



*Ashville, Ohio*  
Founded 1882

Village of Ashville

P.O. Box 195  
200 East Station Street  
Ashville, OH 43103



Office: 740/983-6367 • Fax: 740/983-4703  
Email: [fchristman@ashvilleohio.gov](mailto:fchristman@ashvilleohio.gov)  
Direct: 740/983-7132 • Cell: 740/207-1842

[www.ashvilleohio.gov](http://www.ashvilleohio.gov)

**Mayor**

Charles K. Wise

**Council**

Nelson R. Embrey  
Brian M. Garvine  
Todd M. Henson  
Randy S. Loveless  
R. David Rainey  
Tracie N. Sorvillo

**Clerk-Treasurer**

April Grube

**Planning & Zoning**

Terry L. Moore, Chair  
Todd M. Henson  
Brad Lutz  
Keith Moore  
Mayor Charles K. Wise

**Chief of Police**

Douglas E. Clark

**Tax Administrator**

Patricia S. Cavinee

**Village Administrator**

W. Franklin Christman

**Service Superintendent**

David E. Ballard

February 26, 2017

Leah Black

Chair of Board of Zoning Appeals

Harrison Township

P. O. Box 22

Ashville, Ohio 43103



**Re: Requested Land Use for Parcels D12000200332900; D1200020033000; and D1200020033100 in Harrison Township.**

Dear Ms. Black:

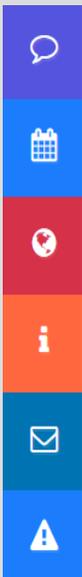
The Village of Ashville and other North Gate Alliance members have invested a great deal of time and money working to create a long term plan for economic development. That objective is reflected in Ordinance 2013-07, Exhibit A, which adopted the North Gate Alliance Strategic Land Use Plan (The Plan). We, the signatories below for the Village of Ashville, write to express our objection to the zoning request to permit sand and gravel mining on Parcels D12000200332900; D1200020033000; and D1200020033100 in Harrison Township.

Ashville believes that granting the conditional use of these lots for sand and gravel mining undermines both the existing character of the area as well as the future uses as specified in the adopted "Strategic Land Use Plan", Exhibit B. The Cooperative Economic Development Agreement (CEDA) formed the North Gate Alliance which Ashville is a member. Specifically, The Plan stated objectives are in the Executive Summary's Community Goals and Future Use Map on page ES-7 & 8. The Plan also in the Future Land Use Section on page 4-7 and 4-9 indicated in E that mining would be south of 762 and west of State Route 23. The Plan also indicated in F that the area would be preserved for a health care facility.

Even beyond going against the Strategic Land Use Plan, Ashville is concerned with the potential negative health and environmental effects from sand and gravel mining, including, but not limited to, increased dust and air particulates, harmful waste products from mining, potential runoff, increased noise, and significant impact to roadways and traffic along the State Route 23 corridor. The area proposed for the sand and gravel quarry sits at the gateway to northern Pickaway County – the county, area townships, and villages of this area spent years contemplating the CEDA for this area. In no way does such a facility east of State Route 23 at this location meet the scope and intent of our collective economic development in this region.

We respectfully ask the Harrison Township Board of Zoning Appeals to consider these factors as it makes its decision. Ashville urges a rejection of this application to preserve the character of Harrison Township and preserve the future cooperative economic development potential of this area as was specified in the adopted Strategic Land Use Plan.

The Village of Ashville's contact is Franklin Christman whom may be reached at 740-983-7132 or via e-mail at [www.fchristman@ashvilleohio.gov](mailto:www.fchristman@ashvilleohio.gov).

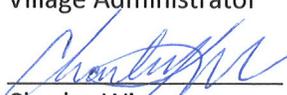
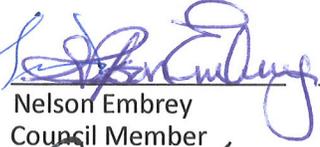
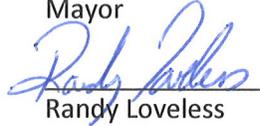


*"It is a place people will want to live, and businesses will want to locate."*

Anticipating the Future,



Franklin Christman,  
Village Administrator

  
Charles Wise  
Mayor  
Nelson Embrey  
Council Member  
Brian Garvine  
Council Member  
Todd Henson  
Council Member  
Randy Loveless  
Council Member  
David Rainey  
Council Member  
Tracie Sorvillo  
Council Member

enclosure-exhibits



# “SHAPING OUR FUTURE”



North Gate Alliance  
Cooperative Economic Development Agreement

## STRATEGIC LAND USE PLAN

Final Plan and Report

March 10, 2013

**ASHVILLE**

**PICKAWAY COUNTY**

**HARRISON TOWNSHIP**

**WORKING TOGETHER**

**SOUTH BLOOMFIELD**



## Pickaway County

Glenn Reeser,  
*Commissioner, President*

Ula Jean Metzler,  
*Commissioner, Vice President*

Jay Wippel,  
*Commissioner*

Terry Frazier,  
*Director of Development*

## Harrison Township

Keith Peters,  
*Trustee*

Doug Clark,  
*Trustee*

Paul Welsh,  
*Trustee*

## Special Thanks To

Susan K. Liggins,  
*Pickaway County GIS Coordinator*

Ryan Scribner,  
*Director, Pickaway Progress Partnership*

## Planning Team

Gary Smith,  
*Owner, G2 Planning & Design*

Rick Stein,  
*Owner, Urban Decision Group*

Brian Higgins,  
*Owner, Arch City Development*

## Village of Ashville

Charles Wise,  
*Mayor*

Franklin Christman,  
*Village Administrator*

Glenn Cook,  
*Village Council*

Nelson Embry,  
*Village Council*

Brian Garvine,  
*Village Council*

Jim Mathers,  
*Village Council*

Kieth Moore,  
*Village Council*

Brian Stewart,  
*Village Council*

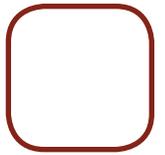
## Village of South Bloomfield

Rick Wilson,  
*Mayor*





**Executive Summary**



**Introduction**

**1**

**Demographics and Market Analysis**

**2**

**Local and Regional Influences**

**3**

**Future Land Use**

**4**

**Transportation and Mobility**

**5**

**Community Character**

**6**

**Economic Development**

**7**

**Implementation Strategies**

**8**



## Executive Summary

*“Make not little plans; they have no magic to stir men’s blood and will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency.”*

