

Economic Development Strategic Plan and Update to the 2018 Comprehensive Plan Steering Committee Meeting 1

Fairfield County, Ohio

January 24, 2023



Welcome

County Leadership

Introductions

Meet Your Team



Rick Szabrak
Executive Director



Vince Papsidero
Principal Planner



Logan Stang
Senior Planner



Gabrielle Smith
Planner



Process Overview

Rick Szabrak and Vince Papsidero

Goals

The 2023 Amendment to the Comprehensive Plan has a specific focus as defined by Fairfield County: growth. It builds upon the 2018 Comprehensive Plan, but adds a new element, the Economic Development Strategic Plan, which will be integrated into the amendment.

Specifically, the amendment:

- **Updates the future land use map;**
- **Identifies priority growth areas;**
- **Identifies priority locations for economic development; and**
- **Identifies priority locations for housing to attract and support a growing employment base.**

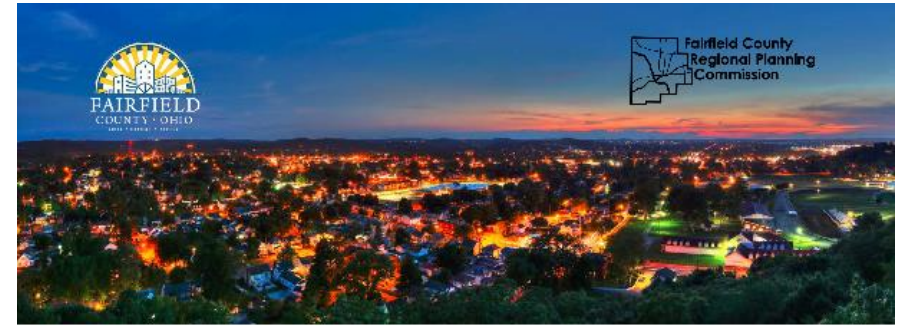
2018 Comprehensive Land Use Plan

Vince Papsidero

Overview

Four major topics were identified through the planning process:

- A. Community participation and opinions
- B. Improving connectivity and transportation infrastructure, especially along US33
- C. Identifying growth areas, and other areas through the Land Use Plan
- D. Preserving farmland



