Week, March 14, 2024
- Letter from Walnut Township to the Fairfield County Visitors Bureau, March 6, 2024, Re: Short Term Rentals
- Report from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc., "Technical Assistance Relating to the Proposed Development of Solar Farms in Fairfield County, Ohio"
- Executive Summary from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc.
- Presentation Slides from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc.

**Old Business**

Commissioner Davis has participated in the state task force on indigent defense. He believes that the work of the task force is concluding, and he is working on supplying final correspondence for the report. The goal of the task force is to avoid a scenario where the state rushes in to help struggling counties while negatively effecting counties whose systems are more sophisticated and working well.

Commissioner Levacy thanked Commissioner Davis for his work on the Indigent Defense Task Force.

**New Business**

Commissioner Davis had the opportunity to visit with Senator Matt Dolan to discuss the work that the House of Representatives did to allocate funds to the county. The Commissioner has been closely monitoring state politics and stated that major cities generally get prioritized, and the rest of the county gets little to no assistance. The House's allocation this year has been dramatically different than in years past. Commissioner Davis has had productive conversations with Senator Dolan and hopes the way Fairfield County was treated in the House this last year can be protected.

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Commissioner Levacy will be meeting with Senator Schaffer to help ensure the county continues to be treated favorably.

**Regular (Voting) Meeting**

The meeting continued and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk to the Board of Commissioners, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Engineer, Jeremiah Upp; Recorder Lisa McKenzie; Deputy Treasurer, Michael Kaper; Prosecutor, Kyle Witt; Assistant Prosecuting Attorneys, Steven Darnell and Austin Lines, Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Deputy Director, Heather O'Keefe; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Economic and Workforce Development Director, Rick Szabrak; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; FCFC Manager, Tiffany Wilson; Economic Development Coordinator, Anthony Iachini; Transit Director, Aaron Kennedy; Deputy Court Administrator and Bailiff, Brian Wolfe; Interim RPC Director, Holly Mattei, and Deputy Romine. Also present: Frank Martin, Barb Martin, Sherry Pymmer, Vince Papsidero, Jennifer Morgan, Jeff Williamsen, Stephanie Taylor, Brandy Marshall, Jim Spires, Gail Ellinger, and child.

Virtual attendees: Jeff Fix, Josh Horacek, Jacqui Pazaropoulos, Beth Cottrell, Jessica Murphy, Jerry Starner, Deborah, Lori Hawk, Melissa Connor, Tony Vogel, Greg Forquer, Lynette Barnhart, Aubrey Ward, Toni Ashton, Shanda Wyrick, Baylie Blevins, Shelby Hunt, Cassie Strickler, Jason Grubb, Marcy Fields, Abby King, Cathy Jerbic, Rogue Media Reports, Andrea Spires, and Tiffany Daniels.

**Pledge of Allegiance**

Commissioner Levacy asked everyone to rise as able and led the Pledge of Allegiance.

**Announcements**

Clerk Menningen stated that Fairfield County Offices would close at noon on Friday, March 29, 2024, in observance of Good Friday.

**Approval of Minutes for March 12, 2024**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the Minutes for the Tuesday, March 12, 2024, meeting.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

**Approval of Resolutions from the Fairfield County Board of Commissioners**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Commissioners:

- |              |  |
|--------------|--|
| 2024-03.19.a | A Resolution Authorizing the Approval of the Fairfield County 2024 Comprehensive Plan                      |
| 2024-03.19.b | A Resolution Approving a New Petition for the Establishment of the Violet Township New Community Authority |



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2024-03.19.c      A Resolution to Authorize the Establishment of a New Fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities

Commissioner Davis offered his appreciation for the work of Commissioner Fix, county staff, and Planning Next for their collective work on the Land Use Plan.

Commissioner Fix looks forward to the next steps in the process.

Director Szabrak stated the plan speaks to the importance of growth and bringing jobs to Fairfield County.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

**Approval of Resolutions from the Fairfield County Engineer**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Engineer:

- 2024-03.19.d      A Resolution to Approve Advertising for the 2024 Crack Seal Project
- 2024-03.19.e      A Resolution to Approve Advertising for the Purchase of Liquid Asphalt Project
- 2024-03.19.f      A Resolution to Approve Advertising by the County Engineer to Sell Scrap Metal and Aluminum
- 2024-03.19.g      A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2580 Subdivision Inspection for services performed at various Meadowmoore subdivisions

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

**Approval of Resolutions from Fairfield County Job and Family Services**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolutions from Fairfield County Job and Family Services:

- 2024-03.19.h      A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS
- 2024-03.19.i      A Resolution to Approve a Memo Expense/Memo Receipt for the Costs of Birth Certificates Paid to Fairfield County Health Departments as a Memo Expenditure for Fund #2072 Public Children's Services

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

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**Approval of the Payment of Bills**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to approve the following resolution for the Payment of Bills:

2024-03.19.j          A Resolution Authorizing the Approval of Payment of Invoices for  
Departments that Need Board of Commissioners' Approval

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

**Executive Session**

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted at 10:23 a.m. to move to Executive Session to discuss Personnel and Collective Bargaining Matters. Commissioner Davis asked that the Commissioners, County Administrator, Deputy County Administrator, representatives from the Sheriff's Office, outside counsel, members of the county Prosecutor's office, and the Commissioners' clerks be in attendance.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

All parties moved to the Commissioners' Conference Room and the Executive Session began.

On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to leave Executive Session at 10:32 a.m.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

**Adjournment**

With no further business, On the motion of Steve Davis and the second of Dave Levacy, the Board of Commissioners voted to adjourn at 10:33 a.m.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Steve Davis and Dave Levacy

The next Regular Meeting is scheduled for 9:00 a.m. on Tuesday, March 26, 2024, in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH.

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March 19, 2024

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Motion by: Jeff Fix

Seconded by: Steve Davis

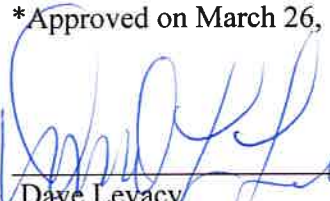
that the March 19, 2024, minutes were approved by the following vote:

YEAS: Jeff Fix, Steve Davis, and Dave Levacy

NAYS: None

ABSTENTIONS: None

\*Approved on March 26, 2024

  
\_\_\_\_\_  
Dave Levacy  
Commissioner  
\_\_\_\_\_  
Jeff Fix  
Commissioner  
\_\_\_\_\_  
Steve Davis  
Commissioner  
\_\_\_\_\_  
Rechelle Menningen, Clerk

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# AGENDA

## BOARD OF COMMISSIONERS

Commissioners:  
Steven A. Davis  
Jeffrey M. Fix  
David L. Levacy

**Tuesday, March 19, 2024**  
**9:00 a.m.**

County Administrator  
Aundrea N. Cordle

Deputy County Administrator  
Jeffrey D. Porter

Clerk  
Rochelle Menningen

### 1. Review

Purpose of Review Meeting: *To prepare for formal actions of county business, such as Commission resolutions, and to provide a time for county leadership to connect about matters of county business.*

### 2. Welcome

### 3. Introduction of Aaron Kennedy, Transit Director

### 4. Listen & Learn, Kyle Witt, Fairfield County Prosecutor

### 5. Public Comments

Purpose of Public Comments: *This is a time for voters and taxpayers (members of the public) to provide comments. There is a time limit of 3 minutes. While this is a time for comments to be provided, it is not a time for questions and answers. The Commission has a full agenda of county business.*

### 6. Fairfield County Comprehensive and Land Use Plan, Vince Papsidero

### 7. Legal Update

### 8. County Administration Update

- a. Week in Review
- b. Highlights of Resolutions
- c. Budget Review
- d. Recognitions/Thank-Yous
- e. Calendar Review/ Invitations Received
  - i. Meeting with Senator Schaffer, March 20, 2024, 11:00 a.m., Ohio Statehouse, 1 Capital Sq., Columbus
  - ii. Fairfield County Board of Developmental Disabilities' Celebration of Possibilities, March 20, 2024, 5:30 p.m., Wigwam Event Center, 10190 Blacklick Eastern Rd., Pickerington
  - iii. Family and Children First Full Council Meeting, March 21, 2024, 8:30 a.m., Fairfield County Agricultural Center, 831 College Ave., Lancaster
  - iv. Meeting with State Auditor, Keith Faber, March 21, 2024, 9:30 a.m., Commissioners' Hearing Room
  - v. LFCAA Board of Directors' Meeting, March 21, 2024, 11:30 a.m., Recycling Center, 1761 E. Main St., Lancaster

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# A G E N D A

## BOARD OF COMMISSIONERS

Commissioners:  
Steven A. Davis  
Jeffrey M. Fix  
David L. Levacy

County Administrator  
Aundrea N. Cordle

Deputy County Administrator  
Jeffrey D. Porter

Clerk  
Rochelle Menningen

- vi. Meeting regarding Regulating Fill in the North Walnut Township Flood Plain, March 25, 2024, 9:00 a.m., Commissioners' Hearing Room
  - vii. Child Abuse Prevention Month Breakfast, April 10, 2024, 8:00 a.m., Life Church Vineyard, 5550 Lancaster-Newark Rd NE, Pleasantville
  - viii. Fairfield County 4-H Achievement 2024 Award Program, April 11, 2024, 7:00 p.m., Fairfield County Fairgrounds, Ed Sands Building, 157 E. Fair Ave., Lancaster
  - ix. Canal Winchester State of the Schools & Networking Luncheon, April 17, 2024, 11:30 a.m., CW Community Center, 45 E. Waterloo St., Canal Winchester
  - x. Celebration of 35 Years of the Fairfield County Foundation, April 17, 2024, 5:00 p.m., Ale House 1890, Upstairs, 149 W. Main St., Lancaster
- f. Correspondence
- i. News Release, Office of the County Auditor, March 12, 2024, "Auditor's Office Releases Credit Card Skimmers Public Service Announcement Video"
  - ii. Correspondence regarding Industrial Solar Projects
  - iii. Memorandum, Office of the Ohio Public Defender, March 13, 2024, Re: Indigent Defense Reimbursement for Capital Cases, Amendment to OAC 120-1-15, Reimbursement Standards and Guidelines
  - iv. Fairfield County Municipal Court, Criminal/Traffic Division, Fees Collected Report for February 2024
  - v. News Release, Office of the County Auditor, March 14, 2024, "Auditor Highlights Popular Annual Financial Report, a Concise Snapshot of Fairfield County Governmental Finances"
  - vi. *Lancaster Eagle Gazette*, Jeff Barron, March 14, 2024, "Fairfield County Commissioners Plan Vote on Land Use Plan on Tuesday"
  - vii. Memo from the County Auditor, March 14, 2024, Subjects: Audit Questionnaires re: Fraud; Board of Revision Update; & The Ohio Women's Prison Entrepreneurship Program
  - viii. The Fairfield County Auditor's Office: Wins of the Week, March 14, 2024
  - ix. Letter from Walnut Township to the Fairfield County Visitors Bureau, March 6, 2024, Re: Short Term Rentals
  - x. Report from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc., "Technical Assistance Relating to the Proposed Development of Solar Farms in Fairfield County, Ohio"
  - xi. Executive Summary from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc.
  - xii. Presentation Slides from Linda Aller, CPG, REHS, of Bennett & Williams Environmental Consultants, Inc.

S E R V E • C O N N E C T • P R O T E C T



# AGENDA

## BOARD OF COMMISSIONERS

**Commissioners:**  
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Jeffrey M. Fix  
David L. Levacy

**County Administrator**  
Aundrea N. Cordle

**Deputy County Administrator**  
Jeffrey D. Porter

**Clerk**  
Rochelle Menningen

**9. Old Business**

**10. New Business**

- a. Updates from Elected Officials in Attendance

**11. Regular (Voting) Meeting**

**12. Executive Session to Discuss Collective Bargaining Matters, 10:30 a.m.**

**13. Adjourn**

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**Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.14.2024.**

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds. \$28,057,544.90 has been appropriated, \$19,826,361.52 expended, \$4,759,694.48 encumbered or obligated.

<b>12Project/Category</b>		<b>As of 3/14/24 Appropriations</b>	<b>As of 3/14/24 Expenditure</b>	<b>As of 3/14/24 Obligation</b>
<b>Public Health</b>				
R15a	Public Health, PPE	199.90	199.90	0.00
R16a	Public Health, Medical Expenses	206,838.33	206,838.33	0.00
R16b	Public Health, COVID Medial Costs County Benefits Program	399,949.66	399,949.66	0.00
R17a	Public Health, Vaccination Clinic and Related Expenses	66,362.57	66,362.57	0.00
R17b	Public Health, Capital Investments and Public Facilities of the County	3,490,552.26	3,402,130.19	88,422.07
R17c	Public Health, Capital Investment for Air Quality Improvements	56,674.00	56,674.00	0.00
R17d	Public Health, Capital Investment for Health Equipment, Mobile Morgue	49,498.87	49,498.87	0.00
R17e	Public Health, Capital Investment for Sheriff Cruiser to Respond to Increased Violence	54,250.98	54,250.98	0.00
R18a	Professional Communications on Behalf of the Board of Health	34,577.94	34,577.94	0.00
R18b	Public Health, Creation of a Community Health Assessment (CHA)	48,943.10	48,943.10	0.00
R19a	Public Safety Payroll Support	1,600,361.39	1,397,480.15	0.00
R19b	Public Health Payroll Support	185,406.39	185,406.39	0.00
R19c	Other Public Sector Payroll Support	290,060.11	220,144.18	0.00
R110a	Mental and Behavioral Health	0.00	0.00	0.00
<b>Subtotal Public Health</b>		<b>6,483,675.50</b>	<b>6,122,456.26</b>	<b>88,422.07</b>
<b>Negative Economic Impacts</b>				
R210a	Emergency Assistance for Non-Profit Organizations, a Subgrant to the City of Lancaster	0.00	0.00	0.00
R210b	Emergency Assistance for Non-Profits, Subgrant The Lighthouse	120,000.00	120,000.00	0.00
R210c	Salvation Army	500,000.00	500,000.00	0.00
R210d	Habitat for Humanity	610,000.00	610,000.00	0.00



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<b>Project/Category</b>		<b>As of 3/14/24 Appropriations</b>	<b>As of 3/14/24 Expenditure</b>	<b>As of 3/14/24 Obligation</b>
R210e	ADAMH/LSS Housing Projects	3,000,000.00	748,622.88	2,251,377.12
R210f	Harcum House	100,000.00	0.00	100,000.00
R211a	Subgrant for Tourism, Support for the Fairfield County Fair	499,996.00	499,996.00	0.00
R211b	Aid to Tourism, Travel, Hospitality	18,278.01	18,278.01	0.00
R29a	Emergency Assistance Business Planning	146,829.87	146,829.87	0.00
R213a	Support for Agriculture and the Growing Community	35,000.00	35,000.00	0.00
R213b	Technical Assistance for Townships & Others	400,000.00	274,354.84	125,000.00
R213c	Contracts for Services to Support Residents Suffering Effects of the Pandemic	96,700.00	96,700.00	0.00
<b>Subtotal Negative Economic Impacts</b>		<b>5,526,803.88</b>	<b>3,049,781.60</b>	<b>2,476,377.12</b>
R310a	Housing Support, Affordable Housing Strategic Plan	39,554.00	39,554.00	0.00
<b>Subtotal Services Disproportionately Impacted Communities</b>		<b>39,554.00</b>	<b>39,554.00</b>	<b>0.00</b>
<b>Premium Pay</b>				
R41a	Premium Pay, Premium Pay for Emergency Management Agency Workers	27,907.72	27,907.72	0.00
<b>Subtotal Premium Pay</b>		<b>27,907.72</b>	<b>27,907.72</b>	<b>0.00</b>
<b>Infrastructure</b>				
R52a	Clean Water: Centralized Collection and Conveyance, Airport	598,480.00	444,480.86	93,929.68
R52b	Clean Water: Centralized Collection and Conveyance, Walnut Creek Sewer District	750,000.00	0.00	750,000.00
R56a	Clean Water, Stormwater	539,895.00	539,895.00	0.00

**Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.14.2024.**

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds. \$28,057,544.90 has been appropriated, \$19,826,361.52 expended, \$4,759,694.48 encumbered or obligated.

<b>Project/Category</b>		<b>As of 3/14/24 Appropriations</b>	<b>As of 3/14/24 Expenditure</b>	<b>As of 3/14/24 Obligation</b>
R511a	Drinking Water: Transmission/Distribution, Grant Hampton	894,729.11	800,318.61	0.00
R511b	Drinking Water: Transmission/Distribution, Airport	102,000.00	100,805.00	0.00
R511c	Drinking Water: Transmission/Distribution, Greenfield	1,900,000.00	0.00	0.00
R511d	Drinking Water: Transmission/Distribution, Baltimore	613,000.00	108,364.50	504,635.50
R511e	Drinking Water: Transmission/Distribution, Pleasantville	834,000.00	456,309.05	377,690.95
R516a	Broadband, "Last Mile" Projects	0.00	0.00	0.00
<b>Subtotal Infrastructure</b>		<b>6,232,104.14</b>	<b>2,450,173.02</b>	<b>1,726,256.13</b>
<b>Revenue Loss</b>				
R61a	SaaS and Technological Equipment	370,646.50	369,959.32	687.18
R61b	Recorder Document Scanning	337,984.72	337,984.72	0.00
R61c	Clerk of Courts Case Management	375,000.00	372,221.42	2,778.58
R61d	MARCS Tower Project	572,433.00	481,278.50	91,154.50
R61e	Dispatch Consoles	543,820.85	543,820.85	0.00
R61f	Fairfield Center Purchase	2,708,752.85	2,708,752.85	0.00
R61g	Fairfield Center Renovation	3,521,524.42	2,400,816.17	230,618.84
R61h	Community School Attendance Program	491,074.99	237,155.75	77,211.23
R61i	Workforce Center Expansion	0.00	0.00	0.00
R61j	Smart Growth	200,000.00	187,879.35	12,120.65
R61k	United Way and Dolly Parton's Imagination Library	25,000.00	25,000.00	0.00

**Quarters Total 2021, Total 2022, Total 2023, & Quarter 1 2024 – American Rescue Plan Fiscal Recovery Funds, as of 3.14.2024.**

From the \$30,606,902.00 received as the first and second tranche of fiscal recovery funds. \$28,057,544.90 has been appropriated, \$19,826,361.52 expended, \$4,759,694.48 encumbered or obligated.

<b>Project/Category</b>		<b>As of 3/14/24 Appropriations</b>	<b>As of 3/14/24 Expenditure</b>	<b>As of 3/14/24 Obligation</b>
<b>R61l</b>	Auditor Historical Records Scanning	0.00	0.00	0.00
<b>R61m</b>	Engineer's Radios	80,000.00	80,000.00	0.00
<b>R61n</b>	Auditor Printers	4,357.66	4,357.66	0.00
<b>R61o</b>	Auditor Copiers	11,893.30	11,983.30	0.00
<b>R61p</b>	Bremen ADA Ramps	26,954.00	26,954.00	0.00
<b>R61q</b>	Transportation School Education Vehicles	38,357.90	0.00	38,357.90
<b>R517a</b>	Beavers Field Utilities	37,346.77	20,896.18	14,950.59
<b>Revenue Loss</b>		9,345,236.96	7,809,240.07	468,639.16
<b>Administration</b>				
R71a	Administrative Expenses	402,262.70	327,248.85	0.00
<b>Subtotal Administration</b>		402,262.70	327,248.85	0.00
<b>Grand Total</b>		<b>\$28,057,544.90</b>	<b>\$19,826,361.52</b>	<b>\$4,759,694.48</b>

ADMINISTRATIVE AUTHORITY ITEMS  
FAIRFIELD COUNTY COMMISSIONERS' OFFICE  
MARCH 11, 2024 TO March 17, 2024

Fairfield County Commissioners

- AA.03.12-2024.a An Administrative Approval for the payment(s) of the United Health Care (UHC) invoice for the Fairfield County Self-Funded Health Benefits Program – Fairfield County Board of Commissioners [Commissioners]
- AA.03.12-2024.d An Administrative Approval for the payment of invoices for departments that need Board of Commissioners' approval and have bills presented that are not more than \$75,000 per invoice. [Commissioners]
- AA.03.12-2024.e An Administrative Approval to approve Ohio EPA Division for the 2024 Community and Litter Grant for the Lancaster-Fairfield Community Action Agency. [Commissioners]

Fairfield County Facilities

- AA.03.12-2024.b An Administrative Approval to sign closing documents needed to complete the Phase Two Energy Project [Facilities]
- AA.03.12-2024.c An Administrative Approval for a release between Ozzie Leon and the Fairfield County Commissioners. [Facilities]

Fairfield County Regional Planning Commission

- AA.03.11-2024.a A Resolution For Release of Funds and Certification (RROF) for Federally Funded Projects within the Fairfield County Community Development Block Grant (CDBG) Critical Infrastructure Program of Fairfield County B-X-23-1AV-1 [Regional Planning] [Regional Planning Commission]

Fairfield County Utilities Department

- AA.03.14-2024.a An Administrative Approval to approve the Probationary Removal for an employee of Fairfield County Utilities [Utilities]



# SAVE THE DATE



*Wear*  
**BLUE**  
on April 10

You're invited to join us and other community members as we wear **BLUE** and gather together to raise awareness about child abuse and neglect.



*Together, we can build great childhoods and a successful future for the children in our community.*



## Child Abuse Prevention Month **BREAKFAST**

Wednesday, April 10

8-10 a.m. • Life Church Vineyard

5550 Lancaster-Newark Rd. NE Pleasantville, OH 43148

#OhioWearsBlue  
3/19/2024

#WearBlue4Kids  
019

[E] 2024 4-H Achievement Award Program Invitation



Black, Haley <black.768@osu.edu>  
To Niceswanger, Bennett Joseph; Menningen, Rochelle M  
Cc Cooksey, Leslie S.; Fowler, Aubry L.



Wed 3/13/2024 2:10 PM

Dear Ohio House of Representatives Members,

My name is Haley Black, and I am the 4-H Program Assistant for Fairfield County. Each year our 4-H Youth Development Program recognizes youth for their 4-H achievements. We would like to welcome you to our Fairfield County 4-H Recognition program for 2024.

Our older youth begin at the age of 14 to fill out their Ohio 4-H Achievement record form to list all their 4-H participation, leadership, honors, community service and end by telling what 4-H has done for them. Our youth who are in the beginning years of their 4-H careers fill out their Junior Achievement record forms. We will offer a recognition program and dessert reception to our 65 Older Youth participants and to our 40 Junior Achievement youth participants who will be receiving an award for their achievements.

The **2024 Fairfield County 4-H Achievement Award Program** will be held at the Fairfield County Fairgrounds at the Ed Sands Building on April 11, 2024 . Registration is at 6:45pm and the program will begin at 7:00pm with a dessert reception to follow.

We would like to invite you to be a part of this event to celebrate those members from your county. Your generous support of the 4-H program is greatly appreciated. We hope that you will be a part of this recognition ceremony to assist in honoring the accomplishments of the youth in Fairfield County that have benefited from your support of our program.

**What is 4-H?** 4-H is a non-formal educational, youth development program offered to individuals age 5 and in kindergarten to age 19. Ohio 4-H youth development reaches more than 240,000 youth each year – helping kids “learn by doing” through hands-on activities. All 4-H programs focus on active involvement and quality experiences which stimulate lifelong learning of values and skills. 4-H members learn valuable lessons in leadership, communication and collaboration while increasing their knowledge in math, science, technology, and a variety of other topics. 4-H creates fun while learning in a variety of ways. Kids can participate in 4-H through community clubs, camps, in-school and after-school activities, and summer programs. They increase their self-confidence and personal life skills while learning about specific subjects - anything from animals or computers to public speaking, cooking, art, gardening, and environmental sciences, just to name a few project topics.

Please let us know if you will be able to attend by responding to this email by Friday, March 31st. We look forward to hearing from you soon!

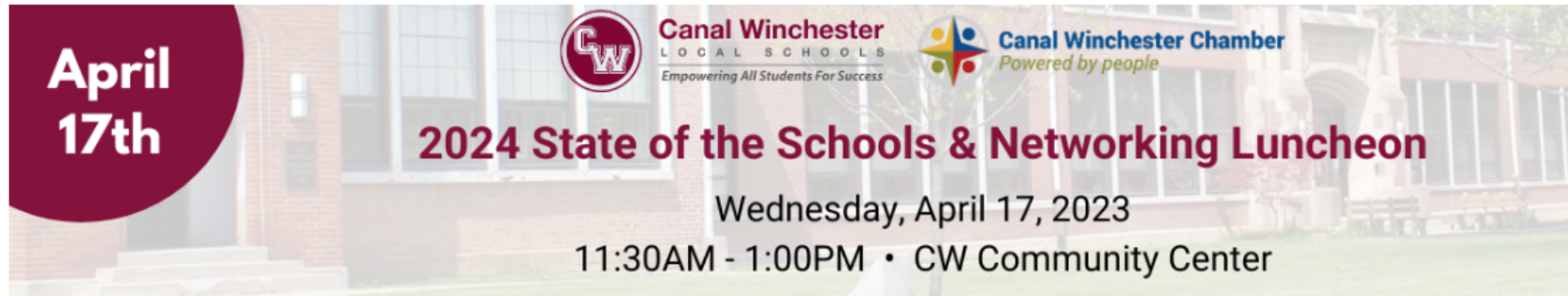
Sincerely,  
*Haley Black*

**Haley Black**  
Program Assistant, 4-H Youth Development

**College of Food, Agricultural, and Environmental Sciences**  
OSU Extension, Fairfield County  
[831.College.Ave.Suite.D.Lancaster.OH.43130](http://831.College.Ave.Suite.D.Lancaster.OH.43130)

740-277-4622 Office  
[black.768@osu.edu](mailto:black.768@osu.edu) / [osu.edu](http://osu.edu)

# State of the Schools Address & Networking Lunch - April 17, 2024



## *State of the Schools Address*

Join us for a networking lunch and hear from the Canal Winchester Local School District's Superintendent, Kiya Hunt. Hunt will provide an update on the state of the district, athletic programs, and discuss the new work based learning program highlighting career and internship programs across the schools. Lunch will be provided.

### About Kiya Hunt:

Hunt was the previous assistant superintendent for eight years, and replaced Jim Sotlar in July 2022 when he resigned and Hunt was announced as Superintendent in July 2022. Hunt is a licensed superintendent, principal and teacher and has a bachelor's degree in education from Urbana University and a master's in education from Marian College and completed her superintendent's licensure coursework at Ohio University

## State of the Schools Address & Networ...

Register >>

### 🕒 Date and Time

Wednesday Apr 17, 2024  
11:30 AM - 1:00 PM EDT

### 📍 Location

Canal Winchester Community Center  
45 E Waterloo St, Canal Winchester, OH 43110

### 💰 Fees/Admission

\$25/Members  
\$35/Non-Members



Join us to **celebrate**  
*35 years*  
of the Fairfield County Foundation!

**April 17, 2024 • 5 – 7 p.m.**  
**with a brief presentation at 6:40 p.m.**  
Ale House 1890 • Upstairs (elevator available)

Cost: \$35 per person, includes appetizers, a plated dinner of roast beef or chicken, dessert, and open bar

To RSVP, purchase your ticket, and select your dinner entrée, visit [fairfieldcountyfoundation.org](http://fairfieldcountyfoundation.org),  
call 740-654-8451, or stop into our office before April 5, 2024.







**FOR IMMEDIATE RELEASE**  
**Tuesday, March 12, 2024**

**Auditor’s Office Releases Credit Card Skimmers Public Service Announcement Video**

**Lancaster, Ohio** – The Weights and Measures Department of the Fairfield County Auditor’s Office has released a public service announcement (PSA) highlighting how to spot skimmers at gas station pumps.

In the video, Carter Corcoran, Weights and Measures Inspector, shows two different types of pumps and how to tell whether or not they are secure. The video also contains information on what a credit card skimmer is and how they work.

The video can be viewed here <https://youtu.be/I47XOQ-22hw> or on the Auditor’s Office social media accounts.

For more information, contact [rachel.elsea@fairfieldcountyohio.gov](mailto:rachel.elsea@fairfieldcountyohio.gov).

###

Date: March 8, 2024

To: Commissioner David Levacy

Administrative Courthouse - Commissioners Office

210 E. Main St., Suite 302

Lancaster Ohio 43130

From: Nancy Gantner

10850 Winter Dr. SW

Amanda, Ohio 43102

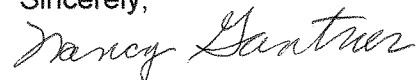
Re: Solar industrial site in Amanda Township

I am writing to you to express my concerns about the future of the area around my home, specifically Amanda Township. I am aware of the need for additional sources of power but I strongly oppose the proposal for a solar industrial site in Amanda Township. I am concerned about the damage to our rural roads from the heavy construction and maintainance traffic. I am concerned about disruption and damage to field tiles and drainage systems, as well as well systems that we in this rural cummunity depend upon. I am concerned about the change from a productive and serene agricultural setting to an industrial site blocking our views, impacting our property values, and endangering our wildlife.

Consideration of solar systems being installed on warehouses and commercial facities being built might be an idea to pursue.

Please consider the concerns of myself and my neighbors and support creating exclusionary zones for unincorporated areas of Amanda Township.

Sincerely,



Nancy Gantner

Phone - 614-273-5296

nang4080@gmail.com





# Office of the Ohio Public Defender

Elizabeth R. Miller, *State Public Defender*

## **MEMORANDUM**

DATE: March 13, 2024  
TO: County Commissioners, County Public Defenders, County Auditors, Appointed Counsel, Judges, Court Administrators  
FROM: State Public Defender Elizabeth Miller  
RE: Indigent Defense Reimbursement for Capital Cases, Amendment to OAC 120-1-15, Reimbursement Standards and Guidelines

I write today to share information regarding several matters related to indigent defense reimbursement, including an update to the maximum hourly rate of reimbursement in capital cases, an amendment to Ohio Administrative Code 120-1-15, as well as an opportunity for stakeholders to review and provide comment(s) on the Office of the Ohio Public Defender's (OPD) planned update to the Standards and Guidelines for Reimbursement. Full details on each of these subjects are provided below.

### **Maximum Hourly Rate of Reimbursement in Capital Cases**

You may recall that the Biennial State Budget for Fiscal Years 2024 and 2025 included a limit or maximum hourly rate of reimbursement in appointed counsel cases, which was set at \$75 per hour in all cases. ([see memo published on July 7, 2023](#)). On January 30, 2024, House Bill 101 became effective and included an amendment to this provision from the biennial budget – changing the maximum hourly rate of reimbursement in capital cases to \$140 per hour. The maximum hourly rate of reimbursement in all other types of cases remains at \$75 per hour. The OPD applied this change to the reimbursement payments issued in February 2024.

### **Ohio Administrative Code Amendment**

Effective February 17, 2024, Ohio Administrative Code (OAC) 120-1-15(B) was amended. Prior to amendment, OAC 120-1-15(B) required, for purposes of reimbursement, a court to provide an entry stating the reason for the denial or reduction of any appointed counsel fee bill when the bill was at or below the applicable portion of the county fee schedule. As amended, OAC 120-1-15 requires, for purposes of reimbursement, a court to provide an entry stating the reason for a denial or reduction of any appointed counsel fee bill (regardless of the amount of the reduction or bill).



For ease of reference, please find the amendment here:

OAC 120-1-10

(B) To modify a submitted fee bill, a court must comply with the following:

- (1) If a court denies, in full or in part, an appointed counsel fee bill that is at or below the applicable portion of the county fee schedule, the court shall provide an entry stating the reason for the denial or the reduction of the fee bill.

To support stakeholders in adjusting their respective reimbursement submissions to account for this amendment, the OPD will begin auditing for compliance with this requirement in July 2024.

#### **Reimbursement Standards and Guidelines**

Ohio Revised Code 120.04 directs that the OPD shall establish standards and guidelines for reimbursement. Historically, the OPD has updated and published the standards and guidelines as necessary. The OPD is pleased to announce that the agency will now begin publishing a draft version of any planned updates to the Reimbursement Standards and Guidelines to allow stakeholders and the public an opportunity to review and provide comments. The OPD has published a draft version of the Reimbursement Standards and Guidelines on the [agency's website](#). Those interested in providing comments may do so by emailing [outreach@opd.ohio.gov](mailto:outreach@opd.ohio.gov) by March 28, 2024.

Should you have any questions regarding the above topics or need assistance with indigent defense reimbursement, please contact OPD's Policy & Outreach Division via email at [outreach@opd.ohio.gov](mailto:outreach@opd.ohio.gov), or by calling 614-466-5394. Thank you.



VALEDA A. SLONE  
Clerk

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# FAIRFIELD COUNTY MUNICIPAL COURT

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136 West Main Street      Post Office Box 2390      Lancaster, Ohio 43130-5390

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Telephone: 740-687-6621

E-mail: clerk@fcmcourt.org

Web: www.fcmcourt.org

March 1, 2024

Dr. Carri Brown  
Fairfield County Auditor  
210 E. Main Street  
Lancaster, OH 43130

RE: Fees collected in the Fairfield County Municipal Court, **Criminal/Traffic Division**, for the month of February, 2024.

10% OSP Fines.....	\$1,765.11
Regular Fines.....	0.00
Uniform Fines.....	5,758.50
Gross Overload.....	2,558.00
50% Liquor Fines .....	12.50
OVI Housing.....	1,925.18
Sheriff's Department OVI.....	135.00
Affidavit of Indigency .....	1,793.92
Dog Fines.....	227.00
Parks & Recreation.....	0.00
Parks & Recreation OVI.....	0.00
Witness Fees .....	10.00
Expungement Fees .....	120.00
Jury Fees .....	0.00
<b>TOTAL.....</b>	<b>\$14,305.21</b>

Sincerely,

Valeda A. Slone  
Clerk of Court

xc: Fairfield County Commissioners  
Fairfield County Engineer  
Sheriff Alex Lape (FCSO)  
Deputy Robert Mead (FCSO)  
Fairfield County Dog Shelter

enclosures

3/19/2024



**FOR IMMEDIATE RELEASE**  
**Thursday, March 14, 2024**

**Auditor Highlights Popular Annual Financial Report, A Concise Snapshot of Fairfield County Governmental Finances**

**Lancaster, Ohio** – The Fairfield County Auditor is pleased to highlight the Popular Annual Financial Report during Sunshine Week. Popular Annual Financial Reports are short summaries of the County’s financial activities. Dr. Carri Brown, County Auditor, stated “These reports aim to inform the public about the County’s financial condition, without excessive detail or the use of technical terms. Some items of interest include the list of top taxpayers and employers within the county.”

The cover of the Popular Annual Financial Report has historically featured a project of the Fairfield County Parks District.

The most recent feature was the Elias B Wagner Preserve. This 160-acre property will be known as Wagner Preserve and is in Liberty Township, south of the Village of Baltimore. The most remarkable feature of this preserve is the heron rookery. It is one of the largest great blue heron rookeries south of the Lake Erie watershed. There has been an average of 50 nests per season on site.

Before a parkland, especially a nature preserve, can be opened to the public, it can take years of preparation. The emphasis of this long-term project is to protect habitat for rare, threatened, and endangered species and/or the preservation of high-quality, viable habitat for plant and animal species.

You can read more about this current project and find all Popular Annual Financial Reports at <https://www.co.fairfield.oh.us/auditor/fc-financial-reports-ACFR-PAFR.html>

For more information, contact [rachel.elsea@fairfieldcountyohio.gov](mailto:rachel.elsea@fairfieldcountyohio.gov).

###

Follow Your Auditor’s Office On **Social Media!**



linkedin.com/company/fairfield-county-auditor



@FairCoAuditor



@FairCoAuditor



@FairfieldCountyAuditor



co.fairfield.oh.us/auditor



realestate.co.fairfield.oh.us



Newsletter

SERVE • CONNECT • PROTECT

# Lancaster Eagle Gazette.

## LOCAL

# Fairfield County commissioners plan vote on land use plan on Tuesday



**Jeff Barron**

Lancaster Eagle-Gazette

Published 5:07 a.m. ET March 14, 2024 | Updated 5:07 a.m. ET March 14, 2024

LANCASTER – The Fairfield County commissioners are one step closer to passing or rejecting a land use plan the county has been working on since last year.

The county regional planning commission last week approved it and sent it the commissioners to vote on. The commissioners discussed the plan at this week's meeting and plan to vote on it at Tuesday's meeting.

The county wants to update its 2018 comprehensive development plan, which is where the current plan came from. The county is working with a company called Planning NEXT on the new plan. Commissioner Jeff Fix previously said trying to figure out where to place housing, industry, retail and more is the purpose of the plan. He said local villages and townships can use the plan however they see fit and that nothing is forced on them.

Fix has been the main force behind the plan. But he won't be able to vote on it next week due to work commitments, he said. He will attend the meeting virtually. The commissioners can only vote on issues when they are physically present. It will be up to commissioners Dave Levacy and Steve Davis to vote on it.

But Fix did talk about the plan this week.

"It's finally coming to fruition," Fix said. "When we first had the open hearing for the land use plan back in September I think over 200 people showed up. And many of them were angry. At the meeting last week 11 people showed up. So it felt like we made enough of an effort to be inclusive and get feedback from every corner of the county that there was no more concern."

*[jbarron@gannett.com](mailto:jbarron@gannett.com)*



To: Fairfield County Commissioners & Staff  
From: Dr. Carri Brown, County Auditor  
Date: March 14, 2024  
Subjects: Audit Questionnaires re: Fraud; Board of Revision Update; & The Ohio Women’s Prison Entrepreneurship Program

**Audit Questionnaires re: Fraud**

As part of the audit for the period ending December 31, 2023, the State Auditor will be issuing questionnaires about potential fraud. There are questions relating to internal control, and you will recall that internal control communications have occurred in multiple ways: in person, in public meetings, by memo, and in multiple emails. Highlights of the internal control manual have been communicated regularly, too. The internal control manual is emailed to all departments, including the County Commissioners. The questionnaire is similar in content as past questionnaires. ***These inquiries are not an indication that fraud has been identified or is suspected. The inquiries are requirements of Generally Accepted Auditing Standards*** and must be performed on each audit and for each audit period.

**Board of Revision Update**

As you know, the number of hearings for the Board of Revision have declined significantly. The process has also become more proactive and efficient. We have worked hard on education and outreach and on an informal hearing process. This year, there are now 5 complaints with no pending action. We are aware of 15 complaints that are on their way to us. The filing deadline is April 1 this year. Last year at this time, there were 60 complaints. Fairfield County has more than 70K parcels. ***For the second year in a row, the hearings are expected to conclude by the end of May.***

**The Ohio Women’s Prison Entrepreneurship Program**

I have been participating in the Ohio Women’s Prison Entrepreneurial Program by teaching sessions as a volunteer. This volunteer program expands encouragement and empowerment so that re-entering women have a chance to change their lives and community. Courses in management, accounting, finance, and leadership topics are presented, along with cognitive behavioral therapy. ***There is room for more women volunteers. The experience is very positive and encouraging. If you know of anyone interested, please reach out to me.*** The program is expanding to a reentry effort, and we are connecting with libraries to pilot some classes.

**CONTACT US!**

Settlements/Admin – (740) 652-7020 • Real Estate - (740) 652-7030  
co.fairfield.oh.us/auditor • FairCoAuditor • FairfieldCountyAuditor • FairCoAuditor • fairfield-county-auditor





## Your Fairfield County Auditor's Office: **WINS OF THE WEEK**

**March 14, 2024**

**Our brains are wired to respond to rewards. Celebrating the completion of small accomplishments leads to the completion of larger goals. And there is evidence in research to support this...According to research by Teresa Amabile from Harvard Business School, tracking small achievements enhances motivation for larger goals...**

- Thanks to **Meagen Bowland** and all of the team for taking care to look for potential fraudsters. Thanks for paying attention to suspicious emails.
- This week, we returned to the feedback from the **Making Numbers Count** seminar that was conducted during the final quarter of 2023. We will begin gathering more information and feedback to potentially support a **financial leadership academy program**. The vision of the program is to create lifelong learners and information seekers within the ranks of Fairfield County's public financial professionals. The objective would be to prepare financial professionals for county positions with fiscal or budgetary responsibilities. If there is enough interest for at least one cohort of participants, we envision pursuing such a program in 2025. The academy activities would not be as heavy of a lift as certification from the Association of Government Accountants (which was expressed as too heavy of a lift). The program is envisioned as being specific to our local government. We had good discussion, and we will continue to examine this concept.
- ★ We reviewed the plan for the next two Budget Commission meetings this week. With those plans, we are working on **new ways to efficiently gather information. Several counties have asked about our process to model.**
- **Settlement activity** continues, and Amanda Rollins and Angel Horn and her team are working on that process. They are documenting the procedures in the new manual as they proceed.
- ★ Thanks to **Angel Horn for posting the information about the apportionment sheets. The online access is helpful for all entities, municipalities and townships.**
- ★ For Sunshine Week, we issued press releases or posted items in social media about **Weights and Measures, popular reporting, food pantries, and the CAUV program. The Weights and Measures public service announcement about safeguards against skimmers at gas stations has already received positive feedback by those visiting our offices.**
- Carri continued to participate in the **Property Tax Reform committee** this week. There are a lot of ideas proposed to the legislators, and the good thing is that County Auditors have a seat at the table as ideas are being explored.
- On Wednesday, we refined **our communications strategies**, especially as connected with reappraisals, imagery on the website, and lot splits. We hope to conduct more outreach about **weights and measures**, too.
- One-on-one meetings continued this week. Thanks to **Heidi and Lori H. for their time and ideas.**

### CONTACT US!

Settlements/Admin – (740) 652-7020 • Real Estate - (740) 652-7030

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3/19/2024

031



## Your Fairfield County Auditor's Office: **WINS OF THE WEEK**

**March 14, 2024**

- ★ On Thursday, **Rachel Elsea and Carri Brown presented to the Housing Coalition**. They had requested information about the role of the County Auditor. We had a productive time connecting with this group and have already received requests from the group for additional presentations. Education and outreach efforts have increased our social media followers. After each presentation, several new followers come on board.
- ★ **Special thanks to Josh Harper, Greg Forquer, Makala Finley, and Crystal Walker for their efforts in preparing the mailings for CAUV and for processing the returned applications. This has been an outstanding year with over 92% of applications being returned prior to the first deadline.**

### **CONTACT US!**

Settlements/Admin – (740) 652-7020 • Real Estate - (740) 652-7030

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3/19/2024

032

# WALNUT Township

Fairfield County, Ohio

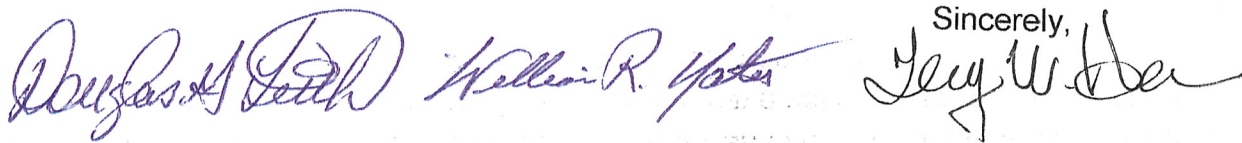
Walnut Township Trustees  
11420 Millersport Rd. NE  
Millersport, OH 43046

DATE: **MARCH 6, 2024**  
TO: **JONETT HABERFIELD**  
Director-Fairfield County Visitors Bureau  
**DAVID ANNECY**  
President- Fairfield County Visitors Bureau  
FROM: **WALNUT TWP TRUSTEES**  
RE: **SHORT TERM RENTALS**  
CC: Fairfield County Commissioners

Dear Ms. Haberfield & Mr. Annecy:

It has been brought to our attention the VisitFairfieldCounty.org website has several Walnut Twp properties advertised in the "Where to Stay" section as short term rentals. While we certainly appreciate your promotion of our area, we feel compelled to inform you Walnut Twp has zoning restrictions on renting private properties less than 30 days. This restriction has been part of our zoning laws for well over 50 years. These restrictions were adopted back in the days of the popular Buckeye Lake Amusement Park. As the online rental sites have become popular in recent years, our Twp residents have asked us to enforce our zoning policies due to the many problems short term rentals create. Therefore, we have aggressively been notifying owners of our Twp zoning language as it pertains to this activity. Our position on short term rentals was recently confirmed in US District Court, Southern District, Eastern Division Case 2:23-CV-00853. We have identified at least 16 short term Twp properties around Buckeye Lake listed on your website. We humbly ask you to remove all Twp properties advertising short term rentals in a non-compliant area from your website.

Any of us would be happy to discuss this request if you have questions. Again, we appreciate your mission in promoting Fairfield County & all it has to offer.

 Sincerely,  
Terry Horn

Trustees: Terry Horn ▪ Doug Leith ▪ Bill Yates    Fiscal Officer: Pam Underwood  
Phone ▪ 740-467-2420    Email ▪ [contact@walnuttownship.com](mailto:contact@walnuttownship.com)    Web ▪ [www.walnuttownship.com](http://www.walnuttownship.com)

**TECHNICAL ASSISTANCE RELATING TO THE  
PROPOSED DEVELOPMENT OF SOLAR FARMS IN  
FAIRFIELD COUNTY, OHIO**

**Prepared for:**

Fairfield County Board of Commissioners  
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March 15, 2024



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## EXECUTIVE SUMMARY

As solar farm development became increasingly popular in the state of Ohio, the Fairfield County Commissioners became aware of at least three potential areas in Fairfield County where solar farms may be proposed. Of particular interest to Fairfield County were the potential effects of solar farms on water quality – both surface and groundwater. This report presents information on scientific studies and the current state of the art about solar panels and potential effects on the environment.

There are many kinds of solar panels available on the market today – and they are constructed with different types of materials. The two most common types of solar panels are silicon solar (consisting of mono crystalline and poly crystalline silicon), and cadmium telluride thin-film panels. Silicon solar panels make up 95 percent of the solar panel market, while cadmium telluride solar cells make up most of the remaining 5 percent of global sales. Therefore, it is likely that one of these two types of panels will be used in Fairfield County.

Both these types of panels have many layers of materials sandwiched between a protective “glass” top and a structural backing material that seals the components from air and water. Although different metals can be used inside a solar panel, lead from solder used in silicon solar panels and cadmium used in cadmium telluride panels have been the major concerns because of known health concerns with these metals.

The traditional focus of the concern about metals has been related to exposure during manufacturing as well as in leaching of metals from solar panels during and after disposal. As a result, numerous studies have been conducted using cut up pieces of panels, ground up pieces of panels, or broken up panels that expose the metal components to different types of liquids under different scenarios to measure the leaching potential of the metals. Therefore, the studies have not focused on leaching of metals during actual operating conditions, where the metals are sealed inside protective layers and coatings from contact with air or water. The studies that have been conducted show that pH plays a large role in the amount of metals that will leach. Lower pHs typically result in higher leaching concentrations of metals like lead and cadmium. In order for metals to leach, the seal must be broken.

Rates of failure of solar panels in use have been reduced significantly as the solar market has become more mature. According to the National Renewable Energy Laboratory (2017), failure rates dropped from 1 percent between 1980 and 2000 to 0.05 percent between 2000 and 2015. This corresponds to failure of five out of every 10,000 solar panels annually. Better performance has been attributed to better global standards for manufacturing and testing under the International Electrochemical Commission (IEC) and Underwriters Laboratory (UL) joint standard IEC/UL 61730. As of December 4, 2019, all types of solar panels in the United States must meet this standard.

More recently, per- and poly-fluoroalkyl substances (PFAS) have also been identified as being used as anti-reflective coatings (to enhance productivity) and anti-soil coatings (for non-stick surfaces) on all types of solar panels. This usage differs from metals in that these coatings are not all sealed inside a solar panel, but also are exposed to environmental conditions during use. PFAS have been called “forever chemicals” because they do not break down naturally in the environment and a few compounds have been linked to health effects. There have only been three reports of field measurements about PFAS in solar panel fields – and all reported no presence of PFAS.

If it is assumed that the 0.05 percent of solar panels fail or are damaged while in use allowing metals to leach and/or PFAS coatings make it to the ground, it is unlikely that impact to surface water would be of potential concern to surface water quality – either by overland flow or through tile drains to surface water. The highest risk would likely be from erosion immediately after construction and before establishment of vegetation, when leakage from new sealed solar panels would be the least likely. Stormwater management requirements (available as guidance now and soon-to-be in regulations already passed by the Ohio Power Siting Commission) address measures to minimize runoff until vegetation is established and longterm.

After vegetation is established, concentrations of potential contaminants of concern will likely be slowed or stopped by vegetation and more likely infiltrate to the ground. In order for metals and PFAS to move from the surface to tile drains or groundwater, these potential contaminants of concern must travel through the soil and the vadose zone where movement is strongly influenced by local hydrogeologic conditions, including but not limited to soil texture, soil pH, depth to water, amount of recharge, types of materials in the unsaturated zone and characteristics of the aquifer. Based on available information, it is unlikely that metals of concern such as lead and cadmium will reach tile drains or groundwater, particularly in neutral pH environments and in fine-grained soils that are prevalent in many areas in northeastern Fairfield County. With regard to PFAS, although some PFAS are more mobile, there is no available data to indicate that contamination by leaching from solar panels has occurred, although the reported studies are few. Therefore, it is unlikely that a solar farm will negatively affect the quality of the water in the tile drains or groundwater under normal operating conditions.

Maintenance and monitoring are important in the operation of a solar farm. Inspecting for damage and monitoring solar panel output can help detect early signs of underperformance that could lead to early intervention to prevent not only power generation loss, but also minimize solar panel leakage in the future.

In many cases, solar farms are installed on leased former farmland for the anticipated life of the original solar farm installation, typically 25 years. Although it is likely that it will be desirable to replace solar panels with greater efficiency in the future and continue power generation, it is also a possibility that the landowner and/or the energy company will simply want to decommission the solar farm so that the land can be used for an alternate purpose. The Ohio Power Siting Board requires a decommissioning plan prior to building a site – as well as a bond that can't be lowered in value and is updated every five years to return the land to the same physical condition that existed before construction of the facility.

Of particular importance to potential leakage from damaged solar panels is the provision that decommissioning of a site must be completed within twelve months after the end of the useful life of the facility. Of further interest for alternate land re-use is the provision that all physical equipment must be removed to a depth of at least 36 inches.

In summary, efficient solar panel operation relies on sealed solar panels, which keeps metals of concern sealed inside. Available scientific data from field studies on metals or PFAS associated with solar farms have not indicated an impact to soils or groundwater. Therefore, it is highly unlikely that metals of concern released in a solar farm setting from solar panels will result in deleterious impacts to the environment or result in groundwater contamination.



## **RELIABILITY OF REPORT - DISCLAIMER**

Conclusions reached in this report are based upon the objective data available to the CONSULTANTS at the time of forming their opinions and as presented in the report. The accuracy of the report depends upon the accuracy of these data. Every effort is made to evaluate the information by the methods that generally are recognized to constitute the state of the art at the time of rendering the report and conclusions, and the conclusions reached herein represent our opinions. Subsurface conditions are known to vary both in space and time, and there is inherent risk in the extrapolation of data.

THE CONSULTANTS are not responsible for actual conditions proved to be materially at variance with the data that were available to them and upon which they relied, as presented in the report.

The opinions, conclusions and recommendations shown in the report are put forth for a specific and proposed purpose and for the specific site discussed. The CONSULTANTS are not responsible for any other application, whether of purpose or location, of our opinions, conclusions and recommendations other than as specifically indicated in the report.

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# **SECTION 1 INTRODUCTION**

## **1.1 Background**

On April 10, 2023, Fairfield County entered into a contract with Bennett & Williams Environmental Consultants, Inc. to provide technical assistance relating to proposed development of solar farms in Fairfield County Ohio. At the time of the signing of the contract, there were three potential development areas for solar farms in the County that were at different stages of potential development. Figure 1 shows the three potential solar farm development areas:

- the areas shown in pink in Walnut, Pleasant and Richland Townships,
- the areas shown in orange in Amanda Township, and
- the purple areas shown in Liberty and Walnut Townships.

It was further our understanding that although the “pink” area was likely the furthest along in the permitting process, the other areas were also potential areas that may also reach a potential permitting stage.

Of particular interest to Fairfield County were the potential effects of solar farms on water quality (surface and groundwater), property soils, property drainage, and various items of impact in the immediate vicinity of a solar farm. These concerns had been raised either by citizens and/or internally in response to potential or inadvertent effects of solar farm development. This report has been prepared to address available technical information on these topics.

## **1.2 Organization of Report**

This report has been organized into sections as follows:

- Section 2 addresses potential chemicals of concern in photovoltaic materials;
- Section 3 discusses potential for leakage of identified contaminants of concern from solar panels;
- Section 4 presents information on studies on potential leakage of contaminants of concern;
- Section 5 addresses the effect of hydrogeologic settings on potential movement of contaminants; and
- Section 6 discusses potential for use as farmland after solar panel decommissioning.



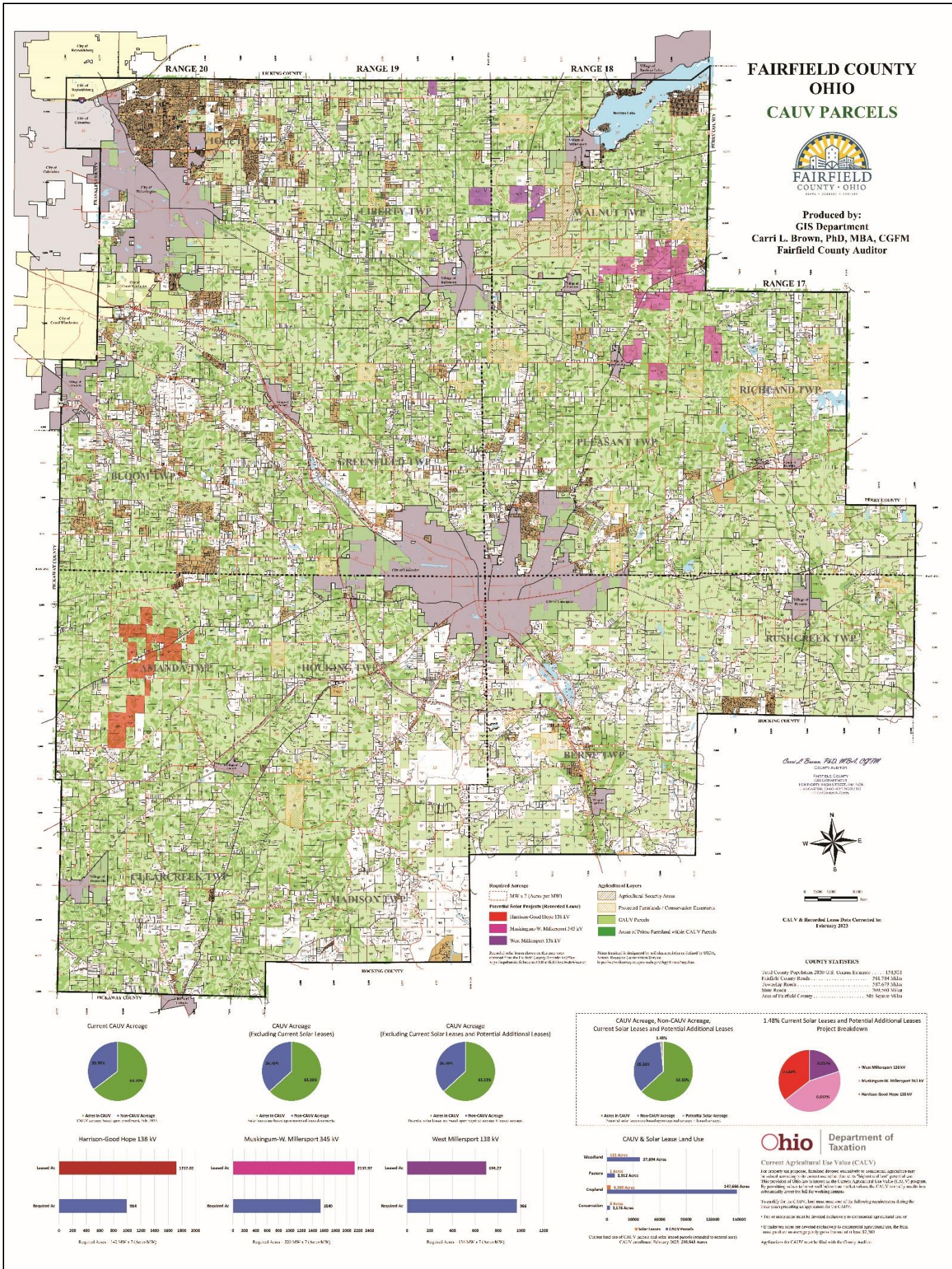


Figure 1. Map of Fairfield County, Ohio showing the locations of three potential solar projects.

3/19/2024



## SECTION 2

### POTENTIAL CHEMICALS OF CONCERN IN PHOTOVOLTAIC MATERIALS

#### 2.1 Introduction

There are two types of potential chemicals of concern associated with solar panels. The traditional concern has centered on the use of metals, but the latest focuses on a class of chemicals called per- and poly-fluoroalkyl substances (PFAS) that are used primarily in coatings. The two are discussed in the following sections.

#### 2.2 Metals

The main chemicals of concern in photovoltaic materials center around the use of metals in solar panel construction. Of particular concern has been the use of lead solder and cadmium due to their associated health concerns, although other metals such as copper, zinc, chromium, silver, aluminum, and others have also been of concern. The traditional focus of the concern has been related to exposure during manufacturing as well as in leaching of metals from solar panels during and after disposal. As a result, numerous studies have been conducted using cut up pieces of panels, ground up pieces of panels, or broken up panels that expose the metal components to different types of liquids under different scenarios to measure the leaching potential of the metals.

Therefore, the studies have not focused on leaching of metals during actual operating conditions, where the metals are sealed inside protective layers and coatings from contact with air or water. In order for metals to leach, the seals must be broken. In fact, all photovoltaic cells consist of one or more semi-conductor layers that are sandwiched between other materials for enhancement of performance and for sealing the semi-conductor so that it is not in contact with either air or water. Because different types of metals are used in different types of photovoltaic cells, the metals that could leach are different between different types of cells. A brief description of the type of photovoltaic cells and the potential chemicals of concern associated with each are found in the following sections.

##### *2.2.1 Types of Photovoltaic Systems and Associated Metals*

Different types of photovoltaic systems are constructed using different types of materials. The oldest solar panels and the one that dominate the solar panel industry are crystalline silicon (c-Si) solar panels. The newest solar panel technology use very thin films that are flexible. These thin-film technologies predominantly use cadmium telluride (CdTe) or copper indium gallium selenide (CIGS) technologies, but amorphous silicon (a-Si) is also used. The next generation technologies are being led by perovskite technologies (PSC) – also a thin film technology. A discussion of these technologies and the associated metals of concern is presented in the following sections.

### 2.2.1.1 Crystalline Silicon Photovoltaic Cells (c-Si)

According to USEPA (2023b), the most common types of solar panels are silicon solar (consisting of mono crystalline and poly crystalline silicon), which make up 95 percent of the solar panel market. These solar panels are made of silicon atoms that are connected together to form a crystal lattice (US Department of Energy, undated a). The 0.3 mm lattice is placed in a frame and covered with glass or plastic. The solar panels typically contain metals that are embedded within the panel. According to USEPA (2023b), those metals include silver and copper. Silver is typically used as a conductor and copper wiring is used to connect the conductors. According to Silicon Valley Toxics Coalition (2009), these solar panels also include other metals of concern, including lead used in solder joints, chromium added as a coating to adsorb solar radiation, copper used in wiring, and nickel, silver, and aluminum used in contacts.

Figure 2 shows a diagram of elements of a polycrystalline silicon solar pad with gridlines that are typically aluminum on top of the crystalline silicon conductor (US Department of Energy, undated b). Figure 2 also shows an aluminum paste layer underneath, as well as a silver paste pad to collect the generated electricity. Figure 3 provides another diagram of the elements of a crystalline silicon solar panel. Figure 3 shows the layers of a crystalline silicon solar panel, with glass on top, an ethylene vinyl acetate (EVA) binder between the glass and the crystalline silicon conductor, an EVA binder between the conductor and the backing materials to complete the encapsulation of the solar panel. EVA is a thermoplastic polymer used as a sealing and insulating film around the conductor to prevent exposure to water and air (ECO Green Energy, 2019).

### 2.2.1.2 Thin-Film Photovoltaics

Thin-film solar cells use thin layers of a semi-conductor material that are placed on material such as glass, plastic, or metal and covered with a conductive layer (US Department of Energy, undated a). Each layer in a thin-film photovoltaic cell is approximately 350 times thinner than a mono or poly crystalline panel (American Solar Energy Society, 2021). Although individual layers are only one micron thick (thinner than a human hair), a complete thin-film panel can be as thick as a crystalline silicon panel (American Solar Energy Society, 2021). Therefore, many layers of photovoltaic conductors make up a thin-film solar panel that are characterized by light weight and flexibility. Although cadmium telluride (CdTe) and copper indium gallium selenide (CIGS) are the two main types used in solar panels today (US Department of Energy, undated a), there are other thin-film semi-conductors. Thin-film solar panels are discussed in the following sections.

#### *2.2.1.2.1 Amorphous Silicon Photovoltaic Panels (a-Si)*

Amorphous silicon is the non-crystalline form of silicon where the atoms are not arranged in a structured order. This non-structured order allows the amorphous silicon to be manufactured into thinner layers. A typical configuration for amorphous silicon panels includes a glass cover with a transparent conductor (such as zinc or tin oxide) underlain by three amorphous silicon layers in a p-i-n configuration (negative, positive and middle intrinsic layer) on top of a metal substrate (Azom, 2002).

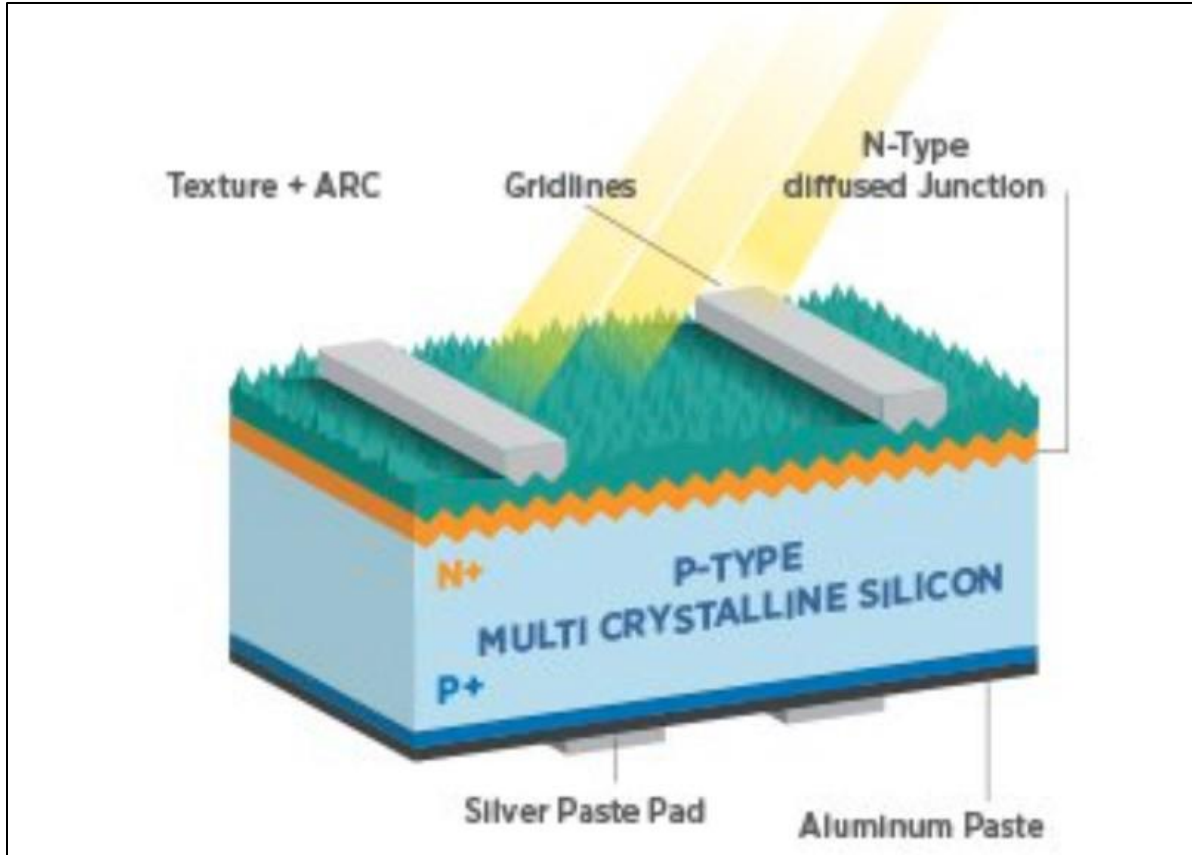


Figure 2. Diagram of elements of a polycrystalline silicon solar panel (US Department of Energy, undated b).

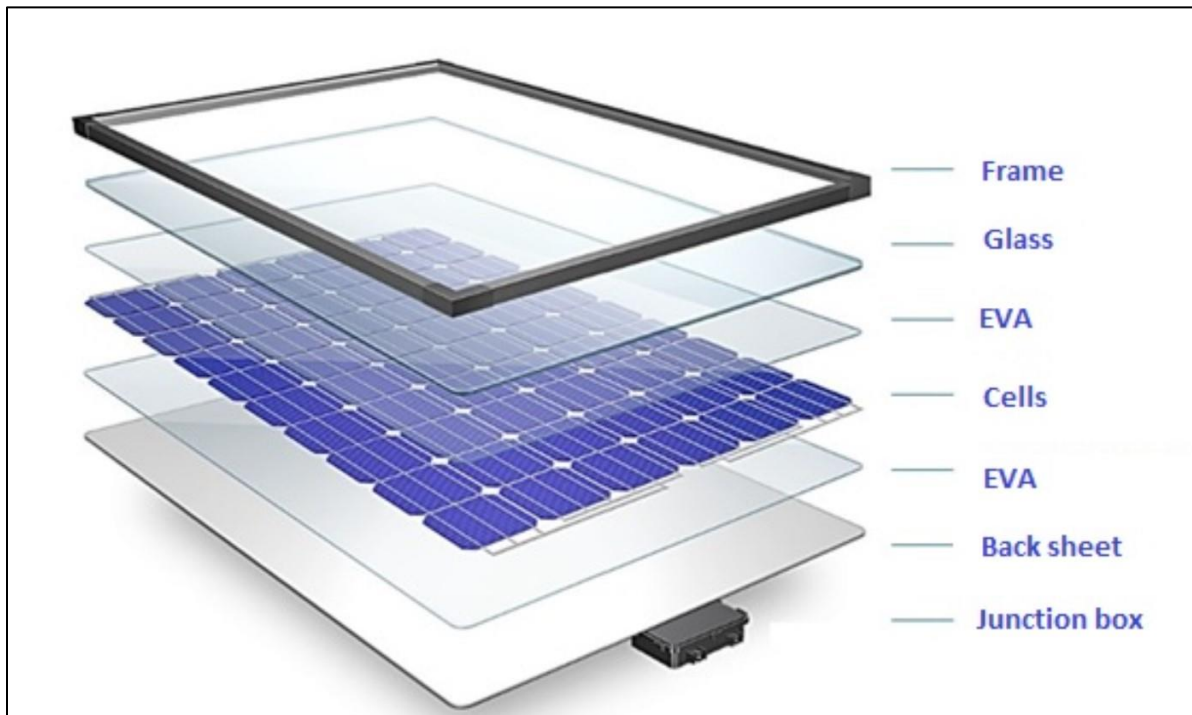


Figure 3. Crystalline silicon solar panel structure (Eco Green Energy, 2019).

The p-i-n configuration uses different thicknesses of amorphous silicon of 0.008 microns, 0.5 to 1 micron, and 0.02 microns, respectively to generate the electrical current (Azom, 2002) (Figure 4). The conductive solar layers can also be “stacked” on top of one another for more electrical power, such that amorphous silicon panels can be made to be as thick as a crystalline silicon panel, if desired. According to Silicon Valley Toxics Coalition (2009), these solar panels contain copper wiring, and nickel, silver and aluminum contacts.

#### 2.2.1.2.2 *Cadmium Telluride Solar Panels (CdTe)*

According to the US Department of Energy (undated c), “*CdTe solar cells are the second most common photovoltaic (PV) technology in the world marketplace after crystalline silicon, currently representing 5% of the world market*”. CdTe panels have glass on top with a transparent conducting oxide on the bottom. A cadmium sulfide (CdS) layer is used as a conductor and the CdTe layer is underneath. A carbon paste with copper, molybdenum or other metals is used on top of a typically aluminum back contact (Figure 5) (Karzazi and Arbouch, 2014). In addition to cadmium and tellurium, zinc telluride is typically used as a back electrical contact and copper is used as a metal layer or a carbon paste on the rear of the cell (US Department of Energy, undated c).

#### 2.2.1.2.3 *Copper Indium Selenide (CIS) and Copper Indium Gallium Selenide Solar Panels (CIGS)*

Copper Indium Gallium Selenide (CIGS) solar panels are one of two of the main types of thin-film photovoltaic semi-conductors on the market (US Department of Energy, undated d). Copper Indium Selenide (CIS) panels are similar in the types of materials, but do not use gallium. According to Salhi (2022), CIGS solar panels use a molybdenum film as the back electrode, copper, indium, gallium and selenide (a form of selenium) as the semiconductor material, cadmium sulfide as a buffer layer, and a zinc oxide layer as the upper electrode. Figure 6 shows a schematic of a CIGS photovoltaic cell.

#### 2.2.1.2.4 *Perovskite Solar Cells (PSC)*

According to US Department of Energy (undated e), “*Halide perovskites are a family of materials that have shown potential for high performance and low production costs in solar cells*”. PSCs are new technology that are considered the next generation of solar panels but are not yet in widespread use (Panthi et al., 2021). Perovskite refers to a type of crystalline structure with an  $ABX_3$  formula that can be made up of different elements. As used in solar panels, the A is a cation-like methyl or ethyl ammonium; the B is usually lead (Pb), but can also be tin (Sn); the X is usually iodine (Panthi et al., 2021). Figure 7 shows a schematic of a PSC cell. According to the Clean Energy Institute (2020), the backing is glass, covered with fluorine-doped tin oxide (FTO) and layer of titanium dioxide ( $TiO_2$ ). Next is the perovskite, topped by a conductive layer and then a layer of gold.

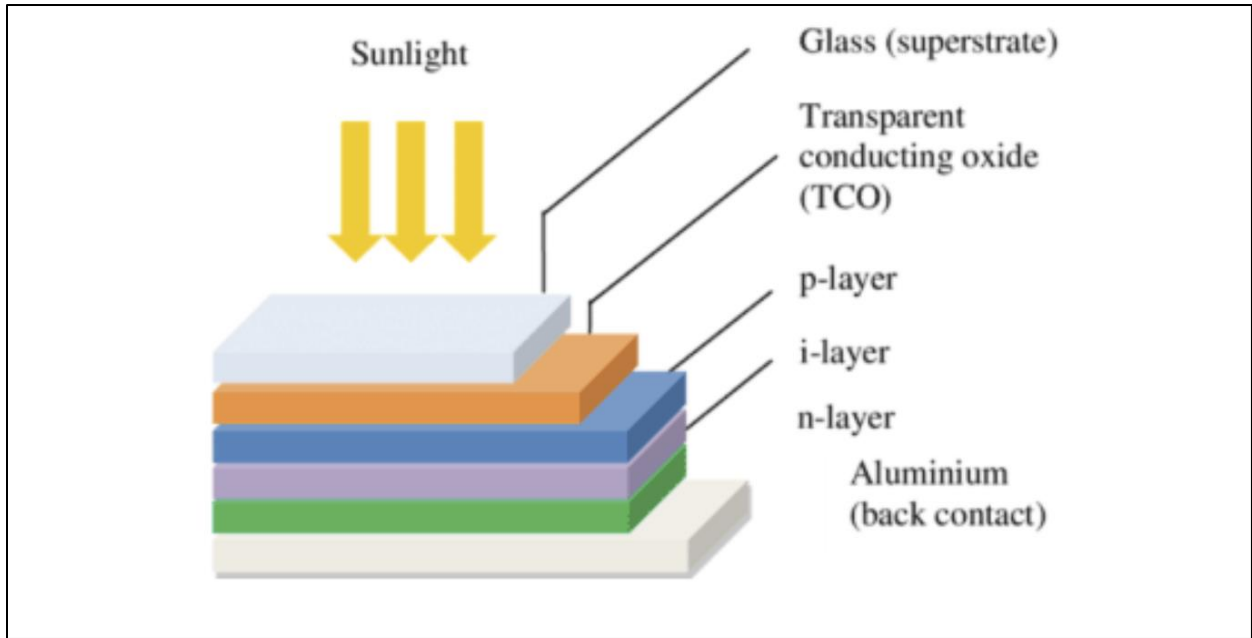


Figure 4. Schematic of amorphous silicon (a-Si) cell structure (Karzazi and Arbouch, 2014).

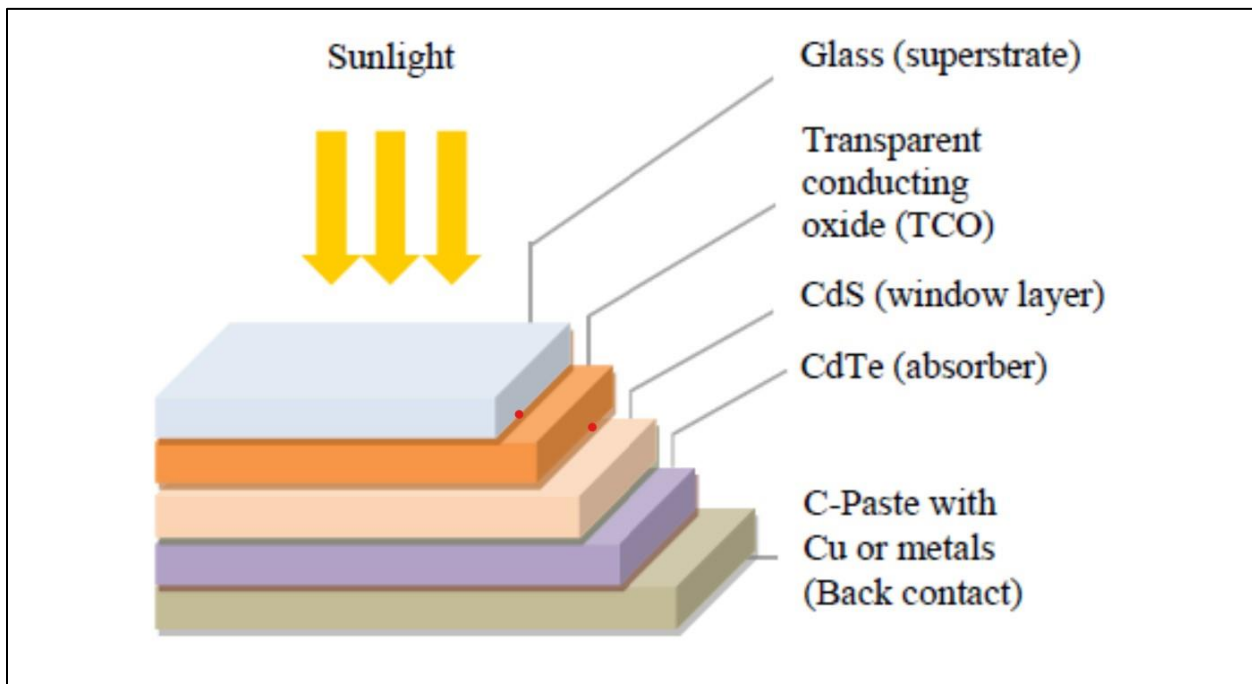


Figure 5. Schematic of Cadmium Telluride (CdTe) cell structure (Karzazi and Arbouch, 2014).

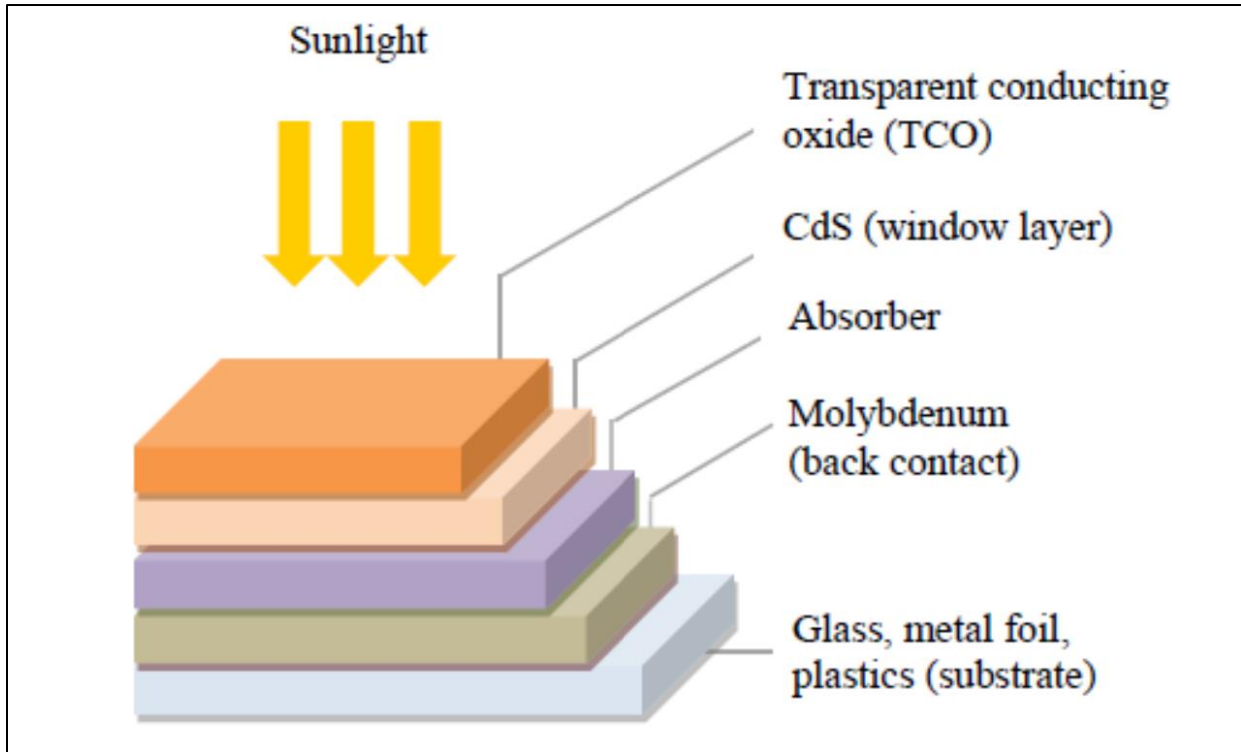


Figure 6. Schematic of CIGS photovoltaic cell structure (Karzazi and Arbouch, 2014).

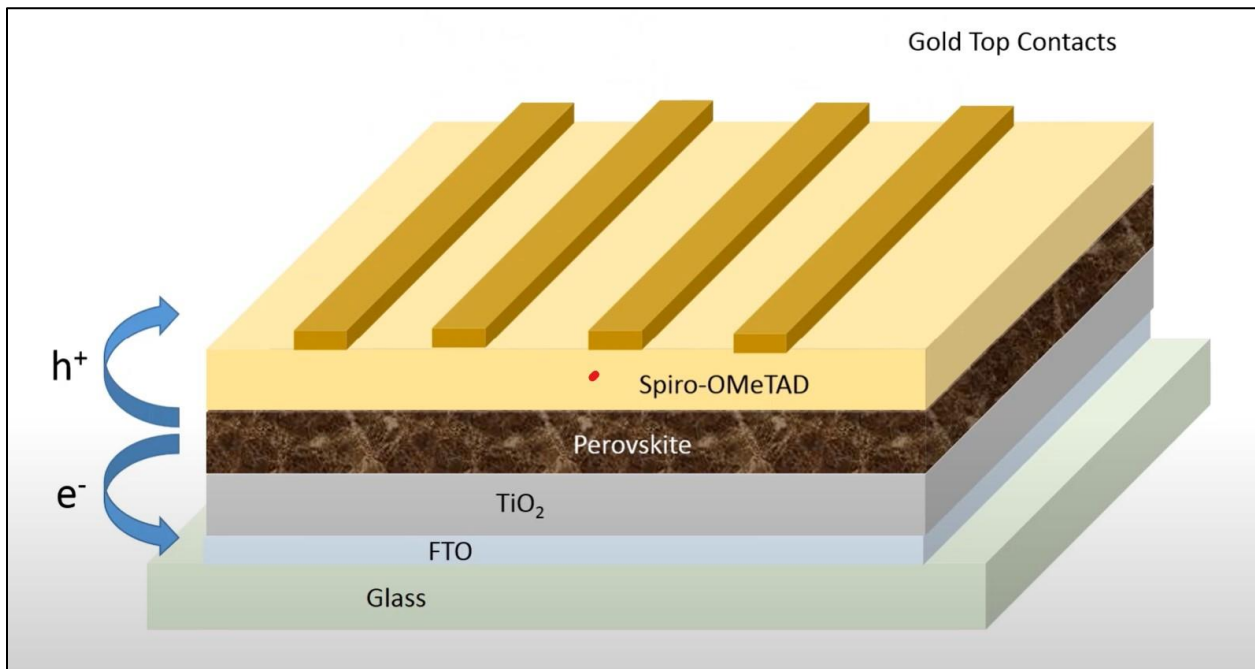


Figure 7. Schematic of perovskite photovoltaic cell structure (Clean Energy Institute, 2020).



## 2.2.2 Summary of Metals in Solar Panels

As discussed in the previous sections, one of the types of potential chemicals of concern in photovoltaic cells are metals. The metals content varies between the types of solar panels that are used. The previous discussion was prepared based on descriptions of the types of specific metals that were used in the different types of solar panels. Table 1 presents a summary of the listed metals in each type of solar panel.

Although the above discussion includes many types of solar panels, approximately 95 percent of the solar panels on the market are crystalline silicon panels (USEPA, 2023b). Mirletz et al. (2023) cite the crystalline silicon panels as being 97 percent of the market in 2022, while CdTe solar panels complete the remaining 3 percent of the market. Therefore, it is likely that one of these two types of panels will be used in Fairfield County. Although, in response to inquiry by Fairfield County on our behalf about the type of solar panels that were to be used, the company said that decision had not yet been made. According to Mirletz et al. (2023), *“Crystalline silicon PV modules are 77% glass, 10% aluminum, 3% silicon and 9% polymers, with less than 1% copper, silver and tin, and less than 0.1% lead. CdTe modules are 80-85% glass, 11-14 percent aluminum, 2-4% polymers, less than 0.4% copper, and less than 0.1% tellurium and cadmium”*.

## 2.3 PFAS in Solar Panels

Per- and poly-fluoroalkyl substances, called PFAS, are a group of approximately 15,000 known compounds that are known for their unique properties. According to CDC (2022), *“PFAS are a group of chemicals used to make fluoropolymer coatings and products that resist heat, oil, stains, grease, and water”*. PFAS are used in a variety of products, but are known to create coatings that are highly water repellent and that are “slippery” or anti-stick.

Although PFAS have been manufactured and used since the early 1940’s, recent regulatory focus on these chemicals began in earnest in 2019 with the development of the USEPA Roadmap for PFAS. This impetus has resulted in a series of regulations and proposed regulations on selected PFAS. The regulatory efforts have been driven by the fact that PFAS have been found all over the world, including the Arctic and Antarctic, in all oceans, in fish, bird eggs, vegetables, drinking water, mammals and in the blood of 97 percent of the human population in the United States. According to CDC (2022), *“PFAS are a concern because they*

- *do not break down in the environment,*
- *can move through soils and contaminate drinking water sources,*
- *build up (bioaccumulate) in fish and wildlife.”*

The American Chemistry Council (2024), a group representing chemical companies, says that PFAS are used in solar panels, specifically, PFAS *“support the development of the high vapor barrier and transparency, superior weatherability and flexibility to make solar panel front and back sheet films durable, extending product life”*. According to Saving Greene (2021), PFAS *“is found in the coatings of electrical wires, backing panels, tapes and adhesives”*, but of more concern is the anti-reflective and anti-soil coatings. The anti-reflective coatings are used

Table 1. Types of solar panels and anticipated metals used during construction.

Type of Solar Panel	Anticipated Metals Used in Construction
Crystalline Silicon Photovoltaic Cells (c-Si)	Silver conductor Copper wiring Lead solder Chromium coating Nickel, silver, aluminum contacts
Amorphous Silicon Photovoltaic Panels (a-Si)	Zinc or tin coating Copper wiring Nickel, silver, aluminum contacts
Cadmium Telluride Solar Panels (CdTe)	Cadmium tellurium Copper or molybdenum paste Zinc telluride Copper
Copper Indium Gallium Diselenide Solar Panels (CIGS)	Molybdenum film Copper, indium, gallium, selenium Zinc oxide
Perovskite Solar Cells (PSC)	Lead or tin Tin oxide Titanium dioxide

on the front of the glass to increase solar productivity. Similarly, anti-soil coatings are used on the front of the glass to create a non-stick surface that is then touted as a “self-cleaning” solar panel (Saving Greene, 2021). Therefore, unlike the metals which are sealed inside a solar panel, these coatings are open to the elements and not protected. These coatings are reportedly used on all types of solar panels, regardless of their semi-conductor make-up.

A 2018 article in the North State Journal quoted a USEPA researcher confirming that PFAS are used in the production of solar panels and “*thus have the capacity to be sources of PFAS*”. As evidence, the USEPA researcher “*provided 39 records from the SciFinder database that is used by the EPA to identify applications of PFAS with solar panels*” (North State Journal, 2018). A review of those records showed PFAS applications such as back panel membranes for a moisture barrier, antireflective and superhydrophobic coatings, uses in zinc oxide layers, and adhesive compounds.

PFAS could be expected to leach from solar panels with PFAS coatings that are exposed to the elements as opposed to PFAS that are sealed inside a solar panel. However, articles addressing PFAS leaching are rare. In an article for the Vermont Business Magazine by Logan Solomon (2023) wrote “*Officials in New Hampshire, according to a 2018 state presentation, tested soil around three solar sites and found no PFAS, but they did not test if the panels had PFAS or list what compounds were tested*”. In a US Department of Energy and state of Michigan-funded study, Anctil (2020) states that “*no studies have shown the presence or leaching of PFAS from PV panels – either while they are in active use or at the end of their life (e.g., in a landfill)*”. Further, Anctil (2020), states that not all self-cleaning coating options are PFAS based, but rather use non-hazardous silicon-based chemistry. Thus, although concerns have been raised about PFAS entering the environment from solar panels, there is no available data that we could locate that documented a problem.

## SECTION 3

### POTENTIAL FOR LEAKAGE OF IDENTIFIED CONTAMINANTS OF CONCERN FROM SOLAR PANELS

#### 3.1 Introduction

In order for solar panels to function properly and be efficient, they must be sealed and rugged so that air and water do not enter the solar panel. The introduction of air or water is of particular concern to solar farm operators because degradation of the panels causes less efficiency in output – thus affecting the bottom line for electricity generation. Therefore, the impetus for ensuring that solar panels remain sealed during their lifetime of operation aligns with the concern that a break in the seal could allow for entry of unwanted contaminants into the environment. As long as solar panels remain sealed, the contaminants of concern remain encapsulated.

#### 3.2 Standards for Manufacturing and Testing Solar Panels

In order to minimize the potential for problems with field performance of solar panels on a variety of levels, independent testing services developed standards for manufacturing and testing of solar panels. According to Aragon and Schreiber (2023), as of December 4, 2019, all types of solar panels in the United States must meet the IEC/UL 61730 safety and testing requirements during manufacturing. The IEC is the International Electrotechnical Commission, headquartered in Geneva, Switzerland and the UL is the Underwriters Laboratory, headquartered in Illinois. These global organizations have collaborated to make a standard for solar panels that is used worldwide. In the United States, it is more common to see a “UL” stamp of approval.

UL 61730 has two parts, one for manufacturing standards and a second part that contains five test categories including: environmental stress, general inspection, fire hazard, electric shock, and mechanical shock (Keystone Compliance, 2019). Table 2 shows additional subcategories under each of these testing categories. According to LA Solar (2021), “*The UL certification approves that the product has been evaluated, tested, and passed the test for being safe when installed*”.

#### 3.3 Solar Panel Failure Rates

According to the National Renewable Energy Laboratory (NREL, 2017), between 2000 and 2015, failure rates of solar panels were 0.05% or 5 panels out of 10,000 annually. This compared to a one percent failure rate for solar panels between 1980 and 2000. NREL (2017) attributed the reduced failure rate to updating global standards over time to address known problem areas. The types of failures reported as the most prevalent were hot spots in crystalline silicon panels and internal circuitry discoloration. Thin film panels reportedly had issues with glass breakage and corrosion in the absorber or transparent conductor layers.

Table 2. UL 61730 test categories (Keystone Compliance, 2019).

<h3>Environmental Stresses</h3> <ul style="list-style-type: none"><li>• Thermal cycling</li><li>• Humidity freeze</li><li>• Damp heat</li><li>• UV preconditioning</li><li>• Cold conditioning</li><li>• Dry hot conditioning</li></ul>	<h3>General Inspection</h3> <ul style="list-style-type: none"><li>• Visual inspection</li><li>• Performance at STC</li><li>• Maximum power determination</li><li>• Insulation thickness</li><li>• Durability markings</li><li>• Sharp edge test</li></ul>	<h3>Fire Hazard</h3> <ul style="list-style-type: none"><li>• Temperature test</li><li>• Hot-spot endurance test</li><li>• Fire test</li><li>• Ignitability test</li><li>• Bypass diode thermal test</li><li>• Reverse current load test</li></ul>
<h3>Electrical Shock</h3> <ul style="list-style-type: none"><li>• Accessibility test</li><li>• Cut susceptibility test</li><li>• Impulse voltage test</li><li>• Insulation test</li><li>• Wet leakage current</li><li>• Robustness of terminations test</li></ul>	<h3>Mechanical Shock</h3> <ul style="list-style-type: none"><li>• Module breakage test</li><li>• Screw connection test</li><li>• Mechanical load test</li><li>• Peel test</li><li>• Lap shear strength test</li><li>• Materials creep test</li></ul>	

## **3.4 Solar Panel Failure Causes**

### **3.4.1 Manufacturing**

According to EngineerInc (2023), quality materials are used by reputable manufacturers that “*adhere to stringent quality control measures tend to have lower failure rates*”. However, in 2020, the National Institute of Standards and Technology (NIST, 2020), part of the US Department of Commerce, noted that there was an increasing failure of cracked backsheets in some models. According to NIST (2020), backsheets are typically “*layers of plastic that electrically insulate and physically shield the backsides of solar panels*”. Reportedly, from 2010 to 2012, many models were made with polyamide-based backsheets that cracked dramatically in four years or less despite meeting standard requirements. The curious thing was that the backsheets were more brittle on the inside of the panel. The generation of acetic acid inside the solar panel was attributed to an unintended reaction between the EVA encapsulant and the polyamide backsheet. Once the problem was identified, it was quickly resolved in the manufacturing process.

### **3.4.2 Installation Practices**

The installation of solar panels is a critical component for efficient operation of a solar farm. Although the literature is replete with problems relating to installation of solar panels on a roof, there is little discussion of installation problems with solar farms.

### **3.4.3 Environmental Factors**

Because solar panels are expected to be used for an average 25-year period in the elements, the most frequently-raised concern is adverse weather conditions and potential damage to solar panels. Of these, hail is often quoted as being the most catastrophic. According to VeloSolar (2023), most hail is approximately  $\frac{3}{4}$  of an inch and falls to earth at a rate of 9 to 25 miles per hour. However, large hailstones between 1 and 1.75 inches in diameter can fall up to 40 miles per hour and hail as large as 4 inches in diameter can fall to earth at over 70 miles per hour. According to NOAA (undated), one inch hail (about the size of a quarter) or larger is considered severe.

According to Aragon and Schreiber (2023), in order to receive UL 61730 certification, one of the criteria is passing a hail test. The standard hail test is for an approximately one-inch size hail to be shot at least ten times at the module without breakage. Passing this test means that solar panels are rated to withstand a one-inch hailstone falling at 50 miles per hour. Although there are tests available for larger hail, they are reportedly conducted at a lesser frequency and have an additional cost during the testing process.

In a high hail risk area it is advantageous to utilize solar panels that are manufactured and tested to withstand larger hail. According to NOAA (undated), Nebraska, Colorado and Wyoming have the most hailstorms. With regard to Fairfield County, Ohio according to FEMA (2024), the hail risk is very low (Figure 8).



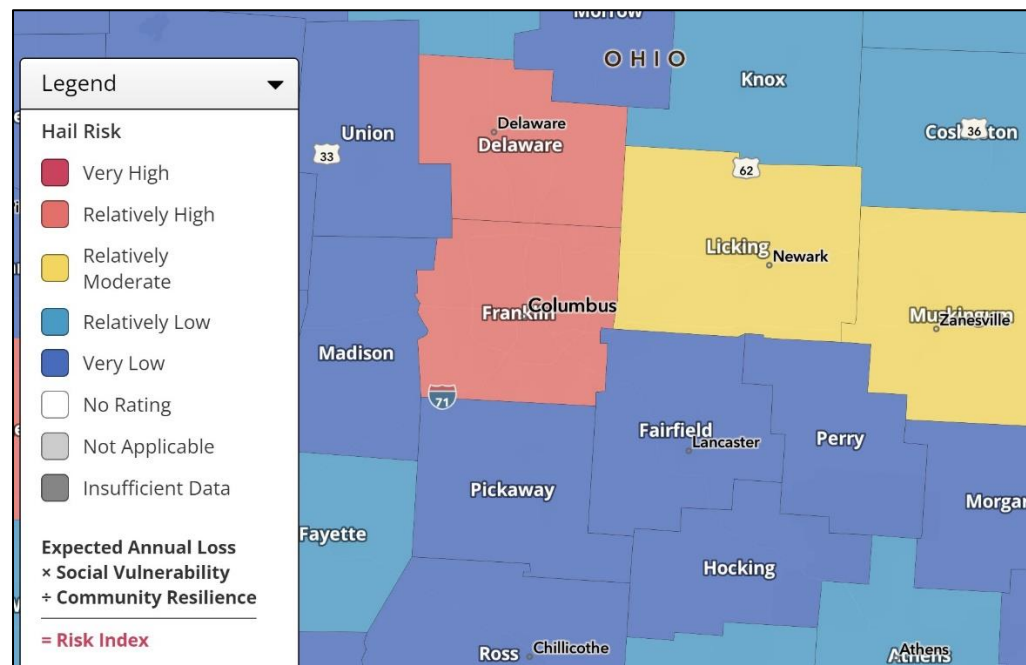
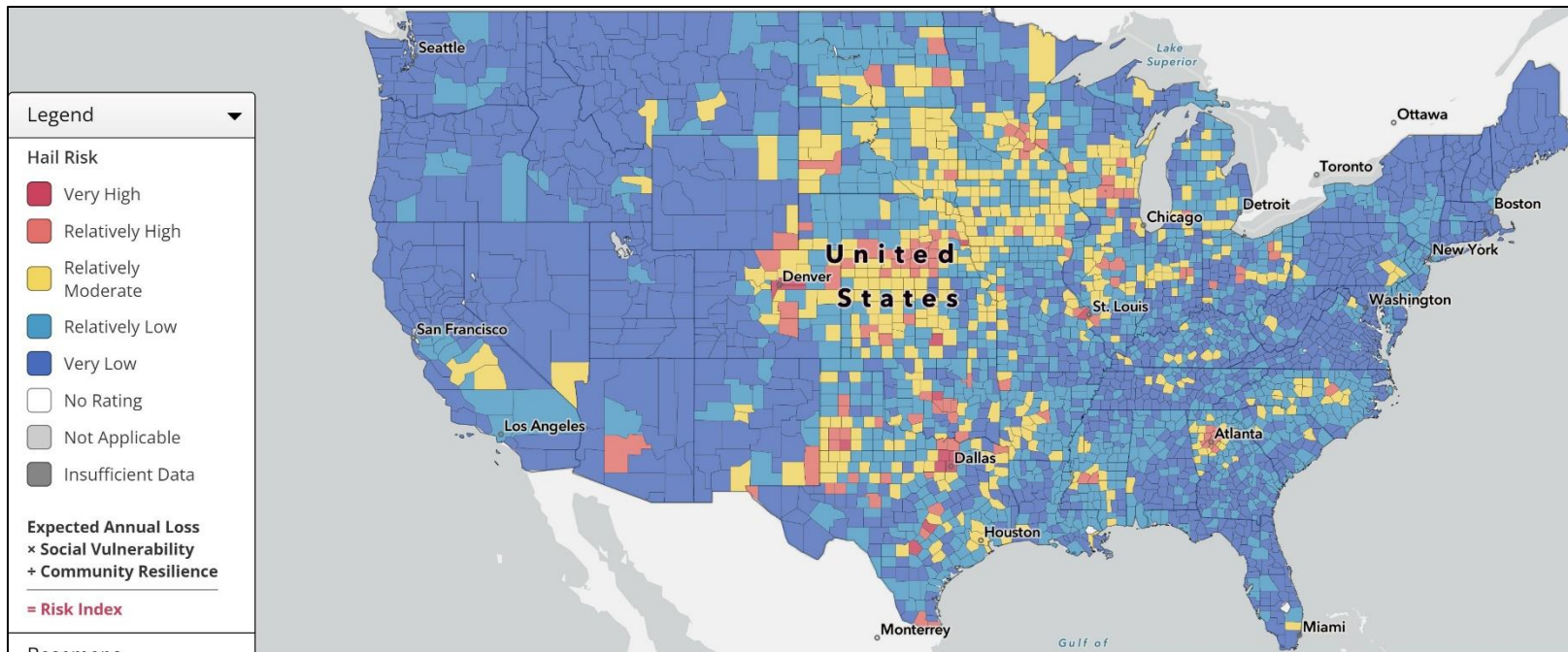


Figure 8. Hail risk in the United States and Fairfield County, Ohio (FEMA, 2024).

Other adverse weather conditions known to cause solar panel damage include earthquakes, hurricanes, wildfires and tornadoes. According to FEMA (2024), Fairfield County, Ohio has a relatively low risk for earthquakes, a very low risk for hurricanes, and a very low risk for wildfires. With regard to tornadoes, Fairfield County has a relatively moderate risk from tornadoes (FEMA, 2024). However, there are no tests or specific protections available for solar panels from tornadoes.

#### **3.4.4 Maintenance and Monitoring**

Maintenance and monitoring are important in the operation of a solar farm. Inspecting for damage and monitoring solar panel output can help detect early signs of underperformance that could lead to early intervention to prevent future, more serious problems.

#### **3.4.5 Failure to Remove Panels During Decommissioning**

One scenario where it could be envisioned that solar panels could become damaged and leach unwanted contaminants from broken panels would be at the end of life of a solar farm. The County Commissioners Association of Ohio (2021) states that a decommissioning plan must be submitted to the Ohio Power Siting Board at least 60 days prior to beginning construction that includes a schedule not to extend beyond 12 months after the date that operation of the solar farm ceases. More importantly, a bond must be posted prior to the beginning of construction and updated every five years to ensure that funds will be available for proper decommissioning. According to the County Commissioners Association of Ohio (2021), *“The bond can never decrease, even if the decommissioning cost decreases”*. These provisions help to ensure that damaged leaching solar panels will not be present on sites in the future.

### **3.5 Summary**

Under normal operating conditions, sealed solar panels do not leak and, therefore, do not leach metals onto the surface of the ground in a solar field. Solar panel failure rates have been reduced over the last 15 years to 0.05% (5 solar panels per 10,000 panels per year). This is in part due to the updating of UL 61730, which, as of December 2019 is mandatory in the United States. This standard includes not only manufacturing specifications, but also testing requirements for solar panels.

Although nothing can totally eliminate solar panel failure, standards that account for severe weather, such as hail, help ensure that damage to solar panels is minimized. Further, maintenance and monitoring is an advantage to both environmental protection and solar farm efficiencies because damage to solar panels that could allow leaching also reduces the bottom line for solar farms. This increases the likelihood that quick replacement of panels to maintain solar efficiencies will be performed, thereby reducing any potential leakage. Further, Ohio requires bonding that is updated every five years for decommissioning at the end of solar farm life. Additionally, Ohio requires that all decommissioning be completed no later than 12 months after the date of solar farm ceases operation County Commissioners Association of Ohio (2021). These provisions are intended to minimize potential for damaged and leaking solar panels to remain onsite after site operations have ceased.

## SECTION 4

### STUDIES ON POTENTIAL LEAKAGE OF CONTAMINANTS OF CONCERN

#### 4.1 Introduction

A literature review was undertaken to gather more information on the potential for leakage of contaminants of concern from solar panels during use. The majority of scientific studies focused on solar panels after their useful life and potential problems of disposal due to the presence of metals in the solar panels. Disposal assumes that the solar panel will break and that the metals contained within the sealed solar panels during use will now be exposed and able to leach from the panels. Regulations regarding disposal in the United States require that a test (usually the Toxicity Characteristic Leaching Procedure, TCLP) be run to determine whether material can be disposed in a landfill (less expensive) or as a hazardous waste (more expensive) (USEPA, 2023a). Hence, many tests were performed to determine the fate of disposal of solar panels as some are starting to reach the end of their life cycle. The following sections present representative results of the literature search.

#### 4.2 Field Studies of Potential Leakage of Contaminants of Concern

Scientific studies that performed field tests of leaching of metals from solar panels during operating conditions are rare. In our review, we could only find one study that performed a field study – and only for monocrystalline solar panels. While other studies may have been performed, they were not located in our search of articles. The following section presents the finding from that study.

##### 4.2.1 Field Study on Monocrystalline Solar Panels

According to Robinson and Meindl (2019), *“The goal of this research is to determine if PV installations are capable of leaching their metal and metalloid components, especially Pb and Cd, into the environment at levels that are hazardous to both human and ecological health”*. The study was conducted at a 750,000 watt PV installation at State University of New York at Buffalo. At the time of sample collection, the panels had been operational for five years. Samples were reported to be taken under the panels and about every 15 feet along a line up to 100 feet away from the edge of the panels. Samples were analyzed for barium, cadmium, copper, lithium, nickel, lead, selenium, strontium and zinc.

Results of the study state that Pb and Cd *“were not elevated in soils near PV systems”*. Further, the authors stated that *“For intact PV panels, leaching of these elements is unlikely to occur, thus most of the concern for contamination of Pb and Cd from solar panels relates to panels disposed in landfills that degrade over time, and become exposed to water”*. The authors also conclude that *“it appears that the modules studied here are intact and do not provide a mechanism for the leaching of internal Pb and Cd”*.

With regard to lithium, barium, nickel and strontium, the authors noted that concentrations were “*significantly higher in soils beneath PV panels, [but] the amounts recorded for these elements were all well below the soil screening values defined by USEPA*”. The authors also noted that strontium was relatively new to the solar panel market and was not known to be used in the manufacture of the PVs studied here.

Similarly, concentrations of selenium, were found to increase significantly in soils beneath the PV panels. But, in the case of selenium, average concentrations of selenium were just below the USEPA Eco-SSL risk, while the highest concentration exceeded the risk level for plants, but not for mammals. However, once again the authors noted that the type of panels studied here were not known to contain appreciable amounts of selenium and “*thus the source of SE observed in our study is unclear*”.

The authors postulated that “*the source of metals and metalloids documented under the PV system in this study may be from system components other than the panels themselves*”. The authors further postulated that the cement used to anchor the supports could be a source of selenium and strontium through limestone. They also noted that if fly ash was mixed in cement, barium, chromium, and nickel could possibly be leached from the cement. However, they also noted that fly ash was disposed in landfills and used as a soil amendment in agriculture.

With regard to copper and zinc, concentrations increased significantly from under the panels to the 100-foot mark away from the panels. The authors offered no explanation as to why concentrations would be lower under the panels. Noticeably absent from the paper was the former use of the property as well as the types of soils that were present at the site.

#### **4.2.2 Summary of Field Study**

This one study showed that the primary metals of concern, lead and cadmium were not elevated under the PV panels. While other metals were measured as increasing, none were identified to be in concentrations of concern other than selenium. The authors postulated that the source of selenium was from the cement used to anchor the supports, but recognized that cement compositions varied at different locations due to raw materials and additives.

### **4.3 Laboratory Studies of Leaching of Contaminants of Concern**

Based on our extensive literature search, there are numerous leaching studies performed on all types of solar panels, a few of which are discussed below. Typically, components of a solar panel are cut into pieces (called coupons) where the interior portions of solar panel are exposed to liquids over a period of time to evaluate the leaching potential. Sometimes the components are ground up and exposed to liquids. The most common technique used is the Toxicity Characteristic Leaching Potential (TCLP) test that determines if a material is hazardous and thus subject to more expensive disposal as a hazardous waste (USEPA, 2023a).

As a side note, on October 23, 2023, USEPA announced a new rulemaking effort to add hazardous waste solar panels to the universal waste regulations under 40CFR Part 273. The

purpose of the regulations is to increase solar panel recycling for all solar panels, not just ones that meet the definition of hazardous waste. According to USEPA (2023c), “*The streamlined universal waste approach waster regulations are expected to promote collection and recycling of solar panels and encourage the development of municipal and commercial programs to reduce the quantity of these wastes going to municipal solid waste landfills*”.

The TCLP test is a short-term test designed to simulate landfill disposal conditions and determine whether hazardous substances will leach during/after landfill disposal. According to Cleveland (2017), “*Multiple sources report that most modern PV panels (both crystalline silicon and cadmium telluride) pass the TCLP test*”. However, Cleveland (2017) also reports that other studies indicate that crystalline silicon panels “*do not pass the lead (Pb) leachate limits in the TCLP test*”.

In 2017, Nover et al. published a study using long-term leaching on 5 x 5 cm<sup>2</sup> pieces cut from c-Si, a-Si, CdTe and CIGS panels and submerged continually in liquid for 360 days. The study was performed using water-based solutions with a pH of 3 to simulate acid rain, a pH of 7 to simulate groundwater, and a pH of 11 to simulate alkaline water percolating in waste disposal sites. It should be noted that although rainwater in Ohio in 1978 had an average pH of 4.2, in 2012, the average pH of rainwater in Ohio was 5.6 (Clayton, 2023) (Figure 9).

Results from Nover et al. (2017) not surprisingly show that the amount of Cu, Cd, Te, Mo, and Zn all increase as the pH is lowered. Concentrations of Ga and Se decrease as the pH decreases and Al and Pb increase with either an increase or decrease in pH (Table 3). Although this study has implication for disposal of solar panels, it is highly unlikely that solar panels would be continuously leaching for a long time without repair/replacement due to a reduction in energy generation.

Another study by Zapf-Gottwick, et al. (2015) had also shown that leaching was pH dependent, especially for Pb and Cd at a pH less than 7. This study demonstrated leaching of Pb from c-Si modules and Cd from CdTe modules was high. However, this paper pointed out that several Japanese producers of c-Si modules were free of lead. Other papers also thought that lead free solder would eliminate the leaching of lead from c-Si panels.

Since perovskite solar cells have not had a significant market share, less studies have been performed on them. Kwak, et al. (2020) performed a literature review and found that there were two studies that indicated lead iodide could be leached from perovskite film. In another study, Panthi et al. (2021) showed that broken perovskite panels released Si, Pb, Al, As and Ni under TCLP test conditions. However, none of the concentrations exceeded a TCLP limit.

#### **4.3.1 Summary of Laboratory Studies**

Leaching studies performed on cut up pieces of different types of solar panels confirm the metals of concern listed in Table 1 for each type of solar panels can be leached under both TCLP protocols and under long-term submersion at different pHs. However, there are conflicting results from studies that show the concentrations of some constituents of concern, such as lead and cadmium, both pass and fail the TCLP – likely due to the differences in manufacturer’s

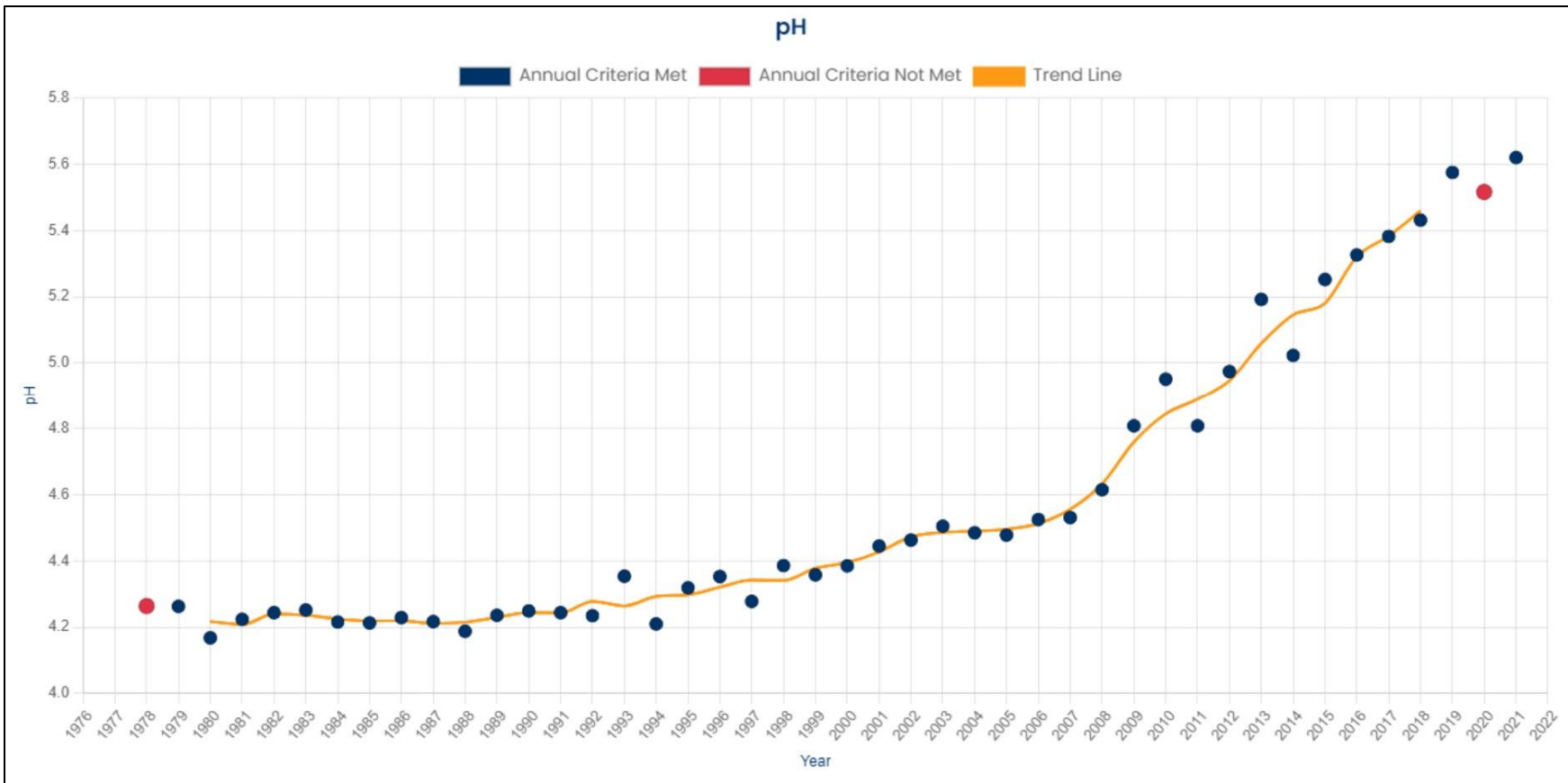


Figure 9. Average pH of rain at the Youngstown, Ohio station from 1978 through 2022 (Clayton, 2023).