**Daniel Burnham**  
*Architect (1846-1912)*



## I. Why a Joint Planning Effort?

Communities are constantly changing. In village and rural environments, buildings are often constructed, torn down, renovated and abandoned while roads and public facilities are built or improved. Residents of this physical environment also change over time. They age, form families, and move through various stages of life looking for different things from the community in which they live. Attending to these changes, village and township leaders typically address various issues and concerns on an individual basis. Meeting agendas are filled with consideration of individual projects and proposals at various locations throughout the community. In addition, smaller communities such as villages and townships often struggle with the costs and complexities of providing and maintaining essential services and infrastructure.

With the passage of time, communities often recognize the need for a more comprehensive and long-term view of change. This is typically in response to a deep human need to grasp a bigger picture and to have some sense of “where we are going” and “how do we get there?” For all of these reasons there are many advantages to planning jointly. Individual communities can establish a road map for achieving their individual goals while also exploring opportunities to share resources and identify common goals for the benefit of all.

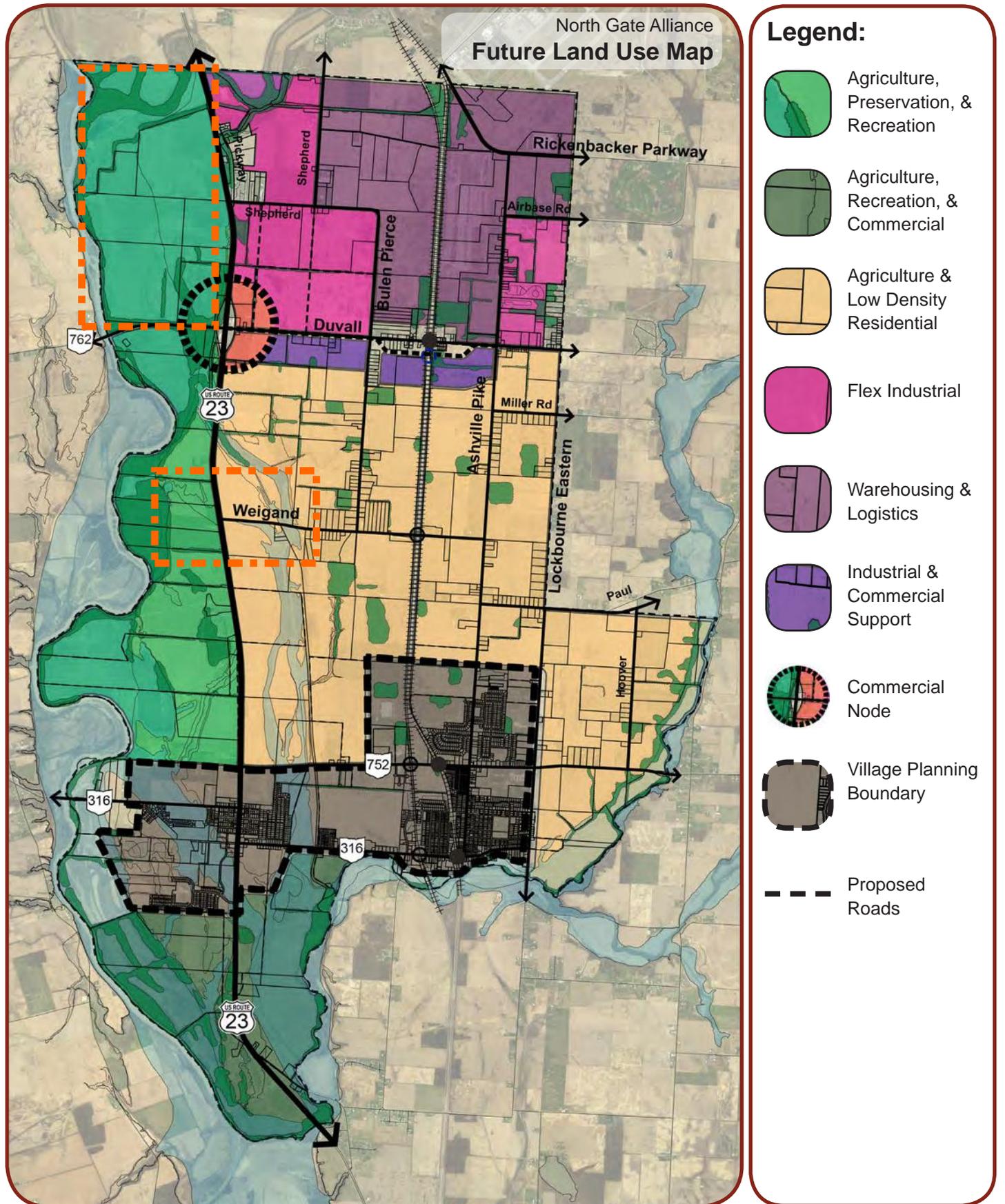
The benefits of joint planning have become even more evident with the establishment of the North Gate Alliance CEDA (Community Economic Development Agreement). This agreement, established between Pickaway County, the Village of South Bloomfield, the Village of Ashville, and Harrison Township, has outlined a process that will enable each of these communities to collaborate and succeed both individually and together. No longer do these individual communities, who’s futures are already intertwined by their proximity, have to compete with each other for the next annexation or economic development success. This plan will further that joint effort and explore ways to promote the most efficient use of land to meet the needs of the entire community and provide recommendations that will reflect the desires of residents and leaders from both villages and the township.