Fairfield County Comprehensive Land Use Plan

January 2018














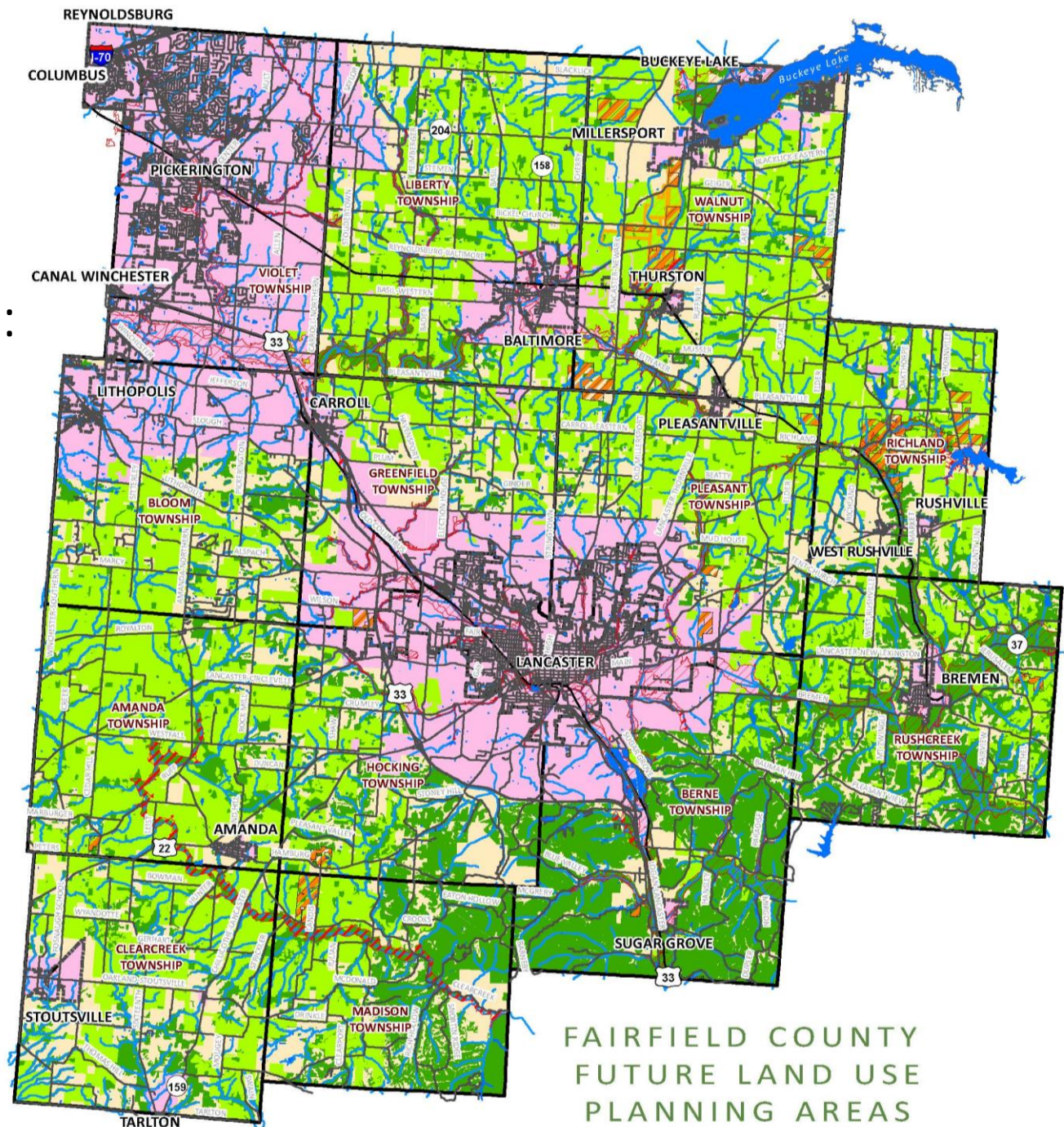
Future Land Use 2018

The plan had the following mission:

“To capitalize on growth opportunities in our urbanized areas while maintaining the natural resources required for our county’s long-term sustainability.”

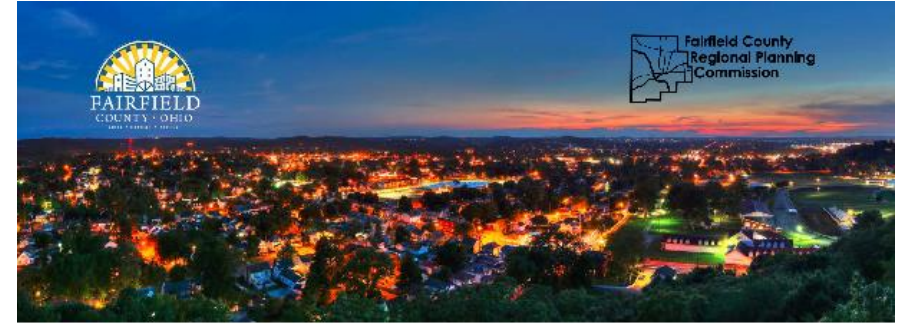
Legend

-  Open Water / Hydrography
-  Roads
-  Railroads
-  Municipalities
-  Townships
-  Flood Hazard Areas
-  Protected Farmland Areas
-  Agricultural Preservation Areas
-  Growth Areas
-  Conservation Resource Areas
-  Rural Management Areas



Goals

- a. Connectivity
- b. Growth Management
- c. Neighborhoods
- d. Prosperity



Fairfield County Comprehensive Land Use Plan

January 2018



Themes

- a. Growth management, revitalization, and preservation of rural amenities**
- b. Sustainable growth that preserves natural resources**
- c. US33 development should be more widespread throughout the county**
- d. Control density and health and safety, and protecting the environment**
- e. Sustainable development tools (zoning in all townships and farmland preservation)**
- f. Property maintenance tools to decrease vacancies and improve neighborhoods**
- g. Fiscal sense**
- h. Minimize growth burdens on farming families**
- i. More dialogue between citizens and their communities, establishing strategic partnerships**