Table 3. Concentrations of elements leached after 360 days in differing pH solutions in four different solar panel types (after Nover, et al., 2017).

Element	Concentration	c-Si			a-Si			CdTe			CIGS		
		pH 3	pH 7	pH 11	pH 3	pH 7	pH 11	pH 3	pH 7	pH 11	pH 3	pH 7	pH 11
Ag	mg/L												
Zn	mg/L										13.20 ± 0.57	0.58 ± 0.07	
Cd	mg/L							18.61 ± 0.94	1.25 ± 0.90	0.02 ± 0.008	0.08 ± 0.01	0.006 ± 0.003	
Te	mg/L							2.92 ± 0.91	2.75 ± 2.58	0.10 ± 0.06			
In	mg/L										0.21 ± 0.05		
Ga	mg/L										0.05 ± 0.01	0.02 ± 0.001	0.01 ± 0.001
Se	mg/L											0.02 ± 0.015	0.10 ± 0.05
Al	mg/L	71.96 ± 5.01		8.49 ± 0.42									
Mo	mg/L							18.62 ± 2.58	4.98 ± 2.92	7.69 ± 4.95	1.44 ± 0.36	1.39 ± 0.13	1.09 ± 0.36
Cu	mg/L	0.27 ± 0.18	0.37 ± 0.08		16.1 ± 0.96	0.52 ± 0.05		4.59 ± 0.69	0.53 ± 0.06		8.93 ± 4.55	0.25 ± 0.04	
Ni	mg/L				1.02 ± 0.16	0.007 ± 0.02							
Pb	mg/L	0.45 ± 0.27		0.07 ± 0.04									

Table 3. Concentrations of elements leached after 360 days in differing pH solutions in four different solar panel types (after Nover, et al., 2017).

Element	Concentration	c-Si			a-Si			CdTe			CIGS		
		pH 3	pH 7	pH 11	pH 3	pH 7	pH 11	pH 3	pH 7	pH 11	pH 3	pH 7	pH 11
Ag	mg/L												
Zn	mg/L										13.20 ± 0.57	0.58 ± 0.07	
Cd	mg/L							18.61 ± 0.94	1.25 ± 0.90	0.02 ± 0.008	0.08 ± 0.01	0.006 ± 0.003	
Te	mg/L							2.92 ± 0.91	2.75 ± 2.58	0.10 ± 0.06			
In	mg/L										0.21 ± 0.05		
Ga	mg/L										0.05 ± 0.01	0.02 ± 0.001	0.01 ± 0.001
Se	mg/L											0.02 ± 0.015	0.10 ± 0.05
Al	mg/L	71.96 ± 5.01		8.49 ± 0.42									
Mo	mg/L							18.62 ± 2.58	4.98 ± 2.92	7.69 ± 4.95	1.44 ± 0.36	1.39 ± 0.13	1.09 ± 0.36
Cu	mg/L	0.27 ± 0.18	0.37 ± 0.08		16.1 ± 0.96	0.52 ± 0.05		4.59 ± 0.69	0.53 ± 0.06		8.93 ± 4.55	0.25 ± 0.04	
Ni	mg/L				1.02 ± 0.16	0.007 ± 0.02							
Pb	mg/L	0.45 ± 0.27		0.07 ± 0.04									

components. These studies have also shown that pH plays a big role in the amount of metals that will leach, with lower pHs typically resulting in higher leaching concentrations. While some studies adjusted the pH of their solutions to try to simulate rain, all reviewed studies chose a pH more representative of acid rain (or lower), which no longer exists in Ohio. In actuality, these studies are not directly applicable to uncompromised panels in the field, but do provide data indicating that under broken panel conditions, it is possible for metals of concern to begin to leach before a panel is replaced.

#### **4.4 Studies of Effects of Solar Panels on Groundwater or Surface Water**

Although we conducted an extensive search for articles that indicated either a negative or no effect on water quality due to solar panels, none were located. The only reference that was found mentioned PFAS testing at three sites in New Hampshire where no PFAS were detected (Solomon, 2023).

## SECTION 5

### EFFECT OF HYDROGEOLOGIC SETTINGS ON POTENTIAL MOVEMENT OF CONTAMINANTS

#### 5.1 Introduction

In the event of a leak from a solar panel, the hydrogeologic setting has an effect on whether any potential contaminants will migrate to surface or groundwater. If a leak were to occur, the potential contaminant(s) will fall to the surface of the ground and contact the soil. From the soil, the potential contaminant could be mobilized to surface water, or begin to infiltrate toward the groundwater. The following section discusses the likely fate and transport of potential chemicals of concern if they were released in the proposed solar farm area that is the furthest along in the pink area on Figure 1.

#### 5.2 Soils

##### 5.2.1 Soil Classification

Figure 10 shows that most of the area proposed for solar farm development is located in soils formed from moderately calcareous glacial till deposited during the late Wisconsin glacier (number 1 on Figure 10) (Meeker et al., 1960). A small area of soils along the Perry County border were formed from calcareous, stratified lacustrine silts, clays and fine sands (number 4 on Figure 10). Finally, the soils of one parcel were formed in calcareous, stratified gravel and sand (number 5 on Figure 10). These glacial deposits strongly influence the nature of the soils. With the exception of the small area of soils in mapping unit 5, all soils are expected to be finer grained thus likely impeding movement of metals in the soils due to binding with the finer grained soils. Based on these descriptions of “calcareous”, it is anticipated that the pH of soils will be somewhere around neutral or a bit higher, also limiting movement of metals in the soils.

Figure 11 shows a soil association map for the area for the indicated parcels of interest. This map shows that the majority of the indicated parcels of interest are located in the Centerburg-Marengo-Bennington association (green area, number 4) (Hamilton et al., 2005). According to Hamilton et al. (2005), the soils in the Centerburg-Marengo-Bennington association are “*very deep, nearly level to strongly sloping, moderately well drained, very poorly drained, and somewhat poorly drained soils that formed in till or in loess over till*”. The textures of the soil surface layers are silt loam for the Centerburg and Bennington soils and silt loam or clay loam for the Marengo soils.

Figure 11 shows the northern part of the indicated parcels of interest is located in the Amanda-Centerburg association (yellow area, number 3). According to Hamilton et al. (2005), the soils in the Amanda-Centerburg association are “*very deep, gently sloping to steep, well drained and moderately well drained soils that formed in a thin layer of loess over till*”. The textures of the soil surface layers are silt loam, silty clay loam or loam for the Amanda soils and silt loam for the Centerburg soils.

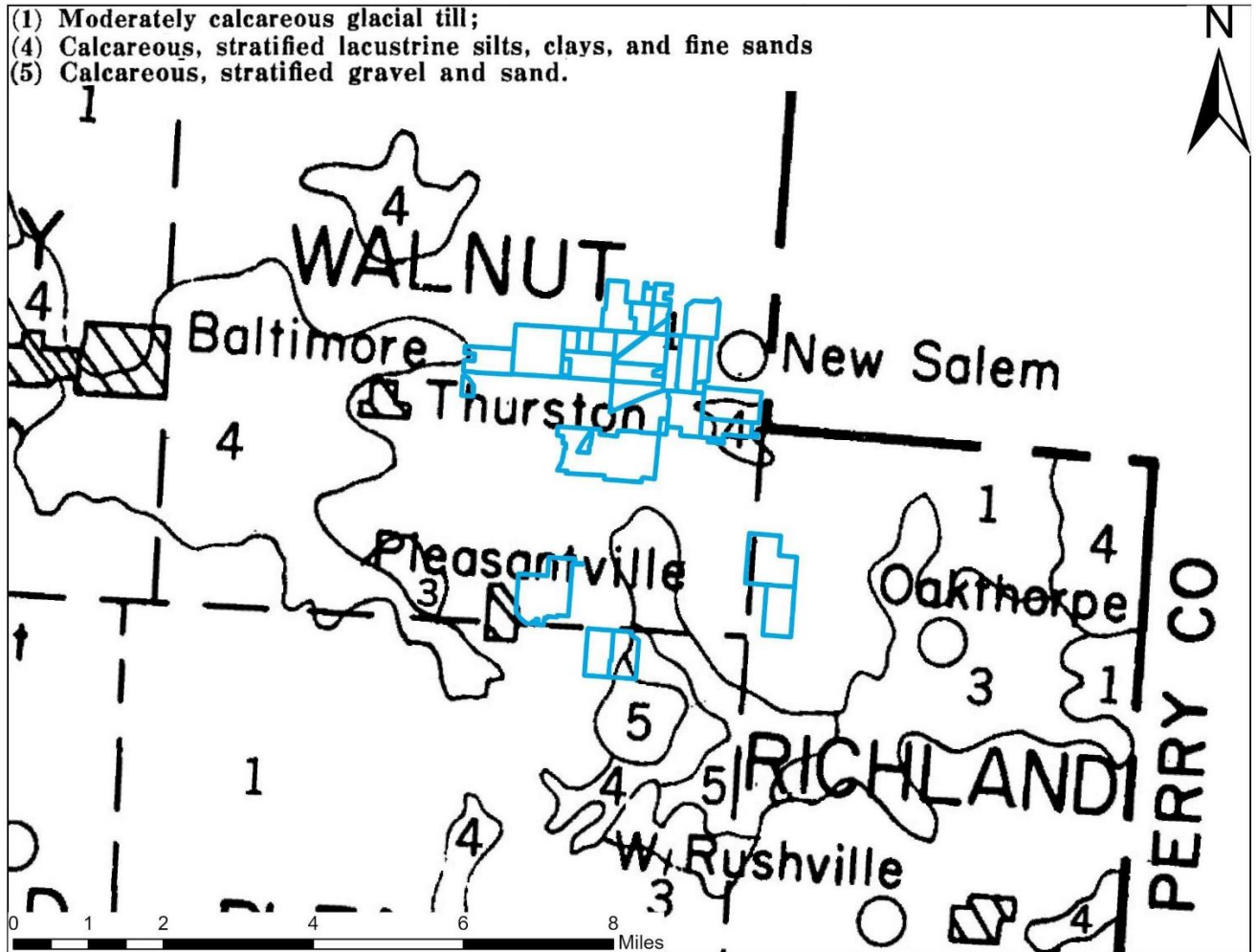


Figure 10. General distribution of major parent materials of soils from the late Wisconsin glaciation with indicated parcels proposed for solar farm development (after Meeker et al., 1960).

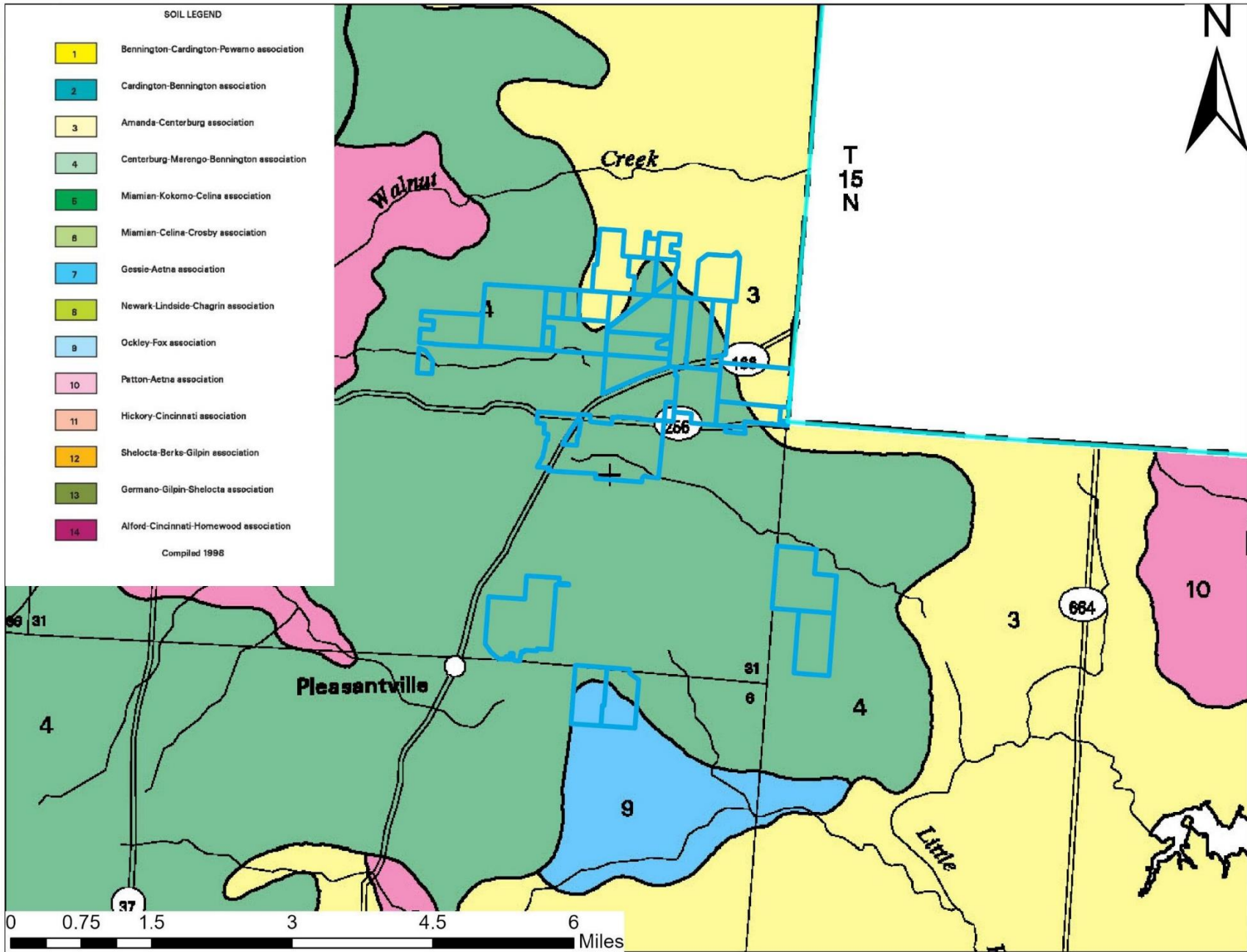


Figure 11. Soil associations in a portion of Fairfield County, Ohio with indicated parcels of interest for solar development (after Hamilton et al., 2005).



Figure 11 also shows the southern part of the indicated parcels of interest is located in the Oxley-Fox soil association (blue area, number 9). According to Hamilton et al. (2005), the soils in the Oxley-Fox association are “*very deep, nearly level to moderately steep, well drained soils that formed in loamy sediments over sand and gravel*”. The textures of the soil surface layers are silt loam for Ockley soils and either loam or silt loam for Fox soils.

### 5.2.2 Potential Metals Movement in Soils

Table 4 shows the depths and associated pH ranges for all major soils in the soil associations in the area of interest (Hamilton et al., 2005). The table shows that most soils have a pH that averages just at or below neutral (7.0) and that the average pH increases with depth to neutral at or slightly above neutral. Where an approximately neutral pH is coupled with finer-grained materials, such as in all soils except Ockley and Fox, it is likely that many of the leached metals that are controlled by pH will remain bound in the soil and not move very far or very deep from a point of leakage as demonstrated by Nover et al. (2017) in leaching studies. This is particularly true for metals that show cationic behavior, including Cu, Cd, Te, Mo, and Zn. Also, under neutral pH conditions, Al and Pb also tend to stay bound to the soils, and only become mobile when either acidic or alkaline conditions are present. Thus, chances for migration of metals from the source soil is limited.

### 5.2.3 Potential PFAS Movement in Soils

Potential movement of PFAS in soil is more complicated. Movement of PFAS in the soil is controlled by the ability of a PFAS to adsorb to and desorb from the soil. According to Evangelou and Robinson (2022), “*soil organic carbon is the most important factor in PFAS immobilization in soil*”. Table 4 shows the depths and associated percentage of organic matter ranges for all major soils in the soil associations in the area of interest. In general, the higher the organic carbon content of the soil, the greater the sorption of PFAS, but the chemistry of the compounds also play a role. Evangelou and Robinson (2022) found that short chain perfluorinated compounds (C-6 or less), particularly perfluorinated sulfonic acids (PFASs) (e.g., PFBS) and perfluorinated carboxylic acids (PFCAs) (e.g., PFHxA) are more mobile because they do not adsorb as strongly to carbon as longer chain PFAS.

PFAS sorption is also influenced by pH. Nguyen et al. (2022) found that as pH increased from 3 to 8, all PFAS became more mobile. They also found that short-chain PFAS were less sensitive to pH than long-chain PFAS. Their experiments demonstrated that “*Longer-chain PFASs ( $\geq C6$ ) were preferentially adsorbed to the soil phase, while shorter-chain PFASs were more associated with the water phase*”. The complexity of PFAS movement was emphasized by Nguyen et al. (2022) and explained in part by the type of PFAS (anion, zwitterionic, and non-ionic). They explained that “*Across all soils, the combinations of OC, silt-plus-clay content, and soil micropore volume in MLR models described well the sorption of anionic PFASs. In contrast, the soil properties most strongly related to sorption of zwitterionic PFASs were sand (or silt-plus-clay) content, soil pH, CEC, and exchangeable sodium percentage. Interestingly,*

Table 4. Soil pH, percent organic matter and seasonal water table information (Hamilton et al., 2005).

Soil Association	Soil	Depth (Inches)	Soil pH	Organic Matter (%)	Seasonal Water Table	
Centerburg-Marengo-Bennington	Centerburg (CfB)	0 - 8	4.5 - 7.3	1.0 - 3.0	Perched, 1 to 2 feet	
		8 - 19	4.5 - 6.0	0.3 - 1.0		
		19 - 46	5.1 - 7.8	0.1 - 0.5		
		46 - 80	6.6 - 8.4	0.1 - 0.3		
	Marengo (Ma)	0 - 17	5.6 - 7.3	4.0 - 8.0	Apparent, at or near surface, long ponding 0 to 1 foot	
		17 - 68	5.6 - 7.8	0.5 - 1.0		
		68 - 80	7.4 - 8.4	0.1 - 0.3		
	Bennington (BeA)	0 - 9	4.5 - 7.3	2.0 - 4.0	Perched, 0.5 to 1.5 feet	
		9 - 46	5.6 - 8.4	0.5 - 1.0		
		46 - 80	7.4 - 8.4	0.1 - 0.3		
	Amanda-Centerburg	Amanda (ApC2)	0 - 10	5.1 - 7.3	1.0 - 3.0	Perched, 3.5 to 5.0 feet
			10 - 39	4.5 - 5.5	0.3 - 1.0	
39 - 70			5.6 - 7.8	0.1 - 0.5		
70 - 80			7.4 - 8.4	0.1 - 0.3		
Centerburg (CfB)		0 - 8	4.5 - 7.3	1.0 - 3.0	Perched, 1 to 2 feet	
		8 - 19	4.5 - 6.0	0.3 - 1.0		
		19 - 46	5.1 - 7.8	0.1 - 0.5		
		46 - 80	6.6 - 8.4	0.1 - 0.3		
Ockley-Fox	Ockley (OcA)	0 - 10	5.6 - 7.3	1.0 - 3.0	None	
		10 - 16	4.5 - 6.5	0.5 - 1.0		
		16 - 50	4.5 - 7.3	0.5 - 1.0		
		50 - 80	7.4 - 8.4	0.0 - 0.5		
	Fox (FhA)	0 - 10	5.1 - 7.3	1.0 - 3.0	None	
		10 - 35	5.6 - 7.8	0.0 - 0.5		
		35 - 80	7.4 - 8.4	0.0 - 0.5		

*sorption of all nonionic PFASs showed weak to no relationship with soil properties”*. The bottom line is that in general, long chain perfluorinated compounds will be more strongly sorbed than short chain perfluorinated compounds in soils in the area, but PFAS are more mobile than metals. PFAS are known to be desorbed from soils and migrate to groundwater and/or to surface water.

### **5.3 Surface Water**

#### ***5.3.1 Potential Mechanisms for Movement of Metals and PFAS from Soil to Surface Water***

Assuming that any potential leakage from a solar panel first comes into contact with the soil, the most likely way for any contaminant to enter surface water is by erosion of the soil that has the contaminant attached. This scenario would be true for both metals and PFAS due to the adsorption potential as discussed above. Furthermore, significant erosion is more likely to occur shortly after construction before a vegetative stand is established and/or if the vegetation is not maintained.

The ODNR (2022) has Guidance for Proposed Solar Energy Facilities in Ohio that addresses planting and maintenance of planting to reduce erosion among other goals. According to ODNR (2022), *“Solar development sites are required to plant a minimum of 70% of the developed project area in beneficial vegetation, utilizing plant species as described in Attachment A (or other suitable species as approved) and follow the Ohio Solar Site Pollinator Habitat Planning and Assessment Form with a minimum score of 80 points. Routine mowing will be limited to fall/spring seasons, as needed, to allow for natural reseeding of plantings and reduce impacts to ground-nesting birds. These requirements are intended to provide wildlife habitat, encourage water infiltration, and reduce erosion”*.

The Ohio EPA (OEPA, 2022) has Guidance on Post-Construction Stormwater Management for Solar Panel Fields that addresses short term (first two years) revegetation as well as long term vegetation and maintenance. Further, OEPA (2022) discusses minimization of rutting and compaction by equipment in wet conditions that, in turn, minimizes longterm soil compaction that exacerbates future runoff.

Of particular interest to the future minimization of stormwater runoff is the adoption of a rule by the Ohio Power Siting Board (OPSB, 2023) on July 20, 2023 (as opposed to current OEPA guidance) wherein proposed OAC 4906-4-09(G)(2) requires construction stormwater management in accordance with the Ohio EPA guidance. Although these rules are not yet final, as of this writing, the Ohio Power Siting Board is preparing a package for the Joint Committee for Agency Rules Review Committee (JCARR) that is the last step in rule adoption. According to Matt Barnes, Ohio Power Siting Board, (personal communication, February 15, 2024), the new rules will likely be effective in spring or summer 2024.

Additional proposed changes in OAC 4906-4-09 (G)(2) will require the applicant to *“mitigate potential water quality impacts associated with aquatic discharges by obtaining an Ohio national pollutant discharge elimination system construction stormwater general permit from the Ohio environmental protection agency with submittal of a notice of intent for coverage*

*under that permit. The applicant shall develop and implement a stormwater pollution prevention plan, a spill prevention control and counter measure plan, and a horizontal directional drilling inadvertent release of drilling fluid contingency plan to minimize and prevent potential discharges to surface waters in the project area and surrounding area” (OPSB, 2023).*

Figure 12 shows the drainage areas and the parcel locations for the proposed solar farm in the pink area on Figure 1. Figure 12 shows that the parcels lie within two drainage areas. The yellow area on Figure 12 is the Walnut Creek drainage basin and the pink area is the Indian Creek drainage basin. In the event of transport from a specific area, this figure provides an indication of where surface transport could carry any potential contaminants of concern.

Other than overland flow, potential contaminants of concern could be transported to surface water through field tiles in farm fields after infiltrating through the top layer of soil. In this case, discharge from field tiles would likely be into a ditch that then would flow into tributaries and/or streams or creeks. In this scenario, potential contaminants could either be in a dissolved state or be attached to soil particles, particularly if the flow from the field tiles exhibited turbidity. According to Grangeon et al., (2021), the amount of turbidity in tile drains can be quite variable. Although both metals and PFAS can be present in a dissolved scenario, it is more likely that metals will stay adsorbed to soils as long as pH conditions remain approximately neutral. Therefore, metals movement can potentially be increased if soil is mobilized in tile drains. As discussed previously, potential for movement of PFAS is more complicated, but field tiles could be a likely transport mechanism if PFAS were present.

Based on soil data for soil associations in the areas of interest, it is likely that installation of tile drains occurred in several of the identified soils. The tile drains are typically installed to lower a water table that interferes with either field access or the effective yield of crops that have a continually saturated root zone. Water tables are either perched (where water is standing on top of an unsaturated zone) or apparent (where water stands in a hole when dug). As shown in Table 4, Centerburg soils have a perched water table from 1 to 2 feet below the surface, Bennington soils have a perched water table from .05 to 1.5 feet below the surface, while Marengo soils have an apparent water table at or near the surface that makes the soils subject to long periods of ponding at the surface to within one foot of the surface. While Amanda soils are also noted to have a perched water table, the water table is deeper, from 3.5 to 5.0 feet, likely limiting the effect of the water table on crops. Table 5 shows soil textures and associated permeability descriptions, area soils (from soil associations) that are listed as having that texture, and typical tile drain depths. Although drainage systems are typically tailored to each field, Table 5 shows that depths of tile drains in finer-grained soils range between 3 and 4 feet, while tile depths in more permeable soils range from 3.8 to 4.5 feet. Hamilton et al. (2005) notes that Marengo soils are only prime farmland when the soils are drained.

The proposed regulations (OPSB, 2023), also consider the importance of tile drains. Although the likely impetus for regulations was the damage of tile drains during installation of the subsurface structural supports for the solar panels, the proposed rules expand the requirements in the existing rules. These rules require that all mains and laterals be located, tile drains be repaired if damaged, and damage be repaired in a timely manner. Knowing the location of tile drains in the fields would allow for monitoring of the discharge of tiles in the event of a large-scale suspected release.

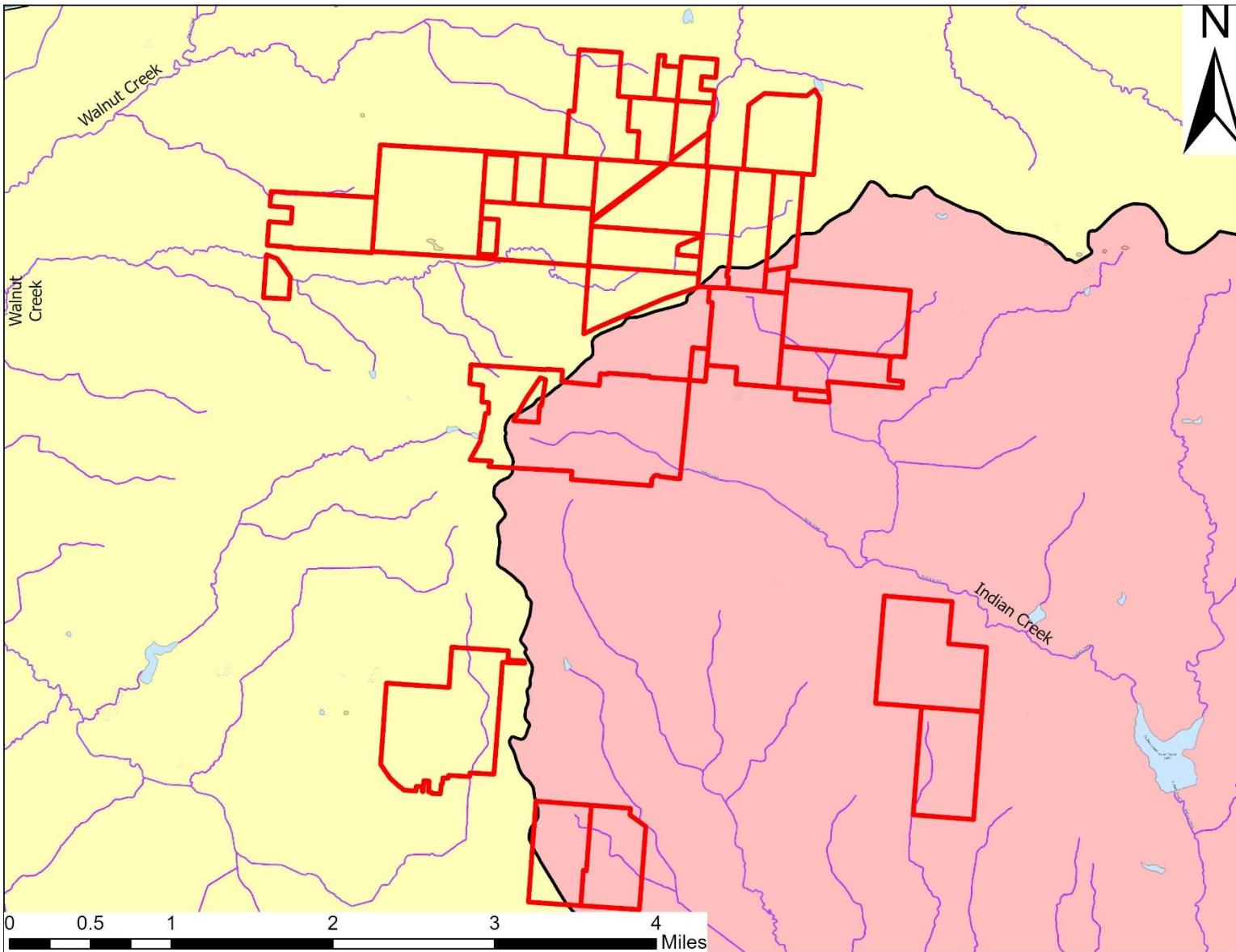


Figure 12. Drainage areas with indicated parcels proposed for solar farm development.

Table 5. Typical tile drain spacing (after Ohio State University, 2024 and Hamilton et al., 2005)

Soil Texture	Soil Permeability	Soils in Area with Indicated Surface Soil Texture	Tile drain depth (feet)
Clay Loam	Very Low	Marengo	3.0 - 3.5
Silty Clay Loam	Low	Amanda	3.3 - 3.8
Silt Loam	Moderately Low	Amanda, Bennington, Centerburg, Fox, Marengo and Oxley	3.5 - 4.0
Loam	Moderate	Amanda, Fox	3.8 - 4.3
Sandy Loam	Moderately High		4.0 - 4.5

### 5.3.2 Summary of Surface Water

In summary, although there are two mechanisms of introduction of potential contaminants of concern into surface water (overland flow and through tile drains to surface water), it is unlikely that the impact to surface water would be of potential concern to surface water quality. The highest risk would likely be from erosion immediately after construction, when leakage from new sealed solar panels would be the least likely. If large-scale damage of solar panels due to extreme weather conditions occurred prior to establishment of vegetation, it is unlikely that leaching solar panels will occur instantaneously and stormwater management could be instituted in accordance with requirements that will shortly become regulations in Ohio. Similarly, if it is suspected that there is long-term leakage potential identified in the future, tile drain outlets should be identified as part of the permitting process, allowing for future testing, if deemed necessary. However, it is highly unlikely that metals in concentrations necessary to be detected in surface water will occur. Although smaller concentrations of PFAS are likely to be detected if they are present (due to laboratory reporting limits in the low parts per trillion range), the limited studies performed to date have not shown the presence of PFAS in soils around solar panels.

## 5.4 Groundwater

### 5.4.1 Potential Mechanisms for Movement of Metals and PFAS from Soil to Groundwater

In order for contaminants to reach groundwater, the contaminants first must travel through the soil (traditionally viewed as the top five feet) and then the vadose zone (unsaturated portion of the ground) to reach an aquifer where there is continuous saturation (traditionally called groundwater). The vulnerability of an area to pollution from a contaminant introduced at the surface as it flows to and through an aquifer is frequently mapped and evaluated using a system called DRASTIC. DRASTIC was created for USEPA (Aller, et al., 1987) and uses mappable units called hydrogeologic settings used in concert with a vulnerability index to evaluate groundwater pollution potential. According to Aller et al. (1987), “*Hydrogeologic settings form the basis of the system and incorporate the major hydrogeologic factors which affect and control ground water movement including depth to water, net recharge, aquifer media, soil media, topography, impact of the vadose zone media and hydraulic conductivity of the aquifer. These factors, which form the acronym DRASTIC, are incorporated into a relative ranking scheme that uses a combination of weights and ratings to produce a numerical value called the DRASTIC Index*”. The DRASTIC index shows relative pollution potential, with higher numbers representing a higher potential for pollution of groundwater and lower numbers representing a lower potential. The entire state of Ohio has been mapped using the DRASTIC methodology.

Figure 13 shows the hydrogeologic settings with the superimposed parcel locations for the proposed solar farm in the pink area on Figure 1. As shown on Figure 13, the majority of the parcels are in a glacial Till over Bedded Sedimentary Rock (7Aa) setting (blue-green). Second in areal extent is the Glacial Complex (7Ja) setting (green). Some parcels in the Walnut Creek and Indian Creek valleys are in the Alluvium over Sedimentary Rock (7Ec) setting (purple). In the southern portion of the study area is a Buried Valley (7D) setting (light orange).



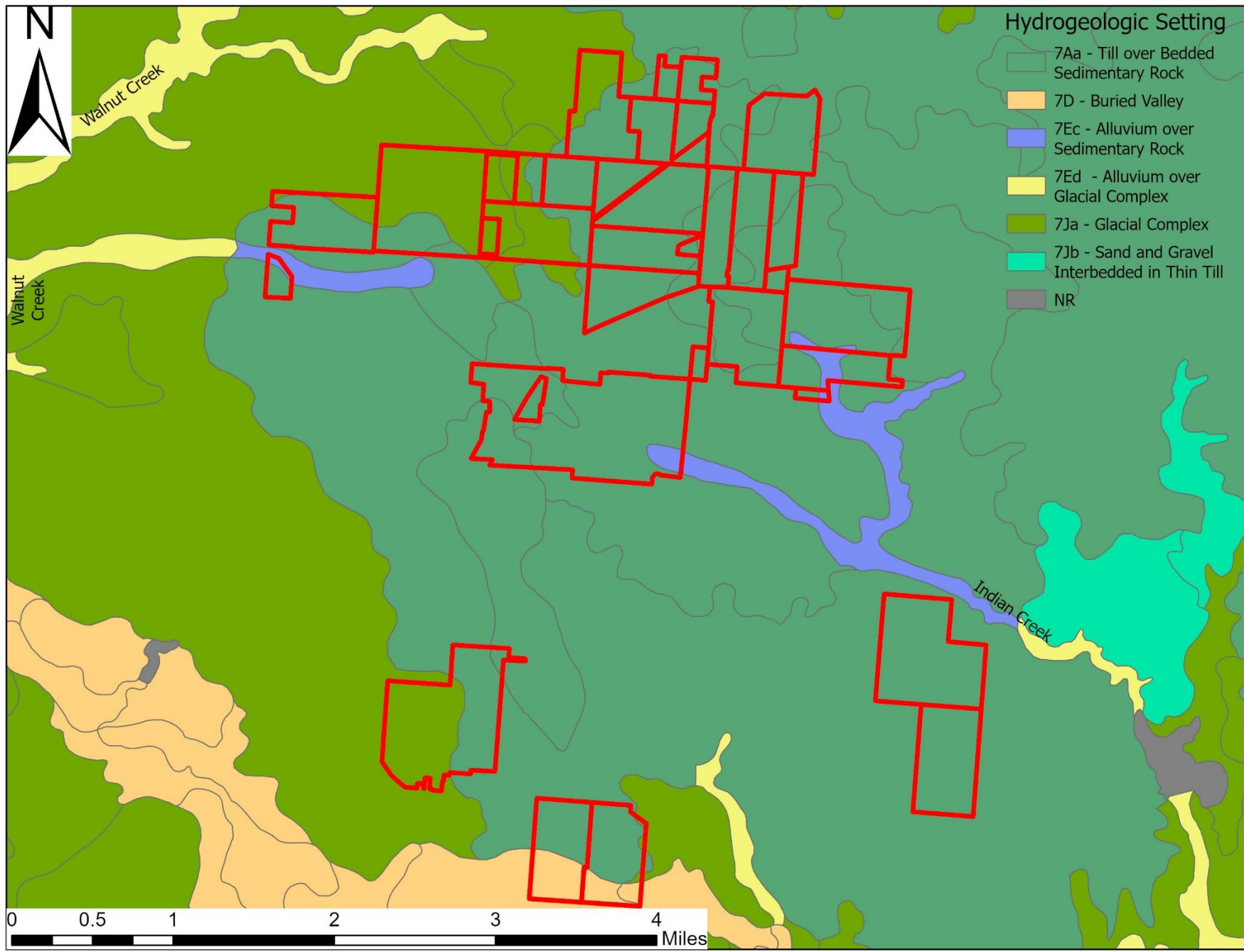


Figure 13. Hydrogeologic settings in a portion of Fairfield County, Ohio with indicated parcels of interest for solar development (after ODNR, 2024).

3/19/2024

Figure 14 shows the DRASTIC Groundwater Vulnerability Index for the area of interest. Figure 14 shows that all parcels have either a groundwater vulnerability index of either 100 to 119 or a slightly higher groundwater vulnerability index of 120 to 139. According to Ohio EPA (2014), “A DRASTIC index  $\leq 100$  will have a low susceptibility to contamination; a DRASTIC index between 100 and 139 will have a moderate susceptibility; and a DRASTIC index  $\geq 140$  will have a high susceptibility”. Therefore, the area of interest has a moderate susceptibility to contamination.

Figure 15 shows the surface of the bedrock that is buried under the glacial deposits in the area of interest. The contour interval shown is 50 feet. The bedrock topography shows the drainage patterns that were present prior to being filled during Ohio’s glaciation. Figure 15 shows that, in general, the parcels of interest are located on the “side” of a hill complex that slopes towards the north, west and south. A portion of the area of interest is over the valley between two hills. This depiction is important because it shows that in the areas higher on the hills, depth to rock is likely shallower and that in these areas, groundwater is likely obtained from the underlying bedrock. In the deeper areas, groundwater is likely obtained from the unconsolidated glacial deposits where lenses of sand and gravel are present. According to ODNR (2024), the thickness of glacial till on top of bedrock on the sides of the hills ranged from approximately 20 feet on the top of the buried hills to as much as 80 feet on the south side. In the valley to the west between the hills, the thickness of the glacial till is noted to be 160 feet or less.

Figure 16 shows the types of aquifers and expected yields with the superimposed parcel locations for the proposed solar farm in the pink area on Figure 1. Figure 16 shows that aquifer yields in the dark green and green hachured areas are estimated to be between 10 and 25 gallons per minute from sandstone bedrock (in the dark green area) and also from the interbedded sands in less permeable unconsolidated glacial deposits (green hachured areas). Figure 16 also shows that yields are less in the brown area where water is obtained from shaly sandstone bedrock. According to OEPA (2024), there are no source water protection areas for public water systems near the area of interest for solar development.

#### **5.4.2 Summary of Groundwater**

In order for metals and PFAS to move from the surface to groundwater, these potential contaminants of concern must travel through the soil and the vadose zone before reaching groundwater. Based on available information, it is unlikely that metals of concern will reach the groundwater, particularly in neutral pH environments. With regard to PFAS, although some PFAS are more mobile, there is no available data to indicate that contamination by leaching from solar panels has occurred, although the reported studies are few. Therefore, it is unlikely that a solar farm will negatively affect the quality of groundwater under normal operating conditions.

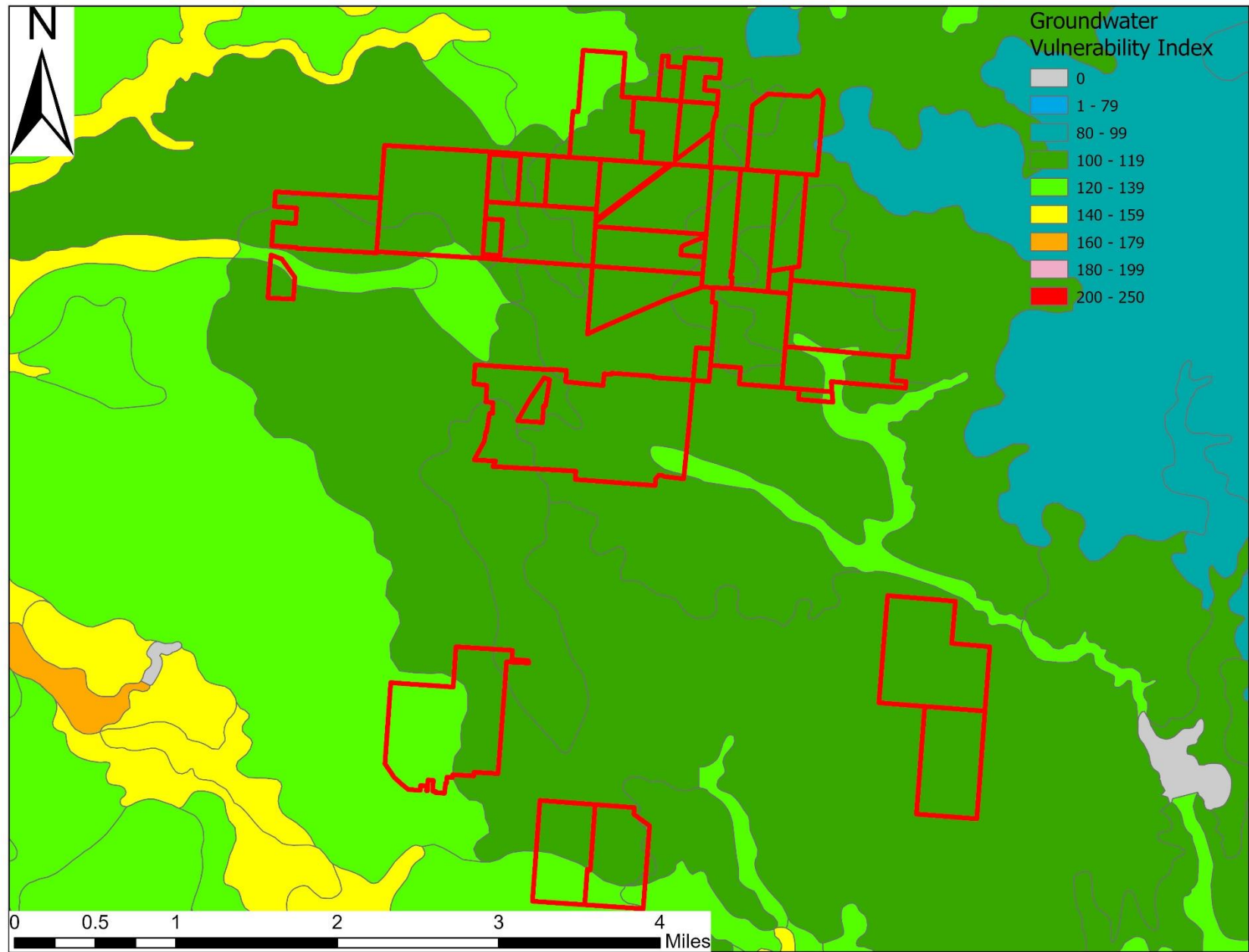


Figure 14. DRASTIC Groundwater vulnerability indices in a portion of Fairfield County, Ohio with indicated parcels of interest for solar development (after ODNR, 2024).



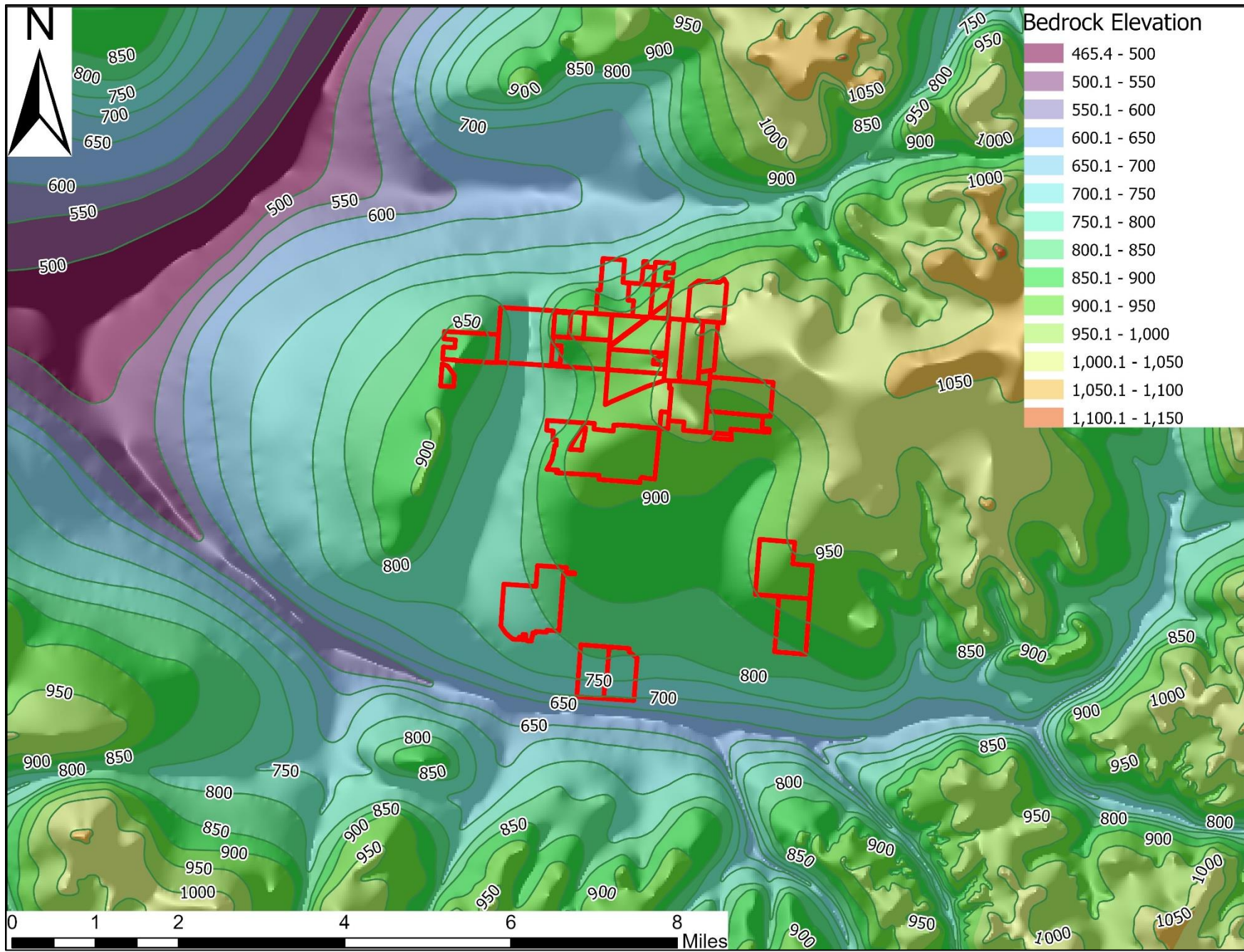


Figure 15. Bedrock topography in a portion of Fairfield County, Ohio with indicated parcels of interest for solar development.



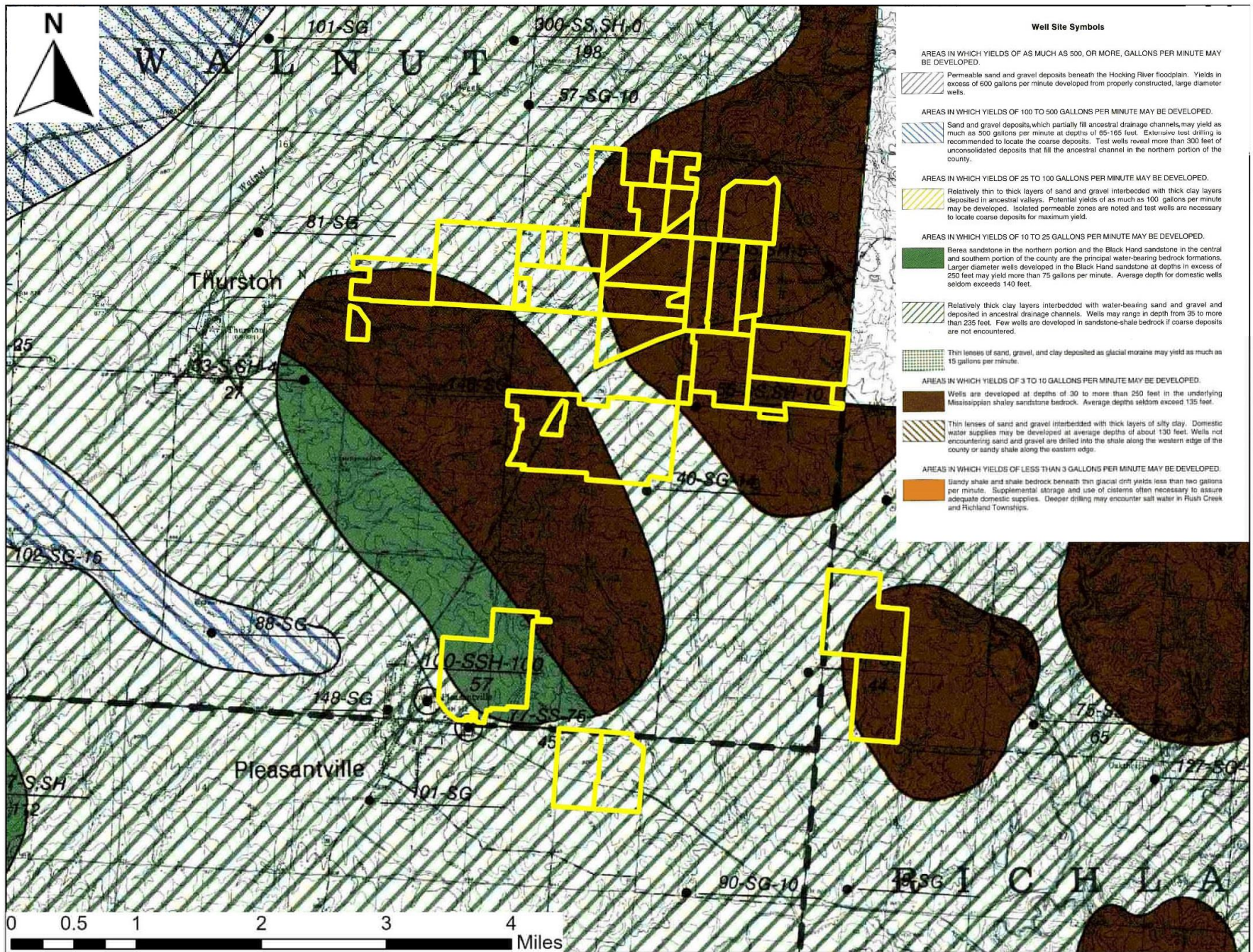


Figure 16. Groundwater resources map with indicated parcels proposed for solar farm development (after Schmidt, 1992).



## SECTION 6

### POTENTIAL FOR USE AS FARMLAND AFTER SOLAR PANEL DECOMMISSIONING

#### 6.1 Introduction

In many cases solar farms are installed on leased former farmland for the anticipated life of the original solar farm installation, typically 25 years. Although it is likely that it will be desirable to replace solar panels with greater efficiency in the future and continue power generation, it is also a possibility that the landowner and/or the energy company will simply want to decommission the solar farm so that the land can be used for an alternate purpose. The question has been asked about whether the land will be suitable for use as a farm after use as a solar farm. Because the industry is just now beginning to reach the potential end life of the first solar farms, there is no data that we could locate that answered this question directly. The following discussion presents information about decommissioning of solar farms in the state of Ohio.

#### 6.2 Decommissioning Solar Farms in Ohio

The current Ohio Power Siting Board rules as well as the proposed rules that will likely be final in the spring or summer of 2024, have specific standards for decommissioning (OPSB, 2023). Among the key provisions are:

- a bond shall be posted and updated every five years to cover the entire cost of decommissioning;
- the energy company is responsible for paying for decommissioning;
- decommissioning must be completed within twelve months after the end of the useful life of the facility;
- decommissioning includes removing buildings, cabling, electrical components, access roads and all physical material and equipment to a depth of at least 36 inches beneath the soil surface – or deeper for the maintenance and repair of field tile systems; and
- decommissioning also includes restoring the disturbed area to the same physical condition that existed before construction of the facility.

It is clear that the rules contemplate the return of the land beneath a solar farm to productive land use in the form of farming or other uses in the future.

### 6.3 Effects of Solar Panels on Soils

Although there have been studies that show an effect on soils in a solar farm such as reduced soil temperature and soil moisture, these effects have been tied to shading by solar panels, which is expected (Yavari et al., 2022). However, it has also been shown that soil moisture can increase along the driplines of solar panels. There were no reports of decommissioning of solar farms and usage of land for alternate purposes, but no reports were found that indicated the land would be unsuitable for farming in the future. In fact, Cleveland and Sarkisian (2019), anticipated reuse of a former solar farm and stated *“After a solar project is removed, a routine soil test (available from the North Carolina Department of Agriculture) should be obtained to determine fertility requirements, including lime, for optimum crop production”*.



## SECTION 7

### SUMMARY AND CONCLUSIONS

#### 1.0 Summary

Research into solar panels and their potential environmental effects on surface water, soils and groundwater has yielded the following information:

- 1) Although there are many different types of solar panels, approximately 95 percent of the solar panel market is silicon crystalline panels and the majority of the remaining 5 percent of the market is cadmium telluride solar panels. Therefore, it is likely that one of these two kinds of solar panels would be used in Fairfield County;
- 2) The failure rate of solar panels has decreased significantly from between one percent in the period between 1980 and 2000 to 0.05 percent in the period between 2000 and 2015. The current failure rate equates to failure of five out of every 10,000 solar panels annually;
- 3) Reduction in solar failure is credited to the improvement and use of joint international standard IEC/UL 71730 which has requirement for both manufacturing and testing of solar panel. As of December 4, 2019, all solar panels in the United States must meet this standard;
- 4) Solar panels fail due to manufacturing and installation practices. Environmental conditions such as earthquake, hurricanes, wildfires, hail and tornadoes are considered the greatest risks. Fairfield County has a low risk for environmental hazards with the exception of tornadoes where the risk is moderate;
- 5) Environmental concerns about solar panels have centered on leaching rates of metals used in the solar panels with lead solder in crystalline silicon panels and cadmium leaching from cadmium telluride panels garnering the most attention. During normal operating conditions, solar panels remain sealed and cannot leach metals that are sealed inside the panels;
- 6) The concern about leaching of metals began due the fear that end-of-life solar panels would need to be disposed as hazardous waste. Therefore, metals leaching tests were performed on broken solar panels that would be representative of condition of solar panels in the landfill;
- 7) While studies showed that metals will leach from solar panels with broken seals under a variety of conditions, an actual field study showed that lead and cadmium were not elevated in soils near solar panels;
- 8) According to Mirlletz et al. (2023), lead comprises less than 0.1% of a crystalline silicon solar panel and cadmium makes up less than 0.1% of a cadmium telluride solar panel;

- 9) Per- and polyfluoroalkyl substances (PFAS) are chemicals of concern to the USEPA because of their wide usage, environmental persistence, and documented health effects. PFAS are used on both the inside and outside of solar panels with the outside usage typically for anti-reflective coatings and superhydrophobic coatings for “self-cleaning” panels;
- 10) Articles addressing PFAS leaching are rare, but studies in New Hampshire tested around solar panels and found no PFAS, while a DOE and University of Michigan report (Anctil, 2020) stated that there were no studies that had shown leaching of PFAS from solar panels;
- 11) Articles that indicate either a negative or no effect on water quality in either surface water or groundwater were not located during our research for this study;
- 12) IF broken seals on panels do occur, the most likely surface water pathway is through erosion of soil with contaminants attached to the soil particles – particularly before vegetation is fully established. OAC 4906-4-09(G)(2) provides that the vegetative cover must be established, thus minimizing the possibility of surface water degradation by erosion. Additional provisions of the rule address long-term stormwater management plans to reduce runoff;
- 13) On July 20, 2023 the Ohio Power Siting Board adopted rules which strengthen many aspects of stormwater management, including requiring a NPDES permit and a spill prevention control and countermeasures plan (SPCCC). These rules are expected to be finalized in spring or summer 2024.
- 14) IF broken seals on panels do occur, metals could reach the soil under the panels. Soil conditions in Fairfield County show that the majority of the soil associations in the proposed solar farm area are finer-grained with pH that averages just at or below neutral (7.0). This is significant because most metals are not mobile at a neutral pH – including cadmium, which become more mobile as pH decreases, and lead, which becomes more mobile as pH decreases or increases from a neutral pH;
- 15) The movement of PFAS is more complicated. According to Evangelou and Robinson (2022), soil organic carbon is the most important factor in PFAS immobilization in soil – and the surface of tilled soils is frequently high in carbon due to farming soil amendments;
- 16) PFAS sorption is also influenced by pH, chain length and other factors. In general, as pH increases from 3 to 8, PFAS become more mobile. However, longer-chain PFAS preferentially sorb to soils and shorter chain PFAS are more associated with the water phase (Nguyen et al., 2022);
- 17) Soils with a perched or apparent water table within three feet of the surface (many of the soil associations in the proposed solar farm area) likely have tile drains installed to improve drainage and promote healthy root growth. Rules adopted by the Ohio Power Siting Board require that all tile drains be maintained as well as the outlets where tile drains discharge to ditches; and

18) IF contaminants are to reach groundwater, they must first travel through the soil and the unsaturated zone (also called vadose zone) to the water table. While a measure of vulnerability of groundwater pollution (DRASTIC) indicates a moderate vulnerability to a contaminant introduced at the surface with the mobility of water, studies have shown that metals and PFAS are affected by soil properties as well as geologic properties and are likely to be slowed or stopped by anticipated site conditions in Fairfield County.

## 2.0 Conclusions

Based on the available scientific information, the following conclusions can be drawn:

- 1) Under normal operating conditions, sealed solar panels do not leak, and therefore do not leach metals onto the surface of the ground in a solar field;
- 2) No field studies could be located that indicate that elevated levels of lead or cadmium were found in solar farms or that PFAS were detected near solar panels.
- 3) The anticipated failure rate of 5 panels per 10,000 per year coupled with the fact that lead and cadmium comprise less than 0.1% of crystalline silicon and cadmium telluride panels, respectively, shows that IF solar panel seals are broken, the amount of leakage should be small;
- 4) Based on available hydrogeologic information, it is highly unlikely that during normal operating conditions, a solar farm will negatively affect either surface water directly or be present in tile drainage in concentrations of concern; and
- 5) Similarly, based on available information, it is highly unlikely that a solar farm will negatively affect the quality of the groundwater under normal operating conditions.

Respectfully submitted,  
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## EXECUTIVE SUMMARY

As solar farm development became increasingly popular in the state of Ohio, the Fairfield County Commissioners became aware of at least three potential areas in Fairfield County where solar farms may be proposed. Of particular interest to Fairfield County were the potential effects of solar farms on water quality – both surface and groundwater. This report presents information on scientific studies and the current state of the art about solar panels and potential effects on the environment.

There are many kinds of solar panels available on the market today – and they are constructed with different types of materials. The two most common types of solar panels are silicon solar (consisting of mono crystalline and poly crystalline silicon), and cadmium telluride thin-film panels. Silicon solar panels make up 95 percent of the solar panel market, while cadmium telluride solar cells make up most of the remaining 5 percent of global sales. Therefore, it is likely that one of these two types of panels will be used in Fairfield County.

Both these types of panels have many layers of materials sandwiched between a protective “glass” top and a structural backing material that seals the components from air and water. Although different metals can be used inside a solar panel, lead from solder used in silicon solar panels and cadmium used in cadmium telluride panels have been the major concerns because of known health concerns with these metals.

The traditional focus of the concern about metals has been related to exposure during manufacturing as well as in leaching of metals from solar panels during and after disposal. As a result, numerous studies have been conducted using cut up pieces of panels, ground up pieces of panels, or broken up panels that expose the metal components to different types of liquids under different scenarios to measure the leaching potential of the metals. Therefore, the studies have not focused on leaching of metals during actual operating conditions, where the metals are sealed inside protective layers and coatings from contact with air or water. The studies that have been conducted show that pH plays a large role in the amount of metals that will leach. Lower pHs typically result in higher leaching concentrations of metals like lead and cadmium. In order for metals to leach, the seal must be broken.

Rates of failure of solar panels in use have been reduced significantly as the solar market has become more mature. According to the National Renewable Energy Laboratory (2017), failure rates dropped from 1 percent between 1980 and 2000 to 0.05 percent between 2000 and 2015. This corresponds to failure of five out of every 10,000 solar panels annually. Better performance has been attributed to better global standards for manufacturing and testing under the International Electrochemical Commission (IEC) and Underwriters Laboratory (UL) joint standard IEC/UL 61730. As of December 4, 2019, all types of solar panels in the United States must meet this standard.

More recently, per- and poly-fluoroalkyl substances (PFAS) have also been identified as being used as anti-reflective coatings (to enhance productivity) and anti-soil coatings (for non-stick surfaces) on all types of solar panels. This usage differs from metals in that these coatings are not all sealed inside a solar panel, but also are exposed to environmental conditions during use. PFAS have been called “forever chemicals” because they do not break down naturally in the environment and a few compounds have been linked to health effects. There have only been three reports of field measurements about PFAS in solar panel fields – and all reported no presence of PFAS.

If it is assumed that the 0.05 percent of solar panels fail or are damaged while in use allowing metals to leach and/or PFAS coatings make it to the ground, it is unlikely that impact to surface water would be of potential concern to surface water quality – either by overland flow or through tile drains to surface water. The highest risk would likely be from erosion immediately after construction and before establishment of vegetation, when leakage from new sealed solar panels would be the least likely. Stormwater management requirements (available as guidance now and soon-to-be in regulations already passed by the Ohio Power Siting Commission) address measures to minimize runoff until vegetation is established and longterm.

After vegetation is established, concentrations of potential contaminants of concern will likely be slowed or stopped by vegetation and more likely infiltrate to the ground. In order for metals and PFAS to move from the surface to tile drains or groundwater, these potential contaminants of concern must travel through the soil and the vadose zone where movement is strongly influenced by local hydrogeologic conditions, including but not limited to soil texture, soil pH, depth to water, amount of recharge, types of materials in the unsaturated zone and characteristics of the aquifer. Based on available information, it is unlikely that metals of concern such as lead and cadmium will reach tile drains or groundwater, particularly in neutral pH environments and in fine-grained soils that are prevalent in many areas in northeastern Fairfield County. With regard to PFAS, although some PFAS are more mobile, there is no available data to indicate that contamination by leaching from solar panels has occurred, although the reported studies are few. Therefore, it is unlikely that a solar farm will negatively affect the quality of the water in the tile drains or groundwater under normal operating conditions.

Maintenance and monitoring are important in the operation of a solar farm. Inspecting for damage and monitoring solar panel output can help detect early signs of underperformance that could lead to early intervention to prevent not only power generation loss, but also minimize solar panel leakage in the future.

In many cases, solar farms are installed on leased former farmland for the anticipated life of the original solar farm installation, typically 25 years. Although it is likely that it will be desirable to replace solar panels with greater efficiency in the future and continue power generation, it is also a possibility that the landowner and/or the energy company will simply want to decommission the solar farm so that the land can be used for an alternate purpose. The Ohio Power Siting Board requires a decommissioning plan prior to building a site – as well as a bond that can't be lowered in value and is updated every five years to return the land to the same physical condition that existed before construction of the facility.

Of particular importance to potential leakage from damaged solar panels is the provision that decommissioning of a site must be completed within twelve months after the end of the useful life of the facility. Of further interest for alternate land re-use is the provision that all physical equipment must be removed to a depth of at least 36 inches.

In summary, efficient solar panel operation relies on sealed solar panels, which keeps metals of concern sealed inside. Available scientific data from field studies on metals or PFAS associated with solar farms have not indicated an impact to soils or groundwater. Therefore, it is highly unlikely that metals of concern released in a solar farm setting from solar panels will result in deleterious impacts to the environment or result in groundwater contamination.

*Technical Assistance Relating to  
Proposed Development of Solar Farms  
In Fairfield County, Ohio*

**March 6, 2024**

**Linda Aller, CPG, REHS  
Bennett & Williams**

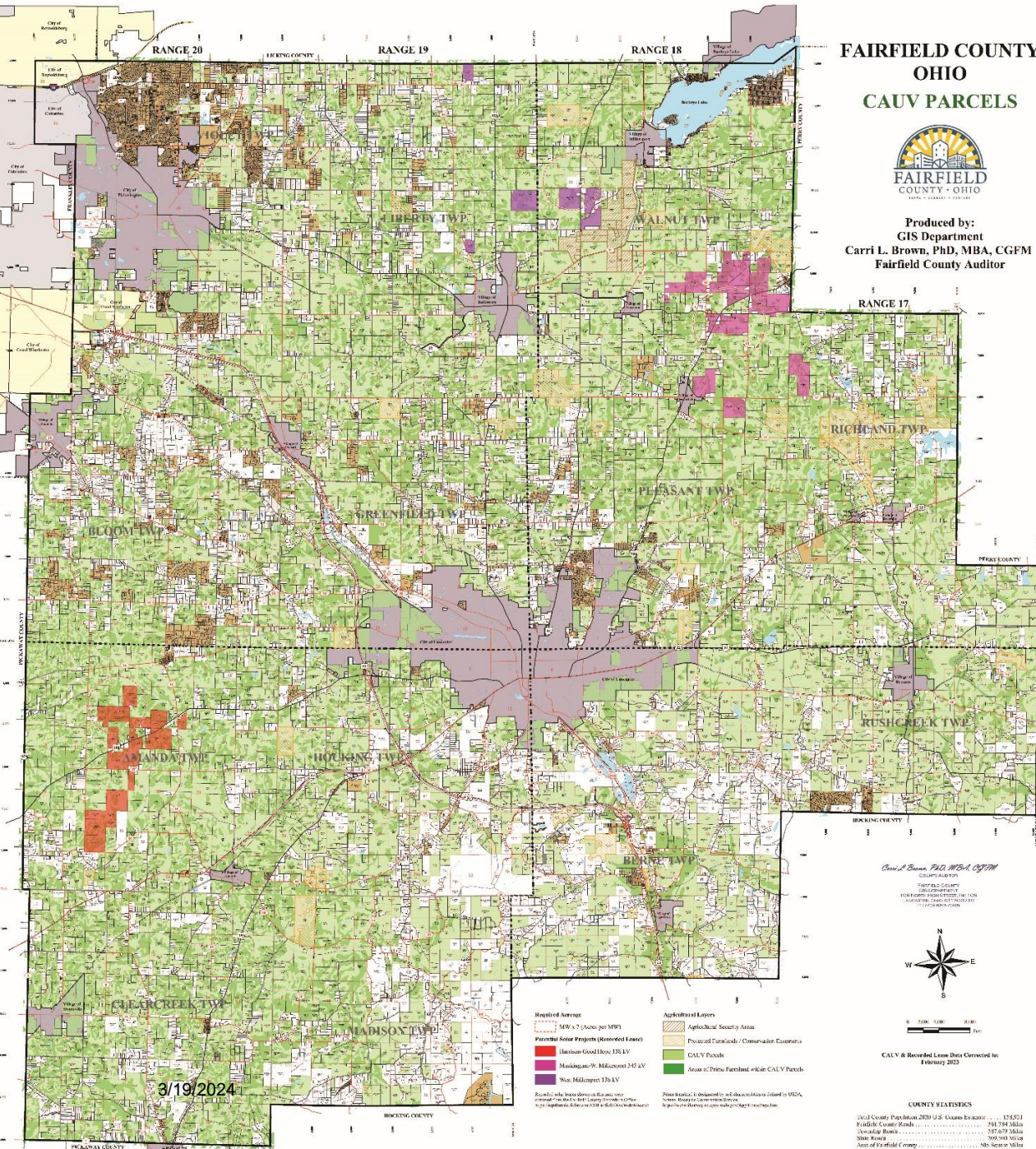


**FAIRFIELD COUNTY  
OHIO  
CAUV PARCELS**



Produced by:  
GIS Department  
Carri L. Brown, PhD, MBA, CGFM  
Fairfield County Auditor

Potential Future  
Solar Farms in  
Fairfield County



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CAUV & Recreational Lease Data Current to:  
February 2023

- |   |  |
|---|--|
| <p><b>Recreational Leases</b></p> <ul style="list-style-type: none"> <li>Public Lands (State, Fed, Local)</li> <li>Private Solar Projects (Recreational Leases)</li> <li>Hardwood Good Wood 128 kV</li> <li>Marshland/W. Marshland 345 kV</li> <li>W. Marshland 170 kV</li> </ul> | <p><b>Aggricultural Layers</b></p> <ul style="list-style-type: none"> <li>Aggricultural Security Areas</li> <li>Protected Farmlands / Conservation Easements</li> <li>CAUV Parcels</li> <li>Areas w/ Prime Farmland - aka: CAUV Parcels</li> </ul> |
|---|--|

Recreational Leases: Data provided by the Ohio Department of Natural Resources (ODNR) and the Ohio Department of Public Safety (ODPS).  
CAUV Parcels: Data provided by the Ohio Department of Public Safety (ODPS).  
Protected Farmlands / Conservation Easements: Data provided by the Ohio Department of Natural Resources (ODNR).  
Aggricultural Security Areas: Data provided by the Ohio Department of Natural Resources (ODNR).

**COUNTY STATISTICS**

2023 County Population 2020 U.S. Census Estimate	155,371
Fairfield County Roads	248,794 Miles
County Roads	147,879 Miles
State Roads	90,915 Miles
Interstate Highways	10,000 Miles

3/19/2024



094



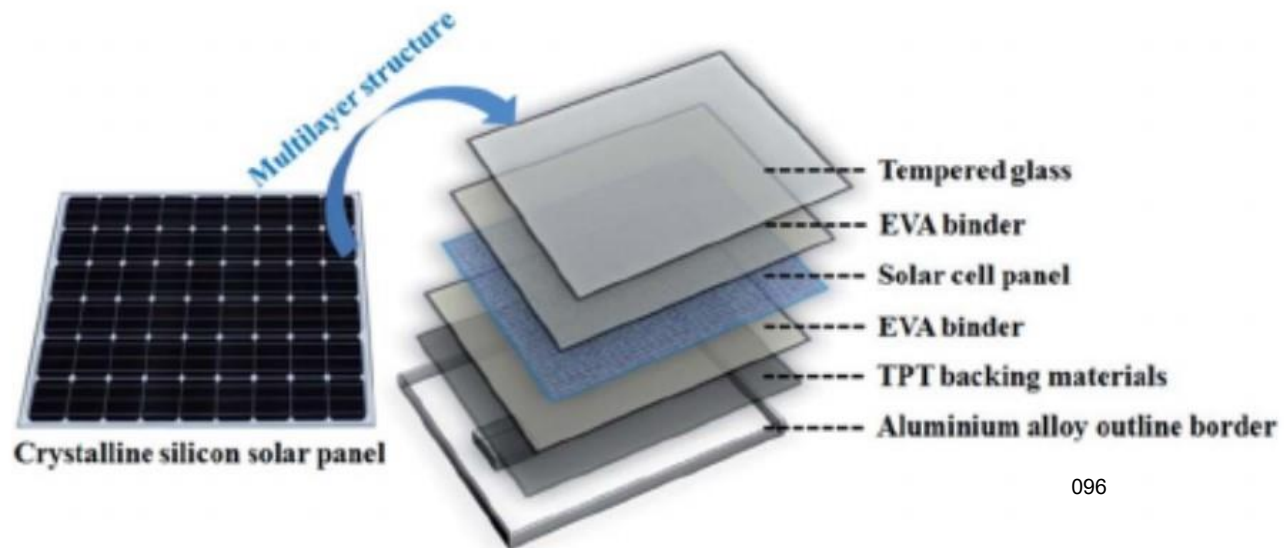
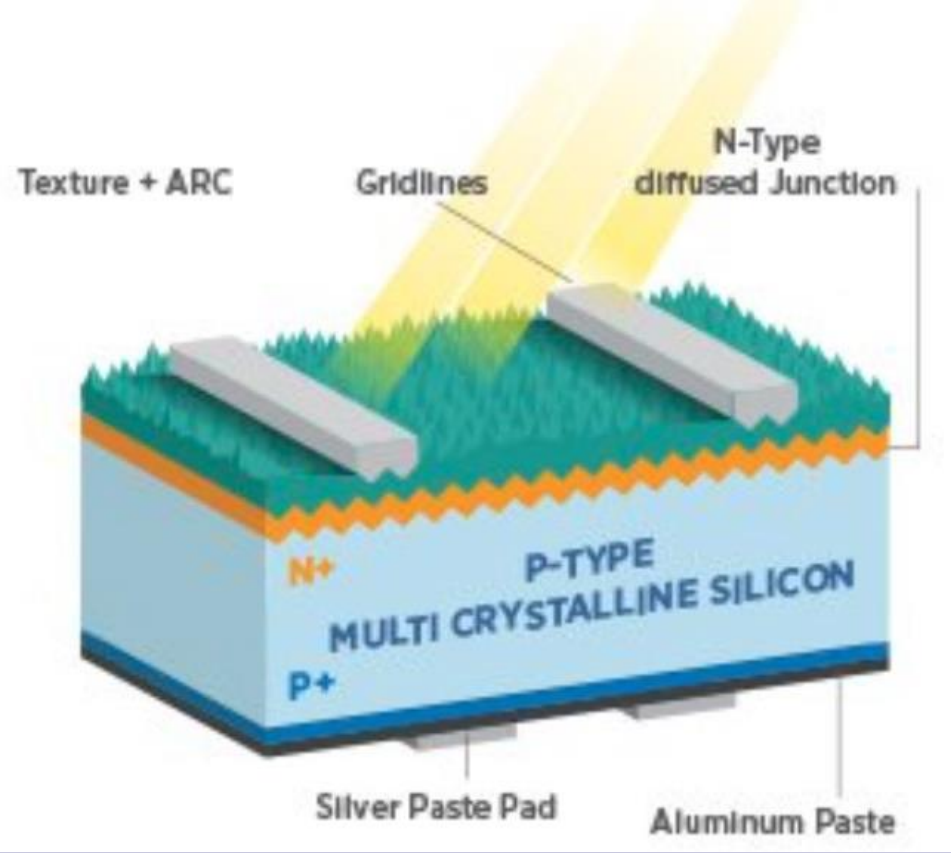
# Today's Topics

- **Types of Solar Panels**
- **Types of Potential Contaminants**
- **Studies on Potential Leakage of Contaminants of Concern**
- **Hydrogeologic Settings and Potential Movement of Contaminants**

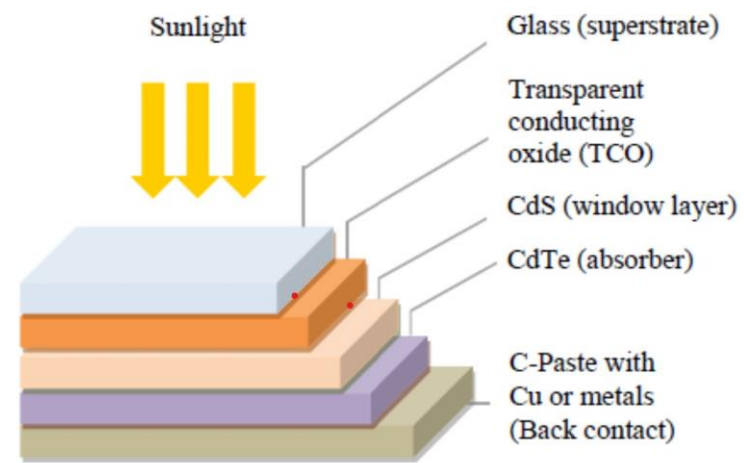
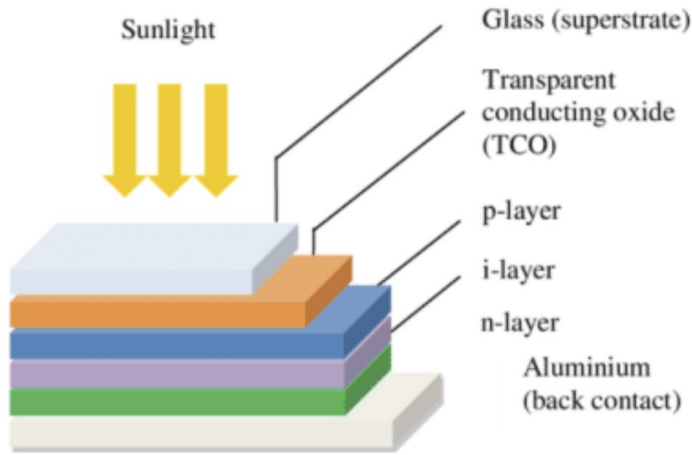
# Crystalline Silicon Solar Panels (mono and poly)

## Polycrystalline Solar Panel

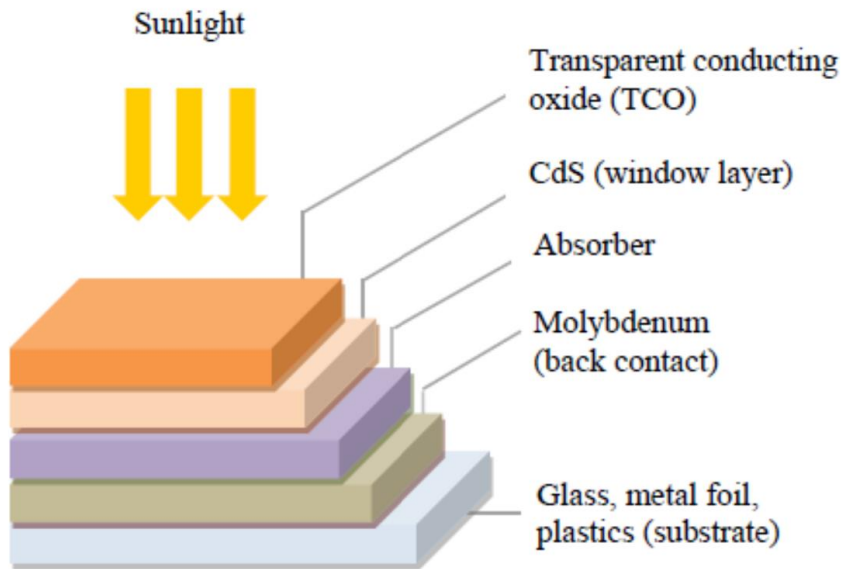
Source: US Department of Energy, 2024



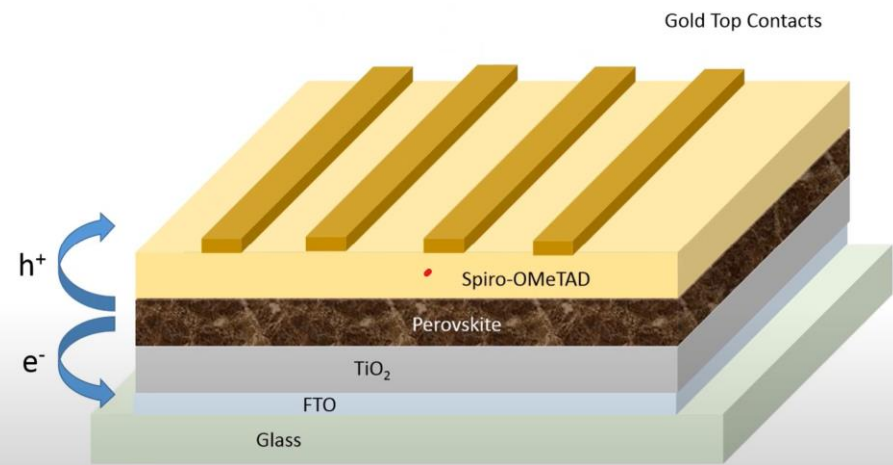
# Thin Film Solar Panels



## Amorphous Silicon (aSi)



## Cadmium Telluride (CdTe)



## Perovskite (PSC)

## Cadmium, Indium, Gallium, Selenide (CIGS)

Source: Karzazi and Abouch (2014)

Source: Clean Energy Institute (2020)



# Metals in Solar Panels

Type of Solar Panel	Anticipated Metals Used in Construction
Crystalline Silicon (c-Si)	Silver conductor Lead solder Chromium coating Nickel, silver, aluminum contacts
Amorphous Silicon (a-Si)	Zinc or tin coating Copper wiring Nickel, silver, aluminum contacts
Cadmium Telluride (CdTe)	Cadmium telluride Copper or molybdenum paste Zinc telluride Copper
Copper Indium Gallium Selenide (CIGS)	Molybdenum film Copper, indium, gallium, selenium Zinc oxide
Perovskite (PSC)	Lead or tin Tin oxide Titanium dioxide

What All Solar Panels Have in Common:

In Order to Be Efficient, They Must Remain

**SEALED**

# Keeping Solar Panels Sealed

## IEC/UL Standard 61730 – Safety and Testing Standards

As of December 4, 2019, all panels in US must meet standard

### Environmental Stresses

- Thermal cycling
- Humidity freeze
- Damp heat
- UV preconditioning
- Cold conditioning
- Dry hot conditioning

### Electrical Shock

- Accessibility test
- Cut susceptibility test
- Impulse voltage test
- Insulation test
- Wet leakage current
- Robustness of terminations test

### General Inspection

- Visual inspection
- Performance at STC
- Maximum power determination
- Insulation thickness
- Durability markings
- Sharp edge test

### Mechanical Shock

- Module breakage test
- Screw connection test
- Mechanical load test
- Peel test
- Lap shear strength test
- Materials creep test

### Fire Hazard

- Temperature test
- Hot-spot endurance test
- Fire test
- Ignitability test
- Bypass diode thermal test
- Reverse current load test

# Solar Panel Failure Rates

According to the National Renewable Energy Laboratory (2017)

- Between 1980 and 2000, failure rate was 1%
- Between 2000 and 2015, the failure rate was 0.05%

A failure rate of 0.05% is  
failure of 5 panels out of 10,000 annually



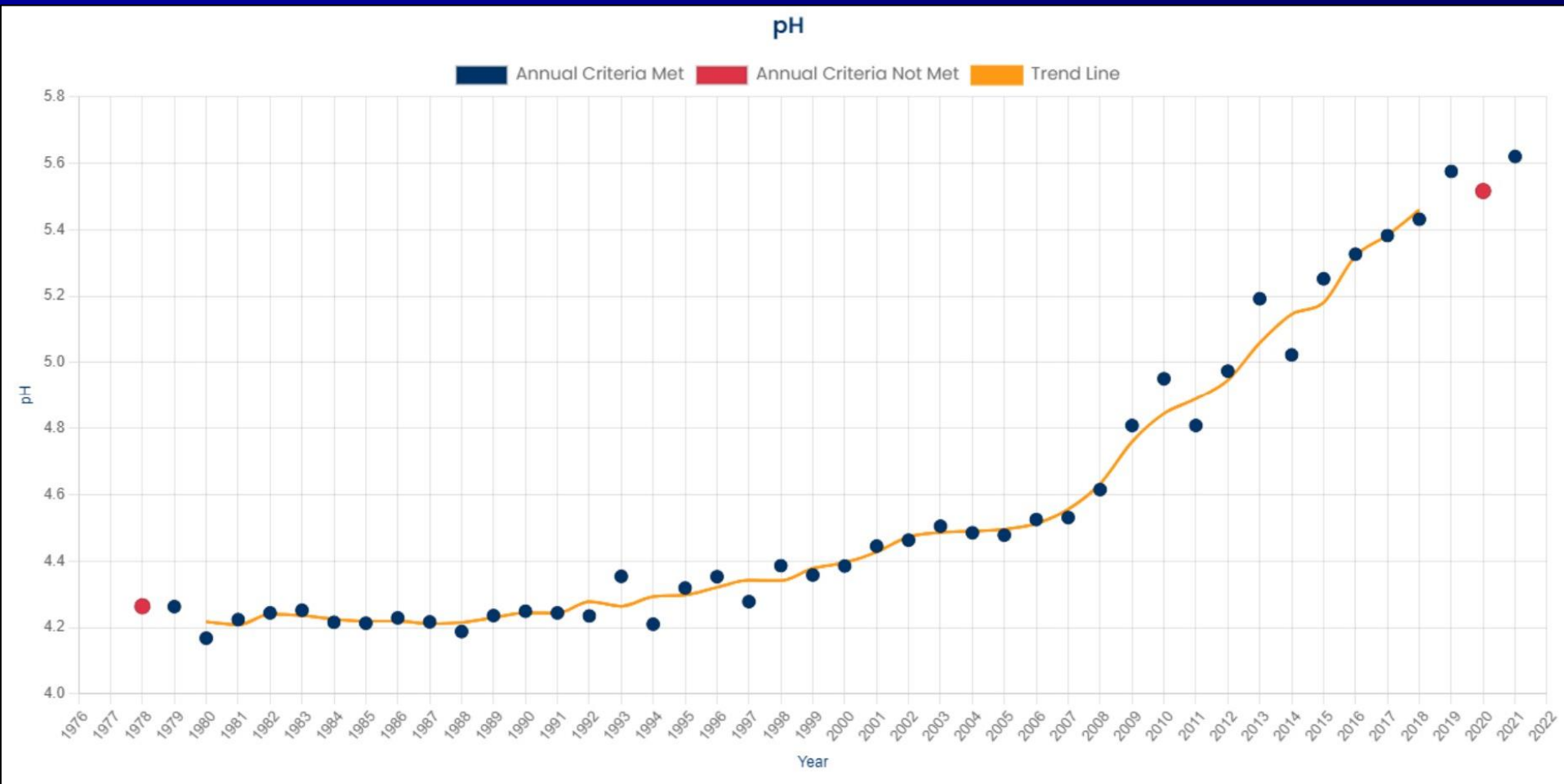
# Why Solar Panels Fail

- Manufacturing Problems
- Installation Practices – lots of info about roof installation issues, but not solar farms
- Environmental Conditions
  - Earthquakes
  - Hurricanes
  - Wildfires
  - Hail
  - Tornadoes

# Studies on Potential Leakage of Contaminants of Concern

- ❖ Most studies focused on panels **AFTER** useful life and potential problems with **DISPOSAL** due to metals.
- ❖ Issue of potential disposal as **HAZARDOUS WASTE**
- ❖ TCLP test to determine if hazardous waste
- ❖ Cleveland (2017)
  - tests c-Si and CdTe
  - most modern panels pass the TCLP test
  - says previous studies say c-Si fail the TCLP test for lead
- ❖ Nover et al. (2017) (tests c-Si, a-Si, CdTe and CIGS)
  - cuts up panels and submerges for 360 days
  - pH = 3 to simulate acid rain
  - pH = 7 to simulate groundwater
  - pH = 11 to simulate alkaline water in landfills
  - pH ↓ Cu, Cd, Te, Mo and Zn ↑
  - pH ↓ Ga, Se ↓
  - pH ↓ or ↑ Al, Pb ↑

# Studies on Potential Leakage of Contaminants of Concern



Average pH of rain at the Youngstown, Ohio station from 1978 through 2022 (Clayton, 2023)

# Studies on Potential Leakage of Contaminants of Concern

❖ Zapf-Gottwick et al. (2015)

pH ↓ 7

Lead leached from c-Si modules

Cadmium leached from CdTe modules

Several Japanese producers of c-Si models are **lead free**

Eliminate lead solder – eliminate leaching of lead

Only One Study of Field Leaching

❖ Robinson and Meindl (2019)

c-Si solar farm at State University of NY at Buffalo

Lead and cadmium “*were not elevated in soils near PV systems*”

# Per- and Polyfluoroalkyl Substances (PFAS)

- Per- and Polyfluoroalkyl Substances
- Developed and used since WWII
- Known to repel grease and oils, waterproof, heat resistant, stain resistant, “slippery”
- All have carbon-fluorine bonds
- Strongest bonds known in nature
- “Forever” chemicals
- Estimated 15,000 different PFAS substances
- Typically test for between 18 and 29 PFAS in drinking water

# PFAS in Solar Panels

## On the INSIDE of Solar Panels

- coatings of electrical wires
- backing panels
- tapes and adhesives

## On the OUTSIDE of Solar Panels

- used for anti-reflective coatings (to increase solar productivity)
- used for anti-soil coatings (to make them self-cleaning)

# Studies on Potential Leakage of Contaminants of Concern

## No laboratory studies on PFAS leaching from Solar Panels

Ancil (2020) *“No studies have shown the presence of leaching of PFAS from PV panels – either while they are in active use or at the end of their life (e.g., in a landfill.)”*

Solomon in the Vermont Business Magazine (2023) *“Officials in New Hampshire, according to a 2018 state presentation, tested soil around three solar sites and found no PFAS, but they did not test if the panels had PFAS or list what compounds were tested.”*



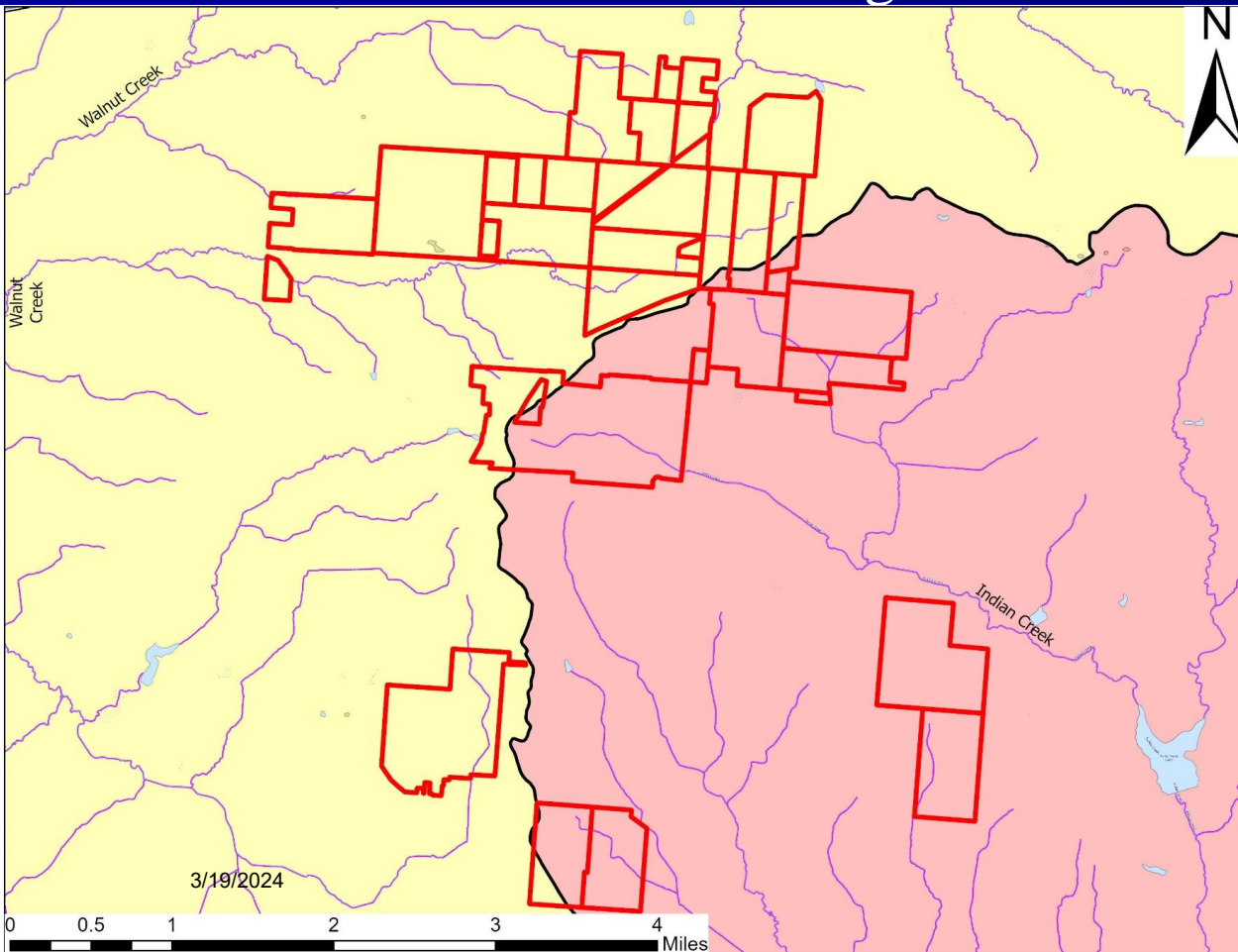
# Pathways for Movement of Potential Contaminants

## Surface Water

Greatest risk is through erosion

Less risk after vegetation established

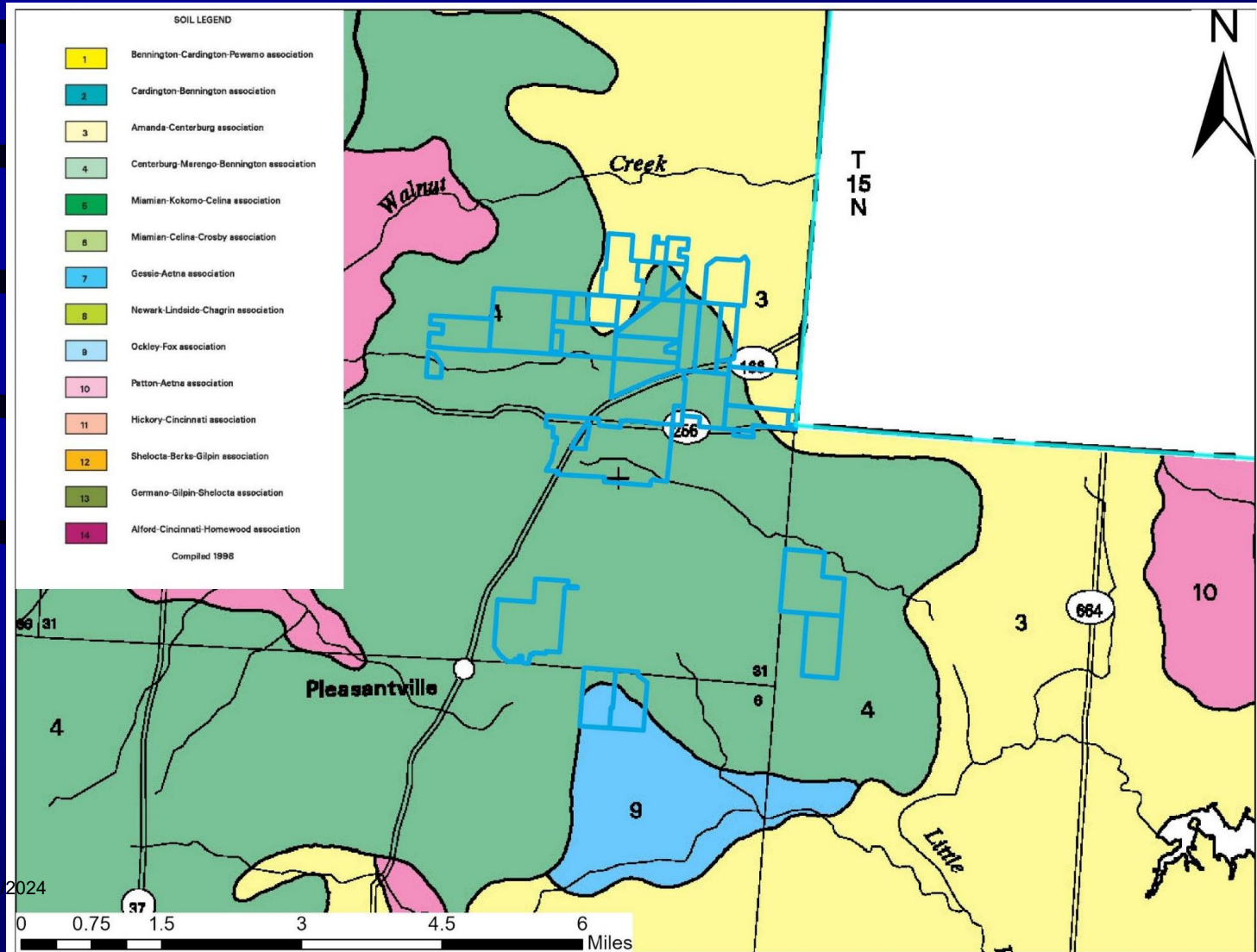
Best control is Stormwater Management



OAC 4904-4-09(G)(2)

# Pathways for Movement of Potential Contaminants

## Tile Drains



# Pathways for Movement of Potential Contaminants

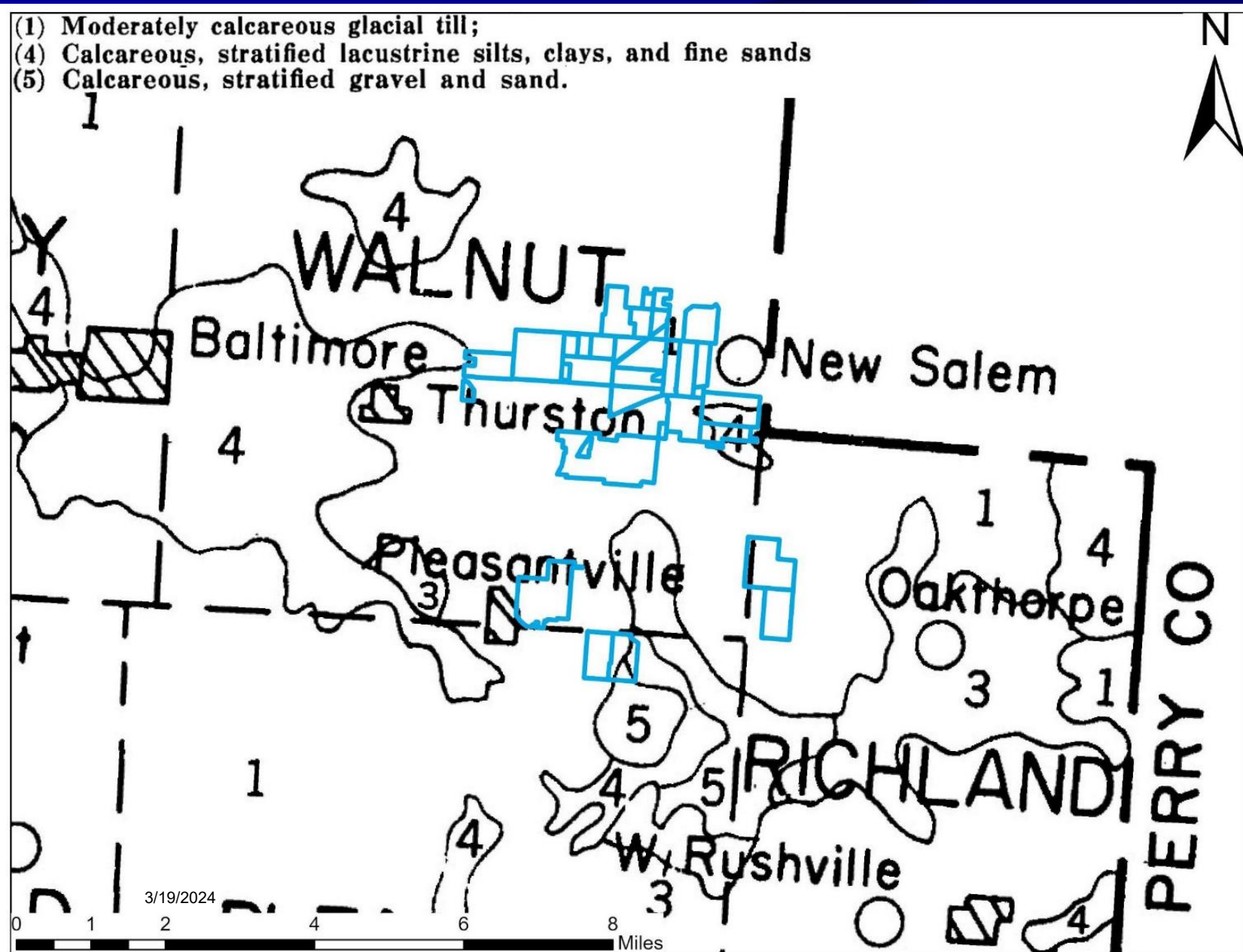
## Tile Drains

Soil Texture	Soil Permeability	Soil Name	Tile Drain Depth (feet)
Clay loam	Very low	Marengo	3.0 – 3.5
Silty clay loam	Low	Amanda	3.3 – 3.8
Silt loam	Moderately low	Amanda, Bennington, Centerburg, Fox, Marengo and Oxley	3.5 – 4.0
Loam	Moderate	Amanda, Fox	3.8 – 4.3
Sandy loam	Moderately high		4.0 – 4.5

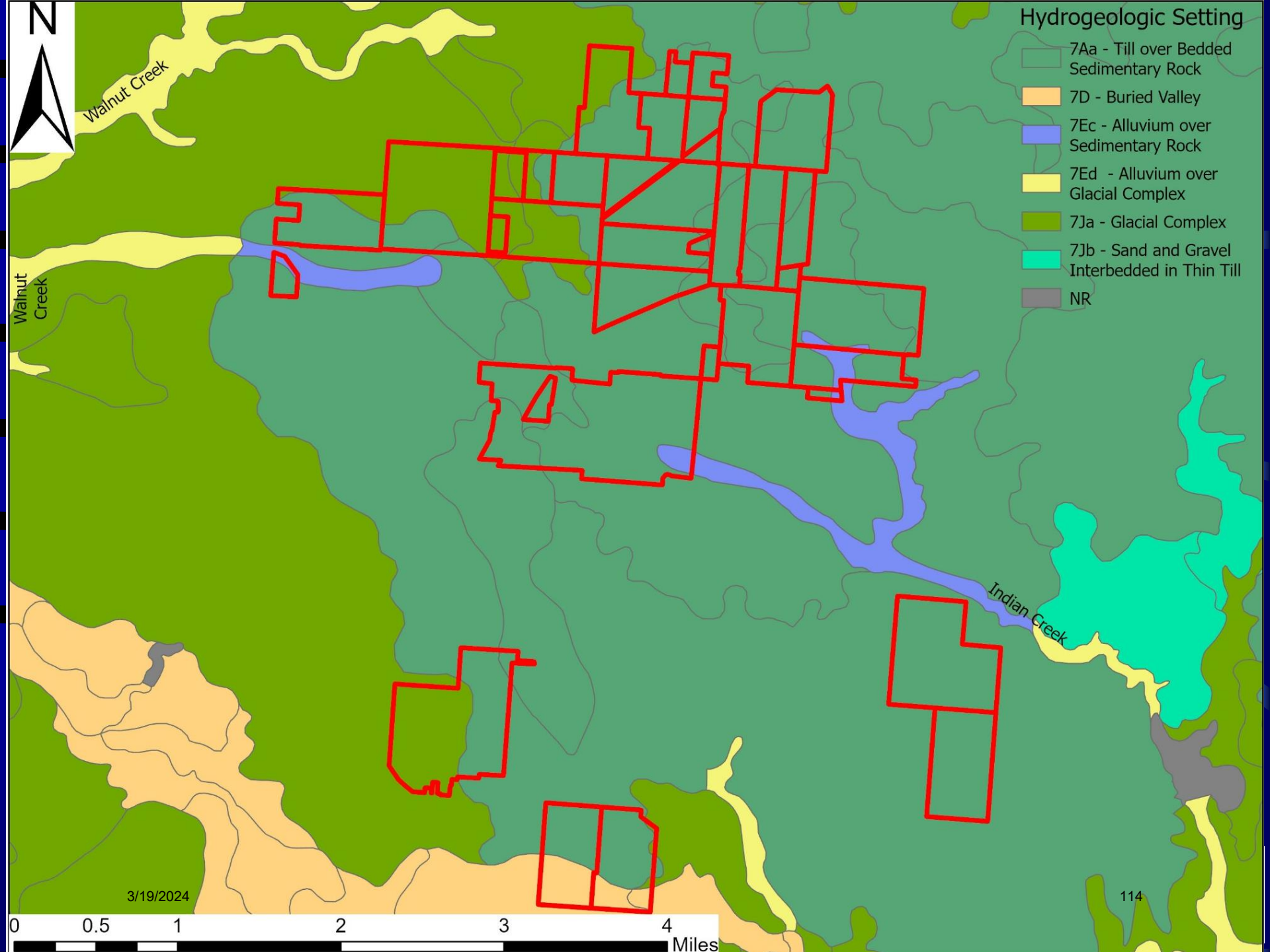
# Pathways for Movement of Potential Contaminants

Soil	Depth (inches)	Soil pH	Organic Matter (%)	Seasonal Water Table
Centerburg (CfB)	0 – 8	4.5 – 7.3	1.0 – 3.0	Perched, 1 to 2 feet
	8 – 19	4.5 – 6.0	0.3 – 1.0	
	19 – 46	5.1 – 7.8	0.1 – 0.5	
	46 – 80	6.6 – 8.4	0.1 – 0.3	
Marengo (Ma)	0 – 17	5.6 – 7.3	4.0 – 8.0	Apparent, at or near surface, long ponding 0 to 1 foot
	17 – 68	5.6 – 7.8	0.5 – 1.0	
	68 – 80	7.4 – 8.4	0.1 – 0.3	
Bennington (BeA)	0 – 9	4.5 – 7.3	2.0 - 4.0	Perched, 0.5 to 1.5 feet
	9 – 46	5.6 – 8.4	0.5 – 1.0	
	46 – 80	7.4 – 8.4	0.1 – 0.3	
Amanda (ApC2)	0 – 10	5.1 – 7.3	1.0 – 3.0	Perched, 3.5 to 5.0 feet
	10 – 39	4.5 – 5.5	0.3 – 1.0	
	39 – 70	5.6 – 7.8	0.1 – 0.5	
	70 – 80	7.4 – 8.4	0.1 – 0.3	
Ockley (OcA)	0 – 10	5.6 – 7.3	1.0 – 3.0	None
	10 – 16	4.5 – 6.5	0.5 – 1.0	
	16 – 50	4.5 – 7.3	0.5 – 1.0	
	50 – 80	7.4 – 8.4	0.0 – 0.5	
Fox (FhA)	0 – 10	5.1 – 7.3	1.0 – 3.0	None
	10 – 35	5.6 – 7.8	0.0 – 0.5	
	35 – 80	7.4 – 8.4	0.0 – 0.5	

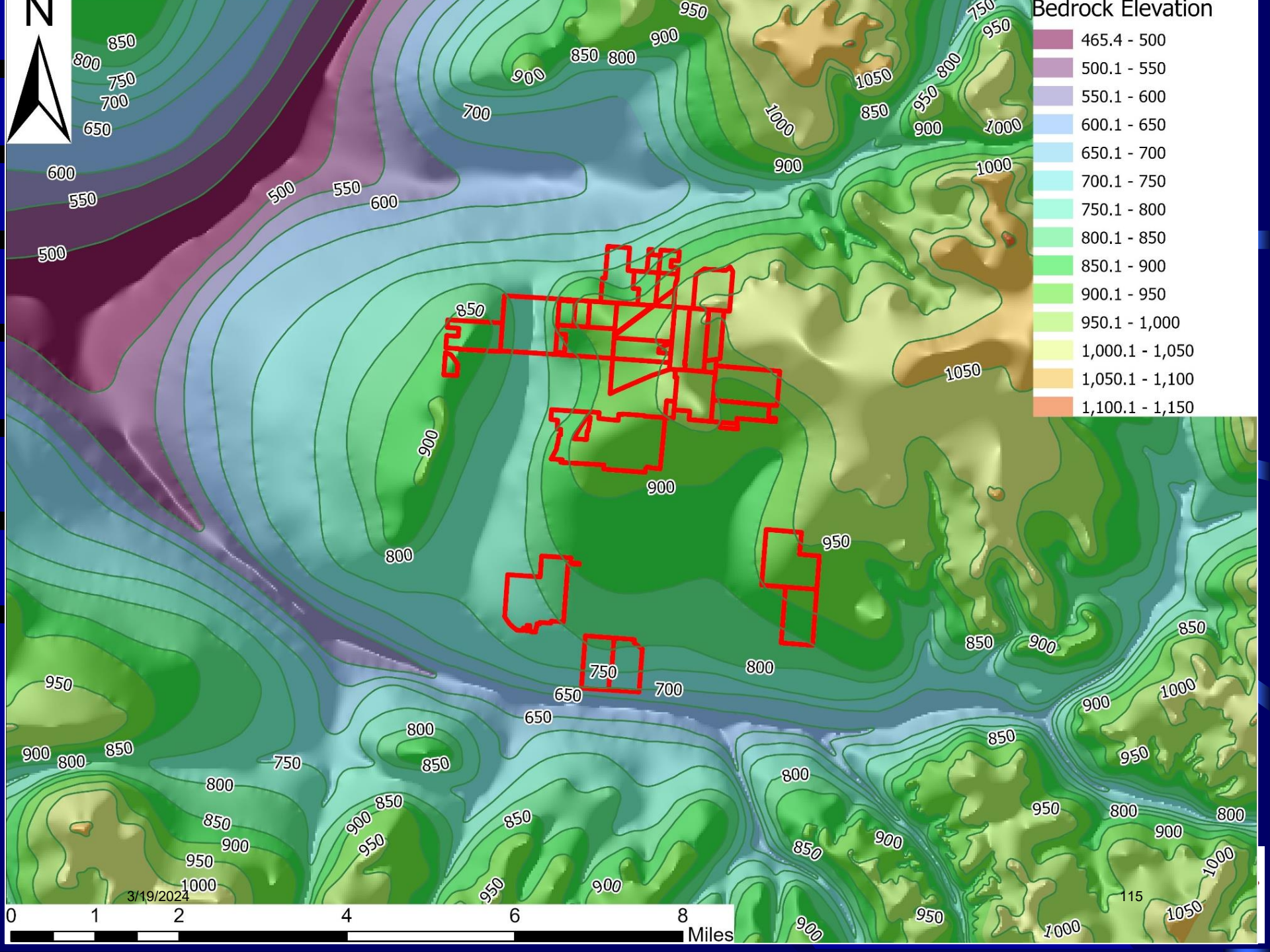
# Pathways for Movement of Potential Contaminants

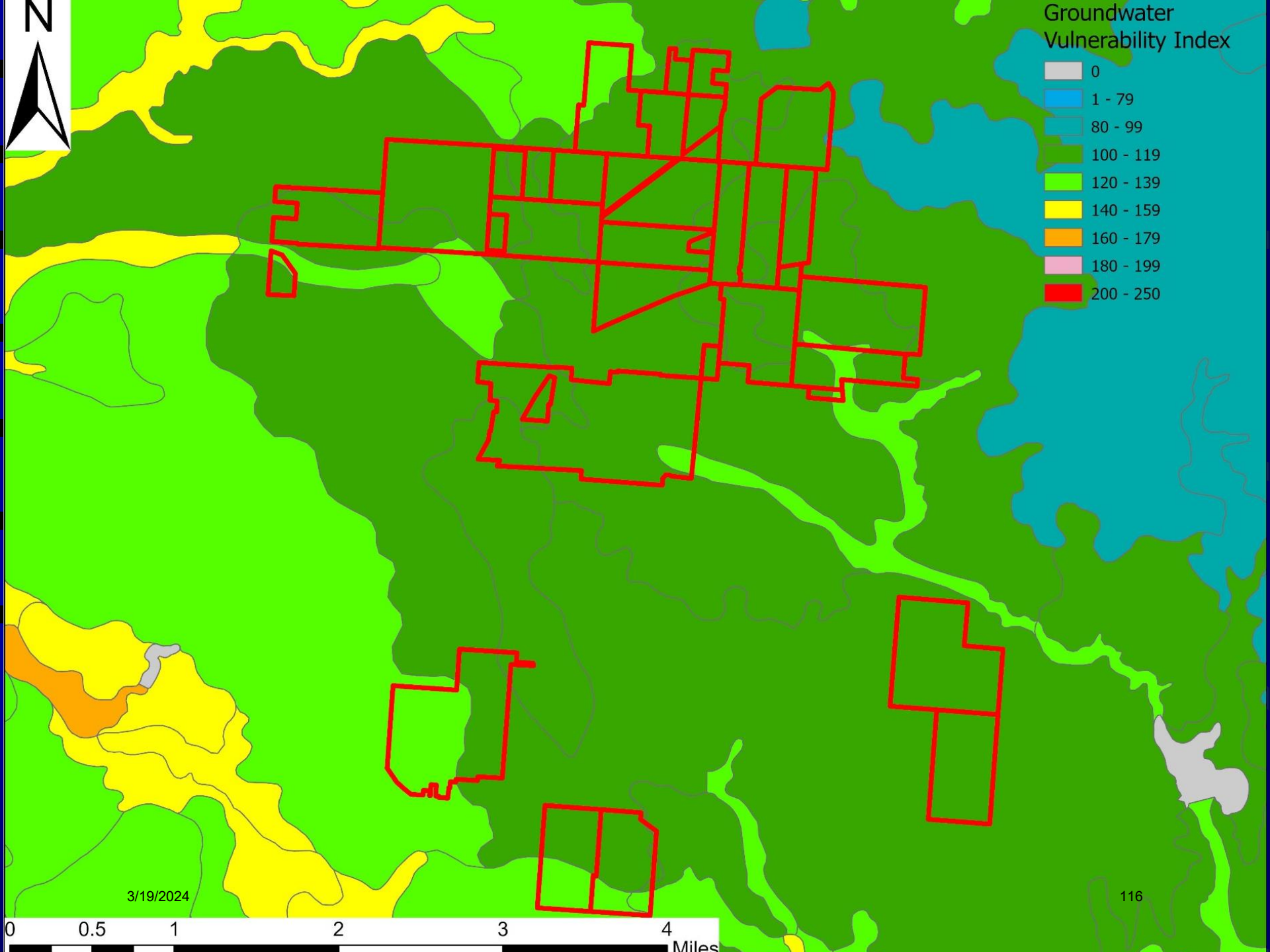




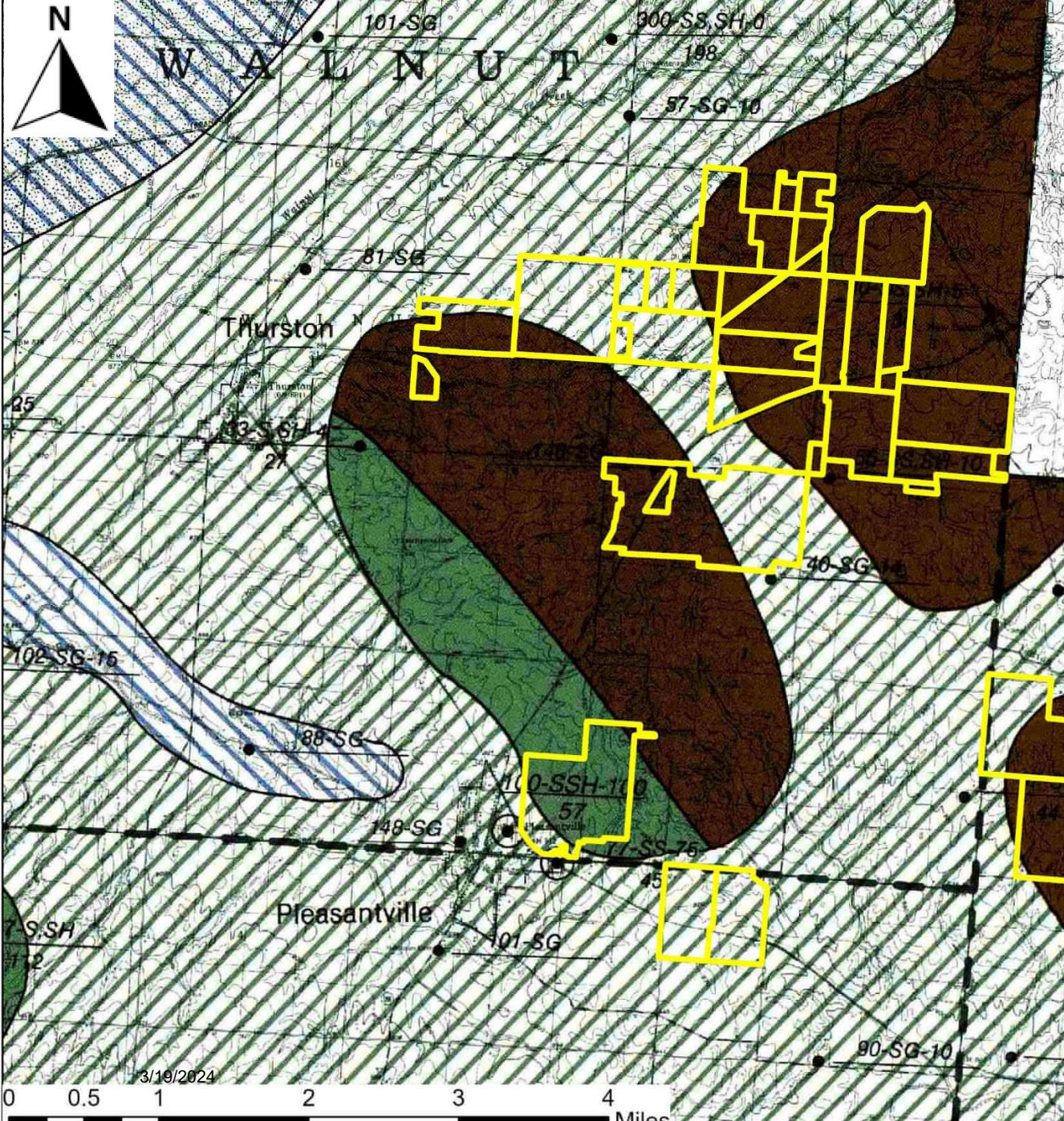












**Well Site Symbols**

- AREAS IN WHICH YIELDS OF AS MUCH AS 500, OR MORE, GALLONS PER MINUTE MAY BE DEVELOPED.
  - Permeable sand and gravel deposits beneath the Hocking River floodplain. Yields in excess of 600 gallons per minute developed from properly constructed, large diameter wells.
- AREAS IN WHICH YIELDS OF 100 TO 500 GALLONS PER MINUTE MAY BE DEVELOPED.
  - Sand and gravel deposits, which partially fill ancestral drainage channels, may yield as much as 500 gallons per minute at depths of 65-165 feet. Extensive test drilling is recommended to locate the coarse deposits. Test wells reveal more than 300 feet of unconsolidated deposits that fill the ancestral channel in the northern portion of the county.
- AREAS IN WHICH YIELDS OF 25 TO 100 GALLONS PER MINUTE MAY BE DEVELOPED.
  - Relatively thin to thick layers of sand and gravel interbedded with thick clay layers deposited in ancestral valleys. Potential yields of as much as 100 gallons per minute may be developed. Isolated permeable zones are noted and test wells are necessary to locate coarse deposits for maximum yield.
- AREAS IN WHICH YIELDS OF 10 TO 25 GALLONS PER MINUTE MAY BE DEVELOPED.
  - Berea sandstone in the northern portion and the Black Hand sandstone in the central and southern portion of the county are the principal water-bearing bedrock formations. Larger diameter wells developed in the Black Hand sandstone at depths in excess of 250 feet may yield more than 75 gallons per minute. Average depth for domestic wells seldom exceeds 140 feet.
  - Relatively thick clay layers interbedded with water-bearing sand and gravel and deposited in ancestral drainage channels. Wells may range in depth from 35 to more than 235 feet. Few wells are developed in sandstone-shale bedrock if coarse deposits are not encountered.
  - Thin lenses of sand, gravel, and clay deposited as glacial moraine may yield as much as 15 gallons per minute.
- AREAS IN WHICH YIELDS OF 3 TO 10 GALLONS PER MINUTE MAY BE DEVELOPED.
  - Wells are developed at depths of 30 to more than 250 feet in the underlying Mississippian shaly sandstone bedrock. Average depths seldom exceed 135 feet.
  - Thin lenses of sand and gravel interbedded with thick layers of silty clay. Domestic water supplies may be developed at average depths of about 130 feet. Wells not encountering sand and gravel are drilled into the shale along the western edge of the county or sandy shale along the eastern edge.
- AREAS IN WHICH YIELDS OF LESS THAN 3 GALLONS PER MINUTE MAY BE DEVELOPED.
  - Sandy shale and shale bedrock beneath thin glacial drift yields less than two gallons per minute. Supplemental storage and use of cisterns often necessary to assure adequate domestic supplies. Deeper drilling may encounter salt water in Rush Creek and Richland Townships.