Fig ES-1. - Project Logo (Source: G2 Planning+Design)

### Our Vision for the Future:

*“Our Township and Village residents and leaders value their small town friendliness, community charm, and agricultural heritage and in the future, through smart growth policies and the coordination of local government resources and efforts, our entire community will promote balanced growth opportunities, coordinated transportation and pedestrian connectivity, and environmentally responsible industry that respects our environment, enhances our small village centers, and increases the success and quality of life of our families and employers.”*



- Legend:**
-  Agriculture, Preservation, & Recreation
  -  Agriculture, Recreation, & Commercial
  -  Agriculture & Low Density Residential
  -  Flex Industrial
  -  Warehousing & Logistics
  -  Industrial & Commercial Support
  -  Commercial Node
  -  Village Planning Boundary
  -  Proposed Roads

Fig. ES-2 - Future Land Use Plan (Source: G2 Planning & Design) - See Chapter 4 for explanation of land uses



## Chapter 4 Future Land Use Recommendations

*“Communities can be shaped by choice, or they can be shaped by chance. We can keep accepting the kind of communities we get, or we can start creating the kind of communities we want.”*

**Richard Moe**

*National Trust for Historic Preservation*



## I. Introduction

The proposed Land Use Plan presented herein was developed by and for the North Gate Alliance partners to help foster economic development, orderly, planned growth, and a balanced, sustainable community. This plan is based upon the principals of smart growth and incorporates a mix of land uses and sustainable development practices. This Plan considers the unique needs of the entire community including the need for successful growth of the Rickenbacker area, the need to maintain agriculture as an economic engine, and the need to promote the continued success and sustainable growth of both villages. The primary purpose of this planning effort was to create a plan that would guide the future development of the unincorporated areas of the township by the CEDA partners. However, it is difficult to consider the long term health of the entire community without considering how the development of the villages plays a role. For that reason these land use strategies will also include some overall recommendations for the villages as well.

## II. Planning Methodology

In order to better understand the proposed Land Use Plan it is helpful to review the methodology used to make the recommendations. Many factors go into the thought process of how to locate and distribute land uses within a community. Factors mentioned previously, such as existing land use, environmental conditions, regional planning efforts, market conditions and utility availability are all parameters that must be considered when allocating land use. Other factors, including community and housing needs, community goals and desires, ensuring balanced land uses and economic development must be weighed to create a plan that is environmentally and economically sustainable. Based upon those factors, each land use category represents development patterns that make it more or less suitable for various locations. This is the basis for smart growth land use decisions. Putting the right use in the right place requires a balanced view of environmental factors and marketplace demands. The characteristics of these land uses must be considered when evaluating future changes to the comprehensive plan or future development proposals. To assist the leaders of the villages and township, a basic description of the land uses considered herein and their characteristics are listed in this chapter. It should be noted that each of these land uses is somewhat interdependent and (when located based upon the appropriate parameters) are important to the overall health and vitality of the community.

This Land Use Plan supports several main objectives:

**Develop a plan that supports the objectives of the North Gate Alliance CEDA, and provides guidance for the North Gate Alliance partners in making land use decisions.**

The North Gate Alliance CEDA agreement calls for the development of a shared vision for the future of the township and the villages. The provisions embodied within the CEDA for the sharing of income tax revenue, services, and utilities all make the development of a joint plan possible. With these arrangements in place the Alliance partners can consider land use and growth patterns that are sustainable and beneficial to the entire community without having to be concerned about competing individually for economic benefit. This allows the development of land use strategies that consider the best possible locations for growth based upon location, market conditions, environmental conditions, and a unified vision for how that growth will blend with the existing communities.

IN WITNESS WHEREOF, the COUNTY, TOWNSHIP, SOUTH BLOOMFIELD and ASHVILLE have caused this Agreement to be duly signed in their respective names by their duly authorized officers as of the date first above written.

THE VILLAGE OF SOUTH BLOOMFIELD, OHIO  
By: Albert Junior Reese  
Albert Junior Reese, Mayor

APPROVED AS TO FORM:  
By: [Signature]  
Its: Solicitor

THE VILLAGE OF ASHVILLE, OHIO  
By: Charles Wise  
Charles Wise, Mayor

APPROVED AS TO FORM:  
By: [Signature]  
Its: Solicitor

THE BOARD OF TOWNSHIP TRUSTEES OF HARRISON TOWNSHIP, PICKAWAY COUNTY, OHIO  
By: James S. Kuhlwein  
James S. Kuhlwein, Township Trustee  
By: Keith Peters  
Keith Peters, Township Trustee  
By: Paul Welsh  
Paul Welsh, Township Trustee

APPROVED AS TO FORM:  
By: [Signature]  
Its: Solicitor

THE BOARD OF COUNTY COMMISSIONERS OF PICKAWAY COUNTY, OHIO  
By: John A. Stevenson  
John A. Stevenson, County Commissioner  
By: Ula Jean Metzler  
Ula Jean Metzler, County Commissioner  
By: Robert H. Huffer  
Robert H. Huffer, County Commissioner

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Fig.4-1 - North Gate Alliance Signature Page (Source: North Gate CEDA agreement)



**Preserve the rural character and small town charm of the villages, support agriculture as a viable economic business, and protect the natural resources.**

Given the history and importance of agriculture in the township, which also contributes to the much-loved rural character of the community, the Plan focuses on preserving these resources where growth is determined to be inappropriate for various factors. Supporting agricultural business as an economic engine can be achieved through innovative zoning in the agricultural areas, educating the community on the importance of agriculture, and utilizing the available options and programs for farmland preservation. In addition these zoning practices can help to promote and protect the small community feel. These options will be discussed in more detail within this plan. Important natural resources and floodplain areas should be protected as well for purposes ranging from environmental preservation, public health and safety, and recreation.