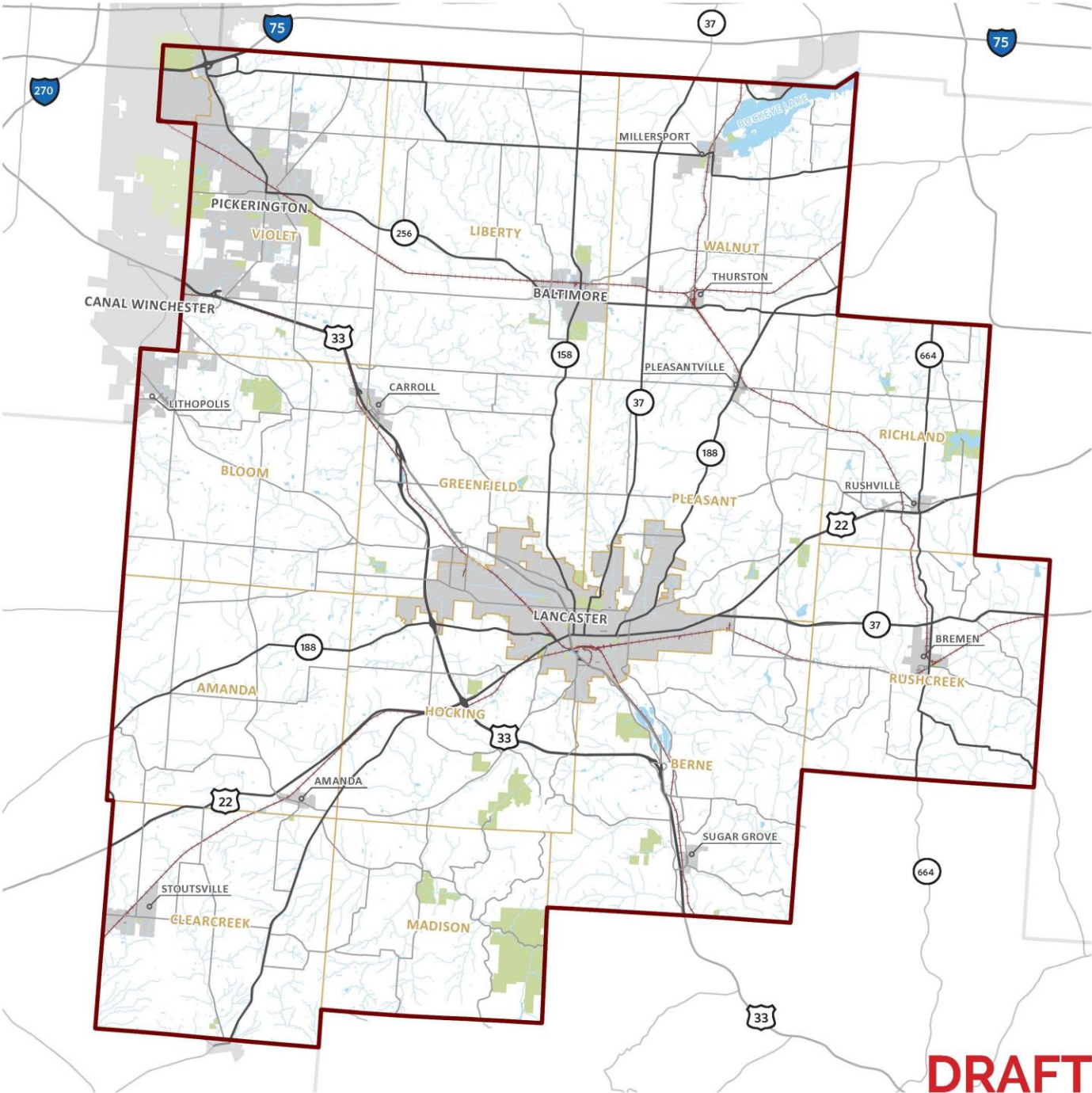
Planning Context

Logan Stang and Vince Papsidero

PLANNING AREA

Fairfield County Economic Development and Comprehensive Plan Update

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Parks
- Railroads

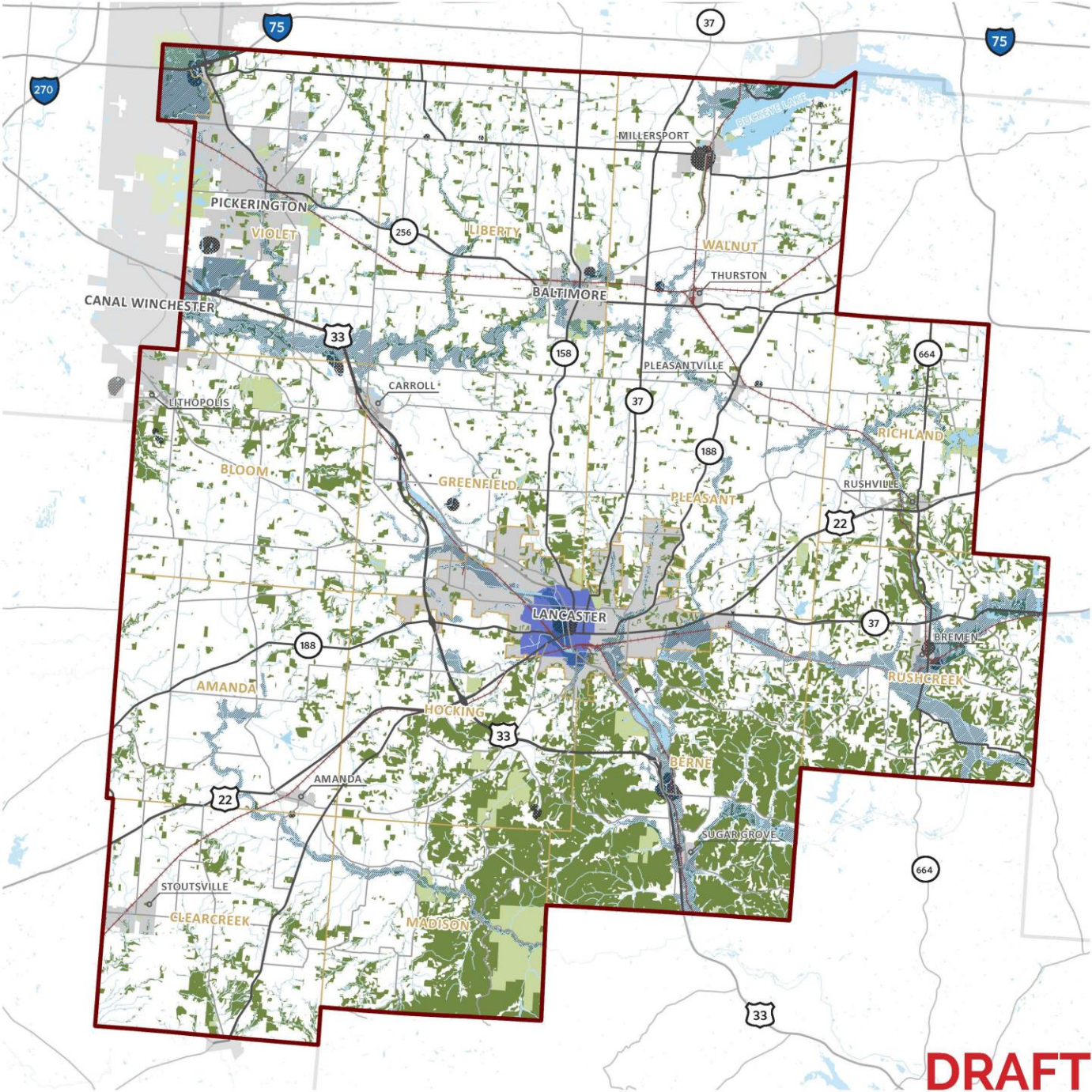


DRAFT

ENVIRONMENTAL ASSETS

Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate
-  US Highway
-  State Highway
-  County Boundary
-  Townships
-  Railroads
-  Water / Wetlands
-  Parks
-  Flood Hazard Areas
-  Groundwater
-  Wellhead Protection Area
-  Forested Areas