# So the Lease is Up – What Now

- Continue with solar farm
- Decommission the farm for another use

## Decommissioning Key Provisions

- Bond posted and updated every 5 years for entire cost of decommissioning
- Energy company responsible for paying
- Decommissioning must be completed within 12 months after useful life
- Includes removal of buildings, cabling, electrical components, access roads and all physical material and equipment to at least 36 inches
- Must repair tile drains
- Must restore the disturbed area to same physical condition that existed before construction of the facility

# Summary

- Crystalline Solar panels make up 95% of market; CdTe make up 4%
- Failure rate of solar panels has declined since 2000 from 1% to 0.05% (or 5 panels in 10,000 panels per year)
- Solar panels used in the US must meet international standards for manufacturing and testing
- Disposal studies on broken panels indicate lead solder and cadmium are primary potential concerns
- The available field study showed lead and cadmium were not elevated in soils in a solar farm
- PFAS are used both on the inside and outside of solar panels
- Field studies at three sites showed no PFAS present near solar panels
- Under normal operating conditions, sealed solar panels do not leak, and therefore do not leach metals onto the surface of the ground in a solar field

# Summary Continued

- IF seals on the solar panels should fail, available scientific evidence indicates it is highly unlikely under normal operating conditions that a solar farm will negatively affect the surface or groundwater quality because:
  - ❖ Available field studies to date do not show elevated concentrations of lead, cadmium or PFAS associated with solar panels
  - ❖ Very small percentage (<0.1 percent) of lead and cadmium in crystalline silicon and cadmium telluride panels, respectively
  - ❖ Very low failure rate anticipated (5 panels per 10,000 per year)
  - ❖ Vegetative cover will prevent erosion
  - ❖ Stormwater management plans will minimize runoff
  - ❖ Transport of metals to groundwater unlikely due to soil and geologic conditions, particularly in neutral pH environments
  - ❖ Transport of PFAS to groundwater minimized by anticipated pH conditions and organic content in former farm fields



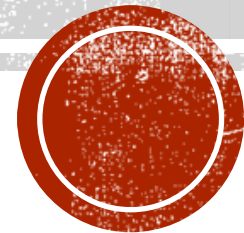
# Questions

# MURDER OF JOHN LETOURNEAU

Kyle Witt

Fairfield County Prosecuting Attorney

March 19, 2024



# JOHN LETOURNEAU

- John P. Letourneau (60)
  - Born March 26, 1958 in Biddeford, Maine
  - Married 29 years to his wife, Cris Letourneau
    - One daughter, Alexa Letourneau
  - 25+ year resident of Violet Township
  - Member of Seton Parish Catholic Church
  - Member Knights of Columbus Council 11187
  - Board of Directors, St. Joseph Home
  - 33 years at Bell Labs and later Chemical Abstracts
  - Avid fan of New England Patriots and OSU football
- On April 8, 2018, John was murdered while asleep in his bed and his home was set on fire



# RAEQWAN HANCOCK

- This is Raeqwan Hancock (DOB: 3/31097)
- Currently incarcerated at Allen County Correctional Institution
- Convicted of:
  - Aggravated Murder
  - Aggravated Burglary
  - Aggravated Arson
  - Robbery
- Serving a sentence of life without parole



# OVERVIEW

- Presentation will cover (1) investigation into death of John Letourneau and (2) prosecution of Raeqwan Hancock for that murder
- Why this case?
  - One of the most intriguing cases during my nearly 8 years as prosecutor
  - Representative of collaboration between investigators and prosecutors in complex homicide cases
  - Illustrates the substantial amount of public resources that are invested to bring a murderer to justice
  - Considered death penalty prosecution but elected against it after consultation with victim's family
- # of investigative agencies involved = 9+
  - Violet Twp Fire Department
  - Ohio State Fire Marshall's Office (and lab)
  - Fairfield County Coroner's Office
  - Licking County Coroner's Office
  - Fairfield County Sheriff's Office
  - Licking County Sheriff's Office
  - Reynoldsburg PD
  - Fairfield County Prosecutor's Office
  - Ohio Bureau of Criminal Investigation (and lab)
- # of different crime scenes = 4+
  - Letourneau Residence, 6285 Blacklick-Eastern Road, Violet Twp, OH
  - Grady Residence, 13110 Tollgate Road, Violet Twp, OH
  - Cajun Café, 12565 National Road, Etna, OH
  - Brewer Residence, 1349 Azalea Drive, Reynoldsburg, OH





# SUNDAY, APRIL 8, 2018: HOUSE FIRE

- 4:03 AM
  - Nathan Sandusky (19) driving EB on SR 204
  - Observes two-story home “fully engulfed” in fire
  - Calls 911 and VFD are dispatched
- 4:11 AM
  - VFD on scene
  - Immediately declared “defensive fire”
  - Fire suppression only to prevent spread
  - Unsure if home occupied
    - Tried but unable to make phone contact with registered owner of vehicles in drive





# DAYLIGHT BREAKS

- VFD continues fighting fire into daylight hours
- 7:00 AM
  - Family friend arrives on scene
  - Identifies it as Letourneau residence
  - 3 occupants (John, Cris, and daughter Alexa)
  - Cris was out of town visiting Alexa at college
  - John believed to have been home alone
- Det. Jason Meadows dispatched to scene
  - Conducts preliminary search
  - Joined by investigator w/State Fire Marshall's Ofc



# BODY DISCOVERED

- Investigators begin photographing and processing the scene
- Several alarming discoveries made
  - #1 - body discovered in kitchen area of home
  - #2 – red Jetta was “crashed” inside the garage
  - #3 – fire appears to have been set inside the Jetta
  - #4 – gold ring located on floorboard of Jetta
- Body transported to the Licking County for autopsy



# THE NEXT DAY...



- April 9, 2018
  - Det. Meadows receives call from Ed Breining, Coroner's Office CSI
  - Initial x-ray of the body revealed gunshot wound
    - Suggestive of possible homicide
  - Det. Meadows executes a search warrant on the property
    - Assisted by BCI and State Fire Marshall's Office
  - Cris and Alexa Letourneau arrive home and provide statements
    - They last spoke with John on Thursday when she left to visit Alexa at college





# PROOF OF LIFE & CAUSE OF DEATH



- Detectives pull Letourneau's credit card history
- Discover he made a Kroger purchase day before the fire
  - Obtain store surveillance with his image on it
  - Last known image of John alive
- Body is positively identified as John Letourneau
  - Comparison of dental records
- Autopsy results obtained
  - Cause of death was gunshot wound to the head
  - Actually, it was revealed he was shot TWICE in the head
  - Case is now definitively a homicide



# 13110 TOLLGATE ROAD

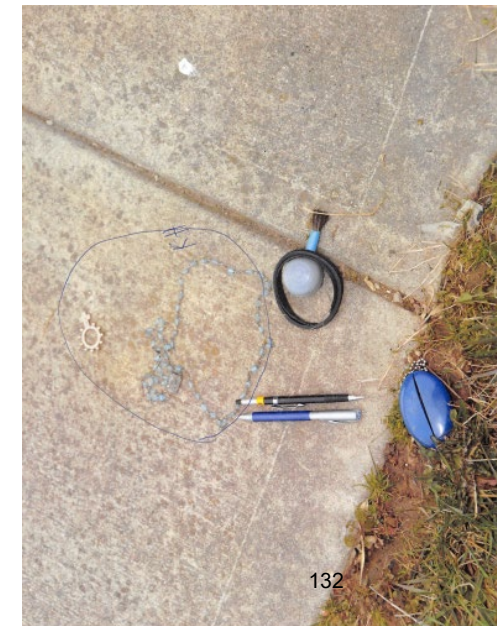
- **Detectives now in search of a suspect**
  - Begin to look at nearby incident reports around same date
- **April 6, 2018: deputies dispatched to 13110 Tollgate Road**
  - Charles Grady (23) reports unknown black male in his home
  - Upon arrival, deputies enter the home and suspect runs down basement stairs
  - Deputies give chase but unable to locate him (think he escaped through window)
  - Search of barn, outbuildings, and camper
    - No suspect but camper window busted out
    - Indications of someone living in camper
  - Grady interviewed:
    - He was playing video games with friends when suspect appeared from basement
    - Suspect said his name was “Ray” and was wearing Grady’s clothes
    - Suspect asked “if they recognized him” and said he had been living there “for a few weeks”
  - Search of basement revealed items missing/moved, a wet shower, and hair clippings
- **April 7, 2018: deputies back at same address**
  - Gregory Grady at the property and checked on the camper
  - Heard movement and shook it
  - Black male jumped from the camper
  - Charles Grady had checked Facebook and found a photo under the name Raeqwan Hancock



# CAJUN CAFE



- Through a Facebook post, detectives learn Hancock was seen in Etna after the fire
  - They discover burnt personal property behind the Cajun Café off US 40 in Etna
    - Papers with John Letourneau's name on it
    - Personal property identified as belonging to the Letourneaus
  - Restaurant owner tells them a young male was at his café on Sunday (April 8)
  - He told the male they were close, and the male walked away
  - Owner provided them with a surveillance image of the male





# HANCOCK ARREST

- On Sunday, April 15, 2018, Hancock is arrested by Reynoldsburg PD
  - At the time of his arrest, he is in possession of a ring & jewelry belonging to Letourneau
  - He is also in possession of keys
    - Detectives try the keys at the Letourneau residence and they do not work
    - Nor do they match any of Cris Letourneau's keys



# CONFESSION

- Detectives interviewed Hancock on three separate occasions re: the murder
- He ultimately confessed to the murder and arson, as well as the Tollgate burglary
  - He had been living in the camper and basement at Tollgate property for several weeks
  - He had found an old shotgun in a bedroom
    - Described the gun as having a long barrel with iron sights
    - Black electrical tape on the stock
  - He had walked across the field to the Letournea residence
  - As darkness fell, he watched John through a window as he watched TV
  - He entered the home, went upstairs, and shot John in his bed
  - The gun would only hold one round, so he had to reload before firing a 2<sup>nd</sup> shot
  - He then set the bed on fire with John in it
  - He tried to flee in the red car in the garage, but he could not drive a stick



# AZALEA DRIVE (BREWER RESIDENCE)

- Azalea Drive (Brewer Residence)
  - During his interview, Hancock described having gone to Reynoldsburg after stopping at Cajun Café
  - He had been living in the walk-out basement of an Azalea Drive condo
  - Based upon his description, detectives were able to identify the condo
  - Owner had no idea anyone was living in the basement
  - Keys on Hancock's person at arrest matched the basement (exterior) door
  - Detectives located Letourneau property in the basement of the property
    - Including the OSU sweatshirt he was wearing in surveillance footage



# INDICTMENT & TRIAL

- Hancock was indicted in May 2018 for Aggravated Murder (and related charges)
- His attorneys filed motions challenging both Competency and Sanity
  - He underwent multiple psychological evaluations
  - Court found him competent to stand trial
  - Defense elected not to argue NGRI at trial
- Case proceeded to jury trial in September 2019
  - Jury heard from 23 witnesses over 6 days of testimony
    - Lay witnesses (911 caller, Tollgate owner, Cajun Café, Azalea Drive)
      - *\*Shotgun identification (murder weapon never recovered)*
    - Firefighters and law enforcement (deputies, police officers, and detectives)
    - Investigative experts (BCI and State Fire Marshall's Office)
    - Dr. Jeff Lee, Forensic Pathologist
    - Forensic experts on fingerprint, DNA, and fire (accelerant) analysis
    - Victim's daughter
  - Jury returned guilty verdict on all counts



# CLOSING REMARKS & QUESTIONS

- Hidden “costs” of prosecution
  - Preparing case for trial
  - Visiting the scenes
  - Meeting with victims
  - Meeting with witnesses
  - Jury selection
  - Sentencing
- Questions???





An aerial photograph of a rural landscape in Fairfield County, Ohio. In the foreground, a multi-lane highway runs horizontally across the frame. To the right of the highway, there is a large industrial or agricultural facility consisting of several long, parallel, light-colored buildings with dark roofs. One of these buildings has the text "MID-STATES WOOL GROWERS COOPERATIVE" printed on its side. To the left of the highway, there are several smaller buildings and a parking lot filled with vehicles, including many white vans or small trucks. The background is dominated by vast green fields, some of which appear to be cornfields, and a distant town or village is visible under a hazy, overcast sky.

# Board of County Commissioners Fairfield County 2024 Comprehensive Plan

Fairfield County, Ohio  
March 19, 2024

3/19/2024



# What is the comprehensive plan?

It is a tool to **manage growth**.

- A **policy document** presenting growth and development priorities for the County.
- A process and plan that builds upon **general consensus** among local officials, stakeholders, and the public.
- A tool to aide local officials in making **development decisions**.
- NOT a replacement of local **zoning**.

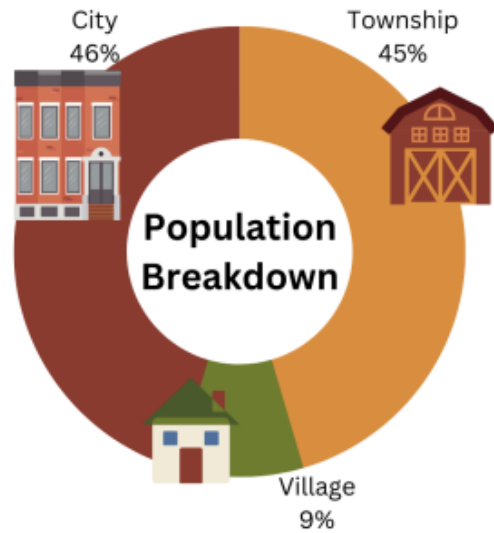


# Why update the comprehensive plan?

Unprecedented **growth pressure, housing concerns, job creation**, and requests by **local officials**.

- Central Ohio continues to grow.
- Unprecedented opportunity to attract companies and jobs.
- Housing needs growing.
- Continued need for cooperation among all levels of growth.
- Reducing taxpayer impacts.
- Protecting farmland and open space.





THROUGHOUT THE PROCESS

**550+**

PEOPLE WERE ENGAGED

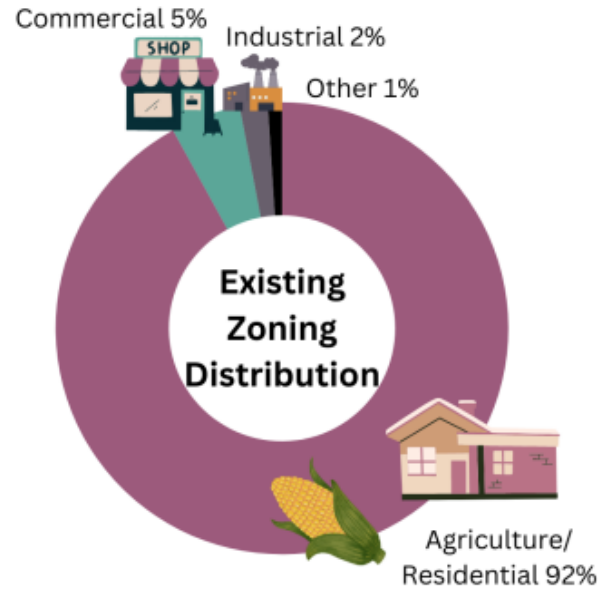
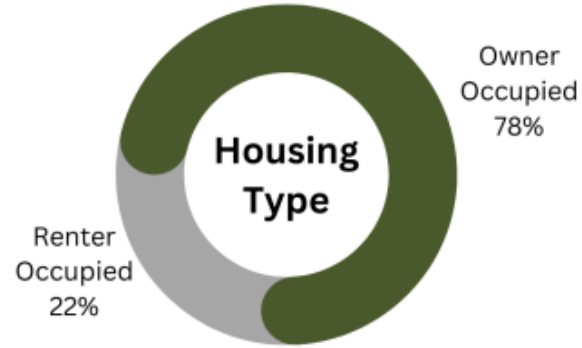
**Top Industry Sectors**

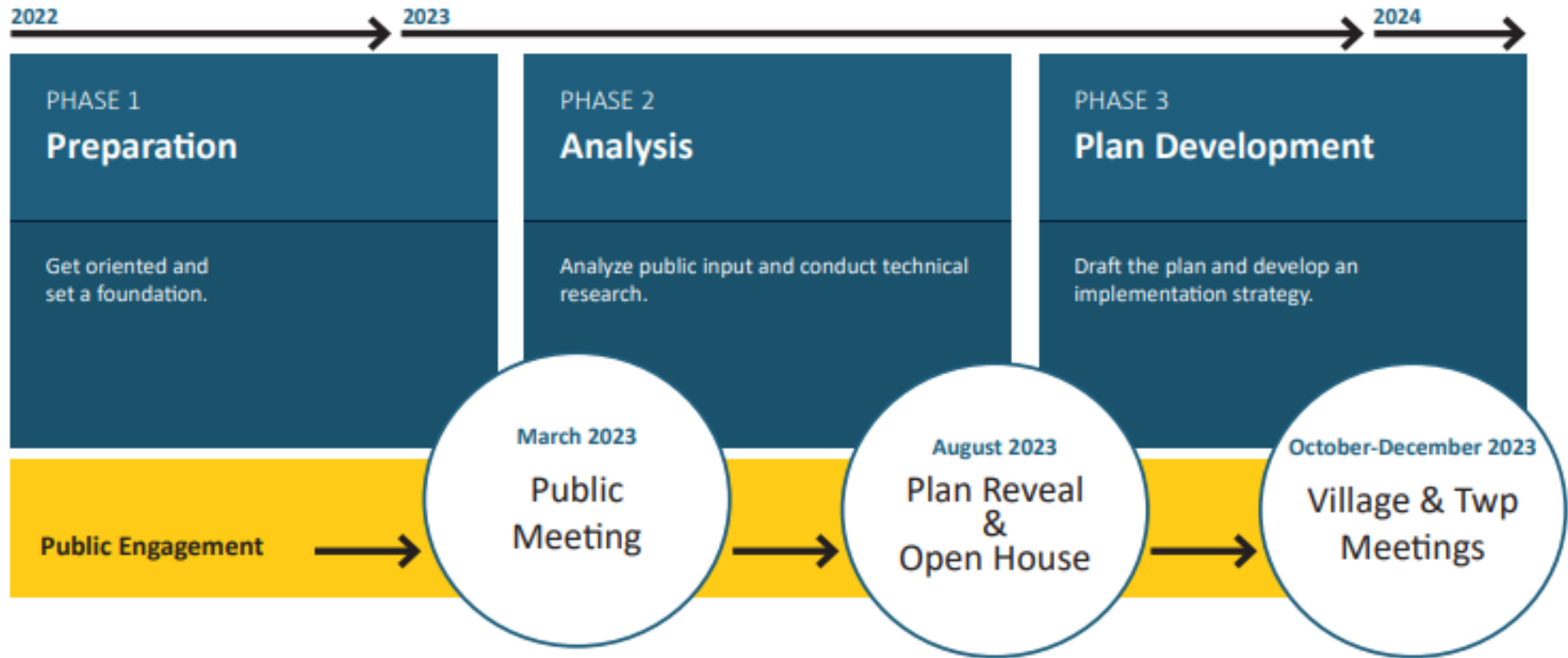
-  1. Retail
-  2. Healthcare
-  3. Government
-  4. Hospitality

FAIRFIELD COUNTY EXPECTED TO GROW TO

**214,900**

PEOPLE BY 2050



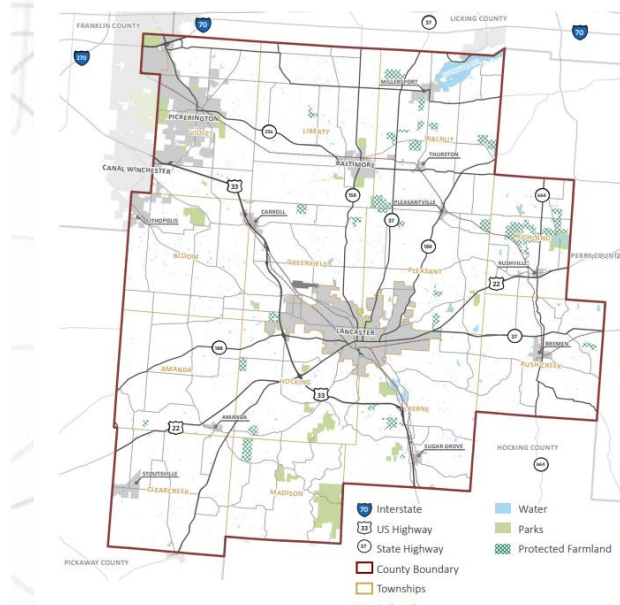




### Forest, Floodplains, Slope



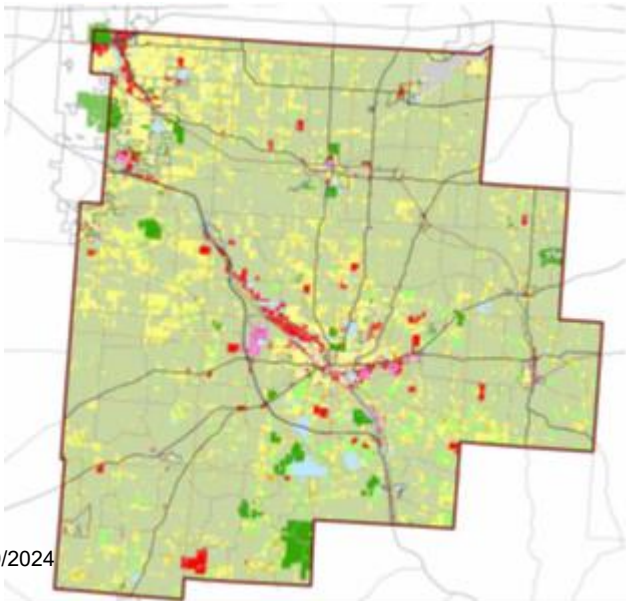
### Protected Farmland



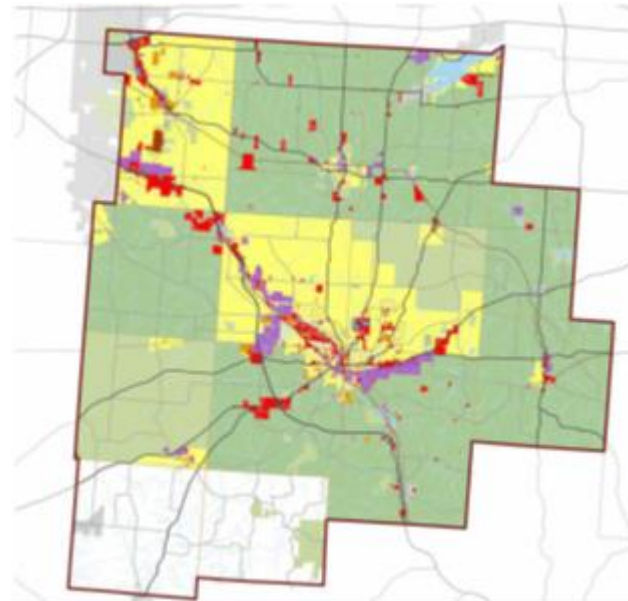
### Oil & Gas



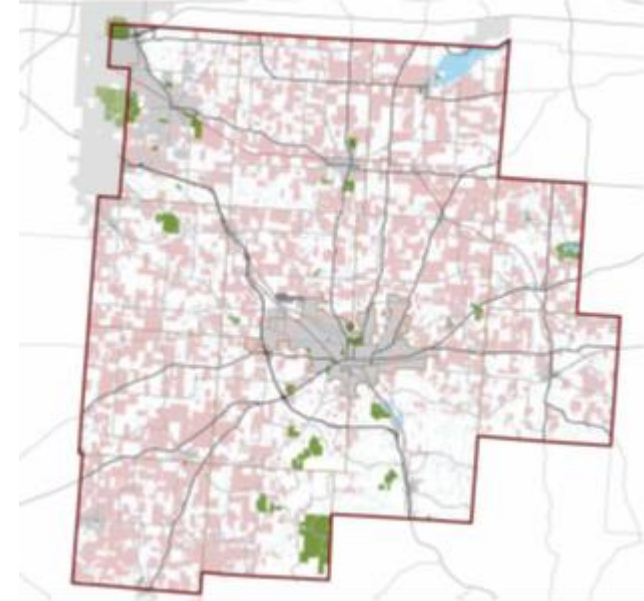
### Exist Land Use



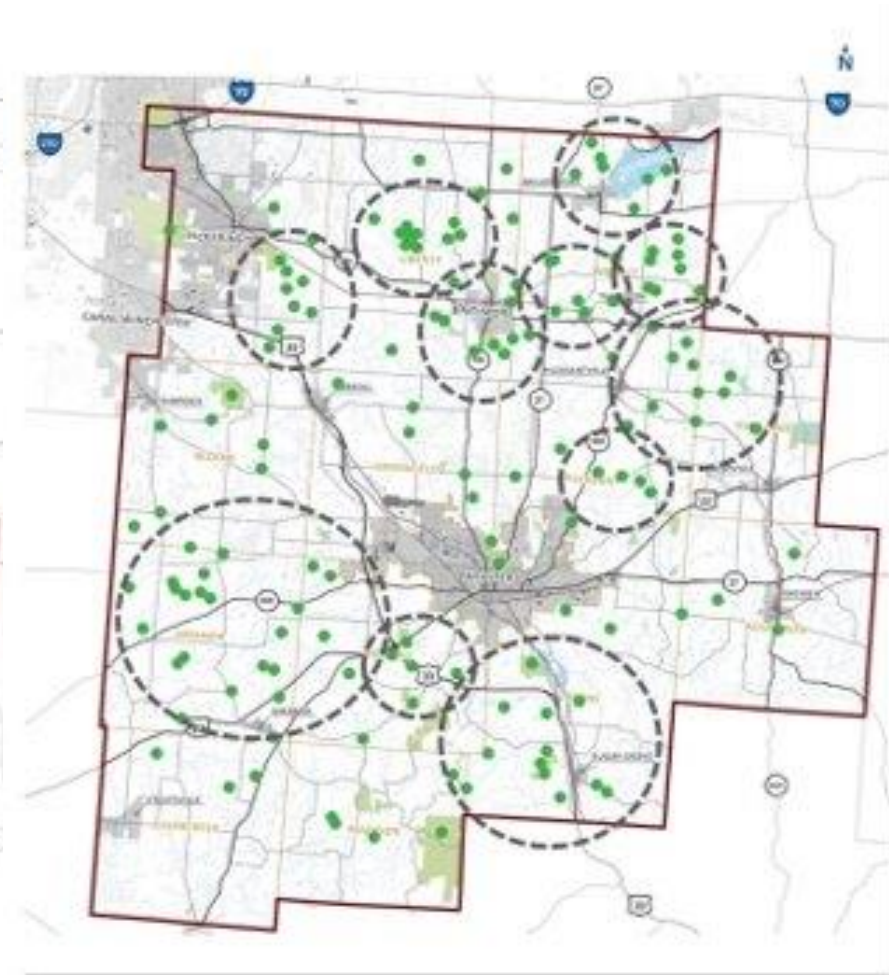
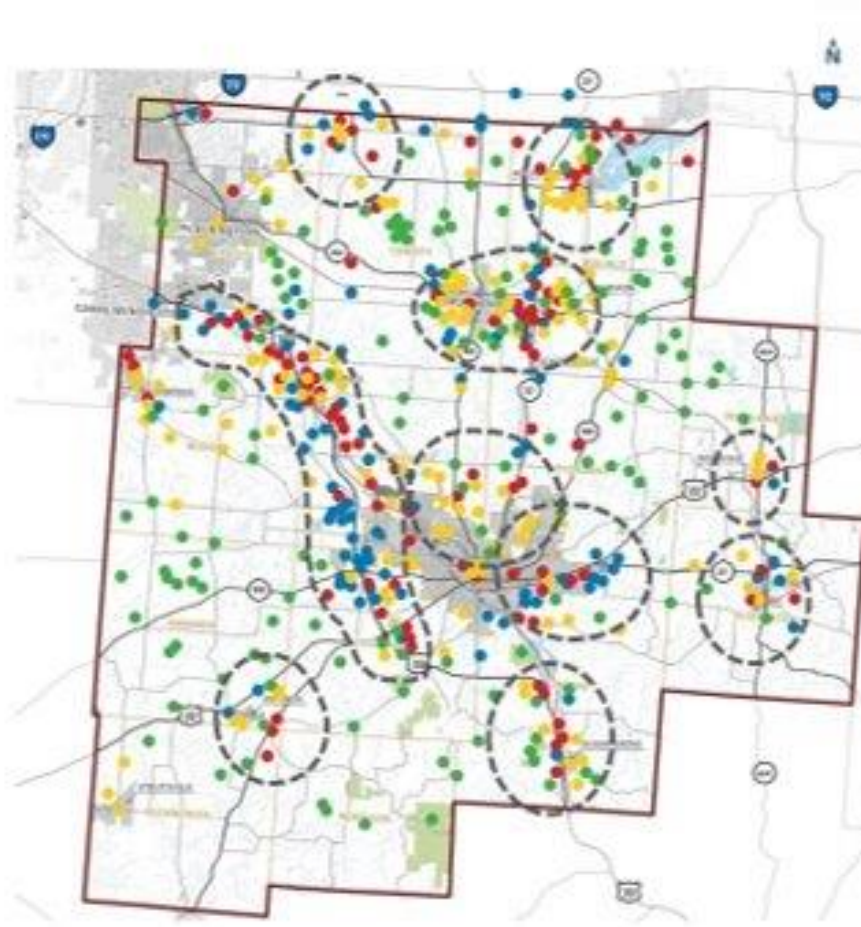
### Exist Zoning



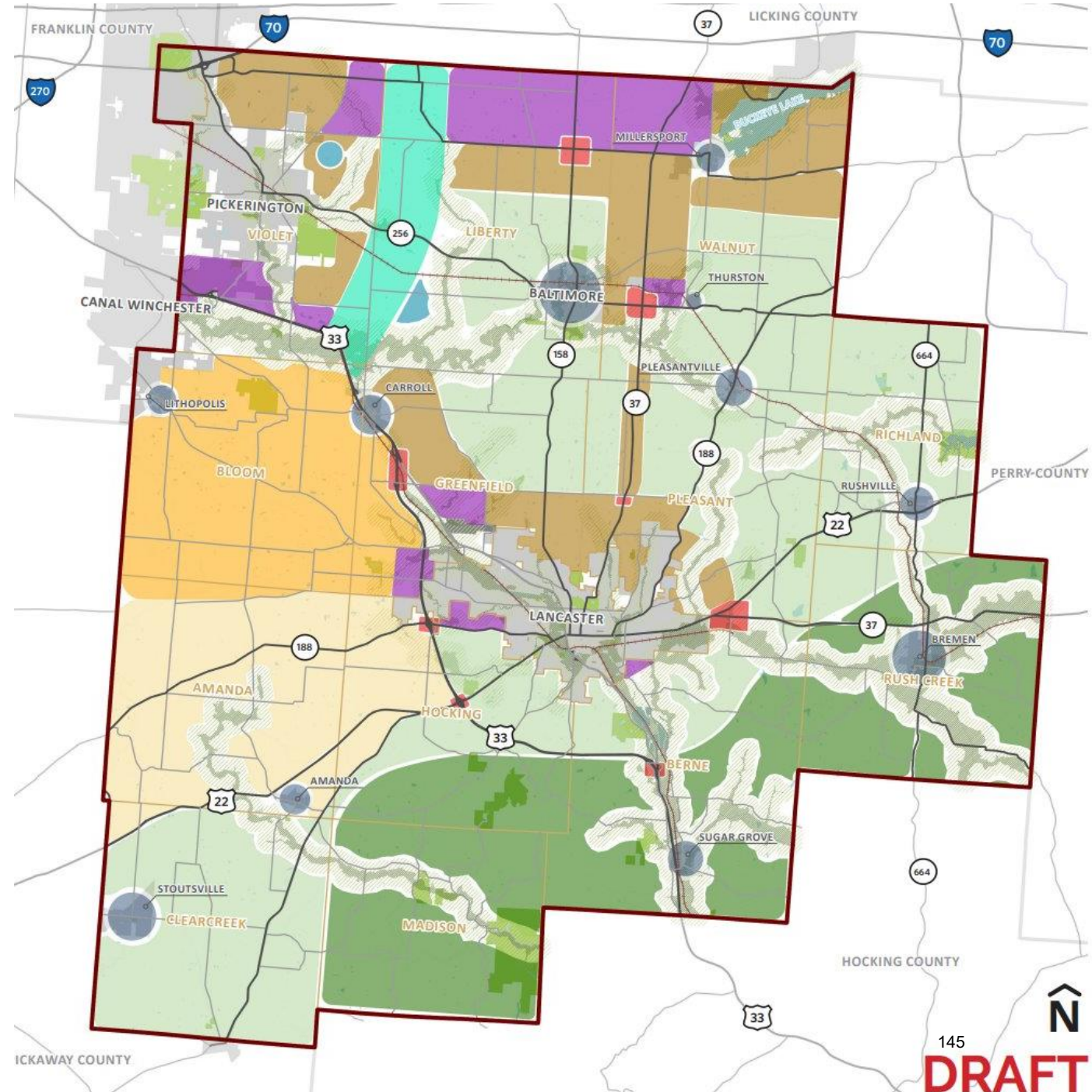
### Developable Land











## DRAFT Character Types

May 2, 2023

Type	A Open Space	B Traditional Agriculture	C Low Impact and Conservation	D Mixed Rural	E Rural Residential	F Suburban Residential
<b>Description</b>	Natural areas, floodplains, and conserved properties protected as permanent open space. These areas may be improved with amenities and other enhancements based on community desire. These areas feature large open parcels or wooded areas, as well as regional greenways, trails, and bikeways.	Areas that are primarily in agricultural use and may also include single-family residential, agriculture-related buildings, civic uses and specific small-scale retail. Buildings are generally set far back from the roadway on large lots (over two acres). Traditional agriculture aesthetic is maintained. These areas may not be served by municipal water and sewer utilities.	Areas with a unique landscape, heavy woodlands, and natural features. These areas include large lot, single-family homesites. Public parkland and conservation areas are appropriate. Public water and sewer services not intended for these areas outside of existing villages.	Blend of residential uses and development with agriculture. These areas are largely agricultural in character but may see more large lot subdivisions, lot splits, and very limited suburban style patterns in the rural setting. Buildings setbacks and lot size may vary more widely than in Traditional Agriculture. These areas are not served by public water and sewer utilities.	Areas with a mix of large-lot residential and agricultural uses. These areas may include unincorporated county land or annexed areas that have maintained a rural character with large lot, single-family homes. Homes may be clustered near one another with large setbacks but are not arranged in a typical subdivision or neighborhood. These areas may not be served by municipal water and sewer utilities.	Primarily single-family residential with a higher percentage of attached units, with some connectivity between neighborhoods and other non-residential areas. May also have small scale multi-family residential. Building and lot size may range in size and density. These areas are served by public water and sewer utilities.
<b>Primary Use</b>	Floodplains and Conservation Areas	Agricultural	Open Space, Conservation Areas, Parks and Low Density, Large Lot Single-Family Residences	Single-Family Residential, Agriculture	Agricultural, Single-Family Residential	Single-Family Residential, Multi-Family Residential
<b>Secondary Use</b>	Parks	Rural Single-Family Residential, Civic Institutional, Commercial, Light Industrial	Civic/Institutional, Small-Scale Retail and Services	Civic/Institutional, Parks and Open Space	Civic/Institutional, Parks and Open Space	Civic/Institutional, Parks and Open Space
<b>Density/Intensity</b>				1 du/10 ac	1 du/2 ac	4 du/1 ac
<b>Photos and Pattern</b>						

3/19/2024

145

DRAFT

LOCAL

## Land use plan not popular with those at public hearing Tuesday



**Jeff Barron**

Lancaster Eagle-Gazette

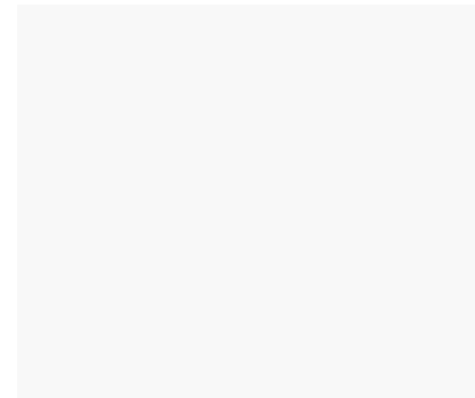
Published 12:01 p.m. ET Sept. 6, 2023



LANCASTER – A land use plan Fairfield County officials commissioned was not popular at a regional planning commission public hearing Tuesday.

The hearing was scheduled for the conference room at the county records center on Chestnut Street. But that room filled up quickly and people were then seated in two nearby rooms with the proceedings shown on television. The majority who spoke during the public comment portion overwhelmingly opposed the plan.

Advertisement







**26 meetings with townships, villages, superintendents, and Farm Bureau**



# What's changed?

The **Future Land Use Map** has gone through significant changes that reflect clarity in growth priorities...

- **Focusing growth inward to the existing cities and villages, while encouraging new growth in a limited number of new locations.**
- **Promoting farmland preservation and open space conservation.**
- **Limiting the impact of new growth on current taxpayers.**

**The focus on cities, villages, and a few targeted areas reduces the impact that expected growth will have throughout the County, while preserving a significant amount of farmland.**



# What's changed?

- **Cities** continue to infill on available sites
  - Expand in logical ways based on the availability of public utilities
- **Villages** are targeted to host growth within their existing boundaries and in adjacent locations that can be served by public utilities
  - Strengthen each village
  - Attract additional residents to support local businesses



# Village growth areas

- This new character type was added to reflect the potential for expansion of each village to accommodate new growth.
- Will require utility service extensions.



## VILLAGE GROWTH AREAS

All villages have the potential to benefit from growth, particularly through the extension of public utilities. Along with infill development in Village Centers, new growth can occur in adjacent areas. This should include a range of single-family, duplex, and multi-family residential and supporting retail and employment uses. Building patterns, setbacks, and lot sizes should be compatible with existing patterns in each village center to ensure a continuation of a walkable and more dense built environment. This may also reduce the investment necessary to expand utility capacities and extend services.



### PRIMARY USES

- Single-Family Residential
- Duplex Residential
- Multi-Family Residential

### SECONDARY USES

- Commercial
- Employment
- Parks and Open Space
- Schools



### RESIDENTIAL DENSITY

- 4-8 du/ac

### POLICIES

1. **Building on existing development character.** New development in growth areas should reflect the existing development character of street grids, blocks, and smaller lots that typify the adjacent village center, ensuring that the current "small town" character remains. This should also ensure a walkable place with sidewalk extensions that connect to the village's center.
2. **Encouraging new housing options.** Village Growth Areas provide an opportunity to introduce new housing products into individual villages, providing current residents with new housing options while also meeting the needs of new residents and workers. This should include new single-family, duplexes, and townhouses (an example of which can be found in Carroll). Maximum height on townhouses and other multi-family housing should not exceed three stories.
3. **Public utilities.** Expansion of Village Centers to these growth areas will require the necessary capacity in water and sewer systems, and system extensions into new areas, depending on the status of each individual system. But utilities are critical to ensuring the addition of new development at densities comparable to current village development.



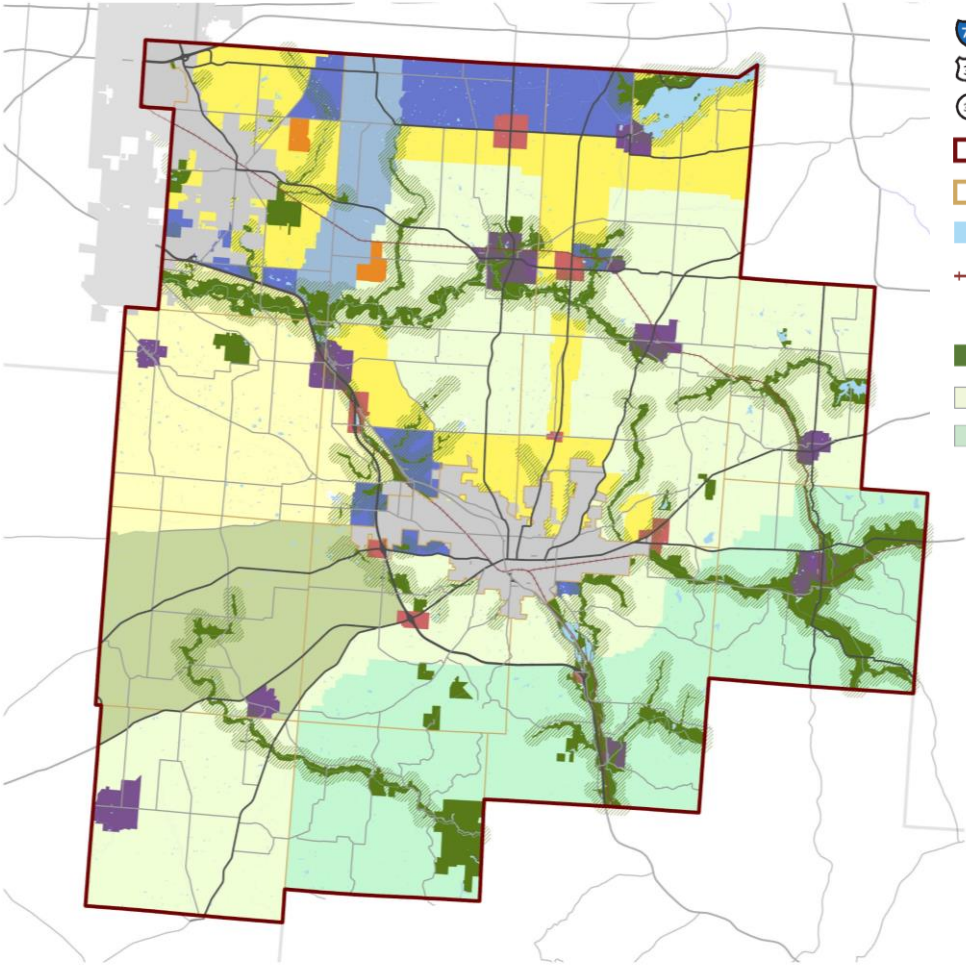
# What's changed?

- **Mixed use centers** are noted in four key locations that either have plans in place or which could attract employers and supportive commercial and residential development, while easily being served by public utilities.
  - Attract new housing to meet the needs of County residents
  - Provide sites to attract new employers
  - Limiting the amount of needed infrastructure
  - Protect taxpayers

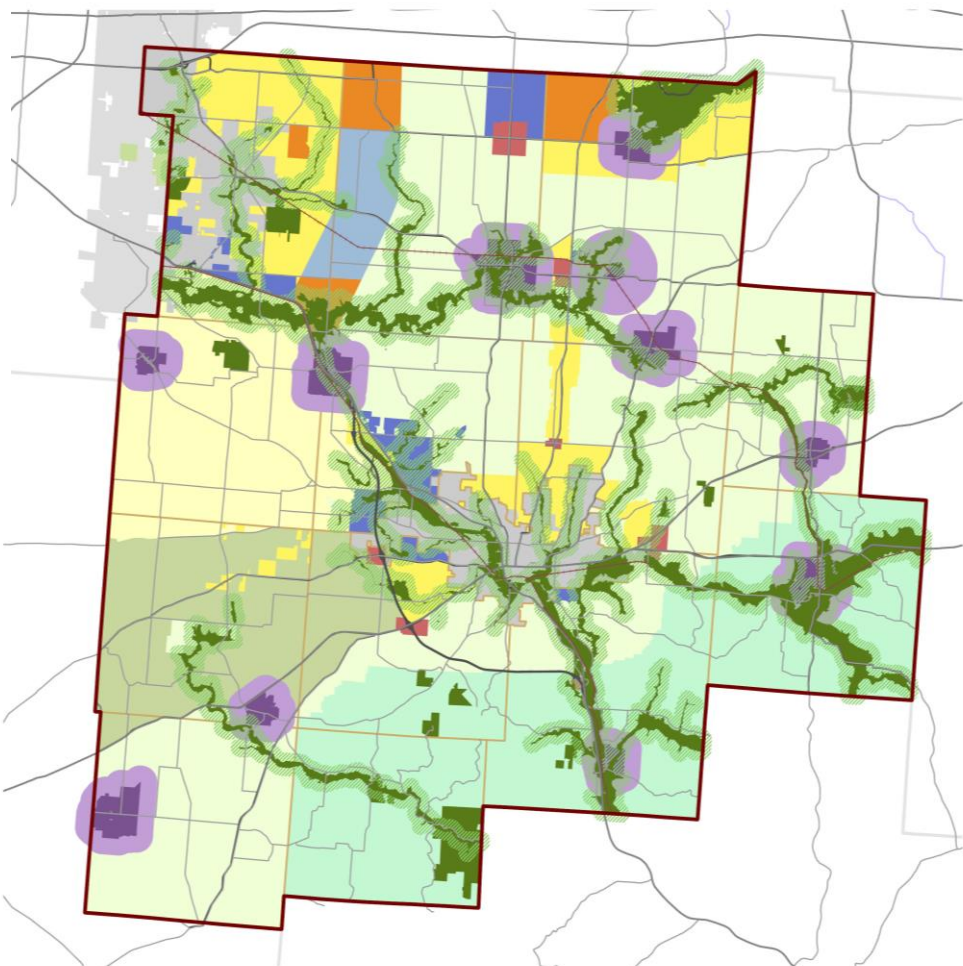


# Aug 2023






















# Feb 2024

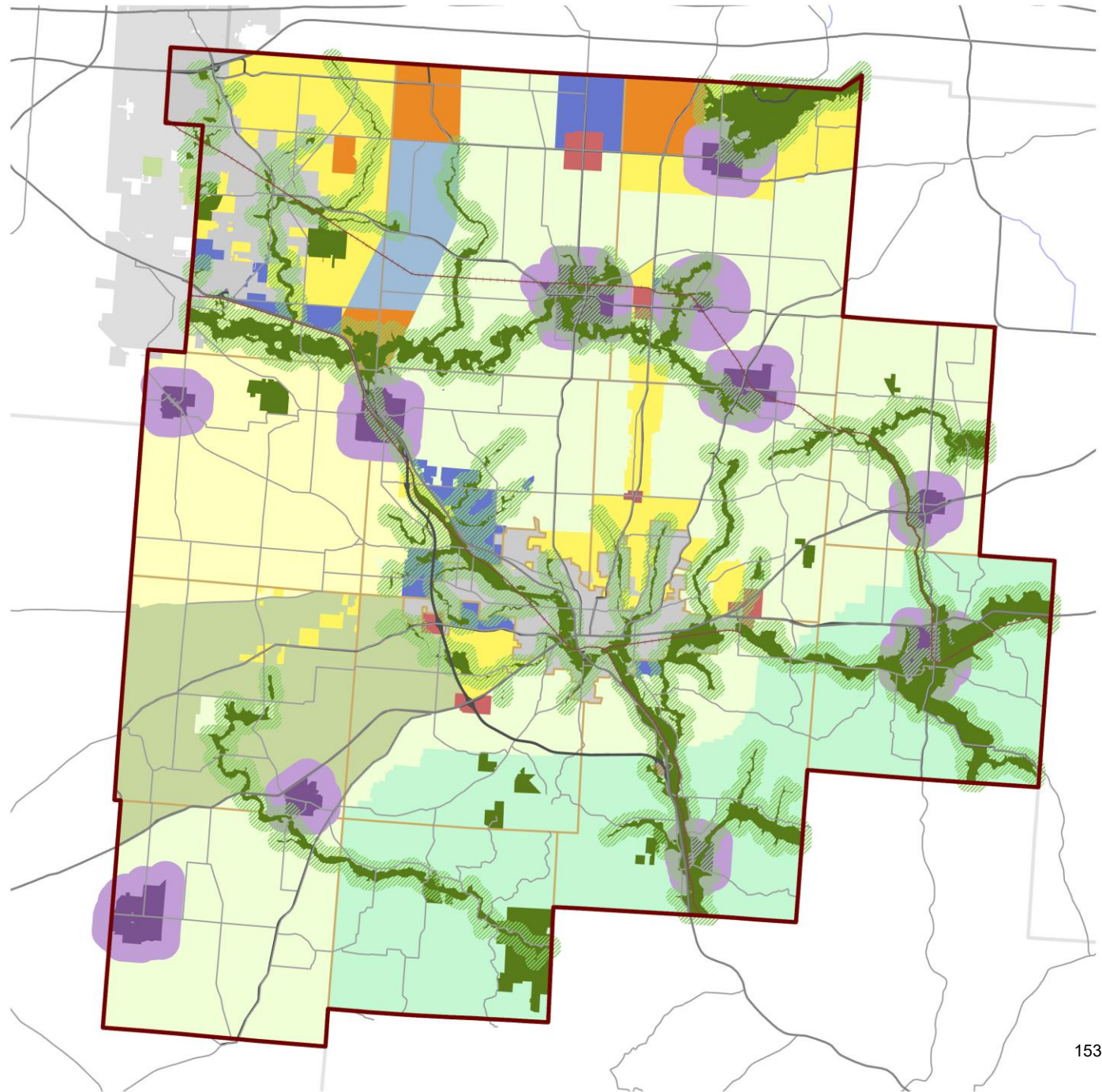


- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Railroads
- Open Space
- Traditional Agriculture
- Low Impact and Conservation
- Mixed Rural
- Rural Residential
- Suburban Residential
- Employment Center
- Crossroad Center
- Village Center
- Village Growth Area
- Mixed Use Center
- Transportation and Economic Development Corridor
- Flood Hazard Area
- Flood Hazard Buffer





-  Interstate
-  US Highway
-  State Highway
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-  Village Growth Area
-  Mixed Use Center
-  Transportation and Economic Development Corridor
-  Flood Hazard Area
-  Flood Hazard Buffer



# What's changed?

**Priority Growth Areas** are locations identified during the process that are well suited to support development in the short- to mid-term (next five to 10 years).

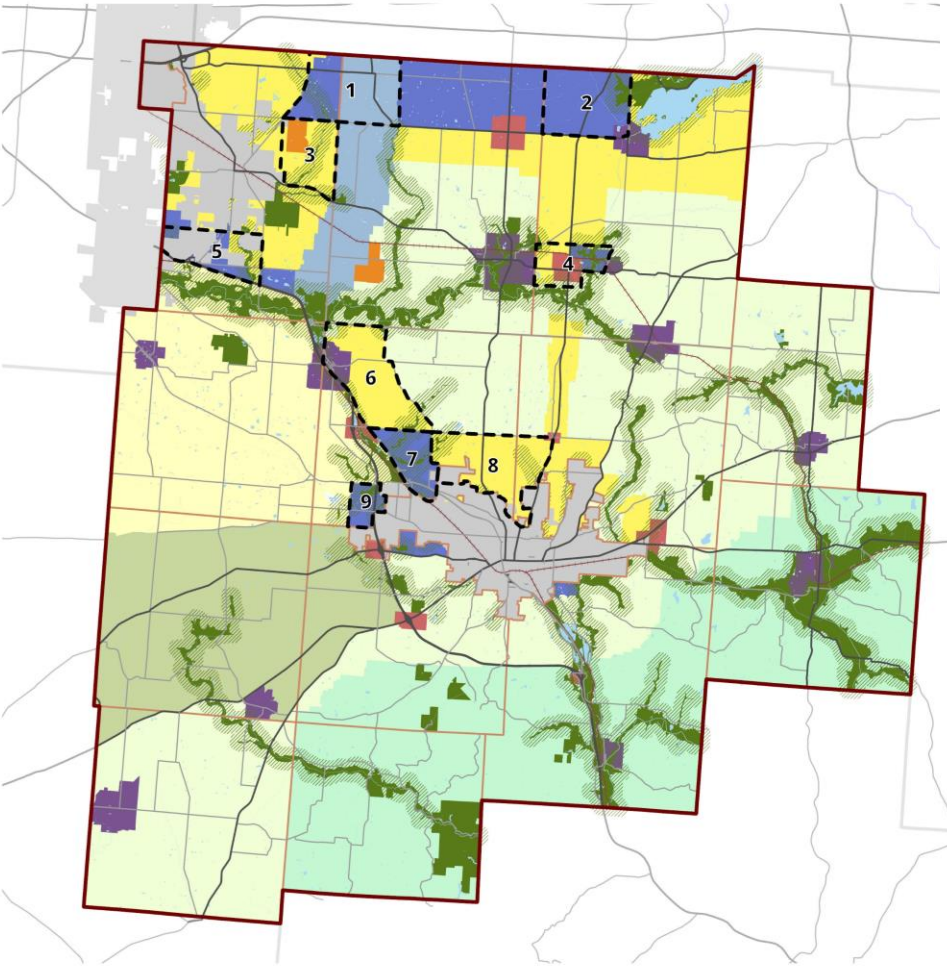
- **These areas that are adjacent to existing development, benefit from excellent access to I-70 or US-33, and can be served by public utilities.**
- **Mixed Use is a priority in four areas**



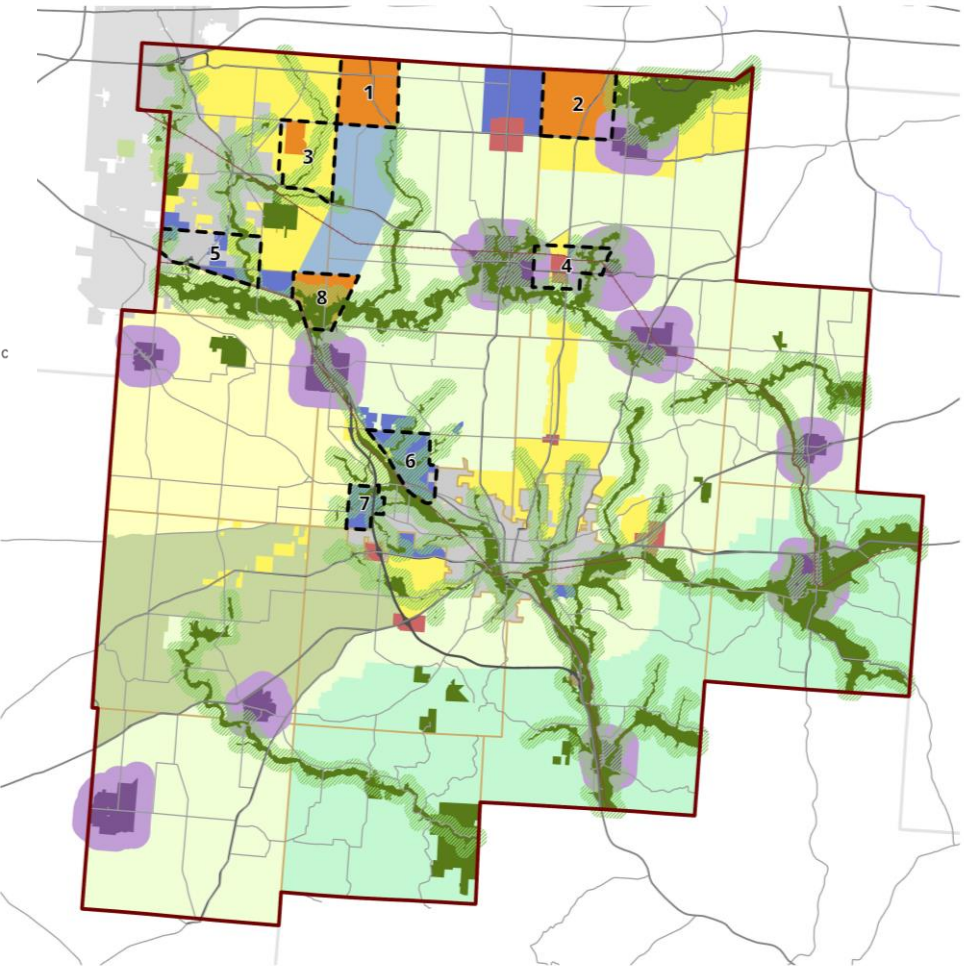










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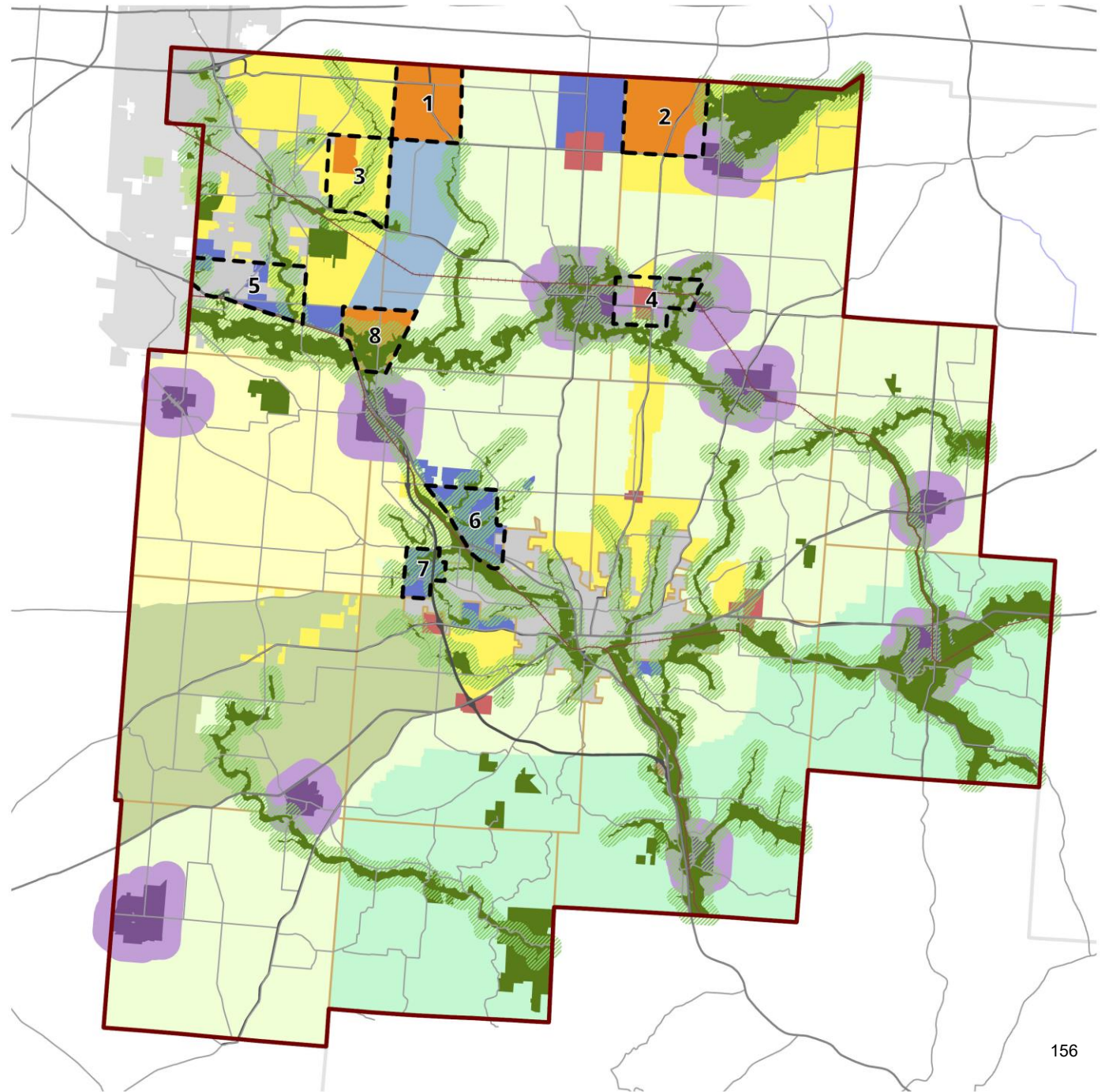
# Feb 2024



- Interstate
- US Highway
- State Highway
- County Boundary
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- Water
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- Priority Areas
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- Traditional Agriculture
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-  Interstate
-  US Highway
-  State Highway
-  County Boundary
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-  Rural Residential
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-  Employment Center
-  Crossroad Center
-  Village Center
-  Village Growth Area
-  Mixed Use Center
-  Transportation and Economic Development Corridor
-  Flood Hazard Area





# Questions





Jon

Habitat WE NAILED IT!

Habitat WE NAILED IT!

Habitat WE NAILED IT!

Habitat WE NAILED IT!









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REGULAR MEETING #11 - 2024  
FAIRFIELD COUNTY COMMISSIONERS' OFFICE  
MARCH 19, 2024

AGENDA FOR TUESDAY, MARCH 19, 2024

- 9:00 AM Review
- Regular Meeting
- Pledge of Allegiance
- Announcements
- Approval of Minutes for March 12, 2024
- Commissioners
- 2024-03.19.a A Resolution Authorizing the Approval of the Fairfield County 2024 Comprehensive Plan [Commissioners]
- 2024-03.19.b A Resolution Approving a New Petition for the Establishment of the Violet Township New Community Authority [Commissioners]
- 2024-03.19.c A Resolution to Authorize the Establishment of a New Fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities [Commissioners]
- Fairfield County Engineer
- 2024-03.19.d A Resolution to Approve Advertising for the 2024 Crack Seal Project [Engineer]
- 2024-03.19.e A Resolution to Approve Advertising for the Purchase of Liquid Asphalt Project [Engineer]
- 2024-03.19.f A Resolution to Approve Advertising by the County Engineer to Sell Scrap Metal and Aluminum [Engineer]
- 2024-03.19.g A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2580 Subdivision Inspection for services performed at various Meadowmoore subdivisions [Engineer]
- Fairfield County Job and Family Services
- 2024-03.19.h A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS [JFS]
- 2024-03.19.i A Resolution to Approve a Memo Expense/Memo Receipt for the Costs of Birth Certificates Paid to Fairfield County Health Departments as a Memo Expenditure for Fund #2072 Public Children’s Services [JFS]

Payment of Bills

2024-03.19.j

A Resolution Authorizing the Approval of Payment of Invoices for Departments that Need Board of Commissioners' Approval [Commissioners]

The next Regular Meeting is scheduled for March 26, 2024, at 9:00 a.m.

Executive Session to Discuss Collective Bargaining Matters, 10:30 a.m.

Adjourn



**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

**Review Meeting**

The Commissioners met at 9:00 a.m. in the Commissioners' Hearing Room located at 210 E. Main St., Lancaster, OH. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Treasurer James Bahnsen; Assistant Prosecuting Attorney, Steven Darnell, Prosecutor, Kyle Witt; Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Deputy Director, Heather O'Keefe; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; FCFC Manager, Tiffany Wilson; Deputy Director of Engineer Operations, Jason Grubb; Parks District Director, Marcey Schafer; Interim RPC Director, Holly Mattei. Also present: Sherry Pymer, Jo Price, Cody Tatum, Jeff Williamsen, Vince PoPo, Tom Hart, Judy Stemen, and Ray Stemen.

Virtual attendees: Joshua Horacek, Tony Vogel, Park Russell, Melissa Connor, Lori Hawk, Beth Cottrell, Jessica Murphy, BGM, Jeff Barron, Rick Szabrak, Tyler, Greg Forquer, Deborah, Brian Wolfe, Nikki Drake, Shelby Hunt, Arika Farrer, Lynette Barnhart, Tony Howard, Jennifer Morgan, Stacy Hicks, and Ashley Arter.

**Welcome**

Commissioner Levacy opened the meeting by welcoming everyone in attendance.

**Listen and Learn – Parks District**

Marcey Shafer, Director of the Fairfield County Parks District (district) provided an update and a PowerPoint presentation that is available in the minutes. She stated that the District's Board is appointed by the County's probate judge and spoke about the goals of the park district and about parks within the district. Many County departments provide service to the district and the district is funded through levy monies, local government funds, grants, donations, and rental fees. The district includes more than 1150 acres. Rock Mill Park had an eroding retaining wall that has been repaired and additional repairs are planned for the park. Ms. Shafer spoke about completed 2023 projects, the strategic plan for 2024, and a 2023 grant for H2Ohio Wetland projects. She showed a map of the many parks within the district and encouraged people to visit.

Commissioner Davis thanked Ms. Shafer for her presentation.

Commissioner Fix asked about the district's partnership with Coyote Run.

Ms. Shafer replied that Coyote Run is a 900+ acre privately owned nature preserve. She added that the district has a great relationship with Coyote Run and has been able to host educational programs at the nature reserve.

Commissioner Fix spoke about visiting Coyote Run and how amazed he was at the different forms of life that have habitats there. He also spoke about seeing a vernal pool while visiting the preserve.

Commissioner Levacy asked about the Wagner Preserve and the Blue Heron nests located there.

Ms. Shafer stated that the Land Bank has helped to demo some buildings at the Wagner Preserve and added that there is an existing farm on the property. We hope to open trails on the property,

**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

including some this year for student access. She stated that the Parks District is trying to get a camera on one of the heron nests so that people can view their activity; and that it is difficult to count the number of Heron nests but believes there are about 70 nests.

Commissioner Levacy thanked Ms. Shafer for her presentation.

**Public Comments**

Ray Stemen of Lancaster offered his concerns for the Governor of Michigan urging residents to house immigrants in their homes and said a prayer.

Judy Stemen of Lancaster offered her concerns for the effects of the COVID-19 vaccine.

**Legal Update**

Prosecutor Witt shared a court victory on a child sexual assault case where the accused was found guilty and is awaiting sentencing. He shared that it was a difficult case, and that the case was a collaboration of Harcum House, CPS, and law enforcement agencies. The victim was 12 years old and was living with a grandmother who had adopted her, and the abuser was the grandmother's spouse. She was in an unsafe and unsupportive environment. This case rested on her ability to describe her abuse in court. He commended the agencies involved in the trial, and for the services provided to the victim.

Commissioner Levacy spoke about Harcum House staff who attended the meeting and thanked them for their services.

**County Administration Update**

- *The County Administration Update was provided by County Administrator, Aundrea Cordle, unless otherwise noted.*

**Week in Review**

*RPC Approved Comprehensive Land Use Plan*

Regional Planning approved the 2024 Comprehensive Plan at their March 5<sup>th</sup> meeting which was held at the Workforce Center. There is a letter from Regional Planning included in the review packet where this document is being forwarded on to the Commission. There is a tentative plan to have this on the voting agenda for Commissioners at the March 19<sup>th</sup> meeting.

*Fairfield County Awarded a 2024 Recycle Ohio Grant Award of \$9,000*

Lancaster-Fairfield County Community Action Agency, on behalf of the Commissioners, submitted for a Recycle Ohio Grant and received notification that we have been awarded \$9,000 for All-in-One Office Printer and stand, Custom metal signs and Installation, 4ft recycling fluorescent boxes and CFL/Mixed light bulb boxes, and mail back dry cell battery recycling boxes.

*Elected Officials and Department Heads Roundtable*

**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

The next roundtable for elected officials and department heads is Tuesday, April 2<sup>nd</sup>, from 1-4 p.m., at the Ag Center. Clerk, Rochelle Menningen, will be seeking departmental updates soon. If you have a specific topic, you would like covered, please let me know.

**Highlights of Resolutions**

*Administrative Approvals*

The review packet contains a list of administrative approvals.

*Resolution Review*

There are 20 resolutions on the agenda for the voting meeting.

Resolutions of note:

- A resolution authorizing the approval of two proclamations. One for a celebration for the outstanding achievements of women, and specifically of NASA Flight Director, Allsion Bolinger. The proclamation would recognize March 22, 2024, and Celebrate Women and Celebrate Allison Bolinger Day. The second resolution is to recognize April 22, 2024, as Earth Day. Marcey Shafer, who spoke earlier from our Parks District, is here to accept the Earth Day proclamation. Earth Day was organized over 50 years ago to mobilize and educate people to protect the environment and our Parks District works hard to protect and preserve nature and our natural ecosystems, and to educate residents on how they can also participate in doing so, through programs and events.
- A resolution approving an Expedited Type II Annexation of 9.138 acres from Walnut Township to the Village of Millersport. Thomas Hart is the agent for the petitioner. (Mr. Hart indicated a couple of weeks ago that he would be at the meeting to answer any questions.)

Thomas Hart stated the annexation involves a church camp that needs better water service.

- A resolution approving a letter of support to Senator Sherrod Brown for federal funding for an updated CT scanner for Fairfield Medical Center.
- There are three resolutions authorizing use of ARP funding for Harcum House, the MARCS tower, and for transportation school education vehicles to be used for driver education programs.

Cody Tatum spoke about the case summarized by Prosecutor Witt earlier in the meeting and added that the victim in the case wanted other victims to know that there are people who will listen, that it is not your fault when you are victimized, and that you should speak out no matter the outcome. Mr. Tatum stated that Harcum House is moving forward boldly as it leads the state and helps shape the voice of safety.

Commissioners Levacy and Fix stated their appreciation for the dedication and hard work of Mr. Tatum and the staff at the Harcum House.

**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

- A resolution approving a grant agreement between the Commissioners and the Ohio Department of Development for the Energy Efficiency Program for Ohio communities.
- A resolution approving the recommendation of RLF to approve a loan application for Double Edge Brewing through the Fairfield County EDA-CARES Revolving Loan Fund project.

Rick Szabrak stated that Double Edge Brewing started a small canning line and like Combustion Brewery, their growth has been very organic. The loan will help them purchase a digital label maker to print labels on the cans.

- A resolution to approve a bid award to Enviro Construction Co. for the CDBG PY2022 Village of Pleasantville Street Storm Sewer Improvement project.

Holly Mattei stated that this is part of the Revitalization grant that Pleasantville received.

- A resolution approving the service agreement between the Sheriff's Office and Violet Township for policing services.
- A resolution authorizing the purchase of three work trucks for the Utilities Department to replace trucks currently in the fleet. These are being purchased through a state bid from Chapman Ford.

**Budget Review**

- No update.

**Calendar Review/Invitations Received**

- *A review of the calendar, and of invitations and correspondence received by the Commissioner's Office, was provided by Ms. Menningen.*

- Lancaster Festival Reveal Event and Fundraiser, April 6, 2024, 7:00 p.m., Eagles Event Center, 1936 E. Main St., Lancaster
- Community Prayer Breakfast, April 15, 2024, 8:00 a.m., ConneXions West, 625 Garfield Ave, Lancaster

**Correspondence**

- City of Lancaster Community Development Department, March 5, 2024, Revised Notice of Funding Availability, Programming Schedule, Performance Measures Report, Census Tracts - Low and Moderate Income Areas, and Eligible Activities, PY 2024 City of Lancaster Community Development Block Grant Funds
- Correspondence regarding the Israeli-Hamas War
- Letter regarding the National Day of Prayer
- Correspondence regarding Industrial Solar Projects

**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

- Letter Regarding the Reserve at Hunter Trace stating that Fairfield Homes, Inc. Plans to Submit an Application to Utilize Multifamily Funding Programs of the Ohio Housing Finance Agency
- Letter from the Ohio Department of Agriculture Approving the Appointment of Shawn Rinehart as Deputy Apiarist for Fairfield County
- For Immediate Release, Office of County Auditor, March 6, 2024, “Final Current Agricultural Use Value (CAUV) Deadline is April 1st”
- Hinkle Real Estate Advisors, Inc., March 6, 2024, Letter Regarding Property Assessment and Appraisals for Pickerington Road Interchange Project
- Memo from the County Auditor, March 7, 2024, Subjects: Update on Budget Commission Activity: Waiver of Tax Budget; Desk Reviews and Reports; and Requests for Information
- The Fairfield County Auditor’s Office: Wins of the Week, March 7, 2024
- Email, March 8, 2024, from RPC Regarding their Approval of the Comprehensive Plan and Requesting the Commissioners Adopt the Plan
- A Resolution from the Pleasant Township Trustees Asking the Commissioners to Prohibit Industrial Solar in Unincorporated Areas of Pleasant Township
- Letter from the CCAO, March 7, 2024, Regarding Sunshine Week and an Updated Executive Session Overview Guide
- Environmental Stewardship Committee Spring Newsletter

**Old Business**

Commissioner Fix stated he had a productive meeting between Liberty Township and the Village of Baltimore. He also met with the Mayor of Pleasantville.

Commissioner Levacy stated he attended the Governor’s Executive Workforce Board meeting where they discussed helping students find career opportunities.

**New Business**

Commissioner Fix added that he will not be in attendance at the next meeting due to an out of town commitment but will be participating online.

**Regular (Voting) Meeting**

The Commissioners continued to their Regular Meeting. Commissioner Levacy called the meeting to order, and the following Commissioners were present: Jeff Fix, Steve Davis, and Dave Levacy. County employees present: County Administrator Aundrea Cordle; Deputy County Administrator Jeff Porter; Clerk, Rochelle Menningen; Communications & Information Coordinator, Bennett Niceswanger; Auditor, Dr. Carri Brown; Recorder Lisa McKenzie; Treasurer James Bahnsen; Assistant Prosecuting Attorney, Steven Darnell, Prosecutor, Kyle Witt; Budget Director, Bart Hampson; JFS Director, Corey Clark; JFS Deputy Director, Heather O’Keefe; IT Director, Dan Neeley; EMA and Facilities Director, Jon Kochis; Utilities Director, Tony Vogel; JFS Budget Director, Josh Crawford; FCFC Manager, Tiffany Wilson; Deputy Director of Engineer Operations, Jason Grubb; Parks District Director, Marcey Schafer; Interim RPC Director, Holly Mattei. Also present: Sherry Pymer, Jo Price, Cody Tatum, Jeff Williamsen, Vince PoPo, Tom Hart, Judy Stemen, and Ray Stemen.

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Regular Meeting #10 - 2024 – March 12, 2024

- 5 -



**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

**Pledge of Allegiance**

Commissioner Levacy asked everyone to rise as able and led the Pledge of Allegiance.

**Announcements**

Clerk Menningen stated resolution 2024-03.12.c would be withdrawn after receiving word from legal counsel that minor changes in the petition were required.

**Approval of Minutes for March 5, 2024**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the Minutes for the Tuesday, March 5, 2024, meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from the Fairfield County Board of Commissioners**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Board of Commissioners:

2024-03.12.a        A Resolution Authorizing the Approval of Proclamations

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of Resolutions from the Fairfield County Board of Commissioners**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Board of Commissioners:

2024-03.12.b        A Resolution to Approve the Rescindment of Resolutions Involving the Establishment of the Violet Township New Community Authority and the Appointment of Board Members to Said Authority

2024-03.12.d        A resolution to approve the annexation of 9.138 +/- acres from Walnut Township to the Village of Millersport, Expedited Type II, pursuant to ORC 709.023, Annexation of Land by the agent for petitioners, Thomas L. Hart.

2024-03.12.e        A Resolution Approving a Letter of Support for Fairfield Medical Center's Initiative to Upgrade its CT Imaging Capabilities

2024-03.12.f        A Resolution to Approve an Authorized use of American Rescue Plan Fiscal Recovery Funding and Appropriate from Unappropriated Funds for the County ARP Fiscal Recovery Fund, #2876, for Assistance to the Harcum House, a Non-Entity, Anticipating a Payment as a Beneficiary to

**Regular Meeting #10 - 2024**  
**Fairfield County Commissioners' Office**  
**March 12, 2024**

Allow for Support of Harcum House Services which were Negatively Impacted by the COVID-19 Pandemic

- 2024-03.12.g      A Resolution Approving to Appropriate from Unappropriated in a Major Expenditure Object Category Relating to the American Rescue Plan (ARP) Fiscal Recovery Fund #2876
- 2024-03.12.h      A resolution to approve an authorized use of American Rescue Plan fiscal recovery funding and appropriate from unappropriated funds for the County ARP fiscal recovery fund, #2876, for Transportation School Education Vehicles
- 2024-03.12.i      A Resolution to Approve a Grant Agreement Between Fairfield County Board of Commissioners and Ohio Department of Development for the Energy Efficiency Program for Ohio Communities
- 2024-03.12.j      A Resolution Approving an Account to Account Transfers in a Major Object Expense Category for the Telecom Budget, General Fund #1001
- 2024-03.12.k      A Resolution Approving Account to Account Transfers in Major Object Expense Categories for the General Fund Public Transit Budget for 2024

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from the Fairfield County Domestic Relations Court**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Domestic Relations Court:

- 2024-03.12.l      A Resolution Authorizing an Account to Account Transfer for the Adjustment of Material Supplies, Fund #2625, Special Projects Fund

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from Fairfield County Economic & Workforce Development**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Economic & Workforce Development:

- 2024-03.12.m      A Resolution to Approve the Recommendation of the Fairfield County Revolving Loan Fund Loan Review Committee to Fund Double Edge Brewing as a Fairfield County EDA-CARES Revolving Loan Fund Project

Roll call vote of the motion resulted as follows:

Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of Resolutions from the Fairfield County Engineer**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolutions from the Fairfield County Engineer:

**Regular Meeting #10 - 2024  
Fairfield County Commissioners' Office  
March 12, 2024**

- 2024-03.12.n      A Resolution to Approve Advertising for the WAL-05 Geiger Road Superstructure Replacement Project
- 2024-03.12.o      A Resolution to Appropriate from Unappropriated in a Major Expenditure Object Category, Motor Vehicle for Materials & Supplies
- 2024-03.12.p      A Resolution to Approve a Reimbursement for Share of Costs for Monthly Postage Paid to Fairfield County Commissioners as a Memo Expenditure for County Engineer, Fund #2024, Motor Vehicle

Jason Grubb stated that resolution 2024-03.12.n allows the Engineer's Office to advertise for the superstructure on Geiger Road.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from Fairfield County Job and Family Services**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from Fairfield County Job and Family Services:

- 2024-03.12.q      A Resolution Approving an Account-to-Account Transfer into a Major Expenditure Object Category, Fund #2072, Public Children Services

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from the Fairfield County Regional Planning Commission**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Regional Planning Commission:

- 2024-03.12.r      A Resolution to Approve an Award of Bid to Enviro Construction Co. for the CDBG - PY2022 - Village of Pleasantville Street Storm Sewer Improvement Project

Commissioner Fix added that Congressman Balderson stated that the sewer district and the Engineer's Office are to receive grant funding.

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy

**Approval of a Resolution from the Fairfield County Sheriff**

On the motion of Jeff Fix and the second of Steve Davis, the Board of Commissioners voted to approve the following resolution from the Fairfield County Sheriff:

- 2024-03.12.s      A Resolution Authorizing the Approval of a Service Agreement by and between Fairfield County Sheriff's Office and the Township of Violet

Roll call vote of the motion resulted as follows:  
Voting aye thereon: Jeff Fix, Steve Davis, and Dave Levacy





**Regular Meeting #10 - 2024  
Fairfield County Commissioners' Office  
March 12, 2024**

\*Approved on March 19, 2024

---

Dave Levacy  
Commissioner

Jeff Fix  
Commissioner

Steve Davis  
Commissioner

---

Rochelle Menningen, Clerk

---

## **A Resolution Approving the Adoption of the Fairfield County 2024 Comprehensive Plan**

**WHEREAS**, the Fairfield County Commissioners contracted with Planning Next to draft a Comprehensive Land Use Plan for Fairfield County; and

**WHEREAS**, the Fairfield County Regional Planning Commission along with Regional Planning staff, the County Commissioners, County Administration, Economic Development staff, the Utilities Department Head, the Engineer's Office, Fairfield Soil and Water Conservation District staff, and other county employees, worked on the Comprehensive Land Use Plan; and

**WHEREAS**, a steering committee was created to provide feedback from townships and villages and Commissioner Fix and County staff lead 26 community meetings to gain additional input from county villages and townships for the 2024 Comprehensive Plan; and

**WHEREAS**, the Fairfield County Regional Planning Commission (RPC) approved the final Fairfield County 2024 Comprehensive Plan at its March 5, 2024, meeting, and sent a letter to the Fairfield County Board of Commissioners asking them to adopt the Fairfield County 2024 Comprehensive Plan as approved by RPC on March 5, 2024.

---

### **NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**Section 2.** That the Fairfield County Board of Commissioners repeal and replace all previous Comprehensive Plans and land use plans for Fairfield County.

**Section 2.** That the Fairfield County Board of Commissioners hereby approves the adoption of the Fairfield County 2024 Comprehensive Plan and land use plans for Fairfield County.

Prepared by: Rochelle Menningen



March 8, 2024  
Fairfield County Board of Commissioners  
210 East Main Street  
Lancaster, OH 43130

Dear Board of Commissioners:

It is with great pleasure to report to you that the Fairfield County Regional Planning Commission, at its March 5th meeting, approved the Fairfield County 2024 Comprehensive Plan. I am providing a copy of the approved plan with this letter for your consideration for adoption. This plan will set the stage for Fairfield County for the anticipated growth that is expected in Central Ohio.

We appreciate the hard work and dedication of the Board of Commissioners through this process. We especially appreciate the leadership of Jeff Fix and all the Fairfield County Department Heads that help lead us through 26 community meetings to move this project over the finish line. Finally, we would like to thank Planning Next for the professional and technical expertise they provided in developing a quality plan that will lead Fairfield County through these unprecedented times of growth.

Thank you again for the Board's support during this project, and we hope that you will consider adopting this plan at a future Board meeting. Please reach out if you have any questions or need any further information.

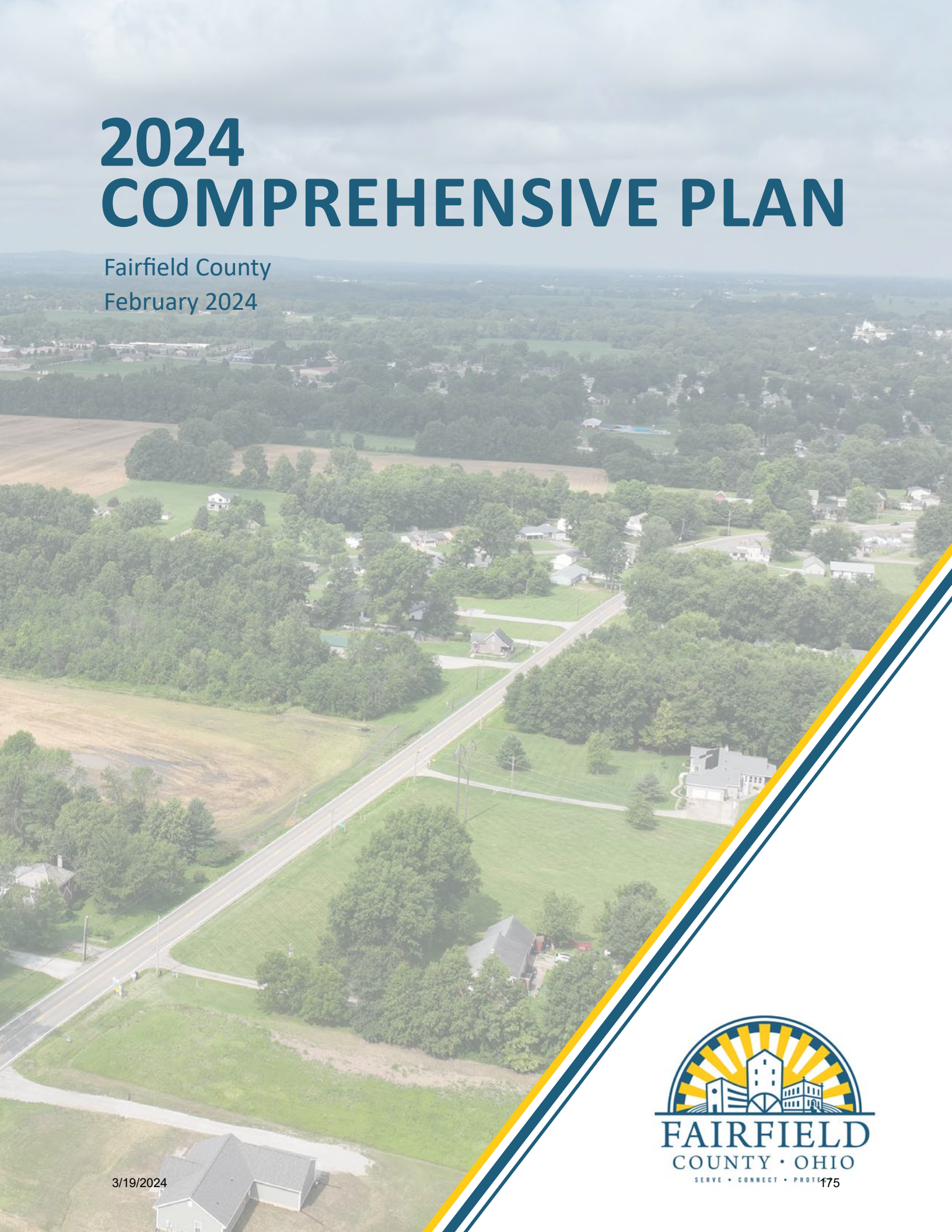
Sincerely,



Holly R. Mattei, AICP  
Interim Director

# 2024 COMPREHENSIVE PLAN

Fairfield County  
February 2024



# ACKNOWLEDGMENTS

## Board of County Commissioners

Steve Davis  
Jeff Fix  
David L. Levacy, *Chair*

## County Administrator

Aundrea Cordle

## Fairfield County Economic Development

Rick Szabrak, *Director*  
Vince Carpico  
Anthony Iachini

## Fairfield County Regional Planning Commission

Jennifer Morgan, *Chair*  
Holly R. Mattei, *Acting Director*  
Josh Hillberry, *Planner*  
Safa Saleh, *Planner*

## Steering Committee Members

Josh Anders, *Fairfield County Utilities*  
Mayor Mary Boring, *Village of Thurston*  
Stephanie Bosco, *Lancaster Port Authority*  
Greg Butcher, *City of Pickerington*  
Aunie Cordle, *Fairfield County*  
Joe Ebel, *Fairfield County Health Department*  
Gail Ellinger, *Hocking Township*  
Bryan Everyitt, *Dagger Law*  
Mayor Lee Gray, *City of Pickerington*  
Dave Gulden, *City of Pickerington*

David Hague, *Coyote Run*  
Lucas Haire, *City of Canal Winchester*  
Ralph Hedrick, *Amanda Township*  
Joe Henderson, *One Columbus*  
Mayor Michael Henwood, *Village of Bremen*  
Terry Horn, *Walnut Township*  
Randy Kemmerer, *Liberty Township*  
Chad Lucht, *Fairfield County Soil and Water Conservation District*  
Rochelle Menningen, *Fairfield County*

Mayor Brad Nicodemus, *Village of Baltimore*  
Mitch Noland, *Fairfield County Engineers*  
Lori Sanders, *Violet Township*  
Mayor Davis Scheffler, *City of Lancaster*  
Kent Searle, *Greenfield Township*  
Carly Sparrow, *Village of Thurston*  
Mayor Joe Taylor, *Village of Lithopolis*  
Jeremiah Upp, *Fairfield County Engineer*  
Vince Utterback, *Violet Township*  
Tony Vogel, *Fairfield County Utilities*

## Consultants

Planning NEXT  
Ninigret Partners  
Burgess & Niple, Ltd.  
Skyview Technologies

## Special Thanks To

The many community members who contributed their time and ideas to the planning process

## Adoption Date

*to be completed*



## LETTER TO THE COMMUNITY

Thank you for taking the time to review Fairfield County's update to our Comprehensive Land Use and Economic Development Plan. A good bit of time and effort over the past year has been put into this update and we are proud of the final product as we work to address a number of economic challenges across our County.

This is all a part of our effort to address poverty concerns in Fairfield County. We know that every day roughly 16,000 people in our County wake up with the cloud of living at or below the poverty level hanging over their head. We know that the average wage paid in Fairfield County is lower than the average wage in other counties surrounding Central Ohio; and we know that our "Free & Reduced Meal Program" participants in schools throughout the County are well above the 20% mark.

There are a multitude of reasons for all of this and Commissioners Davis and Levacy and I are working diligently to responsibly and aggressively address the issues that underly our poverty concerns.

One of the primary issues is HOUSING. There is simply not enough housing available in Fairfield County, from affordable to work force to family residences, senior housing – even high-end homes. So, there is a significant SUPPLY issue. And DEMAND for housing in our County continues to grow and, experts are warning us, is about to EXPLODE. The Central Ohio region is adding – every day – on average – 67 new people. Every day. So, there is pressure from the Northwest. And we are now one year into the Intel expansion into Licking County, which is already beginning to bring both commercial and residential pressure to Fairfield County.

So we already have a meaningful supply deficit, and demand is about to explode. Basic economics tell us that when this occurs there is significant upward pressure on the costs of housing, making it more difficult for people to live in our County affordably; and driving increases in property values, raising property taxes.

To address this we've spent the past year meeting with Townships and Villages (all of them) individually – as well as other stakeholders like the Farm Bureau and School Superintendents- to figure out how we can all work together to PLAN FOR, MANAGE, and TAKE ADVANTAGE of the growth that is coming our way.

The two primary thoughts behind this plan are to PRESERVE THE LAND and PROTECT THE TAXPAYERS. We can do this by building with density (preserving thousands of acres of land), which in turn will allow us to have the developers and the new residents or businesses pay for the required infrastructure and the incremental costs of providing community services (protecting the existing taxpayers).

Our Workforce and Economic Development Team, Regional Planning, Utilities, County Engineer, Health Department, and the Soil & Water Conservation District all participated in our one-on-one meetings with the Townships and Villages; and helped us write, re-write, and re-write again this plan. Our meetings helped us more deeply understand the wants and needs of each of our local governmental entities; and have laid the groundwork for our efforts to work with them as they create their own plans for the future.

We still have a great deal of work to do. This plan will be the foundation of that work.

Sincerely,



Jeff Fix  
3/19/2024  
Fairfield County Commissioner



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FAIRFIELD COUNTY  
COURTHOUSE  
CONSTRUCTED 1871-1871  
DEDICATED MAY 3, 1871  
COUNTY COMMISSIONERS  
DANIEL F. ANDERSON  
HARRIS L. ANDERSON  
JAMES F. ANDERSON

ENTRANCE TO  
GROUND FLOOR  
ELEVATOR  
←

NOTICE  
  
IT IS ILLEGAL TO POSSESS  
OR CONCEAL A FIREARM  
ON THE PREMISES OF  
THE COURTHOUSE  
VIOLATION IS A CRIME  
PUNISHABLE BY LAW

ENTRANCE TO  
GROUND FLOOR  
ELEVATOR  
→





# EXECUTIVE SUMMARY

# 1





## 1.1 MANAGING GROWTH AND DEVELOPMENT

Fairfield County and its local jurisdictions are facing a key moment in history relative to growth and development. The metropolitan region continues to expand, major economic opportunities are occurring outside of Franklin County, the housing market is under duress, and land is a finite resource. Managing these forces while balancing what is best about Fairfield County is the major focus of the 2024 Comprehensive Plan.

These forces include a geographically expanding, economic expansion of data centers, advanced manufacturing, logistics, and warehouses, the increasing role of US-33 connecting to Southeast Ohio, growing a highly skilled local workforce, and unprecedented pressure on the regional and local housing market (rising development costs, lack of available housing stock, and affordability challenges).

The County enjoys outstanding aesthetic and natural assets, including abundant highly productive farmland, as well as an extensive stream system and natural areas, and the foothills of the Hocking Hills region, one of the increasingly recognized tourist destinations in the U.S.

Within this context, it’s critical to note that land is a finite resource in Fairfield County. An estimate prepared for the planning process determined that only 35% of the County is available to support future growth, not just growth for the next five to ten years, but for the entire future of Fairfield County. This is a pivotal point. Decisions regarding growth and development must strike the appropriate balance among a healthy economy, providing homes for current and future generations, and protecting the County’s agricultural roots and natural landscape.

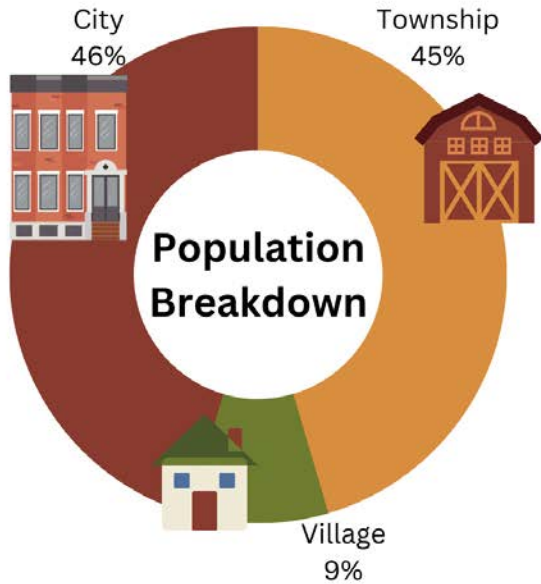
As a result, the plan seeks to target future development in the locations that can best support that growth through the extension of public utilities and transportation enhancements, which is different from the low density, random residential development pattern that typifies most townships and consumes significant amounts of productive farmland. Concentrating higher density development and employment uses will protect larger amounts of farmland than “business as usual.”

**Growth is coming and the County wishes to be well prepared both to manage and direct that growth and ensure that opportunities are fulfilled to benefit all.**

### EXECUTIVE SUMMARY

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THROUGHOUT THE PROCESS

**550+**

PEOPLE WERE ENGAGED

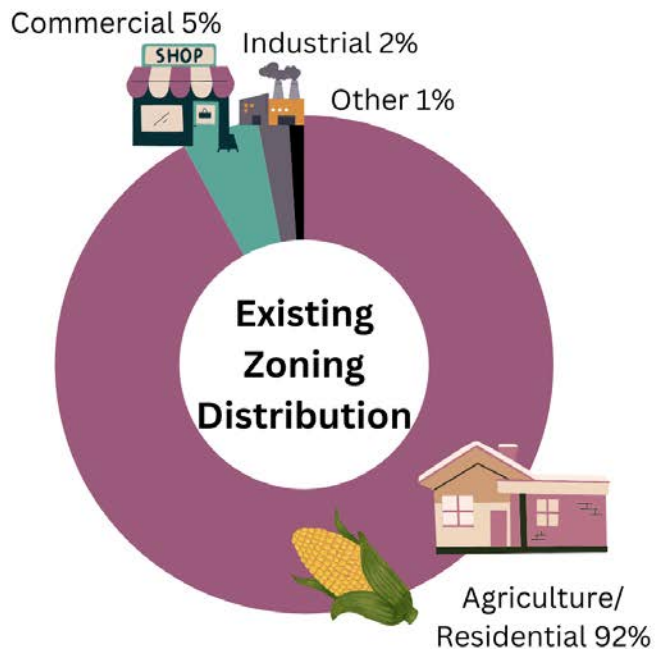
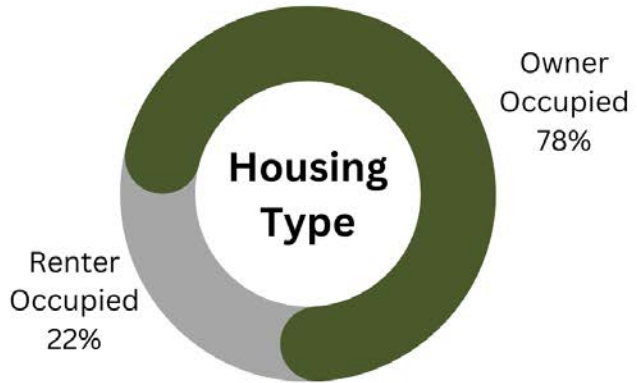
**Top Industry Sectors**

-  1. Retail
-  2. Healthcare
-  3. Government
-  4. Hospitality

FAIRFIELD COUNTY EXPECTED TO GROW TO

**214,900**

PEOPLE BY 2050



## 1.2 WHAT IS A COMPREHENSIVE PLAN?

**The Comprehensive Plan is Fairfield County’s official set of policies relative to growth, land use, and development.** It serves as a basis for considering a variety of growth- and service-related policies, programs, regulations, and capital expenditures. The plan will serve as a policy basis to consider amendments to the County Subdivision Regulations, updates to local zoning codes, additional joint projects to manage growth, and investments to direct development in appropriate locations.

**As requested by many townships, the Comprehensive Plan was funded by the Board of County Commissioners as another tool to assist local jurisdictions in addressing the various growth pressures and opportunities facing each community.** The County funded this project at the request of several townships and villages.

**The plan does not replace local zoning but can serve as a resource to consider code and zoning map amendments to further guide development in each community.**

**The 2024 Comprehensive Plan replaces all previously adopted comprehensive plans.**



## 1.3 KEY THEMES

Key themes summarize the results of the analysis that is the basis of the Comprehensive Plan, as well as the public input. Themes and key findings are detailed within individual chapters.

**Regional growth is extensive and will continue.** Once a truly rural place, Fairfield County has been transitioning to one that is more suburban in character as the metropolitan region continues to grow. Central Ohio continues to grow and is evolving into a high-tech economy, and Fairfield County will continue to experience growth pressure consistent with all Central Ohio communities.

**Growth management is jointly handled by various levels of local government.** The County has responsibility for residential subdivision regulations, economic development, County water and sewer, and managing the transportation network. Townships manage zoning and local services within their jurisdictions. Cities and villages are responsible for almost all aspects of growth management within their political boundaries. As a result, it takes a partnership among the various levels of local government to work towards the same vision for the future of Fairfield County.

**Local officials have various perspectives on growth.** The County seeks to encourage the right kind of growth in the right locations to secure a prosperous future for Fairfield County. Some local jurisdictions share this set of pragmatic values, while other jurisdictions value maintaining the status quo. Within our free market system, change is constant and there are many players in the development process. Communities are most successful when they proactively seek to manage and direct this energy to ensure a prosperous future for all.

**Expanding the tax base and attracting a skilled workforce is critical to a sustainable future.** The key to providing local services to residents is ensuring a strong tax base, built upon non-residential development that fuels real estate and income tax revenue. Attracting businesses requires a skilled workforce. And growing that workforce requires sufficient housing options within the County.

**Land remains a finite resource.** More than at any time in the County's history, available land to support development has reached a critical point in that individual development decisions can have wide ranging impacts on the landscape. Should street frontage continue to be subdivided into two- or five-acre lots, consuming farmland and impacting service delivery? Or should growth be focused in the best locations in which public utilities and access to the regional transportation network can minimize impacts on the rural countryside, thereby saving farmland?

**Agriculture must remain resilient.** Working farms and the County's agricultural sector are important to Fairfield County's heritage and culture, as well as local food production and successful family farms. Concentrating future development conserves prime farmland in cities and villages.