**Concentration of residential and community scale business uses around and within the villages to support the health of the community, reduce costly extensions of infrastructure, and allow for more compact meaningful development patterns.**

Reinforcing the villages as the center of the community is an effort that will require careful coordination, planning and political will. It will take the cooperation of all three political entities to achieve the vision that they have all identified as desirable. Some of the coordination efforts include:

1. Insuring that rural frontage development along existing roads is discouraged within the unincorporated areas to promote conservation of land and more compact development patterns.
2. Preventing leapfrogging and haphazard development along the US 23 corridor requiring the costly extension of services and utilities.
3. Encouraging development near the villages that supports the small community feel and promotes safe, walkable neighborhoods of varying price points and densities.
4. Providing bike and pedestrian connectivity between the villages, shared community facilities, and employment centers.
5. Developing fair and consistent zoning and development standards throughout the community to promote consistent development results.



Fig. 4-2 - Agriculture in the township (Source: G2 Planning & Design)



Fig. 4-3 - Scioto River Corridor (Source: G2 Planning & Design)



Fig.4-4 - Walkable choices (Source: Web)



**ORDINANCE 2013 – 07**

**Exhibit A**

**AN ORDINANCE TO ADOPT THE NORTH GATE ALLIANCE COOPERATIVE ECONOMIC DEVELOPMENT AGREEMENT STRATEGIC LAND USE PLAN**



WHEREAS, it is in the interest of the Village of Ashville to have a Land Use Plan; and  
WHEREAS, the Village of Ashville in concert with Pickaway County, Harrison Township, and South Bloomfield work with G2 Planning Urban Design Landscape Architecture and Urban Decision Group in development of such a Land Use Plan; and  
WHEREAS, the Village of Ashville has been presented with the product of the Land Use Plan work; and  
WHEREAS, the Ashville's Planning and Zoning Board has recommended adoption of the Land Use Plan work.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF ASHVILLE, OHIO;

SECTION One: That the Village of Ashville Adopts the Land Use Plan, Exhibit A, as the official policy document for the North Gate Alliance to which Ashville is one of the partner. To guide Ashville in future development and Land Use decisions.

Section Two: As decisions are made the North Gate Alliance Partners should examine this plan and the policies contained within to ensure that decisions are in compliance with the intentions of the plan.

Section Three: Require compliance with the plan in rezoning/development requests and maintain a written record for all discussion and decision making for all zoning and development requests. Maintaining documentation that decisions are consistently made in compliance with the plan.

Section Four: Ensure that an education and communication process is in place for the Land Use Plan involving the public, employees, appointed, and elected officials.

Section Five: To the extent possible the North Gate Alliance Partners should involve community members and stakeholders in the implementation of this plan. Many of the recommendations of this plan, including the creation of consistent development standards, require the participation of the community. This participation will ensure that community members are continually engaged in guiding the future of their community. It will also increase support for the plan and subsequent policies and foster transparency and trust in community leaders.

Section Six: Identify and obtain funding to help achieve community goals.

Section Seven: Continue to monitor changes in development, community sentiment, and other trends and update the Plan as changes in these conditions warrant.

That the Land Use Plan is hereby adopted and will become affective as soon as permitted by law.

PASSED THIS 20<sup>th</sup> DAY OF **May**, 2013

**ATTEST:**

Barbara J. Gilbert  
Barbara J. Gilbert, Clerk-Fiscal Officer

DATE: May 20, 2013

**APPROVED:**

Charles K. Wise  
Charles K. Wise, Mayor

DATE: 20 MAY 13

Prepared 04/05/2013  
Revised Date:  
Review Date:





Fig. 4-5 - Small Village Neighborhood (Source: Web)

## III. Planning Policies

This section of the Comprehensive Plan is a crucial component in how the township and villages approach future growth and development. The planning policies form the basis to which all future decisions will be compared. The purpose of these policies is to augment the Land Use Plan and future decisions regarding growth, development, community character, community services and other issues. As a result of the feedback received during the public input sessions, and discussions with various stakeholders, the steering committee adopted the widely accepted “Smart Growth Planning Principles” as the primary guiding factors for making decisions on growth and development.

In effect these 10 principles represent the current values of the community as concluded from the public participation process. Because these policies have been voiced as a result of the community process they should be viewed as what the community desires as governing values when specific challenges arise.

As development proposals are made for individual tracts of land, it may become necessary to make land use decisions that vary slightly from those shown on the Land Use Plan. This could be the result of many reasons – changes in the marketplace that reflect new development trends, changes in utility availability, or an assemblage of land that is large enough to warrant a slightly different land use mix. While minor adjustments can be made, future growth decisions and applications for rezoning should be compared against the policies outlined in this chapter to verify that it is in conformance with the goals and objectives of the community and its citizenry.

### Smart Growth Planning Policies

There are 10 generally accepted principles for Smart Growth which apply to the township and villages as follows:

#### Mix Land Uses

Mixing land uses is critical to creating walkable neighborhoods where residents wish to be within walking distance to services and shopping. Because the goal is to promote walkable neighborhoods and the small town character of the villages, a mix of uses should be carefully located in a few locations that are already non-rural in character and well served by supportive infrastructure.