Development Constraints


PROTECTED LAND



Fairfield County Economic Development and Comprehensive Plan Update


-  Interstate


 US Highway


 State Highway


 County Boundary

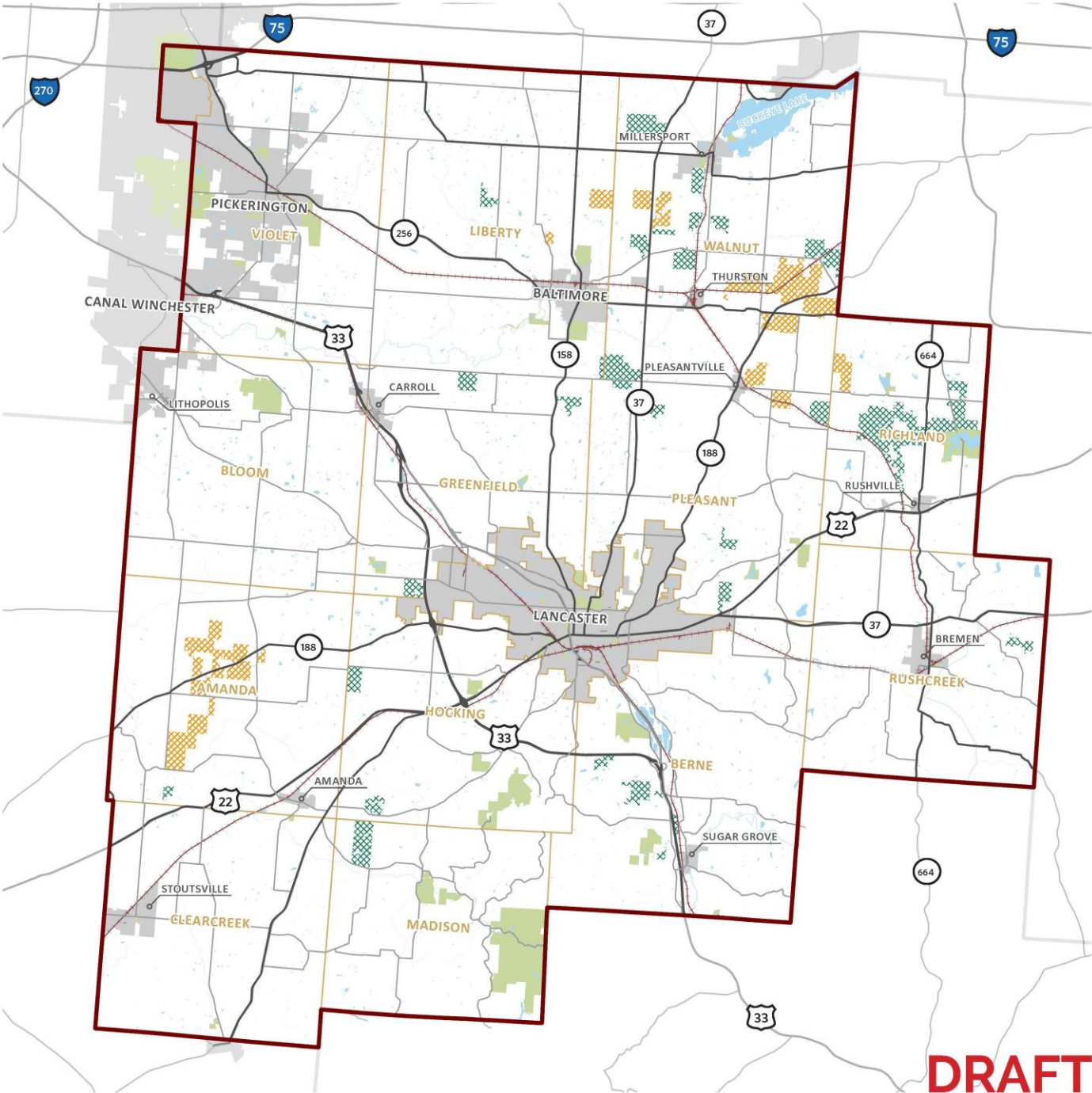
 Townships
-  Water

 Parks

 Railroads

 Commercial Solar Leases

 Protected Farmland

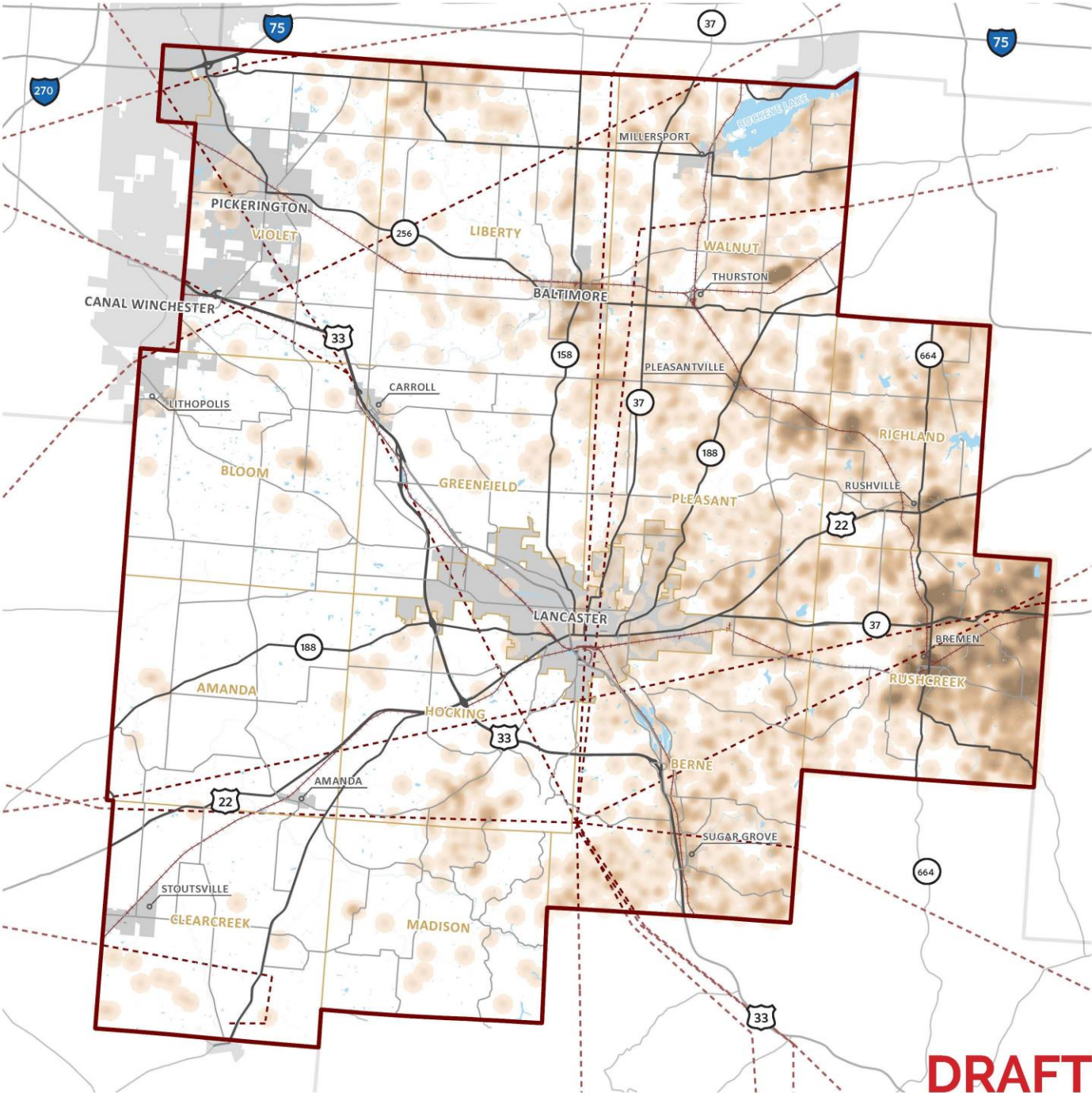
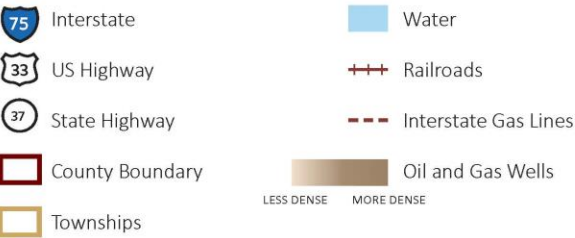