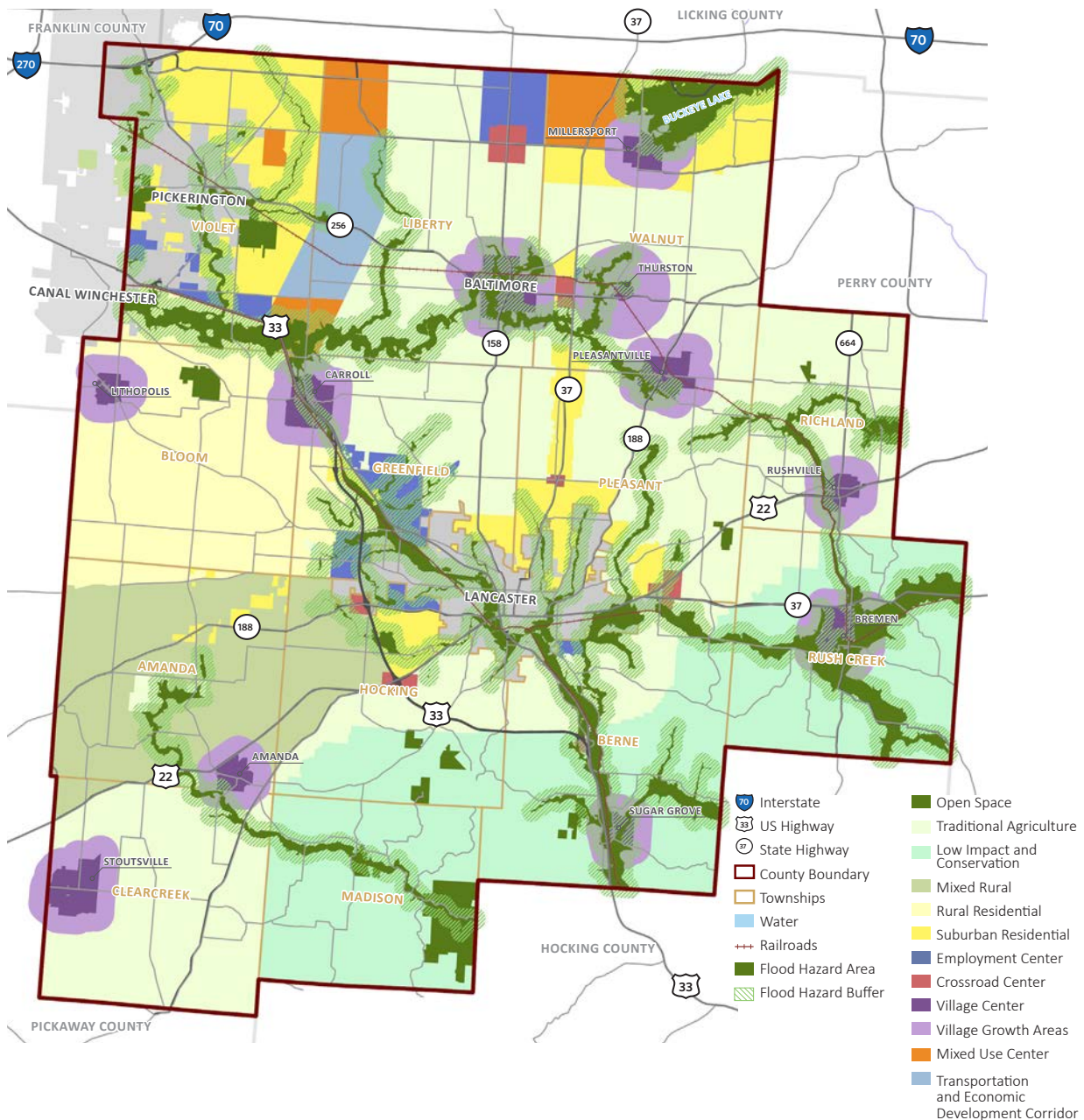
**Respecting the natural environment.** The plan acknowledges the importance of the County's natural features and assets, from stream corridors to the private nature preserves and public parks. Development's footprint should be light and less harmful to the natural landscape than in the past. Floodplains should be retained considering the effects of climate change and the rolling hills of southeast Fairfield County provide a welcoming gateway to the Hocking Hills.



## 1.4 FUTURE LAND USE

### Future Land Use Map

The Future Land Use Map seeks to balance development and conservation into a seamless and integrated growth pattern that responds to the growth potential of Fairfield County. In terms of accommodating future development, the Future Land Use Plan can support about 57,730 new housing units and 40,000,000 square feet of new employment uses over time.



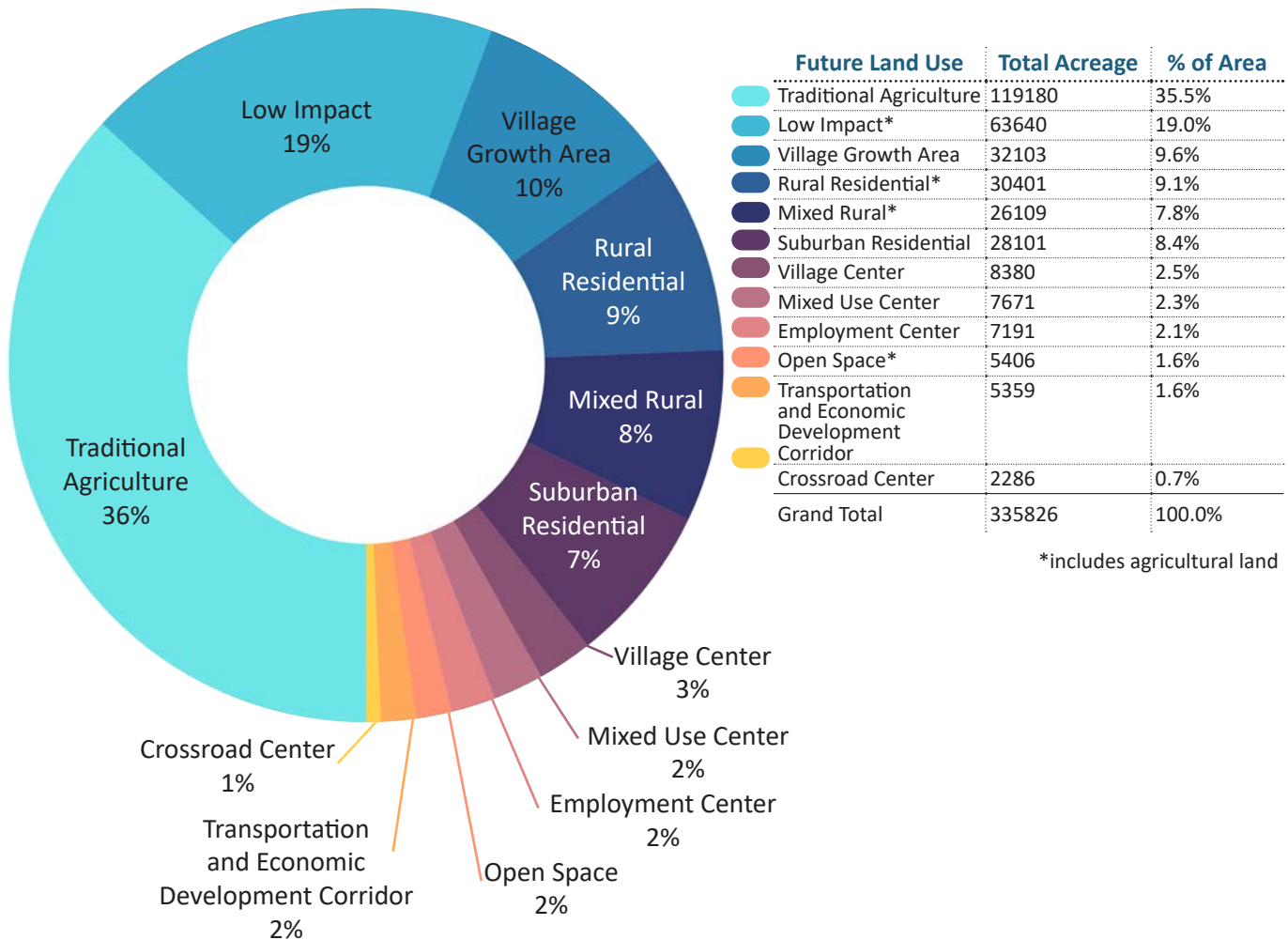
**Specifically:**

**Prioritizing existing population centers.** More intense development is focused on the existing population centers, both large (Lancaster and Pickerington) and small (Baltimore, Carroll, Pleasantville, Thurston, etc.).

**Suburban development where most appropriate.** Suburban-scale development is recognized and expected to continue in the northwest, as well as the northern portions of Liberty and Walnut townships given available access to I-70 and the related short commutes into Franklin and Licking counties.

**Rural development pattern and agriculture in balance of the County.** Less dense, residential development continues in the balance of the County, in many cases integrated with larger, conserved agricultural areas.

**Conserving critical natural resources.** Conservation should continue along all stream and river corridors, in recognition of the regulatory floodplains, extensive woodlands, and species habitat, and in recognition that a variety of recreational activities can be accommodated. Soil, air, and water quality conservation should remain a top focus during development discussions in recognition of the County’s agricultural footprint. In addition, species habitat, recreational facilities, and nature preserves should be accommodated and encouraged



## Character Types

To effectively communicate the vision represented by the Future Land Use Map a series of Character Types are deployed to provide a richer explanation of and policy direction for the various land use categories.

The Character Types are described relative to a description, primary and secondary uses, density/intensity where applicable, and photos and patterns as further illustration. These can serve as the basis for new zoning districts.

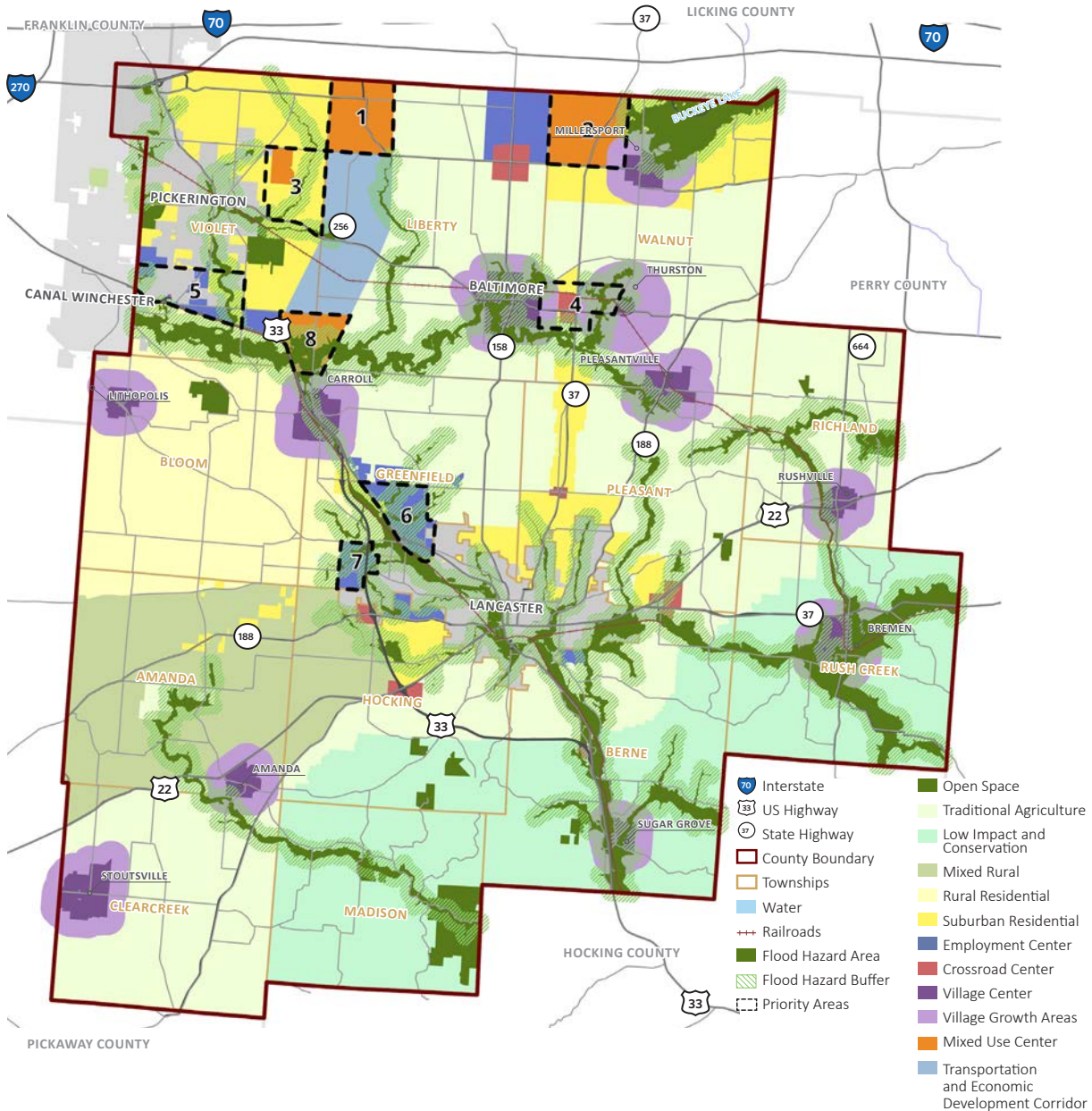




## Priority Growth Areas

While the Comprehensive Plan provides a long-term vision for growth and development in unincorporated Fairfield County, there are growth areas that serve as priorities in which new development pressure is supported, public and private utility services are or can be available, and the supporting road network is in place (or improvements can be made).

The seven Priority Growth Areas represent a combined 5,148 acres of developable land. Based on the Future Land Use Map, the growth areas can accommodate a significant amount of short- and mid-term growth for the County, specifically 16,004 housing units and 24,455,000 square feet of employment uses. All growth areas are dependent upon the extension of public utilities to facilitate any significant development.



## 1.5 ECONOMIC DEVELOPMENT AND HOUSING PRIORITIES

The 2024 Comprehensive Plan delved into economic development and housing to highlight those important policy and programmatic priorities for Fairfield County. The importance of these policy areas is folded into the plan's land use and development vision.

### Economic Development

Fairfield County continues to have a strong economy but there is a disconnect between available jobs in the County and the skill set of residents, most of whom commute to Franklin County and around the region for employment. The plan seeks to attract a range of employers to the County to provide local job opportunities, reduce commuting, and build the local tax base. The plan seeks to enhance the skillset of the local workforce to attract those businesses, as well as grow the housing stock to ensure everyone has a place to live and prosper.



### Housing

Housing remains a critical priority for Fairfield County, just as it is for the Central Ohio region. While single-family homes dominate the local housing market, the costs of new construction are extraordinarily high, and rents continue to burden individuals and families (48% of households). Housing forecasts suggest the need for nearly 10,000 new homes over the next 10 years. Building step down and empty nester housing would free up existing homes affordable to young households, as well as financial challenges faced by existing households aged 55 and older.



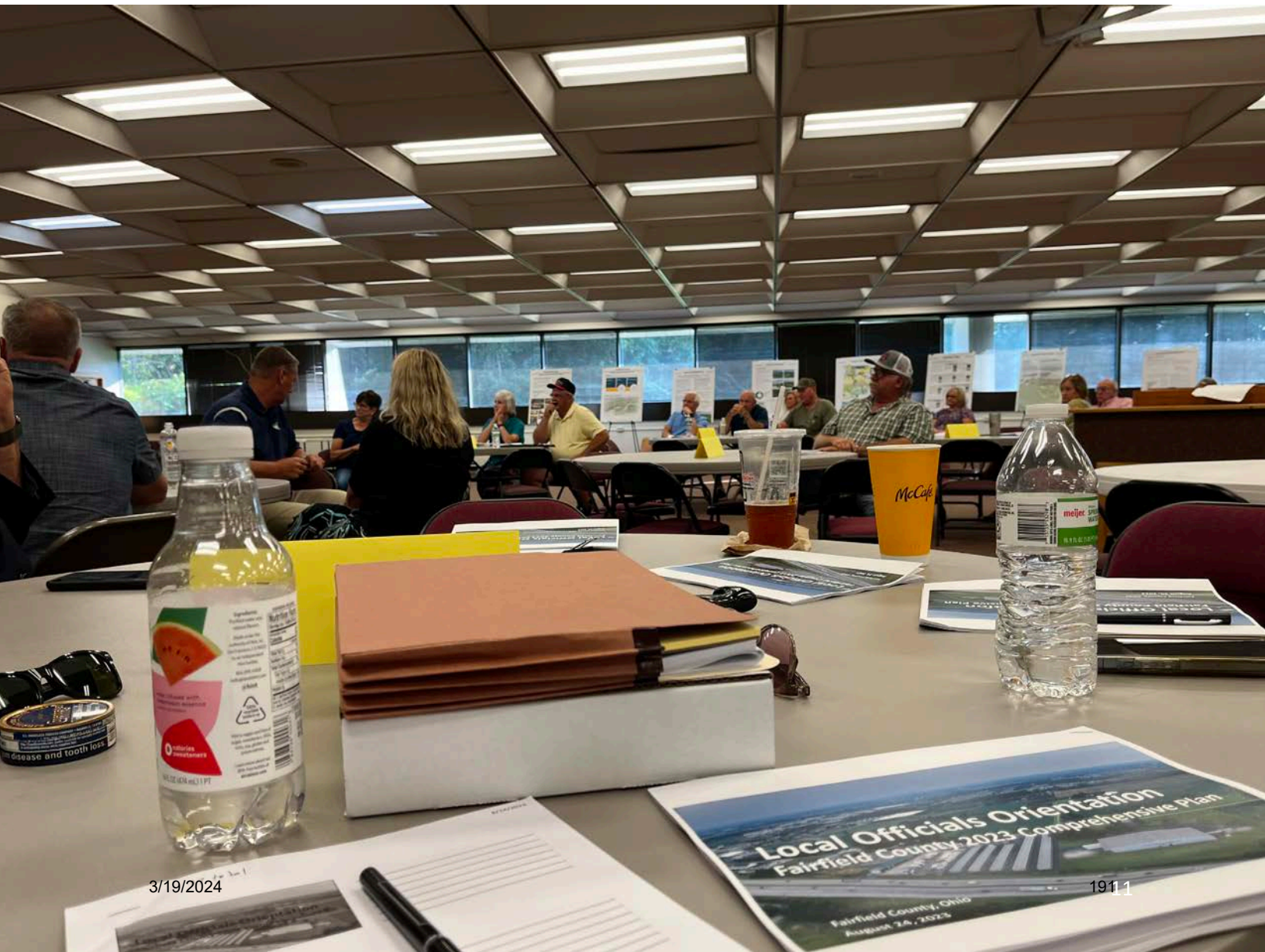
## 1.6 EMPHASIZING IMPLEMENTATION

### Consistent Implementation

The key to long-term success is consistent implementation of the Comprehensive Plan, which contains a robust set of objectives, policies, and strategies to inform public and private decision making. The plan identifies several actions that can further implementation, such as model zoning districts that could be considered by individual townships, additional planning relative to the housing market, provision of targeted utilities, and an updated Thoroughfare Plan.

### Strong Working Relationships

Key to success will be a stronger working relationship between the County and all jurisdictions in collaboration to create a productive partnership. Together the future of growth and development can be equitably managed to ensure all benefit.











# INTRODUCTION 2



## 2.1 DEFINING THE 2024 COMPREHENSIVE PLAN

The 2024 Comprehensive Plan is an update to the 2018 Comprehensive Land Use Plan.

It is responsive to updating development trends, evolving County growth priorities, and a public engagement process that included a local representative Steering Committee. Its purpose is to inform public and private development decisions and is implemented through zoning and subdivision approvals, capital improvement planning, and other public programs and decisions.

Of particular importance, the Comprehensive Plan incorporates an economic development strategy, linking land use and job creation, and recommended priority development sites to guide future public and private decision making. It also addresses housing needs following an assessment of the current stresses on the regional and local housing market.

Fairfield County has felt growing development pressure from a variety of sources: an expanding metropolitan region; economic expansion into advanced manufacturing (Intel, Honda/LG battery factory, Google, Microsoft, and Amazon); additional warehouse space; and unprecedented pressure on the regional and local housing market, reducing affordability and available stock.

Residential builders continue to struggle to respond to this historic demand. Like its peers, Fairfield County struggles with attracting sufficient housing stock to meet local needs and to support new workers, which results in continued congestion on US33 from the west and the east.

The County enjoys outstanding aesthetic and natural assets, including abundant highly productive farmland in several townships, as well as the wooded foothills of the Hocking Hills region, one of the increasingly recognized strongest tourist destinations in the U.S.

Within this context, it’s critical to note that land is a finite resource in Fairfield County, regardless of the use of individual parcels. Given recent development pressure the time is right for the County and local jurisdictions to rethink their collective role in guiding development and ensuring a prosperous future for all that doesn’t adversely impact perhaps its most important resource – land.

Growth is coming and the County wishes to be well prepared both to manage that growth and ensure the associated opportunities are fulfilled for all to benefit.

### EXECUTIVE SUMMARY

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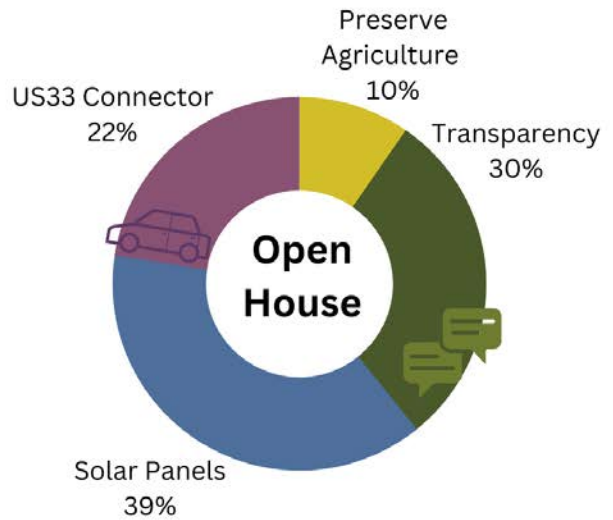
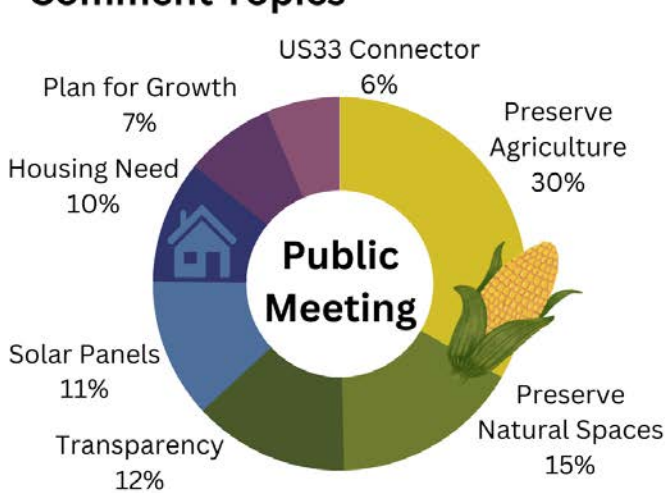


## THROUGHOUT THE PROCESS

# 550+

## PEOPLE WERE ENGAGED

### Comment Topics



### Key Takeaways



**Focus Growth**  
Keep character of rural lands



**Preserve Agriculture**  
Maintain farmland



**Improve Access**  
Keep county connected and reduce congestion

## 2.2 KEY THEMES

The following summarizes the key recommendations contained in the 2024 Comprehensive Plan. These are further refined in the goals and objectives that drive and support the plan, as well as the detailed policies and recommendations found throughout the document.

**Balanced growth.** Future growth must be balanced among jurisdictions and across the suburban, urban, and rural parts of the County. While the northwest quadrant and parts of the US-33 corridor have benefited, other growth areas exist and will equally benefit in the future. Growth should be targeted, such as locations that can be efficiently served with infrastructure and minimal impact to agriculture and the natural environment. Aesthetic considerations, such as development character, are equally important.

**Diversifying the economic base.** Clearly, Fairfield County is a competitive location for major corporations, such as Google and Magna, potential Intel suppliers and advanced manufacturing, as well as a growing market for logistics. Additional skilled job opportunities within proximity to housing will provide for growing families and future generations. Incentives and infrastructure investments will be invaluable in this highly competitive global economy.

**Expanding housing opportunities.** Expanding the County's housing stock to meet the needs of residents and a growing workforce, a growing senior population, and options for young families and single professionals is critical to a strong local economy and the viability of each jurisdiction. Not all solutions are applicable in each community, but the local linkage between housing and employment is fundamental, whether through proximity or transportation options that connect people to jobs.

**Smart infrastructure investments.** Public funding decisions relative to infrastructure should continue to link growth policies reflected in the Comprehensive Plan to ensure both are mutually supportable. Whether through major road investments or utility expansions, those public dollars are critical to ensuring that the targeted growth vision of the plan is fulfilled.

**Agricultural resiliency.** Working farms and the County's agricultural sector are important to Fairfield County's economy, culture, and geographical landscape. Local food production, distribution, and working family farms are an important part of the County's economy. Establishing priority growth areas can reduce the footprint of future development, which will occur regardless. An assortment of tools to direct development away from prime agricultural farmland are provided in this plan, such as maximizing density and agriculturally inclusive zoning practices. Without changing minimum residential lot size, the townships will continue to lose significant amounts of productive farmland.

**Protecting the natural environment.** The plan acknowledges the importance of the County's natural geological constraints and assets, from floodplains to privately owned nature preserves. Development's footprint should be light and less harmful to the natural landscape. Development's footprint should minimize the impact to air, soil, and water quality. Specifically, development should contemplate the effect to the surrounding water table and its impact on floodplains in the region. Changing climate patterns provide additional pressure beyond development that are quickly altering the floodplain landscape. Additionally, natural assets such as the forested areas to the southeast of Fairfield County should be protected and the soil quality of prime agricultural land conserved. This includes minimizing pollution from runoff, discouraging compaction, and addressing flooding concerns from surrounding impervious landscapes.

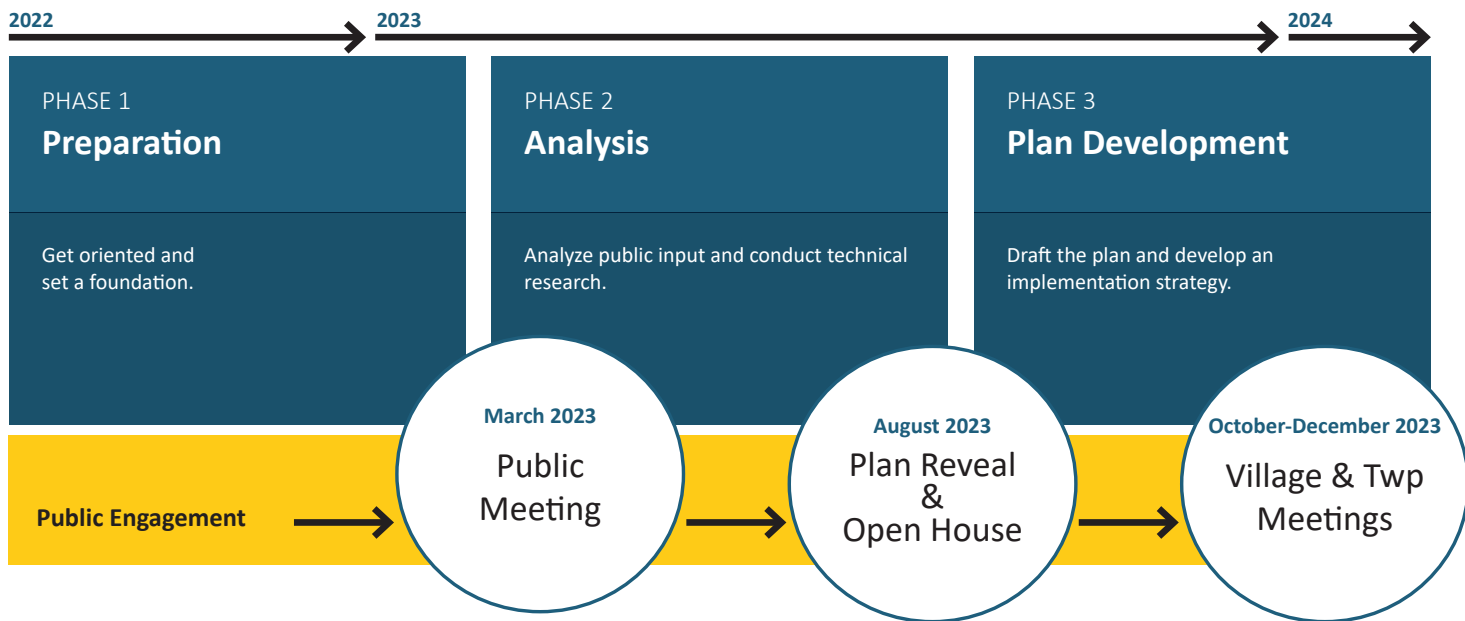
**Local cooperation and coordination.** Continued cooperation among jurisdictions in Fairfield County is critical to ensuring both implementation of the plan, as well as the efficiency use of limited public dollars to deliver services and facilities to residents. Growth management tools, such as new economic development approaches and agreements among jurisdictions will continue to provide support for local cooperation.





## 2.3 PLANNING PROCESS

The planning process that delivered the 2024 Comprehensive Plan was built upon the following key steps:



- A. Analysis and forecasting.** Data gathering and analysis, including assessing the developability of vacant land and comparing it to growth projections, creating a Growth Concept built upon both analysis and layers of input that served as the basis of the Future Land Use Map, and a focus on development character to ensure the County benefits in the future from the quality of development that it seeks. Detailed analyses focused on the economy and housing characteristics, the transportation network, and utility system.
- B. Public participation.** The participation process included a variety of stakeholders representing broad perspectives regarding growth and development. A steering committee was appointed that included representatives of a majority of local jurisdictions, stakeholders, and County staff. Early in the process, representatives of almost all jurisdictions participated in one-on-one interviews with the planning team. A public meeting was held early in the process to identify growth and development concerns and priorities and assess the themes of the 2018 plan. The County web site was used to post material throughout the process. A weeklong final public open house was held in the County Courthouse. An orientation was held with local officials to present the draft plan and recommendations, and the County met with individual jurisdictions to further the dialogue.
- C. County leadership.** County staff and the County Commissioners were engaged throughout the planning process to ensure ongoing review and feedback as the project unfolded and to provide the team with direction as options were proposed and strategies identified. The draft plan was reviewed and recommended for adoption by the Regional Planning Commission and final adoption occurred by the Board of Commissioners.

## Public Participation

### PUBLIC KICK-OFF

On March 13th, 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. Over 100 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.

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.

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 US-33 and I-70, as well as circling Lancaster on all sides.

### PUBLIC OPEN HOUSE

From August 8th to August 18th, 14 boards were available to be viewed and commented on by the public at the Fairfield County Courthouse. The space was open from 8am-4pm Monday through Friday. Approximately 150 people went through the open house and left comments, while over 350 people left feedback online. The boards displayed a thorough explanation of the planning process and the work that was done leading up to the full draft plan.

The purpose of the open house was to summarize the planning process, present the draft of the full plan, and gather comments and feedback.

Over 400 comments shared between the online and in-person methods of presentation. The majority of comments focused on solar farming, a possible US-33 connector, advocating for listening to constituents of Fairfield County, and preserving agricultural land.

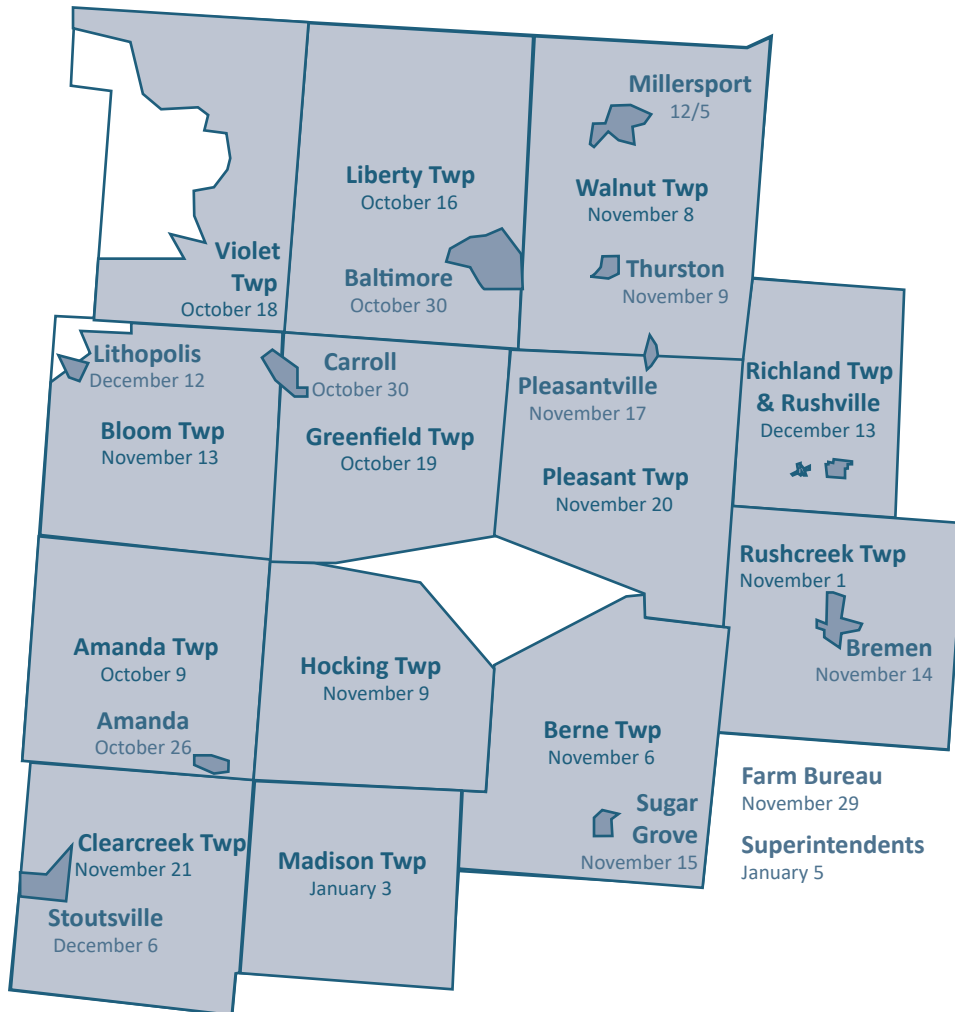


### ADDITIONAL OUTREACH

In October through December of 2023, the County scheduled individual meetings with each township and village, as well as the Farm Bureau and the Fairfield County Superintendents, to discuss the draft Land Use planning map and gather additional input from each jurisdiction’s leadership. This additional input was folded into the plan and was key to the final land use and development recommendations.



### OUTREACH EVENT DATES AND LOCATIONS





## 2.4 DOCUMENT OUTLINE

The Comprehensive Plan is comprised of the following chapters. A companion report presents all public input.

- 1. Executive Summary.** The Executive Summary provides an overview of the 2024 Comprehensive Plan, the future land use map, supporting components, and the key policies, recommendations, and strategies.
- 2. Introduction.** The Introduction summarizes the purpose of the Comprehensive Plan, the key themes represented in the plan, the planning process, and an outline of the document.
- 3. Goals and Objectives.** The goals and objectives serve as the policy foundation of the plan, build upon public input, and update the themes that defined the 2018 plan.
- 4. Planning Context.** The Planning Context addresses the planning issues facing the County and its jurisdictions regarding growth, regional growth, and population change forecasts.
- 5. Future Land Use and Growth Areas.** This chapter presents the growth concept, future land use map, character types, and priority growth areas that together represent the land use and growth vision for Fairfield County.
- 6. Economic Development.** The Economic Development chapter addresses the current economic challenges and opportunities facing the County, building upon the land use vision and outlining strategies to continue the County's economic successes.
- 7. Housing.** The Housing chapter assesses the stresses affecting the housing market in the region and in Fairfield County, and outlines strategies to proactively address the housing needs of current and future residents to meet a range of housing needs.
- 8. Transportation.** The Transportation chapter assesses the current state of the transportation network in Fairfield County, correlates improvements consistent with the future land use vision, and recommends strategies to address the Thoroughfare Plan, access management, and major transportation investments.
- 9. Utilities.** The Utilities chapter provides a status report of the state of the various utility providers in Fairfield County (water, wastewater, electricity, and natural gas) and identifies strategies for expanding capacity and supporting growth priorities.
- 10. Implementation.** The Implementation chapter summarizes the various recommendations of the plan, organized by goals, objectives, and strategies, and identifies the level of local government where responsibility lies, as well as notes partners that can assist with implementation.
- 11. Appendix.** The Appendix includes a summary of land use and growth recommendations for each township.







# GOALS AND OBJECTIVES

# 3





### 3.1 INTRODUCTION

The goals and objectives serve as the policy foundation for the Comprehensive Plan. They emphasize the direction reflected in the Future Land Use Map and the supporting chapters of the plan. The goals and objectives also serve as a framework for organizing strategies that seek action over time to implement the intentions and direction reflected in the Comprehensive Plan.

### GOALS AND OBJECTIVES

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## 3.2 GOALS AND OBJECTIVES

The goals and objectives serve as the policy foundation for the entire Comprehensive Plan and are further detailed in recommendations and strategies presented in specific chapters, where relevant to the narrative. The Implementation chapter includes a matrix that combines all of this information into a single table for guiding implementation.

### 3.2.1 **Managing growth in a sustainable way revitalizing existing communities, and supporting new development in appropriate locations, preserving land and protecting taxpayers.**

Growth offers opportunities as communities change over time, but those opportunities can bring certain unintended consequences. Priorities should include ensuring sustainability (environmental and economic), revitalizing existing communities as a priority, and supporting new development at appropriate locations where infrastructure can be economically provided.

- A. Ensure future development is sustainable using updated development regulations, targeted incentives, and higher residential densities where appropriate.
- B. Revitalize existing communities by encouraging private investment, updating zoning codes, adopting zoning incentives, and promoting walkability.
- C. Support new development in appropriate locations consistent with the

### 3.2.2 **Ensuring that growth benefits all communities.**

As noted earlier, growth should benefit all communities – existing villages, cities, and the townships. This doesn't mean growth should sprawl across the County's landscape, but it does suggest that existing population centers should expand, while new areas attract growth that can be appropriately located and served by public utilities.

- A. Support development in cities, villages, and other growth centers through the extension of public utilities consistent with the Comprehensive Plan.
- B. Support development in townships with County economic development incentives and the targeted extension of public utilities.

### **3.2.3 Supporting appropriate economic expansion and workforce development, a full range of housing options to support current residents and a growing workforce, retail services that meet the needs of local communities, downtown revitalization, and a strong agricultural economy.**

The economic health of Fairfield County and individual communities is critical to the County's long-term success as a place to live and raise a family, invest, operate a business, and continue its high quality of life. Meeting housing needs, providing services throughout the County, and growing the economy is key to long term sustainability.

- A. Support employment centers with public and private utilities, supporting transportation improvements, and targeted incentives.
- B. Support workforce development.
- C. Meet the growing housing needs of current residents and a expanding workforce.
- D. Support retail services that meet the needs of local communities.
- E. Support downtown revitalization.
- F. Support a strong agricultural economy.

### **3.2.4 Protecting rural character.**

Fairfield County benefits from an attractive rural landscape that both celebrates the County's agricultural heritage. This includes working family farms, permanently preserved prime agricultural farmland, privately owned nature preserves and species habitat, numerous scenic streams, open green space, and the rolling landscape that serves as an entry to the Hocking Hills. Preserving these assets while accommodating new development is an overriding goal.

- A. Preserve the natural landscape by conserving outstanding natural assets, protecting flood hazard areas, and conserving farmland.
- B. Support working farms and related agricultural uses through conserving farmland, focusing growth on existing population centers, higher residential densities, and expansion in appropriate locations.
- C. Promote architectural character, screening, buffering, and lighting standards that reduce impacts on the rural landscape.

### **3.2.5 Preserving natural resources.**

Along with preserving rural character and the role of natural assets, specific efforts should ensure that individual natural resources are conserved. Implementing this goal should occur at both a regional and a local level, and at the parcel level through development approvals.

- A. Preserve natural resources by conserving outstanding natural assets, protecting flood hazard areas, conserving farmland, and supporting development in existing growth centers.
- B. Protect the integrity of Federally designated floodplains and promote setbacks and buffering to reduce stormwater impacts on water quality.



### **3.2.6 Ensuring the provision of public services, utilities, and infrastructure to support communities and growth, while remaining fiscally responsible.**

The provision of public services and infrastructure is vital to a healthy, growing economy. But those services and facilities should continue to be provided in a fiscally responsible manner to safeguard public tax dollars. The timing of these investments concurrent with development should be another consideration.

- A. Promote the use of capital improvement planning at all levels of local government to ensure public services, infrastructure, parks, and other capital needs anticipate growth pressure.
- B. Identify additional resources at each level of local government to fund capital investments, including creative solutions.
- C. Continue to ensure fiscal responsibility in the planning, construction, and maintenance of public facilities and infrastructure.
- D. Undertake studies and projects to improve the transportation network.
- E. Undertake studies and projects to expand utility coverage (water, wastewater, broadband, electricity, and natural gas) to support future growth.
- F. Ensure future infrastructure investments account for the transportation requirements of agricultural vehicles.

### **3.2.7 Supporting appropriate growth management tools at the County and local levels.**

Managing growth occurs at every level of local government, with each level playing a critical role in the overall process. In implementing those roles, it's important that tools are in place to ensure growth is consistent with the Comprehensive Plan, to facilitate the approval process is as expeditiously as appropriate, and to ensure that the resulting development meets the intended goals and objectives of the plan and each community.

- A. Emphasize local adoption of a comprehensive plan.
- B. Support appropriate growth management tools at the local level.
- C. Consider increasing resources at the County level to support local planning and development management.
- D. Promote training opportunities for local staff, appointed boards, and elected officials.
- E. Promote economic development tools and incentives that facilitate private investment and protect the taxpayers.

### 3.2.8 Increasing dialogue between citizens and their communities, establishing strategic partnerships.

The dialogue within and among jurisdictions continues to be a high priority as Fairfield County grows together. Within jurisdictions, citizens, stakeholders, appointed, and elected officials should continue communicating on development issues important to each community. Cities, townships, villages, and the County should continue working together on areas of mutual interest, especially to advance the policies of this Comprehensive Plan. The Steering Committee appointed by the County to develop this plan was an excellent example of local participation among jurisdictions.

- A. Promote a variety of communication techniques to facilitate two-way dialogue, including education and input into public decision-making at all levels.
- B. Implement ongoing reporting of Comprehensive Plan implementation, including annual reporting and public meetings.
- C. Implement an annual growth report and related mechanisms to track development activity, including housing, business development and infrastructure in the County.
- D. Promote strategic partnerships that coordinate growth, jointly deliver public services, and expand on growth tools.

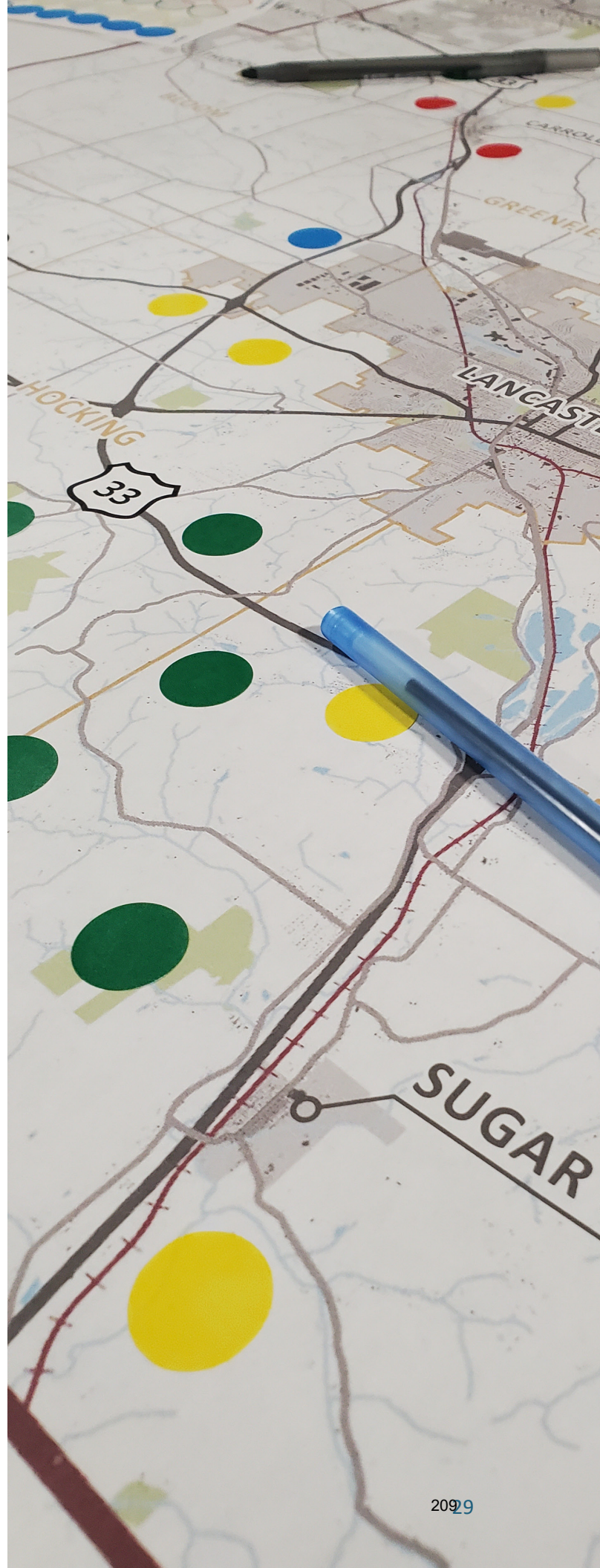




### 3.3 IMPLEMENTATION

Implementation of the goals and objectives is addressed in the individual chapters of the Comprehensive Plan, but more specifically in the Implementation Chapter where specific strategies are summarized, including the applicable level of government in which implementation authority is found. Together this serves as a menu for ensuring the plan has a life beyond its adoption and will result in meaningful change in Fairfield County.

### GOALS







3/19/2024

210





# PLANNING CONTEXT 4





## 4.1 PLANNING AREA

A diverse landscape comprised of growing suburban areas, multiple population centers of various scales, thriving agriculture, and a rich natural landscape.

The planning area for the 2024 Comprehensive Plan Update is unincorporated Fairfield County. This includes all communities except for Canal Winchester, Lancaster, and Pickerington – although the development activity and related influences of those cities are factors in the preparation of the plan. At the same time, understanding the economy and housing market considers the County in its entirety.

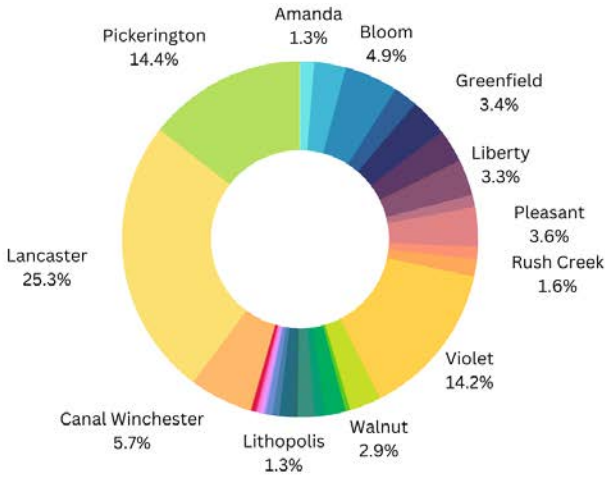
### PLANNING CONTEXT

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Population

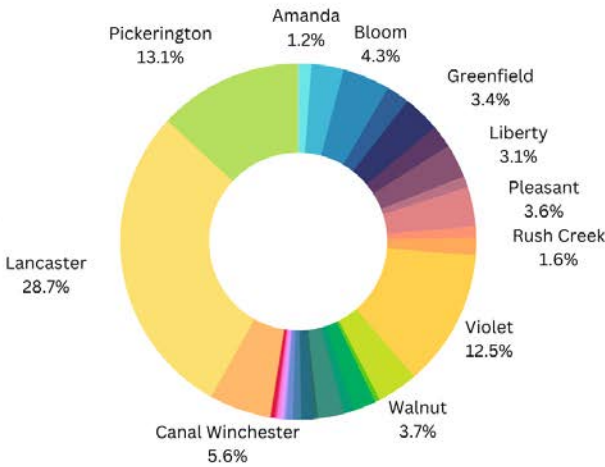


FAIRFIELD COUNTY EXPECTED TO GROW TO

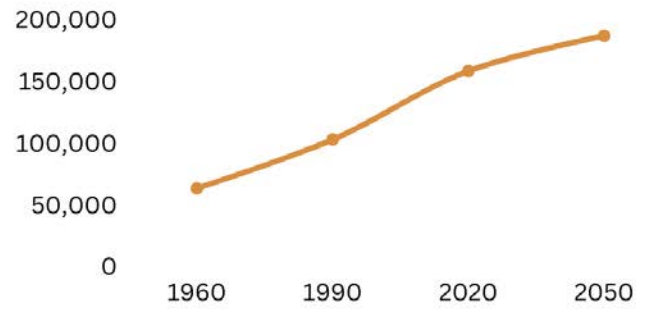
**214,900**

PEOPLE BY 2050

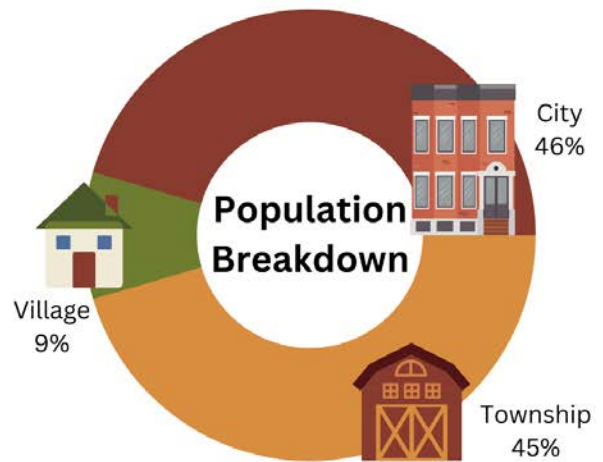
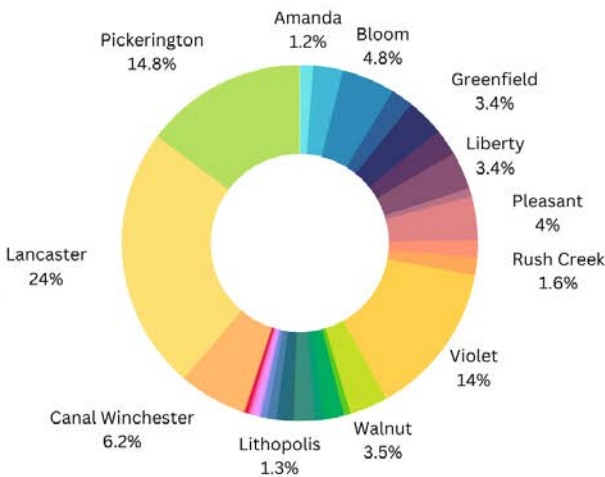
Housing



Population Growth



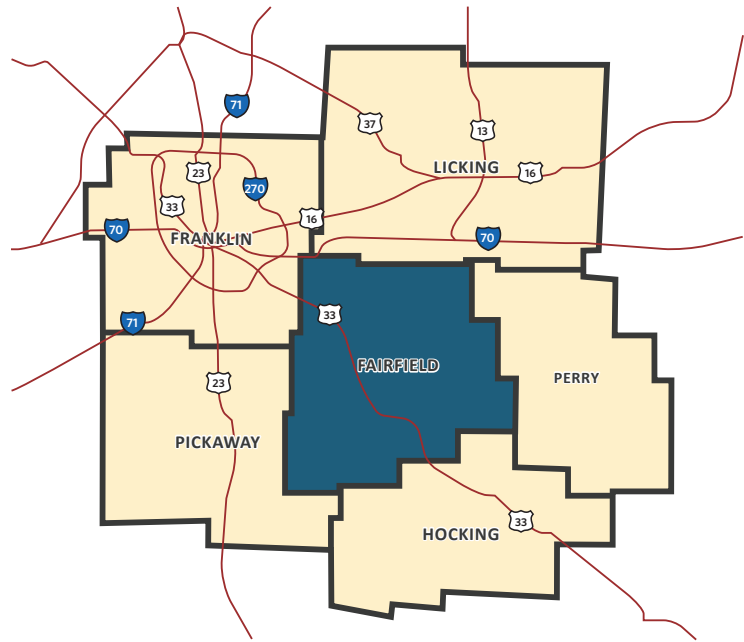
Employment



## 4.2 REGIONAL CONTEXT

Fairfield County is one of the fastest growing counties in the state of Ohio.

Central Ohio continues to be one of the fastest growing regions in the Midwest and remains one the fastest growing in the United States. According to the Mid-Ohio Regional Planning Commission (MORPC), Central Ohio is to grow to 3.1 million residents and 1.2 million jobs by 2050. This represents an additional 726,000 residents in the region between 2020 and 2050 (30% increase) and an additional 271,000 jobs (30% increase) for the same period. Future population growth will continue to be driven by in-migration from other regions and countries, according to MORPC, further diversifying the demographic makeup of Central Ohio.



**A. Recent regional population growth has occurred in the core.** This past decade has shown a reverse of the growing outward trend of prior decades, with a concentration of new residents in Franklin County, as opposed to the other counties in Central Ohio. This concentration in the core reflects national trends as well. Measured as “average new residents by day” by MORPC, Central Ohio’s growth for the past three decades increased from 55 residents per day in the 1990s to 67 residents per day in the 2010s. But like other Central Ohio non-urban counties, Fairfield’s share of that growth declined, from 5.5 residents per day in the 1990s to 3.1 residents per day in the 2010s.

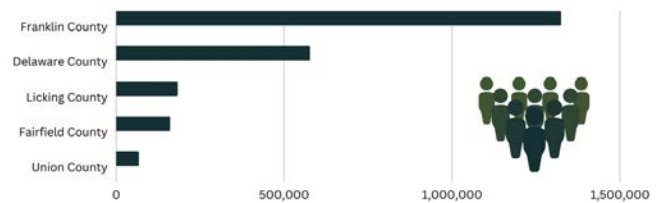
**B. Recent regional economic growth has occurred on the periphery of Franklin County.** Economic growth on the periphery of Franklin County has continued. Intel’s announcement in the Licking County portion of New Albany is just one such example, serving to anchor an expanding high tech business area. Google’s expansion into Lancaster is another such example. The growth of data centers, warehousing and logistics, and healthcare continue to diversify the region’s economic base.

2020 CENSUS

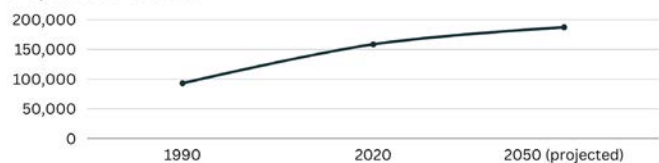
# 158,921

PEOPLE IN FAIRFIELD COUNTY

Top 5 Counties in Central Ohio by Population



Population Growth



## 4.3 POPULATION

Population growth continues in Fairfield County, but at a somewhat slower rate, however the County can expect to attract additional residents given regional job trends.

Understanding demographic trends of Fairfield County provides a context for further delving into the unique qualities and attributes of the County. This includes recent trends for growth, such as population, housing, and employment. Housing trends are addressed in the Housing chapter.

**Fairfield County benefits from its proximity to Franklin County.** Fairfield County is the fourth largest county in the Columbus Metropolitan Statistical Area (MSA), after Franklin County, Licking County, and Delaware County in terms of total population. With adjacency to Franklin, the County has benefited as a growing bedroom community as the population has increased, particularly in the northwest.

**Fairfield County has benefited from steady population growth.** Fairfield County had a 2020 population of 158,921, which is 7.4% of the Metropolitan Statistical Area (MSA), which has a population of 2,138,946. Over the past 40 years, the County has experienced steady population growth, growing from 93,678 to 158,921, which reflects an annualized growth rate of 1.42%.

**Population growth has continued but at a slower rate.** While the most recent population growth spurts occurred in the 1990’s and 2000’s, the past decade reflected a slowing of population growth with only 12,765 new residents. This reflects an annual growth rate of 1%, which is less than the average of 1.42% for the four decades.

**FAIRFIELD COUNTY POPULATION GROWTH, 1960-2020**

Year	Persons	Change	Percent	Annual
1960	63,912			
1970	73,301	9,389	15%	2%
1980	93,678	20,377	28%	3%
1990	103,468	9,790	10%	1%
2000	122,759	19,291	19%	2%
2010	146,156	23,397	19%	2%
2020	158,921	12,765	9%	1%

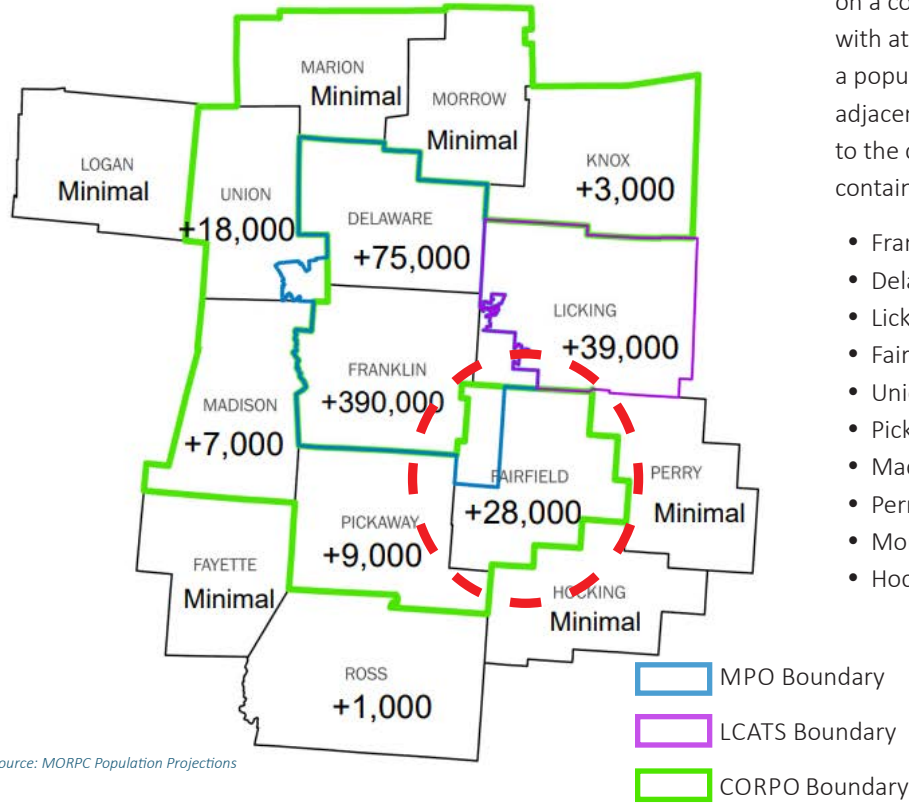
*Source: U.S. Census*

**Fairfield County is expected to attract new residents, but the competition for residents will continue across the region.** Fairfield County is forecasted to grow to 214,900 by 2050, which is an increase of 50,979 residents since 2020, as calculated by the Mid-Ohio Regional Planning Commission (MORPC). This will put added pressure on the County and local jurisdictions to consider creative strategies to grow its local workforce by facilitating additional housing within the County.

**Housing forecast.** A regional housing demand forecast was prepared for the Building Industry Association of Central Ohio (BIA) to cover the 2022-2032 period. Fairfield County was projected to grow between 9% and 12% in population by 2032, and with that comes the need for between 843 and 947 housing units per year, or upwards of 9,470 units total to reach 71,000 units.



## Population Growth 2020 – 2050

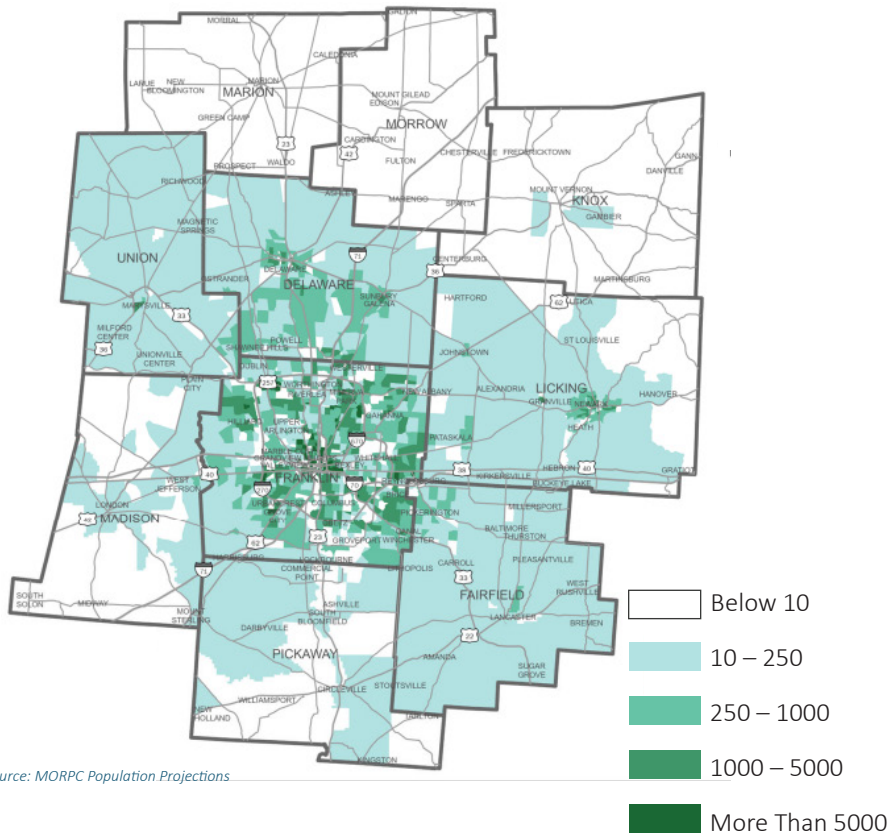


Source: MORPC Population Projections

### Metropolitan Statistical Area (MSA).

An MSA is a geographic entity based on a county or a group of counties with at least one urbanized area with a population of at least 50,000 and adjacent counties with economic ties to the central area. The Columbus MSA contains the following counties:

- Franklin County
- Delaware County
- Licking County
- Fairfield County
- Union County
- Pickaway County
- Madison County
- Perry County
- Morrow County
- Hocking County



Source: MORPC Population Projections

## 4.4 JURISDICTIONAL DEMOGRAPHIC CHARACTERISTICS

A broad range of communities comprise the government landscape in Fairfield County.

The accompanying table presents population, housing, and employment data for each local jurisdiction in Fairfield County, according to the 2020 US Census (employment data reflects the number of residents 16 years and older who are employed, and not the number of jobs in the specific community). It is organized by townships, villages, and cities. As expected, the major population centers in descending order are:

1. Lancaster.
2. Pickerington.
3. Violet Township.
4. Canal Winchester.
5. Bloom Township.

**NOTES:**

1. Population and housing estimates adjusted to reflect individual village and township estimates.

2. Employment estimates measure residents in each jurisdiction who are employed (age 16 years and older) and does not reflect actual jobs located within a specific jurisdiction.

**2020 DEMOGRAPHICS**

Jurisdiction	Population	Housing	Employment
Fairfield County	158,921	62,466	79,524
<b>TOWNSHIPS</b>			
Amanda	2,049	759	962
Berne	4,628	1,869	2,139
Bloom	7,775	2,740	3,839
Clearcreek	3,505	1,332	1,611
Greenfield	5,495	2,158	2,707
Hocking	4,850	1,309	1,923
Liberty	5,233	1,960	2,721
Madison	1,770	645	584
Pleasant	5,714	2,268	3,156
Richland	1,837	660	1,257
Rush Creek	2,517	1,020	1,263
Violet	22,691	7,956	11,136
Walnut	4,625	2,363	2,756
<b>VILLAGES</b>			
Amanda	673	287	479
Baltimore	2,981	1,327	1,440
Bremen	1,479	559	670
Carroll	501	228	258
Lithopolis	2,134	735	996
Millersport	978	483	667
Pleasantville	934	377	425
Rushville	304	125	159
Stoutsville	579	243	431
Sugar Grove	429	171	223
Thurston	603	238	224
West Rushville	166	63	90
<b>CITIES</b>			
Canal Winchester	9,107	3,550	4,892
Lancaster	40,552	18,302	19,030
Pickerington	23,094	8,373	11,726

Source: U.S. Census

## 4.5 PLANNING ISSUES

While some local comprehensive planning is underway, the County and its local jurisdictions are facing a range of planning issues and opportunities related to growth and development.

Understanding current planning issues within the County as defined by local jurisdictions provided a foundation for considering planning and growth options. This section summarizes the major findings from interviews conducted by Planning NEXT with leadership from most of the local jurisdictions within the unincorporated area during November and December 2022. This input was the first step in the public engagement process.

**Comprehensive planning is strong at the County level, but not many local jurisdictions have undertaken formal planning.** Fairfield County has a consistent practice of adopting a comprehensive plan over the past two decades, while only a small number of local jurisdictions have done the same. At the time of preparing the 2024 plan, Canal Winchester was updating its plan and Violet Township had recently adopted a new plan.

**Growth is seen as an opportunity by most jurisdictions.** Many jurisdictions identified the need for growth, including accommodating what is expected to be significant growth pressure over the next few years. This applies to all the villages and municipalities, but it also applies to most townships. Several communities have historically benefited from growth, but others have suffered with disinvestment, especially villages. The majority see the next few years as an important opportunity to capture some share of residential, commercial, and industrial development.

**Some rural townships continue to support a rural development pattern.** There are some rural townships that support a continuation of their rural and agricultural land pattern, in some cases supporting very low-density single-family housing. Some of these townships do not support road and utility improvements that would drive growth into their jurisdictions. Some have adopted a two-acre minimum lot size and generally don't support the addition of commercial and industrial development within their boundaries. A two-acre minimum lot size does result in the loss of agricultural land without accommodating much development. Large lots can create health and safety challenges relative to on-lot septic systems and ensuring sufficient on-site water for fire protection.

**Expanding (or establishing) a non-residential tax base is critical.** Most communities cited the need to expand their commercial tax base (or to establish one to begin with) by attracting new business investment to meet growing service demands within their communities (e.g., township fire services). This investment can come as small in scale in the smaller jurisdictions, but all tend to recognize that large scale investment is critical to both the local tax base and the continuing viability of (or revitalization) of individual communities with fiscal concerns driving this perspective. Support was often expressed for light industrial, high tech, and logistics/distribution businesses and in some cases, local retail, and services with on-lot septic and water at major intersections.



**Providing a degree of new residential development is supported.** While some communities have benefited from a narrow slice of the housing market (e.g., single-family homes, whether low density or rural density), many support the need for a broader range of housing options for their residents and to attract a growing workforce (that can support economic development). This can include empty nester step down housing, affordable homes for first time home buyers and young families, and in some cases, rental housing to support workforce development (housing that is affordable to persons, couples, and families with fulltime jobs). In some communities, support is noted for new housing that matches the historic density of an existing community, while others acknowledge the need for higher densities but only if supported by and incorporated into mixed use development that offsets the tax base. However, some townships continue to only support very low density single-family residential.

### How many public school children are generated by various housing types?

It is a fair assumption that housing occupied by families generates school-aged children at some point in the family lifecycle. Assumptions are also made that the denser the development, the more children are generated by those families. National and Ohio demographic trends prove otherwise, according to recent studies conducted by the National Association of Home Builders (NAHB) using data from the 2018 American Community Survey conducted by the U.S. Census.

The NAHB found that at a national level, one public school child is generated for every three homes (or 0.34 children per housing unit). So, a development of 100 homes would generate 34 children. The national statistics also found that a single-family home generated more children than a multi-family housing unit. And new construction homes generated less children than existing homes.

More specific to Ohio, the NAHB found that all homes in Ohio generated less children than national averages. Specifically, Ohio generated 0.317 public school children per home, seven percent less children generated by all homes than the national average of 0.34. Comparing new construction against existing homes, the ACS data found that new construction generated 0.312 children per home, which is nearly five percent less.

When comparing new construction multi-family housing to new detached single-family housing, the results are significant – a difference of 95 percent. The ACS data found that multi-family units (0.019 children per unit) generated 95 percent less children than single-family detached homes (0.411 children per unit). So, a 100-unit multi-family building would generate 2 children whereas a single-family subdivision of 100 homes would generate 41 children.

**OHIO - PUBLIC SCHOOL CHILDREN BY HOUSING UNITS**

	All	Single-Family Detached	Single-Family Attached	Manufactured	All Multifamily	Multifamily 2-4 Units	Multifamily 5-19 Units	Multifamily 20+ Units
<b>All Housing</b>	0.317	0.383	0.222	0.264	0.151	0.191	0.162	0.076
<b>New Construction</b>	0.312	0.411	0.112	0.506	0.019	***	***	0.032
<b>Existing Home</b>	0.317	0.383	0.223	0.262	0.151	0.192	0.162	0.076

\*\*\* no data provided

One Public School Child for Every Three Homes in Ohio (NAHB, 2020)

**Focusing on future growth in existing urban centers (villages and municipalities) was supported.** Municipalities continue to be logical locations for denser development, both residential and non-residential, reflecting their current character. But villages have also identified the need for infill development on vacant parcels and new development adjacent to existing corporate boundaries. In all cases, this would ensure expansion of tax bases, provide new housing options for current and future residents, and provide the services requested by residents. Additional residents will strengthen local markets for retail and services. These villages see such growth as critical to their long-term viability, including the ability to provide services in a cost-effective manner.

**Infill development and redevelopment is supported.** All municipalities and villages expressed interest in supporting infill development within existing communities, as well as redevelopment of underdeveloped parcels. In some cases, communities have disinvestment and vacant buildings suitable for remodeling and new uses (especially in downtowns). Some also acknowledged that such private investment raises the tax base while reducing demands on public resources (maximizing existing infrastructure investments, lowering operating and maintenance costs).

**Preparing communities to manage future growth is a priority.** Many communities acknowledged they may not be fully prepared to manage growth and future development. Many lack a comprehensive plan or land use plan. Most communities have adopted a zoning code or resolution, but some codes have not been updated in a while and others lack new tools that would be beneficial to new development practices (e.g., mixed use zoning, development character requirements, etc.). Local communities may have outdated subdivision regulations as well. Also not discussed is whether communities are using a Capital Improvement Plan to inform infrastructure budgets and implementation decisions.

**At the same time, many communities and the County have made significant investment in local infrastructure to support growth.** Many communities have been successful at obtaining state and federal grants to support utility, road, and park improvements that respond to current needs, while positioning communities to accommodate future growth without inundating existing infrastructure. The investments made by the County in utility services are viewed as especially beneficial to supporting redevelopment and expansion of development in existing communities and townships (although some townships are skeptical of or object to utility expansions within their boundaries). While the plan will document current and planned utility services, perhaps a participatory County-wide utility master plan is justified.

**Coordinating County utility expansion and local development goals should remain a priority.** The County's utility services support development in the unincorporated area. In many cases, the extension of those services is well coordinated among the County and local jurisdictions with mutual growth goals. In other cases, improved coordination may help to solve growth concerns and ensure cooperation in the long term. Some communities have expressed a desire to see those services expanded to facilitate growth and new private investment.

**Significant investment in workforce development.** Fairfield County has made significant investments in developing its workforce, reflected by the Fairfield County Workforce Center. The center is an important part of the economic development ecosystem of Fairfield County and a pathway for all residents to develop usable skills across a series of industries. Given the aging of the County's workforce and the increasing diversity of the younger population, having multiple pathways into the workforce is critical.

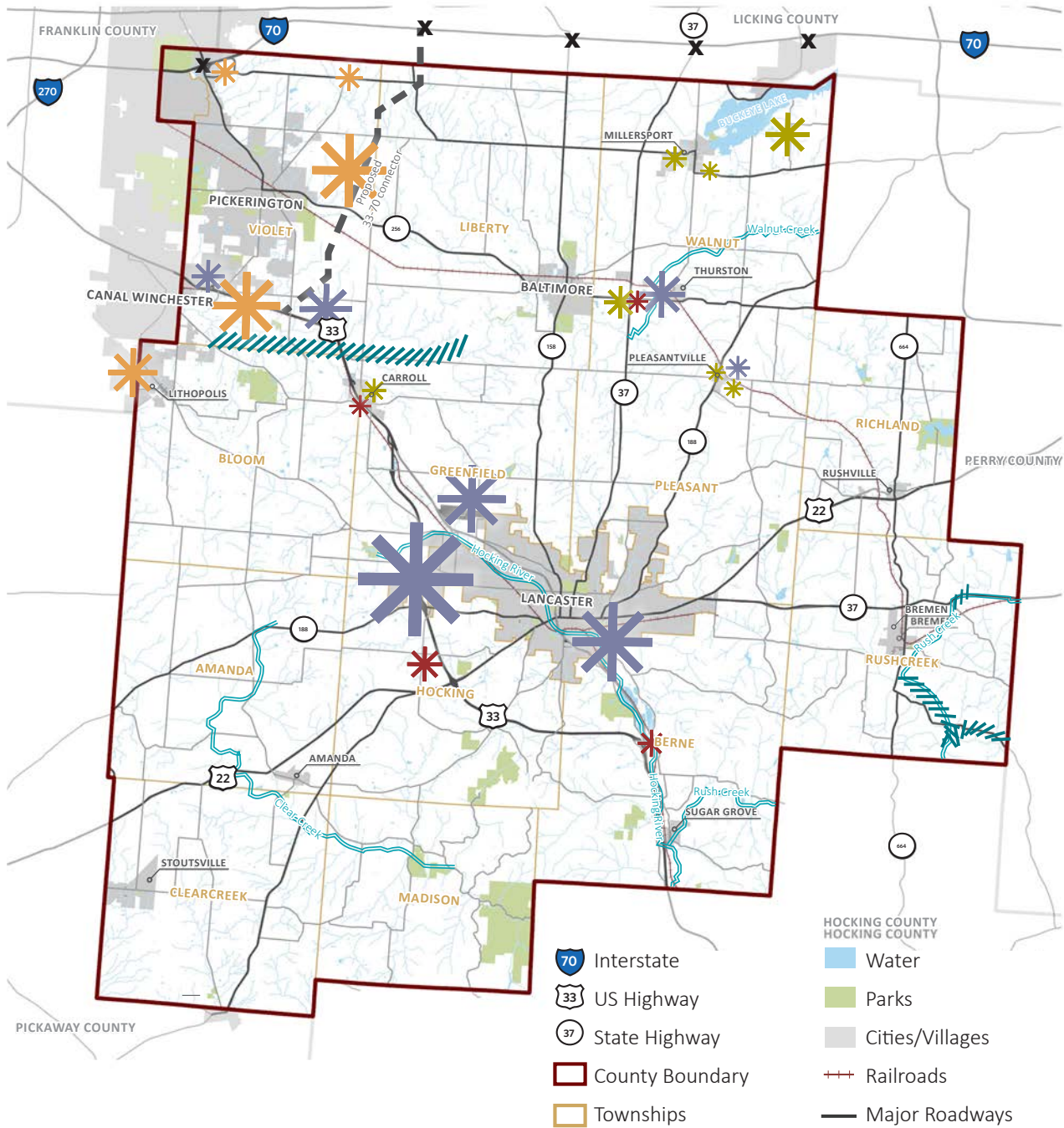
**Local partnerships are critical.** Local partnerships between jurisdictions and the County, or among neighboring jurisdictions was noted as critical in many cases to expanding services to residents by communities with limited resources. Pooling those resources and meeting the needs of the residents has been a high priority for many, such as in the areas of law enforcement, code enforcement, and other staffing needs. Not all communities identified this as a priority, but those that did noted that the provision of enhanced services benefited all involved. Another area that would benefit from partnerships would be Joint Economic Development Districts (JEDD), New Community Authorities (NCA), pre-annexation agreements, and other similar mechanisms that facilitate private development among adjacent jurisdictions while sharing tax revenues. This can help townships with struggling tax bases, while providing the adjacent village or municipality a means of strengthening a cooperative relationship with its neighbors. This has been an effective tool in Franklin County that has facilitated development, instead of slowing it down because of local opposition.





## Planning Issues

The map depicts information gained from interviews with local jurisdiction elected officials and representatives.



## Opportunities/Constraints



### Manufacturing/Logistics

Areas with existing or potential for manufacturing uses or warehouse and logistics.



### Commercial/Office

Areas identified with development potential or that show signs of emerging commercial and/or office space.



### Mixed Use

Locations identified for mixed use development.



### Residential

Areas identified with potential for single-family, multi-family, and/or senior housing development.



### Agriculture with Low-Density Single-family

Reflects existing conditions.



### Major Waterways



### Major Floodways



### Interchanges with 1-70











# FUTURE LAND USE

# 5



## 5.1 INTRODUCTION

Conserving the best attributes of Fairfield County while ensuring a prosperous future for residents and businesses.

The Future Land Use chapter of the Comprehensive Plan presents a vision for growth and development for unincorporated Fairfield County. As depicted in maps, text, and policies, the vision seeks to accommodate balanced growth throughout the County in a directed fashion that facilitates appropriate investment while protecting the best qualities of Fairfield County.

**Traditional growth centers.** Development in Fairfield County has traditionally been concentrated in Lancaster, with smaller villages providing a limited range of land uses, and agriculture dominating the rural townships. Suburban growth emanating from Franklin County expanded into Pickerington, Violet Township, and Canal Winchester, and additional rural residential supporting commuters has occurred in Bloom, Greenfield, Liberty, and other townships. Commercial and industrial development has been historically concentrated in Lancaster due to its historic industrial base and rail and highway access, as well as available water.

**Recent growth trends.** Suburbanization, as well as commercial development expanded into Pickerington and Canal Winchester, with some industrial, warehouse and logistics, and healthcare expanding into those communities. Until recently, Violet Township was principally residential, but it has experienced new warehouse and logistics development. Concurrently, Bloom Township has seen continued residential development take place. Very recently, efforts to reinvent Buckeye Lake have been occurring, and second home and short-term rentals have been developed in the southeastern townships, near the Hocking Hills.

**Evolving growth opportunities.** With continued expansion of the Columbus metropolitan area and subsequent employment and residential expansion in the first tier of counties outside Franklin County, Fairfield County has a strong future in terms of capturing its share of regional growth. Improvements to US-33 and access from the north along four interchanges on I-70 ensure residents and employers are within a reasonable commuting distance. The ability to provide public utilities and a coordinated development process will ensure the County can capture its fair share of regional growth, to the benefit of current and future residents.

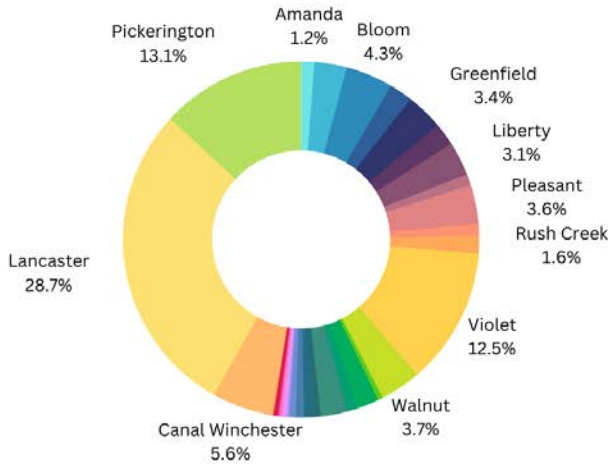
**Role of conservation.** Balancing the opportunity presented by regional growth with the desire to protect the very best of Fairfield County will require ongoing conservation of priority agricultural areas and natural resources, especially the stream system, floodplains, and woodlands. The County serves as a gateway to Hocking Hills and its rolling topography in the lower portion of Fairfield County is a regional asset. Further integrating conservation development practices will conserve farmland and concentrate new residential development in appropriate, serviceable locations.

### FUTURE LAND USE

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**Proportional  
 Forecasted Housing**

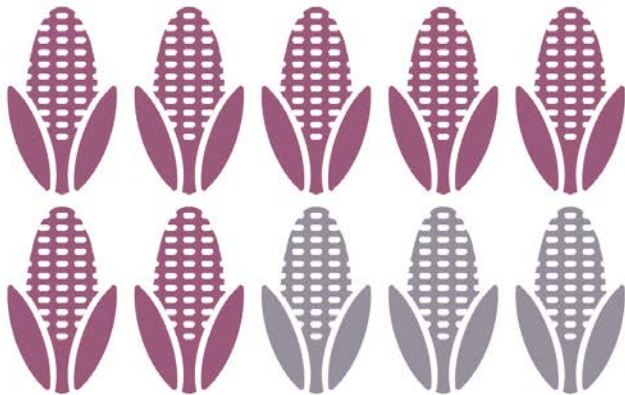


**BIA PREDICTS**

**9,470**

**ADDITIONAL HOUSING UNITS NEEDED  
 BY 2050**

72% of the land in Fairfield County is used for agriculture



**Existing  
 Zoning  
 Distribution**



**Agriculture/  
 Residential 92%**



## 5.2. EXISTING CONDITIONS

Assets define a place and understanding the extent of physical development constraints influences the future development pattern.

The existing conditions section provides context as to land use characteristics of Fairfield County, including recent growth trends relative to land use, zoning, and subdivision activity.

### Key Findings

Fairfield County finds itself at a pivotal point as the Central Ohio region continues to expand. Once largely rural, the northwest corner grew into suburbanized and developed a significant commercial center. The western and northern halves of the County are experiencing similar growth pressure.

- A. General growth trends have concentrated development in cities, some villages, and the northwest quadrant.** Historically, growth has been concentrated in the major cities (Canal Winchester, Lancaster, and Pickerington) and a series of villages. Most townships have been predominantly agricultural and rural in character. But over time and as the region has expanded, Fairfield County captured suburban development in the western communities, Pickerington emerged as a regional commercial center, and the next group of townships attracted lower density, single-family housing oriented to commuters (especially Violet Township). Lancaster continued to expand, and Buckeye Lake began to see some reinvestment and expansion. The US-33 bypass improved access through the County and shifted development patterns that could take advantage of this improved access, especially the west and southern sides of Lancaster. Several townships continue to remain rural.
- B. Fairfield County continues to remain predominantly rural and agricultural in land use character.** From a land use standpoint, Fairfield County continues to be dominated by agricultural uses and rural character, despite an increasing number of large lot, single-family homes scattered throughout the townships. Almost 16% of the County is residential, while commercial occupies less than 2% and industrial occupies less than 1%.
- C. Zoning trends promote residential development.** Townships facilitate single-family development based on their zoning practices regardless of impact on farmland. Interestingly, when generalizing zoning among all the local jurisdictions in the County that have adopted zoning (Clearcreek Township, Madison Township, and Thurston have not, although at this writing the village is exploring adoption of a zoning code), these maps zone about 80% of the County as residential (although agriculture is a permitted use in those districts.)
- D. Environmental assets constrain development but help to provide character to the landscape.** Flood hazard areas and well protection areas occupy about 9 % of the County, limiting development in those locations. Occupying about 22% of the County, forested areas can limit growth opportunities depending on site specific constraints but add to the unique character of the County's landscape.

**E. Constrained land limits development opportunities.** For the purposes of the plan, constrained lands specifically include protected farmland, and parks. Together this occupies about 8 % of the County. These constrained lands can also influence what might occur adjacent to specific sites. Some protected farmland precludes the extension of utilities along the adjacent road frontage, for instance.

**F. Oil and gas wells and underground transmission lines are extensive.** Although not quantified, existing oil and gas wells are found throughout the County, concentrated in the eastern half. Underground transmission lines crisscross Fairfield County. Together, this infrastructure can constrain development opportunities on specific parcels or influence site layout.

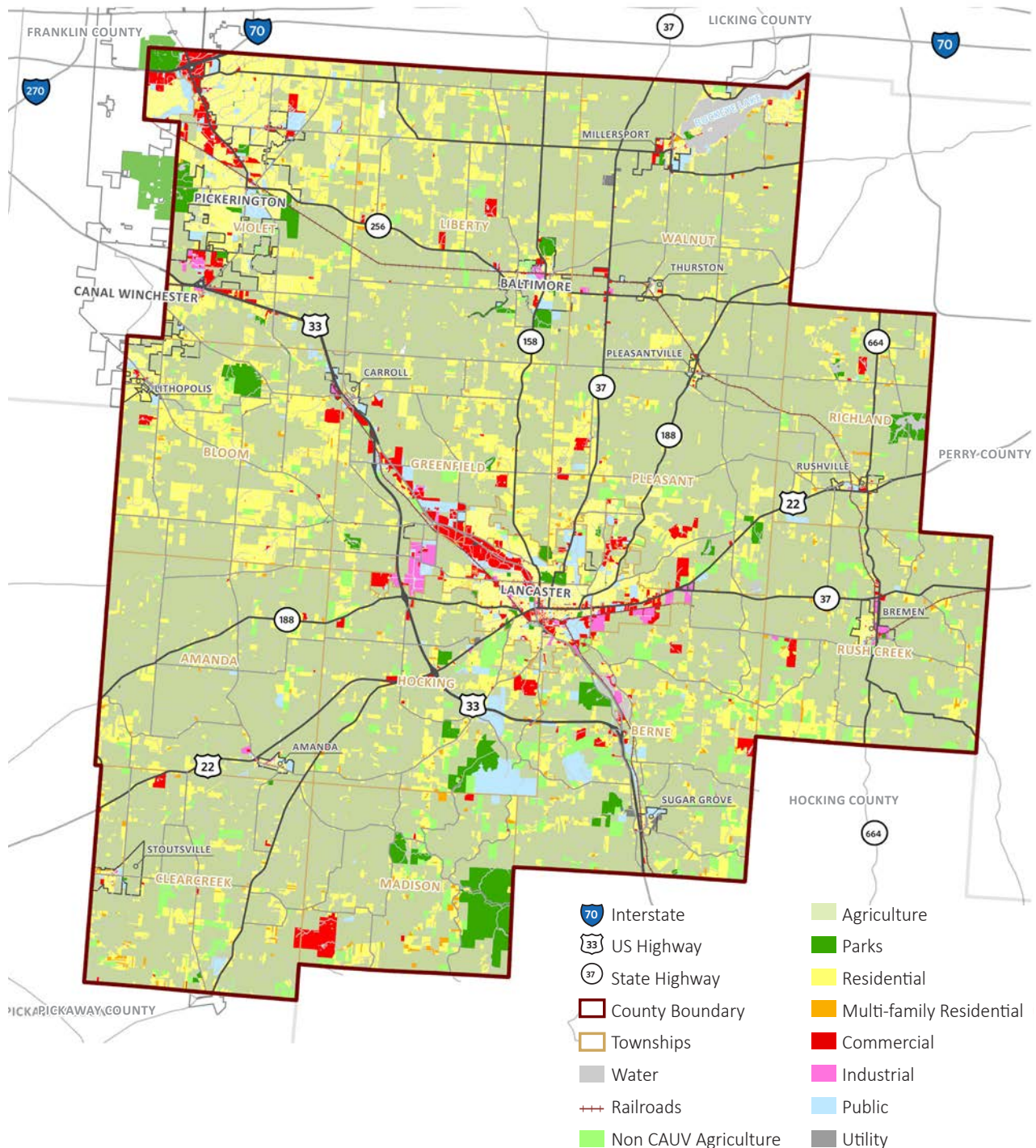




## Existing Land Use

Fairfield County has a land use pattern typical of a semi-rural county in a metropolitan region that includes suburban and exurban communities.

Fairfield County has a typical land use pattern for a county with suburban, exurban, and rural areas located in a major metropolitan region.





**A. Residential land use.** Single-family residential land uses are concentrated in all communities, but suburban and semi-rural residential uses are scattered throughout the County. Single-family uses are the second largest user of land, occupying 16% of the County or 52,661 acres. Multi-family occupies less than 1% of the County or 2,507 acres.

**B. Commercial land use.** Commercial uses are clustered along major corridors, as well as concentrated in downtowns, village centers, and scattered “crossroad” locations. Commercial uses occupy 2%, or 7,690 acres of the County.

**C. Employment land uses.** Industrial uses, including warehouse and logistics, are concentrated in just a few locations such as the industrial areas around Lancaster and emerging centers along US-33 in the Pickerington, Canal Winchester, and Violet Township area. Employment uses occupy 1,543 acres or less than 1 % of the County.

**D. Agricultural land use.** Agriculture dominates the County as a land use. In terms of acreage, agriculture combined with non-CAUV agriculture dominates the County, occupying 72% of the land area or 235,510 acres.

**E. Public land uses.** Public uses (schools, government buildings, etc.) occupy 4% of the County or 15,537 acres and parks occupy an additional 10,000 acres or 4%.

**F. Utility land use.** Finally, utilities (utility right-of-way, electric substations, oil, and gas, etc.) occupy less than 1% or 225 acres in the County.

**EXISTING LAND USE DISTRIBUTION**

Land Use	Acreage	Percent
Agriculture	23,510	72.2
Parks	10,079	3.9
Residential	52,661	16.1
Multi-family Residential	2,507	<1
Commercial	7,698	2.3
Industrial	1,543	<1
Public	15,537	4.7
Utility	225	<1
Fairfield County Total	325,760	100

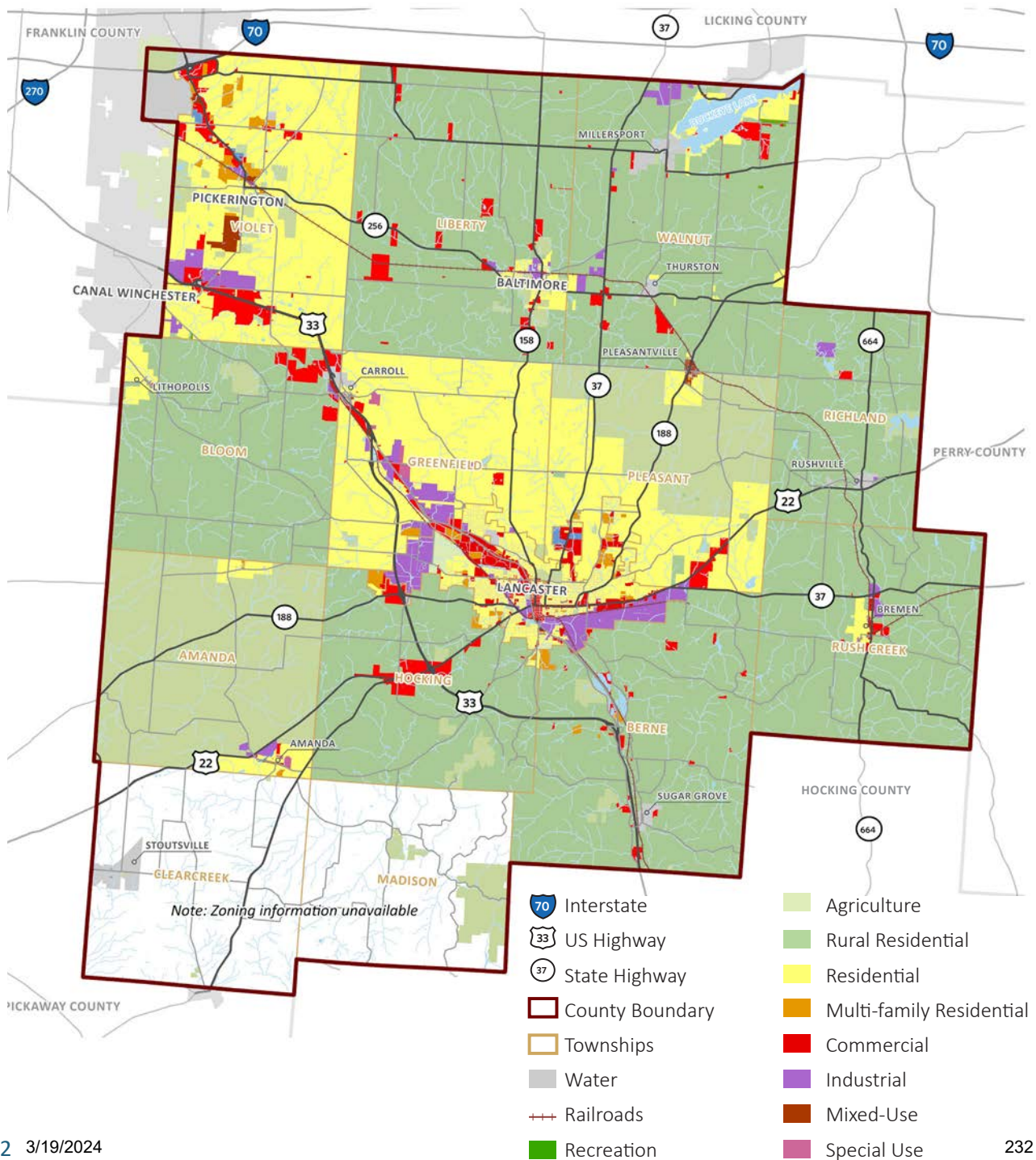
*Source: Fairfield County GIS*



## Existing Zoning (2023)

Zoning patterns tend to focus on single-use districts, with single-family residential the most prevalent even where agriculture is a permitted use (and dominates).

Summarizing local zoning is challenging given the variety of jurisdictions and zoning codes in place that individually classify property using their own unique zoning district systems. Clearcreek Township, Madison Township, and Thurston have not adopted zoning codes, at this writing, although the village is exploring adoption of a zoning code.



**Residential zoning.** Single-family zoning patterns (separate from lower density and rural residential patterns) are found within the cities and villages. The unincorporated areas under township jurisdiction are typically zoned for agricultural, rural residential, or (low density) residential purposes, with scattered nonresidential zonings (e.g., commercial). Tabulating this generalized assessment of locally adopted zoning finds that most of the County is zoned residential (a total of 225,722 acres or 8% of the County). Specifically:

1. Rural Residential zoning occupying 165,200 acres or 58% of the County.
2. Residential zoning is the next most extent zoning, with 58,800 acres or 21%; and
3. Multi-family Residential zoning occupies about 1,700 acres or less than 1 % of the County.

**Commercial and industrial zoning.** Commercial and industrial zoning patterns are typically concentrated along major corridors. Industrially zoned properties occupy more vacant land than commercially zoned properties. Industrial zoning is focused along old and new US-33, US-22 within and adjacent to the east side of Lancaster, northwest of Buckeye Lake, and the eastern portion of Canal Winchester. On the commercial side, about 18,400 acres are supported to support such uses (including mixed-use development), occupying about 7% of the County. Specifically:

1. Industrial zoning occupies 4,900 acres or 2% of the County.
2. Commercial zoning occupies another 12,800 acres or 5%.
3. Office zoning occupies 150 acres or less than 1%; and
4. Mixed Use zoning occupies a final 550 acres or less than 1% of the County.
5. Land zoned for agricultural purposes occupies 34,000 acres or 12%.
6. Recreation zoning occupies 84 acres, less than 1% of the County.

**ZONING DISTRIBUTION**

Zoning	Acreage	Percent
Recreation	84	<1
Agriculture	34,015	11.9
Rural Residential	165,198	58.2
Residential	58,811	20.7
Multi-family Residential	1,713	<1
Commercial	12,792	4.5
Office	148	<1
Industrial	4,923	1.7
Mixed-Use	547	<1
Special Use	336	<1
Fairfield County Total	283,697	100

*Source: Fairfield County GIS*



## Subdivision Activity

While several major subdivisions have been platted over the past five years, a significant number of minor subdivisions (lot splits) have been created at very low densities (average of 6.66 acres in size).

**A. Overview.** Data regarding subdivision activity for Fairfield County was available for 2017-2021, including major subdivisions and minor subdivisions (lot splits) for approved lots, exempted lots, and exempted lots (tied). For the five-year period, a total of 914 lot splits were created in the unincorporated area. These lots occupy a total of 6,085 acres, which is equivalent to about 19% of Liberty Township for example. This also represents about 6% of the County’s developable acres of 94,000 acres, which are agricultural in use.

**B. Minor subdivisions (lot splits).** The accompanying table summarizes the Minor Subdivision data for 2017-2021. The three categories of lot splits are approximately equal in proportion to the total. The average lot size is a different matter, which the “Under 5 Acre” lot splits averaging 2.42 acres, the “5 Acres and Larger” lot splits average 12.51 acres, and the “Tied Lots” average 5.54 acres. But the total average for all 914 lot splits was 6.66 acres per lot.

For comparison purposes, for the 2017-2021 period the County approved the creation of 1,012 lots in platted subdivisions occupying 1,508 acres. The average lot size in these platted subdivisions was 1.49 acres. These subdivisions are served by public utilities.

**MINOR SUBDIVISIONS, FAIRFIELD COUNTY, 2017-2021**

	Under 5.01 Acres	5.01 Acres and Larger	Tied Lots*	Total
<b>Lots</b>	312	286	316	914
<b>Acres</b>	755	3,579	1,751	6,085
<b>Average Lot Size</b>	2.42	12.51	5.54	6.66

*Note: \*Tied lot splits do not create a building site*

Another way to consider this recent trend is one based on lot frontage. Assuming the 914 lots created between 2017 and 2020 had individually a minimum frontage of 150 feet, then these lots would occupy 26 miles of road frontage on one side (the distance between Pickerington City Hall and the Fairfield County Courthouse).

**If these lots had an average size of suburban-style half-acre lots instead of the average of 6.66 acres, then the land taken out of food production would decline from 6,085 acres to 457 acres (reserving 92% of that land for food production or other development purposes).** While property owners have the right to create parcels for transfer, providing alternative housing options would conserve the existing agricultural landscape in Fairfield County.

## Environmental Assets and Protected Lands

Fairfield County benefits from a rich set of environmental assets that are important to its character, as well as supporting the natural environment and species habitat.

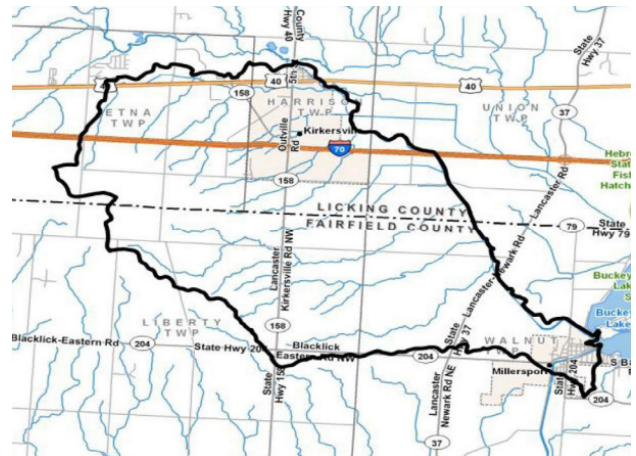
Environmental assets include flood hazard areas, forested areas, and wellhead protection areas. Mapping identifies locations and reaffirms places where development is not appropriate, or measures should be taken to mitigate potential impacts.

**Flood hazard areas and wellheads.** Flood hazard areas and wellhead protection areas are direct constraints to development, as these areas should remain in their natural state. Flood hazard areas are located along stream and river corridors as mapped by the Federal Emergency Management Agency. A total of 23,015 acres of the County is occupied by flood hazard areas, amounting to 7.1%. Wellhead protection areas are sited where groundwater fields are maintained to provide public water.

**Water quality and Buckeye Lake.** The Feeder Channel begins in Licking County around Kirkersville and extends to the southeast through portions of Liberty and Walnut townships, as well as Millersport. The channel maintains the recreational pool level of the lake, as well as sustains the aquatic environment. But it is the primary contributor of nutrient pollution to Buckeye Lake (see Buckeye Lake Feeder Channel Fact Sheet, Buckeye Lake Region Corporation). As development occurs in the northern portions of both townships requires various improvements to maintain water levels and improve water quality. Constructed wetlands along and integrated into the channel capture and treat runoff from agricultural fields and urbanized areas, and the discharge from the Millersport wastewater treatment plant.

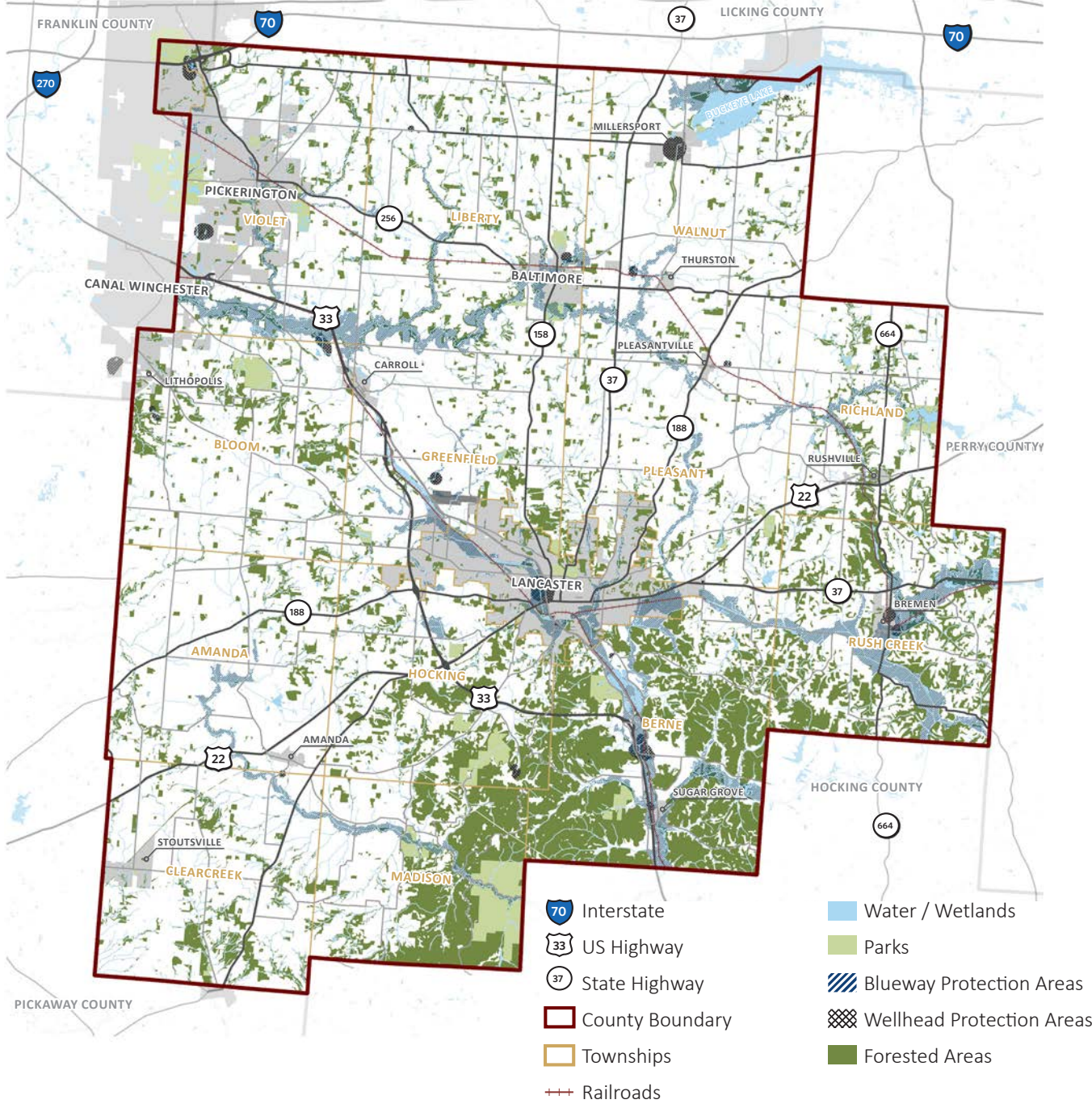
**Forests.** Forested areas are a natural asset and typically are located on steep slopes or wetland (or poorly drained) places, which together could reflect an unnecessary expense from a development standpoint and should remain protected. Forested areas are concentrated in the southeast portion of the County, which the Hocking Hills begin or otherwise scattered around the County. Forests cover 71,255 acres and 22% of the County.

### Buckeye Lake Feeder Channel Watershed



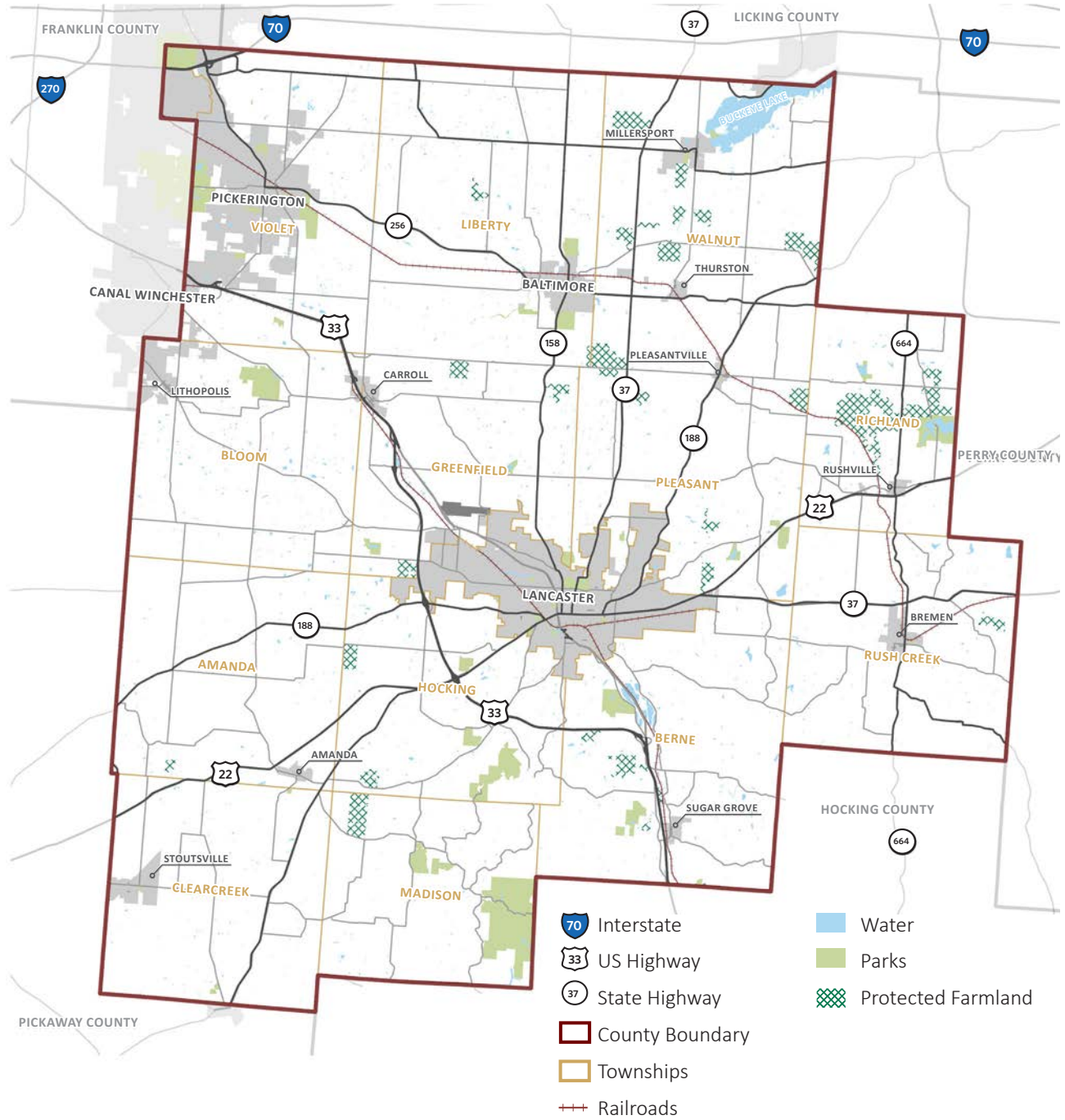
Source: Buckeye Lake Region Corporation

# Environmental Assets





## Protected Farmland



**Prime Farmland.** About 230,000 acres of Fairfield County has been identified as Prime Farmland, which is defined by the federal government as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. Prime Farmland covers about 71% of the County. This does not include the Farmland of State, Local, or Unique Importance, which add another 21%. Farmland protected under easements or other programs total 5,631 acres or 1.7% of the County. Protected farmland is found in several townships, but there's a particularly large concentration in Richland Township north of Rushville.

Many farmers in the County participate in the Current Agricultural Use Value (CAUV) program, which, for tax purposes, reduces the land value of properties devoted exclusively to commercial agriculture use. Approximately 70% of the County acreage is part of the CAUV program, and almost 50% of that is cropland, primarily producing grains, oilseeds, dry beans, and dry peas.