#### Take Advantage of Compact Building Design

To ensure the continued success and sustainability of the entire community the villages should support a range of densities to provide more compact and walkable neighborhoods. These types of neighborhoods often foster healthier residents, an increased sense of community, and more desirable places to live and work. In addition denser communities require less costs in the extension of infrastructure and services.

#### Create a Range of Housing Opportunities and Choices

Both villages should strive to offer a range of housing options: apartments, single-family houses of various sizes, duplexes, garden cottages, affordable homes for low or fixed-income families, “granny flats” (a separate unit on the same parcel as a primary residence) for empty nesters, and accommodations for dependent elders.



Fig. 4-6 - Village Neighborhood Sidewalks (Source: Web)

### **Create Walkable and Bikeable Neighborhoods**

The township and village should ensure that all neighborhoods and new development have formalized pedestrian-protected sidewalks and bikeways. Even rural areas should provide walking and biking opportunities for pleasure and exercise. Connecting these facilities will foster a more livable and desirable community for all and may provide opportunities to bike from the villages to employment opportunities along 23 and in the Rickenbacker area. These types of facilities may include sidewalks and bikeways, or shared use paths that are roadside or off-road trails. Connections throughout the township should be pursued.

### **Foster Distinctive, Attractive Communities with a Strong Sense of Place**

The township and villages have a variety of building types and uses. The area already has a strong sense of community and new development should celebrate this natural setting and reflect the character and values of the people who live and work there. Development that promotes a sense of community such as welcoming public spaces, preservation of agricultural vistas, and complementary architectural styles and scales are highly encouraged. These techniques can be supported with cooperation and coordinated changes to the existing zoning codes.

### **Preserve Open Space, Farmland, Natural Resources and Critical Environmental Areas**

Protecting the environment safeguards public health and environmental sustainability and can shield citizens from severe weather and natural disasters. In addition the preservation of these elements can contribute to the desired rural character and small town atmosphere.

Agriculture has a long standing legacy in the history of the township and villages. Almost the entire area of the township is comprised of soils that are rated highly productive for agricultural use. In addition there is a growing initiative supporting locally grown foods and produce which provides a community with foods that are fresher and reduces the transportation costs associated with shipping produce. Agriculture should continue to be supported in the township not only as a land use, but as a viable economic business. Providing preservation tools for the agriculture community will enhance the coexistence of agriculture and non-agriculture land uses.



Fig. 4-7 - Farmland in the Township (Source: G2 Planning & Design)



Fig. 4-8 - Various Neighborhood and Village Planning Photos (Source: Web)

## **Strengthen and Direct Development Towards Existing Communities**

For a small village, the investment in providing sewer and water services, and maintaining roads represents a huge burden on the budget. This is simply a reflection of the economies of scale in that the costs associated with such infrastructure cannot be spread out among as many residents. In addition to maximizing these economies of scale by sharing services between the villages, the tremendous investments in public infrastructure (roads, water, and sewer) can be maximized, and tax money saved, when development is strengthened and directed towards established infrastructure. In addition to locating new development closer to the existing villages, existing neighborhoods are strengthened and revitalized when infill development, the rehabilitation of neglected sites, and the adaptive reuse of older structures is encouraged and facilitated. All of these practices can reduce infrastructure costs and support healthy attractive communities

## **Provide a Variety of Transportation Choices**

Providing a variety of transportation options (like sidewalks, bike paths and walking trails) promotes and improves health, conserves energy and safeguards the environment. Throughout the planning process the residents voiced desire for more pedestrian and bicycle connectivity throughout the community. The North Gate Alliance partners should collaborate on ways to incorporate those desires into the future of the community.



Fig. 4-10 - Community Meeting (Source: Web)

## **Make Development Decisions Predictable, Fair and Cost Effective**

In many cases development follows the path of least resistance, so the development that is the most desirable should be the easiest to do. There should be fewer barriers to restoring historic buildings and creating planned infill development than building on green fields. Projects that fit with the community's vision could also be fast-tracked for approval. Nowhere is the need for these efficiencies more evident than in the Rickenbacker area. The market expectations for this type of development demand consistent and fair development standards and a quick turnaround of approvals to compete with pad ready sites and vacancies in other areas. Expectations through review and approval processes should be clear for all types of projects and consistent standards for development should be adopted by all of the partners to encourage development in all areas that fits within the communities vision.

## **Encourage Community and Stakeholder Collaboration**

This Comprehensive Plan was established through a process whereby residents, civic and business groups, and institutions came together to identify the shared values and a common vision of what they wanted the community to be. Community spirit, built on the pride of association and the sense of civic responsibility, creates strong, cohesive communities. In addition community collaboration can foster increased trust in community leaders, more transparent government operations, and increased support for community and planning initiatives.