Development Constraints

DRAFT

OIL AND GAS NETWORK

Fairfield County Economic Development and Comprehensive Plan Update

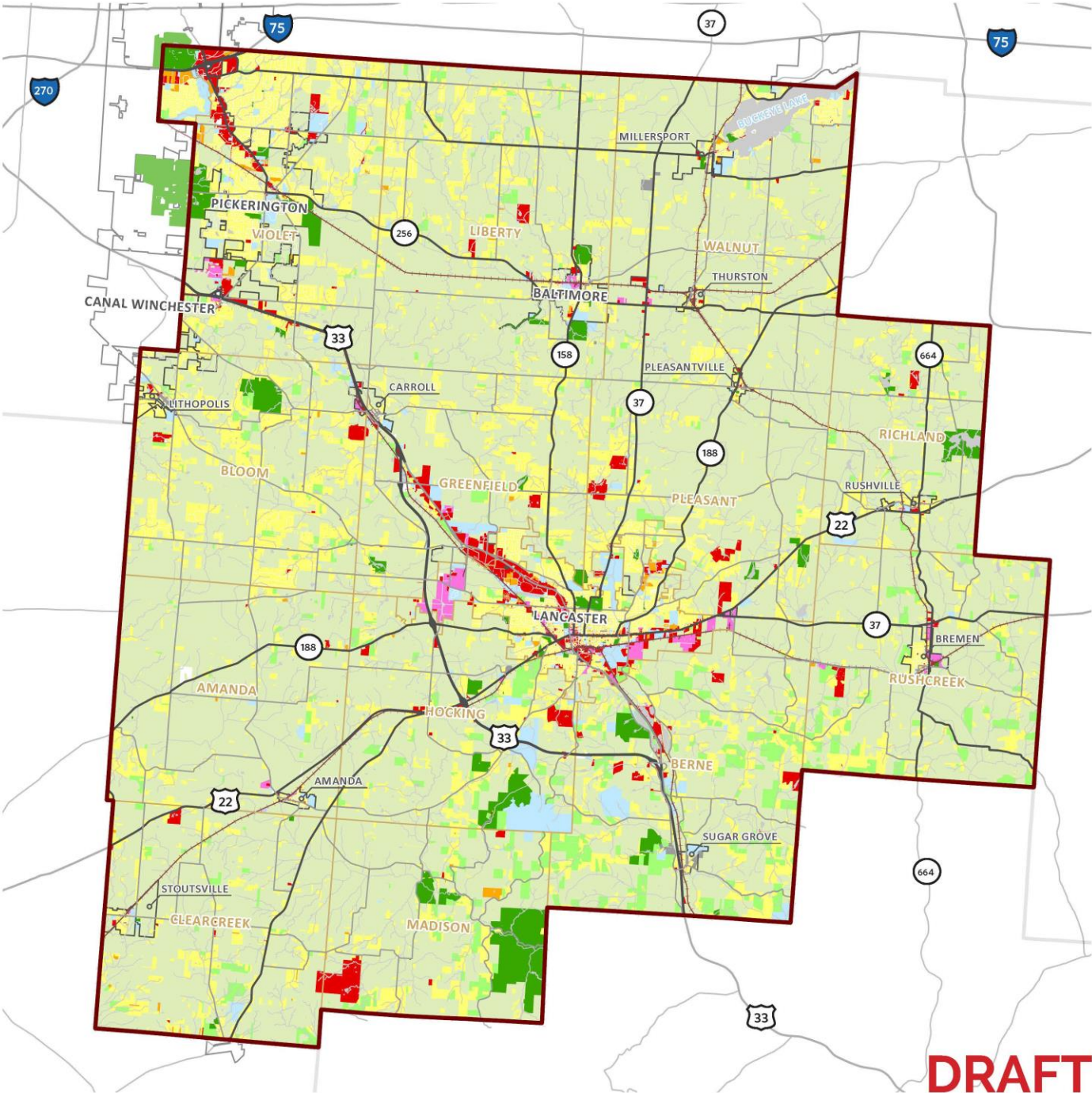


Development
Constraints

EXISTING LAND USE

Fairfield County Economic Development and Comprehensive Plan Update

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Railroads
- Non CAUV Agriculture
- Agriculture
- Parks
- Residential
- Multi-family Residential
- Commercial
- Industrial
- Public
- Utility