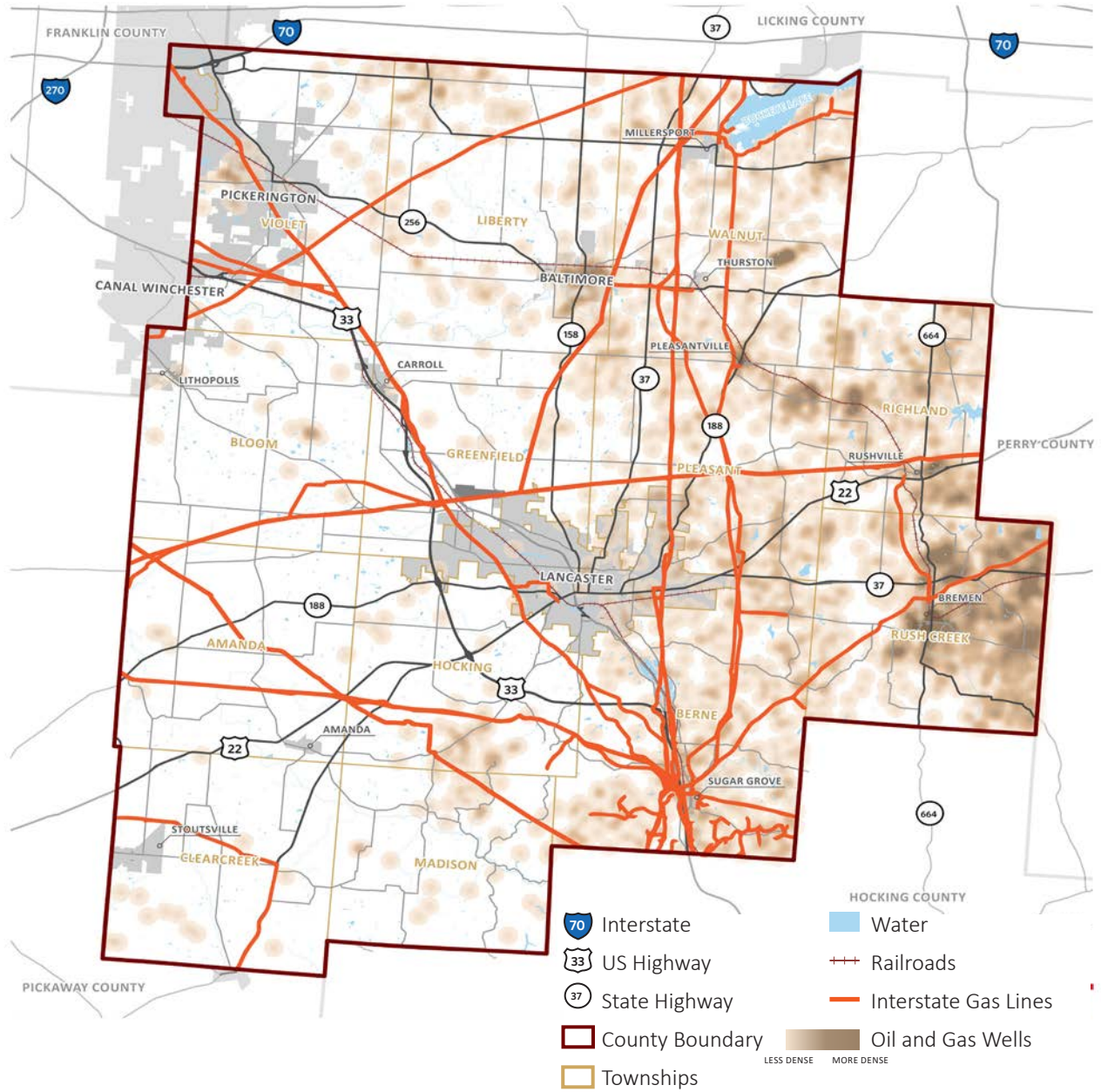
**Parks.** There are 76 parks and recreational facilities throughout the County, ranging in size from less than half an acre (Fountain Square) to almost 1,900 acres (Clearcreek Metro Park). Most of the largest properties are located in Madison Township, with others in Bloom (Chestnut Ridge Park) and Violet (Pickerington Ponds Metro Park) townships. In total, parks occupy 10,079 acres or 3.9% of the County.

**Oil and gas network.** Oil and gas fields are in the eastern half of the County, but are concentrated in Pleasant, Richland, and Rushville townships, as well as around Baltimore and east of Thurston. Underground transmission lines crisscross the County. There are major pipelines along portions of US-33 that can limit developability and there is a concentration in the southwest quadrant of Berne Township.





## Oil and Gas Network



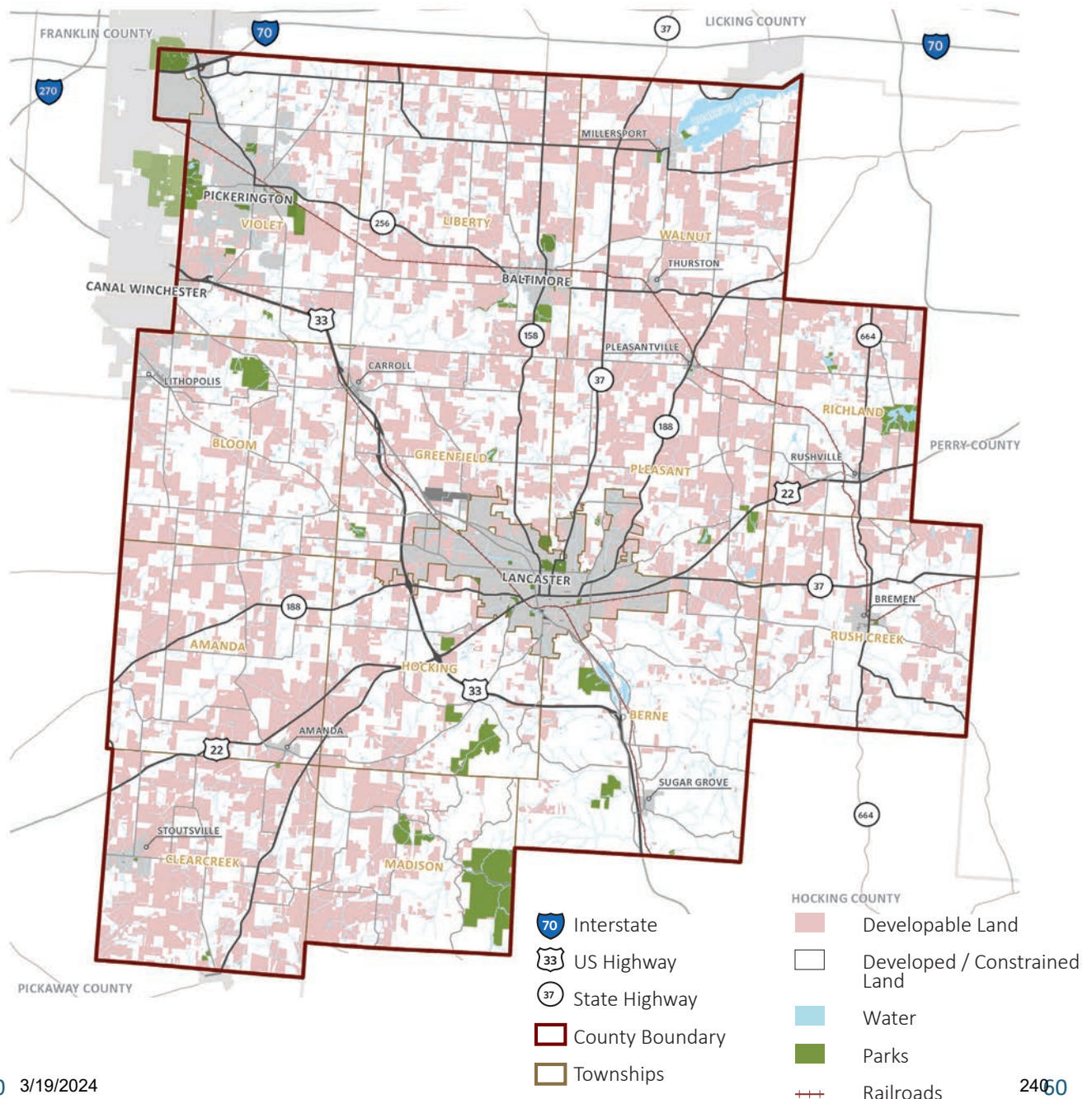


### 5.3 DEVELOPMENT CAPACITY

Based on certain factors only about 35% of Fairfield County is currently available to accommodate new development, making land a limited resource important to manage moving forward.

Understanding the extent to which new development can be accommodated in Fairfield County serves as a basis for forecasting future land use and identifying development priorities. The planning horizon for this analysis is the next ten years, partly because the data that underlies this analysis addresses the 2023-2033 timeframe.

#### Developable Land



## Methodology

Developability of the planning area was calculated based the following assumptions using GIS data from the Fairfield County Auditor’s Office:

- Properties equal to or greater than 5 acres in size.
- Properties not designated for other uses (protected farms, conservation areas, etc.).
- Properties with minimal to no floodways or floodplain.
- Properties with no significant slope.
- Properties with a building appraised value less than or equal to \$100,000 (average appraised building value for the County is \$175,000).

**A. Housing forecast.** The housing forecast for Fairfield County was prepared for the Building Industry Association of Central Ohio (BIA) as part of a Central Ohio analysis prepared for 2022-2032. Fairfield County is projected to grow between 9% and 12% in population by 2032, and with that comes the need for between 843 and 947 housing units per year, or upwards of 9,470 units total to reach 71,000 units. MORPC projects that the County will grow another 13,000 units to 84,000 units by 2050.

These forecasts were based upon historic trends for 2000-2020 and adjusted for the potential housing market impact resulting from the Intel and associated development in Licking County. The housing forecast was proportionally allocated to each jurisdiction based upon their current proportion of existing housing in the County. The existing residential development density was calculated for each jurisdiction, then applied to the housing forecast to estimate the potential demand for new growth to accommodate each forecast, measured in acres.

**B. Commercial forecast.** To estimate potential commercial demand, the existing balance of commercial and residential land was calculated for the entire County. The ratio was then applied to the proportional residential growth of each community.

**C. Industrial forecast.** For the next ten-year period, industrial demand was assumed to increase by 50% of the existing amount of industrially zoned land, with the net calculated by subtracting the amount of vacant industrially zoned land in the County. This is based upon a judgement that the County can expect that level of growth given regional industrial trends.

## PROPORTIONAL FORECASTED HOUSING NEED

Jurisdiction	Housing Units
Fairfield County	9,470.00
<b>TOWNSHIPS</b>	
Amanda	115.07
Berne	283.35
Bloom	415.39
Clearcreek	201.93
Greenfield	327.16
Hocking	198.45
Liberty	297.14
Madison	97.78
Pleasant	343.83
Richland	100.06
Rush Creek	154.63
Violet	1,206.15
Walnut	358.24
<b>VILLAGES</b>	
Amanda	43.51
Baltimore	201.18
Bremen	84.75
Carroll	34.57
Lithopolis	111.43
Millersport	73.22
Pleasantville	57.15
Rushville	18.95
Stoutsville	36.84
Sugar Grove	25.92
Thurston	36.08
West Rushville	9.55
<b>CITIES</b>	
Canal Winchester	538.19
Lancaster	2,774.63
Pickerington	1,269.37

*Source: 2022 BIA Analysis of Housing Need for the Columbus Region*

## Analysis

The analysis undertaken using the previously discussed methodology resulted in the following findings, showing that only about 35% of the County is available to accommodate future growth without the need for redevelopment. This reinforces the need to carefully consider land use and zoning decisions given that available land is a finite resource, as well as density.

**About 35% of Fairfield County is available to accommodate future development.** This amounts to approximately 116,000 acres across the County that isn't developed, conserved, or constrained with natural features. Obviously, this is a finite resource.

**Projected 2032 housing growth would take half of all remaining, developable land.** If each community grew while matching their current housing pattern, then 52% of remaining land would be developed just in the next 10 years. This assumes that no communities increase the historic density of residential development. This is why residential density is so crucial.

**Residential density varies significantly across the County.** Overall, the County has an average of one residential home per five acres of land (1 home/5 acres). However, communities like Violet Township are closer to one home per two acres (1 home/2 acres) as an average, while places like Pleasant Township are closer to one home per 10 acres (1 home/10 acres). Suburban residential development often is 2-4 dwellings per acre (and density of 4 du/ac is necessary to financially justify public utilities).

**Accommodating housing growth can create challenges for some communities.** Rural communities like Amanda, Carroll, and Rushville don't have enough available land to support this housing growth without annexation. Townships such as Madison, Rushcreek, and Bloom have substantial natural features that should be preserved, which further limits potential growth. Most importantly, public utilities may not be adequate to support growth without additional investments.

**Fairfield County could expect to double its industrial uses.** Looking at available industrial land and current building size, the County could add up to 9.5 million square feet of industrial use in the next 10 years.

**One-third of communities are planning for industrial growth.** Of the 30 communities in Fairfield County, only nine currently have industrial zoning in place to support employment growth. Taking into consideration the plan's Future Land Use Map, additional communities should consider supporting industrial zoning at recommended locations.

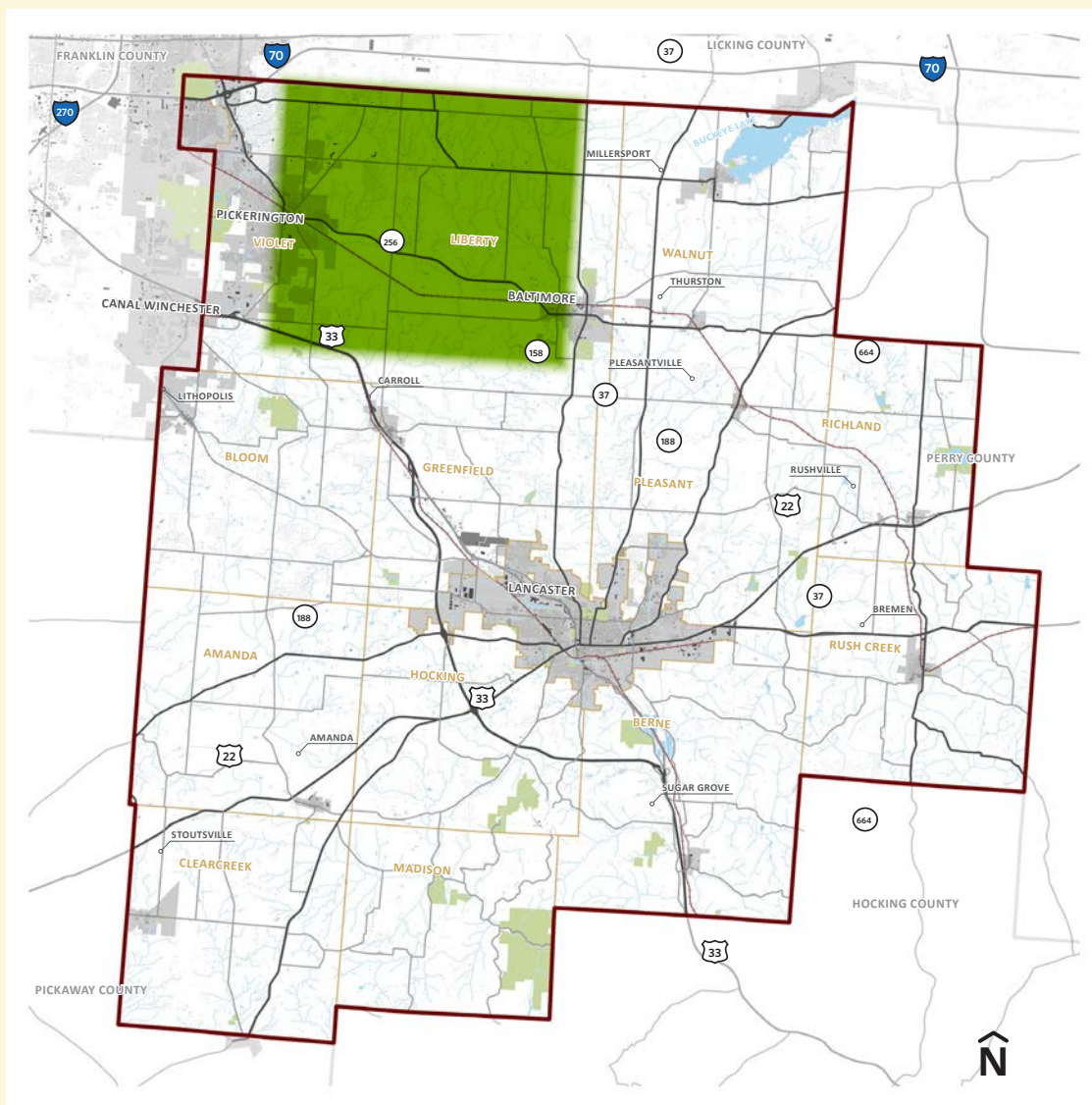
**Commercial growth could grow by nearly one-third.** While many commercial areas currently exist, there is still the potential to see up to 8 million square feet of growth based on available land. This assumes a consistent ratio of commercial development concurrent with residential development.

**Commercial growth is directed at only one-third of communities.** Like industrial, only 10 communities in the County have commercially zoned land set aside to support such uses. For certain communities, any growth would require rezoning land from another use to allow for new development. Again, as higher density residential development occurs (at least 1 du/ac in density) then demand will follow for commercial uses.



## The Geographic Impact of Forecasted Housing under the "Business as Usual" Zoning Approach

**What is the potential impact of single-family construction on farmland in Fairfield County if local zoning doesn't change?** The loss of as much farmland as is found in two townships. The BIA residential forecast for Fairfield County is 9,470 housing units over the next 10 years. Based on the current average density of single-family homes in the County of 1 dwelling for every 5 acres, this housing forecast would occupy 49,000 acres of former agricultural land. That is the size of Liberty and Violet townships combined, which is graphically illustrated below.



## 5.4 FUTURE LAND USE

A vision for balanced growth, providing for a strong economic future with housing and commercial services for residents, and extensive environmental and agricultural assets.

### Overview

Land use speaks to the ways in which land is used for conservation or development purposes. It can reflect not just the actual use of the ground (today or in the future), but also the character of that development as a key descriptor. Taken together, this conveys a vision for Fairfield County in the future, which will be reached over time as individuals make decisions to invest in their property through a public zoning process.

This land use vision is built upon the input and analysis undertaken during this planning process, which was reflected in the Growth Concept Map. Its fulfillment will depend upon updating local zoning maps, the extension of public utilities to priority locations that can be feasibly and financially serviced, and ongoing development demand, which is not expected to lessen. Overriding goals include providing for employment opportunities for residents (and the related revenue generation for local governments), housing to support those employees, commercial services to support residents, and conservation of key environmental assets and prime agricultural areas.

### Future Land Use Map

The Future Land Use Map is further detailed in the next section, which describes its various components, the Character Types. These seek to better detail and explain the broad land use categories used in the map, providing additional policy guidance to communities administering their zoning codes.

The Future Land Use Map seeks balance development and conservation into a seamless and integrated growth pattern that responds to the growth potential of Fairfield County. Specifically:

**Focused development.** More intense development is focused on the existing population centers, both large (Lancaster and Pickerington) and small (Baltimore, Carroll, Pleasantville, Thurston, etc.).

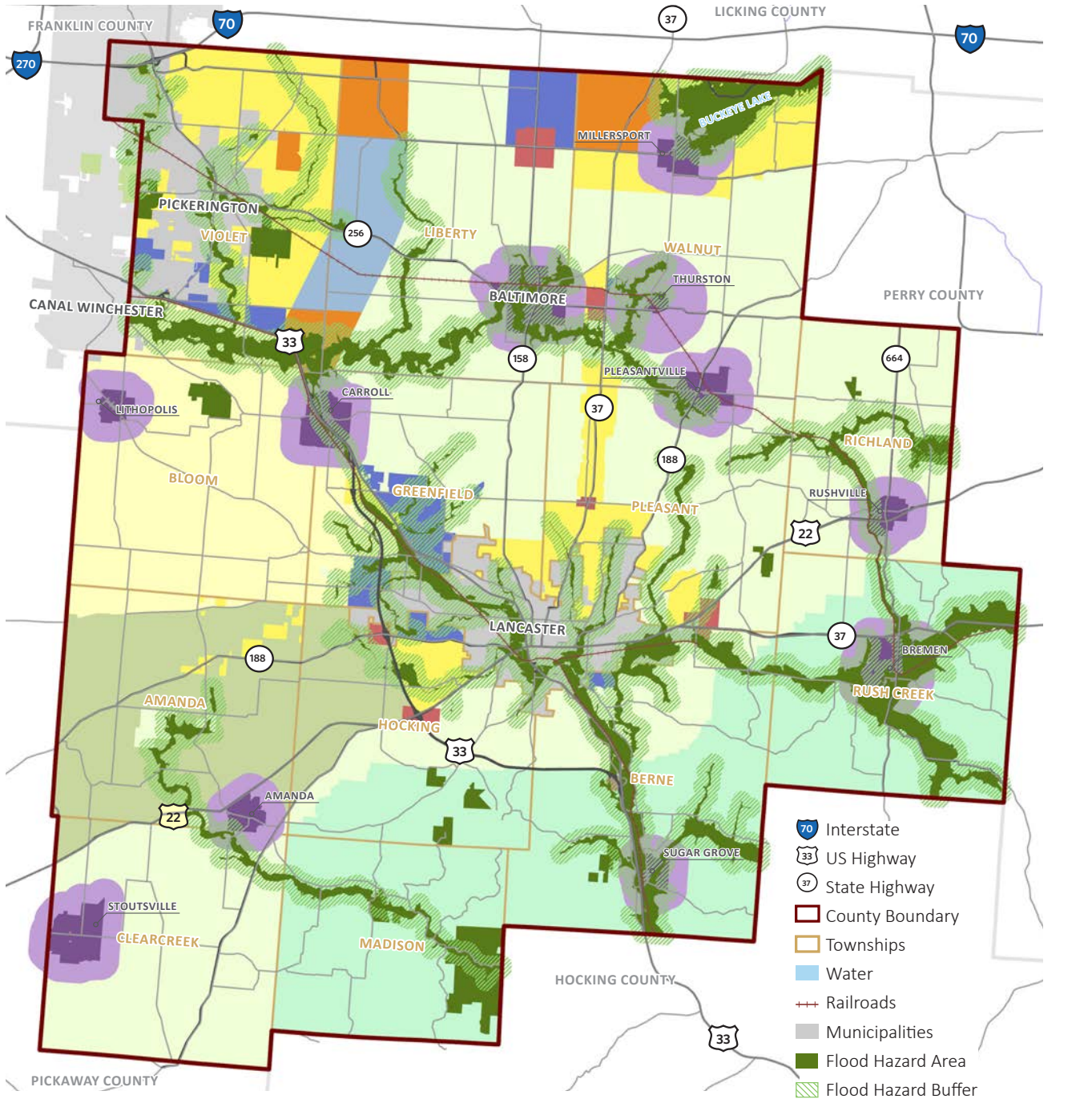
**Limited suburban expansion.** Suburban-scale development is recognized and expected to continue a development path in the northwest, as well as the northern portions of Liberty and Walnut townships given available access to I-70 and the related short commutes into Franklin County.

**Employment centers.** Employment uses will be the focus of several Priority Growth Areas to provide an expanded tax base and employment opportunities for current and future residents. And an additional opportunity exists, given the amount of undeveloped land along the US-33 corridor, to combine various lots into a Mega Site capable of bringing a large industrial user to the County.

**Continued rural development.** Less dense, residential development continues in the balance of the County, in many cases integrated with larger, conserved agricultural areas.

**Conservation.** Conservation should continue along all stream and river corridors, in recognition of the farmlands, regulatory floodplains, extensive woodlands, and species habitat, and in recognition that a variety of recreational activities can be accommodated.

## Future Land Use



### Agricultural

- Open Space
- Traditional Agriculture
- Low Impact & Conservation

### Residential

- Mixed Rural
- Rural Residential
- Suburban Residential

### Commercial

- Employment Center
- Crossroad Center
- Village Center
- Village Growth Areas
- Mixed Use Center
- Transportation and Economic Development Corridor



In terms of accommodating future development, the Future Land Use Plan can support about 57,730 new housing units. Based on a 2021 household size of 2.47 persons per household, this estimate represents an additional 143,000 residents at full buildout. The plan supports 40,000,000 square feet of new employment uses. The accompanying table provides additional detail.

## Character Types

To effectively communicate the vision represented by the Future Land Use Map a series of character types are deployed to provide a richer explanation of and policy direction for the various land use categories. The accompanying tables describe the character types relative to a description, primary and secondary uses, density/intensity where applicable, and photos and patterns as further illustration. These can serve as the basis for new zoning districts. The following is a brief explanation and supporting land use policies.

**Open Space.** The Open Space category recognizes the important role of natural features and assets in Fairfield County, specifically river and stream corridors, flood hazard areas, woodlands, and wetlands. For the riparian corridors, the map reflects the Federally designated 500-year regulatory floodplain and a quarter mile buffer as a transition zone in which development practices should minimize impacts to the associated riparian corridor. Larger conserved and preserved parcels are included, as well.

**Traditional Agriculture.** This category includes areas where agriculture and working farms predominate, along with agricultural-related businesses, homesteads, very low density, single-family home sites, and civic uses. Smaller scale retail, such as farm markets, wineries, and garden centers are appropriate as well.

**Low Impact and Conservation.** The southeastern portion of Fairfield County is unique in terms of its landscape, tree cover, and very low-density development pattern. This includes portions of Berne, Hocking, Madison, and Ruch Creek townships. Future development should respect this pattern and the natural landscape.

**Mixed Rural.** This designation is focused on Amanda Township given the geographic role it plays between more suburban areas to the north (and within an easy commute to Franklin County), and more rural areas to the south and east in adjacent townships. While largely agricultural in character, the township includes many lower density single-family home sites.

**Rural Residential.** The Rural Residential category is focused on Bloom Township given the role it plays as a more suburban-style township, bracketing the US-33 corridor and more rural Amanda Township to the south. Agriculture is still a predominant land use, but there are a larger number of large lot and platted subdivisions in the township, none with public utility services.

**Suburban Residential.** Providing housing options for the County's existing and growing workforce is a key driver in applying this land use category. This designation is applied to a variety of areas expected to

be under pressure from additional suburban-style growth. It acknowledges the pattern already present in Violet Township and applies it to portions of Liberty and Walnut townships along their northern areas (south of Employment Areas) and portions of the US-33 corridor adjacent to Carroll, property along OH37, and the north and east sides of Lancaster located in Greenfield and Pleasant townships.

**Employment Center.** The Employment Centers are the new economic engine of Fairfield County, providing sites for larger employers including hi tech, advanced manufacturing, data centers, light industry, logistics, and office uses. These areas are designated where highway access is available or nearby. They should be supported by nearby Suburban Residential. For planning purposes, a gross density of 5,000 square feet per acre was used to forecast potential development yield. In addition, given the amount of undeveloped land along the US-33 corridor, there is an opportunity to combine various lots into a state-certified Mega Site capable of bringing a large industrial user to the County. This could provide an opportunity to start the southern portion of the US-33 and I-70 connector.

**Crossroad Center.** A Crossroad Center is an interchange or major intersection that functions today as a subregional commercial center or has the potential to evolve into one. Retail, services, and auto-related businesses are appropriate. Along with supporting through traffic, these businesses may also provide goods and services that support nearby residents.

**Village Center.** Village Centers acknowledge the historic population centers throughout the County that have provided housing and services to residents since the County was settled. These are mixed use, walkable places reflecting a traditional development pattern of street grids, blocks, and smaller lots. Most offer public water and sewer services to support these communities. They should continue to serve as population centers, with many benefiting from recent investment.

**Village Growth Areas.** All villages have the potential to benefit from growth, particularly through the extension of public utilities. Along with infill development in Village Centers, new growth can occur in adjacent areas. This should include a range of single-family, duplex, and multi-family residential, and supporting retail and employment uses.

**Mixed Use Center.** These centers provide a new form of suburban development in which uses are mixed, residential is near commercial and employment uses, and the environment is denser and more walkable than typical single-use development (e.g., subdivisions, apartment complexes, and shopping centers on separate parcels). Numerous successful examples are found throughout Central Ohio. In Fairfield County, one such development has been proposed in Violet Township. Three additional locations are identified on the map.

**Transportation and Economic Development Corridor.** The Transportation and Economic Development Corridor acknowledges the potential location of the connector between US-33 and I-70 to direct truck traffic away from local roads. An alignment has not been identified but the corridor in the plan reflects the general location, providing the need to plan from a land use standpoint. The plan supports employment uses at the northern terminus with I-70 and at the southern terminus with US-33, which could include a Mixed Use Center. Any intersections within the corridor could serve as a Crossroads Center and the balance of the corridor would support Suburban Residential uses.

# OPEN SPACE

Natural areas, floodplains, and conserved properties protected as permanent open space. These areas may be improved with amenities and other enhancements based on community desire. These areas feature large open parcels or wooded areas, as well as regional greenways, trails, and bikeways.

## PRIMARY USES

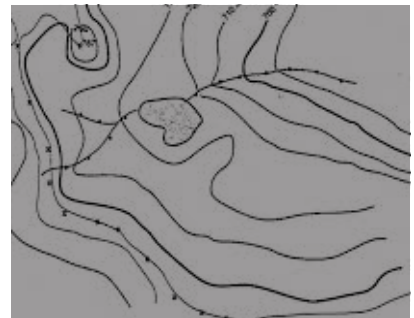
- Floodplains and Conservation

## SECONDARY USES

- Parks

## POLICIES

1. **Preserve and conserve assets.** Preservation and conservation practices are recommended to either permanently acquire assets or conserve them through conservation easements or appropriate development practices.
2. **Maintain the floodplain.** In general, the regulatory floodplain should be maintained in its entirety to ensure it will adequately accommodate floodwaters, especially in an increasingly wet climate. If approved at the federal level, fill within the floodplain should be balanced with the creation of additional upstream storage.
3. **Floodplain buffer.** Adjacent to the stream corridor, a quarter-mile buffer for land use transitions (including a 120-foot-wide buffer of trees along the creek edge) is recommended to protect habitat, reduce stormwater impacts, and protect water quality. Within the larger buffer, development practices should be used to minimize impacts to the adjacent stream, such as additional setbacks, filtering stormwater runoff, and reduced on-site lighting.
4. **Parks and recreation.** Open space is an appropriate location for parks, natural areas, and passive recreation (hiking, biking, canoeing, hunting). Extension of regional bikeways into Fairfield County would be appropriate along the major stream corridors, especially where other open space features can be linked and ensuring that siting trails is sensitive to the natural features. Public and privately-owned open space is an excellent use of these corridors.





# TRADITIONAL AGRICULTURE

Areas that are primarily in agricultural use and may also include single-family residential, agriculture-related buildings, civic uses and specific small-scale retail. Buildings are generally set far back from the roadway on large lots (over two acres). Traditional agriculture aesthetic is maintained. These areas may not be served by municipal water and sewer utilities.

## PRIMARY USES

- Agriculture

## SECONDARY USES

- Rural Single-Family Residential
- Civic/Institutional
- Commercial
- Light Industrial

## POLICIES

1. **Farmland conservation.** Efforts to conserve farmland should continue to be concentrated in these areas to ensure the long-term viability of working farms. Because this land is not under imminent development pressure, the cost of acquiring conservation easements, etc., will allow more land to be conserved than otherwise.
2. **Public utilities.** These areas should not be served by public utilities (sanitary sewer and water), but trunks and mains may cross these areas to service other more urbanizing locations. The Fairfield County Health Department's regulations regarding on-site well and septic apply, which will define the minimum lot size for single-family uses.



# LOW IMPACT AND CONSERVATION

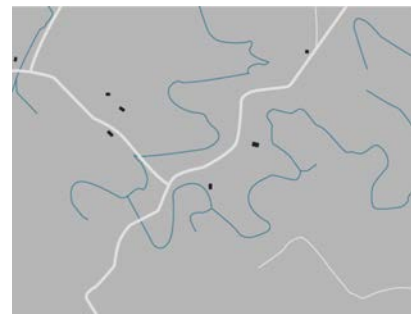
Areas with a unique landscape, heavy woodlands, and natural features. These areas include large lot, single-family homesites. Public parkland and conservation areas are appropriate. Public water and sewer services not intended for these areas outside of existing villages.

## PRIMARY USES

- Open Space
- Conservation Areas
- Parks and Low Density
- Large Lot Single-Family Residences

## SECONDARY USES

- Civic/Institutional
- Small-Scale Retail and Services



## POLICIES

1. **Conserve tree cover.** The extensive tree cover is a valuable aesthetic and environmental resource for the area. Wherever possible it should be maintained to provide wildlife habitat, offset the impacts of a changing climate, maintain water quality on the adjacent streams, creeks, and headwaters.
2. **Parkland.** Columbus Metro Parks maintains Clear Creek Metro Park in Madison Township is both a regional and local resource. Additional parkland acquisition is appropriate in the Low Impact and Conservation area.
3. **Public utilities.** These areas should not be served by public utilities (sanitary sewer and water) outside of existing villages, who may otherwise choose to extend utilities to abutting properties to support new development. The Fairfield County Health Department’s regulations regarding on-site well and septic apply, which will define the minimum lot size for single-family uses.

# MIXED RURAL

Blend of residential uses and development with agriculture. These areas are largely agricultural in character but may see more large lot subdivisions, lot splits, and very limited suburban style patterns in the rural setting. Buildings setbacks and lot size may vary more widely than in Traditional Agriculture. These areas are not served by public water and sewer utilities.

## PRIMARY USES

- Single-Family Residential
- Agriculture

## SECONDARY USES

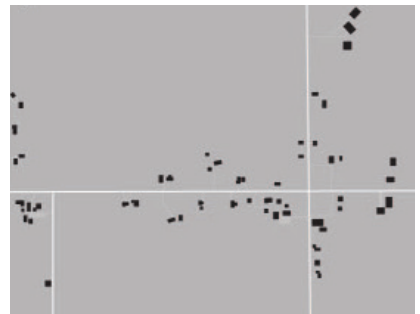
- Civic/Institutional
- Parks and Open Space

## RESIDENTIAL DENSITY

- 1 du/10 ac

## POLICIES

1. **Residential pressure and conservation development.** The area will continue to see residential pressure, but the density will be very low even if platted subdivisions are created. The plan recommends an average density of one unit per every 10 acres. A development with smaller lots could set aside a portion of the plat as permanent open space to offset the smaller lots.
2. **Reducing agricultural impacts.** As a means of protecting working farms from the impacts of adjacent or nearby residences, the township could consider adopting an agricultural-specific district that permits individual homesites on very large lots (e.g., 10 acres minimum) and a residential district with a slightly higher maximum lot size (e.g., 2 acres minimum and 10 acres maximum) to direct residential concentrations away from agricultural areas.
3. **Public utilities.** These areas should not be served by public utilities (sanitary sewer and water), but trunks and mains may cross these areas to service other more urbanizing locations. The Fairfield County Health Department’s regulations regarding on-site well and septic apply, which will define the minimum lot size for single-family uses.





# RURAL RESIDENTIAL

Areas with a mix of large-lot residential and agricultural uses. These areas may include unincorporated county land or annexed areas that have maintained a rural character with large lot single-family homes. Homes may be clustered near one another with large setbacks but are not arranged in a typical subdivision or neighborhood. These areas may not be served by municipal water and sewer utilities.

## PRIMARY USES

- Single-Family Residential
- Agriculture

## SECONDARY USES

- Civic/Institutional
- Parks and Open Space

## RESIDENTIAL DENSITY

- 1 du/2 ac

## POLICIES

1. **Residential pressure and conservation development.** The area will continue to see residential pressure, with a mix of large lot homesites and lower density platted subdivisions. The plan recommends an average density of one unit per two acres. Conservation development practices would be appropriate in larger platted subdivisions.
2. **Reducing agricultural impacts.** As a means of protecting working farms from the impacts of adjacent or nearby residences, the township could consider adopting an agricultural-specific district that permits individual homesites on very large lots (e.g., 5 acres minimum) and a residential district with a slightly higher maximum lot size (e.g., 2 acres minimum and 5 acres maximum) to direct residential concentrations away from agricultural areas.
3. **Public utilities.** These areas should not be served by public utilities (sanitary sewer and water), but trunks and mains may cross these areas to service other more urbanizing locations. The Fairfield County Health Department's regulations regarding on-site well and septic apply, which will define the minimum lot size for single-family uses.



# SURBURBAN RESIDENTIAL

Primarily single-family residential with a higher percentage of attached units, with some connectivity between neighborhoods and other non-residential areas. May also have small scale multi-family residential. Building and lot size may range in size and density. These areas are served by public water and sewer utilities.

## PRIMARY USES

- Single-Family Residential
- Multi-Family Residential

## SECONDARY USES

- Civic/Institutional
- Parks and Open Space

## RESIDENTIAL DENSITY

- 4 du/2 ac

## POLICIES

1. **Appropriate residential development.** While this designation recommends an average density of 4 dwellings per acre, it recognizes the development of connected neighborhoods of single-family, two-family, and multi-family homes (smaller scale, owner- and renter-occupied). These areas serve as the “suburban” portions of Fairfield County, highly accessible from US-33, I-70, and the County road network.
2. **Neighborhood amenities.** These developments should include amenities such as sidewalks, street lighting, tree lawns, parks, open space, and set asides for public school sites. Multi-family development should provide additional amenities, including clubhouses, pools, tennis and pickleball courts, etc. Where feasible, larger developments should integrate a variety of housing products to build sustainable neighborhoods.
3. **Public utilities.** These areas would be served by public utilities, principally provided by Fairfield County. A minimum density of 4 du/ac is necessary to financially justify this significant public investment and ongoing maintenance costs.



# EMPLOYMENT CENTER

Employment-oriented uses are characterized by light industrial-style development, hi tech, advanced manufacturing, data centers, logistics, and office. Large footprint structures, offering flexible space to accommodate market demand for various users. Buildings are oriented to the street and can be adapted to support different uses such as light manufacturing, high-tech industries and research and development. Buildings are set far back from the roadway and landscaping and lighting standards to reduce light pollution buffering are used to minimize impacts on surrounding areas.



## PRIMARY USES

- Light industrial
- Hi Tech
- Advanced Manufacturing
- Data Centers
- Office
- Commercial
- Logistics
- Flex-Office

## SECONDARY USES

- Civic/Institutional
- Parks and Open Space
- Surface Parking
- Service



## COMMERCIAL DENSITY

- 5,000 sq/1 ac



## POLICIES

1. **Ensuring quality development.** Integrating these large buildings into the landscape is an important zoning consideration as development occurs. Without question private investments are important to the County’s economic wellbeing, but ensuring these buildings are in harmony with local communities is likewise a priority. Codes should include enhanced standards for setbacks, building materials, landscaping, screening, graphics, and lighting.
2. **Expediting approvals.** The local and County development processes should coordinate wherever possible to expedite approvals while ensuring high standards are met. Joint review of large projects at the staff level is a start, as is parallel tracking of zoning and platting (if required) approvals.
3. **Public utilities.** These areas would be served by public utilities, principally provided by Fairfield County. Stormwater management will be critical to minimizing offsite impacts resulting from significant impervious surfaces (buildings, parking, outdoor storage, etc.).



# CROSSROAD CENTER

Crossroad centers are characterized by small scale retail, services, and office in concentrated locations, principally at key intersections. Provides services to support nearby rural and lower density residential areas, as well as drive-by consumers.

## PRIMARY USES

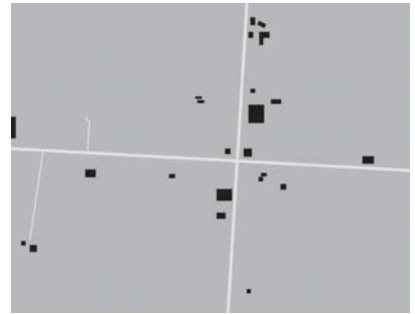
- Commercial
- Office

## SECONDARY USES

- Civic/Institutional

## POLICIES

1. **Ensuring quality development.** Since these centers become small, isolated, and successful commercial areas additional attention relative to site layout, architecture, and design should be considered in local zoning to ensure that additional investment is attracted, and these small centers become anchors that support nearby residential development.
2. **Minimizing off-site impacts.** Because these locations tend to occur in more rural settings, zoning standards should seek to minimize off-site impacts through additional screening, buffering, landscape, and reduced lighting and glare.
3. **Public utilities.** In most cases, these areas would not be served by public utilities (sanitary sewer and water), however development has occurred (and will continue to occur in some cases) with on-site well and septic under County Health regulations.



# VILLAGE CENTER

Traditional activity centers with a mix of small-scale commercial, office and residential uses. They may be located in either incorporated or unincorporated areas. These areas may also include institutional and public facilities. Buildings are set closer to the road on smaller lots but setbacks and lot size may vary. Streets accommodate moderate traffic at slow speeds and may include on-street parking and feature amenities for pedestrians and cyclists such as wide sidewalks, street trees, benches, and bike facilities such as multi-use trails and bike racks.

## PRIMARY USES

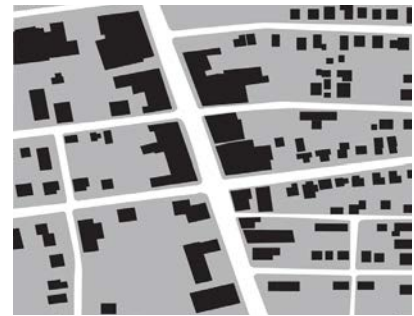
- Vertical Mixed Use
- Residential
- Commercial
- Office

## SECONDARY USES

- Civic/Institutional
- Parks and Open Space

## POLICIES

1. **Building on existing development character.** New development in the Village Centers should reflect the existing development character of street grids, blocks, and smaller lots. Infill on vacant lots and expansion of village boundaries with new development should reflect the current mixed use and walkable character and be supported.
2. **Encouraging new housing options.** Village Centers provide the opportunity for upper story housing in commercial buildings, as well as a development character that would accommodate new two- to three-story housing in close proximity to village downtowns, in many cases.
3. **Public utilities.** These areas are typically served by local public utilities, which supports a higher density than lots with well and septic.



## VILLAGE GROWTH AREAS

All villages have the potential to benefit from growth, particularly through the extension of public utilities. Along with infill development in Village Centers, new growth can occur in adjacent areas. This should include a range of single-family, duplex, and multi-family residential and supporting retail and employment uses. Building patterns, setbacks, and lot sizes should be compatible with existing patterns in each village center to ensure a continuation of a walkable and more dense built environment. This may also reduce the investment necessary to expand utility capacities and extend services.

### PRIMARY USES

- Single-Family Residential
- Duplex Residential
- Multi-Family Residential

### SECONDARY USES

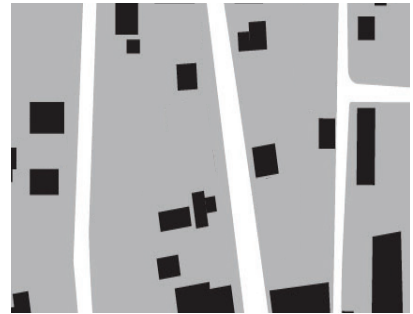
- Commercial
- Employment
- Parks and Open Space
- Schools

### RESIDENTIAL DENSITY

- 4-8 du/ac

### POLICIES

1. **Building on existing development character.** New development in growth areas should reflect the existing development character of street grids, blocks, and smaller lots that typify the adjacent village center, ensuring that the current “small town” character remains. This should also ensure a walkable place with sidewalk extensions that connect to the village’s center.
2. **Encouraging new housing options.** Village Growth Areas provide an opportunity to introduce new housing products into individual villages, providing current residents with new housing options while also meeting the needs of new residents and workers. This should include new single-family, duplexes, and townhouses (an example of which can be found in Carroll). Maximum height on townhouses and other multi-family housing should not exceed three stories.
3. **Public utilities.** Expansion of Village Centers to these growth areas will require the necessary capacity in water and sewer systems, and system extensions into new areas, depending on the status of each individual system. But utilities are critical to ensuring the addition of new development at densities comparable to current village development.





## MIXED USE CENTER

Areas and developments that integrate places to live, work, and shop. These areas include a variety of commercial, office, employment, and residential uses, arranged in a compact and walkable pattern. These are located along major corridors and intersections. May be characterized by vertical mixed use buildings (minimum of two stories in height) where residential or office uses exist above ground floor retail or offices, or horizontal mixed-use where uses exist adjacent to one another in a connected development.

### PRIMARY USES

- Vertical Mixed-Use
- Horizontal Mixed-Use
- Multi-Family Residential
- Commercial
- Employment

### SECONDARY USES

- Civic/Institutional
- Parks and Open Space

### POLICIES

1. **Mixing the Uses.** Successful centers mix uses both vertically and horizontally, but in a walkable, denser development pattern. Multi-story buildings include ground floor retail and offices, with upper floors dedicated to residential (owner- or renter-occupied). Employment uses may be clustered into traditional "business parks" and placed adjacent to commercial uses and within walking distance of residential areas. Surrounding a principally commercial core would be complimentary sections of single-family, two-family, and multi-family buildings (and clusters of buildings) providing a variety of housing options. Independent and assisted living would also complement such developments.
2. **Design.** Mixed Use Centers are designed on a street grid with blocks and lots that ensure walkability, so that destinations are near housing. Architectural style may range from traditional to contemporary even within the same development. Open space features, including pedestrian and bike paths, should be woven throughout the development, linking its various sections to the core.
3. **Public Utilities.** These areas would be served by public utilities.



# TRANSPORTATION AND ECONOMIC DEVELOPMENT CORRIDOR

Acknowledges potential construction of a connector linking US33 and I-70. Employment uses located at each terminus of the corridor, with Suburban Residential completing the corridor, except where an intersection is provided, where a Crossroad Center is appropriate. Connector should be heavily buffered and screened, walking and biking facilities provided as appropriate to interconnect adjacent development.

## PRIMARY USES

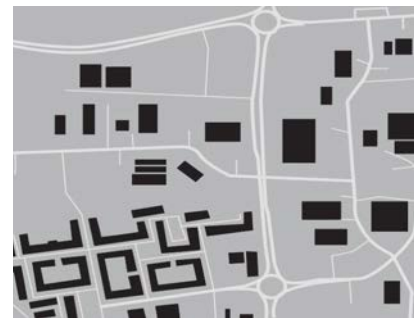
- Employment Center Uses
- Suburban Residential
- Crossroad Center Uses

## SECONDARY USES

- Civic/Institutional
- Multi-Family Residential
- Parks and Open Space

## POLICIES

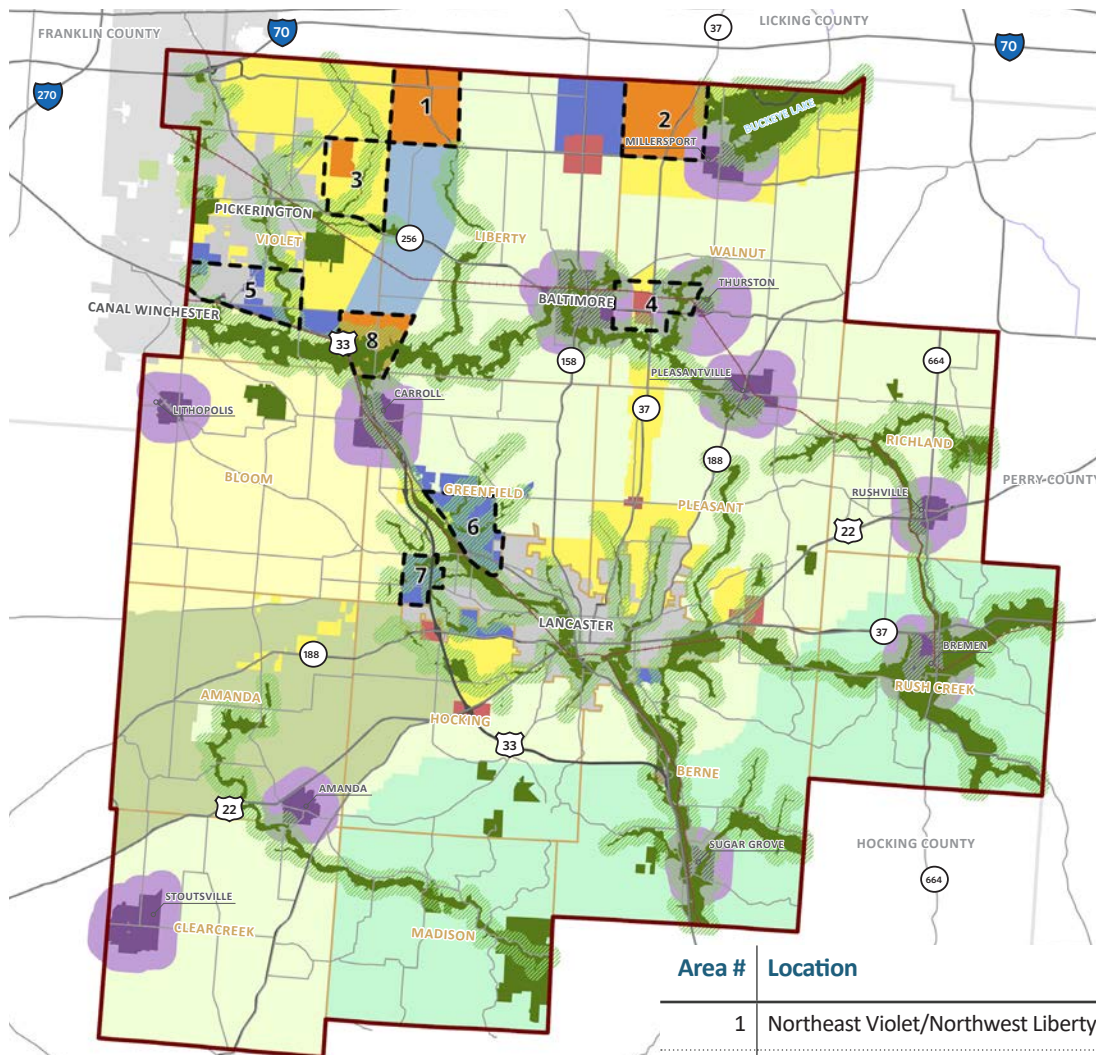
1. **Integrating with adjacent development.** It is assumed the connector would provide limited access, so no adjacent properties would benefit from private access to the new road and a limited number of intersections/interchanges is assumed. Development of adjacent parcels would be provided access through the existing road network and higher density/more intense development would be appropriate adjacent to interchanges.
2. **Minimizing impacts on adjacent properties.** The design of the connector should include buffering and screening along its perimeter to reduce visual and noise impacts on adjacent properties.
3. **Multi-modal options.** The connector provides an opportunity to support a multi-modal approach. The design should include separated bike and pedestrian facilities that link with adjacent neighborhoods.
4. **Considering of traffic.** The future connector will remove truck and heavy vehicle traffic from local and township roads, improving safety of rural residential areas and reducing potential impacts with farm machinery.



## 5.5 PRIORITY GROWTH AREAS

Establishing the County’s priorities for attracting and supporting new development over the next decade to fulfill the vision of the Comprehensive Plan.

The Comprehensive Plan provides a long-term vision for growth and development in unincorporated Fairfield County, but there are short-term priorities and growth expectations presented below. These are large areas in which new development pressure is supported, public and private utility services are or can be available, and the supporting road network is in place (or improvements can be made).

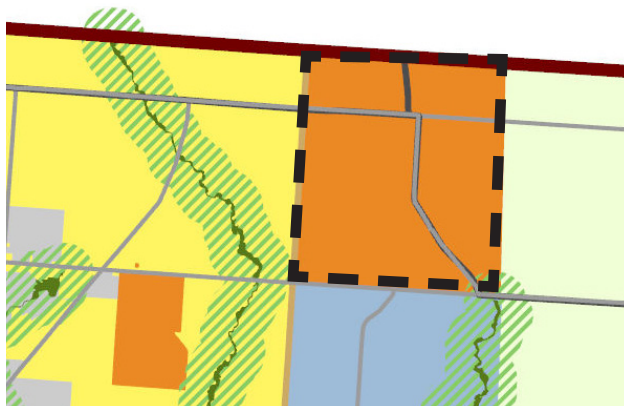
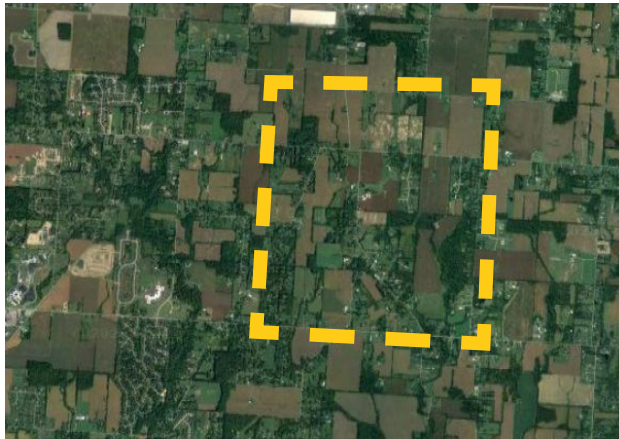
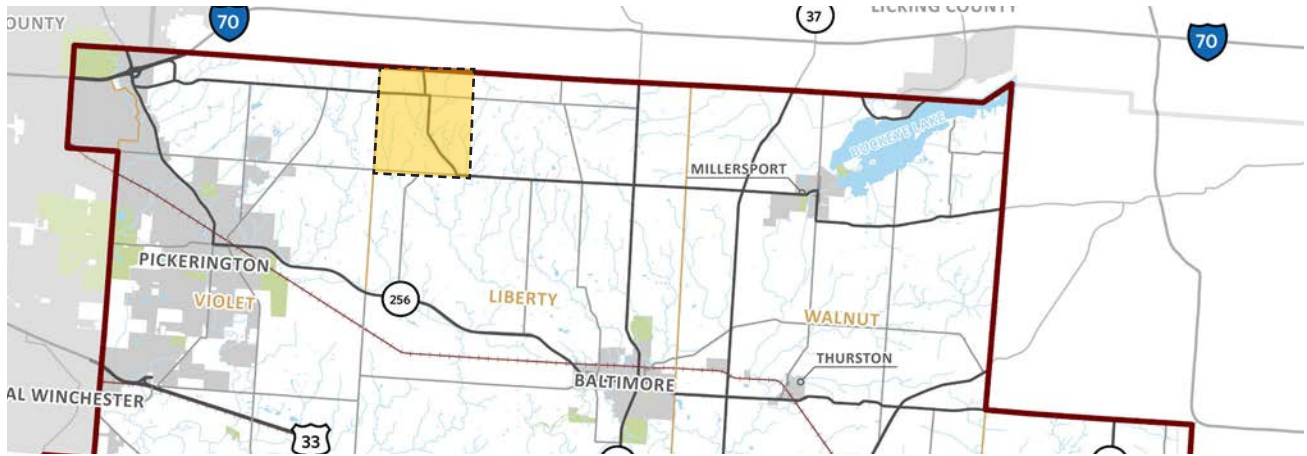


Area #	Location
1	Northeast Violet/Northwest Liberty
2	Northwest Walnut
3	Violet Mixed Use Center
4	Baltimore - Thurston
5	Northwest US-33
6	Southwest Greenfield
7	Lancaster West
8	Southeast Violet

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Railroads
- Flood Hazard Area
- Flood Hazard Buffer
- Priority Areas
- Open Space
- Traditional Agriculture
- Low Impact and Conservation
- Mixed Rural
- Rural Residential
- Suburban Residential
- Employment Center
- Crossroad Center
- Village Center
- Village Growth Area
- Mixed Use Center
- Transportation and Economic Development Corridor



## Area 1: Northeast Violet/Northwest Liberty



### OVERVIEW

Area 1 is in the northeast corner of Violet Township and the northwest corner of Liberty Township. Its proximity to I-70 emphasizes the appropriateness of this growth area for a variety of employment uses and residential, which together supports the plan recommendation of Mized Use Center for the entire growth area.

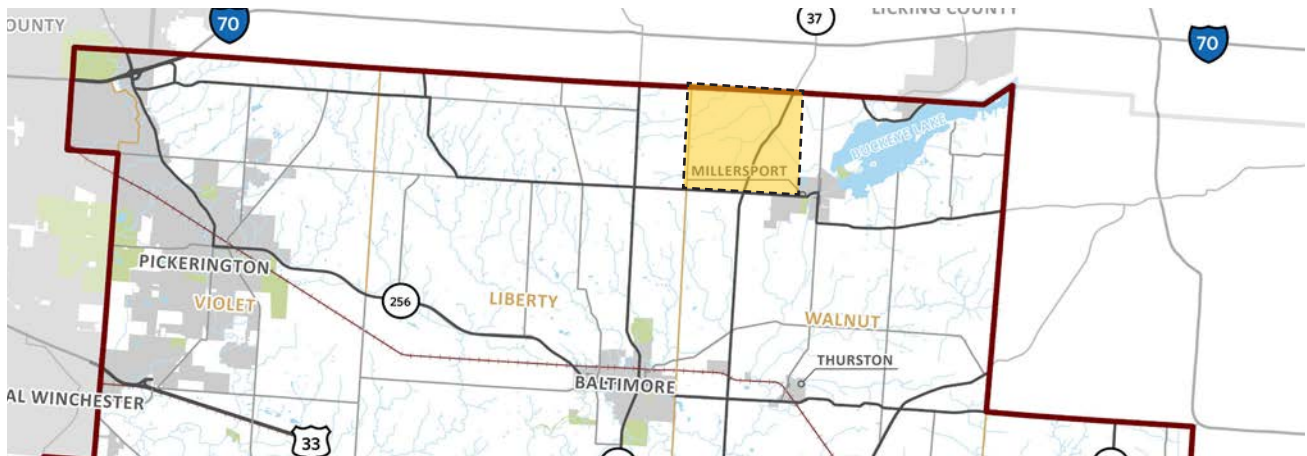
### UTILITIES

Water and sewer service is expected to be extended from Fairfield County Utilities from west to east. Electric transmission is within the growth area and three-phase electric distribution is available on most roads. Natural gas transmission lines are southeast of the growth area, which would be extended as the area develops.

### TRANSPORTATION

The growth area falls mostly within the US-33 to I-70 Connector Corridor. Widening of SR-310 is an anticipated need, as well as construction of the connector, although its specific location is yet to be determined.

## Area 2: Northwest Walnut



### OVERVIEW

Area 2 is in the northwest corner of Walnut Township adjacent to the Fairfield-Licking County line and near the SR-37 and I-70 interchange. A part of the growth area is zoned Industrial by Walnut Township. Mixed Use Center is the priority recommendation for this growth area.

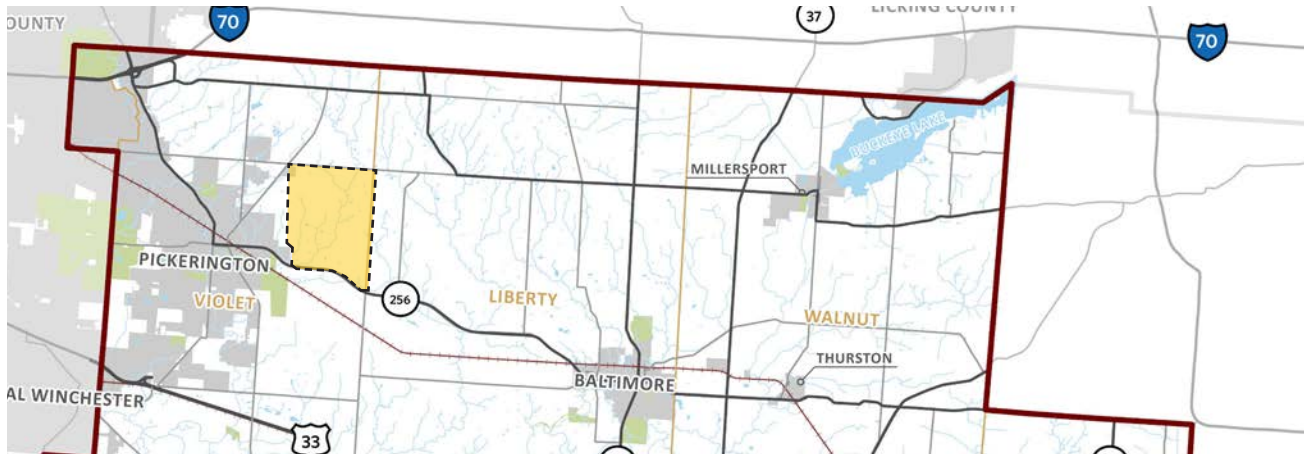
### UTILITIES

Water and sewer service is expected to be extended from Millersport once sufficient wastewater treatment capacity is available or by new facilities built by Fairfield County Utilities. Electric and natural gas transmission are within the growth area, and three-phase electric distribution is available on most roads.

### TRANSPORTATION

Background traffic plus development likely will require widening of SR-37 concurrent with buildout in the long term. Intersection and minor widening improvements will likely be needed throughout as the area develops.

## Area 3: Violet Mixed Use Center



### OVERVIEW

Area 3 has been identified as an emerging mixed-use center by Violet Township and the associated property owners and investors. The recently adopted township comprehensive plan reflects this land use policy. This is a logical location supported by the County and would provide a range of housing options for current and new residents, as well as amenities and services that would benefit township and other nearby residents.

### UTILITIES

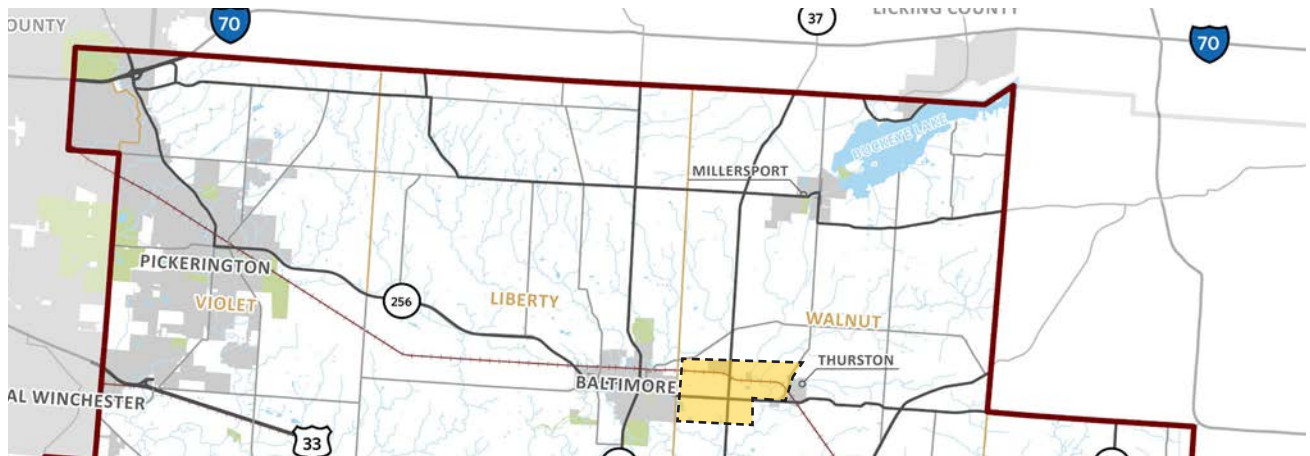
Water and sewer service is available within the northern half of the growth area, provided by Fairfield County Utilities. Electric and natural gas transmission facilities are within the growth area, and three-phase electric distribution is available on most roads.

### TRANSPORTATION

The growth area is adjacent to the Transportation and Economic Development Corridor and connectivity should be planned between the mixed use center and future right-of-way. Background traffic is relatively low at present, but incremental intersection and minor widening improvements will be needed as the area develops.



## Area 4: Baltimore-Thurston



### OVERVIEW

Area 4 recognizes the emerging Crossroads Center on SR-37 and SR-256 with its locally focused retail and services, as well as the industrially zoned land located east in Thurston and property west of the intersection identified for residential development adjacent to Baltimore. The plan recommends a mix of uses reflecting these local priorities.

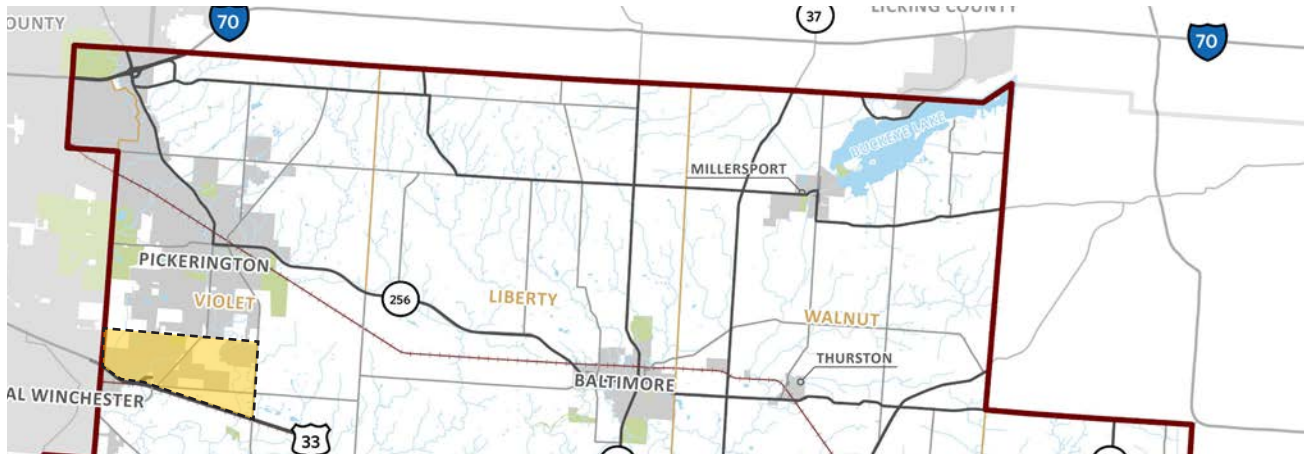
### UTILITIES

Water and sewer service is available from Baltimore or Thurston and Walnut Creek Sewer District. Electric and natural gas transmission is available within the growth area, and three-phase power is available along most major roads.

### TRANSPORTATION

SR-37 is expected to require widening (with the addition of a center turn lane) in the near term due to background and development traffic, and major widening over the long term. Incremental minor widening and intersection improvements will likely be needed throughout over time.

## Area 5: Northwest US-33



### OVERVIEW

Area 5 is a successful development area in Pickerington and Canal Winchester with a range of employment, health care, residential, and commercial uses. It includes logistics investments under construction and the potential for additional Employment Center uses. It stands at the western gateway to Fairfield County along US-33. Canal Winchester's draft comprehensive plan identifies Diley Ridge as a priority development focus area, emphasizing expansion of the Medical Center and additional mixed use, highway commercial, office, senior housing, and multi-family uses. Waterloo focus area south of US-33 is prioritized for similar uses.

### UTILITIES

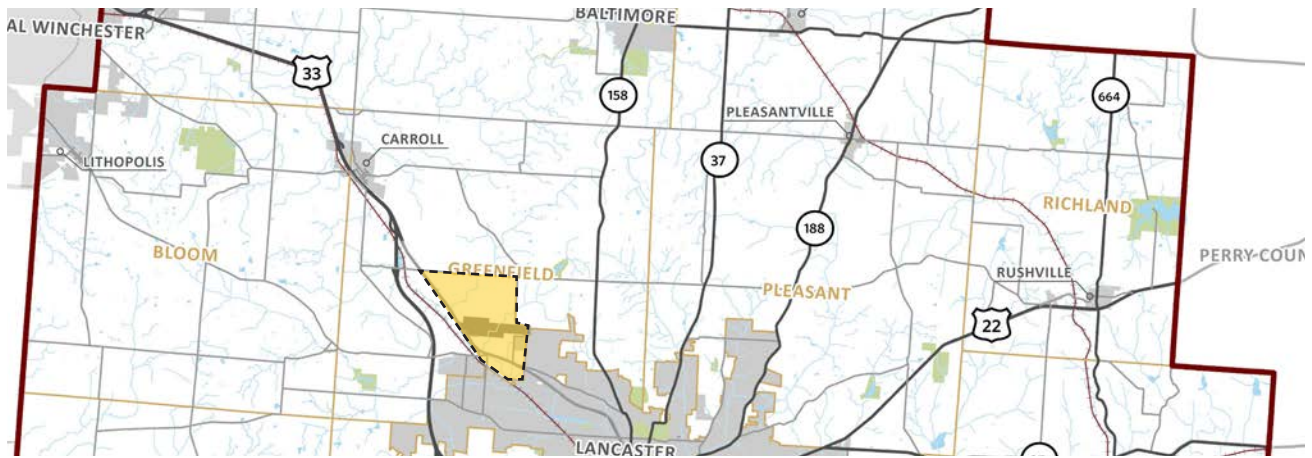
Water and sewer service is available from Fairfield County Utilities, Pickerington, and/or Canal Winchester. Electric and gas transmission services are available within the growth area, and three phase-electric is available along most major roads.

### TRANSPORTATION

Realignment and minor widening of Basil-Western Road is recommended, and other, incremental improvements may be required over time.



## Area 6: Southwest Greenfield



### OVERVIEW

Area 6 has great potential as an Employment Center given its adjacency to US-33, proximity to other nearby employment and retail uses, and the County airport. The growth area could serve as another important employment area for greater Lancaster, building off the success of growth area 7.

### UTILITIES

Water and sewer service is available from Fairfield County Utilities or Lancaster. Electric transmission is east and west of the growth area, and three-phase electric is available along the area’s periphery. Gas transmission services bisect the area.

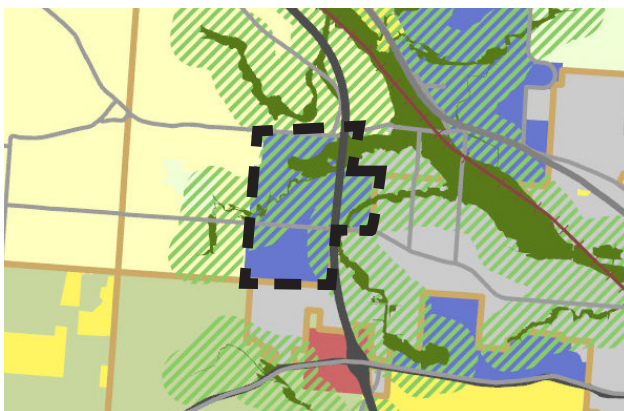
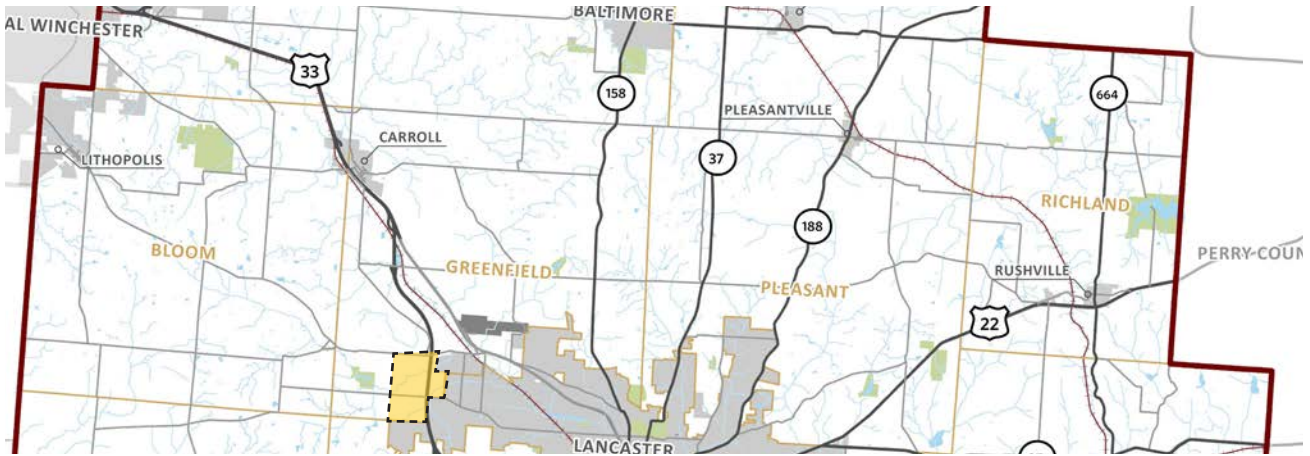
### TRANSPORTATION

Defined and improved access to US-33 would benefit this Growth Area, particularly north of the airport, to be built as the area develops (not shown in figure).





## Area 7: Lancaster West



### OVERVIEW

Area 7 has benefited from recent industrial investment (e.g., Google), as well as adjacency to US-33 and utility services. The plan recommends Employment Center as the most appropriate use category, building upon this success. Additional advanced manufacturing, data centers, and related uses are expected.

### UTILITIES

Water and sewer service is available from Lancaster. Electric transmission service is available south of the growth area, and natural gas transmission is available just north and east of the area. Lithopolis Road and Mill Park Drive, just east of the area, benefit from three-phase electric service.

### TRANSPORTATION

While the growth area is located along US-33, it has poor access to the highway. Minor widening of Whiley Road to SR-188 and its interchange with US-33, as well as a new road between Whiley and Wilson north to Lithopolis Road, and minor widening of Lithopolis Road east to Collins Road would improve access to this area.

## Area 8: Southeast Violet



### OVERVIEW

Area 8 is in the southeast corner of Violet Township adjacent to the Liberty Township line. It serves as the southern anchor of a potential connector between US-33 and I-70 (the Transportation and Economic Development Corridor). This location adjacent to US-33, in the high growth corridor adjacent to Canal Winchester’s focus growth areas and recent development in Violet Township, supports the inclusion of a Mixed Use Center. The opportunity should include a range of employment uses, but also support commercial and multi-family residential for workers employed in the area and at densities that preserve farmland elsewhere in the County.

### UTILITIES

Water and sewer service is provided by Fairfield County. Electric and gas transmission services are available within the growth area, and three phase-electric is available along most roads or can be extended.

### TRANSPORTATION

Improvements to the local road network will be required as sites are engineered to accommodate new development. Safe access to US-33 and adjacent roads serving the area, along with any potential design and construction of the connector, must be designated and/or undertaken before development can be considered.



## 5.6 DEVELOPMENT PRACTICES

A variety of innovative development practices can assist the County and local communities fulfill the vision of the Comprehensive Plan and ensure new growth is sustainable.

There are several development best practices that will fulfill the intent of the Comprehensive Plan while ensuring sensitive and sustainable development that benefits in the long term. These practices seek to balance the need to facilitate growth and private investment with safeguarding the public interest and limiting impacts to existing development and communities.

### Mixed Use Development

This development type has been growing in popularity in Central Ohio, as well as nationally for the past few decades. It represents a return to the original form of urban settlements (e.g., the residence above the shop) but has expanded it to meet evolving needs. Examples include New Albany's Market District (horizontal mixed use across adjoining blocks) and Bridge Park in Dublin (vertical mixed use in multi-story buildings), as well as individual buildings such as two infill mixed-use structures in downtown Canal Winchester. This concept is being pursued on property in Violet Township and the plan recommends a second location along US-33 north of Carroll.

### POLICIES

1. **Mixed use in the appropriate locations.** Support mixed use development where appropriately located to provide an alternative to the traditional, single-use and auto-dependent development pattern. It can support a mix of housing to meet a variety of needs within the County and the supporting retail, services, and employment in a walkable environment.
2. **Align County and local development regulations and processes.** County subdivision and local requirements and processes should align to support (and encourage) this new development form.
3. **Program County utilities to facilitate mixed use development.** Facilitate County utilities as appropriate to further support this new development form.



Canal Winchester, Ohio



Dublin, Ohio



New Albany, Ohio



## Conservation Residential Development

Conservation residential development is a land use practice in which the permitted number of lots is concentrated in a portion of a site, with the balance permanently protected as open space or working farmland held in common ownership. A tool frequently applied around Central Ohio, conservation design has protected individual sites and created open space corridors among adjacent properties, maintaining a sense of rural character and providing wildlife habitat.

### POLICIES

1. **Ensure County and local development regulations support conservation development as an option.** Updating County subdivision regulations and township zoning resolutions to permit this design approach and provide for a joint review process as an incentive to developers, coordinating township development plan and County preliminary plat approvals.
2. **Consider zoning overlays as a more specific regulatory tool.** Consider adopting a zoning overlay in township zoning resolutions as the appropriate zoning mechanism for applying this approach, requiring that the base density is met, but allowing it to be clustered in exchange for a 50% open space set aside on the property.
3. **Prioritize conservation development in specific locations within a given township.** Identify areas in townships where conservation developments would be appropriate as a transition from adjacent suburban areas and to buffer adjacent agricultural areas.

## Why consider conservation residential development as an alternative to “business as usual” residential rural development?

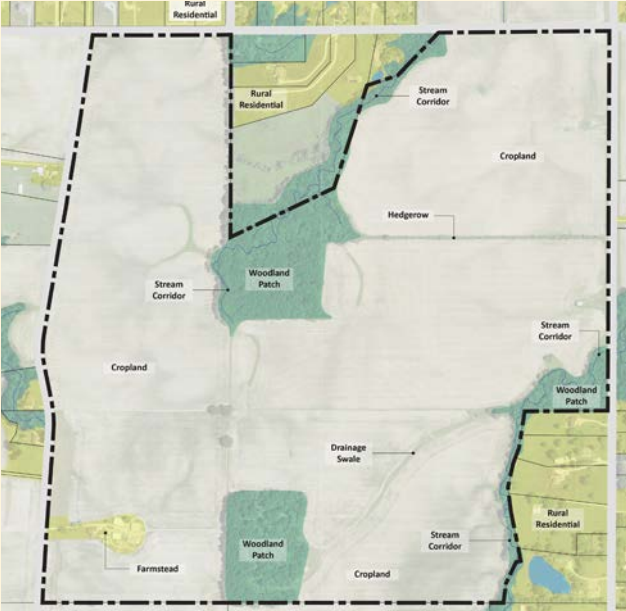
Rural residential development in Fairfield County has either occurred in the form of small, platted subdivisions, with either on-site septic and wells, or with package treatment plants. In all cases, these new rural neighborhoods are built at a low density, with a minimum lot size of two acres reflecting township zoning requirements. In addition, individual lot splits occur throughout the County, some subject to public review and others (five-acre splits) requiring sufficient road frontage. Whether building permits can be issued is dependent on the ability of soils to accommodate on-site wastewater treatment and disposal. But in the end, productive farmland is permanently lost.

**Conservation Residential Development (Subdivision) Defined.** As an alternative to “business as usual” rural residential development, the conservation subdivision offers the opportunity to meet housing demand in Fairfield County, with public utilities, that preserves part of the land. Conservation subdivisions typically set aside 50% or more of a site as permanent open space that can be farmed, used as an orchard, or set aside as a natural area. Placed in platted reserves, these protected areas would fall under the ownership of the related homeowner’s association. The original property owner could also establish a conservation easement on the open space reserve, donating it to a conservation organization (or the HOA) and receiving estate planning benefits.

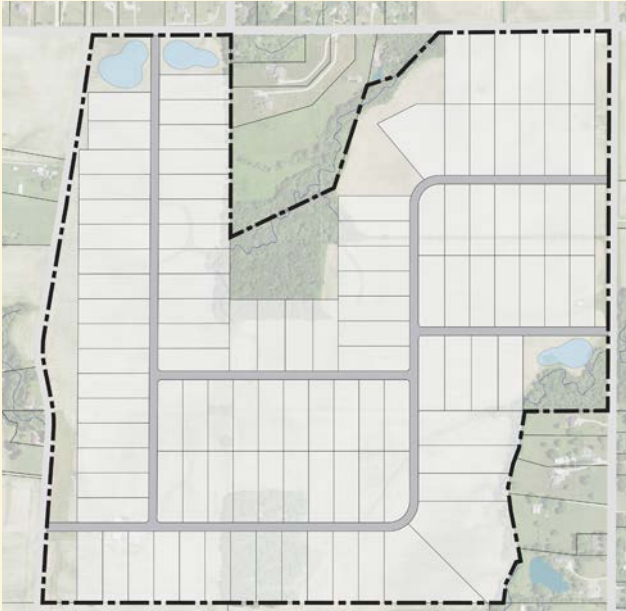
**Comparing Alternatives.** To demonstrate the benefits of conservation residential development, the following two scenarios are presented based upon a 300-acre site. The first layout is a more typical two-acre rural residential subdivision without public utility access. The second layout applies conservation development principles by clustering the development on quarter-acre lots, with utility services.

- 1. “Business as Usual” Rural Residential Layout: Two-Acre Lots.** The first approach is based on the typical rural residential lot layout style where each lot is at least two acres in size, consistent with township zoning. This layout maximizes the number of two-acre lots (minimum 87,120 square feet) that can be placed on the site (108 lots on 261 acres). The result is a layout with less open space, disrupted wildlife corridors, and a loss of working cropland resulting in a wholly changed character for the 300-acre site.
- 2. Conservation Development: Quarter-Acre Lots.** The second approach illustrates a layout for a conservation residential development. The standard lot size is one-quarter of an acre (minimum 10,000 square feet). This clustered layout results in a greater number of lots on less space (234 lots on 94 acres), keeping key features of the existing conditions of the site intact (215 acres, noted as open space and cropland). The smaller lot layout also offers greater flexibility in the lot layout design as the layout has room to change without losing lots, depending on the specific goals of any given site. This layout preserves some of the rural character endemic to Fairfield County.

Existing Conditions



Rural Development



DEVELOPMENT COMPARISON

	Rural Development	Conservation Lots
<b>Lot #</b>	108	230
<b>Lot Size</b>	2 Acres	1/4 Acre
<b>Gross Density</b>	.35 lots/acre	.74 lots/acre
<b>Net Density</b> (excluding cropland)	-	1.12 lots/acre
<b>Open Space</b>	+/- 48 Acres (16%)	+/- 111 Acres
<b>Crop Land</b>	-	+/- 104 Acres

Conservation Lots







## Open Space and Conservation

It is critical that key natural assets are protected as development occurs in the County. These include flood hazard areas (500- and 100-year floodplains and the floodway as estimated by the Federal Emergency Management Agency, wetlands, and mature woodlands). These natural features help to manage stormwater volumes and can filter runoff, provide for wildlife habitat, and are components of the natural landscape that defines Fairfield County's unique character.

### POLICIES

1. **Ensure County and local development regulations require park set asides in the development process.** Ensure both the County subdivision regulations and local zoning codes require the set aside of parkland at the national ratio of 10 acres per 1,000 residents. This standard would be applied based upon the number of housing units proposed in a development, multiplied by 2.67 person per household, then compared with the 10 to 1,000 ratio. The set aside land should be placed in a reserve in the development plan and plat and dedicated to the County Parks Department or a homeowner association for ownership and management.
2. **Ensure County and local development regulations require permanent preservation of priority natural assets.** Ensure both the County subdivision regulations and local zoning codes require the permanent preservation of flood hazard areas, preserve mapped wetlands, and encourage preservation of mature woodlands (through an on-site density transfer or set aside as park space). Examples include a floodplain specific zoning district (or overlay district).
3. **Implement acquisition programs for priority assets.** Pursue acquisition programs and local funding to add priority resources to the County parks department as opportunities arise.
4. **Continue to support private conservation efforts.** Support private efforts to conserve natural assets through donations, conservation easements, and similar measures, including land trusts.

## Stream Setback Zoning

Stream Setback Zoning specifies riparian setback regulations around stream corridors and other, especially flood prone, waterways. Riparian is defined as “relating to or living or located on the bank of a natural watercourse (as a river) or sometimes of a lake or a tidewater” (Merriam-Webster, 2015). Riparian setbacks (requiring most types of development to be a minimum space back from the bank edge) help to protect and preserve water quality at the same time as “protecting residents from property loss and damage because of erosion and flooding” (Copley Township PDF, 2015), in addition to Federal floodplain regulations. Also, maintaining these setbacks in a natural state helps to maintain water quality of the adjacent stream by providing mature vegetation and streams that maintain cooler water temperatures to support aquatic habitat.

A stream or riparian setback regulation works much like any front or side yard setback: a distance is delineated, within which development is not permitted. The setback can be defined by a hydrology study or can be as simple as 120 feet from the edge of the stream bank, representing the canopy of two adjacent mature deciduous trees (ODNR).

### Case Study: Alum Creek Watershed and Big Walnut Creek Watershed

Along the Alum Creek Watershed and Big Walnut Creek Watershed in Franklin County, Ohio, there is a riparian setback district (Franklin County Zoning Resolution, Section 655). This district was established to protect and enhance the functions of riparian areas by providing reasonable controls governing structures and uses along the watercourses in the two watersheds. After it was determined that the waterways contributed to the health, safety, and general welfare of the residents of the watersheds, the districts were created to preserve the natural environment and reduce flooding, pollutants, and the need for costly maintenance repairs to surrounding roads, sewer systems, and stormwater management practices.

Setbacks are defined as the boundary of the 100-year floodplain; if no floodplain is mapped, then 100 feet on either side of a stream; for wetlands it’s the outer mapped boundary; and for slopes 12% or higher (defined as highly erodible soil in the county soil survey), it’s the top of slope.

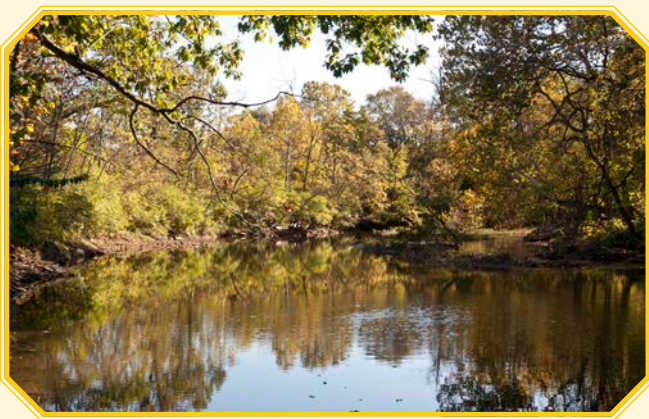
Site plans are needed for any development application in these areas, as well as a site inspection and construction fencing. Uses that are prohibited in this district include any construction, dredging or dumping, roads and parking lots, and any stormwater management or draining facilities.

Permits are required for the following uses;

- Fences and walls;
- Paved or otherwise improved trails;
- Crossings;
- Stream quality improvement projects;

Suitable uses for these lands that do not require a permit include

- Property maintenance;
- Passive recreational activities, including non-motorized recreational uses (hiking, fishing, picnicking, etc.) and unimproved trails (non-paved, maximum five feet in width);
- Removal of diseased trees, invasive species, or noxious weeds; and
- Reforestation and/or revegetation.





## Agricultural Preservation

Agriculture will continue to be an important economic sector in Fairfield County, as well as a cultural and community asset. From a development standpoint, primary agricultural areas where working farms are concentrated should be conserved through a variety of measures. Focusing development to more appropriate locations will benefit operations by reducing a variety of land use related conflicts (e.g., nuisance complaints, traffic, rising property values, etc.).

### POLICIES

1. **Promote agricultural preservation tools and programs.** Continue to promote programs that benefit farms as provided under local, state, and federal law (e.g., CAUV, Agricultural Security Areas, conservation easements, etc.).
2. **Direct growth away from priority preservation areas.** Limit public utility extensions and access to those areas that are priorities from a development standpoint, thereby discouraging development that otherwise might impact adjacent farmland.
3. **Encourage the adoption of local zoning practices that prioritize agricultural preservation.** Such ordinances can include exclusive agricultural zones, conditional use areas, large lot, and cluster zoning that specifies residences in a dedicated agricultural district must be on small lots and clustered together. Agricultural buffer zoning is another tool that would require screening and setbacks that separate agricultural and non-agricultural land uses to protect land and water resources.

## Land Trusts that Preserve Farmland: Granville Township, Licking County

Among the various tools to preserve farmland are land trusts, which are non-profit organizations formed locally with the ability to raise or collect funds and purchase title or easements to conserve agricultural properties from willing owners. Conservation easements tend to be more attractive to owners who want to maintain their farms, while receiving either income from the purchase or tax benefits if a charitable contribution to the land trust.

Granville Township in Licking County serves as a model example in Central Ohio. The 1991 Granville Township Comprehensive Plan noted the lack of recreational space in the community, and in 1998, Granville became one of the first townships in Ohio to pass an open space levy. The levy proceeds are limited to purchases that preserve green space and an acquisition program was started, which includes a focus on farmland. The trustees working with a committee of residents began identifying properties with willing owners to either acquire title or purchase development rights via easement. Prices are offered based on independent land appraisals. Under an easement, farm owners continue to work the land and pay property taxes.

To date, the program has preserved 28 properties and over 1,860 acres. It costs \$23.53 per \$100,000 of valuation. Annually, the program is funded at about \$1 million.

The program has the following five categories of property purchases:

1. Preservation of areas of scenic/natural beauty as well as areas of historical or geographic significance that may be subject to development.
2. Preservation of the integrity of the comprehensive plan.
3. Protection of agricultural lands.
4. Preservation of Granville lands in danger of being annexed to other communities and/or high density development.
5. Protection of edges and boundaries, Village entrances, buffers, open vistas, and view sheds.

Source: <https://granvilleopenspace.org/>



## Corridor Overlay

The US-33 Corridor is both a critical state and local transportation route, but also serves as an economic driver for Fairfield County. Given that, its development character and aesthetics are relevant to attracting quality private investment to the County. Among the various jurisdictions that front US-33, the common goals should be to concentrate development at interchanges, maintaining the current rural character between interchanges, adopting common development standards, and reducing the impact of billboards.

### POLICIES

1. **Proactively concentrate new development at interchanges.** Focus development at interchanges through the zoning code, targeting public utilities to those locations only along the corridor (or in recognized development areas associated with an adjacent municipality or village). This policy can apply in the long term as additional utility services are extended, such as the SR-22 interchange.
2. **Protect rural character along the US-33 corridor where utility services are not planned.** Maintain rural character along the corridor between interchanges by discouraging inappropriate uses via zoning codes and where public utilities are not planned, unless associated with an expanding municipality or village.
3. **Adopt common and consistent development standards among local jurisdictions.** Adopt a set of common development standards that provide for consistent setbacks, screening and landscaping, signage, and reduced on-site lighting (e.g., shielded, and downcast light fixtures) to reduce off-site light pollution (and retain a rural nighttime character). This can be implemented through a common overlay zoning district prepared with the participation of all affected jurisdictions, led by the County.
4. **Limit the extent of billboards.** Adopt signage standards that reduce the quantity, height, lighting, and related billboard standards (townships cannot prohibit billboards, but they are permitted to regulate them under the Ohio Revised Code).



Rural Highway, No Billboard



Rural Highway, Billboard

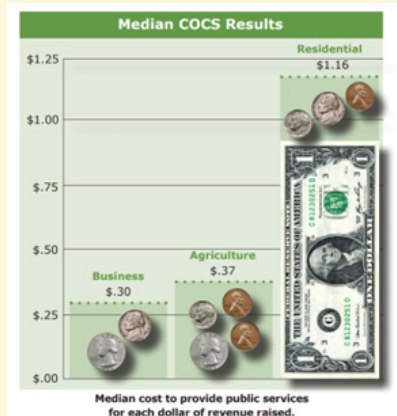
## Fiscal Dimensions of Growth

While conversations regarding growth often focus on the physical attributes, development character, and impacts on infrastructure there is a fiscal component that should play a role in establishing growth and development priorities within a community, whether at the County, township, city or village level. The fiscal context generally focuses on tax revenues generated by specific land uses and densities, and the corresponding expenses to provide public services and infrastructure, including operating and maintenance costs. For the Comprehensive Plan Update, an analysis is not part of the work program, but the following discussions provide some insight into this dimension.

**Cost of Community Services.** Cost of Community Services Studies (COCS) have been an analytical tool used by the American Farmland Trust (AFT) to estimate the fiscal contributions of existing land uses by comparing working agricultural and open lands to residential, commercial, and industrial land uses. Cases studies have been prepared by AFT across the U.S. to assist rural towns and counties that would benefit from fiscal impact analysis in preparing comprehensive plans but lack the resources for more in-depth studies. Also, COCS tends to be prepared for more rural communities, some on the suburban fringe of metropolitan areas.

Since 1980, AFT has completed at least 151 studies across the country. Their findings indicate that the median cost to provide public services is highest for residential development and lowest for business development, with agricultural following between those two categories. This is based upon the higher demand for public services necessitated by residential uses with lower levels demanded for businesses and agriculture. Increasing densities and higher home values can offset public costs through higher revenues (higher home values) or more efficient service delivery (concentrated development).

More specifically, for each dollar of revenue raised the median cost to provide public services was 30 cents for business uses, 37 cents for agriculture, and \$1.16 for residential uses. In 2003, AFT prepared a study for Knox County, which found the cost to provide public services was 38 cents for business uses, 29 cents for agriculture, and \$1.05 for residential uses.



Source: American Farmland Trust, 2016

Scenario	Land Consumption (sq. miles)	Local Fiscal Impacts (Total \$)	Transportation (Total \$)
<b>scenario A</b> Past Trends	495	\$16.4	15.9
<b>scenario B</b> Planned Future	270	\$15.8	15.4
<b>scenario C</b> Focused Growth	45	\$13.2	12.0
<b>scenario D</b> Maximum Infill	15	\$13.0	11.1

Source: Mid-Ohio Regional Planning Commission and Urban Land Institute, 2015

**Insight 2050, MORPC and Urban Land Institute, Columbus District.** In 2015, the Mid-Ohio Regional Planning Commission (MORPC) and the Columbus District of the Urban Land Institute (ULI) funded a study to evaluate various development patterns at the regional level. The analysis studied various impacts resulting from four scenarios (past trends, adopted local plans, focused growth, maximum infill) assessing projected population growth through 2050. Fiscal dimensions were evaluated, among a host of other impacts.

Among the impacts documented, the study found that the higher the density the less the fiscal impacts were having a negative result on the region. Specifically, capital, and ongoing operations and maintenance costs on infrastructure were reduced as density increased, from \$16.4 billion to \$13 billion, a savings of 21%.

Perhaps more importantly, the study documented savings for individual households relative to the cost of automobile transportation and home energy and water costs as density increased. The annual estimated cost was \$13,100 per new household under Past Trends with a reduction to \$6,800 for the Maximum Infill scenario. While to two end points on this range of four scenarios, the study does reflect the common belief that as development patterns increase in density, cost savings are a result to homeowners through reduced driving, increased walkability, and a reduction in energy and water consumption based on smaller home sizes.

**Transitioning from an agricultural to a developed area.** A significant amount of agricultural land in the County benefits from participating in the Current Agricultural Use Valuation (CAUV) program that reduces property taxes. As those properties transition to residential, commercial, or industrial land the property tax rate will change, generating revenues for local governments. While that increases revenues, there are public costs associated with these developments as well.

As noted above, certain uses require public services but do not generate sufficient revenues to offset those costs (e.g., residential and retail uses). Employment uses, especially when personal income taxes are generated, more than offset the public costs to serve those properties, other than when significant public infrastructure is necessary (in those cases, it is appropriate for the developments to cover their fair share of such costs or offset that cost with local or state infrastructure grants or loans).

Clearly, the fiscal consideration of these situations is property and use specific.









# ECONOMIC DEVELOPMENT 6





## 6.1 INTRODUCTION

The Economic Development chapter of the Fairfield County Comprehensive Plan addresses economic performance, workforce needs, the agriculture sector relative to the ongoing success of business attraction and retention in the County, and tourism. Fairfield plays a key role in the regional economy, has benefited from recent economic diversification, and continues to provide workers for the regional economy.

### ECONOMIC DEVELOPMENT

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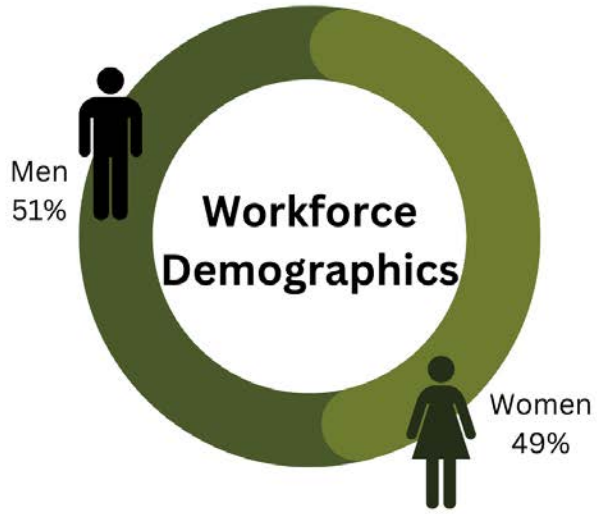
FAIRFIELD'S ECONOMY GREW BY 17% TO

# \$4.1 Billion

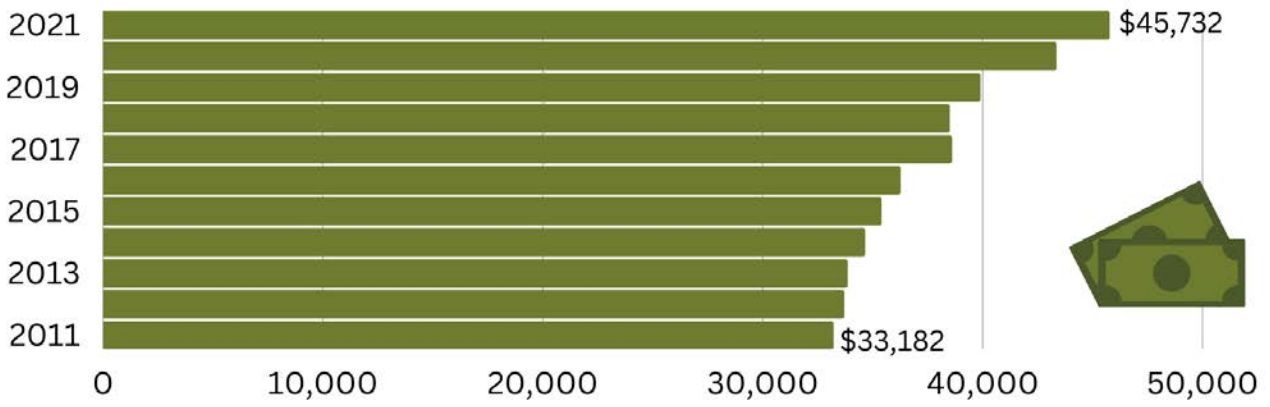
FROM 2010 TO 2020

### Top Industry Sectors

-  1. Retail
-  2. Healthcare
-  3. Government
-  4. Hospitality



### Average Annual Wages





## 6.2 KEY FINDINGS

- A. The County economy continues to grow, but at a slower pace than the region.** Fairfield County's economy grew approximately 17% between 2010 and 2020, from \$3.5 billion to \$4.1 billion, based on the latest available data, which is slower than the regional growth rate of 24%.
- B. Jobs within the County are dependent on consumer spending.** The County's job base is very dependent on consumer driven spending. Retail and Hospitality equal 23% of the local job base versus 16% for the Columbus metropolitan area, by example.
- C. Commuting is extensive in that a significant portion of the workforce commutes outside the County.** Fairfield County has a resident workforce of 72,000, but only 43,000 jobs are located within the County, resulting in a large amount of commuting to Franklin County.
- D. There is a disconnect between available jobs in the County and the skill set of the residents.** It appears the job mix for the County's residents is different than the opportunities available in Fairfield County. For example, approximately 8,000 residents work in office-based jobs in finance or corporate headquarters, whereas Fairfield County hosts about only 4,000 jobs.

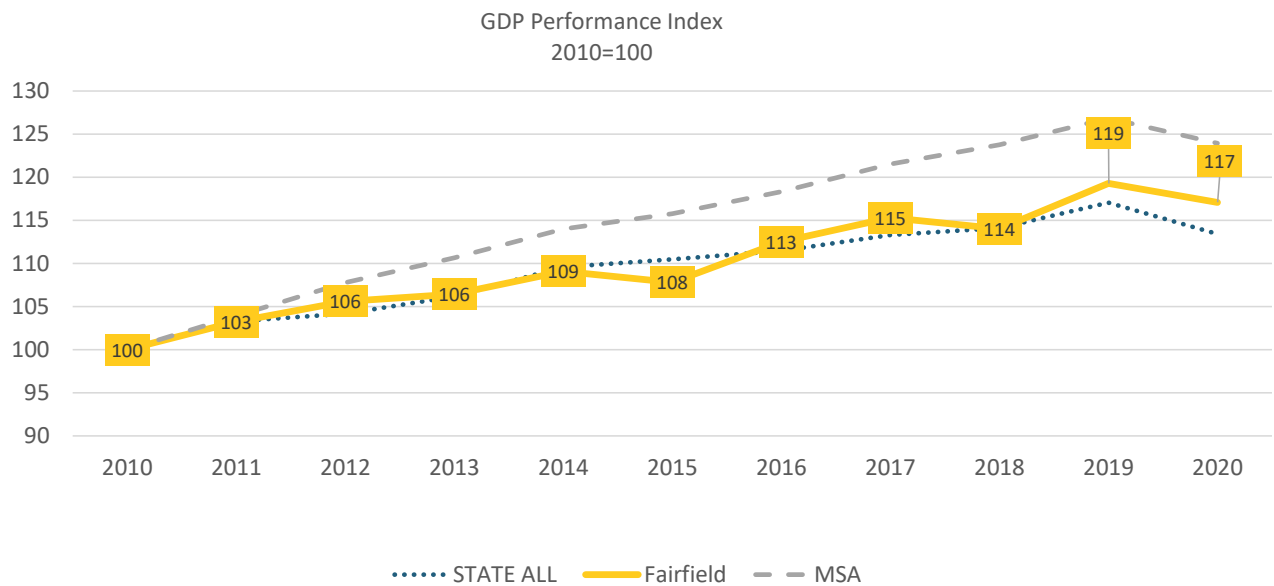


## 6.3 ECONOMIC PERFORMANCE

Fairfield County’s economic performance has remained strong and diverse, priorities have been established to improve wages, skills, and opportunities.

### Gross Domestic Product (GDP) Growth

The size of the Fairfield County economy is approximately \$4.1 billion in inflation adjusted terms. The private sector represents \$3.6 billion or 87% of the total, which is slightly up from 85% in 2010. The County economy peaked from a GDP perspective in 2019. Neither Fairfield nor the state have kept pace with the Columbus metropolitan area, which was up 24% in the past 10 years.

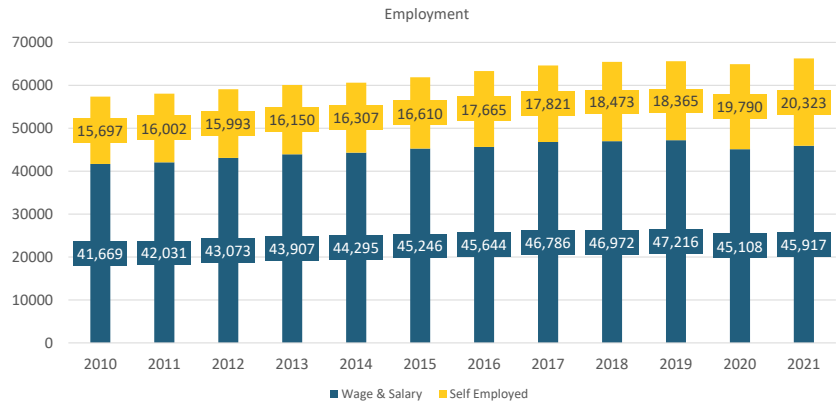


Source: NP analysis of BEA Table CAGDP9

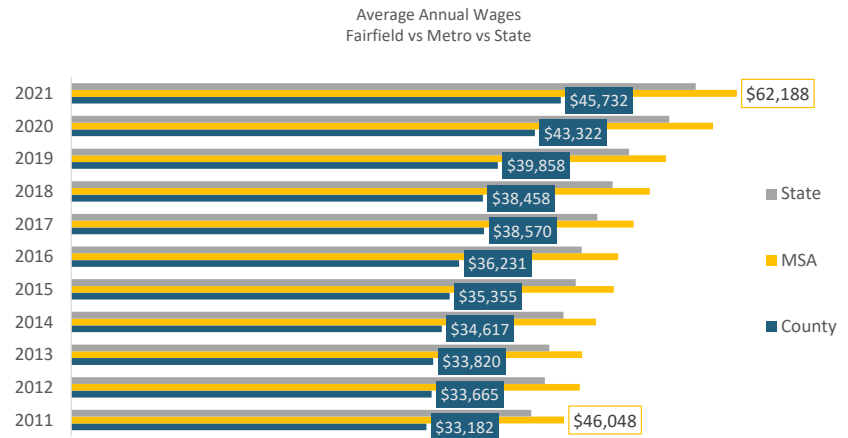


## Annual Wage and Salary Earnings

Fairfield County wages are 30% lower than the state and 38% lower than the metro region. Wages have grown by 72% since 2011 lagging the growth rates of the metro (74%) and the state (73%). The wage difference has increased from approximately \$13,000 to \$16,456. On an inflation adjusted basis, Fairfield County wages in 2011 are equivalent to \$39,413 in 2021, meaning real wages have increased by more than \$6,000 since 2011.



Source: NP analysis of BEA Table CAINC30



Source: NP analysis of BLS QCEW data

## Free or Reduced Lunches: A Sign of Economic Distress in Families

Creating employment opportunities for Fairfield County residents is important to meeting current family needs, as well as future economic needs as families grow. One measure of the economic distress facing Fairfield families is the number of school aged children that benefit from free or reduced lunches in public schools. **In fact, a total of 34 percent of local children obtain subsidized lunches – a total of 8,796 out of 25,934 children in 2023.** Districts that met or exceeded the county-wide average were Berne-Union Local, Fairfield Union Local, Walnut Township Local, and Lancaster, and while Bloom-Carroll Local has the least amount of subsidized lunches, it is still 18% of current enrollment.

Zoning	2023 Enrollment	Free or Reduced Lunches	
		Acreage	Percent
Amanda-Clearcreek Local	1,586	519	33%
Berne-Union Local	842	308	37%
Bloom-Carroll Local	2,245	398	18%
Fairfield Union Local	1,917	648	34%
Liberty Union-Thurston Local	1,204	341	28%
Pickerington Local	11,382	2,866	25%
Walnut Township Local	491	248	51%
Lancaster City	6,267	3,468	55%
<b>Total</b>	<b>25,934</b>	<b>8,796</b>	<b>34%</b>



## Employment

Prior to COVID, the County hosted over 66,000 jobs with more than 20,000 representing self-employed people. The County has added more than 8,800 jobs since 2010 and slightly more than half (52%) has been from persons self-employed. Total self-employment represents 31% of the employment base versus only 22% across the Columbus metro area. **At the same time, the County’s employment base has been growing slower than the region.** Self-employment in Fairfield grew by approximately 25% versus 23% for the region.

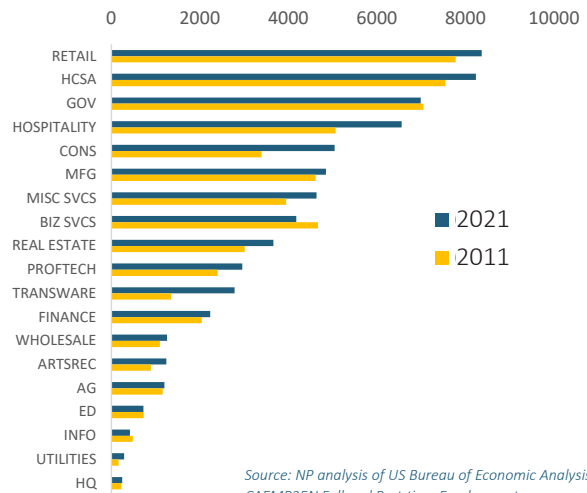
## Employment by Industry

Retail, healthcare, government, and hospitality are the largest industry sectors in Fairfield County. However, employment is not highly concentrated, which is a strength. The top five sectors only represent 53% of total County employment. Transportation and warehousing have more than doubled since 2011; hospitality and construction have also grown by almost 30% and nearly 50% respectively. Office-based jobs in contrast have grown 6% and manufacturing has grown by 5%. Consumer spending driven businesses are a large part of the total growth.

Fairfield County has a different industry mix than the region. **The County is significantly more dependent on retail and hospitality.** It is also more dependent on manufacturing, but only half as dependent as the metro area on transportation and warehousing. **Fairfield has less presence in industries such as professional, technical services, finance, and corporate office jobs than the region overall.**

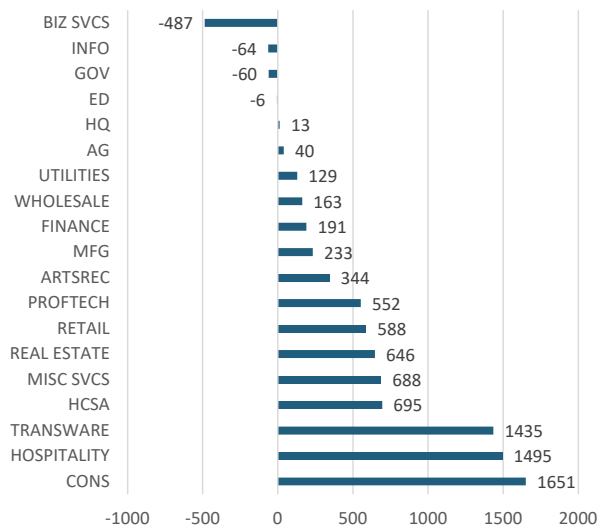
Location quotients measure industry concentration in one geography relative to a larger geography. It’s often used as an indicator of recruitment potential. Like the previous mix assessment, retail-related businesses and some selected manufacturing have much higher concentrations in Fairfield than nationally.

Sector Employment  
 2 Digit NAICS  
 Bureau of Economic Analysis



Source: NP analysis of US Bureau of Economic Analysis Table CAEMP25N Full and Part-time Employment

Employment Change 2011 - 2021



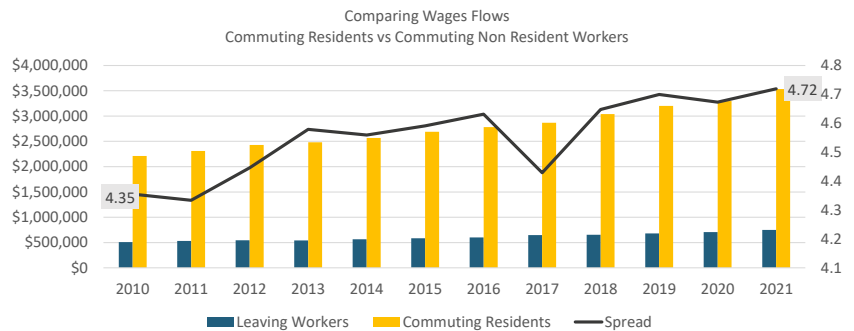
Source: NP analysis of US Bureau of Economic Analysis Table CAEMP25N Full and Part-time Employment

## 6.4 HOUSING

More residents commute outside for higher paying jobs than those found in the County, which continues to be a policy priority in business attraction and retention to grow the local workforce.