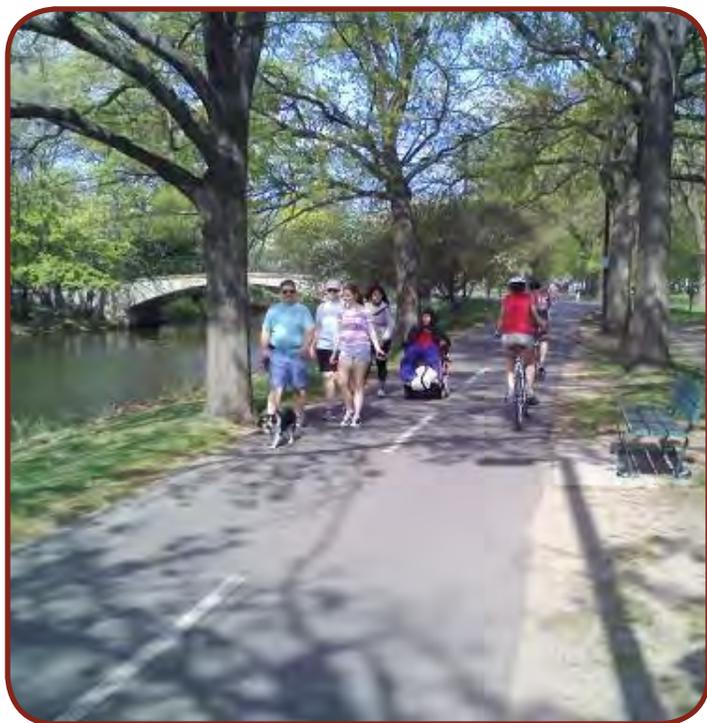


Fig. 4-9 - Bike / Leisure Path (Source: Web)



## IV. Planning Area Analysis

To facilitate the development of a Land Use Plan for the North Gate Alliance the planning area was divided into various sub areas according to various conditions discovered in the investigation and analysis. This exercise helped to summarize the findings that had the greatest effect on future land use choices, and facilitate the discussion of land use scenarios with the steering committee. This breakdown also helped the steering committee better understand the suitability of various areas for development. Each of these areas has unique conditions related to location, environment, utilities, political agreements and other factors. These areas are shown in the map below and are accompanied by the various factors that influenced the decision making process.

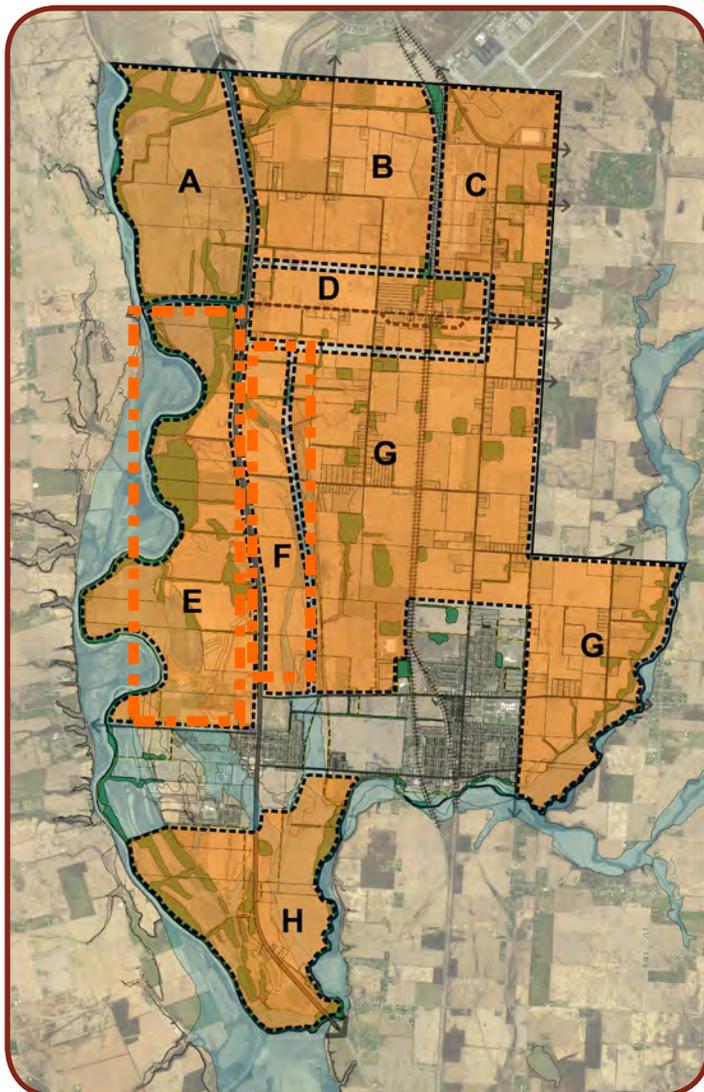


Fig. 4-11 - Planning Analysis Sub Areas (Source: G2 Planning & Design)

### Influencing Factors:

#### A. North of 762 / West of 23

- Strategically located on US 23 (gateway to the township).
- Adjacent to the Scioto River Corridor.
- Almost entirely within the 100 year flood plan (95% of the sub area or 1,300 acres)
- Existing AEP power plant being slowly phased out.
- ODNR Mackey Ford Wildlife Preserve along 762.

#### B. North of Duvall / East of 23

- Strategically located on US 23 (gateway to the township).
- Airport noise overlay concerns affecting residential development and certain businesses.
- Sewer and water provided for commercial uses only.
- Adjacent to the CSX railroad tracks.
- Site covered by annexation agreements and economic development tax incentives.

#### C. North of Duvall / East of Railroad Tracks

- Location of Norfolk Southern Intermodal Terminal.
- Location of Rickenbacker Global Logistics Park.
- Covered by AMA agreement and JEDD agreement.
- Sewer and water provided for commercial uses only.

#### D. Duvall Road Corridor

- Extensive infrastructure investment in Duvall Road.
- Potential new interchange at Duvall and US 23.
- Covered by AMA agreement and JEDD agreement.
- Sewer and water provided for commercial uses on north side of Duvall only.

#### E. South of 762 / West of US 23

- Adjacent to the US 23 corridor
- 55% (1187 acres) within the 100 year flood plain.
- Good sand and gravel deposits within the area.
- No existing sewer and water services.

#### F. South of Duvall / East of US 23

- Adjacent to the US 23 corridor
- No existing sewer and water services.
- Large open parcels including Berger Health property.