GENERAL ZONING

Fairfield County Economic Development and Comprehensive Plan Update

-  Interstate

 US Highway

 State Highway

 County Boundary

 Townships

 Water

 Railroads

 Recreation
-  Agriculture

 Rural Residential

 Residential

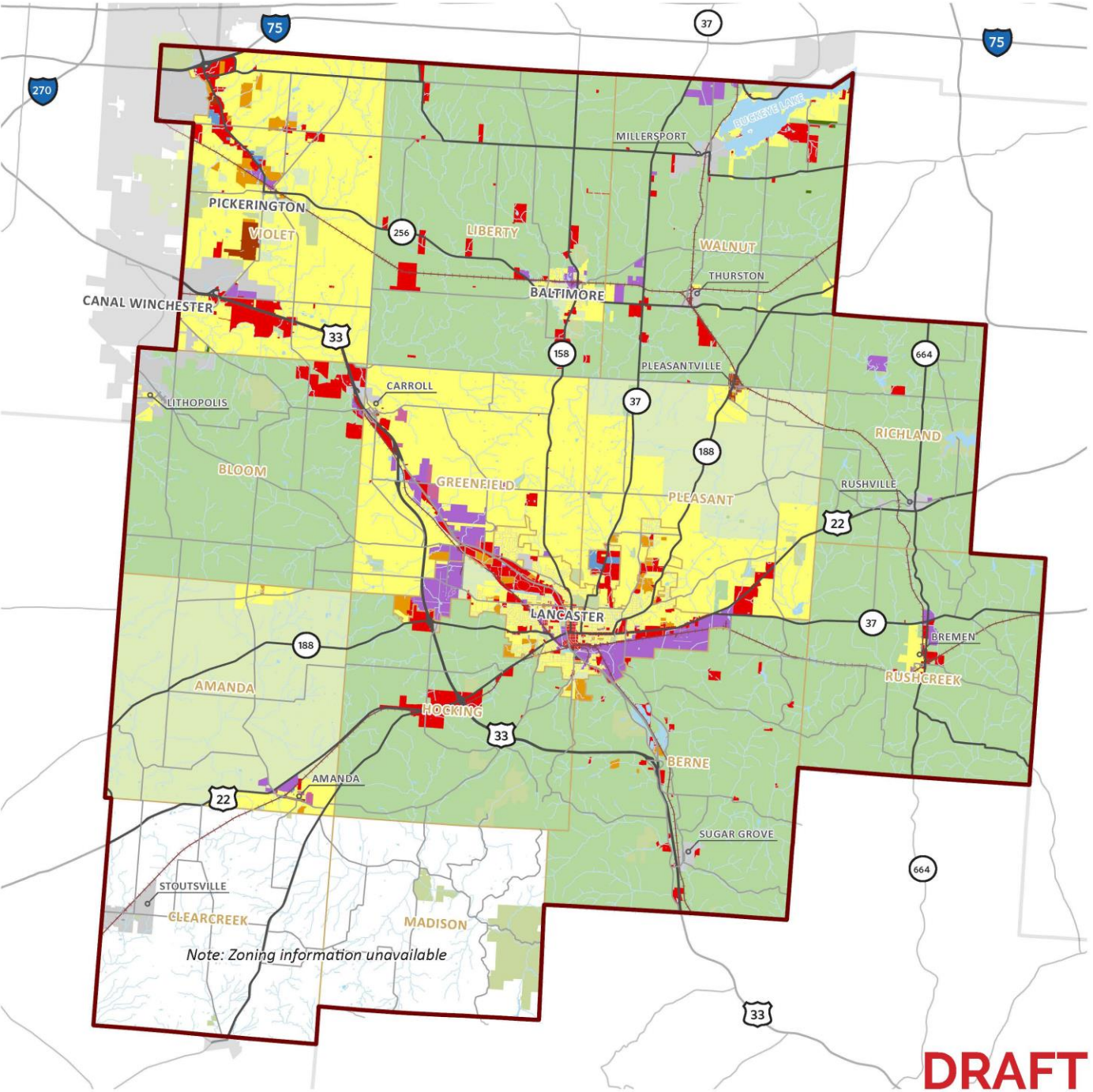
 Multi-family Residential

 Commercial

 Industrial

 Mixed-Use

 Special Use



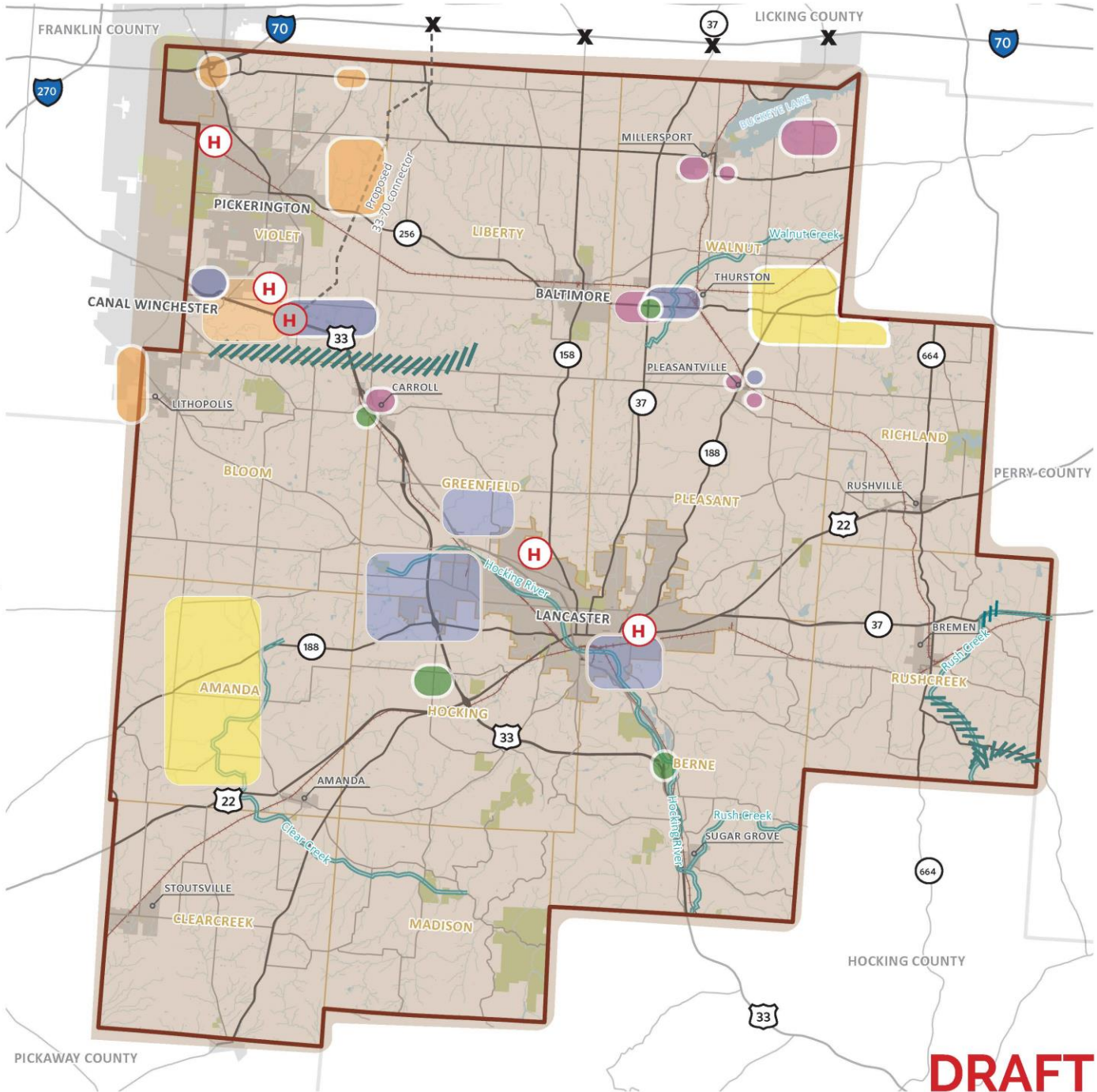
PLANNING ISSUES

Fairfield County
Economic Development Strategic Plan and Comprehensive Plan Update
01/10/23
The map depicts information gained from interviews with local jurisdiction elected officials and representatives.

- Interstate
- US Highway
- State Highway
- County Boundary
- Townships
- Water
- Parks
- Cities/Villages
- Railroads
- Major Roadways

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.
- Low-Density Single Family/Agriculture**
Reflects existing conditions.
- Medical**
Existing hospitals / healthcare facilities.
- Potential healthcare facilities** (location unknown).