### Commuter Flow of Funds

Fairfield County residents who commute outside the County earn more than the workers commuting into the County to work. Approximately \$748 million of income left the County versus \$3.5 billion was brought back by commuting workers. It appears to be about a \$30,000 per year difference in average annual pay – \$60,000 versus \$30,000. **The data also indicates that the gap between inflow and outflow of incomes is growing, indicating potential wage gaps between metro compensation versus local compensation.**

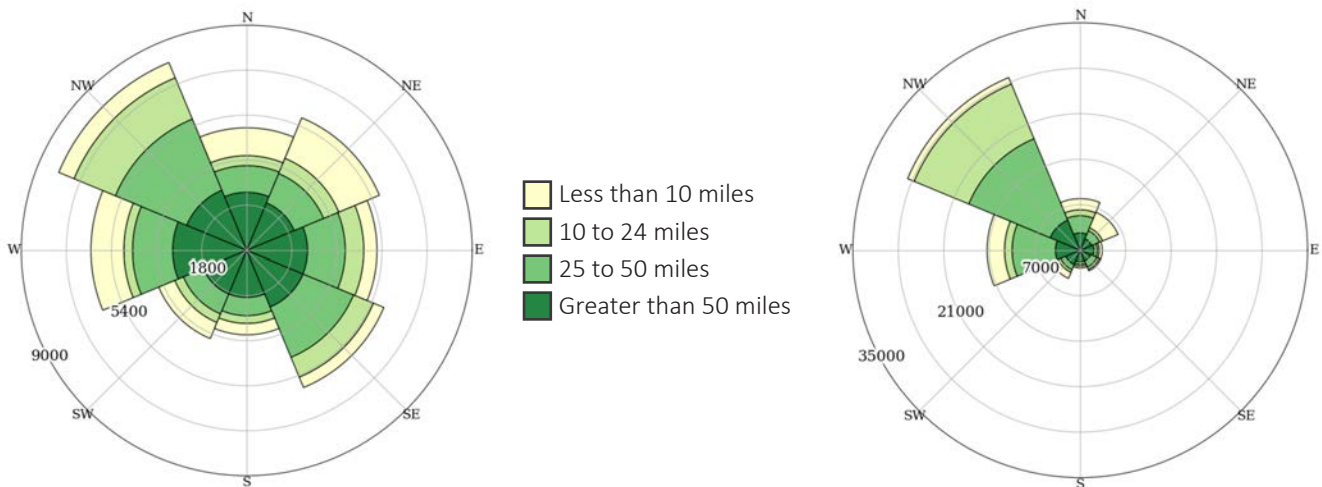


Source: NP calculations of BEA Gross Flow of Earnings, various years

(1) Calculated by taking the earnings for each commuter type divided by estimate of the number of commuters by type – note its is not exact but an order of magnitude estimation

### Workforce Distance and Direction

Fairfield County fills its employment needs from multiple geographies across Central Ohio. County residents are not as geographically diverse and orient toward Columbus. In either commuting situation, nearly 70% are commuting less than 25 miles. Increasing housing opportunities within the County will attract additional local workers to relocate to Fairfield County to reduce commutes.

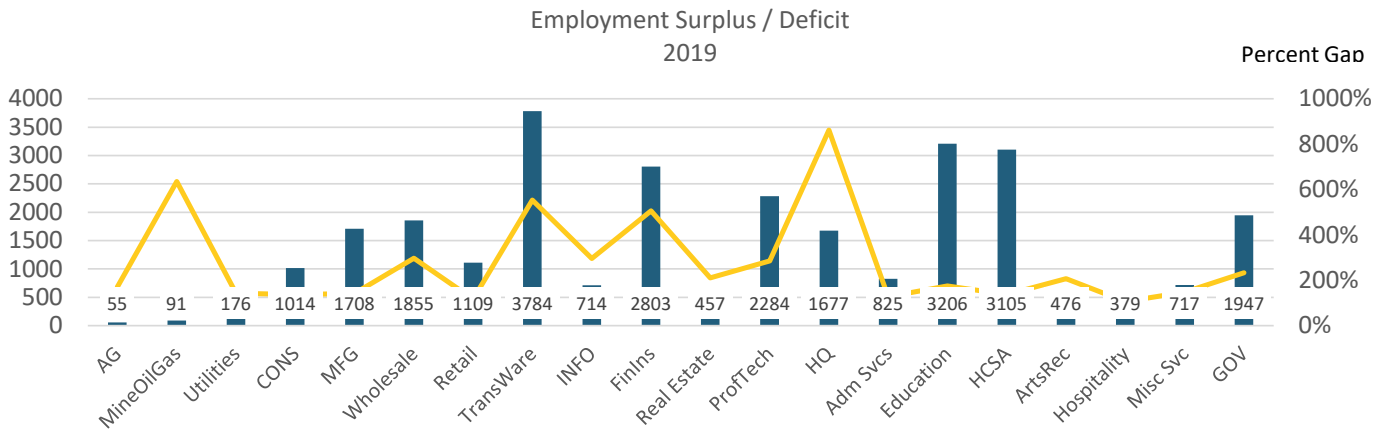


Source: NP analysis of the OnTheMap.gov

## Employment Surplus/Deficit

Employment surplus/deficit measures the number of jobs in a community by industry versus residents who work in that industry. Its primary role is to help a community understand what it means to fully employ its residents by industry and occupation, and understand identify the resulting gaps, which can be taken into consideration in business recruitment. OnTheMap by the U.S. Census Bureau provides an opportunity to compare commuting workers versus resident workers by industry. However, it lags by two years therefore should be considered in context to changes from more current workforce statistics.

Relative to Fairfield County, in 2019 there were 835 jobs in the County in transportation and warehousing. A total of 4,619 residents works in that industry implying a “surplus” of 3,784 County residents working in transportation and warehousing than there are jobs in the County. The most recent employment data shows that this sector is the one that has added the most jobs in the County, which closes this gap, but it is still substantial.



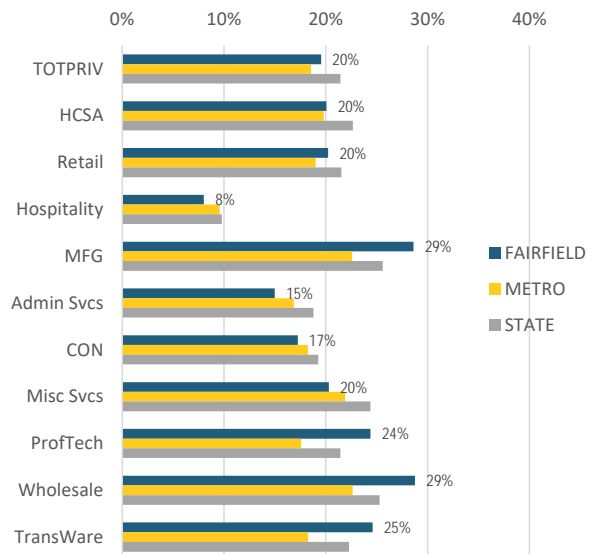
Source: NP analysis of the OntheMap.gov

## Workforce Demographics

The County’s workforce is younger than the state but older than the Columbus metropolitan area. However, in a few key industries such as manufacturing, Fairfield’s workforce is substantially older than either comparison geography. And the workforce is gradually becoming more diverse:

1. Latino workers have increased from 2% to 3% of the workforce between 2021 and 2011.
2. Women currently represent 49% of the workforce.

Percent Workforce 55+ by Top 10 Sector  
 In order of Employment (highest employment at top)



Source: NP analysis of LEHD Workforce Indicator data



## 6.5 AGRICULTURE IN FAIRFIELD COUNTY

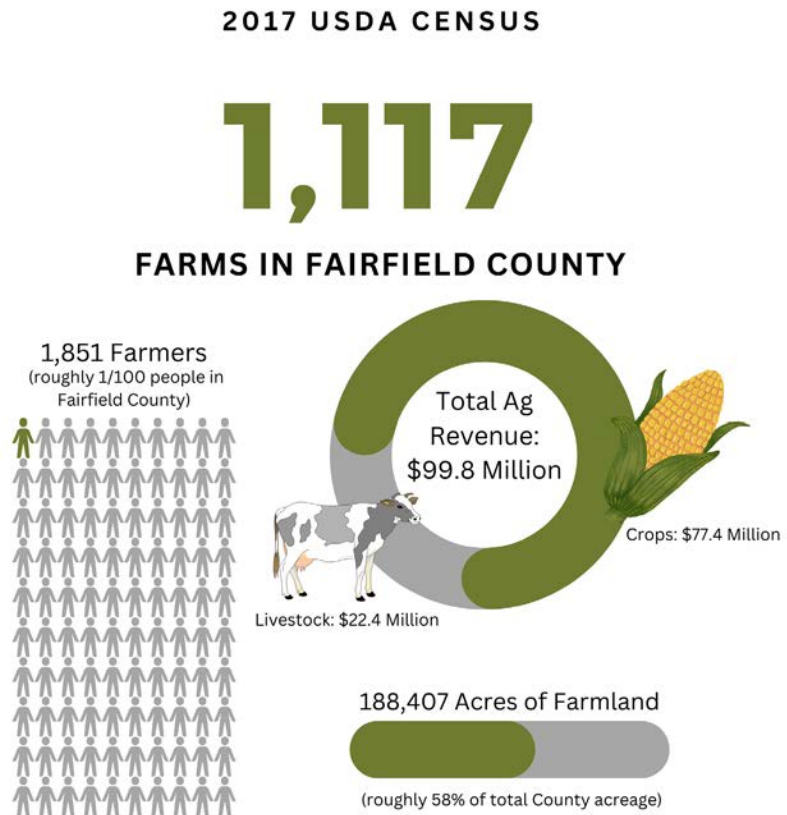
The agricultural sector has a small impact in terms of employment and economics, but a significant one in terms of land use and the landscape.

According to the most recently available data from the U.S. Bureau of Economic

**Analysis, in 2021 the agriculture, forestry, fishing, and hunting sector contributed \$52 million to the Fairfield County economy (this excludes food processing).** This is an increase in inflation adjusted GDP of 32% over 2011 compared to a statewide growth rate of 17%. Farm employment totaled 1,202 people in 2021, up from 1,162 in 2011. In terms of scale, agriculture is twice the size of the arts, entertainment, and recreation sector in terms of contributions to the County economy.

However, agriculture has a large impact on the landscape. **The sector represents about 70% of the acreage of Fairfield County.** The sector is diverse, ranging from livestock and basic crops, such as soybeans, to specialty crops, like landscaping plants and aquaculture. In some of these categories the County is a national leader. For example, according to the 2017 U.S. Census of Agriculture, Fairfield County is in the top 15% of counties across the U.S. in fruits, nuts, and berry production.

The sector has challenges. **About 31% of the producers are over the age of 65.** As noted by the 2022 Agriculture Development Plan, adding value through support activities with key local food brokering, processing, and other support services is becoming increasingly difficult.



## 6.6 POLICIES AND STRATEGIES

### 6.6.1 Continue the workforce development efforts of the Workforce Center.

The Fairfield County Workforce Center is an important part of the economic development ecosystem of Fairfield County and a pathway for all residents to develop usable skills across a series of industries. The County's Career Readiness program connects the emerging workforce graduating high school to local careers. Continued expansion and investment is critical to reach as many students as possible. Fairfield County's student population is growing, which is rare in the state. Given the aging of the County's workforce and the increasing diversity of the younger population, having multiple pathways into the workforce is critical. The Fairfield Career Center and Lancaster's Career Technology programs are critical to developing skills for high school students. The Career Center is looking at expanding programs for more in-demand jobs and a focus should be placed in continuing that expansion to serve more careers.

#### STRATEGIES

**A. Expand educational responses to technology changes.** Continue to track technology changes in the regional economy and determine when additional non-degree programs should be added, such as coding skills, exposure to GMP manufacturing practices, among others.

### 6.6.2 Develop additional land to support employment growth.

The County's current zoned and vacant land suitable for employment uses totals an estimated 4,600 acres (although not all this land is served by public utilities). The Comprehensive Plan identifies four Priority Growth Areas that are targeted for employment uses, again public water and wastewater services are currently lacking in most locations. In addition, given the amount of undeveloped land along the US-33 corridor, there is an opportunity to combine various lots into a Mega Site capable of bringing a large industrial user to the County. With the additional focus on large land users, like warehousing and data centers, this inventory can be depleted in the next several years.

#### STRATEGIES

**A. Develop priority employment sites.** The County should support additional development of sites that span a spectrum of size needs within the designated future employment corridors.

**2. Prioritize JobsOhio sites.** JobsOhio large-scale Priority Sites should remain a priority, however given potential water demand of such users as data centers, a focus on developing public utility capacity and distribution is critical.

**3. Promote smaller-scale sites.** But also promote smaller-scale sites for companies that fall outside of JobsOhio targets and priorities (50 acres or less), which represented nearly 50% of the One Columbus lead stream in Q3 2022.

### 6.6.3 Monitor the evolution of ESG criteria in the site selection process and respond as needed.

Environmental, Social, and Governance (ESG) issues play an increasing role in site selection as companies race to meet their own corporate ESG goals. The Counselors of Real Estate annual survey shows that ESG has become a top 10 real estate issue for companies and ranked #3 in the 2021-2022 Survey<sup>1</sup>. Site Selection magazine publishes an annual metro level Sustainability ranking<sup>2</sup>. TEAM NEO in northeast Ohio has developed an online tool (<https://wherematters.teamneo.org/>) to help companies understand how different locations can support corporate goals such as reducing greenhouse gas emissions and a diverse labor force.

#### STRATEGIES

- A. Increase staff knowledge of ESG.** Staff should gain familiarity with ESG as it relates to economic development by supporting professional education opportunities.
- B. Work with One Columbus to address ESG considerations.** The staff should learn from One Columbus regarding the ESG considerations that influence the lead stream and deal flow. This will provide Fairfield County with a competitive edge.
- C. Share gained knowledge with local partners.** The staff should brief the Fairfield 33 Development Alliance on the role of ESG in business recruitment and provide ongoing updates.

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1. <https://cre.org/real-estate-issues/from-materiality-to-risk-mitigation-esg-at-a-tipping-point-for-real-estate/>  
2. <https://siteselection.com/press/releases/220705.html>



#### 6.6.4 Support implementation of the Fairfield Growing Agricultural Economic Development Plan.

Agriculture is an important part of the heritage of Fairfield County. As the County has become more suburban the size of the agricultural sector and associated value-added processing activity has declined.

##### STRATEGIES

- A. Revitalize the local food council.** The staff should revitalize the Fairfield County Local Food Council with the goal of providing a focal point and leadership to this important agricultural sector.
- B. Identify market opportunities for value-added agriculture.** The last several County agricultural sector development plans have called for increased value added activity. The County should work with local partners (e.g., Farm Bureau) to undertake a study into the market opportunities for creating more value-added agriculture in the County and region, and what sources of capital are available.
- C. Clarify and streamline processes and additional support to increase direct-to-consumer linkages.** The County should work with local partners (e.g., Farm Bureau) to create additional direct to consumer opportunities for farms with clear regulatory processes (including zoning, licensing, and health inspection, plus additional marketing, and distribution access such as supporting reinstating festivals like Taste of Fairfield).

### 6.6.5 Launch an effort to revitalize the town and village centers of Fairfield County.

The County is home to several towns and village centers that are in various stages of repair and activity. As part of the movement toward place types in this plan (e.g., Village Centers, Crossroad Centers, Mixed Use Centers) support should be provided to help encourage revitalization.

#### STRATEGIES

- A. Create a local façade program.** The County should consider creating a façade redevelopment incentive program to upgrade building exteriors in village centers. The program could offer low interest loans and grants, such as the existing revolving loan fund, utilizing state grants and local dollars to encourage small business reinvestment.
- B. Consider a streetscape program for villages.** The County should investigate options to support streetscape improvements in Village Centers, utilizing local and state dollars. Many successful programs include cost sharing with villages and a contribution from benefiting property owners (e.g., front footage annual fee). In some cases, streetscape enhancements can be programmed into ongoing road maintenance programs.

### 6.6.6 Create a tourism economic development strategy.

Tourism is a growing part of the Hocking Hills area economy with more than five million visitors. And the Hopewell Culture sites in Licking County have been designated by the National Park Service as a nominee for UNESCO World Heritage Sites. Fairfield County serves as a key jumping off point for visitors into these historic and natural scenic areas and can capture additional visitor visits and stays that benefit local businesses.

#### STRATEGIES

- A. Investigate strategies for tapping into regional tourism.** Working with Visit Fairfield County, the Buckeye Lake Region Corporation, and other local partners, the County should consider a strategy that attracts day trippers, agritourism, and complementary activities to the outdoor tourism hub in Hocking Hills. Fairfield County offers numerous destinations such as Buckeye Lake, dining options, and other visitor experiences that might attract day trippers traveling through to the Hocking Hills and Southeastern Ohio.

## Township Incentives

Incentives benefit a township by providing revenue to offset expenses, protecting citizens from absorbing a higher tax burden, and/or paying for infrastructure improvements or additions, while not taking away funds from current tax base.

Some incentive programs include:

### Joint Economic Development District (JEDD)

- A township may levy income taxes by partnering with a municipality at a 2% income tax rate through a JEDD agreement. This can provide increased revenues and increased real property taxes on previously vacant or underdeveloped land parcels.
- A JEDD agreement prohibits annexation by the city or village for a period of three years and creates a cooperative agreement with the city or village.
- The increased revenue enables the township to provide additional services to its residents at no additional cost.
- A JEDD enables the extension of utility services to previously unserved parcels.
- A JEDD provides a framework for cooperating with municipalities, enabling the parties to solve local economic development issues and provide new growth opportunities.

### Community Reinvestment Area (CRA)

- A 100% tax abatement for up to 15 years on improvements to property (renovations or new construction)
- Townships can determine the types of development within these areas by specifying residential, commercial, and/or industrial projects.

### Tax Increment Financing (TIF)

- Taxes are diverted to improve infrastructure: public roads and highways, water and sewer lines, remediation, land acquisition, demolition, the provision of gas, electric, and communications service facilities, and the enhancement of public waterways.
- The taxable worth of real property is locked in at the value it holds at the time the TIF is approved.
- TIFs can be up to 30 years and may or may not include schools.

### New Community Authority (NCA)

- A public private partnership between private developers and government.
- It is established by a petition filed by a person or entity that owns or controls the property within that area.
- Permits special assessments to be charged in a defined area to be used for development related expenses.

There are also many other tools available through the Fairfield County Port Authority, including developer contributions, such as, PILOTS (Payment In Lieu Of Taxes).









# HOUSING

# 7





## 7.1 INTRODUCTION

Housing remains a critical priority for Fairfield County, partly due to expansion of Central Ohio and the demands that places on the regional housing market, to meet the needs of current residents, and to attract new employees to the County, which will reduce commutes and provide the County with a competitive advantage to attract and retain companies.

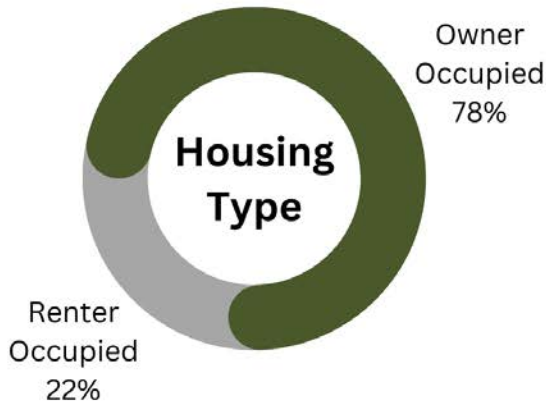
In acknowledging these challenges, the Housing Chapter seeks to provide a framework for considering a variety of strategies to attract housing, as well as in undertaking more direct actions in subsequent policy work. The Land Use Chapter provides development policy guidance that supports housing priorities.

### HOUSING

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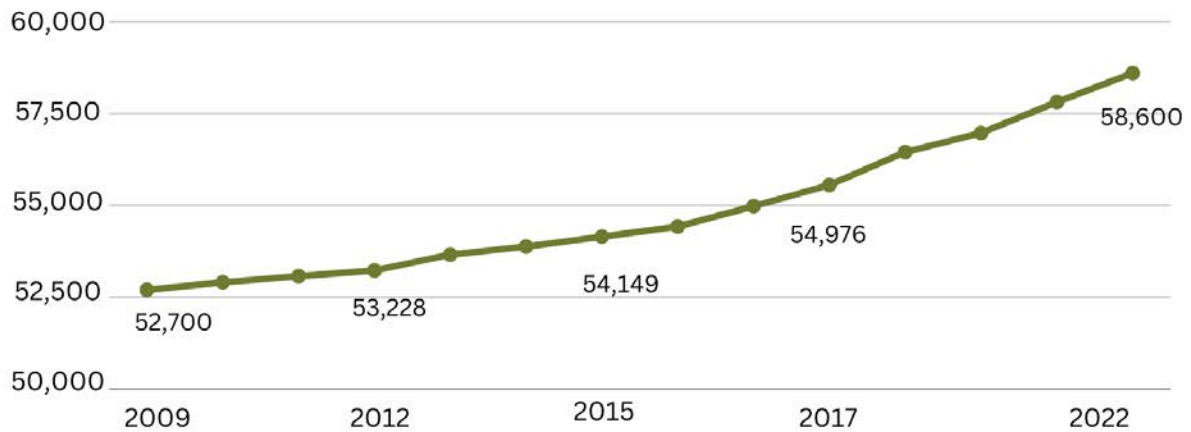


REALTOR.COM, MAY 2023

# \$355,000

MEDIAN HOUSEHOLD LISTING PRICE

### Number of Units by Year



48% of residents live with a heavy rent burden



(pay over 30% of gross income)

FAIRFIELD COUNTY HOUSING VALUES HAVE

# DOUBLED

IN THE LAST DECADE

## 7.2 KEY FINDINGS

**Single-family housing dominates the County residential market.** Fairfield County’s housing market is dominated by single-family housing with housing prices that have been rising slower than the region but still nearly doubling in a decade. The lack of housing options (e.g., doubles, townhouses, condos, empty nester product) constrains the County in both serving the needs of current residents, as well as attracting new residents of various demographics (e.g., young professionals, young families, etc.).

**Renters are paying more of their income in Fairfield County than the metropolitan average.**

Renters pay a higher percentage of their income on rent than renters in other parts of Central Ohio, especially Franklin County. The rental market is an important component of the housing market, in that many demographic groups cannot afford or are choosing not to purchase housing, including young singles, young professionals, and young families, as well as seniors.

**BIA 10-year housing forecast is strong.** The Central Ohio Building Industry Association (BIA) forecast a potential demand of 9,470 housing units in Fairfield County between 2022 and 2032, an increase of 15% as compared to the current housing stock of 63,340 units noted by the U.S. Census (2021). This is a significant increase in housing demand that currently is not being met by present construction levels.

### New housing for both the workforce and retirees...why the similarities?

Fairfield County is need of housing for both a growing workforce and a retiring population. Why these can be simultaneously addressed is the housing needs overlap. For those in these groups seeking new housing as opposed to buying a pre-existing home, these buyers typically are seeking smaller homes with lower maintenance costs (e.g., no or little lawn, etc.). Retirees typically seek first floor masters, as well. In addition, these buyers often seek walkable communities with a mix of housing types that reflect the traditional neighborhoods in which they previously lived.

There are many examples of this type of development in Central Ohio, usually following a “traditional neighborhood design (TND)” approach with gridded streets, parks, tree lawns, and mix of attached and detached single-family homes, townhomes, and flats. The common threads are a somewhat higher density, somewhat smaller units, amenities (e.g., pools, clubhouses, gyms, etc.) and price points that are affordable as compared to a typical suburban or rural suburban platted subdivision.

One example is the Falls at Hayden Run, a TND located in Northwest Columbus built between 2005 and 2012. Developed under that city’s traditional neighborhood development zoning district, the project was built by Columbus-based Lifestyle Communities. The community was established as a condominium with private streets, utilities, open spaces, and community facilities. It includes detached single-family homes, townhomes, and flats in a limited number of multi-story buildings that don’t exceed four stories. Within walking distance is retail, including a full-service grocery.

In December of 2023, homes on the market ranged from \$255,000 to \$379,900. Units were sized up to 2,410 square feet with two to three bedrooms.



## 7.3 HOUSING CHARACTERISTICS

Fairfield County has 58,000 occupied housing units. The County is predominately owner occupied at 78%. Fairfield is more heavily concentrated in single-family with 86% of units being single homes or two units. Fairfield’s housing stock mirrors the region in terms of age. And 21% of the housing stock is less than 20 years old, which mirrors the region.

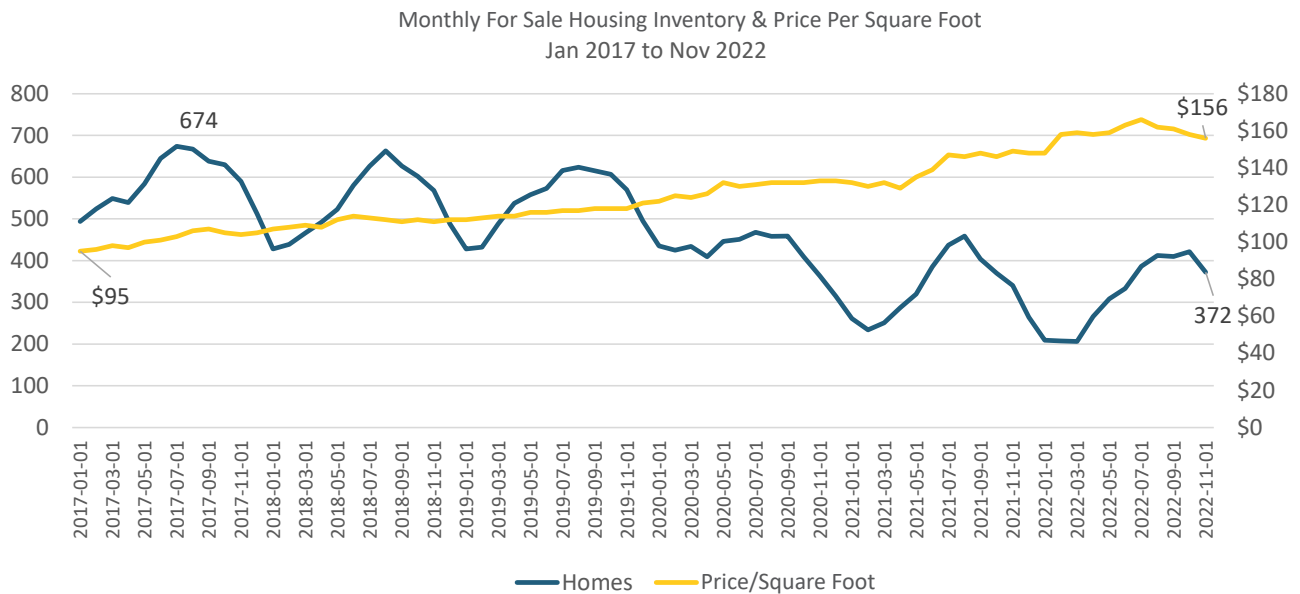
### Fairfield County Mid-December 2022 Housing Market

It is important to remember that all real estate markets and particularly housing markets are snapshots in time. Markets change quickly and housing markets under the 2023 interest rate environment are constantly changing. Therefore, an assessment reflects the moment it was conducted and can be different within a few days.

The following summarizes current activity for 2023 and market dynamics (source: Realtor.com):

1. 568 homes for sale and 86 homes for rent.
2. \$294,000 median listing price.
3. Median listing price of \$155 per square foot.
4. Time on market has been shrinking from 140 days in January 2020 to 33 days, a decline of 76%.

For-sale housing average total listings has been 461 units with the peak being 674. The price per square foot is up 64% since January 2020.

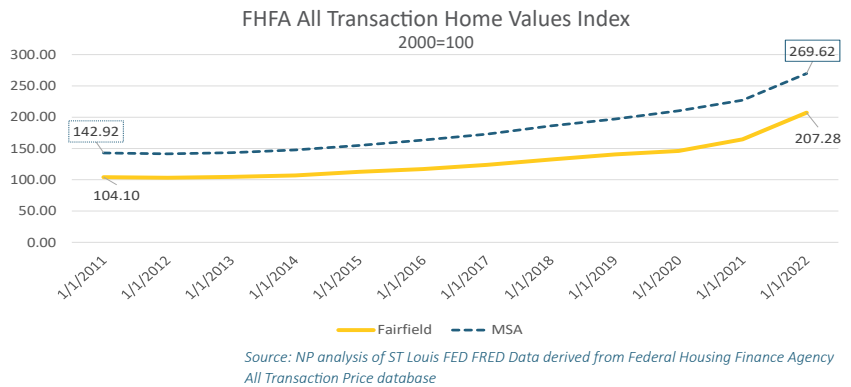


Source: NP analysis of ST Louis FED FRED Data derived from Realtor.com



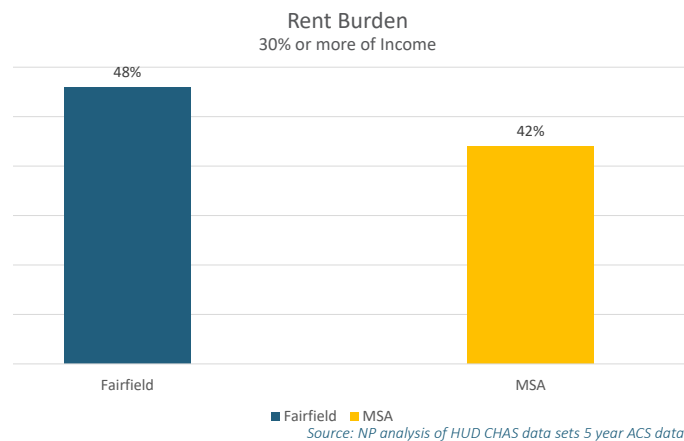
## Home Values

The Federal Housing Finance Agency (FHFA) is a federal agency that has created an index that looks at home values based on a range of transactions including refinancings, mortgages, and sales prices among others to ascertain what is happening to home values across the market instead of relying solely on home sales, which can have more volatility based on what housing comes to market at a given moment. Fairfield County housing values have nearly doubled in the last decade while the Columbus metro home prices have increased by 127%.



## Rental Cost Burden

**About 48% of Fairfield residents live with the high-cost burden of rent, which is significant. High-cost burden is defined as over 30% of gross income. This is higher than the Columbus metropolitan area.**



## 7.4 HOUSING DEMAND

Housing demand can be calculated in various ways, such as looking at historic trends, population forecasts, market forecasts, and various other variables.

### BIA Housing Forecasts

The Building Industry Association of Central Ohio (BIA) regularly issues an analysis of housing need for the Columbus region that forecasts housing demand based on historic trends, in this case the past two decades, the impact of Covid on the economy, and the Intel effect. The current assessment was issued in 2022 and forecasts demand through 2032. The assessment addresses demand for the 10-county region around Columbus.

For the region, the assessment forecasted an employment increase of between 145,000 and 202,000 jobs, which served as the basis for projecting new housing demand. For Fairfield County, the assessment forecasted a population increase of 17,882 persons, increasing from 164,038 to 179,056. This represented an annualized increase of 1.21%.

This translated into a projected housing demand of between 138,659 and 193,476 units (owner- and renter-occupied). For Fairfield County, the assessment forecasted housing demand of between 8,428 and 9,470 housing units. Of those, owner-occupied units would comprise 5,973 to 6,712 units and renter-occupied units would comprise 2,455 to 2,658 units.

To meet this demand on an annual basis would require the issuance of 842-947 building permits for owner-occupied units and 245-265 building permits for renter-occupied units. However, in 2022 the County issued 572 residential building permits according to the U.S. Census.

### MORPC Regional Forecasts

MORPC forecasts that Fairfield County's 57,312 households (2018) will grow to almost 69,000 (a 20.4% increase) by the year 2050. This would maintain its position in the region as the county with the fourth highest number of households, after Franklin, Delaware, and Licking.

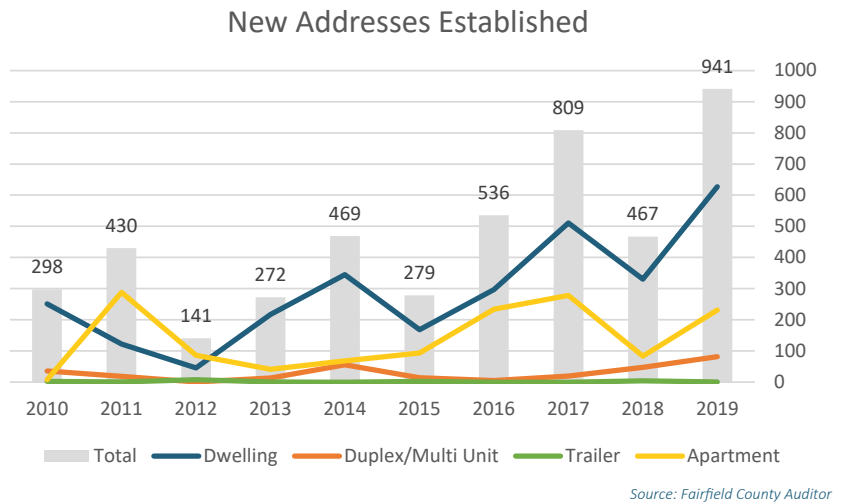
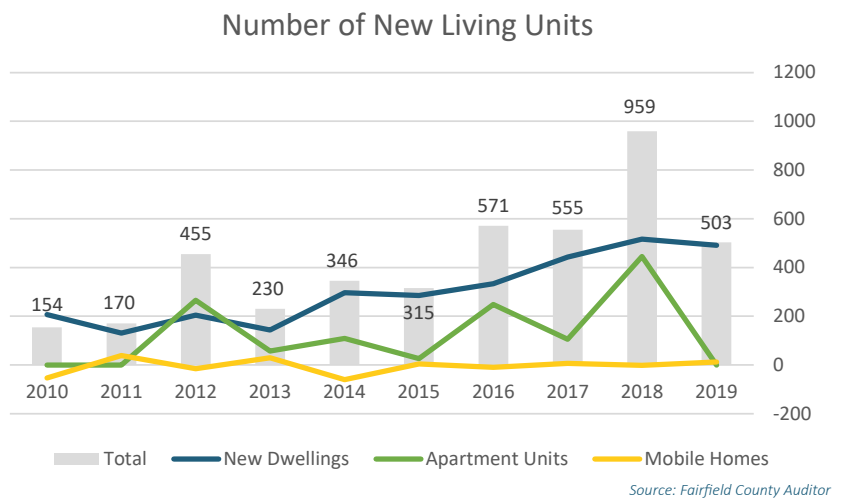
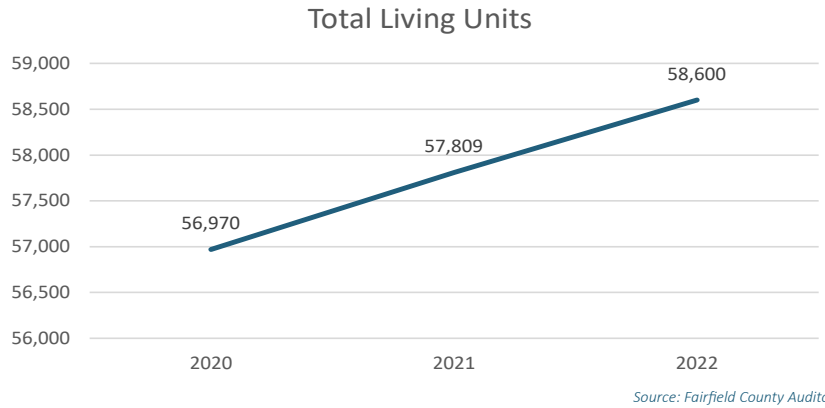
Similarly, Fairfield County has the fourth highest number of housing units, with 61,578 (2018), projected to grow to 74,132 by 2050 (a 20.4% increase), expecting the continuation of a 93% occupancy rate.

## New Living Units

The number of new living units available in Fairfield County has been steadily increasing over the past couple of years, with an average of 1,000 new housing units added per year starting in 2020.

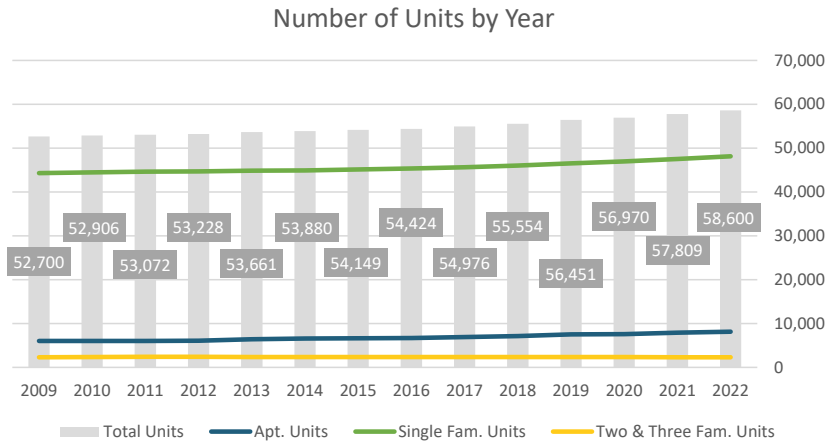
Most living units constructed in the County have consistently been individual dwellings, save for 2012. An average of 305 dwellings per year has been added since 2010, but it has been steadily increasing since 2013. New apartment units are added each year as well, though considerably less in quantity than individual dwellings, with an average of 126 units per year. Apartments are growing at a much more unsteady pace, with spikes in 2012 and 2018. The number of mobile homes is barely increasing, with some years losing as many as 60 units.

The number of new addresses established per year has also been increasing since 2010, with dwellings increasing at a consistently higher rate than other living types since 2012. Apartments are the next fastest growing, then multi-unit housing, and then trailers, which grow at a rate of less than 10 new addresses per year.





The total number of units available each year has remained consistent since 2009, at around 54,000 units, with a slight uptick since 2018. Single-family housing has been steady at around 45,000, representing 83% of the total housing in the County. Apartment units stay around 6,500 units, and Two and Three Family units stay around 2,300 and are the only type to show a decrease since 2012.



Source: Fairfield County Auditor

## Demographics Influencing Future Housing Decisions

A diverse housing mix is a critical component of a livable community. The County has several different key age cohorts that also represent potential life stages. These include:

- Starting households (under 25 years of age) represent approximately 3% of the households.
- Family formation (25-44 years of age) which is roughly 50% of the households.
- Empty nest / downsizing households (45-64 years of age) representing approximately 20% of households.
- Retirement / aging in place age households (64+ years of age) which is an estimated 28% of the households.

These life stage groups are order of magnitude estimates to help frame the discussion around housing types that might be needed.

Another important consideration is the income levels of these households. Of note is that 60% of all the households at 50% or less of median household income in Fairfield County (\$77,241) are over the age of 55, even though this group represents less than 50% of total households. The implication is that providing downsizing and aging in the community options need to be conscious of the income levels of this age group.

**2022 HOUSEHOLDS BY INCOME AND AGE OF HOUSEHOLDER**

	<25	25-34	35-44	45-54	55-64	65-74	75+
<b>HH Income Base</b>	1,716	8,349	10,169	10,915	11,721	9,706	6,984
<b>&lt;\$15,000</b>	224	366	337	365	569	541	590
<b>\$15,000-\$24,999</b>	227	499	364	400	643	844	1,206
<b>\$25,000-\$34,999</b>	262	731	570	526	764	920	1,345
<b>\$35,000-\$49,999</b>	274	851	698	678	880	1,184	1,145
<b>\$50,000-\$74,999</b>	376	1,659	1,808	1,845	2,144	2,138	1,218
<b>\$75,000-\$99,999</b>	191	1,314	1,538	1,578	1,703	1,424	554
<b>\$100,000-\$149,999</b>	126	1,736	2,763	2,869	1,534	1,534	501
<b>\$150,000-\$199,999</b>	27	702	1,014	1,175	593	593	236
<b>\$200,000+</b>	9	489	1,077	1,174	528	528	189
<b>Median HH Income</b>	\$41,675	\$75,925	\$95,267	\$100,662	\$85,830	\$63,455	\$38,549
<b>Average HH Income</b>	\$53,978	\$96,844	\$119,065	\$126,155	\$112,905	\$87,863	\$60,825

## 7.5 HOUSING CHALLENGES

The BIA forecast of population growth for Fairfield County over the next 10 years is an increase of 12%, which is 15,000 additional residents. However, forecasted housing demand has declined since 2018. But most new units required in Fairfield County are at upper income ranges (\$100,000 and higher), given current housing stock and demographic changes.

With the median value of \$213,500 (U.S. Census) and the median listing price of \$355,000 (May'23 - Realtor.com), the median household could buy a home in Fairfield County with 20% down and excellent credit at a financing rate of 5% but could not buy a home with a financing rate of 6% with the same credit and 10% down. This reflects the current economics of the housing market and potential demand.

On the rental side of the housing market, 53% of rental units will have rents that are at least 35% of median income, demonstrating the challenge of meeting this need in the County. Median rent based on demographics should be \$963 per month, but actual fair market rents in the County are \$1,032 per month.

A diverse housing mix is vitally important. The housing market can be defined by age, income, and life stage. For Fairfield County, that means that 3% are starter households, 49% are families, 20% are empty nesters/downsizers, and 28% are retirement/aging in place. However, younger households have higher incomes and persons 55 years and older occupy 60% of the population with a 50% or lower median household income. The result being that those households that can afford new construction are younger with unique housing needs, while the older more established senior population needs more affordable housing than is otherwise being constructed.

The resulting financial needs to construct affordable housing in Fairfield County are significant. About 17% of owner-occupied housing will require some form of support either on rents and/or construction for incomes below 60% of median income (roughly \$49,000) and 51% of rental units will require some level of subsidy, such as construction and/or rental support.



## 7.6 POLICIES AND STRATEGIES

### 7.6.1 Increasing housing options.

About 50% of homeowners in Fairfield County are over the age of 55. Attracting new construction of downsizing housing stock will make available existing housing stock that would be more affordable to younger households and working families that may lack the financial resources to afford new construction. This process is called “naturally occurring affordable housing”.

#### STRATEGIES

- A. Support downsizing and “aging in the community” housing options.** Investigate different models and development concepts, working with regional developers and builders, and match those concepts against local zoning and other development regulations to evaluate the steps needed to attract this type of residential development.
- B. Facilitate zoning and other regulatory changes to support new housing investment.** Develop and promote a package of regulatory changes that would support new housing models in Fairfield County. The County could provide the technical assistance needed to support these code changes among local communities.
- C. Offset development costs in exchange for an affordability commitment.** Providing appropriate financial assistance can offset development costs as part of a commitment to provide affordable units in a development, such as infrastructure assistance, leveraging public land, and support for state or federal financial assistance.
- D. Promote Fairfield County as a suitable investment for “empty nester” housing.** Work with local and regional builders to attract attention regarding the County as a strong market for these products and as a dependable location for such investment decisions (e.g., appropriate zoning and subdivision regulations once in place, as well as promoting the county’s transit capabilities).

### Workforce Housing

Throughout the planning process, the need for workforce housing has been reiterated consistently in public discussions and meetings. As part of the three-legged stool to build the County’s economy, three things are paramount – skilled workers, transportation, and housing. The Commissioners have been leading the charge on the first two priorities and beginning with an earlier public meeting and this plan, the third leg is to be addressed.

Providing housing for current residents and attracting new ones requires a range of housing products. One missing piece is “workforce” housing. This is not publicly assisted housing, but market rate homes and apartments that can meet the housing need for young professionals and working families. The Central Ohio market has been challenged to provide this housing type given recent increases in housing costs and the cost of borrowing. As the region comes out of the current business cycle it is hoped that more options will be constructed.

Meeting this need can be addressed through new construction. But to make units affordable, these developments will require higher densities (4 to 8 dwelling units per acre), a range of housing types (single-family, duplex, and townhouses), and located in villages and cities with public utilities. They could also be components of future Mixed Use Centers as recommended on the Future Land Use Map. The density of this housing is not appropriate in rural areas as identified on the Future Land Use Map where low density, single-family homes are expected to continue.



## 7.6.2 Develop programs to support renovation of older housing stock.

About 49% of the County's housing stock was built before 1970. It is a critical part of the housing stock and cannot easily be replaced with new construction at a level that most County residents can afford, given the costs of new construction.

### STRATEGIES

- A. Explore regulatory and financial obstacles that hamper renovation.** The County should work with local jurisdictions to identify zoning barriers that discourage reinvestment in and expansion of existing housing. In addition, financial incentives should be explored to offset these costs, such as property tax abatement, grants funded by state and federal programs, and related tools.
- B. Develop a plan regarding public sector support for housing development.** Providing housing that is financially affordable for the work force in Fairfield County will require some form of public support, either through direct investment or through indirect support (e.g., tax abatements and similar tools).
- C. Commission a Housing Study.** The County and local housing partners should work together to under a housing study that evaluates housing typologies (e.g., townhouses and workforce housing), identifies development models and partnership approaches, and delineates financial resource options to support new housing development.

## National Housing Preferences

The National Association of Home Builders (NAHB) regularly issues study findings regarding housing preferences of the U.S. population. In 2021, NAHB conducted a special study of these preferences, partly considering any potential impact of Covid. Relevant to this planning process, the following findings are pertinent.

- 67% of home buyers preferred to purchase a single-family detached home, while 15% preferred a townhouse and 8% a multifamily condominium.
- 60% of buyers would prefer to buy a newly built home over an existing home and desire a median finished space of 2,022 square feet.
- When asked whether the pandemic changed their housing preferences, buyers with at least one teleworker and one virtual student were found to prefer a larger home, 35% of the 67% who preferred a larger home, due to Covid.
- The percentage of buyers preferring to buy their next home in an outlying suburb increased from 26% to 30% due to Covid, the largest shift in preference for any location during this period.
- When asked if they would prefer a home designed for multiple generations (the buyer, plus a younger and an older generation), buyers were evenly split: 39% want it and 39% do not (with the remainder not being sure).
- 50% of buyers would be willing to consider buying a home in an age-restricted (55+) community.
- 60% of buyers would prefer accessibility features (full bath on main level, wider doorways, wider hallways, non-slip floor surfaces, entrance without steps).
- 78% of buyers reported being concerned about the impact building their home has on the environment.
- The top five most wanted community features were walking/jogging trails, a typically suburban neighborhood, a park area, being near retail space, and a walkable community.

*Source: What Home Buyers Really Want, 2021 Edition, National Association of Home Builders*

## Alternative Housing Forms

Housing can take a variety of forms, partly in response to housing preferences and market demands, and partly due to public policy at the local level. As examples, below are various types of housing product that would be appropriate in Fairfield County as it seeks to meet ongoing housing needs and to provide a full range of options for current and future residents.

### Typical Single-Family

The predominant form of housing in the County is typical single-family detached units on a variety of lot sizes. In more suburban locations, that density can be 2 dwellings per acre. To cost effectively provide public utilities, that dense can be closer to 4 dwellings per acre. In more rural locations lacking public utilities, these lots can range upwards of 10 acres in size; Fairfield County townships can have a 2 or 3 acre minimum lot size (two acres is usually necessary for on-site well and septic).



### Attached Units (Doubles and Quads)

Attached housing is a common product found throughout Central Ohio and the United States. It is often in the form of doubles (two attached units) or quads (four attached units). These are commonly structured as condominiums with shared common spaces, recreational facilities, and private streets and utilities. More so, it's not uncommon to find these developments fee simple (homes are located on separate tax parcels) but with the balance of the development held in common by the owners.



### Townhouses

Townhouses are another form of an attached housing product, often providing a competitively priced option either as fee simple (owner occupied) or rental product. These structures can be designed in a variety of ways, including to reflect a single-family architectural style. Typically, townhouses are two to three stories in height. The accompanying example has a density of 6 dwellings per acre.



### Live/Work Units

A new form of housing, live/work units are usually attached townhouses but provide a ground level space that can accommodate an office or other less impactful commercial use. This product has been popular in urban and semi-urban locations, especially along commercial corridors, but has also gained favor in more suburban locations. The accompanying example from Orange Township, Delaware County, is a live/work unit placed at the end of a row of seven attached townhouses. The density is 18 dwellings per acre.



### Traditional Neighborhood Design

Traditional Neighborhood Design (TND) is a land planning and architectural approach in which land uses are mixed horizontally and vertically within a development, and office and commercial spaces are included on major roads and within multi-story buildings. Some TND developments in Central Ohio are strictly residential in character and include elaborately designed shared facilities (e.g., clubhouses, etc.). The accompanying example is from Northwest Columbus (townhouses placed opposite single-family homes) and has a density of 10 dwellings per acre.











# TRANSPORTATION 8



## 8.1 INTRODUCTION

A key element of prosperity is the ability to move people and goods safely and efficiently. Overall, Fairfield County is well suited to continue growing but continued investment is needed to address current and anticipated congestion issues, increase street safety, and better accommodate those who prefer to walk, bike, or use transit.

### TRANSPORTATION

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PARTS OF US-33 CARRY AS MUCH AS

# 52,000

VEHICLES PER DAY

**7** current major projects to:

-  reduce congestion
-  construct new interchanges
-  widen major corridors
-  shorten travel times



## 8.2 EXISTING CONDITIONS

### Key Findings

- A. US33 remains the critical corridor in Fairfield County.** US-33 is the County's most critical transportation corridor, yet congestion is caused by at-grade intersections and traffic is increasing the length of commutes and decreasing travel-time reliability. The Ohio Department of Transportation (ODOT) is initiating additional improvements in the northwest portion of the County to address these issues. Additional attention may be needed at other locations as growth continues throughout the County.
- B. Congestion is increasing.** Time-of-day congestion is increasingly an issue at intersections along key cross-city and cross-county routes, as well as in Violet Township. This congestion will necessitate intersection and other roadway improvements over time, based on increasing rates of congestion, development pattern changes, and as funds are available to design and construct such improvements.
- C. Various transportation improvements are underway to facilitate economic development.** Local agencies are working to advance projects to improve opportunities for economic development. Additional improvements will be necessary as such development continues, given the strong growth trends expected in Fairfield County.
- D. Transportation policy framework and regulations should be updated.** The County's transportation policy framework and regulations should be updated to provide a stronger policy basis and regulatory authority to manage the network as growth and development continues. In particular, the Thoroughfare Plan would benefit from additional modeling and updated access management standard will assist in obtaining the necessary right-of-way to support road improvements.



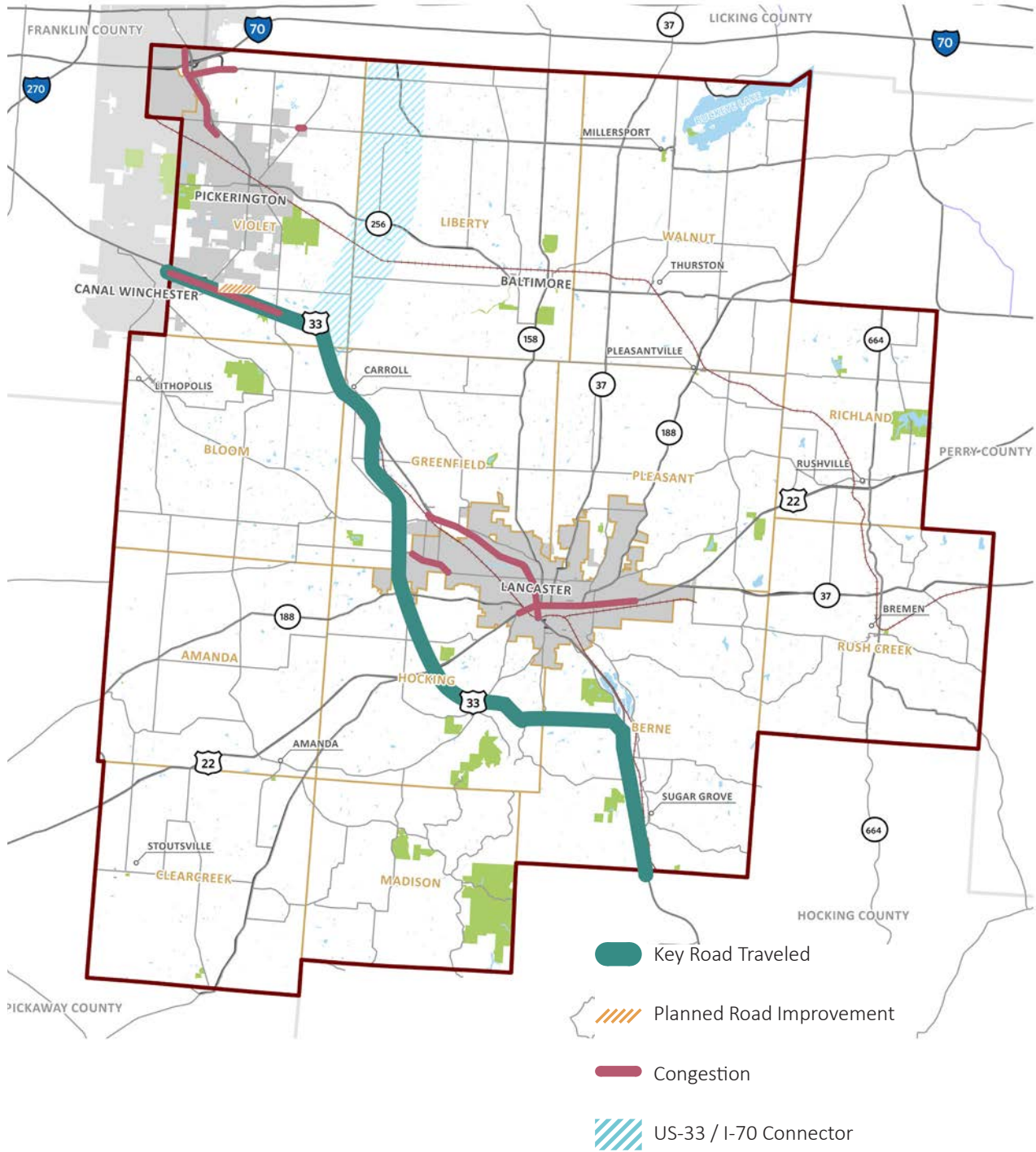
## **US-33 is the County's Primary Gateway and a Key Resource, Yet Has Congestion Issues**

The US-33 expressway is one of the County's most important resources. It provides relatively reliable and quick access to Columbus and its suburbs, I-270 and both I-71 and I-70, as well as southeast Ohio. As such, it's a lifeline for commuters and freight operators, as well as those looking for goods and services along the corridor's reach.

The corridor is a four-lane divided highway, with about half officially or effectively limited access or only accessible via high-speed entrance and exit ramps. The remainder is controlled access by at-grade intersections, some signalized—and ODOT's intent has been to convert US-33 to limited access between Columbus and Lancaster. This stretch has the highest traffic volumes, ranging from a high of 52,000 vehicles per day at the west county line to 45,000 at N. Memorial Drive (Old US-33) where approximately half of the traffic travels to/from Lancaster and the other half uses the Lancaster Bypass. Volumes decline from 25,000 at the north end to 16,000 at the south end along the bypass. Between S. Memorial Drive (Old US-33) and Hocking County, volumes increase to about 27,000 vehicles per day.

Substantial investments have been made along the corridor over the past 30 years. These include the construction of the Lancaster Bypass, the Diley Road and Winchester Road interchanges, and the closures of some at-grade intersections and commercial drives. Between the west county line and N. Memorial Drive, one at-grade signalized intersection at Pickerington Road remains and will be addressed as a part of a new improvement to US-33. Two unsignalized intersections with Allen Road were closed by ODOT in June, 2023. The last but substantial issue remains congestion in Franklin County, between I-270 and Fairfield County, which adds travel time to Fairfield County commuters.

## Existing Conditions



## Time-of-Day Congestion is Increasingly Along Key Routes

Some congestion during peak hours and shift change is a common occurrence and a sign of economic vitality. Yet, excessive, and extended periods of congestion is a concern. The following are known areas of substantial congestion, at least during peak hours. These findings are based on 1) comments from County staff, 2) public knowledge, and 3) a review of ODOT data sources including a Travel Demand Model estimated Level-of-Service findings covering a portion of the study area and ODOT's Traffic Operations Assessment Systems Tool (TOAST) data which covers major routes throughout the County:

- A. US-33.** US-33 from Pickerington Road west to the County line (discussed above)
- B. SR-37.** Lancaster-Newark Road NE (SR-37) between Lancaster and I-70 (in Licking County).
- C. County Intersections.** Numerous intersections in Pickerington and northern Violet Township along Blacklick Eastern Road NW (SR-204), Refugee Road, Hill Road North (SR-256), and others.
- D. Main Street, Lancaster.** Main Street (US-22) through Lancaster.
- E. N. Memorial Drive, Lancaster.** N. Memorial Drive (old US-33) from northwest Lancaster south through downtown.
- F. Lancaster Intersections.** Intersections along W. Fair Avenue on the west side of Lancaster, in the vicinity of Collins Road and Mill Park Drive.

As growth occurs, congestion in these and other areas will likely increase. Congestion and the need for intersection improvements will continue.

## Major Transportation Projects Underway in Fairfield County

The following projects are under development by ODOT and the Mid-Ohio Regional Planning Commission (MORPC):

- A. Pickerington Road Interchange (ODOT PID 77555).** This project currently includes the construction of the interchange at Pickerington Road and US-33 and the removal of access to Allen Road north and east of US-33. Assuming funding sources remain in place, construction is scheduled to begin in the Summer, 2024 and wrap up in the Autumn, 2026.
- B. US 33 Southeast Corridor Project (ODOT PID 76687).** This project covers widening efforts on US-33 between I-270 and the County line (or potentially the Pickerington Road Interchange). While the project is mostly outside of Fairfield County, it will substantially benefit continued growth in Fairfield County. The Mid-Ohio Regional Planning Commission (MORPC) is requesting funding for this project through ODOT's Transportation Review Advisory Council (TRAC). A preliminary schedule shows environmental and engineering tasks planned through 2025, setting up the potential for construction to start as early as 2026, assuming the project is ultimately funded.



## Local and County Agencies Work to Address Priorities, Particularly to Support Economic Development

MORPC and One Columbus (the regional economic development agency) work with local and county agencies to identify strategic infrastructure investments through its Competitive Advantage Projects program with the aim of attracting state and federal funding. In consultation with the Fairfield County Engineer and Fairfield County Transportation Improvement District, the following five such projects have been identified:

- A. Southeast US-33 Corridor between I-270 and Pickerington Road.** A project to widen US-33 from two to three lanes in each direction, construct interchanges at Bixby and Pickerington roads, and remove access to remaining at-grade intersections from I-270 to Allen Road. The Competitive Advantage project located in both Franklin and Fairfield counties combines the mainline widening and two interchanges, with a combined cost estimate of \$193 to \$213 million.
- B. Basil Western Road Realignment and Intersection Improvements in Violet Township.** A realignment of Basil Western Road to become the east leg of the King's Crossing/Hill Road intersection, improving capacity and eliminating an extremely sharp curve. The project will improve the viability of developing industrial and warehousing uses along Basil Western Road by improving safety and access for trucks and employees. The current estimate for this project is approximately \$10 million.
- C. Far-East Freeway (I-70) Taylor Road Interchange in Violet Township.** This interchange will decrease congestion along Hill Road North (SR-256) and Blacklick-Eastern Road NW (SR-204) in northern Violet Township, and better accommodate traffic from residential development in Pickerington and Violet Township. Costs have not been estimated for this project; however, similar interchange projects vary from \$20 million to \$50 million. Costs for this interchange may be on the higher end given its proximity to the Hill Road NW (SR-256) interchange and, therefore, a potential need to braid on- and off-ramps between the two interchanges.
- D. The I-70 to US-33 Connector through portions of Violet and Liberty townships.** This project will substantially reduce travel times and distances between the vicinity of US-33 at Pickerington Road and I-70 near SR-310 for those traveling north toward Intel/New Albany or east along I-70, while removing truck traffic from local roads. The current route is circuitous, following several mostly north-south two-lane roads, none of which were built to accommodate trucks or substantial traffic volumes. The cost of this new freeway alignment is currently estimated at \$240 million.
- E. Eastside Industrial Connector in Lancaster.** A system of new roads which aim to provide a bypass for US-22 traffic around downtown Lancaster, while also improving street and utility access to potential industrial properties. Current estimates place the cost of this project at \$20 to \$40 million.

Availability of funding is a challenge for all projects and the above total to more than \$500 million—well beyond the capacity of Fairfield County and likely the State of Ohio. Beyond cost, the US-33 to I-70 Connector in particular faces some stiff headwinds. Current and prior exhibits show an approximate corridor traversing Violet Township and potentially part of Liberty Township. Yet, the rapid pace of development in Violet Township is quickly transforming agricultural ground to residential uses, potentially limiting some possible alignments for the future expressway. Further, federal funding cannot be used to assemble land for federally-funded projects until they have environmental clearance—which is typically a long and difficult process for new expressways.

## 8.3 POLICY FRAMEWORK FOR REGULATING AND IMPROVING TRANSPORTATION

### Thoroughfare Plan

With growth it is critical to ensure transportation improvements occur concurrent with development as local tax revenues alone are often insufficient to make such improvements after the fact. This involves securing appropriate right-of-way to support road improvements and gain developer financial contributions to offset transportation impacts.

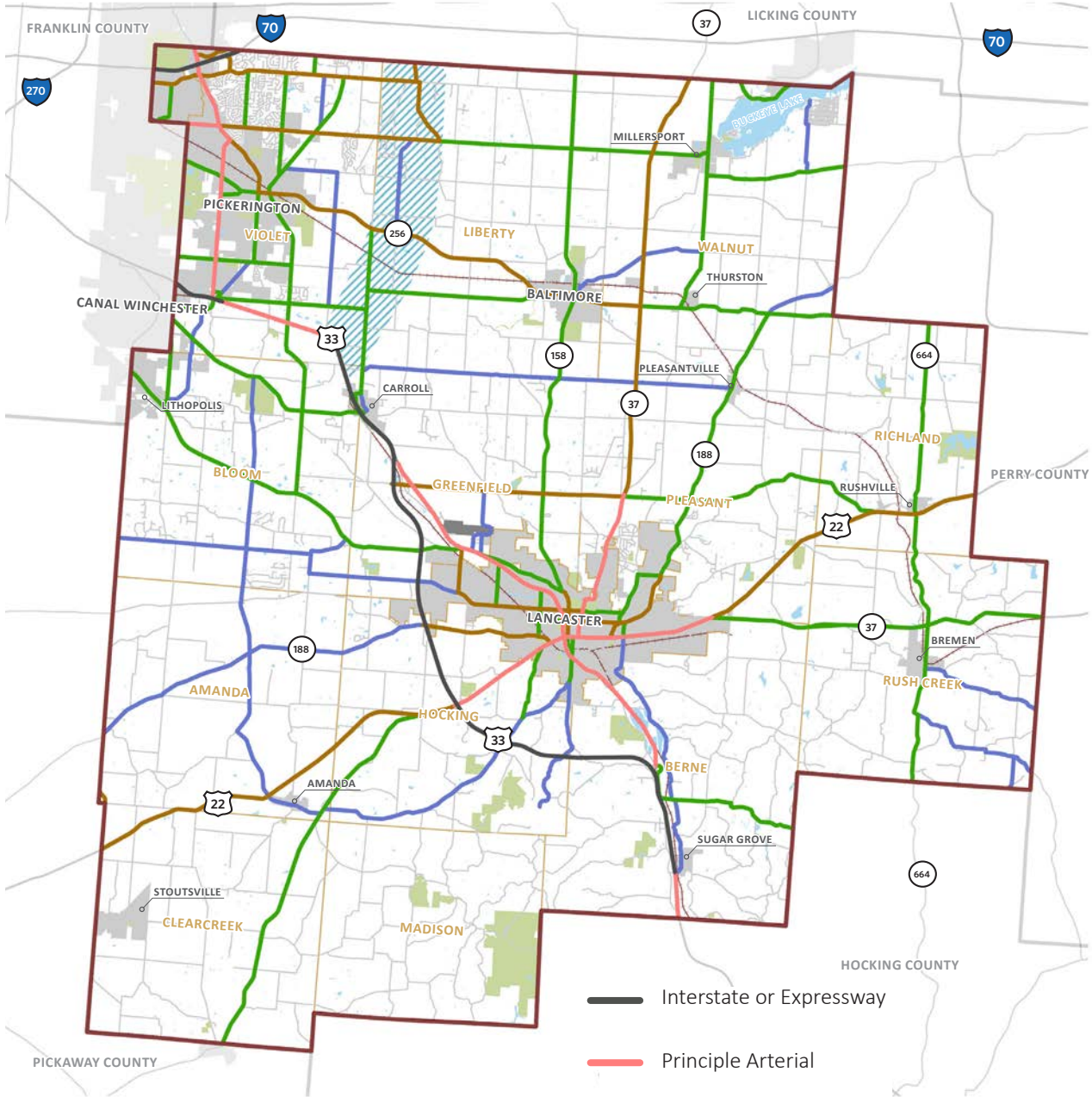
The Fairfield County Thoroughfare Plan establishes a road classification system, which is nearly identical to ODOT's functional classification of local roads with exception to recent amendments for several new road alignments. Brief definitions for the classifications are found on the Regional Planning website under "Development Strategy and Land Use Plan." From here, regulations for right-of-way widths and contributions, as well as traffic impact studies are contained within the Fairfield County Subdivision Regulations, but only apply to "major subdivisions." As such, development of parcels which do not require subdividing are not subject to these regulations.








Beyond the County itself, most cities and Violet Township have their own thoroughfare plans—a convenient and developer-friendly way of presenting all applicable regulations. In the case of Violet Township, the document is robust including forecasted traffic, expected full-build out lane configurations, classifications, and right-of-way widths. Cities and home-rule townships like Violet may require contributions of right-of-way and street improvements as a condition of rezoning and other permits.

The 2018 Comprehensive Plan recommended the development of a Transportation Plan, including an Access Management plan and more robust Thoroughfare Plan. This recommendation is consistent with ensuring growth occurs in an orderly process and that steps are taken to manage congestion, improve road safety, and ensure developers mitigate the traffic impacts of their developments. Such regulations can be targeted to the Priority Growth Areas recommended in this plan, as well as the other fast-growing areas of the County and can be designed to facilitate rather than hinder economic development.

As the County undertakes the design and/or improvement of roads and the road network under its authority, the right-of-way and road cross sections will be consistent with Federal and Ohio design standards and requirements.

# Thoroughfare Plan



-  Interstate or Expressway
-  Principle Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local
-  US-33 / I-70 Connector



## Access Management

The County Engineer requires permits for driveways; however, the focus of this process is trying to assure at least Stopping- Sight Distance and ensure new drives do not cause a drainage issue. The County does not have Access Management standards to regulate driveway placement in relation to other drives—something that will be increasingly necessary to maintain roadway safety in fast-growing quarters of the County.

Further, the driveway permit process does not address the quantity of traffic or stipulate a traffic impact study process for any large-scale developments occurring outside of the major subdivision process. The County Engineer is working on a roadway design manual; however, this document is not expected to regulate access. Access Management regulations must be developed and adopted per the process prescribed in Ohio Revised Code Section 5552.

## Transit Services

Fairfield County will assume management of transit services from Lancaster on July 1, 2024, which is a Section 5310 rural public transportation service. The agency operates six flex routes—where riders can request to be picked up or dropped off at locations within three-quarters of a mile of from the system’s published routes; as well as location to location demand responses services, including to destinations outside of Fairfield County. The service connects to three other services: the Central Ohio Transit Agency (COTA), Logan Public Transit in Hocking County, and GoBus. The Ohio Department of Transportation has committed to undertake a study to review transit services throughout Fairfield County to consider potential expansion.

## Active Transportation and Complete Streets

Given Fairfield County's predominantly rural character, active transportation such as walking or biking to work, school, or other destinations is particularly difficult for most residents. Most streets outside of residential subdivisions lack sidewalks or wide paved shoulders, all but requiring pedestrians and bicyclists to walk or ride on the road. While this may be acceptable to many on low speed and low volume roads with good visibility, walking and biking on higher speed (35-55 MPH) rural roads without wide paved shoulders or separated paths are seen by many to be unsafe. Within the County are some shared use paths or unpaved trails for active recreation—predominantly near the cities of Lancaster, Canal Winchester, and Pickerington, as well as around Buckeye Lake.

From a planning and policy perspective, the County recently completed an Active Transportation Plan, which includes an assessment of issues and offers recommendations. To date, the County has not passed a Complete Streets resolution. Such resolutions are a policy statement to provide safe accommodations to all expected to use streets. Practically, this directs those building or improving streets to build sidewalks, sidepaths, or other accommodations in areas where pedestrians and bicyclists are expected such as in neighborhoods and between neighborhoods and schools, parks, employment, and retail uses. This would affect developer-contributed projects approved by the County, and serve as an encouragement to the County Engineer, ODOT, and other potential project sponsors to incorporate these improvements into road projects.



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## 8.4 POLICIES AND STRATEGIES

### 8.4.1 Corridor Study Program

Highly traveled and congested corridors should be the focus of studies (see 7.2.3 Time-of-Day Congestion is Increasingly Along Key Routes) to identify current and likely future congestion bottlenecks and safety challenges, then define staged improvement plans and serve as the basis for seeking funding to implement solutions. To this end, the Fairfield County Engineer is encouraged to explore opportunities to partner with ODOT and other jurisdictions to look at wholistic, regional approaches to address safety and congestion issues. The priority corridors are the following.

#### UNINCORPORATED AREA

- A. US-33 from Pickerington Road west to the County line.** This is an important travel corridor and applications for TRAC funding are supported. Given the project's size and regional significance, it will require substantial federal funding to move forward. As such, local funds are not recommended for allocation to this project.
- B. Congestion in Northwest Fairfield County.** Congestion is an issue in the northwest corner of the County, including numerous intersections in Pickerington and northern Violet Township. Issues are known to be problematic along several roads, including Blacklick Eastern Road NW (SR-204), Refugee Road, and Hill Road North (SR-256). A study of congestion and safety issues should be undertaken within unincorporated areas, led by the County Engineer and/or the Transportation Improvement District. If supported, the study may be a joint effort with the City of Pickerington, ODOT District 5, and/or other partners.
- C. Lancaster-Newark Road NE (SR-37) between Lancaster and I-70 (in Licking County).** Substantial time-of-day congestion is reported as being an issue at locations along SR-37 between Lancaster and I-70, exacerbated by the amount of freight traffic using the route. The County, potentially in partnership with ODOT District 5, is encouraged to study the corridor to identify areas concerned for congestion, safety, and travel-time reliability. The County is then encouraged to pursue federal and state funding for specific intersections or segments of concern.



## LANCASTER

- D. Main Street (US-22) through Lancaster.** US-22 is a critical east-west traffic corridor and congestion is a substantial concern in downtown Lancaster. The City of Lancaster is recognized for taking the lead in addressing congestion and protecting the character of this commercial and cultural hub for all of Fairfield County.
- E. N. Memorial Drive (old US-33) from northwest Lancaster south through downtown.** Memorial Drive is an important commercial corridor and source of tax revenue for the County, with portions experiencing substantial time-of-day congestion. Most of the corridor is within the City of Lancaster, which is recognized as the lead for addressing corridor concerns. The County benefits from improvements to this important commercial corridor.
- F. Intersections along W. Fair Avenue on the west side of Lancaster,** in the vicinity of Collins Road and Mill Park Drive. The W. Fair Avenue corridor on the west side of Lancaster is an important industrial, logistics, and commercial hub and time-of-day congestion is an increasing issue. The City of Lancaster is support in working to address congestion issues within this portion of the City.

### 8.4.2 Develop Countywide Transportation Master Plan

The County would benefit from preparation of a detailed Transportation Master Plan that would address several current transportation issues that will become larger concerns as development continues. This was a recommendation of the 2018 Comprehensive Plan. Fairfield County Regional Planning Commission is recommended to lead this effort with support and input from the Fairfield County Engineer. Given the nature of the work, it is recommended that a consultant be retained to perform this project with an estimated budget of \$150,000 to \$200,000. Elements of this plan should include:

- A. Updated Thoroughfare Plan.** The Fairfield County Thoroughfare Plan should be updated to incorporate traffic modeling that addresses current congestion issues and accommodates future growth with existing and improved streets, as well as potentially new streets. The updated plan should include limited travel demand modeling to help determine which intersections and streets may need to be improved or widened, as well as any new street connections which may be needed. The plan should also provide guidance on traffic impact study requirements and methodologies.
- B. Access Management Standards.** The County should develop and adopt formal access management policies to better regulate the creation of new driveways and street intersections, making sure they are in safe locations and do not adversely affect traffic flows. This issue will grow in importance as development continues. Preparing such standards must comply with the procedure set out under Section 5552 of the Ohio Revised Code.

- C. Financing and Cost Containment Strategy.** A strategy and related policies should be developed that addresses both the financing and cost containment of transportation improvements, especially related to development-related impacts on the existing road network. This strategy would define clear policies and methodologies for ensuring development pays its fair share of necessary road and intersection improvements.
- D. Expanding Public Transit.** The County is currently studying the management and expansion of Lancaster-Fairfield Public Transit. The Comprehensive Plan acknowledges and supports transit services connecting residents to employment, health care, and related destinations.

### 8.4.3 US-33 to I-70 Connector

The proposed US-33 and I-70 connector continues to be identified as a critical transportation improvement that would provide access between these two critical corridors, while removing truck traffic and other thru traffic from local roads that were not designed to accommodate such loads and volumes.

The location of the connector has only been generally identified as the project has not moved into the design phase. A broadly defined corridor is found in this chapter, as well as the Land Use Chapter. Likewise, the design could range from a limited access (freeway scale) cross-section or could reflect a less impactful at-grade boulevard (parkway).

Regardless, right-of-way acquisition and construction will necessitate developer participation given the scale of the corridor. The Thoroughfare Plan, along with additional studies, will serve as a mechanism for identifying right-of-way needs and the County could work with developers to implement construction of individual segments through a public-private partnership (PPP) strategy.

The Future Land Use Plan identifies the land use implications represented by the connector, which would drive a different development pattern that might otherwise occur.

### 8.4.4 Transit

The County and ODOT are expected to complete a study of transit services and will then consider implementing recommendations. This study is to include a review of funding streams, looking for funding and grant opportunities to implement recommendations, and expanded outreach to local employers—helping connect residents to jobs. Moreover, the County is to help promote the Gohio commute mobility program to help residents find and compare transit, carpool, vanpool, and other options to commute.

#### 8.4.5 Active Transportation and Complete Streets

Current and future residents are seeking safe opportunities for active transportation and recreation. As the County continues to develop, it will be important to ensure supportive infrastructure is built concurrent with growth. The following are recommendations pertaining to Active Transportation and Complete Streets.

- A. Work to Implement Recommendations of the Recently Produced Active Transportation Plan.** The County's recent Active Transportation Plan includes an assessment of needs and offers recommendations to build active transportation solutions. The County and local jurisdictions are encouraged to apply for funding and construct improvements when possible. The County may also consider asking Fairfield County Park District to take the lead on such projects, pursuing funding and providing local match through its current or an expanded property tax levy.
  
- B. Complete Streets Resolution.** The County is encouraged to pass a Complete Streets Resolution, directing County agencies sponsoring or approving street improvement projects to safely accommodate pedestrians and bicyclists when building or improving streets, and encouraging partner agencies such as ODOT and local jurisdictions to do the same for projects within the County. This may be a standalone effort or occur as part of an updated Thoroughfare Plan (see 8.4.2-A).









# UTILITIES

# 9



## 9.1 INTRODUCTION

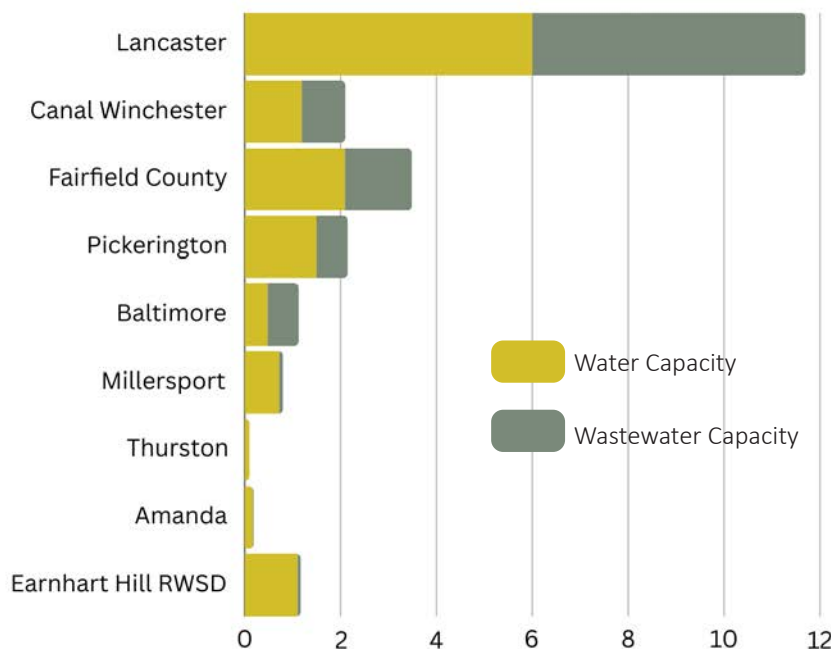
Public and private utilities provide critical services to a variety of development types and have a significant influence on the development pattern.

Public utilities, specifically water and wastewater services, meet the public need for potable water and wastewater collection and treatment, but require a minimum density or intensity of development to be cost effective. On the residential side, that often means a residential density of four housing units per acre at a minimum. Broadband is an increasingly important piece of infrastructure that supports residents as well as businesses, and is increasingly an important economic development consideration. Private utilities, in this case electricity and natural gas provide a similar supportive service to development. In addition, restrictions placed on properties should not preclude the extension of underground public utilities, such as sanitary sewer and stormwater lines.

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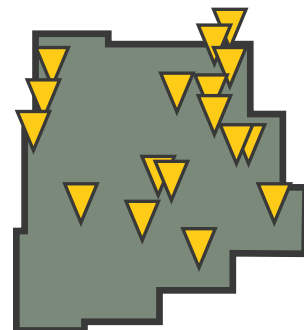
### Available Water/ Wastewater Capacity



FAIRFIELD COUNTY HAS

17

SEPARATE WATER AND/OR WASTEWATER PROVIDERS





## 9.2 WATER AND WASTEWATER FACILITIES

This section presents a summary of findings regarding water and wastewater services in the County, with a focus on the unincorporated area. Adequate water and sanitary sewer services are necessary to support most types of development including moderate- to high-density residential, commercial, and most manufacturing uses. While those services are provided by public utility providers, in particular Fairfield County, on-lot systems (well and septic) are regulated by the Fairfield County Health Department.

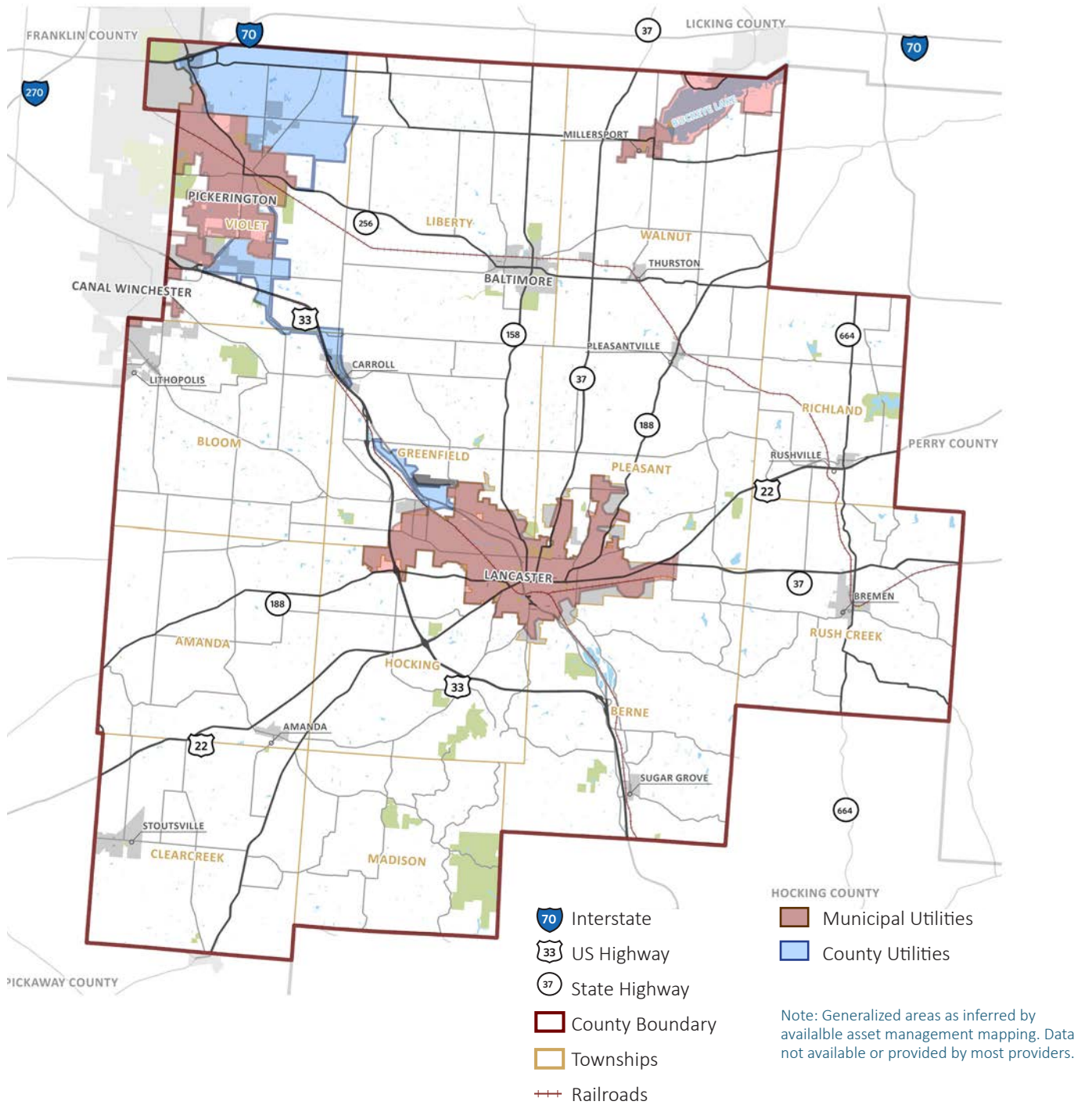
### Key Findings

- A. A broad number of independent water and wastewater providers cover a relatively small geography.** Fairfield County has 17 separate water and/or wastewater utility providers that provide service to more than 11 percent of the land area within Fairfield County. The County has studied service expansion and given expected growth in the short- to mid-term, additional pressure will be placed on public providers to expand services to support expected development.
- B. Available wastewater treatment capacity is limited and could stall growth if not addressed soon.** Based upon available data and the Ohio Environmental Protection Agency (OEPA) planning assumptions, available wastewater capacity is sufficient to support an additional 72,000 new residents (or about 27,000 new homes) or equivalent demand from businesses and others (for comparison data centers can require up to 50 million gallons per day of water, which is comparable to an additional 41,660 new residents or about 15,600 new homes). However, two-thirds of this capacity is available in the city of Lancaster, with the balance spread between Violet Township and Baltimore. Since expanding plants or building new ones can take years, there is a risk that development demand will exceed current treatment capacity over the next five to 10 years, if not sooner.
- C. Service planning boundaries and strategies are dated.** The most recent County-approved planning area boundaries are over 20 years old. **Given the amount of growth that has occurred in the intervening years and the amount forecasted for the next 10 years, it would be helpful to have new boundaries established.**

### Area Water and Wastewater Utility Providers

About 11% of Fairfield County is served by the following 17 water and/or wastewater providers, covering about 55 square miles. These are systems operated by the communities of Amanda, Baltimore, Bremen, Canal Winchester, Lancaster, Lithopolis, Millersport, Pickerington, Pleasantville, Rushville, Sugar Grove, Thurston, and West Rushville, as well as Fairfield County Utilities, Earnhart Hill Regional Water and Sewer District, Walnut Creek Sewer District, and Buckeye Lake Sewer District—part of Licking County Water and Wastewater.

## Utility Service Areas



## Available Water and Wastewater Treatment Capacity

Currently available water and wastewater treatment capacity (including under construction facilities) is available from the City of Lancaster and in the center of the County. Fairfield County Utilities has the next highest amount of capacity, though this capacity is primarily in the vicinity of Violet Township. Available capacity is somewhat limited in the northeast portion of the County and very limited in the western, southern, and eastern portions of the County.

This capacity information is documented in the accompanying table and map. At present, water treatment capacity exceeds that of wastewater. And wastewater is the predominant concern as developing treatment capacity is costly and can take years to permit, design, and construct.

### CURRENT WATER AND WASTEWATER TREATMENT CAPACITY, 2023

Utility Provider	Available Water Capacity	Population Equivalent*	Available Wastewater Capacity	Population Equivalent
<b>CENTRAL / LANCASTER VICINITY</b>				
City of Lancaster	6 MGD**	60,000	5.7 MGD	47,500
<b>NORTHWEST (VIOLET TOWNSHIP, WESTERN LIBERTY AND NORTHERN BLOOM TWPS.)</b>				
Canal Winchester#	1.19 MGD	11,190	0.91 MGD	7,580
Fairfield County	2.09 MGD	20,900	1.4 MGD	11,480
Lithopolis	Not Provided	--	(served by Canal Winchester)	
Pickerington	1.5 MGD	15,000	0.65 MGD	5,400
<b>NORTHEAST (EASTERN LIBERTY AND WALNUT TOWNSHIP)</b>				
Baltimore	0.48 MGD	4,800	0.65 MGD	5,400
Buckeye Lake SD^^	NA	-	0.81MGD	6,750
Millersport	0.715 MGD	7,150	0.082 MGD	680
Pleasantville	Not Provided	--	(served by Walnut Creek SD)	
Thurston	0.104 MGD	1,040	(served by Walnut Creek SD)	
Walnut Creek SD	N/A	--	0.26 MGD	2,160
<b>WESTERN, SOUTHERN, AND EASTERN TOWNSHIPS</b>				
Amanda	0.166	1,660	0.015	125
Bremen	Not Provided	--	0.074	616
Earnhart Hill RWSD	1.1 MGD	10,900	0.07	583
Rushville	Not Provided	--	0.0	0
Sugar Grove	Not Provided	--	0.024	200

**Notes:**

Not all communities provided capacity information. Where possible, data was supplemented by available data from OEPA.

\*Assumes planning assumption of 100 gallons per person per day. Non-residential uses will count against this population equivalent.

^Assumes planning assumption of 120 gallons per person per day, including inflow and infiltration. Non-residential uses will count against this population equivalent.

^^Buckeye Lake Sewer and Water District provides sewer to customers around the lake in Fairfield, Licking, and Perry counties.

\*\*Includes net increase in production from the north water plant under construction.

#Available capacity may be used within Fairfield or Franklin counties.

##Available capacity may be used within Fairfield or Pickaway counties.



The planning assumptions are expressed in population-served equivalents, but the following are additional considerations.

**A. Non-residential demand offsets residential development.** Non-residential uses such as businesses, schools, and factories have varying demand, but will count against the number of new residents which could be supported. Examples include the following.

**NON-RESIDENTIAL USES AND COMPRARABLE WATER DEMAND STANDARDS**

Use	Estimated Water Demand
Fast Food Restaurant	1,750 gallons per day or 15 people
Warehouse (300k SF)	6,000 gallons per day or 50 people
Data Center	0.5 to 5 MGD per day or 4,166 to 41,660 people

**B. Inflow and infiltration impacts.** While OEPA suggests the above planning rules of thumb, the amount of inflow and infiltration (I&I) can vary substantially and is often greatest in combined wastewater and stormwater sewers, as well as systems which may have maintenance issues. During wet weather events, the peak flows in wastewater collection systems can vary from three to eight times the system’s average flow. These events can result in sewer overflows into creeks and rivers, or even backflow into customer’s basements. OEPA may limit the ability for a system or plant to be expanded if collection systems or treatment plants experience overflow events and fall out of compliance. Working through such issues often requires studies and maintenance work, which can be costly and take a lot of time.







## Ability to Grow and Serve Large Prospective Clients

The ability to grow a community's wastewater service area and add more flow is limited by the capacity of its treatment and collection system. When undersized, untreated wastewater can back up into basements and overflow into creeks and rivers during heavy rain events—potentially leading the OEPA to declare that a system is out of compliance. In such cases, OEPA may limit the ability for a system to be expanded or add customers until such issues are resolved. Working through such issues often requires studies and maintenance work, which can be costly and take time.

Growing a community's water treatment and distribution system is often not as difficult. The prevalence of substantial aquifers, surface water, and annual precipitation means the water is available, though permits are still required. Treatment plants and distribution networks can be expanded with relatively less concern, except when the pace of growth exceeds the pace at which improvements are financed and can accommodate that growth.

## Utility Planning

On April 8, 2003, the Fairfield County Commissioners adopted Resolution 03-04.08g, the Fairfield County Development Strategy and Land Use Plan (FCDSLUP), including exhibits showing Wastewater and Water Treatment Systems. These maps delineated existing utility service areas along with projected service areas. Knowledge of planned service boundaries is important so multiple utilities do not make investments to serve the same area, which would ultimately waste ratepayers' money.

While Resolution 03-04.08g defines projected service areas, these are not the same as Facility Planning Areas (FPAs) and a utility's Section 208 plans that define the areas that utility may serve. Such planning areas must be based on studies and approved by the Ohio EPA, following approval by the County Commissioners.



## Policies and Strategies

Most of the utility providers in Fairfield County will continue to operate within their current 208 boundaries in the foreseeable future. The City of Lancaster, following their planning studies in 2005 and 2014, has continued to expand service within their 208 boundary and currently plan for growth in areas north and west of the city. Likewise, EHRWSD can provide additional service to areas along the west side of the County.

### 9.2.1 Priority Growth Area Utility Studies

The Priority Growth Areas have been identified as those locations in the County to which short-term development pressure is expected or to be encouraged. In order to fully understand development needs, utility studies should be undertaken for each subarea.

#### STRATEGIES

- A. Identify immediate priority locations.** Given potential development demand and likelihood of economic development potential, the County should identify priority locations benefiting from local support (e.g., zoning) to initiate utility studies.
- B. Conduct utility studies.** The County Utilities Department should conduct utility studies to estimate the timing and cost of extending services, both temporarily and permanently. These studies would estimate demand, identify providers (existing or proposed plants, by Fairfield County Utilities or other cities/villages/special districts), author strategies to serve including staged implementation and capital financing plan, and next steps.

### 9.2.2 Countywide Utility Master Plan

The County should consider preparing a countywide utility master plan that would provide a long-range design, strategy, cost estimates, and funding options for building a larger system capable of supporting build out of the Comprehensive Plan. This should be consensus based and include all utility providers in the planning process.

#### STRATEGIES

- A. Undertake the plan.** The County Utilities Department would manage this planning project. This may take 12 to 18 months to complete. A working group with representatives of all providers should work together to arrive at a consensus-based set of recommendations.
- B. Integrate with Priority Growth Area utility planning.** Short Term Growth Area utility studies would feed into this countywide planning effort.

### 9.2.3 Consolidate Providers Where Fiscally Appropriate.

The large number of very small providers limits the ability of the County and smaller jurisdictions to respond to development demands, especially when engaging businesses. Consolidating small providers with County Utilities would provide operational cost savings and provide a means of expanding systems when necessary. Existing capital debts and repayment riders should remain contained to the communities that authorized them.

#### STRATEGIES

- A. Consider management agreements.** As opportunities arise, the County should consider mutual agreements to assume the management of smaller system providers, but not ownership.
- B. Enhancing local services.** This would provide a coordinated management approach across the County with certain budgetary efficiencies and help to ensure that systems are well maintained, and the public and environmental health is safeguarded.

### 9.2.4 Use JEDDs and other instruments to finance improvements.

Financing utility system expansions can be costly and beyond the ability of ratepayers' financial capacity to finance through fees. Some of these costs can be offset through other financial instruments, directly by developers and companies, as well as tapping available state loans and grants.

#### STRATEGIES

- A. Continue to work with developers.** The County and utility providers should continue to work with developers to ensure utility expansions that are development-specific are financed by the private sector.
- B. Establish additional mechanisms for financing expansions.** In other cases, or as part of economic recruitment efforts, Joint Economic Development (JEDD) and Tax Increment Financing (TIF) districts, and state grants and loans should be utilized to offset utility system expansion.

## 9.3 BROADBAND

### Key Findings

A recent analysis by Broadband Ohio, a Ohio Department of Development initiative, indicates that nearly half (47%) of the County's populated areas and 11% of its households lack access service providing real world speeds of 25/3, or 25 megabits per second (MBPS) for download speeds and 3 MBPS upload speeds. The same analysis shows that of the 11%, about half (44%) do not even have speeds meeting the slower speed of at least 10/1.

It should be noted that many consider the 25/3 speed too slow to meet the need of households with multiple users watching videos in a residential setting, or for commercial use. Data for this analysis was aggregated from individual user speed test data for actual end-users of fixed broadband providers such as fiber optic, cable, fixed wireless, satellite, or DSL services.

### Policies and Strategies

#### 9.3.1 Broadband and Strategies

The County should pursue federal and state broadband development programs to help address gaps in service and improve the speed and quality of served areas. High speed internet (fiber) with at least 100/100 MPBS download/upload speeds are all but required by most businesses and it will be imperative to work with providers to ensure access is developed in current and prospective commercial development areas.





## 9.4 ELECTRICAL AND NATURAL GAS SERVICES

Electrical service in Fairfield County is generally provided by South Central Power Company (SCPC) while natural gas distribution is provided by Columbia Gas of Ohio (CGO). In general, capacity is sufficient to support growth, however individual sites may require localized upgrades, especially relative to commercial users, especially “hyper-scalers” or high intensity users.

### Key Findings

- A. Extent of Services.** Electric and natural gas are readily available in the County, with transmission facilities crisscrossing the County. Natural gas distribution lines and three-phase electric power—needed to support commercial and industrial customers—are most common in and near developed areas.
- B. Capacity.** Transmission infrastructure is available in some places to support high-demand users, such as hyper-scaler data centers and manufacturing facilities with transmission taps or substations. Other locations may require distribution system upgrades for commercial customers. For residential purposes, the current system is generally sufficient to meet that level of demand.
- C. Distribution Upgrades Triggered by New Customers.** Investments into electric and gas infrastructure occur concurrent with new development where capacity and distribution are insufficient, especially relative to commercial users. Early coordination with the utility provider will be necessary to ensure sufficient timing of such investments.

### Electric Infrastructure

With respect to electric service, Fairfield County is in a good position to support growth. Numerous American Electric Power (AEP Ohio) transmission facilities cross the County, providing opportunities to support additional users in the short- and long-term. Distribution of power to customers is primarily provided by SCPC with small pockets covered by AEP Ohio, including Lancaster and small pockets in northeast, east, and southeast portions of the County.

The AEP transmission network can support both extremely large-power users, such as hyperscale data centers and other large-scale users, such industrial manufacturers. Custom service plans are developed by the utility for each user at their preferred site and developed based on the customer’s load profile and the available transmission circuits closest to the site. Industrial and other high-power users will likely tap 138 or 69KV services, which traverse the County. Lower-power commercial users typically prefer three-phase power services from SCPC or AEP Ohio which are located in and around more developed areas.

When it comes to accommodating new, large customers, the electric system can provide ample capacity—though some lead time is often needed to thoroughly study the impact of the new load on the network, to construct any new facilities requiring long-lead-time materials, and to complete any upstream enhancements on the system.

## Natural Gas Infrastructure

While CGO is the predominant natural gas distributor for the County, Lancaster is generally served by Lancaster Municipal Gas (LMG), a city utility, and other smaller distributors serve small pockets of the County. Distribution infrastructure generally exists where it has been economical to install—primarily in developed areas. Where services do not exist, CGO will evaluate how to provide service and whether the extension will be economical. In some cases, those seeking service may be asked to pay for some of the cost to extend service.

As noted, the County has a substantial amount of transmission infrastructure and some of these entities may allow a high-demand customer to directly tap those lines to serve a factory or similar user. Such taps are expensive but often a necessary project cost for such facilities.

## Policies and Strategies

### 9.4.1 Priority Growth Areas

To be in a position to respond to expected growth in the Priority Growth Areas, the County should continue to coordinate with utility providers to understand the utility service opportunities and constraints.

#### STRATEGIES

- A. Work with utility providers.** Continue to work with utility providers to understand the opportunities and constraints for service expansion in each growth area.
- B. Communicate with potential developers, companies, and property owners.** Continue to work with key stakeholders in sharing utility information so that development decisions are fully informed and considered when costing development projects.

### 9.4.2 Coordinate with Utility Providers


Along with focusing on the Priority Growth Areas, the County should continue to work with area utilities and keep them advised of future land use plans and development interest. Utilities have discretion when making investments to improve or install new infrastructure and such information can help utility providers pre-plan for development.

#### STRATEGIES

- A. Ensure ongoing coordination with local utilities.** Continue to share information on a regular basis with local utilities, such as development inquiries and utility system needs and investments. Facilitate meetings between developers and companies and the related utility providers.





**210**  
EAST ON MAIN  
Fairfield County  
**ADMINISTRATIVE  
OFFICES**  
  
**Historic Courthouse**





# IMPLEMENTATION 10





## 10.1 INTRODUCTION

Key to long term success in comprehensive planning is implementation.

This chapter presents an overview of the key County implementing agencies, a summary of short- to mid-term implementation priorities, and a summary of plan recommendations, organized by goals and objectives, and indicates the level of local government(s) that plays a role relative. Where appropriate, other partners are noted in the narrative. Also included is a narrative and table that summarizes the role of individual levels of government in the development process.

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**8 GOALS**

↳ **30 OBJECTIVES**

↳ **88 STRATEGIES**

## 10.2 IMPLEMENTING AGENCIES

The following County agencies have authority to manage implementation of specific components of the Comprehensive Plan. They will be supported by the villages and townships through their own governmental responsibilities, particularly relative to zoning and utility provisions. The local cities will continue to serve as partners in managing growth and development. Additional supporting public entities include the Fairfield Parks District and OSU Extension- Fairfield County Office.

**10.2.1 Board of County Commissioners.** The Commissioners serve as the primary policy body for Fairfield County and funds various county services and facilities within their authority. This includes adoption of the Comprehensive Plan and changes to related county-level regulations and supporting plans (e.g., Subdivision Regulations, Thoroughfare Plan, and Access Management Standards). In terms of the development process, the Commissioners approve public improvement plans and plats related to subdivisions. Regarding economic development, the Commissioners approve various programs and development agreements.

**10.2.2 Regional Planning Commission.** The Fairfield County Regional Planning Commission (RPC) serves as the platting authority and provides recommendations to member jurisdictions regarding rezonings. The commission works with a Technical Review Committee in assessing development proposals and plats under the Subdivision Regulations. The RPC provides the Commissioners with a recommendation regarding the adoption of the Comprehensive Plan. The RPC also provides technical assistance to its member jurisdictions.

**10.2.3 Economic and Workforce Development.** The Fairfield County Economic and Workforce Department manages the County's economic development programs and services, including business attraction and retention. It coordinates the development process with the RPC staff, as applicable.

**10.2.4 County Engineer's Office.** The Fairfield County Engineer's Office is charged with managing the road network, outside of municipalities, which includes coordination with the Fairfield Transportation Improvement District and the Ohio Department of Transportation. The Engineer's Office implements the Thoroughfare Plan and participates in the technical review of subdivision plats, including public improvements associated with a plat.

**10.2.5 County Utilities Department.** The Fairfield County Utilities Department is charged with managing public utilities provided by the County, as well as review of stormwater management. These responsibilities include the design and construction of water, wastewater, and stormwater systems. The department provides technical review of development under the Subdivision Regulations.

**10.2.6 County Health Department.** Among the various duties of the Fairfield County Health Department is the review and approval of on-site well and septic systems for parcels not served by public utilities. The department provides technical review of minor lot splits under the Subdivision Regulations, as well.

**10.2.7 Soil and Water Conservation District.** The Soil and Water District provides a range of services to the agricultural community, as well as rural homeowners, including a focus on stormwater management and erosion control to protect water quality. Staff assist property owners in understanding and addressing these and other related development issues.



## 10.3 SHORT-TO-MIDTERM PRIORITIES

The following priorities are identified as short- to mid-term actions relative to Comprehensive Plan implementation.

### 10.3.1 Promote the Comprehensive Plan

To help ensure ongoing success with implementing the Comprehensive Plan and ensuring long-lasting change in Fairfield County, the plan itself should be promoted on a regular basis. This includes consistent education of the public and stakeholders regarding the plan and the role it plays in the development process, as well as recognizing implementation successes.

#### ACTIONS

- A. Promote adopted plan.** Publicize and celebrate adoption of the Comprehensive Plan, provide copies to all member jurisdictions (electronic and physical), and place physical copies in local libraries and other publicly accessible locations.
- B. Use web to provide updates and track success.** Maintain a web presence of the plan on the County website, updated regularly to promote implementation successes, relevant best practices, and ongoing development-related news.
- C. Report progress at commissioners meetings.** Consider adding a section to the Board of Commissioners agenda to report on implementation successes, perhaps on a quarterly basis.
- D. Integrate plan priorities into annual budget documents.** Consider requiring departmental work programs and capital requests to identify support of such proposals and requests relative to the plan's policies and strategies.

## The Roles of Local Government

Under Ohio law, units of local government have various functions and authorities in managing growth and development, which are summarized below and in an accompanying summary table.

In addition to such legal authorities, units of local government can enter into collaborative Inter-governmental Agreements (IGA) to jointly undertake a variety of services, such as joint provision of services (e.g., water, fire protection, etc.), policy coordination and information sharing, joint review of development, and Joint Economic Development Districts (JEDD).

### County

Authority to adopt and implement subdivision regulations for the creation of parcels to support development; health regulations for managing on-site water and wastewater facilities; thoroughfare plan and access management standards to manage the public road network; engineering standards for the review and approval of public improvements relative to development; building codes to regulate residential and commercial development; stormwater regulations to manage on- and off-site drainage related to development; provide water and sanitary sewer services; incentives to support economic development; and adoption of sales taxes and fees to raise revenues for public services and facilities.

### Townships

Authority to regulate the use and intensity of development through zoning resolutions; design guidelines for informing public and private development decisions; code enforcement; incentives to support economic development; and adoption of property taxes and fees to raise revenues for public services and facilities. Under the Ohio Revised Code, townships have the ability to enact limited home rule.

### Cities and Villages

Authority to adopt and implement subdivision regulations for the creation of parcels to support development; code enforcement; thoroughfare plans and access management standards to manage the public road network; engineering standards for the review and approval of public improvements relative to development; capital improvement planning; building codes to regulate residential and commercial development; stormwater regulations to manage on- and off-site drainage related to development; provide water, sanitary sewer, and stormwater services; incentives to support economic development; and adoption of property and income taxes and fees to raise revenues for public services and facilities.

### 10.3.2 Implement Priority Growth Areas

The Priority Growth Areas recommended in the Land Use chapter identify the County's development priorities for the next five to 10 years. These areas fulfill the intent of the Comprehensive Plan, respond to likely infrastructure support, and acknowledge market forces that could be tapped by the County in capturing its fair share of regional growth while conserving natural areas and the vast majority of productive farmland.

#### ACTIONS

- A. Prioritize growth areas based on feasibility.** The growth areas should be based on development interest in the near term (one to three years) considering such factors as township support for rezonings, feasibility of public utility extensions, availability of electric and natural gas services, supporting road network, and related factors.
- B. Undertake engineering studies.** Once prioritized, undertake engineering studies to extend public utility services to support growth, as well as engineering studies for road and intersection improvements.
- C. Maintain updated economic development tools.** Ensure all relevant economic development tools are in place or initiated based on development potential. Certain tools, such as a tax increment financing (TIF) district, joint economic development districts (JEDD), and new community authorities (NCA) may require an actual development project to initiate the negotiation process.
- D. Promote Priority Growth Area success.** Educate local leadership and the public regarding the status of the Priority Growth Areas, including updates regarding development, utility, and road projects, and ensuring stakeholders are afforded an opportunity to learn about development opportunities and benefits.

### 10.3.3 Prepare Model Zoning Districts and Update Local Zoning

The planning process identified the need in some jurisdictions to update their zoning codes to ensure modern zoning tools are available in managing future growth and development. Also, such tools promote implementation of the Comprehensive Plan by ensuring development is consistent with the plan's vision and expectations, while also supporting regulatory consistency across jurisdictions. These tools would include districts that implement the Character Types that define the Future Land Use Map (or as an alternative could be written in a more traditional manner). The County, through the Regional Planning Commission (RPC) would prepare the model zoning language and promote these tools to individual jurisdictions.

#### ACTIONS

- A. Prepare zoning models.** Prepare model zoning districts by RPC staff and/or consultants, working with a committee of County agency, township, and village stakeholders.
- B. Recommend zoning models.** Present the final model districts to the RPC Board for approval and recommendation to the members for implementation.
- C. Promote zoning models.** Conduct outreach to interested jurisdictions to assist them with code updates and zoning map amendments, which would also return to the RPC for a recommendation under the Ohio Revised Code.

#### 10.3.4 Coordinate Review of Residential Development (Townships and County)

The review of residential development proposals located within townships involves a multiple-step process that can be very lengthy. This includes the zoning process at a township, the subdivision platting process at the County, and the review and approval of associated public improvements by the County Engineer. In addition to streamlining the review and approval process, the County and local partners should work together to address the housing supply, with a particular focus on those segments that are not being addressed by the private sector, as noted in the Housing Chapter.

##### ACTIONS

- A. Consider joint review of residential subdivisions.** To shorten the process and more importantly, ensure consistent standards from a township and a County perspective, Fairfield County through the Regional Planning Commission and each township could consider a joint review process of residential development proposals. This would begin with a joint staff review and the concurrent submittal of the relevant subdivision documents for parallel review and approvals. This may involve a development plan under a township's zoning resolution and a preliminary plat under the County subdivision regulations. The existing processes are complicated and have multiple tiers. But given housing demand, both existing and forecasted, it would behoove all to consider leading the design of a coordinated process and test case with one township to determine whether it could be duplicated in other townships under significant growth pressure.
- B. Undertake housing market study.** In addition, the County, the cities, and other local partners should consider undertaking an in-depth study of the housing market to ensure that all local governments are best positioned to ensure a range of housing products are delivered to meet the various needs of current and future residents as well as a growing workforce.
- C. Continue development coordination with local school districts.** Coordinating development review with Fairfield County's local school districts will continue to be a priority. Districts are impacted by development changes, whether it's an opportunity to attract a new employer and the related property taxes, or a residential development that will generate more students. The County will continue its ongoing dialogue with the districts to ensure close coordination as these opportunities arise.



## 10.4 IMPLEMENTATION MATRIX

The Implementation Matrix presents a range of actions identified in the Comprehensive Plan that will guide implementation. It is organized by goals and objectives, with relevant strategies noted and a reference to the level of local government(s) that can play an implementation role.