#### G. North of Ashville Interior Unincorporated Areas

- Not as heavily influenced by Rickenbacker or Duvall Rd.
- Area still classified as productive farmland.
- Adjacent to both railroads and Ashville Pike.
- Sewer and water costly to extend.

#### H. Southern US 23 Corridor

- Proximity and access to US 23
- 1222 of the 1674 acres located in 100 year flood plain.
- Existing commercial use in Cooks Creek Golf Course
- Southern gateway to community.

# Future Land Use Recommendations

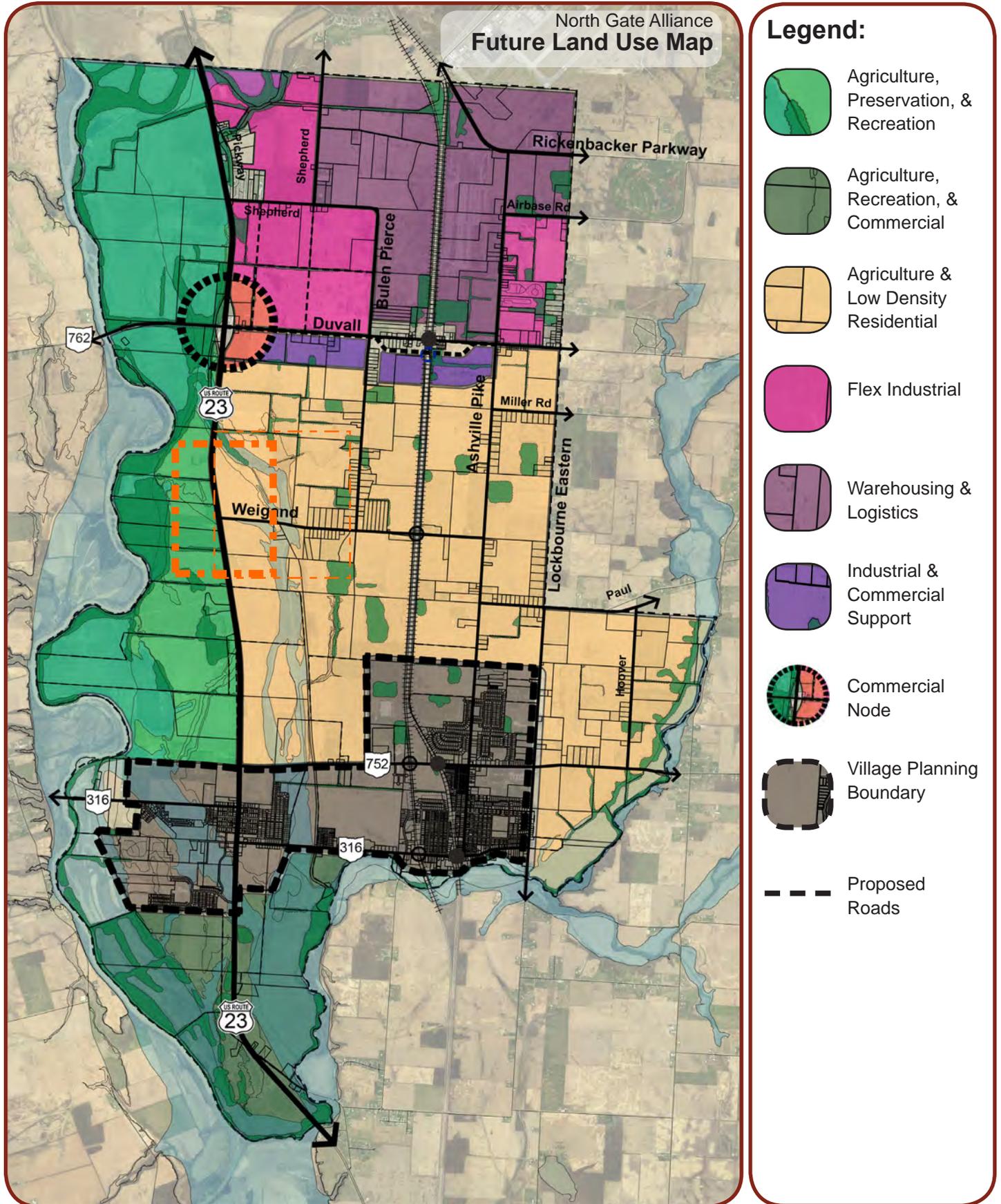


Fig. 4-12 - Future Land Use Plan (Source: G2 Planning & Design)



## V. Future Land Use Recommendations

The Future Land Use Map (as shown on the opposite page) provides the basic locations and boundaries for various types of land use and development. This map establishes the framework which is supported by the recommendations for each area which are to be outlined on the following pages. While the map provides the visual cues for the location of various types of development it is the following recommendations that will establish the land use expectations. The intent behind these recommendations is to provide flexibility and promote creative development while establishing a framework and expectations that will guide future growth decisions. For this reason the map should always be used in conjunction with the text of this chapter. It is the combination of this map and the following recommendations that the North Gate Alliance Partners should look to when reviewing future zoning and development proposals.

## Agriculture, Preservation & Recreation Areas

As described in the Planning Area Analysis each of these areas has a significant amount of acreage that is contained within the 100 year flood plain. The areas within this flood plain are regulated by various agencies and are difficult and costly to develop. In addition the risk associated with the periodic flooding makes development undesirable and no new septic systems will be approved by the county within these areas. The natural beauty of the Scioto River Corridor and the presence of the Mackey Ford Wildlife Preserve along 762 also lends some strength to the desire of the community to preserve these areas. Based upon those factors, through the planning process, the following land uses have been established as being permissible within the areas as shown:

- Agriculture and related operations
- Passive Recreation / Nature Facilities
- Aggregate Mining (sand, gravel)

### Agriculture

Agriculture continues to be the dominant land use along this corridor and should continue to be supported as a viable economic alternative to the development of the land for other purposes. The township and county should continue to work with farmers on these properties to ensure that the integrity of the Scioto River corridor is continually protected through the use of best practices in farming operations.