- Proposed Solar Farms**
- Major Waterways**
- Major Floodways**
- Interchanges with 1-70**



DRAFT

Population Projections

2020 Population

- 158,921

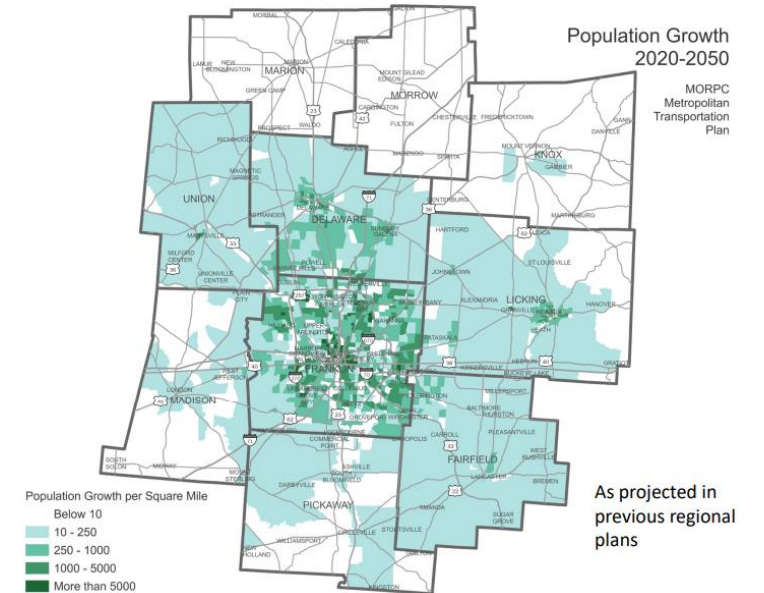
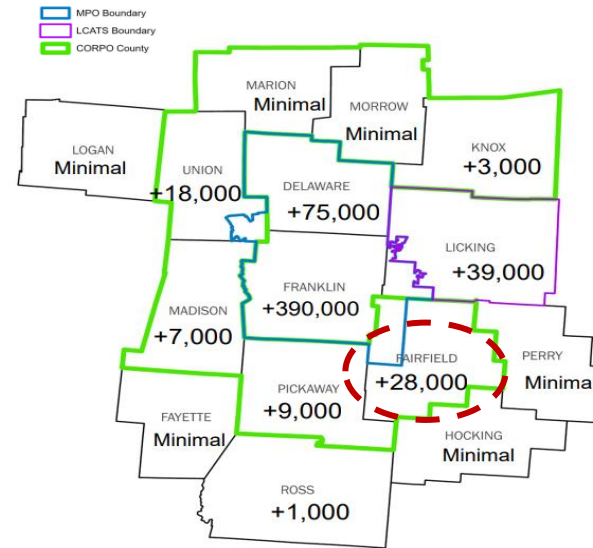
State of Ohio

- 186,810 by 2040
- 15% increase

MORPC

- 187,500 by 2050
- 17.9% increase

Currently being revised



Discussion

Discussion

- What questions or thoughts are raised by today's presentation?
- What are your particular priorities as we think about the future?
- What comes to mind when you think about future development in Fairfield County?

Next Steps

Vince Papsidero

Next Steps

- Next meeting tentatively scheduled for February (date to be determined)
 - Technical Findings Report
 - Review in advance
 - SC February meeting
 - Discuss the report's findings
 - Detailed discussion on economic development and housing
 - Discuss a draft future land use concept
 - Public Meeting (February following SC meeting)
 - Assist with publicity

Thank you!