**1. Managing growth in a sustainable way, revitalizing existing communities, and supporting new development in appropriate locations, preserving land and protecting taxpayers.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP	
A. Ensure future development is sustainable using updated development regulations, targeted incentives, and higher residential densities where appropriate.	Adopt the Fairfield County 2024 Comprehensive Plan	●			
	Consider preparing parcel-specific plans consistent with the County Comprehensive Plan		●	●	
	Prepare model zoning districts and promote to local jurisdictions	●			
	Update local zoning codes consistent with the model zoning districts and consider zoning map amendments		●	●	
	Facilitate economic development in appropriate locations to strengthen the tax base	●	●	●	
	Support mixed use development at key locations recommended in the plan	●	●	●	
	Consider increasing residential densities to preserve agriculture and open space through adoption of the model zoning districts			●	●

**1. Managing growth in a sustainable way, revitalizing existing communities, and supporting new development in appropriate locations, preserving land and protecting taxpayers.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
B. Revitalize existing communities by encouraging private investment, updating zoning codes, adopting zoning incentives, and promoting walkability.	Encourage new private investment and mix of land uses in villages to strengthen local economies, provide services to residents, and revitalize local communities		●	
	Consider zoning incentives in villages to facilitate new investment (e.g., higher densities, mixed uses, higher height maximums, reduced parking requirements)		●	
	Support commercial and employment uses within walking distance of residences, consistent with adopted plans and zoning		●	●
C. Support new development in appropriate locations consistent with the Comprehensive Plan, as well as local plans and supported by updated zoning codes.	Support new development that is consistent with the County Comprehensive Plan and local plans	●	●	●
	Ensure zoning codes are up to date to ensure consistency with adopted plans and to provide appropriate zoning mechanisms that support new development compatible with adopted plans		●	●

**2. Ensuring that growth benefits all communities**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
A. Support development in cities, villages, and other growth centers through the extension of public utilities consistent with the Comprehensive Plan.	Consider public utility extensions that support additional development in growth centers	●	●	
	Support retail and services concentrations in villages that will support a larger trade area (e.g., the surrounding townships)		●	
	Facilitate new residential and mixed use development in villages through zoning code amendments			●

**2. Ensuring that growth benefits all communities**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
B. Support development in townships with County economic development incentives and the targeted extension of public utilities.	Continue to implement economic development incentives, but emphasize Priority Growth Areas	●		
	Undertake the necessary utility master planning to serve Priority Growth Areas	●		
	Implement utility extensions concurrent with new development projects	●		

**3. Supporting appropriate economic expansion and workforce development, a full range of housing options to support current residents and a growing workforce, retail services that meet the needs of local communities, downtown revitalization, and a strong agricultural economy.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
A. Support employment centers with public utilities, supporting transportation improvements, and targeted incentives.	Develop priority employment sites (JobsOhio and smaller scale sites)	●		
	Continue implementing appropriate economic development tools and incentives to facilitate appropriate private sector investment	●	●	●
	Support key infrastructure projects that facilitate appropriate employment development through capital improvement planning	●	●	
	Increase staff knowledge of environmental, social, and governance (ESG) to respond to site selection requirements	●		
B. Support workforce development.	Expand educational responses to technology changes	●		



**3. Supporting appropriate economic expansion and workforce development, a full range of housing options to support current residents and a growing workforce, retail services that meet the needs of local communities, downtown revitalization, and a strong agricultural economy.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
C. Meet the growing housing needs of current residents and an expanding workforce.	Support downsizing and “aging in the community” housing options	●	●	
	Facilitate zoning and other regulatory changes to support new housing investment	●	●	●
	Offset development costs in exchange for an affordability commitment	●	●	●
	Promote Fairfield County as a suitable investment for “empty nester” housing	●		
	Explore regulatory and financial obstacles that hamper renovation	●	●	●
	Develop a plan regarding public sector support for housing development, working with local partners	●	●	●
	Commission a Housing study, working with local partners	●		
D. Support retail services that meet the needs of local communities.	Strengthen local retail markets through the addition of new residential development and employment uses in local communities	●	●	
	Work with property and business owners to ensure economic successes	●	●	
	Implement a targeted tourism strategy to build local retail markets	●		

**3. Supporting appropriate economic expansion and workforce development, a full range of housing options to support current residents and a growing workforce, retail services that meet the needs of local communities, downtown revitalization, and a strong agricultural economy.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
E. Support downtown revitalization.	Create a local façade program	●		
	Consider a streetscape program for villages	●		
F. Support a strong agricultural economy.	Revitalize the local food council working with the Farm Bureau	●		
	Identify market opportunities for value-added agriculture working with the Farm Bureau	●		
	Clary and streamline processes and additional support to increase direct-to-consumer linkages working with the Farm Bureau	●		●

**4. Preserving Rural Character.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
A. Preserve the natural landscape by conserving outstanding natural assets, protecting flood hazard areas, and conserving farmland.	Use local zoning and County subdivision regulations to minimize impacts on natural features (e.g., park set asides, setbacks, landscaping, stormwater management)	●	●	●
	Consider purchasing priority conservation areas based on availability of funds,	●	●	●
	Continue to support private conservation efforts, including land trusts and other non-profits that conserve natural areas, outstanding natural assets, and farmland	●	●	●

**4. Preserving Rural Character.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
<p>B. Support working farms and related agricultural uses through conserving farmland, focusing growth on existing population centers, higher residential densities, and expansion in appropriate locations.</p>	<p>Support Priority Growth Areas to focus new development away from predominantly rural areas</p>	●		●
	<p>Support conservation development practices that cluster residential development in exchange for significant open space set asides (e.g., 50%)</p>	●		●
	<p>Promote agricultural preservation tools and programs, working with the Farm Bureau and Soil and Water</p>	●		
	<p>Investigate local zoning districts that prioritize agricultural preservation</p>			●
<p>C. Promote architectural character, screening, buffering, and lighting standards that reduce impacts on the rural landscape.</p>	<p>Concentrate new development in appropriate locations and at higher densities that preserve farmland</p>		●	●
	<p>Consider corridor standards for US-33 that manages setbacks, landscaping, buffering, lighting, and other measures to protect the County’s rural atmosphere</p>	●		●
	<p>Consider consistent zoning standards to minimize the visual impact of billboards</p>			●



**5. Preserving natural resources**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
<p>A. Preserve natural resources by conserving outstanding natural assets, protecting flood hazard areas, conserving farmland, and supporting development in existing growth centers.</p>	<p>Use local zoning and County subdivision regulations to minimize impacts on natural features</p>	●	●	●
	<p>Ensure County and local development regulations require park set asides in residential developments</p>	●	●	●
	<p>Support conservation development practices that cluster residential development in exchange for significant open space set asides (e.g., 50%)</p>	●		
<p>B. Protect the integrity of Federally designated floodplains and promote setbacks and buffering to reduce stormwater impacts on water quality.</p>	<p>Enforce County floodplain regulations and discourage infill and development in the floodway fringe without appropriate and federally approved mitigation measures</p>	●		
	<p>Encourage buffers and other landscape techniques that minimize storm runoff into streams</p>	●		
	<p>Consider local zoning overlays or districts that further implement floodplain zones by applying land use and development standards</p>		●	●

## 6. Ensuring the provision of public services, utilities, and infrastructure to support communities and growth, while remaining fiscally responsible.

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
A. Promote the use of capital improvement planning at all levels of local government to ensure public services, infrastructure, parks, and other capital needs anticipate growth.	Adopt a detailed water and wastewater facilities master plan	●		
	Adopt access management standards	●		
	Prepare and adopt capital improvements plans at the County and local levels	●	●	●
B. Identify additional resources at each level of local government to fund capital investments, including creative solutions.	Explore the full range of appropriate funding solutions, under the County's lead	●	●	●
C. Continue to ensure fiscal responsibility in the planning, construction, and maintenance of public facilities and infrastructure.	Consider adopting capital improvement plans to proactively forecast infrastructure needs and funding	●	●	●
	Ensure local development pays its fair share of capital infrastructure requirements	●	●	●
	Expand the tax base to ensure sufficient revenues are generated to support public services and facilities	●	●	●
	Support Joint Economic Development Districts (JEDDs) that generate income tax revenue in townships as part of a joint agreement with a city	●	●	●

**6. Ensuring the provision of public services, utilities, and infrastructure to support communities and growth, while remaining fiscally responsible.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
D. Undertake studies and projects to improvement the transportation network.	Undertake a corridor study program of highly traveled and congested corridors	●		
	Adopt an updated Thoroughfare Plan based on appropriate modeling	●		
	Develop and adopt Access Management standards	●		
	Adopt a financing and cost containment strategy for transportation improvements	●		
	Expand public transit wherever feasible and cost effective to improve local services and connect residents to jobs	●		
	Complete a study of transit services and implement recommendations	●		
	Work to implement recommendations of the recently produced Active Transportation Plan.	●		



**6. Ensuring the provision of public services, utilities, and infrastructure to support communities and growth, while remaining fiscally responsible.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
<p>E. Undertake studies and projects to expand utility coverage (water, wastewater, broadband, electricity, and natural gas) to support future growth.</p>	<p>Identify Priority Growth Areas that are under immediate and short-term development pressure and undertake utility studies</p>	●		
	<p>Undertake and adopt a countywide utility master plan, working with all utility providers</p>	●		
	<p>Consider management agreements to consolidate utility operations under Fairfield County where fiscally appropriate and to enhance local services, working with interested utility providers</p>	●		
	<p>Continue to work with developers to consider alternative financing mechanisms to fund development-related County utility system improvements</p>	●		
	<p>Establish additional mechanisms for financing County utility system expansion</p>	●		
	<p>The County should pursue federal and state broadband development programs to help address gaps in service and improve the speed and quality of served areas</p>	●		
	<p>Work with electric and gas providers to identify opportunities and constraints for service extension; communicate with potential developers, companies, and property owners</p>	●		
	<p>Ensure ongoing coordination with local electric and gas utilities</p>	●		

**7. Supporting appropriate growth management tools at the county and local levels.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
<p>A. Emphasize local adoption of the Comprehensive Plan.</p>	<p>Adopt the County Comprehensive Plan</p>	●	●	●
	<p>Update the County Subdivision Regulations to ensure consistency with the intent and recommendations of the adopted Comprehensive Plan</p>	●		
<p>B. Support appropriate growth management tools at the local level.</p>	<p>Align local zoning codes to the recommendations of the adopted Comprehensive Plan Update</p>		●	●
	<p>Support development and annexation agreements among adjoining cities/villages and townships</p>		●	●
	<p>Adopt economic development tools that ensure development is consistent with the adopted Comprehensive Plan</p>	●	●	●
<p>C. Consider increasing resources at the County level to support local planning and development management.</p>	<p>As appropriate, consider expanding resources available at the County level and to assist local jurisdictions (e.g., MORPC staff and consultant services)</p>	●		
<p>D. Promote training opportunities for local staff, appointed boards, and elected officials.</p>	<p>Fund planning and zoning commission members attendance at the annual Central Ohio APA Workshop</p>	●	●	●
<p>E. Promote economic development tools and incentives that facilitate private investment.</p>	<p>Continue ongoing promotion efforts and outreach</p>	●		

**8. Increasing dialogue between citizens and their communities, establishing strategic partnerships.**

OBJECTIVES	STRATEGIES	COUNTY	VILLAGE	TOWNSHIP
A. Promote a variety of communication techniques to facilitate two-way dialogue, including education and input into public decision-making at all levels.	Implement communication strategies by the County and local communities to ensure current and ongoing information sharing	●	●	●
	Maximize use of the County web site	●		
B. Implement ongoing reporting of Comprehensive Plan implementation, including annual reporting and public meetings.	Hold an annual meeting to celebrate implementation successes; share annual report and annual growth report	●		
C. Implement an annual growth report and related mechanisms to track development activity, including housing, business development, and infrastructure in the County.	Implement an internal system for tracking housing, business development, and infrastructure projects supporting the Comprehensive Plan	●		
	Consider an annual growth report to be prepared by the Regional Planning Commission summarizing zoning, platting, and permitting activity across County departments	●		
D. Promote strategic partnerships that coordinate growth, jointly deliver public services, and expand on growth tools.	Establish a quarterly staff-level meeting among County and local jurisdictions to discuss current development and infrastructure projects	●	●	●
	Support joint service delivery partnerships among local jurisdictions	●	●	●



Implementation Summary Table / Fairfield County			
SERVICE	COUNTY	CITY /VILLAGE	TOWNSHIP
<b>DEVELOPMENT POLICY AND REGULATIONS</b>			
Comprehensive Plan	•	•	•
Zoning		•	•
Design guidelines for informing public and private development decisions		•	•
Subdivision regulations for the creation of parcels to support development	•	•	
Building codes (residential and commercial)	•	•	
Code enforcement	•	•	•
<b>INFRASTRUCTURE</b>			
Capital Improvements Plan	•	•	
Thoroughfare plan	•	•	
Access management standards	•	•	
Road maintenance	•	•	•
Engineering standards for the review and approval of public improvements relative to development	•	•	
<b>UTILITIES</b>			
Production and distribution of public water	•	•	
Collection and treatment of sanitary sewer services	•	•	
Health regulations for and enforcement of on-site water and wastewater facilities	•		
Collection and management of stormwater	•	•	
Stormwater regulations to manage on- and off-site drainage related to development	•	•	•
<b>INCENTIVES</b>			
Incentives to support economic development	•	•	•
Incentives to support housing development (workforce and/or affordable)	•	•	•
<b>REVENUES</b>			
Adoption of sales tax	•		
Adoption of income tax		•	
Adoption of property tax	•	•	•
Adoption of fees and charges	•	•	•



3/19/2024

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# APPENDIX

# 11







## TOWNSHIP FUTURE LAND USE SUMMARIES

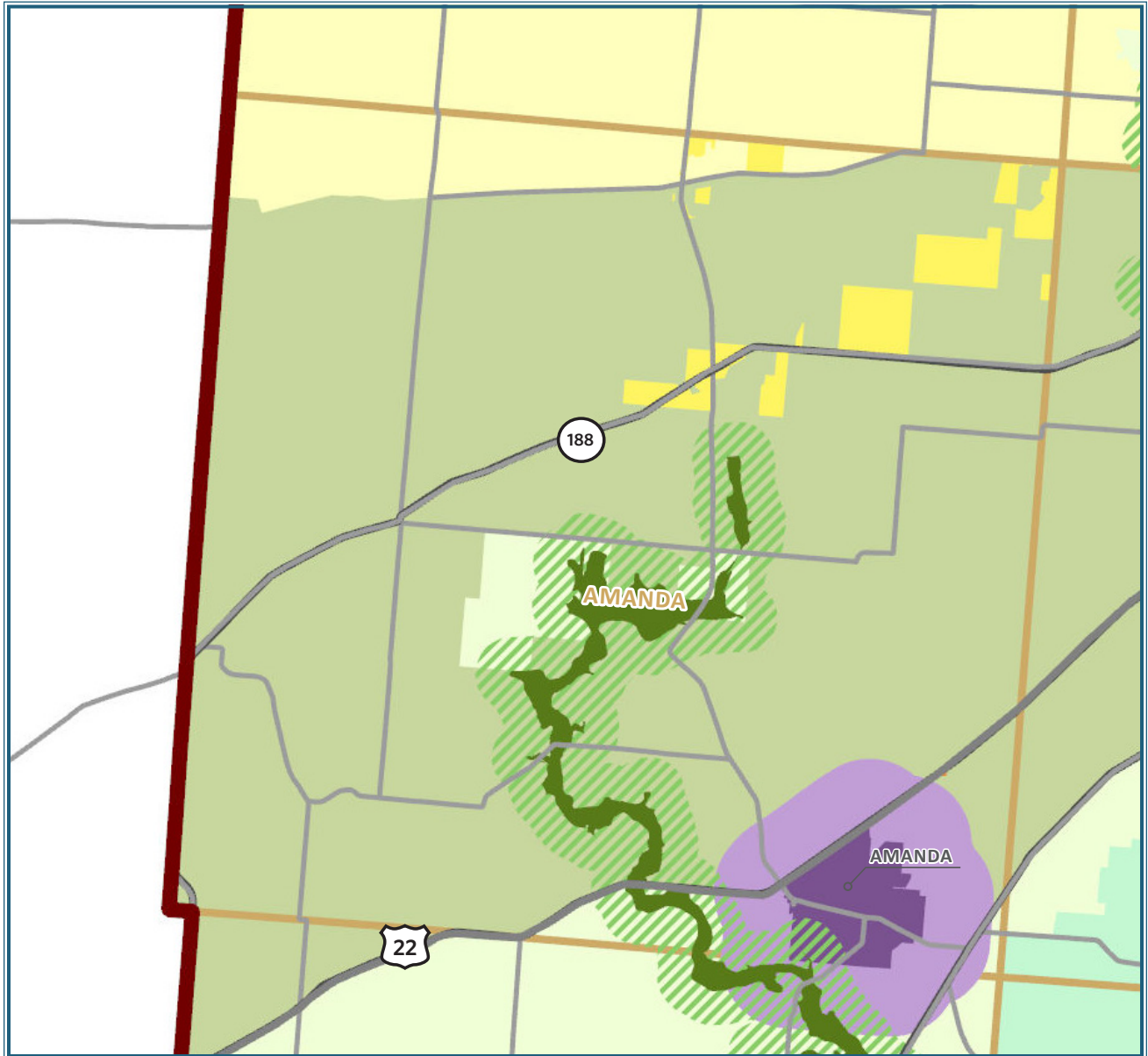
The following pages summarize the Future Land Use Map as it is applied to each township. The villages within each township are noted as well. The purpose of these maps is to provide the townships with a handout that captures the essence of the land use recommendations presented in the Fairfield County 2024 Comprehensive Plan.

### APPENDIX

#### Township Summaries

- Amanda Township
- Berne Township
- Bloom Township
- Clearcreek Township
- Greenfield Township
- Hocking Township
- Liberty Township
- Madison Township
- Pleasant Township
- Richland Township
- Rushcreek Township
- Violet Township
- Walnut Township

## Amanda Township Future Land Use



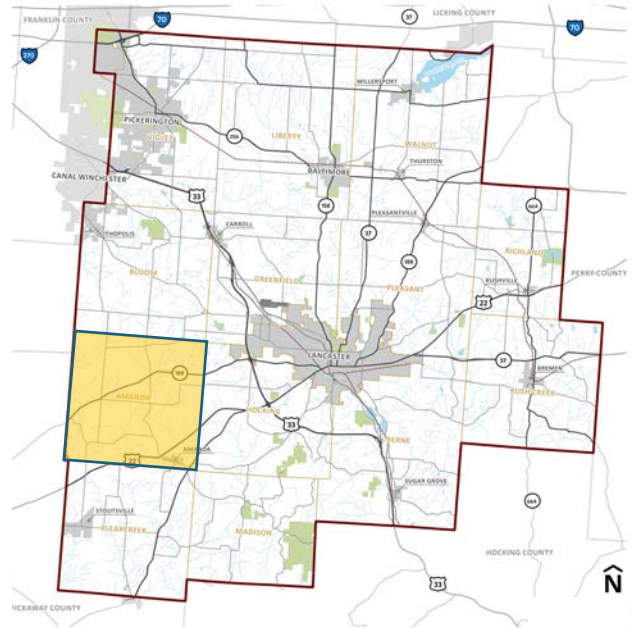
2024 Comprehensive Plan for Fairfield County

- |                     |  |
|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

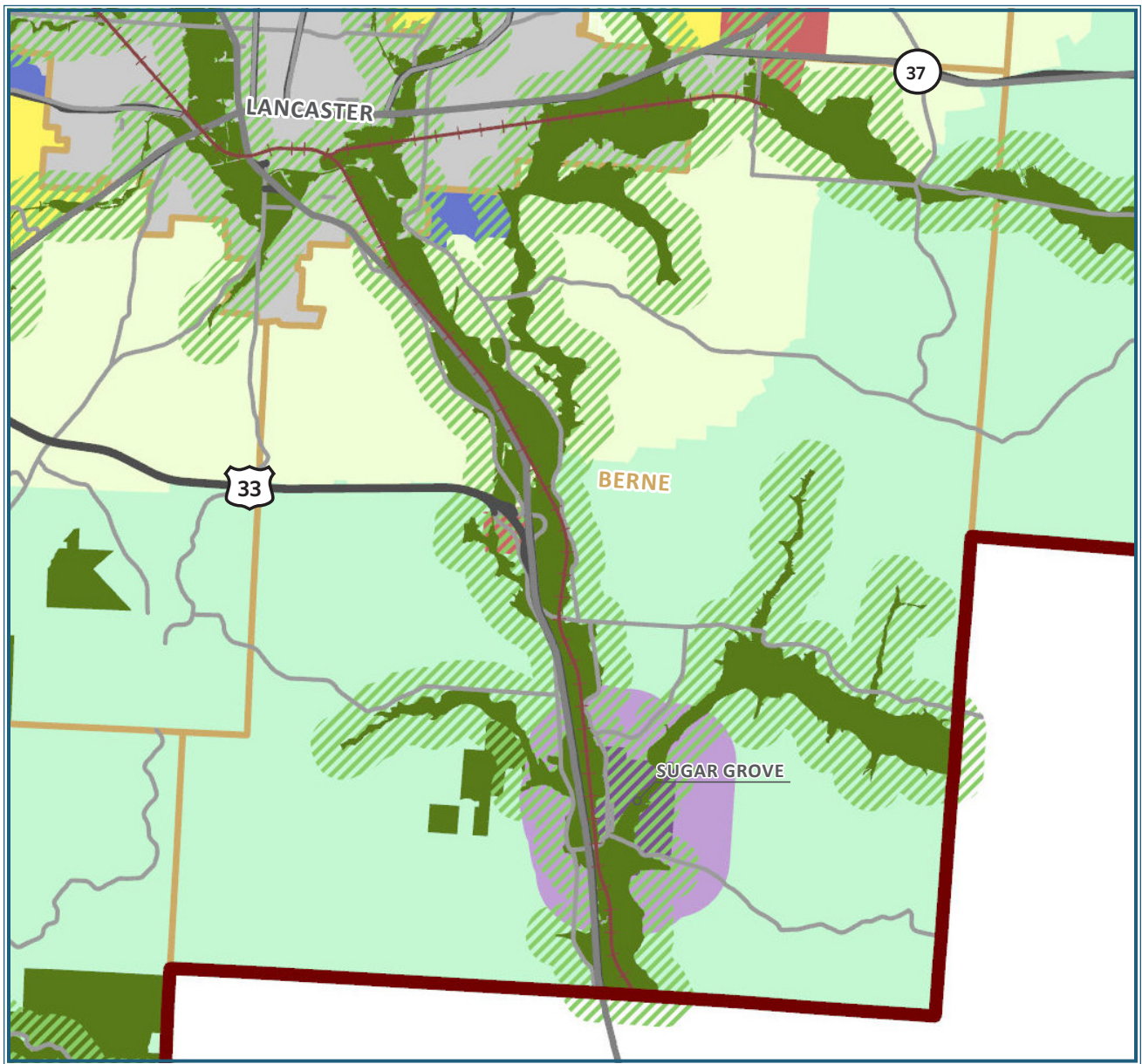


## Amanda Township and Amanda

- Located in the southwest quadrant of Fairfield County, the township sits between Bloom, Hocking, and Clearcreek townships adjacent to the Fairfield-Pickaway county line. It contains the village of Amanda.
- The majority of Amanda Township is recommended as Mixed Rural, which supports farm operations and very low-density single-family homes at densities slightly higher than Traditional Agricultural locations.
- A far northern sliver of the township is recommended as Rural Residential in acknowledge of its mix of farmland, platted subdivisions, and single-family residential sites. This pattern extends south from Bloom Township.
- Amanda is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams.



## Berne Township Future Land Use



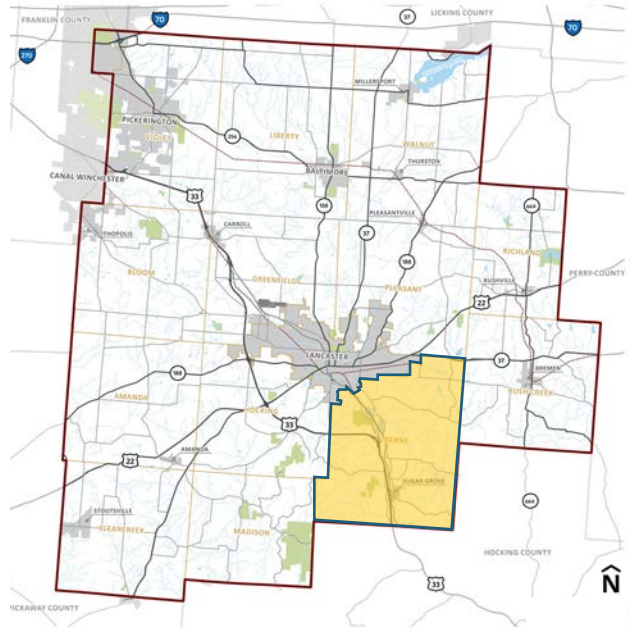
2024 Comprehensive Plan for Fairfield County

- |                     |  |
|---------------------|--|
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| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |



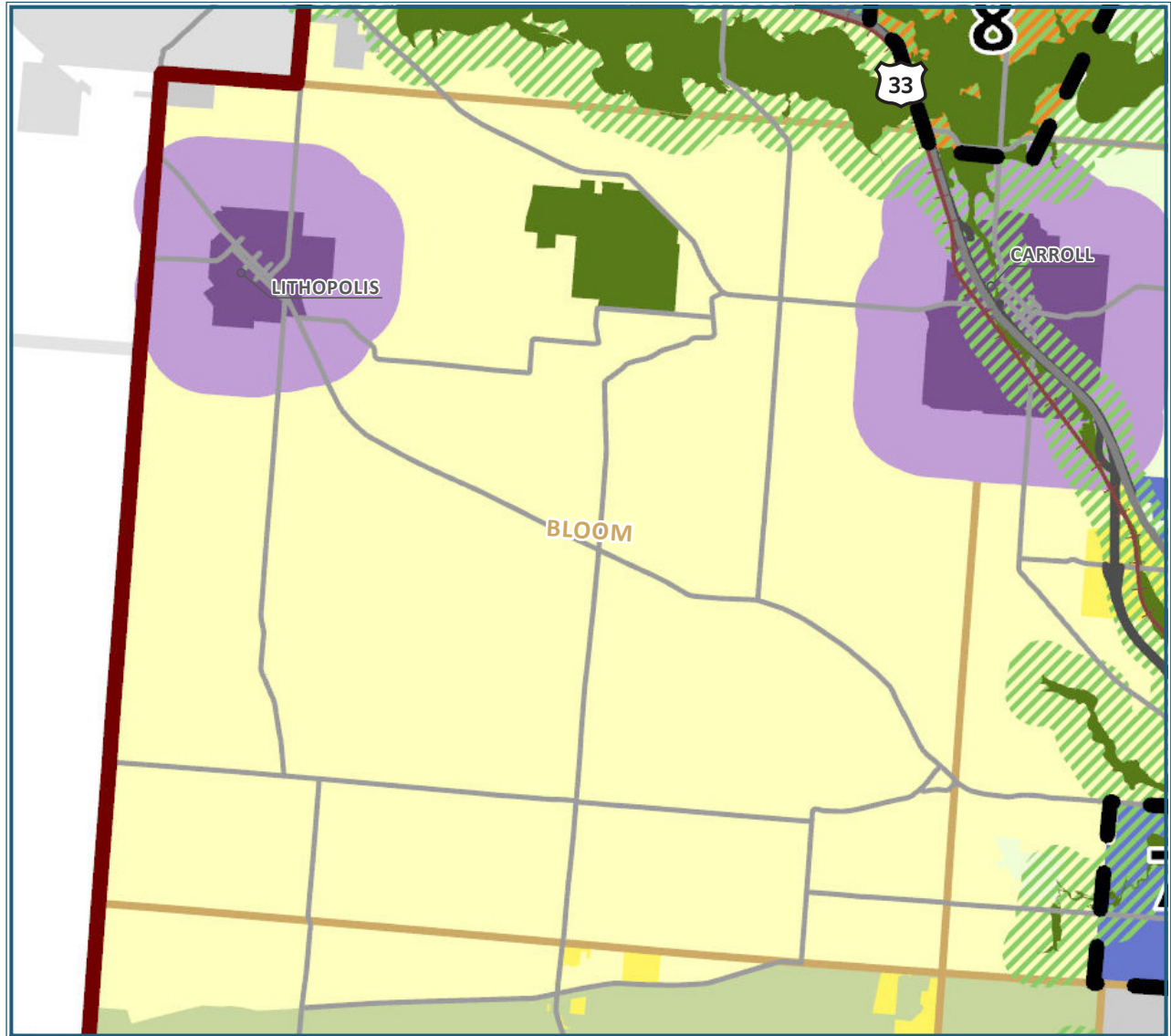
## Berne Township and Sugar Grove

- Located in the southern portion of Fairfield County, the township is located adjacent to Lancaster, between Hocking, Madison, and Rush Creek townships, and adjacent to the Fairfield-Hocking county line.
- About two-thirds of Berne Township is recommended as Low Impact & Conservation in recognition of the significant topography and heavily wooded nature of the area. Very low-density single-family home sites are appropriate.
- The remaining third of the township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- Sugar Grove is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams.





## Bloom Township Future Land Use

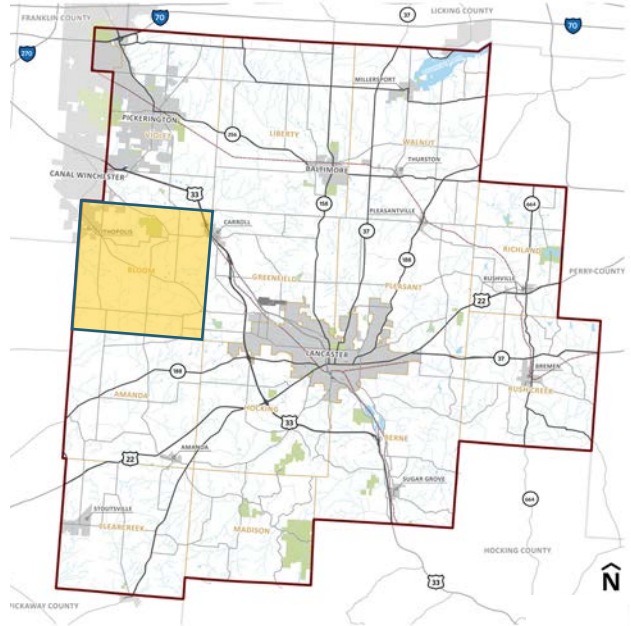


2024 Comprehensive Plan for Fairfield County

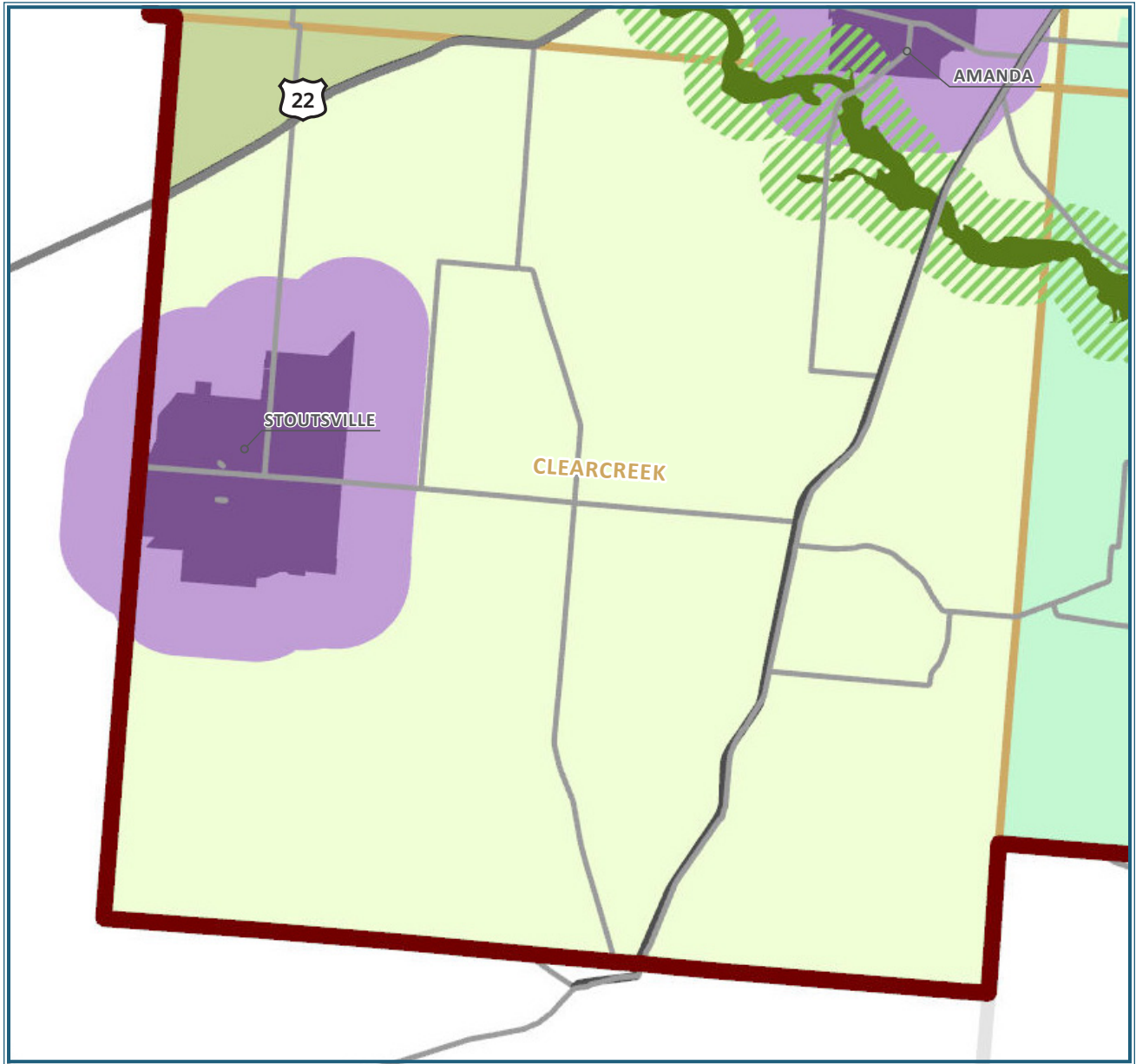
- |                     |  |
|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

## Bloom Township and Carroll and Lithopolis

- Located in the northwest quadrant of Fairfield County, the township sits south of Canal Winchester, west of Greenfield Township, and north of Amanda Township along the Fairfield-Franklin-Pickaway county line. It contains a portion of Carroll and Lithopolis.
- The majority of Bloom Township should continue as a Rural Residential area. This acknowledges the larger number of platted subdivisions and single-family home sites interspersed among farmland.
- Carroll and Lithopolis are recommended as Village Centers, which recognizes the historic mixed-use pattern of these villages. The plan recommends continued growth in each village.
- Chestnut Ridge Metro Park is noted as an open space feature.
- Flood hazard areas and a transition zone are noted along several streams.



## Clearcreek Township Future Land Use



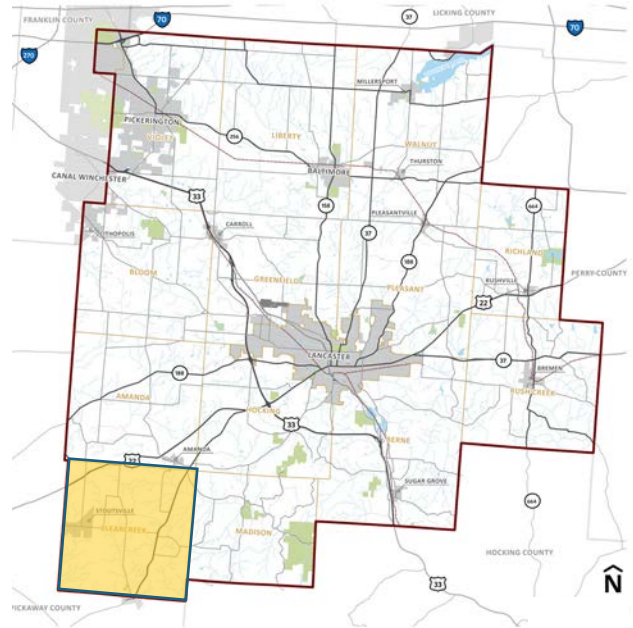
2024 Comprehensive Plan for Fairfield County

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|---------------------|--|
| Interstate          | Open Space                                       |
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| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

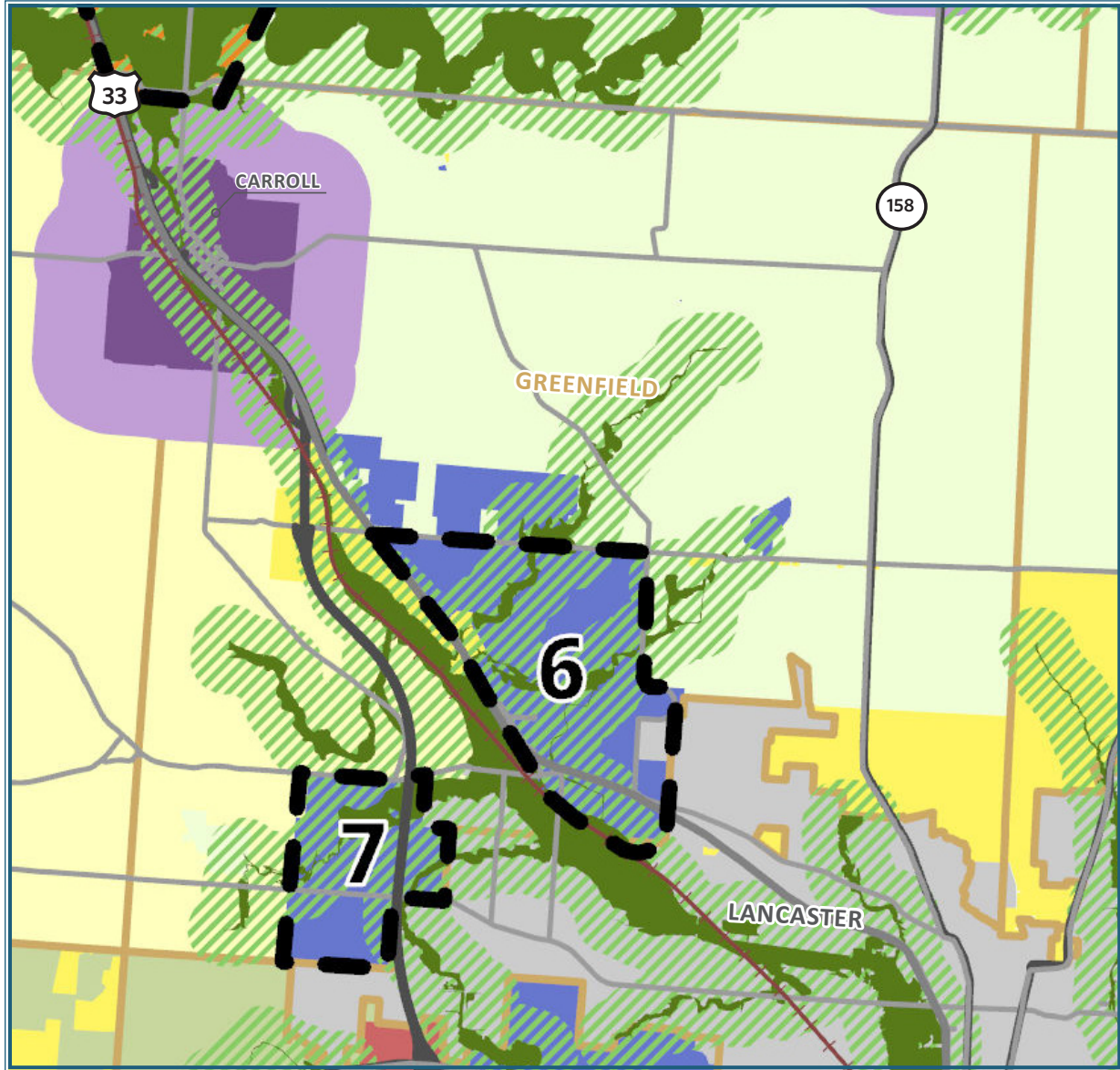


## Clearcreek Township and Stoutsville

- Located in the southeast corner of Fairfield County, the township sits between Amanda, Hocking, and Madison townships and is adjacent to the Fairfield-Pickaway county line. The township contains Stoutsville.
- The majority of Clearcreek Township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- The northwest corner of the township is recommended as Mixed Rural, which supports farm operations and very low-density single-family homes at densities slightly higher than Traditional Agricultural locations.
- Stoutsville is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village. The same designation for Amanda crosses the township line.



## Greenfield Township Future Land Use



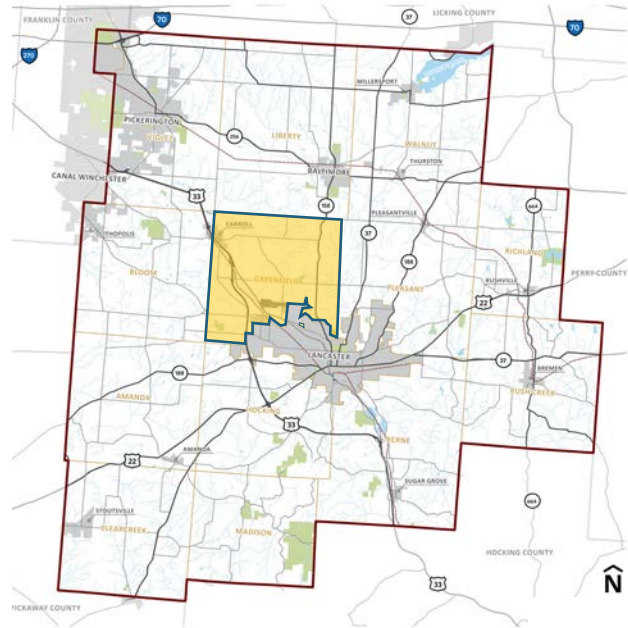
2024 Comprehensive Plan for Fairfield County

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|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |



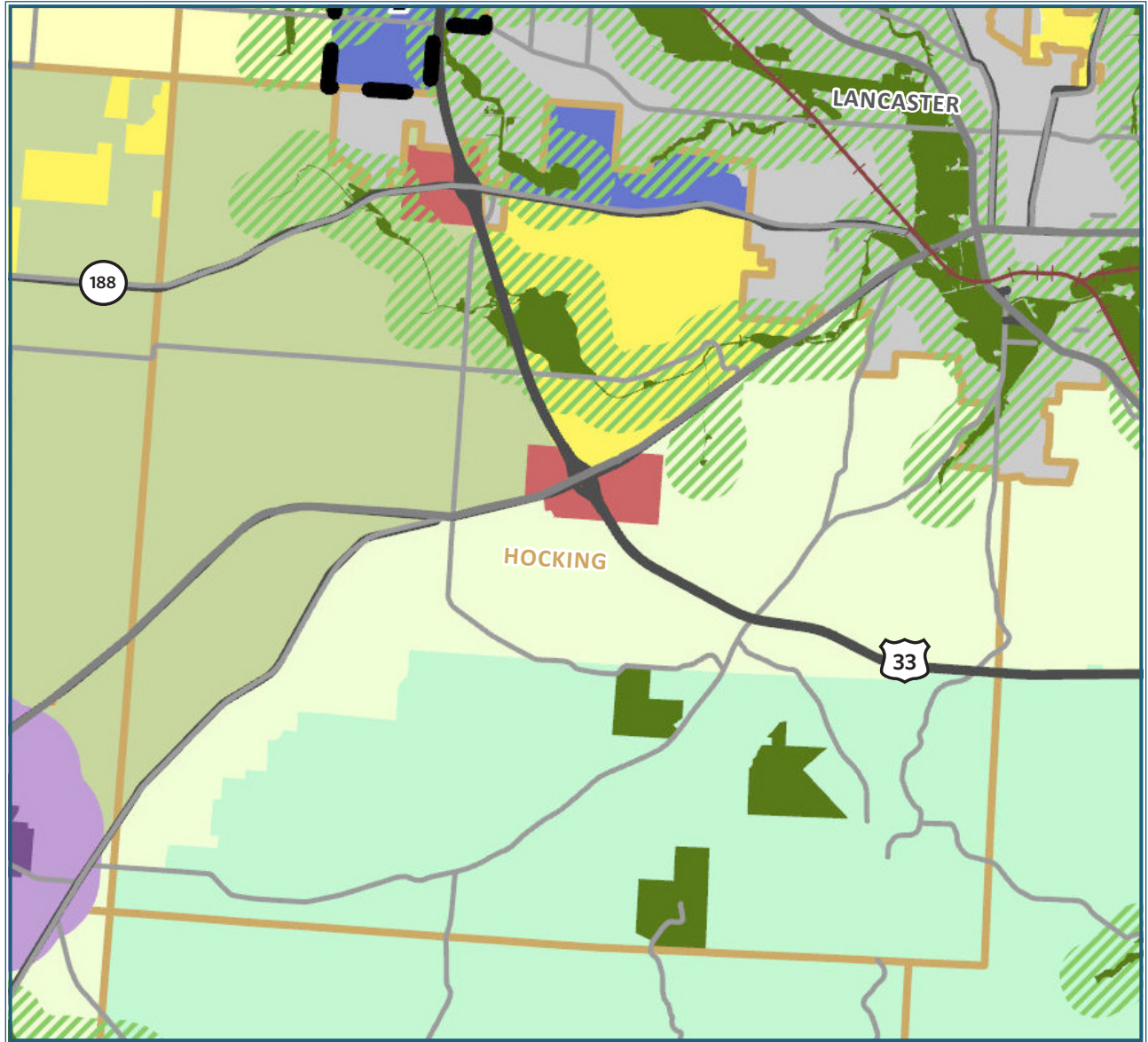
## Greenfield Township

- Located in the northwest quadrant of Fairfield County, the township sits northwest of Lancaster, south of Liberty Township, and between Bloom and Pleasant townships.
- Greenfield Township sits adjacent to US33 and includes several interchanges along the original route of the highway.
- A significant portion of the township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- A large area north of the County airport to Coonpath Road, east of US33 is designated as Employment Center given nearby development, the availability of public utilities, and adjacency to US33 an important economic corridor.
- The southwest corner of the township is recommended as Rural Residential in acknowledge of its mix of farmland, platted subdivisions, and single-family residential sites.
- A small portion of the southeast corner of the township is recommended as Suburban Residential in acknowledgment of the adjacent development in Lancaster and the availability of public utilities.
- Carroll is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- With growth and development continuing to occur along US 33 and potential road improvements along Coonpath Road, this area could see industrial development in the future. Utility access is available to some of the area and an expansion of utility capabilities to the remaining sites could be possible. Major highway access makes these locations attractive to employment-oriented uses.
- Flood hazard areas and a transition zone are noted along several streams.





## Hocking Township Future Land Use

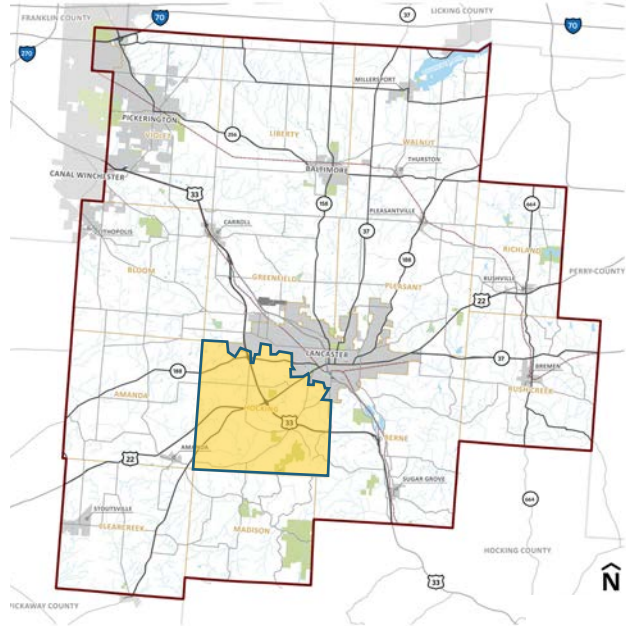


2024 Comprehensive Plan for Fairfield County

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|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
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| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

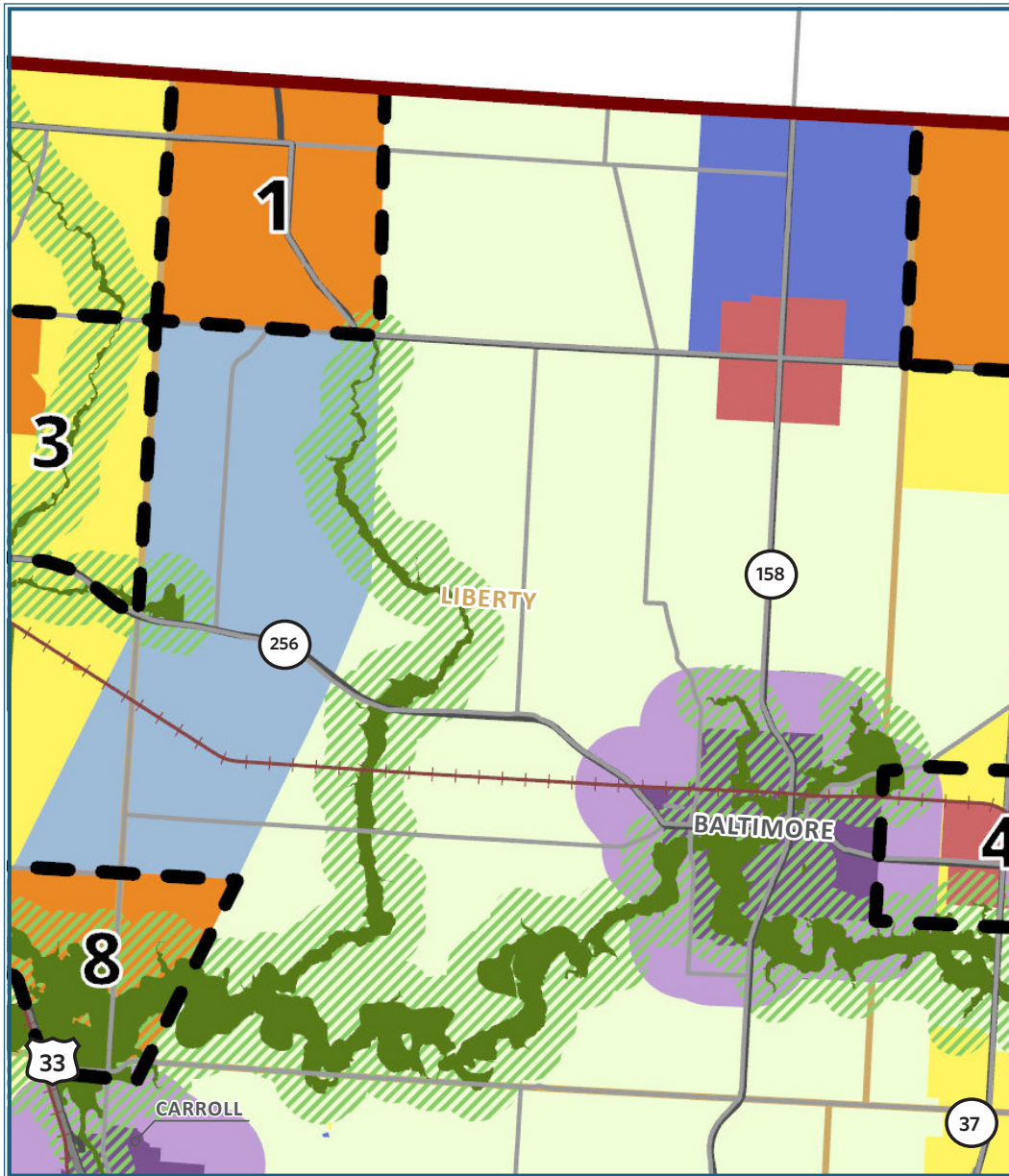
## Hocking Township

- Located in the central part of Fairfield County, the township is adjacent to Lancaster on the north and sits between Amanda, Clearcreek, Madison, and Berne townships.
- Hocking Township is recommended for three different, yet similar rural designations based on the current residential development pattern and changes in topography.
- The northwest corner is recommended as Mixed Rural, which supports farm operations and very low-density single-family homes at densities slightly higher than Traditional Agricultural locations.
- Portions of the central parts of the township are recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- The southern third of Hocking Township is recommended for Low Impact & Conservation in recognition of the significant topography and heavily wooded nature of the area. Very low-density single-family home sites are appropriate.
- A proportion of the northern central part of the township is recommended for Suburban Residential as it is adjacent to Lancaster and may benefit from public utilities.
- The interchanges of US33 at SR188 and US22 are recommended as Crossroad Centers because of the potential for retail, services, and office uses.
- Several open space features are acknowledged, and flood hazard areas and a transition zone are noted along several streams.





## Liberty Township Future Land Use



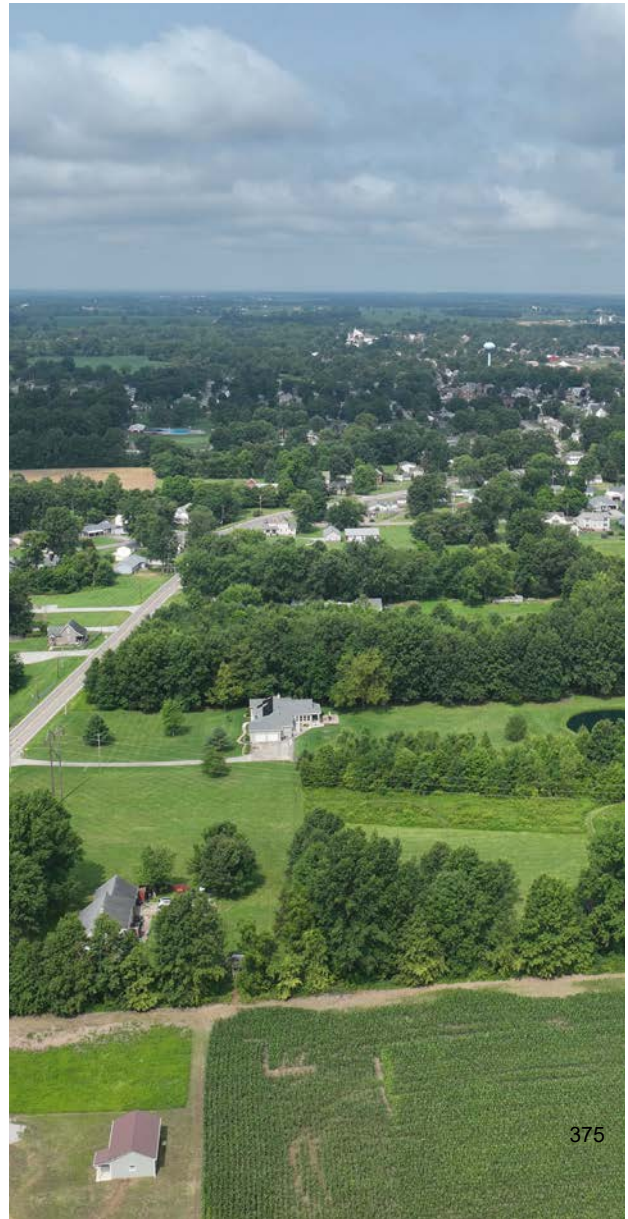
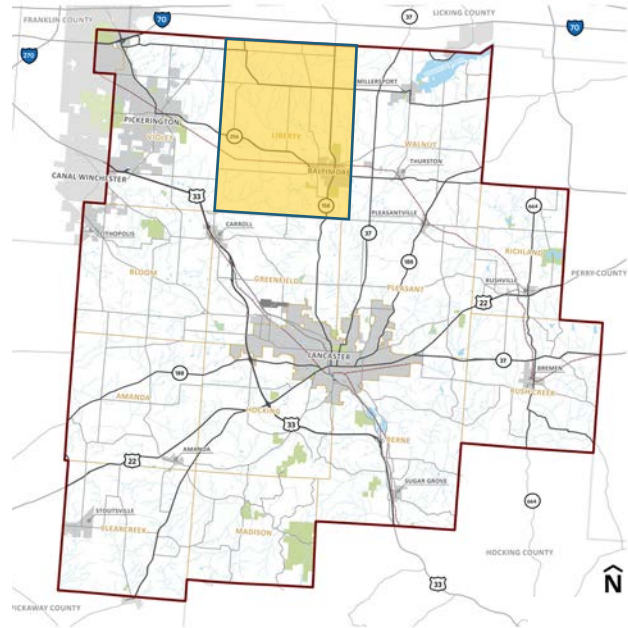
2024 Comprehensive Plan for Fairfield County

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| State Highway       | Low Impact and Conservation                      |
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| Water               | Suburban Residential                             |
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| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

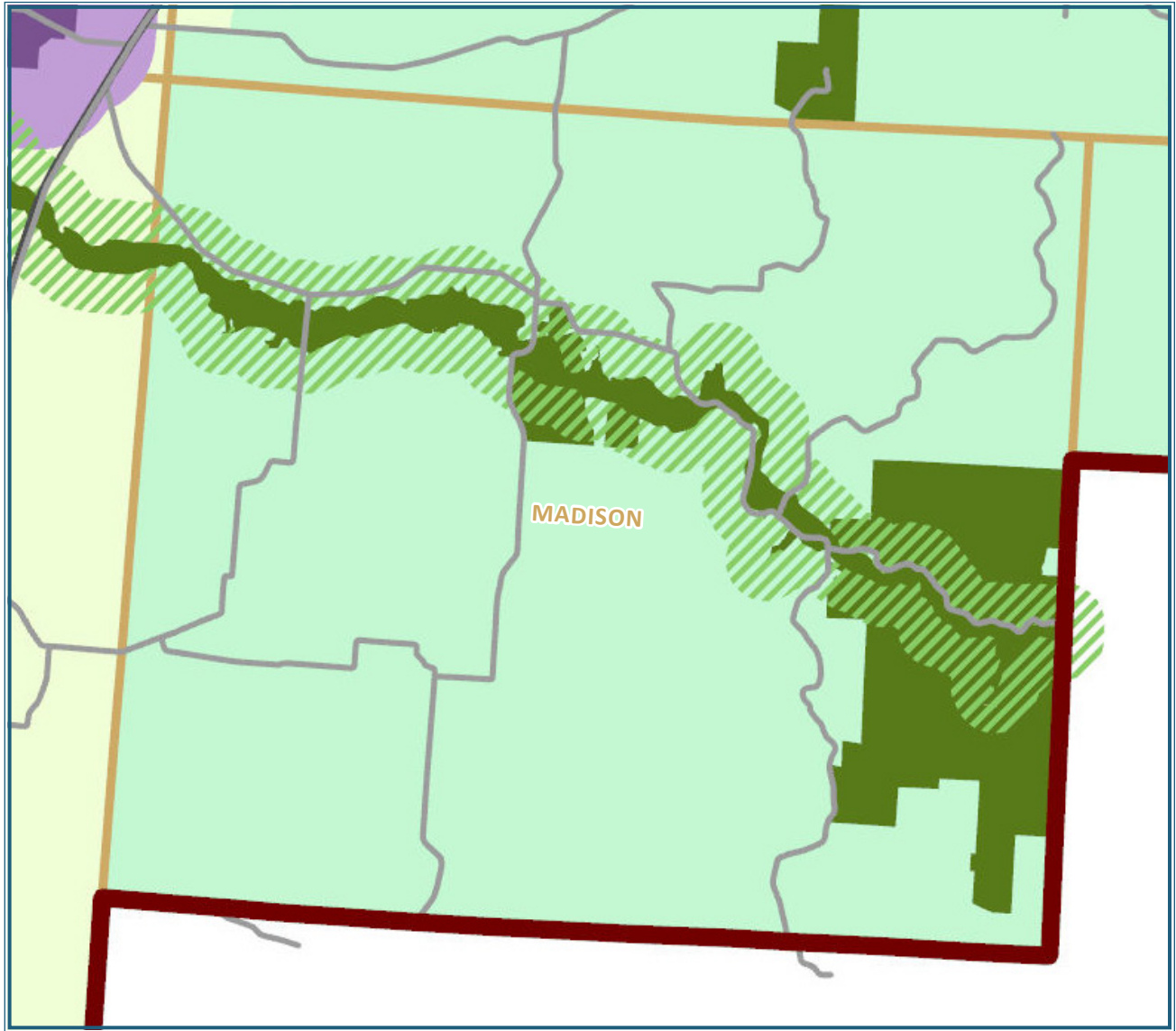


## Liberty Township and Baltimore

- Located in the northwest quadrant of Fairfield County, the township sits between Violet and Walnut townships along the County's northern border. It contains Baltimore.
- Liberty Township has direct access to I-70 via SR310. It is also served by SR256 connecting Pickerington to Baltimore.
- The majority of Liberty Township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- The western portion of the township is designated as the Transportation and Economic Development Corridor to acknowledge the possible location of a connector linking US33 and I70.
- The northern end of the connector, which is in the township's northwest corner, is designated as a Mixed Use Center because of its proximity to I70 and potential to be served by County utilities. As a result, the plan supports employment uses, commercial, and suburban residential in this location.
- SR158 north of SR204 is recommended as an Employment Center given its proximity to I70. The intersection itself is recommended as a Crossroad Center where small retail, services, and office uses are appropriate.
- Baltimore is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams.



## Madison Township Future Land Use



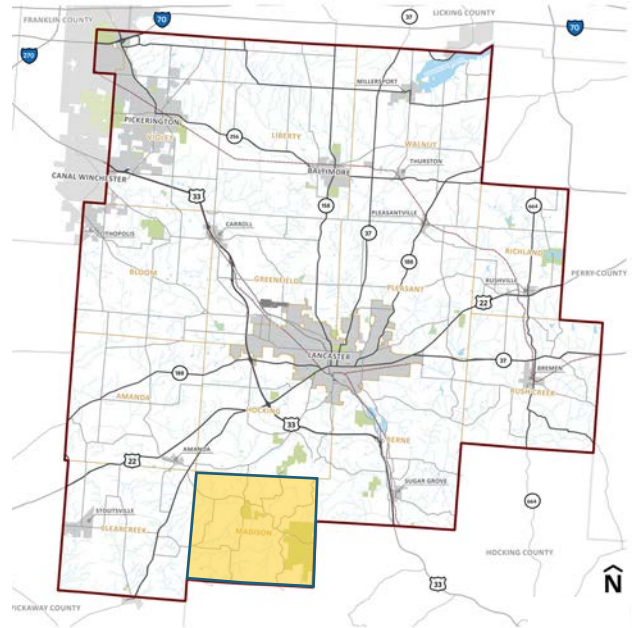
2024 Comprehensive Plan for Fairfield County

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|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |



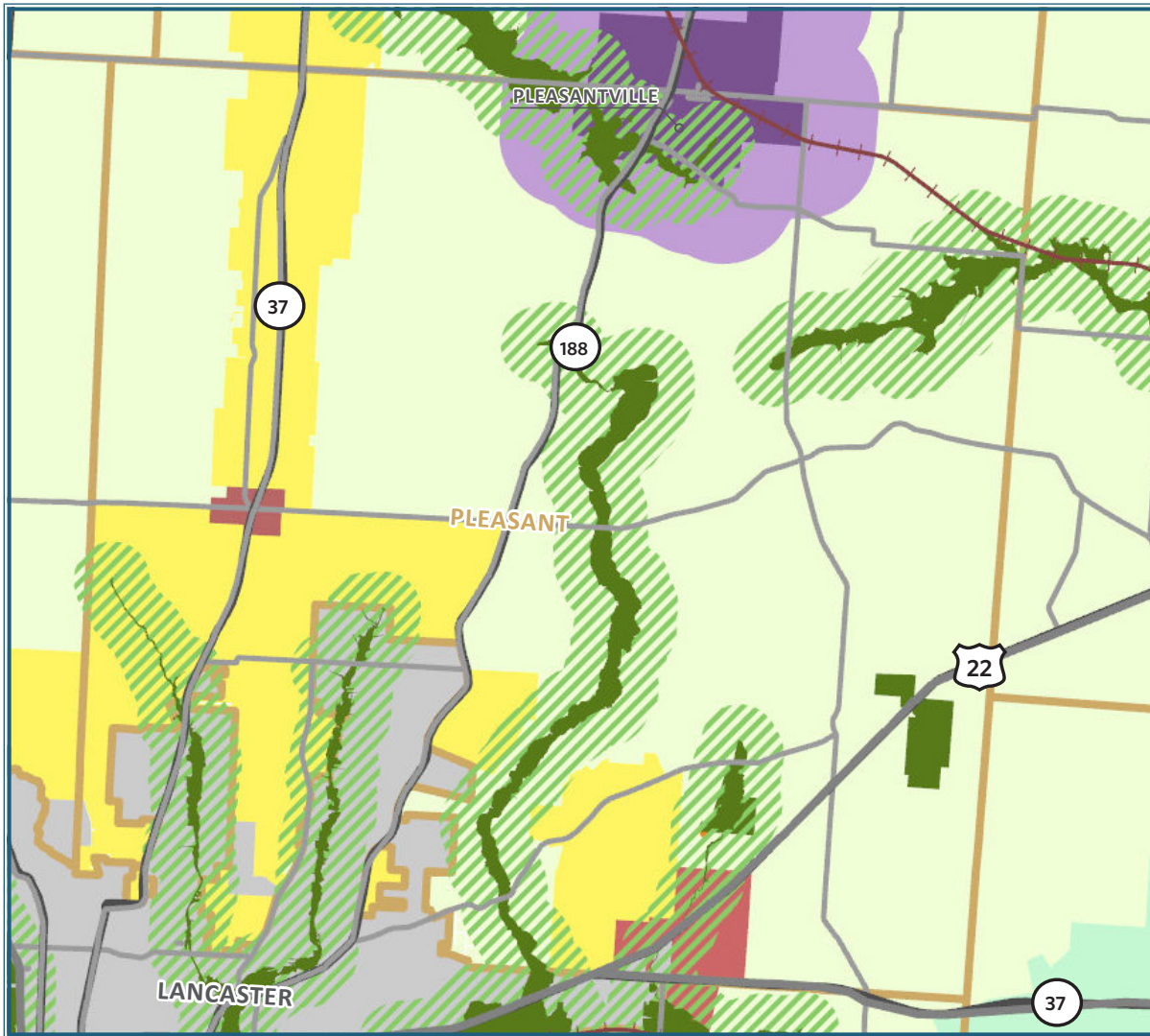
## Madison Township

- Located in southern Fairfield County, the township sits between Clearcreek, Hocking, and Berne townships, and is adjacent to the Fairfield-Hocking county line.
- The township is recommended as Low Impact & Conservation in recognition of the significant topography and heavily wooded nature of the area. Very low-density single-family home sites are appropriate.
- The portion of Clear Creek Metro Park in the township is designated as open space.
- Flood hazard areas and a transition zone are noted along several streams.





## Pleasant Township Future Land Use

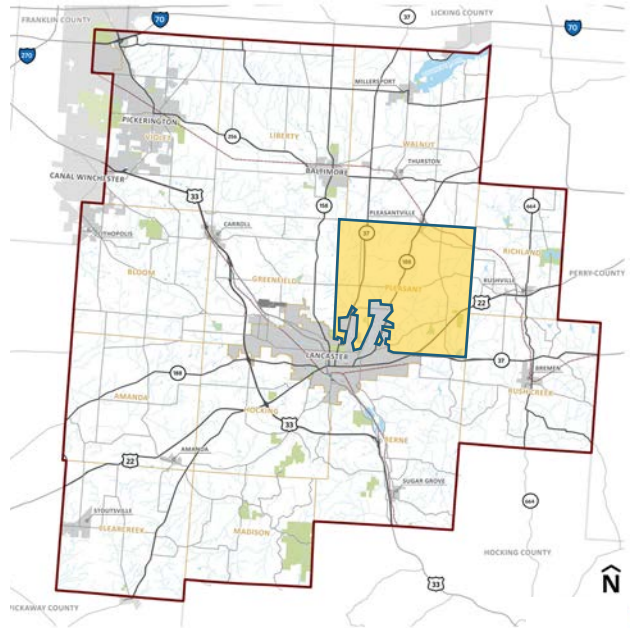


2024 Comprehensive Plan for Fairfield County

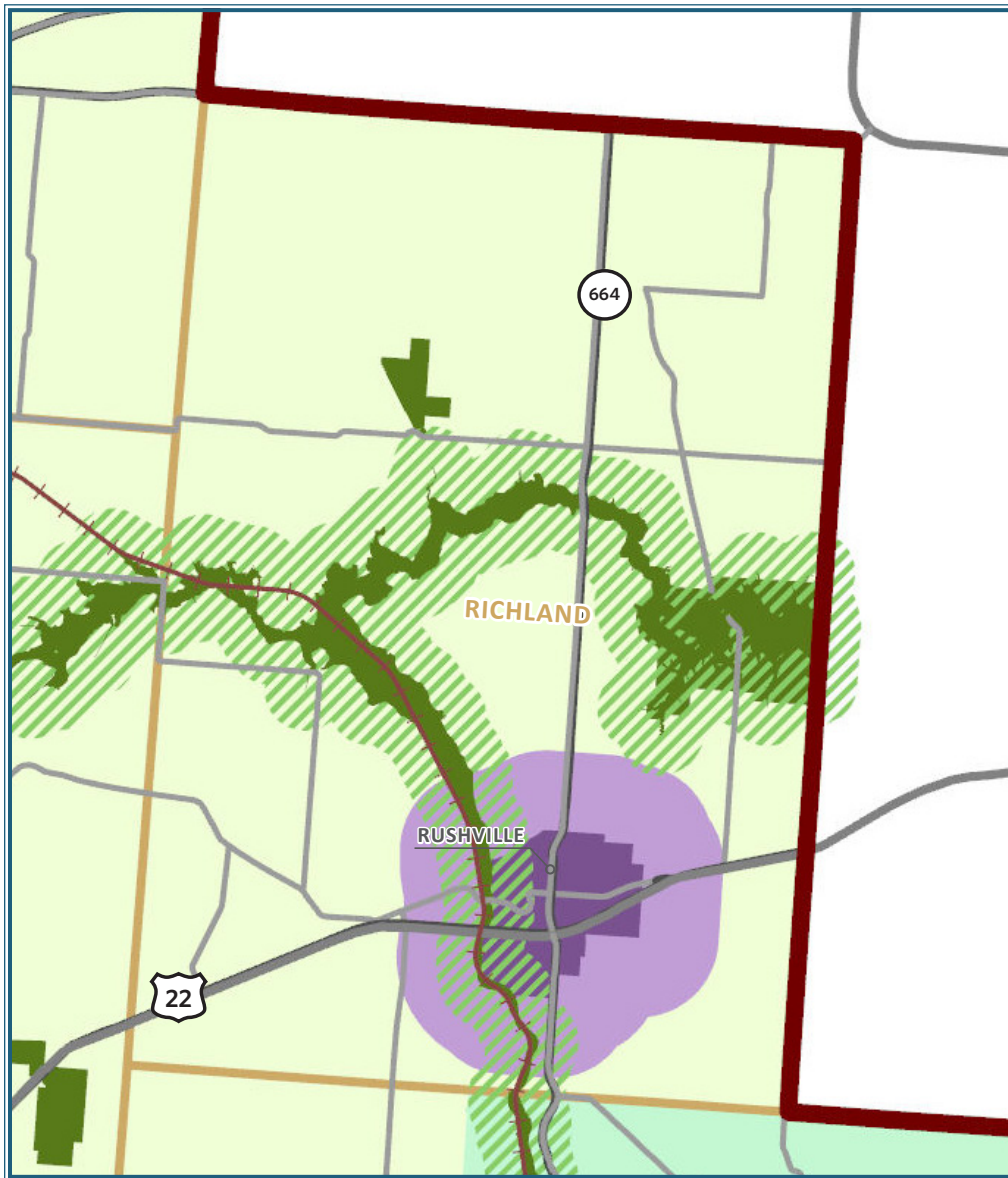
- |                     |  |
|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |

## Pleasant Township and Pleasantville


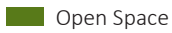

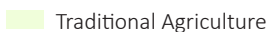

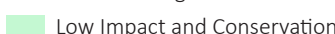
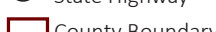


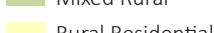


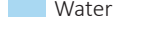
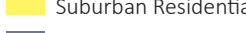
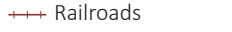

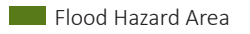
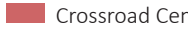




- Located in the central part of Fairfield County, the township is adjacent to Lancaster on the south and between Walnut, Richland, and Greenfield townships. It contains a portion of Pleasantville.
- The majority of Pleasant Township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- Far southern portions of the township adjacent to Lancaster are recommended as Suburban Residential in acknowledgment of the adjacent development in Lancaster and the availability of public utilities.
- Pleasantville is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams



## Richland Township Future Land Use



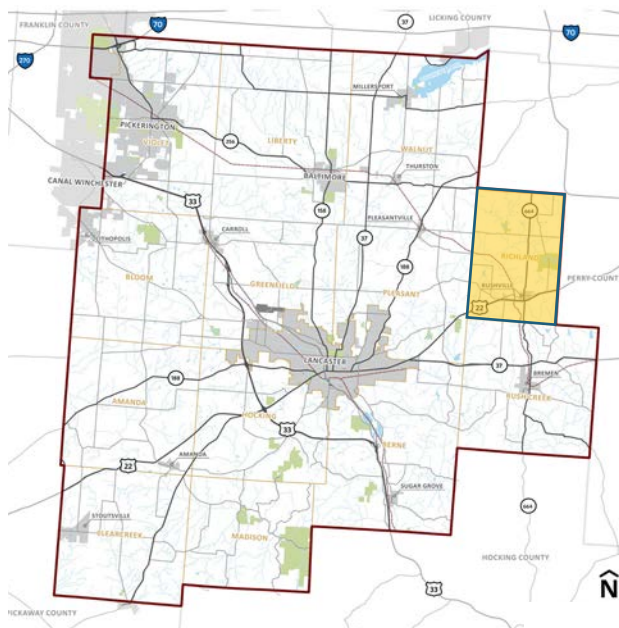
2024 Comprehensive Plan for Fairfield County

- |   |   |
|---|---|
|  Interstate          |  Open Space  |
|  US Highway          |  Traditional Agriculture                           |
|  State Highway       |  Low Impact and Conservation                       |
|  County Boundary     |  Mixed Rural                                       |
|  Townships           |  Rural Residential                                 |
|  Water               |  Suburban Residential                              |
|  Railroads           |  Employment Center                                 |
|  Flood Hazard Area   |  Crossroad Center                                  |
|  Flood Hazard Buffer |  Village Center                                    |
|  Priority Areas      |  Village Growth Area                               |
|   |  Mixed Use Center                                  |
|   |  Transportation and Economic Development Corridor |

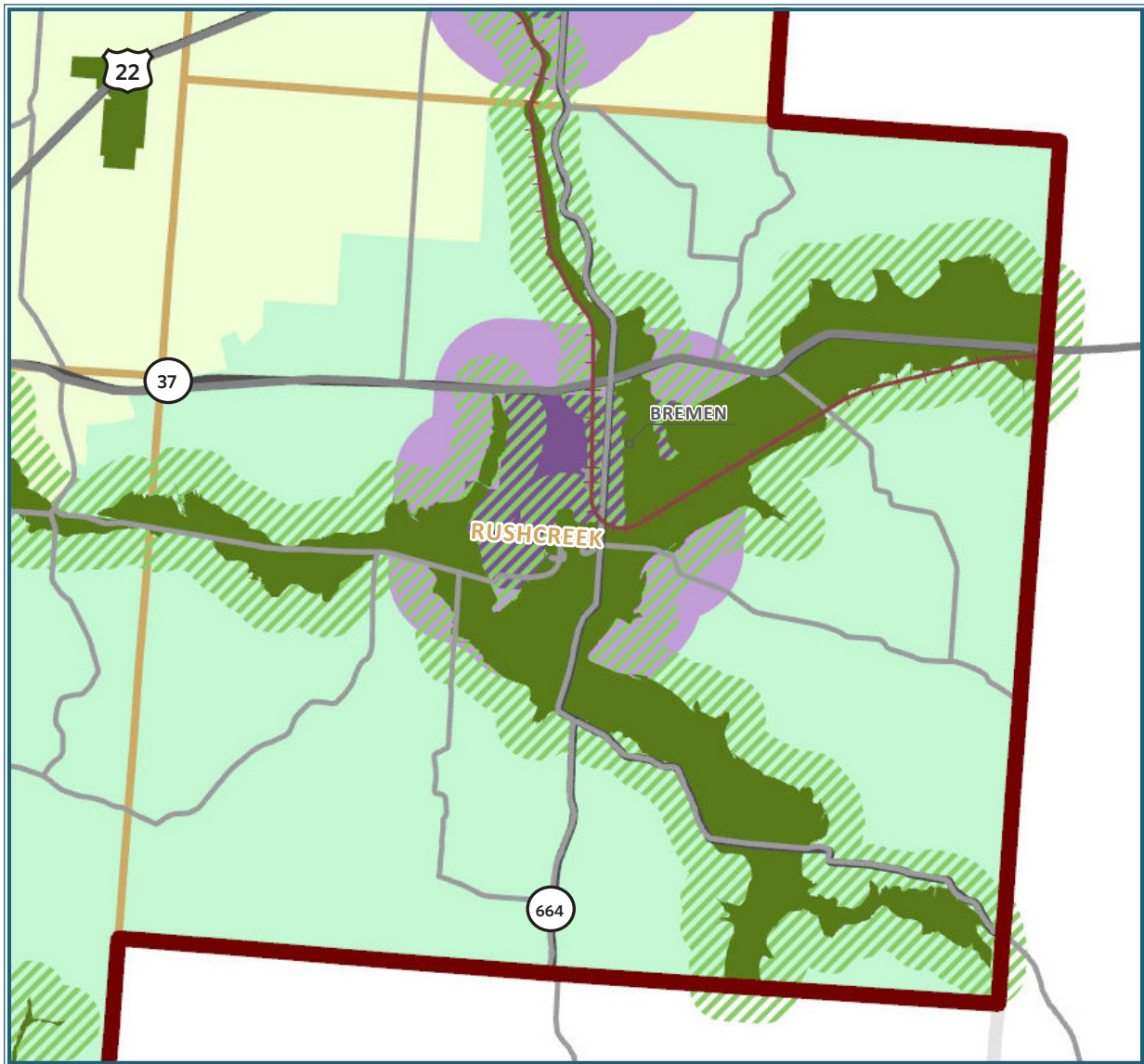


## Richland Township and Rushville

- Located in the far east quadrant of Fairfield County, the township is located between Pleasant and Rush Creek townships, adjacent to the Fairfield-Perry county line.
- The majority of Richland Township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- Rushville is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams.



## Rushcreek Township Future Land Use



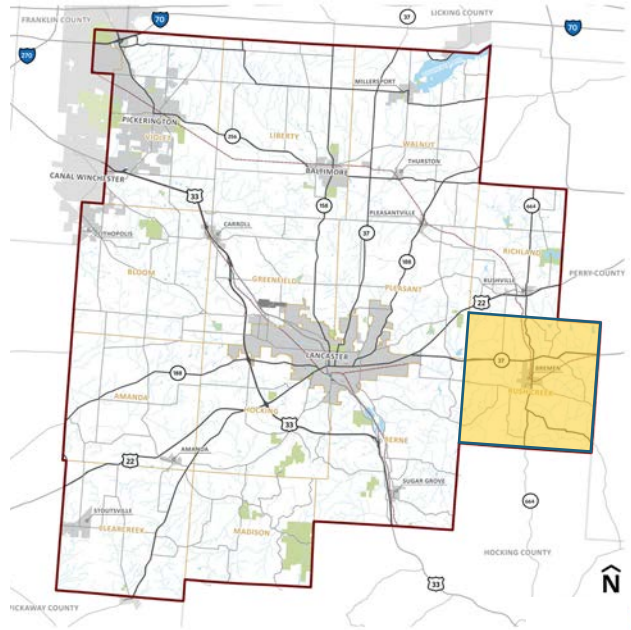
2024 Comprehensive Plan for Fairfield County

- |                     |  |
|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |



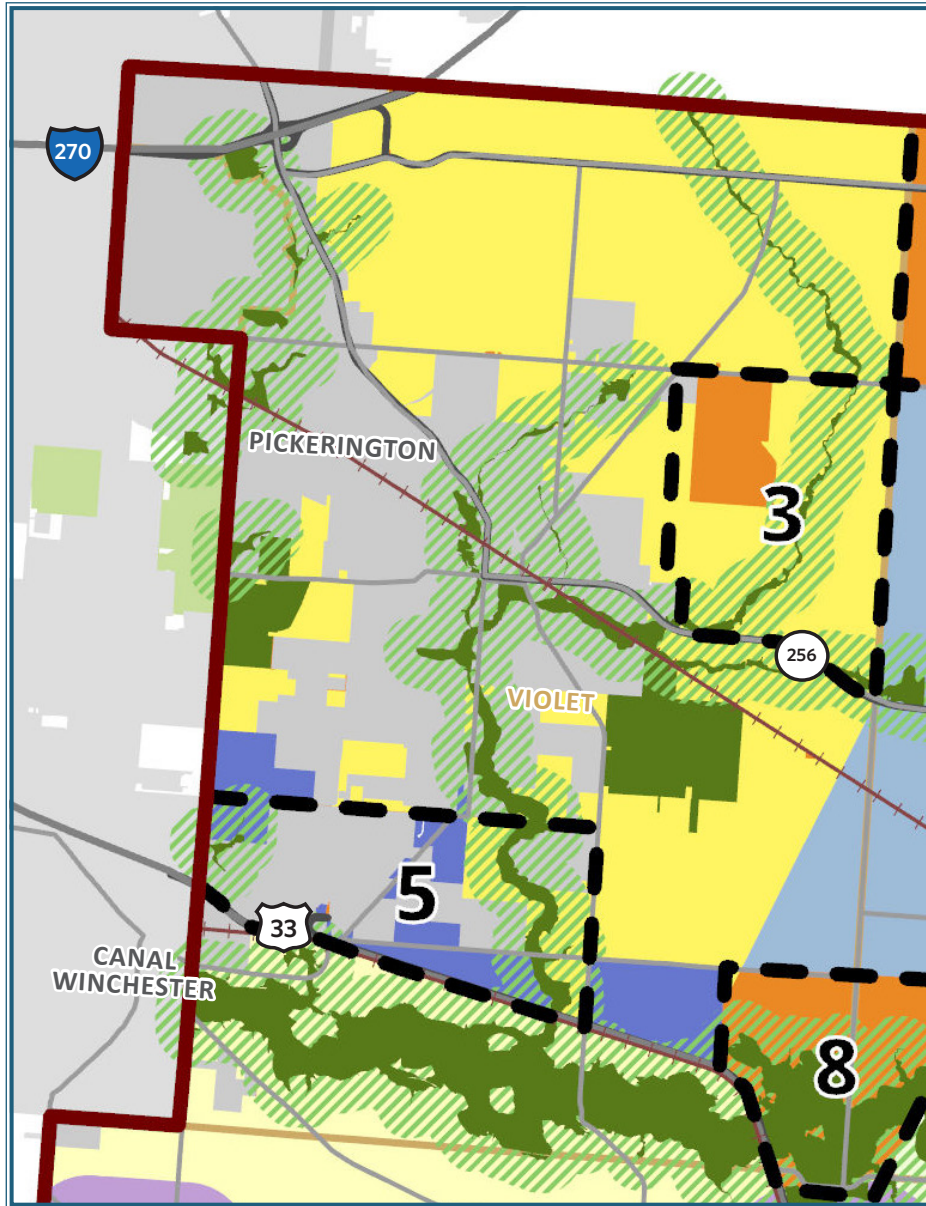
## Rushcreek Township and Bremen

- Located in the southeast quadrant of Fairfield County, the township is located between Richland, Pleasant, and Berne townships, and is adjacent to the Fairfield-Perry county line.
- The majority of Rushcreek Township is recommended as Low Impact & Conservation in recognition of the significant topography and heavily wooded nature of the area. Very low-density single-family home sites are appropriate.
- A small portion of the northwest corner of the township is recommended as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- Bremen is recommended as a Village Center, which recognizes the historic mixed-use pattern of the village. The plan recommends continued growth in the village.
- Flood hazard areas and a transition zone are noted along several streams.





## Violet Township Future Land Use

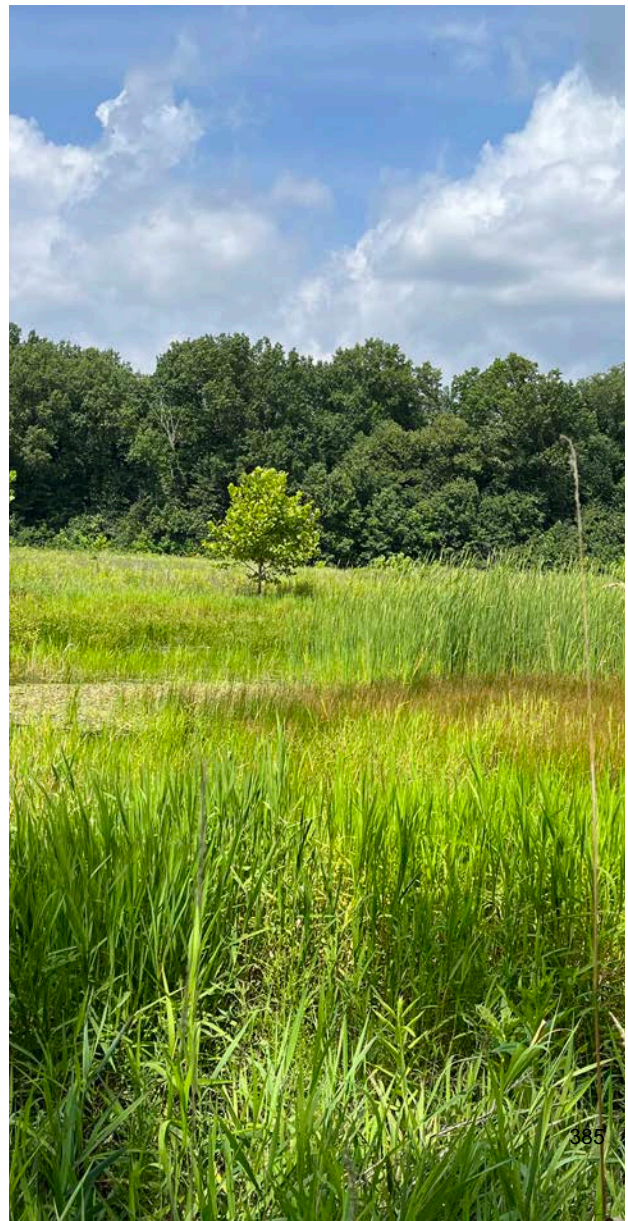
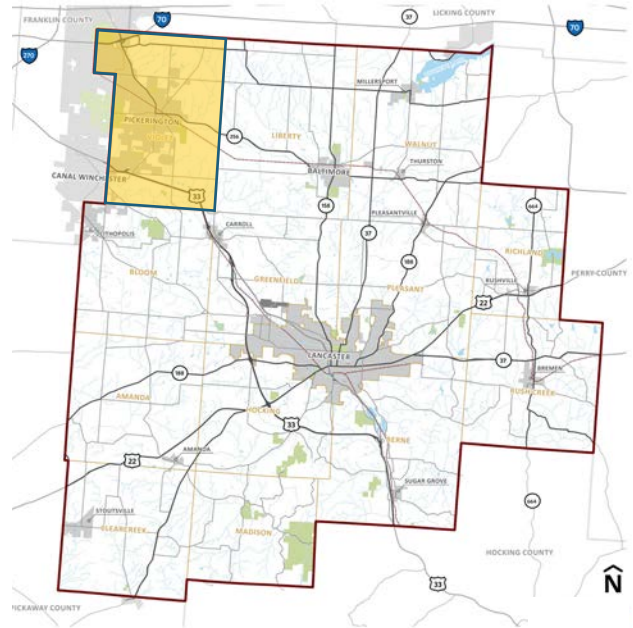


2024 Comprehensive Plan for Fairfield County

- |  |                     |  |  |
|--|---------------------|--|--|
|  | Interstate          |  | Open Space                                       |
|  | US Highway          |  | Traditional Agriculture                          |
|  | State Highway       |  | Low Impact and Conservation                      |
|  | County Boundary     |  | Mixed Rural                                      |
|  | Townships           |  | Rural Residential                                |
|  | Water               |  | Suburban Residential                             |
|  | Railroads           |  | Employment Center                                |
|  | Flood Hazard Area   |  | Crossroad Center                                 |
|  | Flood Hazard Buffer |  | Village Center                                   |
|  | Priority Areas      |  | Village Growth Area                              |
|  |                     |  | Mixed Use Center                                 |
|  |                     |  | Transportation and Economic Development Corridor |

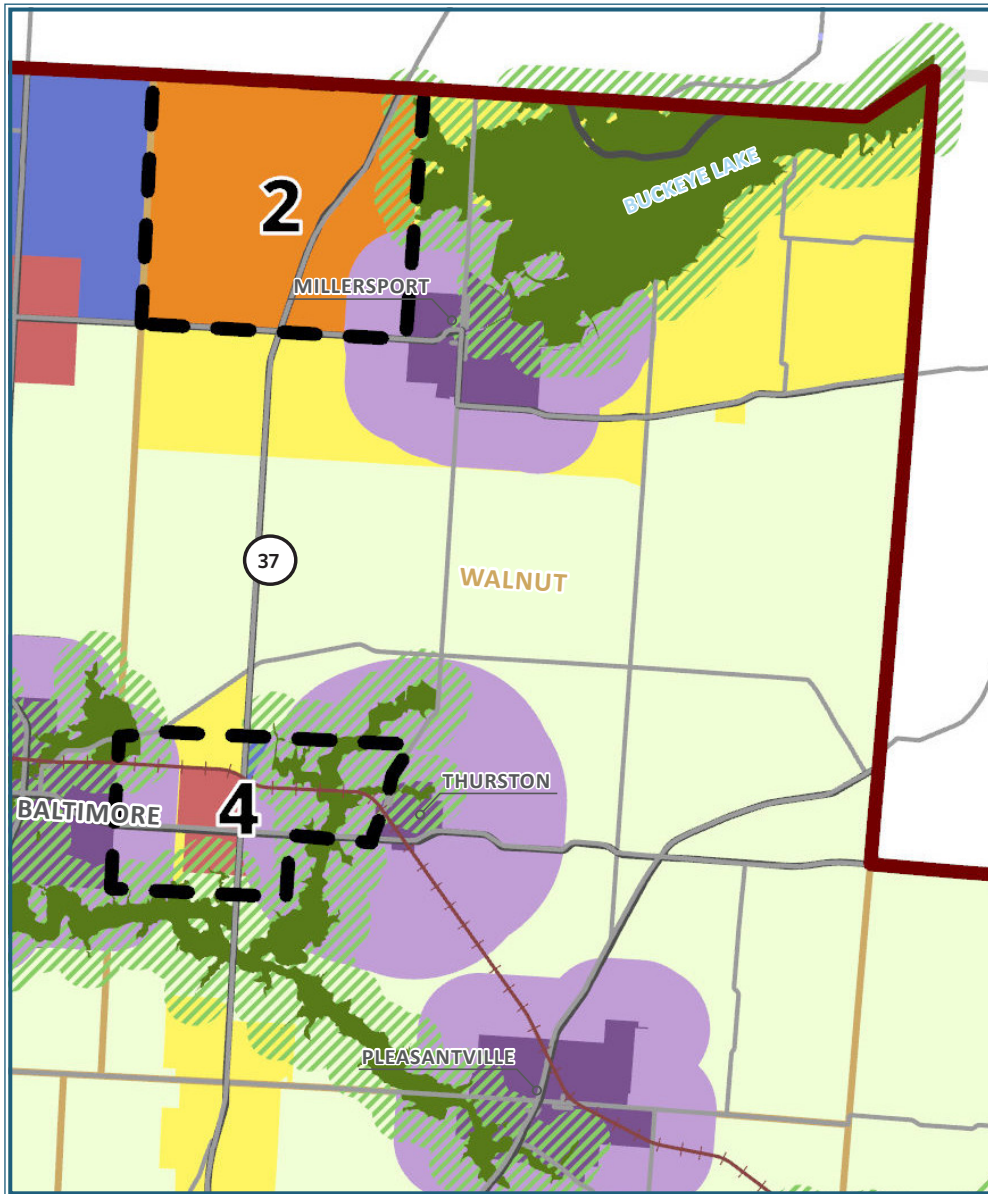
## Violet Township

- Located in the northwest corner of Fairfield County and adjacent to Pickerington, Violet Township has benefited from significant suburban development over the past few decades.
- Recently, the township has experienced some initial economic development, as evidenced by the DHL logistics facility on Basil Western Road. In 2023, the township adopted its own comprehensive plan following a public process.
- For Violet Township, the Comprehensive Plan recommends a continuation of the suburban residential pattern that has occurred over the past few decades.
- The Mixed Use Center under development in the northeast quadrant of the township is acknowledged on the map, as is Coyote Run, a private conservation area.
- Parcels available for Employment Center development are noted along US33 and in a few other locations on the south and west side of Pickerington.
- A portion of the Transportation and Economic Development Corridor is noted in the far southeast corner of the township, connecting US33 to I-70.
- Flood hazard areas and a transition zone are noted along several streams.





## Walnut Township Future Land Use



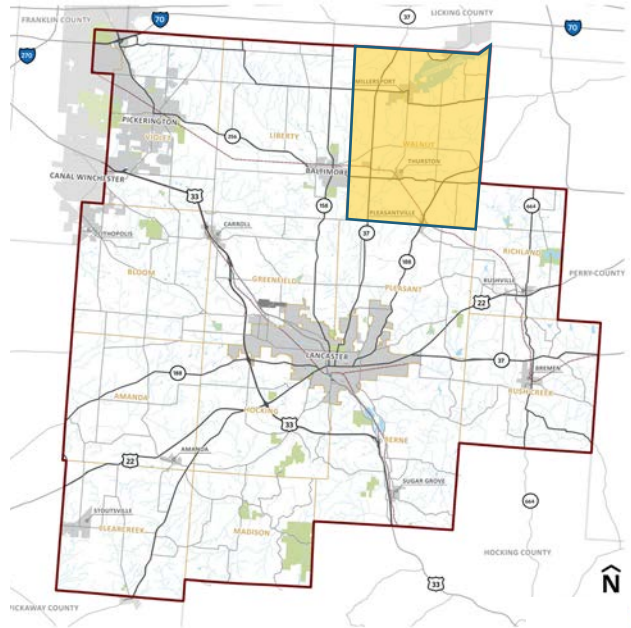
2024 Comprehensive Plan for Fairfield County

- |                     |  |
|---------------------|--|
| Interstate          | Open Space                                       |
| US Highway          | Traditional Agriculture                          |
| State Highway       | Low Impact and Conservation                      |
| County Boundary     | Mixed Rural                                      |
| Townships           | Rural Residential                                |
| Water               | Suburban Residential                             |
| Railroads           | Employment Center                                |
| Flood Hazard Area   | Crossroad Center                                 |
| Flood Hazard Buffer | Village Center                                   |
| Priority Areas      | Village Growth Area                              |
|                     | Mixed Use Center                                 |
|                     | Transportation and Economic Development Corridor |



## Walnut Township and Millersport, Pleasantville, and Thurston

- Walnut Township is located in the northeast quadrant of Fairfield County, adjacent to Liberty and Pleasant townships. It includes the villages of Millersport, a portion of Pleasantville, and Thurston.
- The northern half of the township is recommended for suburban residential and a Mixed Use Center along SR37. This area is in the Walnut Township Local School District, which supports additional development to maintain the integrity of the district.
- The southern half of the township is as Traditional Agriculture, which supports farm operations and very low-density single-family home sites.
- The intersection of SR37 and SR256 is recommended as a Crossroads Center given the amount of commercial and related development that has occurred. A small portion of Suburban Residential is noted to the northwest.
- Millersport, Pleasantville, and Thurston are recommended as Village Centers, which recognizes the historic mixed-use pattern of these villages. The plan recommends continued growth in each village.
- Flood hazard areas and a transition zone are noted along several streams, as well as both sides of Buckeye Lake.





# Fairfield County 2024 Comprehensive Plan

Fairfield County Board of Commissioners

Fairfield County Regional Planning Commission

Fairfield County Economic Development



Signature Page

Resolution No. 2024-03.19.a

A Resolution Authorizing the Approval of the Fairfield County 2024 Comprehensive Plan

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.



**A Resolution Approving a New Petition for the Establishment of the Violet Township New Community Authority**

**WHEREAS**, Rockford Homes, Inc., an Ohio corporation has requested that the Fairfield County Board of Commissioners accept a new petition for the Establishment of the Violet Township New Community Authority due to concern on the part of Rockford Homes, Inc., regarding timelines outlined in O.R.C. 349.03 (A)(8); and

**WHEREAS**, the Fairfield County Board of Commissioners rescinded resolution 2024-01.09.k, which established the Violet Township New Community Authority under chapter 349 of the O.R.C; and

**WHEREAS**, Rockford Homes, Inc., an Ohio corporation, has petitioned the Board of Commissioners of Fairfield County, Ohio for the creation of a new community authority; and

**WHEREAS**, the proposed Authority shall be named the "Violet Township New Community Authority; and

**WHEREAS**, the principal office of the Authority shall be 10190 Blacklick Eastern Road, Pickerington, Ohio 43147, or such other location as may hereafter be determined by the Board of Trustees of the Authority; and

**WHEREAS**, for purposes of the establishment of the Authority, the City of Lancaster, Ohio, is the "proximate city"; and

**WHEREAS**, a representative of the Fairfield County Board of Commissioners has determined that the petition complies as to form and substance with the requirements of Chapter 349 of the O.R.C.; and

**WHEREAS**, a hearing on this Petition for the establishment of the Authority will be held not less than thirty nor more than forty-five (45) days after the filing of this Petition pursuant to Section 349.03 of the Ohio Revised Code.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**Section 1.** The Fairfield County Board of Commissioners hereby approves the petition for establishment of the Violet Township New Community Authority.

Prepared by: Rochelle Menningen

**PETITION FOR ESTABLISHMENT OF  
THE VIOLET TOWNSHIP  
NEW COMMUNITY AUTHORITY  
AS A NEW COMMUNITY AUTHORITY  
UNDER OHIO REVISED CODE CHAPTER 349**

Pursuant to Chapter 349 of the Ohio Revised Code, Rockford Homes, Inc., an Ohio corporation (the “Developer”), hereby petitions the Board of Commissioners of Fairfield County, Ohio (the “Commissioners”) as the “organizational board of commissioners” within the meaning for Section 349.01(F) of the Ohio Revised Code for the creation of a new community authority (the “Authority”). The Developer is the “developer” within the meaning of Section 349.01(E) of the Ohio Revised Code for the new community district described in paragraph 3 below. Capitalized terms used in the Petition have the meanings give in Section 349.01 of the Ohio Revised Code unless otherwise defined or the context requires a different meaning.

The following information is provided pursuant to R.C. Section 349.03:

**Section 1.** Name. The proposed Authority shall be named the “Violet Township New Community Authority.”

**Section 2.** Address. The principal office of the Authority shall be 10190 Blacklick Eastern Road, Pickerington, Ohio 43147 or such other location as may hereafter be determined by the Board of Trustees of the Authority.

**Section 3.** Map and Description of Boundaries. Attached to this Petition as Exhibit A-1 are maps of all the land comprising the Violet Township New Community District (the “District”). Legal descriptions of each of the parcels in the District (collectively, the “Property”) are contained in the deeds attached as Exhibit A-2, which include a full and accurate description of the boundaries of the District. All properties within those boundaries will be included in the District. The total acreage to be included in the District will be approximately 137.50 acres, all of which acreage is owned or controlled (within the meaning of Section 349.01(E) of the Ohio Revised Code) by the Developer. All of the Property located within the District is wholly within the boundaries of Fairfield County. The Property to be included in the District is developable, taking into account the existing community, so that, taken together they will be a community characterized by well-balanced and diversified land use patterns, supported by the land acquisition and land development, and the community facilities acquired, constructed, operated and maintained by, the Authority.

**Section 4.** Zoning Regulations. The zoning regulations are attached hereto as Exhibit B attached hereto and incorporated herein by this reference.

**Section 5.** Development Plan. Attached to this Petition as Exhibit C is a current plan indicating the proposed development program (the “Program”) for the District and Land Acquisition and Land Development activities, Community Facilities, Community Activities, and services which it is proposed that the Authority will undertake under the Program; the proposed method of financing these activities and services (including a description of the bases, timing,

and manner of collecting any proposed community development charges); and the projected total residential population of, and employment within, the new community.

**Section 6. Board Members.** Pursuant to Section 349.04 of the Ohio Revised Code, the board of trustees (the "Board") governing the Authority shall consist of seven members, with three of those members to be citizen members appointed by the Commissioners, three members to be appointed by the Developer, and one member to be appointed by the Commissioners to serve as a representative of local government. The Developer shall utilize its three Board appointments as follows: (i) until the Developer has been fully reimbursed for the costs of its Roadway Infrastructure Improvements up to the Reimbursement Cap (as those terms are defined in Exhibit C hereof), the Developer shall select two Board members, and the Board of Trustees for Violet Township (Fairfield County), Ohio (the "Township") shall select the remaining one Board member; and (ii) after the Developer has been fully reimbursed for the costs of its Roadway Infrastructure Improvements up to the Reimbursement Cap, all three Developer Board members shall be selected by the Board of Trustees of the Township. Board members shall be subject to periodic re-appointment by the Developer, the Township and the Commissioners, respectively, with the Commissioners' re-appointments to be made in accordance with the resolution adopted by the Commissioners under Section 349.04 of the Revised Code.

**Section 7. Preliminary Economic Feasibility Analysis.** Attached to this Petition as Exhibit D is a preliminary economic feasibility analysis for development in the District, including the (a) area development pattern and demand, (b) location and proposed District size, (c) present and future socio-economic conditions, (d) public services provision, (e) financial plan, and (f) a statement of the Developer's management capability.

**Section 8. Environmental Laws.** The Developer will comply with all applicable environmental laws and regulations.

9. For purposes of the establishment of the Authority, the City of Lancaster, Ohio, is the "proximate city" as that term is defined in Section 349.01(M) of the Ohio Revised Code.

Attached Exhibits A, B, C, D, E and F are part of this Petition.

The Developer hereby requests that the Commissioners, as the organizational board of commissioners under Section 349.03 of the Ohio Revised Code, determine that this Petition complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further requests that the Commissioners fix the time and place of a hearing on this Petition for the establishment of the Authority. Pursuant to Section 349.03(A) of the Ohio Revised Code, pending determination by the Fairfield County Commissioners that this Petition complies with Section 349.03 of the Ohio Revised Code that hearing must be held not less than thirty nor more than forty-five (45) days after the filing of this Petition pursuant to Section 349.03 of the Ohio Revised Code on this 21<sup>st</sup> day of February 2023.

2024 PM per email permission



[remainder of page intentionally left blank]

This Petition is filed with the Clerk of the Board of County Commissioners of Fairfield County,  
Ohio on this ~~1<sup>st</sup>~~ day of ~~November~~ 2023.

~~20<sup>th</sup>~~ February, 2024 RM per email permission

Respectfully submitted,

ROCKFORD HOMES, INC., as Developer

By: 

Name: Robert Yoakam

Title: President/CEO

**Proximate City Approval**

The City of Lancaster, Fairfield County, Ohio, by its Resolution No. 107-23 passed by its City Council on October 23, 2023, has authorized the undersigned, the City Council of the City of Lancaster, to sign this Petition, and the Petition is herewith signed, as evidence of that approval.

City of Lancaster, Ohio

By: David L. Scheppler, Mayor

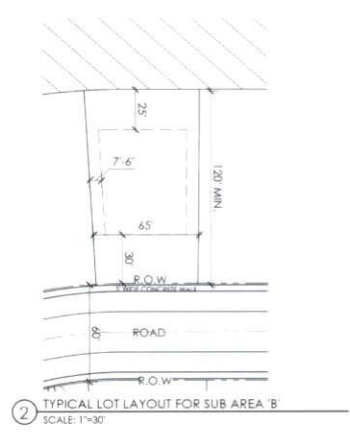
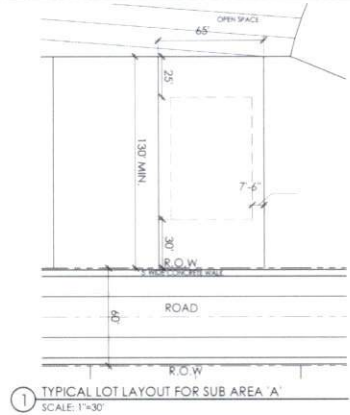
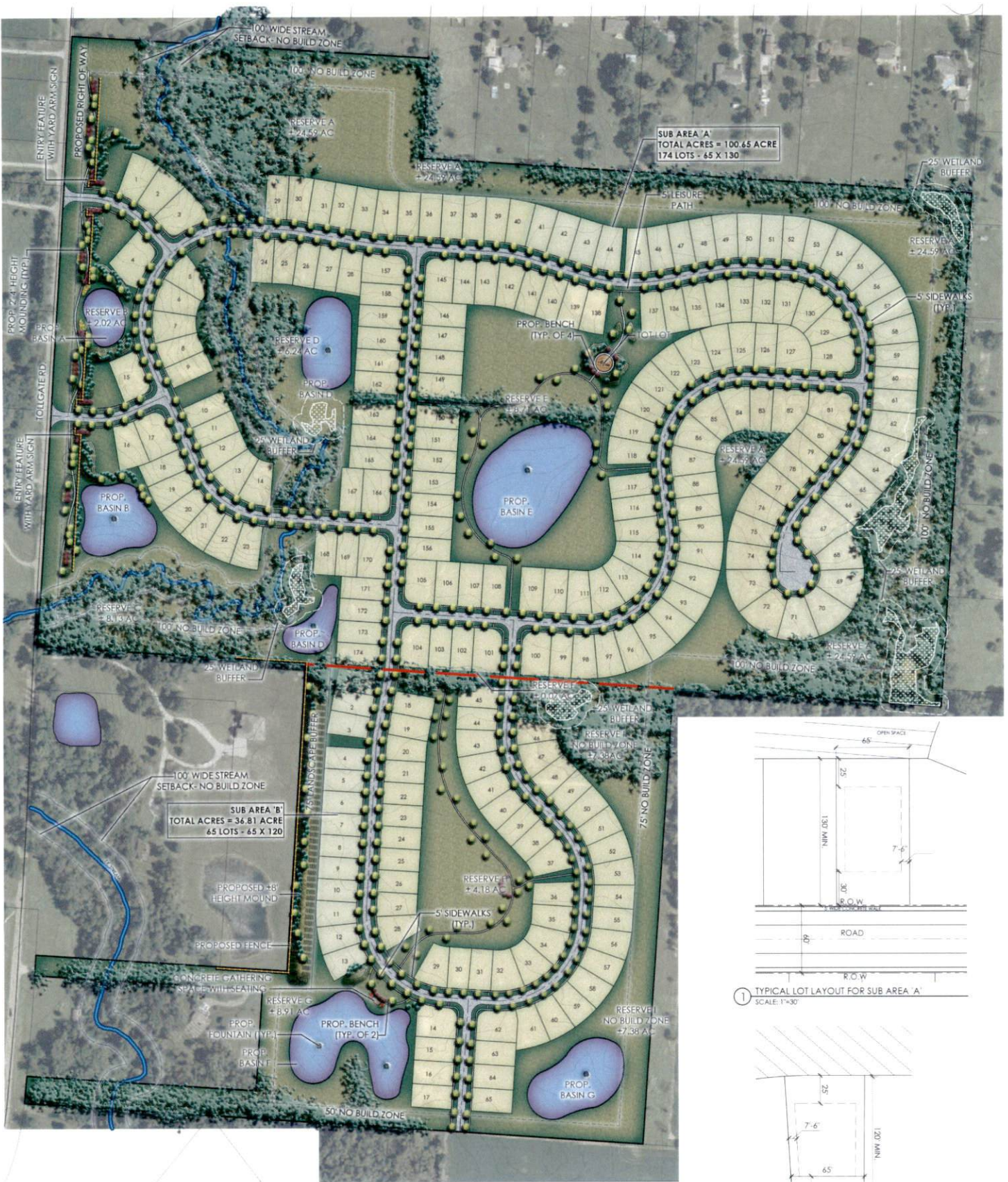
Date: Oct 30, 2023



**EXHIBIT A-1**

MAP OF VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

The District is comprised of the property identified and depicted on the attached maps.



	UNITS	COMBINED	SUB AREA 'A'	SUB AREA 'B'
ACREAGE	ACRES	137.469	100.685	36.814
RIGHT OF WAYS	ACRES	17.54	13.68	3.86
NET DEVELOPABLE AREA	ACRES	119.929	87.005	32.924
TOTAL NO. OF LOTS		239	174	65
OPEN SPACE REQUIRED AT 15%	ACRES	20.42	13.10	5.52
OPEN SPACE PROVIDED	ACRES	70.23	49.76	20.47
OPEN SPACE PROVIDED	%	51.08%	49.42%	55.60%
GROSS DENSITY	DU/AC	1.74	1.73	1.77
NET DENSITY	DU/AC	1.99	2.00	1.97

\*SEE EXHIBIT 'F' FOR CBU LOCATIONS. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY USPS AT INSTALLATION.