### Passive Recreation / Nature Facilities

The Scioto River Corridor is a tremendous asset to the entire community and the North Gate CEDA partners should continually work to find ways to provide public access to the Scioto River for recreational enjoyment. An access point to the River along with parking for the Mackey Ford Wildlife Preserve already exists along 762 and any opportunity that arises to expand upon these areas should be fully explored to the benefit of the community.

### Aggregate Mining

Given the abundance of sand and gravel deposits along the river corridor the Alliance Partners expressed an interest in maintaining the ability to mine these areas as an economic alternative. As such the township, villages and county should collaborate on acceptable standards for such uses. For any future approval of such uses controls should be established as to operation, access, hauling, and reclamation of such facilities when mining operations cease.

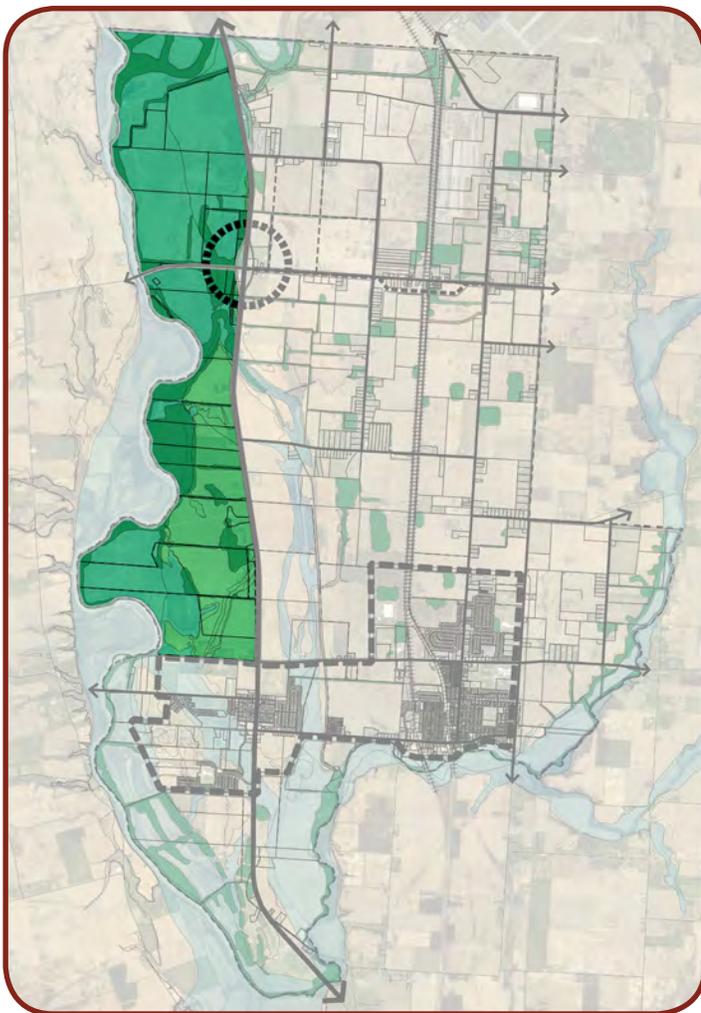


Fig. 4-13 - Agriculture, Preservation, & Recreation Areas (Source: G2 Planning & Design)



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Village of Ashville

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February 26, 2017

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**Council**

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**Service Superintendent**

David E. Ballard

Margaret L. Egbert  
Vice-Chair of Board of Zoning Appeals  
Harrison Township  
P. O. Box 22  
Ashville, Ohio 43103



**Re: Requested Land Use for Parcels D12000200332900; D1200020033000; and D1200020033100 in Harrison Township.**

Dear Ms. Egbert:

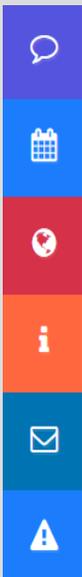
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**Village Administrator**

W. Franklin Christman

**Service Superintendent**

David E. Ballard

Kenny Cookson

Member of Board of Zoning Appeals

Harrison Township

P. O. Box 22

Ashville, Ohio 43103



**Re: Requested Land Use for Parcels D12000200332900; D1200020033000; and D1200020033100 in Harrison Township.**

Dear Mr. Cookson:

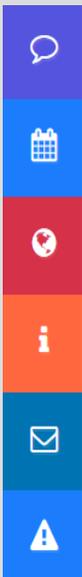
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Frank Miles  
Member of Board of Zoning Appeals  
Harrison Township  
P. O. Box 22  
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**Re: Requested Land Use for Parcels D12000200332900; D1200020033000; and D1200020033100 in Harrison Township.**

Dear Mr. Miles:

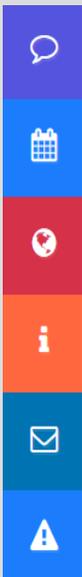
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Buck Spangler  
Member of Board of Zoning Appeals  
Harrison Township  
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Dear Mt. Spangler:

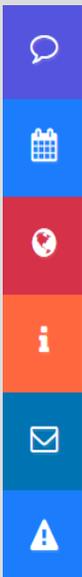
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**Village Administrator**

W. Franklin Christman

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David E. Ballard

Debi Hulse

Secretary of Board of Zoning Appeals

Harrison Township

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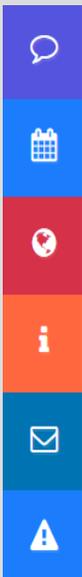
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