ILLUSTRATIVE PLAN  
**SYCAMORE GROVE**  
 PREPARED FOR ROCKFORD HOMES/ PALMIERI ENTERPRISE  
 DATE: 8/23/22

EXHIBIT A 1.2

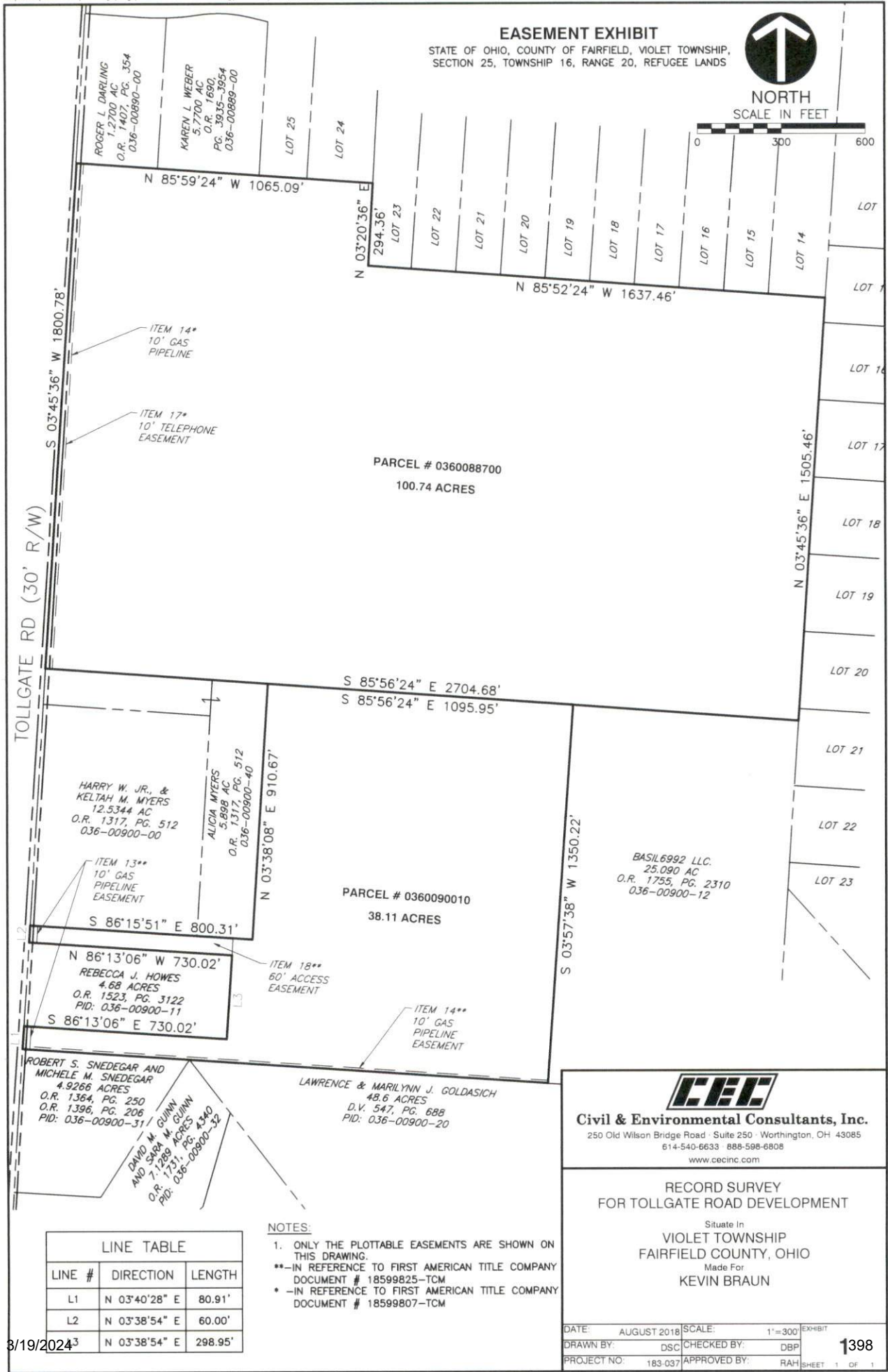


**EASEMENT EXHIBIT**

STATE OF OHIO, COUNTY OF FAIRFIELD, VIOLET TOWNSHIP,  
SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS



NORTH  
SCALE IN FEET



TOLLGATE RD (30' R/W)

S 03°45'36" W 1800.78'

N 85°59'24" W 1065.09'

N 03°20'36" E 294.36'

N 85°52'24" W 1637.46'

PARCEL # 0360088700  
100.74 ACRES

N 03°45'36" E 1505.46'

S 85°56'24" E 2704.68'  
S 85°56'24" E 1095.95'

PARCEL # 0360090010  
38.11 ACRES

S 03°57'38" W 1350.22'

HARRY W. JR., &  
KELTAH M. MYERS  
12.5344 AC  
O.R. 1317, PG. 512  
036-00900-00

ALICIA MYERS  
5.898 AC  
O.R. 1317, PG. 512  
036-00900-40

ITEM 13\*\*  
10' GAS  
PIPELINE  
EASEMENT

N 86°13'06" W 730.02'  
REBECCA J. HOWES  
4.68 ACRES  
O.R. 1523, PG. 3122  
PID: 036-00900-11

ITEM 18\*\*  
60' ACCESS  
EASEMENT

ITEM 14\*\*  
10' GAS  
PIPELINE  
EASEMENT

ROBERT S. SNEDEGAR AND  
MICHELE M. SNEDEGAR  
4.9266 ACRES  
O.R. 1364, PG. 250  
O.R. 1396, PG. 206  
PID: 036-00900-31

DAVID M. GUINNY  
AND  
SARA M. GUINNY  
7.1289 ACRES  
O.R. 1731, PG. 4340  
PID: 036-00900-32

LAWRENCE & MARILYNN J. GOLDASICH  
48.6 ACRES  
D.V. 547, PG. 688  
PID: 036-00900-20

BASIL6992 LLC.  
25.090 AC  
O.R. 1755, PG. 2310  
036-00900-12

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 03°40'28" E	80.91'
L2	N 03°38'54" E	60.00'
L3	N 03°38'54" E	298.95'

- NOTES:**
1. ONLY THE PLOTTABLE EASEMENTS ARE SHOWN ON THIS DRAWING.
  - \*\*--IN REFERENCE TO FIRST AMERICAN TITLE COMPANY DOCUMENT # 18599825--TCM
  - \* --IN REFERENCE TO FIRST AMERICAN TITLE COMPANY DOCUMENT # 18599807--TCM



**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 888-598-6808  
www.cecinc.com

RECORD SURVEY  
FOR TOLLGATE ROAD DEVELOPMENT

Situate In  
VIOLET TOWNSHIP  
FAIRFIELD COUNTY, OHIO  
Made For  
KEVIN BRAUN

DATE: AUGUST 2018	SCALE: 1"=300'	EXHIBIT
DRAWN BY: DSC	CHECKED BY: DBP	1398
PROJECT NO: 183-037	APPROVED BY: RAH	

8/19/2024<sup>3</sup>



**EXHIBIT A-2**

LEGAL DESCRIPTION OF  
VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

[Legal Description Attached]



DocId:8045775

Tx:4033289

202100033438

FILED FOR RECORD IN  
FAIRFIELD COUNTY, OH  
LISA MCKENZIE, COUNTY RECORDER  
12/21/2021 09:22 AM  
DEED 74.00

TRANSFERRED

DEC 21 2021

*Carly L. Brown*

County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$ 3800.00

EXEMPT # \_\_\_\_\_

*Carly L. Brown*  
County Auditor, Fairfield County, Ohio

GENERAL WARRANTY DEED

(O.R.C. §5302.05)

Talon Title - C

16599825-TM

Tollgate Road, Ltd., an Ohio limited liability company ("GRANTOR"), for valuable consideration, grants, with general warranty covenants, to Rockford Homes, Inc., an Ohio corporation, whose tax mailing address is 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, the following REAL PROPERTY:

See Exhibit A attached hereto and incorporated by reference herein.

Parcel Number: 036-00900-10  
Also Known As: 12330 Tollgate Road NW, Pickerington, Ohio 43147  
Prior Instrument Ref: Volume 1729, Page 2137, Official Records of Fairfield County, Ohio.

Signed this 15th day of December, 2021.

GRANTOR:

Tollgate Road, Ltd.

By: *Richard T. Ricketts*  
Richard T. Ricketts, Authorized Representative

STATE OF OHIO,  
COUNTY OF FAIRFIELD, SS:

The foregoing instrument was acknowledged before me this 15th day of December, 2021, by Richard T. Ricketts, as authorized representative of Tollgate Road, Ltd., Grantor.



ELIZABETH HUFFMAN  
Notary Public, State of Ohio  
My Commission Expires Nonexpiring

*Elizabeth Huffman*  
Notary Public

This instrument was prepared by:  
Richard T. Ricketts, Esq.  
Ricketts & Clark Co., LPA  
50 Hill Road South  
Pickerington, OH 43147

**Exhibit "A"**

Situated in the Township of Violet, County of Fairfield, and in the State of Ohio and bounded and described as follows:

Being a part of the Southeast Quarter of Section 25, Township 16, Range 20 of the Refugee Lands and also being a part of the Richard A. and Patricia A. Feucht property as described in Vol. 305 Pg. 588 of the Fairfield County Deed Records and being more particularly bounded and described as follows:

Beginning at an iron pin on the line between Violet and Liberty Township, said iron pin also being the Southwest corner of the "Executive Estates" Subdivision as shown in Plat Book 10, Pg. 59 (Fairfield County Plat Records).

Thence N. 1 deg. 06' 52" E. along the line between Violet and Liberty Townships, 600.00 feet to an iron pin marking the Northeast corner of the aforementioned Feucht property.

Thence N. 89 deg. 17' 46" W. along the North line of the aforementioned Feucht property, 2148.49 feet to an iron pin.

Thence S. 0 deg. 01' 50" W. 910.00 feet to an iron pin.

Thence N. 89 deg. 51' 36" W., passing an iron pin at 570.00 feet, a total distance of 600.00 feet to a railroad spike in the centerline of Toll Gate Road.

Thence S. 0 deg. 01' 50" W. along the center line of Toll Gate Road, 440.00 feet to a railroad spike.

Thence S. 89 deg. 25' 09" E., passing an iron pin at 30.00 feet and 600.00 feet, a total distance of 2722.93 feet to an iron pin on the line between Violet and Liberty Township.

Thence N. 1 deg. 06' 52" E., along the line between Violet and Liberty Township, 750.00 feet to the place of beginning, containing 72.3914 acres.

Subject to all legal and existing right of ways, easements, leases, conditions and regulations of record.

The above description was prepared by Malcolm A. Grove, Registered Surveyor S6547, in Dec., 1986.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 4.1754 acre tract of land out of a 72.3914 acre original tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of record in Deed Book 547, page 686, said 4.1754 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at the intersection of the centerlines of Toll Gate Road with Refugee Road (County Road 7);

Thence, North 00 deg. 01' 50" East, a distance of 1775.25 feet, along the centerline of Toll Gate Road, passing a spike found at a distance of 1335.25 feet, to a spike found at the southwesterly corner of that 12.53 acre tract of and conveyed to R. and P. Feucht in Deed Book 547, page 813;

Thence, South 89 deg. 52' 41" East, a distance of 600.31 feet, along the southerly line of said 12.53 acre tract, passing an iron pin found at a distance of 30.00 feet, to an iron pin found at the southeasterly corner of said 12.53 acre tract, the true point of beginning;



Thence, North 00 deg. 01' 04" East, a distance of 909.84 feet, along the easterly line of said 12.53 acre tract, to an iron pin found at the northeasterly corner of said 12.53 acre tract and being in the South line of a 100.47 acre tract of land conveyed to B. Lemon, et al by a Deed of Record in Deed Book 479, page 330;

Thence, South 89 deg. 38' 14" East, a distance of 200.00 feet, along said South line, to a set iron pin;

Thence, South 00 deg. 01' 03" West, a distance of 909.00 feet, across said 72.3914 acre original tract with a new division line, to a set iron pin;

Thence, North 89 deg. 52' 41" West, a distance of 200.00 feet, across said 72.3914 acre original tract with a new division line, to the true point of beginning, containing 4.1754 acres of land, more or less, subject of all legal easements and rights-of-way. AS RECORDED IN DEED BOOK 579, PAGE 802.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 3.9976 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 3.9976 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of record in Deed Book 547, page 686, said 3.9976 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 2082.40 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 3.9976 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East a distance of 1350.00 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et al. By Deed of Record in Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 129.00 feet to a set iron pin;

Thence, again crossing said 72.3914 acre tract, South 00 deg. 20' 33" West, a distance of 1349.79 feet to a set iron pin in the South line of said 72.3914 acre tract also being the North line of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 129.00 feet to the true place of beginning, containing 3.9976 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOK 679, PAGE 40.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 6.0042 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands and being a 6.0042 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and

Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, said 6.0042 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorders Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 1888.69 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 6.0042 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East, a distance of 1350.32 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et.al. by Deed of Record In Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 193.71 feet to a set iron pin;

Thence, again crossing said 72.3914 acre tract, South 00 deg. 20' 33" West, a distance of 1350.00 feet to a set iron pin in the South line of said 72.3914 acre tract also being the North line of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of Record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 193.71 feet to the true place of beginning, containing 6.0042 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOK 579, PAGE 40.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 5.0101 ACRES:

Situated in Violet Township, Fairfield County, Ohio, and being a part of the Southeast quarter of Section 25, Township 16, Range 20, Refugee Lands, and being a 5.0101 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. and Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, Fairfield County Recorder's Office, said 5.0101 acre tract being more particularly described as follows:

Beginning at a set spike in the centerline of Toll Gate Road, said spike being located North 00 deg. 01' 50" East, a distance of 1416.3 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road, said spike also being in a West line of the above-mentioned 72.3914 acre tract;

Thence, with the centerline of Toll Gate Road and said West line of said 72.3914 acre tract, North 00 deg. 01' 50" East, a distance of 298.95 feet to a set spike;

Thence, crossing said 72.3914 acre tract, the following three (3) courses and distances:

South 89 deg. 51' 36" East, a distance of 730.02 feet to a set iron pin, passing an iron pin set for reference at a distance of 30.00 feet;

South 00 deg. 01' 50" West, a distance of 298.95 feet to a set iron pin;

North 89 deg. 51' 36" West, a distance of 730.02 feet (passing an iron pin set for reference at a distance of 700.02 feet) to the place of beginning;



The above described tract contains 5.0101 acres, more or less, subject to all legal easements and rights of ways. AS RECORDED IN DEED BOOK 567, PAGE 599.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 15.0928 ACRES:

Situated in Violet Township, Fairfield County, Ohio and being a part of Section 25, Township 16, Range 20, Refugee Lands, and being a 15.0928 acre tract of land out of a 72.3914 acre tract of land conveyed to Mark A. Wentworth and Melody L. Wentworth by Deed of Record in Deed Book 547, page 686, said 15.0928 acre tract being more particularly described as follows:

All references to documents are to those documents of record in the Fairfield County Recorder's Office;

Beginning, for reference, at a found spike in the centerline of Toll Gate Road (Township Road 225) at the Southwest corner of the above-mentioned 72.3914 acre tract, said spike being located North 00 deg. 01' 50" East, a distance of 1335.25 feet from the intersection of the centerlines of Toll Gate Road and Refugee Road (County Road 7);

Thence, with the South line of said 72.3914 acre tract South 89 deg. 42' 35" East, a distance of 2211.40 feet to a set iron pin, the true place of beginning and Southwest corner of the herein described 15.0928 acre tract;

Thence, crossing said 72.3914 acre tract, North 00 deg. 20' 33" East, a distance of 1349.79 feet to a set iron pin in a North line of said 72.3914 acre tract, also being a South line of a 100.47 acre tract of land conveyed to E. Lemon et. al. By Deed of Record in Deed Book 479, page 330;

Thence, with said line, South 89 deg. 38' 14" East, a distance of 485.00 feet to a found iron pin at the Northeast corner of said 72.3914 acre tract, said iron pin being in the East line of Section 25, said section line also being the West line of Executive Estates Subdivision as shown on the recorded plat thereof in Plat Book 10, page 59;

Thence, with an East line of said 72.3914 acre tract and the West line of said Executive Estates Subdivision, South 00 deg. 09' 20" West, a distance of 599.91 feet to a found iron pin at the Southwest corner of said subdivision also being a corner of said 72.3914 acre tract, said iron pin also being the Northwest corner of an 11.78 acre tract of land conveyed to J. & E. Clark by Deed of Record in Deed Book 503, page 334;

Thence, with another East line of said 72.3914 acre tract, and the West line of said 11.78 acre tract, South 00 deg. 09' 08" West, a distance of 749.08 feet to a found iron pin at the Southeast corner of said 72.3914 acre tract also being the Northeast corner of a 48.60 acre tract of land conveyed to L. & M. Goldasich by Deed of Record in Deed Book 547, page 688;

Thence, with the South line of said 72.3914 acre tract and the North line of said 48.60 acre tract, North 89 deg. 42' 35" West, a distance of 489.45 feet to the true place of beginning, containing 15.0928 acres, more or less, subject to all legal easements and right-of-ways. AS RECORDED IN DEED BOOR 567, PAGE 729.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 0.082 ACRES:

Situated in the State of Ohio, Fairfield County, Violet Township, also being a part of the southeast quarter of Section 25, Township 16, Range 20 Refugee Lands, and being a portion of a 38.11 acre tract as conveyed to Michael D. & Mandy S. Stenson as described in Official Record 692, Page 852, and being more particularly described as follows:

Commencing at the intersection of Refugee Road (right-of-way varies) and Toll Gate Road NW (30' wide right-of-way),



said point also being the southwest corner of the southeast quarter of Section 25, thence,

Along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of one thousand three hundred thirty-four and fifty-one one-hundredths feet (1,334.51') to a point; said point being along the centerline of Toll Gate Road NW, said point also being along the north-south half section line of Section 25, said point also being a southwesterly corner of said 38.11 acre tract, said point also being the northwesterly corner of a 3.447 acre tract as conveyed to Robert S. & Michele M. Snedegar as described in Official Record 1364, Page 250, Tract One: said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Continuing along the centerline of Toll Gate Road NW, also being along the north-south half section of Section 25, North 00° 29' 10" West, for a distance of eighty and eighty-five one-hundredths feet (80.85') to a point, said point being a northwesterly corner of said 38.11 acre, said point also being a southwesterly corner of a 5.010 acre tract as conveyed to H. Michael Howes and Rebecca Doll-Howes as described in Deed Book 567, Page 599; thence,

Along a portion of a northerly line of said 38.11 acre tract, also being along a portion of the southerly line of said 5.0101 acre tract, North 89° 37' 28" East, for a distance of forty-five and six one-hundredths feet (45.06') to an iron pin set; thence,

Along a new division line through said 38.11 acre tract, South 01° 00' 50" West, for a distance of eighty-one and one one-hundredths feet (81.01') to an iron pin set, said point being along a southerly line of said 38.11 acre tract, said point also being along the northerly line of said 3.447 acre tract; thence,

Along a portion of a southerly line of said 38.11 acre tract, also being along a portion of the northerly line of said 3.447 acre tract, South 89° 47' 55" West, for a distance of forty-two and ninety-four one-hundredths feet (42.94') to the point of beginning, containing 0.082 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in June, 2006.

Iron pins are to be set after final construction of roadway improvements, and are to be 5/8" diameter rebar 30" long with yellow plastic identification caps stamped "Kleingers & Assoc".

Basis of bearings for the above-described courses is the centerline of Refugee Road being North 90° 00' 00" West as shown on "Huntington Hills" subdivision plat as recorded in Plat Book 10, Page 91.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

DESCRIPTION OF 0.069 ACRES:

Situated in State of Ohio, Fairfield County, Violet Township, also being a part of the southeast quarter of Section 25, Township 16, Range 20 Refugee Lands, and being a portion of a 38.11 acre tract as conveyed to Michael D. & Mindy S. Stenson as described in Official Record 692, Page 852, and being more particularly described as follows:

Commencing at the intersection of Refugee Road (right-of-way varies) and Toll Gate Road NW (30' wide right-of-way), said point also being the southwest corner of the southeast quarter of Section 25; thence,

Along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of one thousand seven hundred fourteen and eighty-one-hundredths feet (1,714.81') to a point; said point being along the centerline of Toll Gate Road NW, said point also being along the north-south half section line of Section 25, said point also being a southwesterly corner of said 38.11 acre tract, said point also being the northwesterly corner of a 5.0101 acre tract as conveyed to H. Michael Howes & Rebecca Doll-Howes as described in Deed Book 567, Page 599; said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Continuing along the centerline of Toll Gate Road NW, also being along the north-south half section line of Section 25, North 00° 29' 10" West, for a distance of sixty and twenty one-hundredths feet (60.20') to a point, said point being a

northwesterly corner of said 38.11 acre tract, said point also being the southwesterly corner of a 12.5344 acre tract as conveyed to Harry W. Myers Jr. & Keltah M. Myers as described in Official Record 1317 Page 512; thence,

Along a portion of a northerly line of said 38.11 acre tract, also being along a portion of the southerly line of said 12.5344 acre tract, North 89° 37' 20" East, for a distance of fifty and zero one-hundredths feet (50.00') to an iron pin set; thence,

Along a new line through said 38.11 acre tract, said line being parallel and 50.00' distant to the centerline of Toll Gate Road NW, South 00° 29' 10" East, for a distance of sixty and twenty one-hundredths feet (60.20') to an iron pin set, said point being along a southerly line of said 38.11 acre tract, said point also being along the northerly line of said 5.0101 acre tract; thence,

Along a portion of a southerly line of said 38.11 acre tract, also being along a portion of the northerly line of said 5.0101 acre tract, South 89° 37' 28" West, for a distance of fifty and zero one-hundredths feet (50.00') to the point of beginning, containing 0.069 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License NO. 7978, based on a survey performed by Kleingers & Associates in June, 2006.

Iron pins are to be set after final construction of roadway improvements, and are to be 5/8" diameter rebar 30" long with yellow plastic identification caps stamped "Kleingers & Assoc".

Basis of bearings for the above-described courses is the centerline of Refugee Road being North 90° 00' 00" West as shown on "Huntington Hills" subdivision plat as recorded in Plat Book 10, Page 91.

Commonly Known As: 12330 Toll Gate Road Northwest, Pickerington, OH 43147

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 12/20/21

036-00900.10



20210906000  
FILED FOR RECORD IN  
FAIRFIELD COUNTY, OH  
11:00 AM NOVEMBER 11, 2021  
04/21/2021 01:07 PM  
DEED 34.00

TRANSFERRED

REAL ESTATE CONVEYANCE

APR 14 2021

FEE \$ 6880.00

EXEMPT #

*John A. Slattery, Jr.*  
County Auditor Fairfield County, Ohio

*John A. Slattery, Jr.*  
County Auditor Fairfield County, Ohio

Return Documents To: Midwest Home Title Agency, LLC, 495 Executive Campus Drive, Westerville, Ohio 43082  
Order No.: 2098261

### GENERAL WARRANTY DEED By a Limited Liability Company

KNOW ALL MEN BY THESE PRESENTS; That **Mason Family, Ltd.**, the grantor, a limited liability company organized and existing under the laws of the State of Ohio for Ten Dollars (\$10.00) and other good and valuable consideration paid, grants with general warranty covenants, to **Rockford Homes, Inc.**, the following Real Property:

Situated in the State of Ohio, County of Fairfield and Township of Violet and being situated in the northeast quarter of Section No. 25, Township No. 16, Range No. 20 Refugee Lands and bounded and described as follows:

Beginning at a point 13.47 chains south of a stone at the northwest corner of the northeast quarter of section No. 25; thence from said beginning point south on the half section line 27.32 chains to the southwest corner of said quarter section; thence south 89° 42' east 40.98 chains to a stone at the southeast corner of said quarter section; thence north on the Section line 22.81 chains to a point; thence north 89° 38' west 24.81 chains to a point; thence north 25' west 4.46 chains to a stone; thence North 89° 45' west 16.15 chains to the place of beginning containing 100.74 acres more or less as surveyed by T. R. Schopp December 6 and 7, 1911

Reference being had to Volume 10 Survey 3625 Records Fairfield County Engineer's Office and to Volume 225, Page 453 of the Deed Records of Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY FAIRFIELD COUNTY  
AUDITOR/ENGINEER TAX MAPS  
BY AA DATE 9/13/21  
036-00887-00

Parcel No: **0360088700**  
Known As: **12648-12650 NorthWest Toll Gate Road, Pickerington, OH 43147**  
Tax Mailing Address: 999 Polaris Parkway  
Suite 200  
Columbus, Ohio 43240

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record.

Prior Instrument Reference: Book 687, Page 475 of the Deed Records of Fairfield County, OH.

Signature(s) and Notary Acknowledgment on Next Page



Executed this 9<sup>th</sup> day of April, 2021.

Mason Family Ltd.

By: *Gay Armat*  
Its: *Gary Armentrout*  
*Manager*

State of, *Ohio*  
County of, *Franklin* SS:

The foregoing instrument was acknowledged before me this *9<sup>th</sup>* day of April, 2021 by *Gary Armentrout* of **Mason Family Ltd.** on behalf of said limited liability company.

*Johnna Evans*  
Notary Public



**JOHNNA EVANS**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

This instrument prepared by:  
**Paul C. Thompson, Esq., 4040 Embassy Parkway, Suite 310**  
Return Documents To: Midwest Home Title Agency, LLC, 495 Executive Campus Drive, Westerville,  
Ohio 43082

**EXHIBIT B**

ZONING REGULATIONS APPLICABLE TO  
VIOLET TOWNSHIP NEW COMMUNITY DISTRICT

[Township Zoning Code Attached]

**DEVELOPMENT TEXT FOR SYCAMORE GROVE PLANNED RESIDENTIAL  
DISTRICT, TOLLGATE ROAD  
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO  
Revised December 2020 – Trustees Consideration**

Applicant: Rockford Homes, Inc.

Developer: Rockford Homes, Inc. 990 Polaris Parkway, Ste. 200  
Columbus, OH 43240

Engineer/Planner: Todd Faris, Landscape Architect, Faris Planning and Design  
Michael Reeves, PE, Kimley-Horn Engineering

Property: 100.685 acres, 12648 Tollgate Road NW, Pickerington, Ohio  
Mason Family Ltd. (current property owner)

36.814 acres, 12330 Tollgate Road NW, Pickerington, Ohio  
Tollgate Road, Ltd. (current property owner)

Tax Parcel Nos.: 0360088700 (100.65 ac); 0360090010 (36.81 ac)

Notes: In the event a standard, use, provision or requirement is not provided under this planned district text, the standards, use, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply.

The applicant reserves the right to alter the name of the community from “Sycamore Grove” based on further market analysis.

**Exhibit Table:**

- I. Engineering Plan Exhibits
  - Subarea A (+/-100.685 acres) Engineering Plan Exhibits
    - A-1 Existing Conditions and Demolition Plan
    - A-2 Record Survey
    - A-3 Site Plan and Phasing
    - A-4 Utility Plans
    - A-5 and A-6 Sight Distance
  - Subarea B (+/-36.814 acres) Engineering Plan Exhibits
    - A-1 Existing Conditions and Demolition Plan
    - A-2 Record Survey
    - A-3 Site Plan and Phasing
    - A-4 Utility Plan



II. Development, Illustrative and Landscape Plan Exhibits

A-1.1 – Development and Illustrative Plan, including data table, reserves, typical lot and wetlands.

Exhibit B - Tollgate Frontage and Landscape Concept Plan

Exhibit C – Tot Lot Concept Plan

Exhibit D – Tollgate South Gathering Space Concept Plan

Exhibit E – Entry Feature Enlargement

Exhibit F – CBU Locations and Details

III. Miscellaneous Text Exhibits

Exhibit G – Pool Fence and Yard Fence Specifications

Exhibit H – Open Space areas to be fined mowed and succeeding to natural.

Exhibit I - Morrison Sign Company – Model Home Signage Exhibit

Exhibit J – Bollard Location Exhibit

Exhibit K – Conservation Education Plaque Location Exhibit

**Project Narrative:**

The Sycamore Grove Planned Residential District consists of approximately 137.50+/- acres located east of Tollgate Road NW, south of Mamie Drive and west of Saylor Road to be developed under this uniform zoning text and the accompanying development plans. The northern most parcel (PN 0360088700) consists of 100.685 acres and is herein referred to as Subarea A. The southern-most parcel consists of 36.814 acres (PN 0360090010) and is herein referred to as Subarea B. It is planned that both Subareas are to be developed by Rockford Homes and are subject to this zoning application and the development standards specified herein and on the attached plans. Both parcels are currently zoned R-2, Single Family Residential and are currently farmed, with existing residences and accessory buildings. A stream corridor, woods, wetlands and topographical changes are the natural conditions that characterize the existing site. Plan Exhibit sheet A-1 documents existing conditions and shows existing buildings to be removed, current farmed areas, the stream corridor, wooded areas to be removed and expected to remain and topographical changes on site.

Currently located adjacent to the proposed development are the following:

- To the West – Tollgate Road borders the property, along with existing large lot single-family homes, which are zoned R-2.
- To the North – Large lot single-family homes developed with Mamie Road as the Tollgate Estates subdivision, which is zoned R-2.
- To the South – Undeveloped, wooded acreage, agricultural lands, along with large lot, single-family homes, which are zoned R-2.
- To the East – Subdivision style development across the Liberty Township line named the Executive Estates, which is zoned R-2.

Applicant Rockford Homes is requesting to rezone the property to Planned District-Residential, with a uniform and consistent development plan, text and standards that shall apply to the entire 137.50+/- acre tract and both subareas. The proposed development will consist of 239 detached single-family homes on fee simple lots. The lots will be a minimum of 65' x 130' in Subarea A and 65' x 120' in Subarea B to provide a variety of lots and home sizes. The development will have a gross density of +/-1.74 du/ac and a net density of +/- 1.99 du/ac. All homes shall have a minimum two-car garage. The homes and lot sizes are designed to meet changing demands in the housing market for updated and amenitized homes on more manageable lot sizes with greater common Open Space. Such lot sizes and quality homes equate to value in the market, while allowing the community to structure Open Spaces in larger configurations for more common enjoyment, to preserve natural areas and to buffer neighboring properties. With such lot sizes and development pattern, the percentage of Open Space that is preserved significantly exceeds more traditional large lot development and typical single-family code standards.

As the Subareas are in different ownership currently, they could be developed and built by different developers. However, regardless of the final developer of record for each Subarea, the standards of this development text shall apply uniformly to this planned residential district.

Acreage	137.50
Number of Lots	239
Gross Open Space Areas/Percentage	70.23+/- acres (51.07%)
(Includes ponds E and F, wetlands, buffers and stream corridor.)	
Right-of-Way Acres	17.54+/- acres
Net Density	1.99+/- du/ac
Gross Density	1.74+/- du/ac

**Permitted Uses:**

All lots in the development (both Subareas A and B) shall be used for single-family residential purposes and related features and amenities depicted on development plans and shall meet the requirements set forth in this text. Not more than one home is



permitted on each lot. No building shall be erected, altered, placed or permitted to remain in any lot that would exceed two and one-half (2-1/2) stories in height or thirty-eight (38) feet from the finish grade of the building. Permitted improvements on lots shall consist of room additions and structures which include an attached garage, an uncovered, covered and/or enclosed patio, pergolas and yard fences both as specified for individual lots and to protect in-ground swimming pools as needed and as further described herein and in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Homeowners' Association Documents").

The development will consist of development areas, Open Spaces, the natural stream corridor, wooded reserves/No Build Zones, buffers, entrance way amenities and other features screening the development from the public roadway, paths, mounding and screening, a playground, a community gathering area, and stormwater facilities (ponds) to be owned and maintained by the homeowners' association. The Open Spaces shall be improved as depicted on plans to promote active and passive uses and the enjoyment of natural areas. Open Spaces are further described herein.

Cluster mailbox (CBU) locations are permitted subject to USPS regulations, local Postmaster approval and subject to review by the zoning officer at the time of final development plan. Preliminary cluster mailbox (CBU) locations and details are shown on Exhibit F.

Home occupation uses may be permitted in accordance with the provisions of the Violet Township Zoning Resolution.

Well-maintained, on-lot vegetable gardens for personal, household consumption are permitted under standards described herein.

**Model Homes:**

Up to two model homes per subarea (four total model homes with two each in both Subareas A and B) shall be permitted as uses during the development and sales periods in the Sycamore Grove Planned District. Usage of the model homes in the respective subareas shall terminate when the zoning certificates of compliance have been issued for ninety percent (90%) of the lots within each subarea. In addition to the construction of model homes within the development, the applicant will limit the associated signage for model homes to one sign per model home not to exceed twelve (12) square feet. The sign shall not be located closer than ten (10) feet from the edge of the right-of-way and landscaped at the base. Permitted model home signage specifications are included in Morrison Sign Company Text Exhibit I under this text as provided.

**Prohibited Uses:**

No other structure including detached accessory buildings with the exception of those listed as permitted uses herein shall be constructed, erected, placed or permitted to remain upon any lot or in any common area, Open Space, buffer area or No Build Zone, as defined herein, that are owned by the Homeowners' Association and regulated under



community covenants and deed restrictions. The word "structure" as used herein includes anything on a lot which may affect the appearance of such lot, including but not limited to, an above-ground swimming pool, barn, greenhouse, coop, cage, animal run, storage shed, outbuilding, house trailer, or any other temporary or permanent improvement on such lot. No temporary storage unit shall be allowed on any lot, except that temporary portable storage units that are related to home remodeling shall be allowed for a period not to exceed two weeks to facilitate such remodeling. However, notwithstanding the foregoing, above ground yard fences or those safety fences associated with in-ground pools are specifically defined as permitted uses within this text.

No building shall be located on any lot outside the established front building setback line under this text or nearer to a side yard line than the minimum building setback lines shown on the recorded plat; provided however, if the appropriate governmental authority shall grant a variance to such setback lines, then the requirements hereof may be modified. No portion of any lot nearer to any street than the building setback lines shown on the recorded plat shall be used for any purposes other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of the lots for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants, or for small statuary, entrance ways, fountains or similar ornamentations for the purpose of beautifying said lots.

No trade or commercial activity shall be conducted upon any lot except for permitted Home Occupations with a Conditional Use Permit, nor shall anything be done thereon which may become an annoyance or nuisance to any of the owners to any of said lots in the Subdivision.

Notwithstanding the foregoing, the developer, its successors and assigns, may perform its development activities within the subdivision and the developer may maintain a home sale model within the subdivision and may conduct sales activities from such model in accordance with the requirements and provisions of the Violet Township Zoning Resolution Section 3AA8(E)(1).

Commercial agricultural production and uses are prohibited on any lot or Open Space area in developed phases and after the overall site is fully developed. Ongoing crop planting and harvesting operations may continue within undeveloped phases as the site transitions from current farming to final development in phases. However, well maintained gardens for personal consumption are permitted but must be located in the rear yard at least ten feet from an adjoining lot line. Agricultural uses such as raising of chickens, poultry, or any other livestock shall be prohibited.

## **Utilities/Public Service**

### **Utilities:**

All utilities shall be underground except for telephone and cable pedestal and electric transformers. All utilities shall be constructed in accordance with the engineering drawings approved by Fairfield County Engineer.

**Waterline:**

An existing water line is in place on the east side of Tollgate Road maintained by Fairfield County Utilities that will provide service to the site.

**Sanitary Sewer:**

The proposed sanitary sewer to serve the Sycamore Grove planned district is located adjacent to Sycamore Creek on Fairfield County Parcel 0360090033 owned by Ignacio Castellanos adjacent to Refugee Road. An existing 18-inch sewer was extended to the north side of Refugee Road. A proposed 15-inch sewer will connect to the existing manhole and route through an easement to the southwest corner of Subarea B. The sewer will extend through the development to serve Subareas A and B. (See utility plan Exhibits A-4)

**Storm Water Facilities, Controls and Drainage:**

Existing drainage generally flows from northeast to southwest on the northern parcel (Subarea A) and from the north to the southeast and southwest on the southern parcel (Subarea B). Four retention ponds are proposed in the western portion of Subarea A, with one additional pond incorporated into the large central Open Space. Two ponds are located at the southern portion of Subarea B. Preliminary storm water calculations, sizing and design are depicted in plan Exhibits, and are subject to adjustment based on the outcome of the zoning process and final regulatory and engineering approval by the Fairfield County Engineer's office. (See utility plan Exhibits A-4)

All storm water retention ponds shall be constructed by the developer and shall include the installation of a safety ledge within the ponds as approved by the Fairfield County Engineer's Office and/or in compliance with any adopted subdivision regulations. All storm water sewer structures and storm water retention ponds shall be a part of the drainage maintenance district per the Fairfield County Subdivision Regulations. Every storm water retention pond shall have a minimum of one (1) fountain or bubbler located within each pond for aeration. Plan Exhibits detail which ponds will include fountains or bubblers. (See illustrative site plan, A-1.1) The storm water retention ponds, facilities, lines, structures and fountains/bubblers shall be maintained by the HOA.

Note on utility locations and No Build Zones: The No Build Zone designations in this text and on development plans are subject to adjustment with final engineering plans, and the allowance for the placement of utilities, street and utility crossings, storm water facilities, positive drainage needs and tree plantings, along with ongoing maintenance as necessary but no build areas shall



be restored after such placement and otherwise be kept in a natural or appropriately programmed state.

**Safety Services:**

Fire and EMS service shall be provided by Violet Township Fire Department and law enforcement shall be provided by the Fairfield County Sheriff.

**Design Standards for the Development:**

- Subarea A 100.685 ac; 174 Total Lots  
65' x 130' (minimum)
  
- Subarea B 36.814 ac; 65 Total Lots  
65' x 120' (minimum)
  
- Lot Size
  - Minimum Lot Width (at the Building Line) Sixty-Five (65)
  - Minimum Lot Areas 8,450 square feet (Subarea A)  
7,800 square feet (Subarea B)
  
- Building Setbacks
  - Front (Building Line) 30 feet
  
  - Minimum Side Yard 7.5 feet each side
  
  - Minimum Rear Yard 25 feet
  
- Minimum Home Size
  - One-story 1,550 square feet (excluding garage)
  - Two-story 1,800 square feet (excluding garage)
  
- Maximum Lot Coverage 45%
  
- Maximum Building Height 38 feet
  
- Driveway Setback 2 feet minimum

**Architectural Standards:**

- Exterior Finishes for all Homes: All homes shall have exterior finishes consisting of brick, stone, cultured stone, wood, stucco, cementitious fiber siding, Hardie



Plank and vinyl siding with a nominal thickness of 0.42 gauge or foam backed "Crane Board" or similar materials. Model homes shall include 25% natural and/or masonry treatments on front elevations in order to demonstrate the mix of materials expected in the community.

- Exterior Paint Colors: Earth tones and neutral colors shall predominate as the overall color scheme for the homes, and on exteriors for the siding, doors, shutters, facias, cornices, soffits and miscellaneous trim, however, accent colors that are complementary and/or are part of an overall architectural style shall also be permissible.
- Porches: Front porches shall be encouraged, but not required, on the homes based on their architectural style. Garages may extend up to two feet forward from the front plane of the living space of the homes, but this shall only be allowed in cases where a porch is also utilized that is at least two-thirds as wide as the home measured against the width of the front living space of the home. When a porch is included that is less than at least two-thirds as wide as the front living space of the home, or no porch is utilized, the garages shall be even with the front plane of the home or recessed behind the front plane of the home.
- Chimneys: Direct vent and cantilevered chimneys are permitted as well as wood burning fireplaces with a foundation. All chimneys shall be constructed of exterior finishes allowed by the home.
- Windows: Windows located on all four sides of the house must be treated in the same manner as the windows at the front of the house. All windows shall be traditional single, fixed, double hung or casement style.
- Shutters: Shutters shall be used judiciously and not on every window. Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered.
- Garages and Driveways: All homes shall have a minimum of two (2) car attached garage. All homes will have a minimum of four (4) parking spaces on each lot, two (2) within the garage and two (2) in front of the garage on driveways. Driveways shall have a minimum depth of 20 feet from the face of the garage to the public right-of-way.
- Shingles: All homes shall have dimensional type shingles.
- Skylights and Roof-top Solar Panels: Skylights in the roof and roof-top solar panels are permitted provided they are not located at the front façade of the home and are not visible from the street.

- Gutters and Downspouts: Gutters and downspouts may be constructed of extruded aluminum. All drainage from the gutters and downspouts shall be underground and either taken to the street or other drainage facilities subject to the approval of Fairfield County. Walkouts may have rear downspouts which drain to the rear yard swales.
- Mailboxes: Central mailbox locations shall be incorporated into the development plan in available Open Space as generally depicted on development plans, (see Exhibit F) subject to postal regulations and review at the final development plan stage with the township zoning officer.
- House Numbers: House numbers shall be located consistently throughout the development, clearly on the front of the homes (or on attached garages) and in a location readily visible from the street.
- Note: The home elevation examples submitted with this PRD application are meant to be illustrative of the type and style of homes that comply with the standards of the zoning text and could be built at Sycamore Grove. However, such home elevations are examples only, and are subject to change, refinement, customization, substitution and/or upgrading as customer and market demands evolve. Whether the home elevations are built as shown, or other models and elevations are chosen and built, all homes constructed shall meet the standards of and comply with this PRD development text.

**Miscellaneous Standards:**

- Homeowners' Association: Every owner of a lot shall be required to become a member in a forced funded homeowners' association. (HOA) The homeowners' association responsibilities are set forth in general terms in this text and shall be further detailed within the Declaration of Covenants and Restrictions at the time of the final development plan approval when development and engineering details are finalized. The HOA duties include but shall not be limited to: enforcing deed restrictions; collecting and budgeting fees to carry on its responsibilities; ownership, maintenance and protection of Open Spaces, including all common and community areas, wooded areas, wetlands, and stream corridors; enforcing "No Build Zones"; maintaining playground and community amenities, storm water ponds, entry features and related foliage, and to maintain street trees when the responsible homeowner fails to do so. Sample declarations and deed restrictions are attached to this application and are meant to be illustrative of the HOA's duties, and scope of authority. The final Declaration of Covenants and Restrictions shall be revised as necessary and reviewed by the Violet Township Trustees upon zoning approval, and at the time of final development plan approval, and prior to their recording at the Fairfield County Recorder's Office.



- Utility Meters/HVAC: All utility meters shall not be located in the front of the lot but shall be located at the side or rear of the structure, and shall be located a minimum of 5 feet from the front façade. HVAC condensers and similar mechanical fixtures shall be located at the rear of the home and shielded from the street.
- Trash Containers: Trash containers shall be stored within the garage or outside in an area that is screened. In no case shall they be stored or located within the front of the house.
- Fencing on Lots: Pool fencing shall be permitted on lots, which is required by law to surround an in-ground swimming pool. Such fencing shall be in accordance with the Violet Township Zoning Resolution. Such pool fencing is specified in deed restrictions, and generally shall enclose an area not in excess of two (2) times the water surface of an in-ground swimming pool. Pool fences shall be constructed of metal or aluminum with a black finish. Other backyard fencing is permitted on lots as yard and security fencing not to exceed forty two (42) inches in height and designed as equestrian style, wood smooth board, (one inch by six inch boards), with three rails as specified in deed restrictions, with optional wire mesh back, left natural or stained black. Fences may not extend closer to the street line than the front yard building setback line. On corner lots, fences shall not extend closer to the street than the building line. Any pool fencing and on-lot fencing shall be constructed of the style in accordance with the homeowners' association documents and specifications, and shall be the same as specified in Text Exhibit G, attached hereto.) No chain link fences are permitted. Fencing shall not obstruct or impede the drainage and/or flood routing on the lot. Fencing on lots is subject to further regulations, requirements and restrictions by the Fairfield County Engineer with regard to platted easements and/or the prohibition of structures including fencing within such easements.
- Swimming Pools and Spas/Hot Tubs: Above ground swimming pools shall be prohibited. All swimming pools must be in-ground construction and fenced in accordance with the requirements and provisions of the Violet Township Zoning Resolution. No spa/hot tub measuring more than fifty (50) square feet shall be constructed or maintained above the finished grade of the Subdivision. Spas/hot tubs maybe permitted as long as they are fenced and screened from the adjoining property owners. All swimming pools and spas/hot tubs shall be located in the rear yard and no closer than fifteen (15) feet from the rear and side yard property lines in accordance with the requirements and provisions of the Violet Township Zoning Resolution. Swimming pools and spas shall be drained, refilled and maintained in accordance with the requirements and provisions of the Violet Township Zoning Resolution.



- Pergolas on individual lots: A pergola is a garden feature detached from the house forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, and is defined as a permitted use on lots within this planned district. Pergolas may be constructed in the rear of the lot, but not within the applicable side and rear yard setbacks. Pergolas are prohibited in the front or side of the house. Pergolas may be constructed within six (6) inches of the house.
- Antennas: Television and radio antennas including dish-type satellite signal receiving earth station over twenty-four (24) inches in diameter shall be prohibited on the exterior of any house or building, except as otherwise governed and/or provided under federal regulations. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any lot in the Subdivision. Any antennas not prohibited above shall none the less be placed in such a manner so as to be hidden from sight from ground level.
- Recreational Equipment: Recreation equipment, including but not limited to swing sets, slides, jungle gyms and other similar equipment shall be permitted on lots only if such equipment is not located within the front, side or rear yard setbacks.
- Vehicles Not in Use: Inoperable vehicles shall be stored within an enclosed structure and not outside.
- Pleasure and Utility Vehicle and Equipment Parking and Storage: No truck, trailer, boat, camper, or other recreational vehicles, commercial vehicles (including commercial vehicles used for daily commuting) or utility vehicles and equipment, including mowers, tractors, and other lawn or garden equipment, shall be parked or stored on any lot unless it is in a garage; provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a lot and his/her family. Parking in mowed, grassed or other unimproved or undesignated parking areas is prohibited.
- Waste Disposal: No lot shall be used or maintained as dumping ground for rubbish, trash, scrap or used materials, debris and similar items. Trash, garbage or other waste shall not be kept except for composting of organic material/waste or in a sanitary container. All composting areas or equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and

screened from view from the street and abutting properties. Composting of organic material/waste shall be limited to an area no larger than thirty (30) square feet, shall be restricted to covered containers/enclosed compost structures and not located any closer than within (ten) 10 feet of any adjoining property line.

- Outside Storage: No open storage of trash, debris, scrap or used materials, equipment, building materials or similar materials shall be stored or maintained on any lot in the Subdivision.
- Tree Lawns: Tree lawns located within the street right-of-way between the edge of pavement of the street and the street right-of-way shall be maintained by the contiguous lot owner. Tree lawns will be planted with grass.
- Street Trees:
  - a. Street trees shall be required on both sides of internal streets spaced at the average rate of one (1) tree per thirty-five (35) feet. At least one (1) tree shall be planted and maintained between the front façade of each home and the public sidewalk, uniformly located not less than five (5) feet from the edge of right-of-way to meet street tree commitments.
  - b. All street trees shall be 2.5 inches in caliper measured six (6) inches above the grade at installation.
  - c. Street trees/front yard trees shall be maintained by the contiguous lot owner or the HOA when there is not a contiguous lot owner. In the event a tree is removed, dies or is damaged, the lot owner shall replace such tree during the current planting season or, if such removal or damage occurs during winter months, during the next planting season, with tree(s) of a like number and variety. The HOA shall be secondarily responsible for this maintenance standard should the homeowner with the initial responsibility not perform this function. After providing written notice, the HOA may replace such removed, dead or damaged trees and charge the homeowner a reasonable fee for such services.

Lot owners shall be responsible for all maintenance and clean up associated with such street trees, which maintenance and clean up shall be completed within a reasonable time.

- Multi-Purpose Asphalt Paths: All asphalt paths within the Open Spaces shall be maintained by the HOA.



- Sidewalks: All sidewalks in the front or the side of the homes shall be maintained by the individual lot owners. Sidewalks that are adjacent to Open Spaces shall be maintained by the homeowners' association. Sidewalks within rights-of-way or to be used in public spaces shall be five (5) feet in width or otherwise shall meet county development standards and subdivision design specifications.

A private sidewalk will be connected from the front door or porch of the home to either the driveway or public sidewalk within the road right-of-way. These sidewalk connections from the front door or porch to the driveway or public sidewalk are to be maintained by the lot owner.

- Driveways: Driveways shall be eighteen (18) feet or less in width at right-of-way line. Sideloaded driveways shall be setback at least two (2) feet from the property line.
- Wetland Buffers: Wetlands buffers shall be provided for all wetlands required to be retained under the U.S. Army Corps of Engineers or OEPA permits. The buffer areas shall have a width not less than 25 feet, measured from the edge of the designated wetland, once established. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. During the development process, wetlands may be altered as allowed and in compliance with federal and state permitting regulations. Final wetlands delineation shall be subject to U.S. Army Corps of Engineers or the OEPA permitting. Wetland buffers are shown with this rezoning application (engineering Exhibit A-1.1 and A-3), but are meant only to demonstrate a preliminary evaluation at this stage and are subject to further wetlands delineation and permitting requirements at the final engineering stage of development, prior to final platting. Similarly, wetlands or wetlands buffers shown on lots only represent preliminary evaluations, and current location, as well as the intent is to preserve all wetlands, subject to final delineation and exact location determinations. Lots may be shifted with final engineering plans to protect wetlands or wetland buffers once exact locations are surveyed. No wetland buffer shall be located within any lot area within this planned district.
- Stream Buffer/Stream Corridor Protection: A riparian buffer shall be provided along the entire length and on both sides of the perennial stream channel identified on development plans. The buffer area shall have a width not less than fifty (50) feet, measured from the stream bank. The identified stream is located within areas designated as Open Space and the No Build Zone as shown on development plans.(Exhibit A-3) This buffer area shall be restricted from development, subject to permissible street crossing and utility placement, and managed to promote growth of vegetation indigenous to the area and capable of maintaining the structural integrity of the stream banks. The stream buffer is



placed in designated Open Space accessible for public use for passive and active recreation and is a preserved natural site amenity as defined in code sections 3V3-02 ( C )(1) and (2). No buildable portion of any lots will include the stream corridor protection zone. The stream corridor protection zone will be designated on the final plat as a no build and no disturb zone.

- No Build Zones - In general, “No Build Zones” and/or “No Disturb Zones” mean that most perimeter and other Open Space areas, (the perimeter portions of reserves A, I, the perimeter portions of reserve G, and most of reserve C away from Tollgate Road) and the stream corridor protection setback of fifty (50) feet on either side of the stream as shown on development plans (engineering Exhibit A-3) in portions of reserves A, C and D are to be left in a natural state and/or allowed to revert to a natural state after the development period. Within No Build Zones no structures and no alterations of any kind may be permitted, except those necessary for the development process as specifically provided for herein. Healthy trees in these areas are to be undisturbed, with the allowance for the removal of dead, dying or hazard trees in keeping with good forestry practices. The No Build Zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state. (See engineering Exhibit A-3 for No Build Zone areas.) No Build Zones are to be owned and maintained by the HOA.
- During the sales process, the applicant and/or developer of record for each Subarea will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone, encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property.
- Lighting:
  - a. Street Lights: The developer shall install street lights within the development that complies with the requirements of the Fairfield County Subdivision Regulations. The cost of the electricity shall be paid for and the street lights shall be maintained by the HOA.
  - b. Entry lighting: Low-voltage shielded up-lighting may be located within entry reserves as accent lighting for the entry sign and landscaping.

- c. Exterior Home Lighting: Low-voltage shielded up-lighting may be used on the exterior of the home and landscaping as accent lighting. Outdoor lighting for safety, security and walkways to and from the home shall be cut-off shielded down-lighting.
- Vacant Lots: All unplatted, undeveloped and/or vacant lots that have been platted shall be mowed and maintained during the development period prior to their being developed, unless used as agricultural in case of unplatted areas. Such lots and areas shall be kept free of debris and no construction materials shall be stored on the vacant lots, provided however, these construction materials may be staged within proximity to the construction trailer provided such area is not visible from public view. Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. No platted lot may be used for agricultural purposes other than the exception herein for gardens for household consumption.
- Easements: Structures including fences and pergolas are not permitted within platted easements.
- Phasing: The developers anticipate moving forward with the first phase in early 2021. The subdivision will generally develop in five (5) separate phases of approximately 45 to 60 homes on average built and sold per year for approximately six (6) years. The number of homes built per year and the total development period may change due to market conditions. The subdivision will generally be constructed beginning from the west to east as phases are added. (See engineering Exhibit A-3 for proposed phase lines). Agricultural uses of the areas of the property that are not yet subject to a final plat may continue to be used for such agricultural activity. Any existing structures, including houses or barns and their associated improvements, such as walkways and driveways, shall be removed in their entirety as development proceeds. All existing septic and wells will be abandoned per the regulations of the Fairfield County Department of Health.

**Circulation/Vehicular and Pedestrian:**

- Vehicular Access: The development will have two (2) vehicular access street connections, both to/from the west from Tollgate Road. The northern access is limited to a Right-in/Right-out design. Internal street connections connect the northern and southern development subareas and future stub streets are provided to the south and east.
- Pedestrian: The development consists of sidewalks on both sides of the street installed per county development standards where placed in rights-of-way or unless otherwise noted on the development plan. All sidewalks in the public right-of-way shall meet county subdivision regulations and standard designs. A five (5)



foot wide multi-purpose asphalt path is depicted on development plans and shall be installed as generally depicted along Tollgate Road for future connection. Paths connect the playground and central Open Space to the sidewalk system in Subarea A in four directions. A concrete path connects the community gathering area in Subarea B and the central Open Space to the sidewalk system in four directions. All sidewalks in the front or side of homes shall be maintained by the individual lot owners. Sidewalks and paths that are adjacent to or located within Open Spaces shall be maintained by the homeowners' association.

**Open Spaces:**

The development includes Open Spaces consisting of 70.23+/- acres and 51.07+/-% of the site on a gross basis. As noted on engineering cover sheet site statistics Exhibits, acreages for stormwater basins E and F, and the stream corridor are included in this Open Space calculation. All Open Spaces, including all Open Space reserves, facilities within Open Spaces, ponds, storm water facilities, playground equipment, entry features, natural areas, community amenities and anything within such reserves and areas are to be owned and maintained by the HOA after the development period and conveyed by the developer to the HOA at such time when ninety percent (90%) of the homes are transferred to lot owners. The Open Spaces, and areas such as the stream corridor, are intended for passive and active recreational uses and enjoyment of preserved natural features, as well as to establish and protect trees, wooded areas, wetlands, stream corridors, other natural features. The main purpose of perimeter Open Space is to provide buffers for neighboring properties and preserve trees and other natural features. Much of the perimeter areas and stream corridor are to be enforced as No Build Zones as detailed above and on engineering plan Exhibit A-3.

Prior to the Open Spaces being transferred to the HOA they will be maintained by the developer. The Open Spaces will remain as Open Space in perpetuity with effective protections and enforcement rights as reflected in covenants and deed restrictions, this text and/or included on plat commitments.

The improvements/amenities located within the Open Spaces shall be constructed at such time as the phase or section that includes each Open Space is developed and platted. These shall include the entry features and improvements along Tollgate Road and other enhancements to buffer areas depicted as plan commitments, the playground area depicted in Subarea A, Reserve E and the community gathering patio and green space depicted in Subarea B, Reserve G.

To the extent possible the developer intends to maintain the existing tree rows and woods located along the perimeter of the entire development and property, within the stream corridor setback, and other areas, subject to final engineering, street and utility locations, grading and storm and sanitary sewer placement and maintenance. Outside of the areas designated for removal as depicted on engineering Exhibit A-1, wooded areas are expected to remain subject to the allowances noted in this text. Exact tree stands, trees



and natural locations to be preserved within No Build Zones are to be delineated on final development plans as they are subject to such utility installation and crossings determined at the time of final engineering.

In Subarea A, trees are also to be maintained along the eastern and portions of the southern and northern property lines as buffers to neighboring owners and subject to "No Build Zone" provisions as identified in development plans, on final plats and within deed restrictions. Installations along Tollgate Road and the western border area of Subarea B against the existing Myers property, which are more managed and "manicured" in appearance, are not included in the No Build Zone designation. The commitments for both the Tollgate Road improvements and Subarea B western property buffer are detailed within this text and depicted on development plans. (See Plan Exhibits B, E, D and A-1.1 the illustrative plan Exhibit.) In general, internal Open Spaces and portions of the entry and Tollgate Road areas are to be fine mowed to allow turf areas for active recreation and in some cases to allow access.

Text Exhibit H an overall Development Plan exhibit as color-shaded and attached to this text depicts the different maintenance plans and treatment for different Open Space areas and shows areas to be: a) finely mowed; b) "bush-hog" mowed twice per year to establish meadow areas; and c) left in a natural state.

After the completion of the development infrastructure, and subject to ongoing utility maintenance needs, the existing trees, shrubs and plantings in common areas and all reserves shall be maintained by the HOA and shall not be disturbed or removed except for dead or decayed trees that pose a danger to the health, safety and welfare to the public and homeowners.

The placement of structures by homeowners, temporary or permanent of any kind, or other installations such as bridges, paths, recreational equipment, gardens, sheds, or storage, or any other alterations, changes in grading, tree removal, the dumping of yard waste or anything else, shall be prohibited in any common area, Open Space, wetlands, the stream corridor, established buffer areas and No Build Zones, as defined herein. This provision is not meant to include the committed improvements of paths, bridges or recreational structures to be installed by the developer.

Wood bollards, un-painted and in their natural color and of at least 36" in height and 4"x4" in width shall be placed at the rear lot corners of the lots and areas depicted on Text Exhibit J, an overall Development Plan exhibit as marked and attached to this text. In general terms, such bollard placement is meant to delineate private lot lines from common open spaces, No Build Zones and protected natural areas and is shown at roughly one in every three to one in every two lots, with greater frequency where private lots border protected natural areas.

During the sales process, the applicant and/or developer of record for each Subarea will disclose via a Notification Addendum that certain lots border or are near the designated Stream Corridor Protection Zone, that this is a no-disturb and no-build zone,

encroachments and alterations are prohibited and violations of this area are subject to enforcement under the HOA documents and the approved zoning for the property

Such prohibitions shall be enforced by the Homeowners' Association and regulated under community covenants and deed restrictions.

### **Perimeter Property Buffers**

#### **Subarea A:**

100-foot perimeter buffer and No Build Zone along the northern property line.

100-foot buffer along the eastern and the eastern most portion of the southern property line, where existing tree buffers are to be maintained as No Build Zones.

The Tollgate Road frontage treatment as depicted on landscape plan Exhibits B and E.

#### **Subarea B:**

50-foot perimeter buffer and No Build Zone along the southern property line.

A minimum 75-foot perimeter buffer and No Build Zone along the eastern property line. The buffer widens to greater than 75 feet outside of Lots 52 through 57.

A uniform 75-foot buffer, which includes mounding, fencing and plantings as depicted on detail plan Exhibits, established along the western property line with the existing Myers property. (See Exhibits A-1.1 and D)

Note: The No Build Zone designations in this text and on development plans are subject to the allowance for the placement of utilities, street, pedestrian and utility crossings, storm water facilities, and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and/or otherwise be kept in a natural state. (See engineering Exhibit A-1-1 and site plan sheet A-3 for No Build Zone areas.)

#### **General Commitments within Open Spaces:**

**Tollgate Road Rural Character:** Along Tollgate Road, several commitments are made to increase interest, screen the homes from the road and maintain a rural character. An asphalt path shall be installed in a meandering pattern between undulating serpentine mounds averaging two to three feet in height. A black cross-buck fence with a double bottom rail is to be installed with lengths as depicted on plan Exhibits. The fence run is broken every 100 feet with stone columns installed with real stone and not pre-cast concrete elements. The mounds are to be planted with ornamental flowering shrubs and trees to provide a mix of colors for both fall and spring seasonal interest. Buffering techniques and drifts of evergreen and deciduous trees, along with mound placement are utilized to screen the backs and sides of homes from the public view from Tollgate Road. From the road view Lots 1, 4, 15, 16, 17, 18, 19, 20 and 21 are substantially screened with this approach. Flowering ornamental trees and shrubs frame an opening in the rail



fence between entry streets to provide views of the featured pond along the road. (See Exhibits B and E, as well A-1.1)

**Entry Features:** Community entry features include yard arm signage on stylized stone columns with cupolas (four total, two each at both entry streets) connecting to the cross-buck fence and stone columns treatment running the length of Tollgate Road. Mass plantings of flowering shrubs and perennials frame the entry areas at both entries to provide seasonal color. The entry features are reminiscent of earlier, rural community designs. (See Exhibits B, E)

**Playground description:** Subarea A, Reserve E is designed with playground equipment for younger children and mowed green spaces for more active recreation. In addition to the playground equipment, the area includes tree and shrub plantings, privacy mounds, benches, and paths connecting in four (4) directions as depicted on plan Exhibits A-1.1, and C.

**Community Gathering Area:** Subarea B, Reserve G features a concrete patio with seat walls and views to both an active recreational green space and a large pond with a fountain. Butterfly gardens, mounding and trees and other plantings provide interest and privacy to frame the gathering area. Connecting paths to the community's sidewalk system are provided. (See Exhibit D)

**Conservation Education Signage/Plaques:** Text Exhibit K, an overall Development Plan exhibit attached hereto, depicts potential locations, written examples and the general design of conservation education signage that is to be placed at the site to promote the protection and understanding of such features as the stream corridor, wetlands, woods, historic sites, natural themed play areas, and/or wildlife areas. The applicant commits that between 6 to 8 of such conservation education plaques of comparable type and design as those identified in Text Exhibit K will be placed on the site, consistent with the intent of this section, with the exact numbers of plaques, locations and messaging on the plaques to be determined by the applicant in consultation with the zoning officer as part of the final development plan.

#### **Open Space Descriptions and Purposes:**

Subarea A includes Reserves A through F amounting to +/- 49.76 acres gross Open Space (49.40%) as depicted on development plan Exhibits and engineering site statistics cover sheets. The reserves include passive and active Open Spaces for recreational uses, ponds, entry features, natural areas, preserved buffer areas and active play areas to be enjoyed by the residents and permanently owned and maintained by the HOA.

#### **Reserve Details and Purposes:**

Reserve A +/-24.59 acres – Includes a portion of the stream corridor and 100-foot wide stream setback, a 100-foot perimeter buffer on the northern eastern and southern property lines controlled as a No Build Zone, three existing wetlands protected and enhanced with buffering, and a turf grass area between lots off roads E and C, all within



Subarea A. The portion of Reserve A along Tollgate Road includes a walking path, mounding, trees and other plantings and entry feature details, as depicted on development plan Exhibits (See Exhibits A-1.1, A-3, B and E). Reserve A shall also include a 10-foot wide by 130-foot long grass strip between lots 44 and 45, generally located across from the multi-use path in Reserve E, that is to be owned and fine mowed by the HOA. This strip shall be delineated from adjacent lots by the wood bollards as specified herein, along each bordering lot line. The purpose of this 10-foot by 130-foot grass strip is to provide for both emergency, utility easement and maintenance access from the street system to the balance of Reserve A.

Reserve B: +/- 2.02 acres – Includes Tollgate Road entry features, a pond feature framed by mounding and plantings, and accessible from the walking path along Tollgate Road and between the two (2) entry streets. (See Exhibits A-1.1, A-3 and B)

Reserve C: +/- 8.13 acres – This area includes Tollgate Road mounding, path, fencing and plantings, a 100-foot stream corridor buffer, ponds B and C, an existing wetlands with buffering, as well as a 100-foot perimeter buffer maintained as a wooded and natural no build/disturb zone against the neighboring property. (See Exhibits A-1.1 and A-3.)

Reserve D: +/- 6.24 acres – This area includes large pond D with a fountain, and a 100-foot stream corridor protection zone, an existing wetland with buffering and natural no build/no disturb zone behind lots. (See Exhibits A-1.1 and A-3.)

Reserve E: +/-8.71 acres – This area includes the playground described above and depicted in plans (Exhibit C), benches, mounds, connecting paths in four (4) directions and mowed active recreation turf areas. The path system surrounds two-thirds of the large basin.

Reserve F: +/-0.07 acres – This Open Space area is to be maintained as mowed turf to provide space between lot lines and active recreation area. (See Exhibit A-3)

**Subarea B:**

Reserves G, H and I amount to +/-20.47 acres gross Open Space (55.6%) as depicted on development plan Exhibits that includes passive and active Open Spaces to be enjoyed by residents, ponds with fountains or bubbler features, significant perimeter buffers and fencing for neighboring owners and a community gathering area, all to be permanently owned and maintained by the HOA.

**Reserves Details and Purposes:**

Reserve G: +/-8.91 acres – Includes the community gathering space with features described above and large pond F, which includes a fountain, as well as a 50-foot perimeter and tree preservation buffer along the neighboring property to the south. (See landscape Exhibit D.) There are significant street views to the features of this Open Space area from the street system.

The reserve also includes a 75-foot buffer for the neighboring property to the west (existing Myers parcels). This buffer includes a high mound of an average of eight (8) feet, significant tree and shrub plantings incorporated into the mounding and a three-rail wood fence of rural character extending along the entire Myers parcel property line from north to south. Breaks in this mounding system shall be allowed for storm water facilities, and to ensure positive drainage, including but not limited to the placement of storm water catch basins in location as needed. In addition, a separate open space easement area between lot 3 and lot 4 of approximately thirty (30) feet in width and one hundred and twenty feet (120) feet in depth, shall be utilized to provide a sanitary sewer easement, lines and facilities to service the neighboring Myers property parcels. This easement area shall be owned and maintained by the HOA, fine mowed and kept free of obstructions or any other use with the exception of the sanitary sewer easement and use by the HOA to access the established buffer area for ongoing maintenance. The fence continues to partially extend to the west along the southern Myers property line toward Tollgate Road until existing topography creates a physical barrier. (See A-1.1.)

Reserve H: +/-4.18 acres – This area includes mowed Open Space between rear lot lines that is designed for active play with a pedestrian path connecting in four ) directions. The turfed area is accessible from sidewalks on road D. (See engineering Exhibit A-3)

Reserve I: +/- 7.38 acres – This area includes pond G, along with a protected wetlands and 75-foot (minimum) and 50-foot buffer areas between lot lines and the eastern and southern neighboring properties, respectively. (See Exhibit A-3)

#### **Open Space Notes:**

Trees, shrubs and plantings in landscaped areas installed during the development period, including along Tollgate Road, within entry features or all internal common and reserve areas, and along the perimeter buffer with the Myers property in Subarea B shall be replaced with a like number and variety and maintained as needed by the HOA to address dead or diseased plant material.

Several stormwater ponds are accessible via paths or sidewalks and/or accessible based on turf grass treatment around them in conjunction with path or walk access. Ponds A and B are path and/or sidewalk accessible in Subarea A. Pond E is surrounded on two-thirds of its border by an adjacent pedestrian path. Pond F includes path access and significant aesthetic treatments to incorporate pond views as a water feature into programmed community Open Space. Only ponds E and F are included in Open Space calculations in this text or as shown on engineering or landscape cover sheets under site statistics.

Flood plains, and floodway areas are limited on this site, but excluded from Open Space calculations. The stream corridor protection setback that is established with a 50-foot buffer on either side of the on-site stream, is located in designated Open Space, is restricted from development as a No Build Zone per 3V3-02 (2), and is to be preserved



as a natural site amenity after the development period for both active and passive recreation, and public use.

Outside of the stream corridor and other protected natural areas such as tree rows, woods and wetlands that are to be in a natural state, other perimeter and buffer areas are to be "bush-hog" mowed twice per year during the development period in order to control invasive plants and establish naturalized meadow areas. Such areas are delineated on Text Exhibit H, as it is attached and made part of this development text.

All Open Space and reserve areas have been measured preliminarily and are subject to minor adjustment based on final engineering and surveying required for plat creation.

**Divergences from District Standards:**

**I. Divergence from 3V3-02 (D)(1): Arrangement of Areas:**

This section calls for perimeter lots within the planned district to conform to the dimensions of lots previously developed or platted in a neighboring, contiguous property or existing subdivision [3V3-02 (D)(1)]. The properties contiguous to the subject property generally conform to R-2 zoning standards. Where a 100-foot landscape buffer is provided, along with a No Build Zone deed restriction over such perimeter buffer as noted on the recorded plat, the requirements of section 3V3 02 (D)(1) are relaxed as specified under 3V3 02 (D)(4). Outside of the 100-foot perimeter buffer areas, the applicant is requesting divergences from the requirements of 3V3-02 (D)(1) to allow the lot arrangement and dimensions specified below and on plan Exhibits for the following lots:

- For the eastern property perimeter of Subarea B (Lots 52 to 57 inclusive: A total of six (6) lots on the eastern perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the southern property perimeter of Subarea B (Lots 17 and 65; A total of two (2) lots on the southern perimeter of Subarea B.) A minimum perimeter buffer of 50 feet is maintained between property lines in this area, with the nearest off-site dwelling located at a significant distance.
- For the western property perimeter of Subarea B (Lots 1 to 13 inclusive; Thirteen (13) total lots on the western perimeter of Subarea B.) A minimum perimeter buffer of 75 feet is maintained between property lines in this area, with a substantial buffer of mounds, trees, landscaping and fencing to be installed based on conversations with the neighboring property owner.

**Justification:** The overall perimeter buffers of the proposed community are substantial and compare favorably with other recent township development approvals. Where subdivision development pre-exists, the most substantial buffers



are provided. On the northern perimeter border of Subarea A, the development plan calls for a 100-foot landscape buffer and No Build Zone, which meets code – 3V3-02 (D)(4). The 100-foot buffer creates substantial distances between the proposed homes and the existing Mamie Drive homes. The closest home is approximately 240 feet from the Sycamore Grove rear lot lines, with most homes being more than 350 feet or more in distance. In addition, the committed Open Space buffer is restricted as a No Build Zone within Sycamore Grove, so the distance and natural areas between the Sycamore Grove lot lines and the perimeter property line are to be maintained. 100 foot or greater buffers are maintained with the other property perimeter borders on the balance of Subarea A.

In Subarea B, on the eastern and southern property perimeters, where a 75-foot buffer and a 50-foot buffer are provided respectively any existing residences are substantial distances from the property line and existing woods screen much of those properties from the site. On the western property perimeter, the developer has committed to substantial mounding of 8 feet in height, as well as tree screening as depicted in plan Exhibits and the installation of three-rail, 42-inch wood fencing to buffer the current neighboring property on the Sycamore Grove side of the property line. Overall, in Subarea B, utilizing a combination of adequate buffers and screening techniques allows the site plan to deliver significant internal Open Spaces and a community gathering area, while still providing for the necessary storm water ponds areas and protecting existing high-quality woods.

## **II. Lot Dimensions Divergence:**

Divergences are requested from the provisions of the Zoning Resolution standards from the current underlying R-2 lot dimensions as follows:

- Minimum front setback of fifty (50) feet diverged to minimum of thirty (30) feet
- Minimum rear setback of fifty (50) feet diverged to a minimum of twenty-five (25) feet
- Minimum side yard setback of fifteen (15) feet for all lots is diverged to seven and a half (7-1/2) feet each side yard for a total of fifteen (15) feet.
- Minimum lot width of one hundred twenty (120) feet is diverged to a minimum of sixty- five (65) feet as depicted.
- Minimum lot size of 30,000 square feet is diverged to a minimum of 8,450 square feet in Subarea A (130-foot depths) and minimum of 7,800 square feet in Subarea B (120-foot depths).
- Maximum lot coverage is permitted up to 45% for buildings to allow deeper ranch footprints for morning rooms and garage bump-out options.

**Justification:** The lot width standards, setbacks, yard requirements, and lot coverage under this development plan and text interrelate and are written consistent with the

inherent flexibility of planned district law to enable this community to concentrate development in specific areas in order to allow the maximization of perimeter Open Space, the preservation of natural and greater than typical common areas on this unique site.

Section 3V1-01, the Objectives for Planned Residential Districts under the Township Zoning Resolution supports this approach by encouraging a reduction in lot dimensions, yards and setbacks when specific goals are met:

- a.) "a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards and building setbacks and acre requirements"
- b.) "a more useful pattern of Open Space and recreation areas..."
- c.) "a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns."
- d.) "a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets."

The plan for Sycamore Grove achieves all these planned district code objectives, and thus justifies adjustments in base lot standards. The lot sizes offered provide an alternative to traditional large lot development that meets market demand, while still maintaining and exceeding area home values. Much greater Open Space is provided (over three times greater) compared with traditional large lot sites and code specified Open Space of 15%. Natural tree stands and existing vegetation, woods, wetlands, sloped topography and the existing stream corridor are preserved and protected off private lots in keeping with section 3V1-01(c). It is significantly more efficient and cost effective over time to maintain and service the development of lots that are clustered, with shorter street, sewer and storm water lines and other utility runs than what it takes to manage the equivalent number of homes in the large lot development that drives inefficient maintenance costs.

The Sycamore Grove plan is also contemplated under section **3V3-02(E) Yards**, which states, "Unless otherwise provided on Development Plan and the Subdivision Plat...", meaning planned district plans and texts may specify other than typical code district standards as have been proposed under this text and the development plan. This approach to lot and yard dimensions meets the goals of creating appropriate buffers for neighboring properties, conserving and protecting existing natural areas and providing a passive and active recreation system for the common enjoyment of residents. The preservation of perimeter and common Open Space in this manner benefits existing neighboring properties and community residents alike. This approach also benefits the



community in providing a unique site plan that far exceeds the code required 15% Open Space by providing 51% Open Space and a total of 70+/- Open Space acres on a gross basis. Such Open Space percentages above code requirements can only be achieved with smaller lot sizes that are also consistent with changing market demands and the needs of today's homebuyers whose most precious commodity is time. These buyers seek to trade large yard spaces and required maintenance effort and cost for other endeavors and the enjoyment of common and natural areas.

Section 3V1-01 has been utilized and lot standards different than base code have been approved previously in such township developments as Meadowmoore Reserve, the Estates at Lake Forest, Heron Crossing West and Heron Crossing. In the case of Meadowmoore Reserve, 30-foot front setbacks and 7-1/2 foot side yards were approved for a substantial portion of that development, the same as is being requested at Sycamore Grove. Meadowmoore saw the approval of divergences in lot width and rear yard setbacks as well. In comparison, the Meadowmoore plan committed to 20% Open Space. The Estates at Lake Forest included many of the same or comparable lot standards as Sycamore Grove but produced approximately 11% Open Space on site. Lot areas at Sycamore Grove range from 8,450 sf to 7,800 sf, which is similar to lot areas approved for the Heron Crossing sites of between 9,100 sf and 7,150 sf.

The significant Open Space, which substantially exceeds the code standard, is the main reason and rationale for the lot dimension divergences as proposed. Substantial perimeter Open Space buffering for neighbors and significant internal Open Spaces can be set aside under the Sycamore Grove plan by allowing lot sizes that the market supports and home buyers desire to limit their maintenance time and costs. Such an approach does not sacrifice property value. The developer projects average starting price points at \$350,000 and higher, which exceeds the current township average home value, as well as average home and property values on the perimeter of this subject site.

### **Additional PRD Development Text Commitments by the Applicant/Developer Rockford Homes**

#### **Traffic Mitigation**

Applicant/Developer (Rockford Homes) traffic improvements and commitments from site designs and the completed 12648 Toll Gate Road Traffic Impact Study, prepared for Rockford Homes by Smart Services, Incorporated (The "TIS") as submitted to Fairfield County Engineer's Office and the Ohio Department of Transportation, January 2020, first revision April 2020, and second revision December 2020.



Developer Design Commitment:

At Toll Gate Road and the north site development access, this access shall be limited to right-in, right-out movements only, with designs, plans and construction as approved by the Fairfield County Engineer's Office.

April 2020 revisions:

On Toll Gate Road at the south site development access, a 285-foot southbound left turn lane is to be installed by the developer with designs, plans and construction as approved by the Fairfield County Engineer's Office.

December 2020 revisions:

Regarding the SR 204 and Toll Gate Road intersection, at the direction of and as approved by the Fairfield County Engineer's Office and ODOT, the Applicant shall perform additional signal warrant analysis and signalized capacity analysis to be added when accepted and approved to the TIS findings.

- These two additional analyses will be utilized to identify an overall, global solution to the SR 204 and Toll Gate intersection that will comply with ODOT design and safety standards and will be constructed by ODOT or third parties.
- The Sycamore Grove developer(s) will make a fair share contribution to the Fairfield County Engineer based on the outcome of the two analyses and the developer's proportionate responsibility related to site traffic generated and flow to the intersection at full build out as documented by the TIS. (+/-11.7% of traffic flow at 2030 "Build" at AM and PM Peak)
- Such contribution is to be held in an escrow by the County and under agreement with ODOT until ODOT or a third party acts on and commences intersection improvements at SR 204 and Toll Gate Road.
- Under this PRD Development Text, the Applicant Rockford Homes stipulates to this proportionate contribution based on attributable traffic flow to the SR 204 and Toll Gate intersection as documented by the TIS as a

condition to zoning approval and its ongoing responsibility for a proportionate share of traffic improvements related to approval of the related development plan at 239 single-family units and applicable traffic safety regulations.

- The Applicant acknowledges that the TIS review by the Fairfield County Engineer and ODOT remains open beyond Township zoning approval and applicable and additional findings may be included and current findings revised by those regulatory agencies. All defined commitments and contribution amounts shall be included and specified as part of the Final Development Plan, if known and the TIS is finalized and concluded at the time of Final Development Plan approval.

### **Commitments to Property Owner at 12361 Toll Gate Road NW**

Applicant Rockford Homes makes the following commitments to Mr. Aaron Graves in relation to the property owned by Roger A Graves, Trustee and Patricia A Graves, Trustee, located at 12361 Toll Gate Road NW (Parcel Number 0360089510)(“the Graves Property”):

- **Verification of Sanitary Sewer Location and Sizing:** Rockford to provide Mr. Aaron Graves with engineering information on the location and elevation of the most likely sanitary sewer manhole that the Graves Property could tap into in the future and Rockford to verify that the elevation of such sanitary sewer is adequate to service the Graves Property, should the Graves decide to access the sanitary sewer system in the future. Initial preliminary engineering estimates to be verified, finalized and communicated to Mr. Graves with the final development plan filing.
- **Screening behind lots 16 through 23, SW side Subarea A:** Per Mr. Aaron Graves request, Rockford agrees to specify and install spruce trees in its landscape plan to screen the rear of the referenced lots not already screened by the existing wooded area on the development plan. Details and exact tree placement are to be provided on the landscape plan with final development plan filing.

## EXHIBIT C

### PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN

#### **A. Proposed New Community Development Plan**

##### (i) Site Description

The District of the Authority is located within the boundaries of the Township all within Fairfield County. As proposed, the District will include approximately 137.499 +/- acres in the Township located on the property bounded as described by the information supplied in Section 3 above and Exhibits A-1 and A-2.

##### (ii) The New Community Development Plan

The primary goal of the District's Program is to provide for a residential single family development and other mixed uses as may be approved by the Township in the future and associated Community Facilities (defined below), Community Activities and infrastructure necessary to fulfill the desired and future needs of the community. The Program currently provides for the development of single family residential uses (the "Development"). In addition, the District will include public spaces, road infrastructure improvements, sanitary infrastructure improvements and varying uses of parkland within the Program.

The Authority is expected to fund Community Facilities, as defined herein, which may include but not be limited to roads, curbs, gutters, sidewalks, lighting, landscaping, and storm-water retention and recreation basins and related improvements in or adjacent to the District according to the Program for the District.

#### **B. Proposed Land Acquisition and Land Development Activities**

The Developer has acquired control, by deed, purchase contract or option to purchase agreement, of all the land in the District. A map of the land is attached to this Petition as Exhibit A-1 and a full and accurate description of the boundaries of the District is attached to this Petition as Exhibit A-2. Zoning approvals for development within the District have been obtained in accordance with the zoning regulations adopted for the area within the boundaries of the District, including the zoning regulations of the Township, for comprehensive development as a new community, as documented in Exhibit C to this Petition.

##### (i) Existing Resources

There currently exists an 8 inch and 15 inch sanitary main on Refugee Road with sufficient capacity to service the District once extended. Water also currently exists along the Tollgate Road directly adjacent to the District's entry. All necessary utilities services required to support the District can be provided by existing agencies and utilities once necessary upgrades and expansion are implemented in accordance with the Program. Emergency services for fire, police and EMS will be provided pursuant to agreements contemplated by the Authority, Township and County.



(ii) Development

The Development within the District is currently expected to include single family residential units to be constructed in multiple phases, as dictated by market forces at the time of development of such phases. Throughout the District, public roadways will be structured so they may be available for uses that benefit the community, creating an environment that will be attractive to visitors and to members of surrounding communities.

(iii) Public Space, Open Space and Park Space

The District will be an integrated new community authority environment with a number of public improvements within the District or spaces that benefit the District pursuant to the Plan. The allocation of public space, open space and park space within the District will establish an underlying fabric that will connect the area together and maintain a functionally interrelated and integrated development and add a sense of community within the District.

**C. Proposed Community Facilities**

In connection with the Development, certain public improvements will be made to support the private improvements, which public improvements may include but are not limited to streets, roads, curbs, gutters, lighting, traffic signals, sidewalks, utilities, open park space, recreation facilities, parking facilities, off-site improvements, storm water management and site preparation for those improvements and the operation and maintenance of the aforementioned improvements, together with all other necessary and appropriate appurtenances or such other community facilities, including both public and private facilities, that may be permitted under Chapter 349 of the Revised Code (collectively, the "Community Facilities").

Subject to change based upon market conditions, feasibility, and the desires of the Developer, working together cooperatively, the initial anticipated Community Facilities include Roadway Projects, including but not limited to, roadway construction of (i) **Project R-1**: Tollgate Road improvements including a widening of Tollgate Road and culvert bridge improvements in accordance with the approved Township and County development plans, and (ii) **Project R-2**: a contribution from the Developer to the Ohio Department of Transportation for the traffic impact to State Route 104 and Tollgate Road (the "Roadway Infrastructure Improvements"). Project R-1 is depicted in Attachment I to this Exhibit C.

Additional improvements not included within the definition of "Community Facilities, anticipated to be paid for by the Developer include:

(1) Sanitary Sewer Projects, including but not limited to, construction of (i) the extension of the sanitary main line from Refugee Road to the Program site at the approved County depth to service additional acreage to the North of the Program, (ii) all of the internal sanitary lines to service the individual residential lots in phases as dictated by the Final Development and Engineering Plans.

(2) Water Main Projects, including but not limited to, construction of (i) the extension of the water main from Tollgate Road through the Program, (ii) all of the internal water lines to

service the individual residential lots in phases as dictated by the Final Development and Engineering Plans.

Notwithstanding anything to the contrary in this Petition, neither the Developer nor its successors, assigns or affiliates shall be entitled to reimbursement for any costs associated with the water and sewer improvements described in (1) and (2) above from revenues derived from the Charge (defined below), and those water and sewer improvements are not included within the definition of “Community Facilities.”

**D. Proposed Community Services**

In connection with the Development, the District may provide certain services in the future to support its purposes and the Community Facilities (collectively, the “Community Services”). Such services may include, but are not limited to maintenance, landscaping and other community improvement services for the benefit of the District’s residents.

**E. Proposed Method of Financing the Community Facilities and Services**

As mutually agreed upon by the Developer, Township and District, all or a portion of the Land Development Activities, Community Facilities and Community Activities, as allowed and appropriate under Ohio law, is expected be financed using revenues and receipts from one or more of the following sources, including but not limited to: (i)(a) “community development charge,” as defined in Section 349.01(L) of the Ohio Revised Code and levied by the Board pursuant to Section 349.06(Q) of the Ohio Revised Code, based on the assessed valuation of each parcel in the District and (ii) any other revenues or funds received by the Authority and used as determined by the Authority.

(i) The Charge. The community facilities charge (the “Charge”) shall initially be equal to four-and-one half (4.5) mills multiplied by the assessed value of each chargeable parcel in the District. The Charge shall be used to finance Community Facilities (as described below), and to provide the Board with an annual amount equal to ten thousand dollars \$10,000 to fund maintenance and operational expenses associated with the Community Services (the “Annual Board Allowance”). The Annual Board Allowance shall be used for maintenance, landscaping and other community improvement services that are not provided by the Township in its ordinary operations, as well as legal and other professional fees incurred by the Authority. Nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas located outside of the District.

Until the Developer is reimbursed for its actual Roadway Infrastructure Improvement costs up to one million dollars (\$1,000,000) (the “Reimbursement Cap”), and after the payment of the Annual Board Allowance, (i) 0.50 mills shall be made available to the Township for general maintenance of the District and adjacent areas, including but not limited to, road repair, snow removal, and general District improvements; provided, however, that nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas



located outside of the District; and (ii) the remaining 4.0 mills shall be made available to the Developer to reimburse the Developer up to the Reimbursement Cap for the Roadway Infrastructure Improvement costs. Subject only to (i) the funds from the Charge used for the administration of the District, (ii) the Annual Board Allowance, and (iii) the 0.50 mills made available to the Township as noted above, the Developer shall have a priority right to all funds generated from the Charge, up to the Reimbursement Cap. Further, the amount of the Charge shall not be increased or decreased until the Developer has been fully reimbursed up to the Reimbursement Cap, unless agreed upon in writing by the Developer.

After the Developer is fully reimbursed the amount of the Reimbursement Cap, the Board shall pass a resolution to lower the Charge to three (3.0) mills, with 2.0 mills made available to the Township for general maintenance and improvements within the District, and 1.0 mills used for the Annual Board Allowance; provided, however, that nothing herein shall obligate the Township to provide any services within the District that are outside the scope of the services that the Township provides to areas located outside of the District. The Charge shall not be increased above three (3.0) mills unless at least seventy-five percent (75%) of property owners within the District vote in favor of an increase.

(ii) Charge Covenant Filing. The Charge will be a lien against the property pursuant to the Declaration of Covenants and Restrictions for the Violet Township New Community Authority (the "Declaration") to be filed with the Fairfield County Recorder by the Developer or a successor entity to the Developer and by one or more owners of real property within the District, and the Charge will be submitted to the Fairfield County Auditor to be placed on the tax list and duplicate as permitted under R.C. Section 349.07 or, at the option of the Authority, directly collected. The Authority will join the Declaration by means of resolution and will be bound by the restrictions and covenants contained within the Declaration. The Declaration shall include references to the Developer reimbursement limitations described in (C) above.

(iii) The Reimbursement Obligation. Upon establishment of the Authority and the Board, the Board will pass a resolution committing the Authority to reimburse the Developer for the projected costs of constructing the Roadway Infrastructure Improvements, up to the Reimbursement Cap. Not later than 12 months after completion of construction of the Roadway Infrastructure Improvements by or on behalf of the Developer, its affiliates, successors and/or assigns, the Developer shall certify to the Board the amount of the total costs incurred by the Developer in connection with such Roadway Infrastructure Improvements that the Developer shall be reimbursed for from Charge revenues or that shall be made available to pay costs of debt issued to reimburse the Developer for such purpose. The certification shall be substantially in the form attached hereto as Exhibit F, or such other form as determined by the Developer and reasonably acceptable to the Authority. Upon receipt of a completed certification, the Board shall reimburse the Developer from Charge revenues, as further described in the Declaration. This obligation to reimburse the Developer for the Developer's Roadway Infrastructure Improvements shall be an Obligation of the Authority, as defined in the Declaration and as authorized in Section 349.06(I) of the Act.



**F. Projected Total Population and Employment within the District**

Upon completion of the Project, the District is projected to include approximately 239 residential units. The Developer anticipates a total population of 478 or 2 residents per unit within the District. Because the District will consist of residential units, total employment within the District is anticipated to be zero.

**ATTACHMENT 1 TO EXHIBIT C**

Project R-1

(see attached)







## EXHIBIT D

### PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

#### Overview

The Developer seeks to utilize the Act to facilitate the creation of the Authority, in order to finance, construct, operate and maintain the Community Facilities, which will support the Project subject to market adjustments and other normal development feasibility considerations. Over the past few years, the Developer has conducted extensive financial analysis of the Project, utilizing multiple sources, including the Developer's history with similar projects in other Central Ohio communities. As a result of this analysis, the Developer has completed a development plan for the Project that is generating strong interest from the construction lending community.

#### Area Development Pattern and Demand

The subject property is located in Violet Township (Fairfield County), Ohio, which is part of the Columbus Metropolitan Statistical Area ("MSA"). The Township is located entirely within Fairfield County.

More specifically, the property is located east of Tollgate Road, south of Mamie Drive and west of Saylor Road, known as tax year 2021 Fairfield County permanent parcel numbers 0360088700 and 0360090010. The property is currently used as farm land and vacant land. Fairfield County is the fourth fastest growing county in Ohio (source: U.S. Census Bureau), and as a result, the demand for housing in the County is high.

The proposed development would attempt to capitalize on the current need for additional housing in the Township. It is anticipated that the price points and location of the housing will be extremely attractive and competitive with other local developments.

#### Present and Future Socio-Economic Conditions

a. Employment Centers

Employment in Violet Township is focused on retail, office and light industrial uses. Violet Township, like Fairfield County in general, is a "bedroom community," with the majority of its residents commuting into Columbus and/or other surrounding areas to work. With the commercial development spreading throughout the Central Ohio region, however, it is likely that Violet Township will see additional commercial/industrial development, most likely along the I-70 and U.S. 33 corridors.

(b) Area Amenities

The proposed District is approximately half of a mile to Tollgate Elementary School and approximately one and a half miles to Pickerington North High School. The proposed District is

also located within a few miles of a Kroger grocery store, downtown Pickerington and numerous desirable retail sites and restaurants.

(c) Economic Patterns

A 2022 report from Vogt Strategic Insights, funded by the Building Industry Association of Central Ohio, concluded that the home construction in the Greater Columbus area needs to double over the next decade in order to meet demand. The report stated that 14,000 to 19,000 homes should be built each year instead of the 8,000 to 9,000 the region has added annually over the past decade. The report further projects that the 10-county Greater Columbus region will add 145,000 to 202,000 jobs through 2032. The Developer believes the type and price point of the housing planned for the District will fit well with the expected growth in population. According the U.S. Bureau of Labor Statistics, the unemployment rate for the Columbus MSA was 2.7% as of November 2022, compared to the rate of Ohio (4.2%) and the national average (3.4%). These trends are expected to continue in the near future.

(d) Census Data

Recent census data for the County is attached.



## EXHIBIT E

### DEVELOPER'S MANAGEMENT CAPACITY

**Rockford Homes, Inc.** ("Rockford Homes") was founded in 1985 by Robert E. Yoakam Sr. and has been serving customers for over 38 years providing the excellent quality construction and service that has become synonymous with the Rockford Homes brand. Rockford Homes has grown to become Central Ohio's largest privately held home builder by serving its customers in the best locations at competitive prices. Rockford has been directed by great leadership developing various developments and thousands of new construction projects across the region. Rockford Homes was named the Building Industry Association (BIA) Building of the Year in both 2022 and 2016. Rockford is currently led by **Robert Yoakam** as President/CEO, who has been with the company for 12 years, and **Corey Theuerkauf** as Vice President of Land, who has been with the company for 20 years. Both Robert and Corey have led the land acquisition and development of various communities and negotiation of financial mechanisms creating a public/private partnership with several municipalities achieving projects that are economically feasible and something to be proud of. Robert also currently serves on the New Community Authority board for the City of Hilliard.

**EXHIBIT F**

**Form of Certification of Community Facilities Costs**

No. \_\_\_\_

(For Community Facilities Costs)

To: Board of Directors of the Violet Township New Community Authority

Attention: \_\_\_\_\_, \_\_\_\_\_

Subject: Written Requisition for Community Facilities Costs pursuant to the terms of the New Community Authority Petition filed on \_\_\_\_\_, 202\_ and the New Community Authority Declaration of Covenants recorded on \_\_\_\_\_, 202\_ (collectively, the "NCA Documents").

Pursuant to the terms of the NCA Documents, approval of this requisition (the "Written Requisition") certifies the total of Community Facilities Costs for reimbursement to Rockford Homes, Inc. ("Rockford") in the amount of \$1,000,000 for the purposes set forth in Item I attached hereto. Unless otherwise defined herein, all capitalized terms set forth but not defined in this Written Requisition have the respective meanings assigned to them in the NCA Documents.

The undersigned authorized representative of Rockford does hereby certify on behalf of Rockford that:

- (i) I have read the NCA Documents and definitions relating thereto and have reviewed appropriate records and documents relating to the matters covered by this Written Requisition;
- (ii) The disbursement herein requested is for an obligation properly incurred, is a proper charge as Rockford's Community Facilities Costs (as defined in the NCA Documents), and has not been the basis of any previous reimbursement request;
- (iii) Rockford is in material compliance with all provisions and requirements of the NCA Documents;
- (iv) The reimbursement requested hereby does not include any amount which is being retained under any holdbacks or retainages provided for in any applicable agreement;
- (v) Rockford has, or the appropriate parties on Rockford's behalf have, asserted or their its entitlement to all available manufacturer's warranties to date upon acquisition of possession of or title to the Community Facilities or any part thereof which warranties have vested in Rockford;
- (vi) Rockford is either (i) not aware of any attested account claim from any subcontractor, material supplier or laborer who has performed labor or work or has furnished materials for the Community Facilities for which reimbursement is requested pursuant to this Written Requisition; or (ii) has provided security discharging any known attested account claims.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 202\_.

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title



ITEM I

Requisition No. \_\_\_\_\_ for the Community Facilities

Pay to \_\_\_\_\_

Amount \$ \_\_\_\_\_

For Account of:  
Account Number:  
Wiring Instructions:

For the purpose of reimbursing the following payments previously paid by Rockford Homes for the Community Facilities:

Name of Vendor	Service Rendered	Time Period	Cost of Service Rendered
----------------	------------------	-------------	--------------------------

1.

2.

**From:** [Menningen, Rochelle M](#)  
**To:** [Knezevic, Christopher J.](#)  
**Cc:** [Iachini, Anthony M](#); [Szabrak, Richard M \(Rick\)](#)  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing  
**Date:** Monday, March 18, 2024 4:11:00 PM  
**Attachments:** [image002.png](#)

---

Very good. The petition will be on the Commissioners' agenda in the morning.

Thank you,

Rochelle Menningen  
Clerk to the Board of Commissioners

 210 E Main St.  
Lancaster, OH  
43130

 740-652-7893 (t)  
614-406-5996 (c)  
740-652-7090 (o)



[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)

---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Monday, March 18, 2024 4:10 PM  
**To:** Menningen, Rochelle M <[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)>  
**Cc:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>; Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Ok, good. Then I am ok with proceeding now, and then we can swap out the signature page when I get a clean one from Rockford.

---

**From:** Menningen, Rochelle M <[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)>  
**Sent:** Monday, March 18, 2024 4:09 PM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>; Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Chris,

Certainly, if the date the petition was resubmitted by email to Anthony Iachini is indicated correctly as February 26, 2024.

Thanks,

Rochelle Menningen  
Clerk to the Board of Commissioners

 210 E Main St.  
Lancaster, OH  
43130

 740-652-7893 (t)  
614-406-5996 (c)  
740-652-7090 (o)



[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)

---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Monday, March 18, 2024 4:04 PM  
**To:** Menningen, Rochelle M <[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)>  
**Cc:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>; Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Rochelle,

That should work, although I prefer to have a clean signature page without the handwritten edit. If I can get Rockford to sign a new page, can we replace the signature pages?

Chris

---


**From:** Menningen, Rochelle M <[rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)>  
**Sent:** Monday, March 18, 2024 9:58 AM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>; Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] FW: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing


Hi Chris,

I am the Clerk to the Fairfield County Board of Commissioners and am adding your petition for the Violet Township New Community Authority to the Commissioners' Agenda. Your email below has authorized Fairfield County to update the year on page 2 of the petition to 2024. The filing date will also need updated to February 26, 2024, the date you resent the petition to Anthony Iachini. Please respond to this email by 2:00 p.m. today, March 18, 2024, stating that you give permission to update the petition filing date (page 4 of the attachment) in the petition for the establishment for a Violet Township New Community Authority. I have attached the document so that you can see the petition filing date has been updated on page 2 and on the fourth page of the attachment.

Thank you,

Rochelle Menningen  
Clerk to the Board of Commissioners

 210 E Main St.  
Lancaster, OH  
43130

 740-652-7893 (t)  
614-406-5996 (c)  
740-652-7090 (o)



 [rochelle.menningen@fairfieldcountyohio.gov](mailto:rochelle.menningen@fairfieldcountyohio.gov)

---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Thursday, March 14, 2024 4:27:48 PM  
**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>



**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>

**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Anthony,

Sorry I missed your call. Feel free to make the change to 2024.

Thanks,

Chris

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>

**Sent:** Thursday, March 14, 2024 3:46 PM

**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>

**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>

**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Chris,

I left you a voicemail yesterday and just wanted to reach out regarding a few grammatical changes our counsel suggested on the NCA Petition. The main point being that it still lists the year as 2023 on the last line of page 2 on the petition and we need to change that to 2024.

*"...pursuant to Section 349.03 of the Ohio Revised Code on this \_\_\_\_ day of \_\_\_\_\_, 2023."*

Would you allow us to make the change to 2024 on the document? Or do you prefer to make the edit and resend? I believe ORC 349.03 (8) allows for correcting of any errors.

Please let me know your thoughts.

Best,

Anthony

**Anthony Iachini**  
Economic Development Coordinator

🏠 4465 Coonpath Rd. NW, Carroll, OH 43112

🌐 [fairfieldcountyworkforce.com](http://fairfieldcountyworkforce.com)

✉ [anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)

☎ (740) 424-8837 (c)



---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>

**Sent:** Tuesday, March 12, 2024 3:24 PM

**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Sounds good. Thanks Anthony!

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Sent:** Tuesday, March 12, 2024 11:16 AM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Chris,

Just to update you, we have scheduled the public hearing on April 2<sup>nd</sup> at 9am at the Fairfield County Commissioners Hearing Room: 201 E. Main Street, Lancaster, OH. This will fall within the 30-45 day window of when the petition was sent (2/26/24).

Also attached, is the invoice for the three upcoming public notices in the Lancaster Eagle Gazette for 3/15/2024, 3/22/2024, and 3/29/2024.

Please let me know if you have any questions.

Best,

Anthony



---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Wednesday, February 28, 2024 9:44 PM  
**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

That is correct. No changes.

Chris

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Sent:** Wednesday, February 28, 2024 11:01 AM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Chris,

Would you be able to verify that no changes have been made to the document since last sent?

Thank you,

Anthony

**Anthony Iachini**  
Economic Development Coordinator

 4465 Coonpath Rd. NW, Carroll, OH 43112  
 [fairfieldcountyworkforce.com](http://fairfieldcountyworkforce.com)  
 [anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)  
 (740) 424-8837 (c)



---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Monday, February 26, 2024 4:14 PM  
**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Anthony,

Attached is the NCA petition signed by the developer and by the City of Lancaster. Please let me know if you have any questions. If everything looks good, the County can proceed with its approval process.

Best regards,

Chris

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Sent:** Monday, February 26, 2024 3:45 PM



**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Chris,

You may send at your convenience. We should be able to make it work at one of our commissioner meetings in early April.

Best,

Anthony

**Anthony Iachini**  
Economic Development Coordinator

📍 4465 Coonpath Rd. NW, Carroll, OH 43112  
🌐 [fairfieldcountyworkforce.com](http://fairfieldcountyworkforce.com)  
✉ [anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)  
☎ (740) 424-8837 (c)



---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Wednesday, February 21, 2024 9:58 PM  
**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Anthony,

My sincere apologies for not responding to your email sooner. I am happy to hear the county will undertake the process to approve the NCA in conformance with the ORC. Do you want me to submit the petition on a certain date so that the timing lines up in a certain way so we are within the 30-45 day window?

Chris

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Sent:** Wednesday, February 14, 2024 12:47 PM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] RE: [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

Hi Chris,

We reconvened to discuss the potential future issues you brought up regarding the NCA and are okay with re-holding the public hearing within the 30-45 day window in accordance with the statute. I believe you will just need to resend the petition to me, and we will hold the hearing 30-45 days after I receive it. We will be sure to post three consecutive weeks in the paper as well to meet the expectation put forth by the statute.

Please let me know if you have any questions or would like to discuss further.

Best,

Anthony

**Anthony Iachini**  
Economic Development Coordinator

📍 4465 Coonpath Rd. NW, Carroll, OH 43112  
🌐 [fairfieldcountyworkforce.com](http://fairfieldcountyworkforce.com)  
✉ [anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)  
☎ (740) 424-8837 (c)



---

**From:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Sent:** Tuesday, February 13, 2024 12:01 PM  
**To:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [E] RE: Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Anthony,

Thanks for getting back to me on this. I understand your legal counsel's interpretation and agree that the 45-days maximum is likely meant to spur the parties into action. However, the statute still says what the statute says. My concern about the NCA not getting set up appropriately is not necessarily based on how it would impact my client, but more so based on potential long term impact on the NCA itself. For example, if the NCA were to ever issue bonds to support a project, I would expect a bond counsel will dig in to see if the NCA was set up appropriately and would likely uncover this issue. Additionally, my understanding is that the Township may want this NCA to be expanded in the future and I would be concerned this could cause an issue down the road for the Township.

Ultimately, it doesn't strike me as a big issue to fix it now in order to eliminate any risk for the NCA down the road, but it is obviously the County's decision.

Chris

---

**From:** Iachini, Anthony M <[anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)>  
**Sent:** Friday, February 09, 2024 3:33 PM  
**To:** Knezevic, Christopher J. <[cjknezevic@vorys.com](mailto:cjknezevic@vorys.com)>  
**Cc:** Szabrak, Richard M (Rick) <[rick.szabrak@fairfieldcountyohio.gov](mailto:rick.szabrak@fairfieldcountyohio.gov)>  
**Subject:** [EXTERNAL] Rockford Homes-Violet Township/Fairfield County NCA Petition Public Hearing

**CAUTION: External Email**

Chris,

We discussed the issue you brought forward regarding the public hearing for the petition being held outside the 30–45-day window with our legal counsel. In his opinion, the 45-day maximum period is to make sure those advocating for NCA's are able to get a timely resolution of the issue. He is not sure that anyone can challenge the delayed hearing. He does not think it is necessary to start the process over and does not see an issue.

Please let me know if you have further questions or would like to discuss with our counsel.

Best,

Anthony

**Anthony Iachini**  
Economic Development Coordinator

🏠 4465 Coonpath Rd. NW, Carroll, OH 43112  
🌐 [fairfieldcountyworkforce.com](http://fairfieldcountyworkforce.com)  
✉ [anthony.iachini@fairfieldcountyohio.gov](mailto:anthony.iachini@fairfieldcountyohio.gov)  
☎ (740) 424-8837 (c)



From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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From the law offices of Vorys, Sater, Seymour and Pease LLP.

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recipient, please advise the sender by reply email and destroy all copies of this email. Any unauthorized review, use, disclosure or distribution is prohibited.

From the law offices of Vorys, Sater, Seymour and Pease LLP.

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Signature Page

Resolution No. 2024-03.19.b

A Resolution Approving a New Petition for the Establishment of the Violet Township  
New Community Authority

(Fairfield County Commissioners)

Upon the motion of Commissioner Jeffrey M. Fix, seconded by Commissioner Steven A. Davis,  
this resolution has been Adopted:

Voting:

David L. Levacy, President	Aye
Jeffrey M. Fix, Vice President	Aye
Steven A. Davis	Aye

Board of County Commissioners  
Fairfield County, Ohio

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted  
upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.



Rochelle Menningen  
Board of County Commissioners  
Fairfield County, Ohio



**A resolution to authorize the establishment of a new fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities.**

**WHEREAS**, the Board of Commissioners approved the grant agreement with the Ohio Department of Development for the State Energy Program Energy Efficiency Program for Ohio Communities per resolution 2024-03.12.i; and

**WHEREAS**, a new fund needs created; and

**WHEREAS**, reimbursement of revenues of the new fund will be federally funded in the amount of \$250,000; and

**WHEREAS**, expenditures of this grant will be for lighting at the Workforce Center and the Government Services Center building at 239 W. Main Street; and

**WHEREAS**, ORC 5705.13 (c) allows a capital project fund to be established.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**Section 1.** That a special revenue fund called State Energy Program Energy Efficiency Program for Ohio Communities with the following accounts:

Fund# 3\_\_\_\_\_

433100 Federal Grants \_\_\_\_\_ charge code

570000 capital outlay

**Section 2.** Appropriate from unappropriated funds as follows in major expenditure object categories:

Org# 123\_\_\_\_\_

Capital Outlay \$250,000

**Section 3.** Request that the Fairfield County Auditor process the following advance with the repayment date of 12/15/2024.

**A resolution to authorize the establishment of a new fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities.**

DEBIT	1001	090000	General Fund Advance	<\$250,000>
CREDIT	3_____	223001	grant fund advance in	\$250,000

---

**A resolution to authorize the establishment of a new fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities.**

---

***For Auditor's Office Use Only:***

**Section 2:** Update the expenditure object lines for appropriations as follows:

123\_\_\_\_\_ 570000 capital outlay \$250,000

**Section 4.** *Issue an Amended Certificate, on behalf of the Budget Commission, in the amount \$250,000 to the credit of the Fund# 3\_\_\_\_\_.*

**Section 5.** *Request that the Fairfield County Auditor update the following receipt lines:*

\$250,000 123\_\_\_\_\_ 433100 federal grants



Signature Page

Resolution No. 2024-03.19.c

A Resolution to Authorize the Establishment of a New Fund and 2024 Budget for the State Energy Program Energy Efficiency Program for Ohio Communities

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A Resolution to Approve Advertising for the 2024 Crack Seal Project.**

**WHEREAS,** the County Engineer is requesting approval to advertise for bids for the 2024 Crack Seal Project.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**SECTION 1:** that this Board of County Commissioners does hereby grant approval for the County Engineer to advertise for the 2024 Crack Seal Project.

**SECTION 2:** that the Clerk of this Board return the signed copy of this Resolution to the County Engineer for further action.

Prepared by: Randy Carter  
cc: Engineering Office

Signature Page

Resolution No. 2024-03.19.d

A Resolution to Approve Advertising for the 2024 Crack Seal Project

(Fairfield County Engineer)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.



**A Resolution to Approve Advertising for the Purchase of Liquid Asphalt Project.**

**WHEREAS,** the County Engineer is advising this Board that the construction drawings for the Purchase of Liquid Asphalt Project have been completed, and

**WHEREAS,** the County Engineer is requesting approval to advertise for bids for the Purchase of Liquid Asphalt Project.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**SECTION 1:** that this Board of County Commissioners does hereby grant approval for the County Engineer to advertise for the Purchase of Liquid Asphalt Project.

**SECTION 2:** that the Clerk of this Board return the signed copy of this Resolution to the County Engineer for further action.

Prepared by: Cheryl Downour  
cc: Engineering Office

Signature Page

Resolution No. 2024-03.19.e

A Resolution to Approve Advertising for the Purchase of Liquid Asphalt Project  
(Fairfield County Engineer)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A Resolution to Approve Advertising by the County Engineer to Sell Scrap Metal and Aluminum.**

**WHEREAS,** the County Engineer annually advertises to sell scrap metal by the pound that is removed from the county construction projects and also aluminum from obsolete traffic signs, and

**WHEREAS,** the County Engineer is requesting approval to advertise for bids for the sale of scrap metal and aluminum accumulated in the calendar year 2023.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**SECTION 1:** that this Board of County Commissioners does hereby grant approval for the County Engineer to advertise to sell scrap metal and aluminum.

**SECTION 2:** that the Clerk of this Board return the signed copy of this Resolution to the County Engineer for further action.

Prepared by: Randy Carter  
cc: Engineering Office



Signature Page

Resolution No. 2024-03.19.f

A Resolution to Approve Advertising by the County Engineer to Sell Scrap Metal and Aluminum

(Fairfield County Engineer)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2580 Subdivision Inspection for services performed at various Meadowmoore subdivisions**

**WHEREAS**, additional appropriations are needed in the major expenditure object category for 2580 Subdivision Inspection and

**WHEREAS**, appropriate from unappropriated will allow proper accounting in the major expenditure object category.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

**Section 1.** The Fairfield County Board of Commissioners appropriate from unappropriated into the following category:

\$90,160.20 16258000-Other

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**For Auditor's Office Use Only:**

16258000-590300-SD033	\$0.27
16258000-590300-SD039	\$59,210.24
16258000-590300-IN009	\$18,022.81
16258000-590300-IN049	\$12,175.86
16258000-590300-SD38	\$751.02

Prepared by: Julie Huggins  
cc: Engineer

Signature Page

Resolution No. 2024-03.19.g

A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2580 Subdivision Inspection for services performed at various Meadowmoore subdivisions

(Fairfield County Engineer)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.



**A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS**

**WHEREAS**, appropriate from unappropriated into major expense category of Contractual Services for org# 12201507 is necessary for the expenses; and

**WHEREAS**, we need more appropriations in our Contractual Services for expenses that the agency needs paid. We did not budget enough for 2024.

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

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**Section 1.** Request that the Fairfield County Commissioners appropriate from Unappropriated funds in the amount of \$300,000.00 for the major expense object categories:

12201507 Contractual Services \$300,000.00

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***For Auditor's Office Use Only:***

***Section 1.***

*12201507 530000 Contracts \$300,000.00*

Prepared by: Morgan Fox Fiscal Officer

Signature Page

Resolution No. 2024-03.19.h

A resolution to approve additional appropriations by appropriating from unappropriated into a major expense object category – Fund # 2015 – Child Support Enforcement Agency - Fairfield County JFS

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A resolution to approve a memo exp./ memo receipt for the costs of Birth Certificates paid to Fairfield County Health Departments as a memo expenditure for fund# 2072 Public Children's Services**

**WHEREAS**, FCJFS is responsible for paying the Health Department for their Birth Certificate costs; and

---

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

---

Section 1: That the Fairfield County Auditor reflect the following memo receipt:

71700300- 434410 Reimbursement - \$160.00

This amount represents monies owed to the Health Department for FCJFS's costs paid to the Health Department as denoted in the attached documentation.

Section 2: That the Fairfield County Board of Commissioners approves the following expenditure of other expenses and requests that the Fairfield County Auditor accomplish the transaction as if a regular County Auditor warrant reimbursing the Health Department for FCJFS's Birth Certificate costs.

Memo expenditure as referenced in supporting documentation:

Vendor # 7482 Fairfield County Health Department

Account: 12207207-533000 Other Professional Services  
Amount: \$160.00

Prepared by: Jenny Lewis, Eligibility Referral Specialist  
cc: Jamie Ehorn, Fairfield County Health Department



Signature Page

Resolution No. 2024-03.19.i

A Resolution to Approve a Memo Expense/Memo Receipt for the Costs of Birth Certificates Paid to Fairfield County Health Departments as a Memo Expenditure for Fund #2072 Public Children's Services

(Fairfield County Job and Family Services)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

**A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners' approval.**

**WHEREAS,** departments that need the Board of Commissioners' approval for payment of their invoices have submitted their invoices to the County Auditor; and

**WHEREAS,** the County Auditor has submitted the cash disbursement journal for payment of invoices for the check date of March 21, 2024; and

---

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS, FAIRFIELD COUNTY, STATE OF OHIO:**

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**Section 1.** That the Fairfield County Board of County Commissioners approves the attached cash disbursement journal.

Prepared by: Auditor/Finance  
cc: Finance Office

**INVOICES BY DEPARTMENT**

03/21/2024 to 03/21/2024

**Department**

Check #	Check Date	Vendor #	Vendor Name	Invoice #	Invoice Date	PO #	Warrant	Line Item Description	Amount
<b>1200</b>			<b>COMMISSIONERS ADMIN</b>						
			<b>Fund: 2876 - FISCAL RECOVERY (ARP)</b>						
5396807	03/21/2024	2315	HARCUM HOUSE	2024-03.12.f	03/12/2024	24003558	C0319	support for services - ARPA	100,000.00
							<b>TOTAL: COMMISSIONERS ADMIN</b>		<b>100,000.00</b>



**INVOICES BY DEPARTMENT**

03/21/2024 to 03/21/2024

**Department**

Check #	Check Date	Vendor #	Vendor Name	Invoice #	Invoice Date	PO #	Warrant	Line Item Description	Amount
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Summary Total for this report: **\$100,000.00**

\_\_\_\_\_  
Commissioner Steven A. Davis

\_\_\_\_\_  
Commissioner Jeffrey M. Fix

\_\_\_\_\_  
Commissioner David L. Levacy

\_\_\_\_\_  
Date

Signature Page

Resolution No. 2024-03.19.j

A Resolution Authorizing the Approval of Payment of Invoices for Departments that  
Need Board of Commissioners' Approval

(Fairfield County Commissioners)

This resolution has not yet been voted on.

CERTIFICATE OF CLERK

It is hereby certified that the foregoing is a true and correct transcript of a resolution acted  
upon by the Board of County Commissioners, Fairfield County, Ohio on the date noted above.

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