



**OFFICE OF DEVELOPMENT & PLANNING  
PICKAWAY COUNTY, OHIO**

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**FARMLAND PRESERVATION REVIEW LETTER**

**FARMLAND PRESERVATION REVIEW  
FOR THE OHIO PUBLIC WORKS COMMISSION**

Village of Ashville, Water Resource Recovery Facility Site

This review is to comply with Farmland Preservation Review Advisory of the Ohio Public Works Commission and the Governor's Executive Order 98-IIV. This review was accomplished by the Pickaway County Office of Development and Planning.

1. The immediate impact the project will have on productive agricultural and grazing land related to land acquisition.

The Village of Ashville recently purchased a 20 acre site. Ten acres on the southern half of this 20-acre site is zoned residential and was a part of a planned subdivision before being purchased by the Village. These 10 acres has been farmed in the past and are available for continued farming until such a time as the Village determines its future use. The Village is currently considering the possibility of locating a new public park on this property. The northern 10 acres of the 20-acre site is proposed for use as a new Water Resource Recovery Facility (WRRF). These 10 acres are currently used for farming and planted in soybeans. The Village proposes to construct the WRRF on the western part (7.5 acres) of the site as shown on the attached figure. The remaining 2.5 acres of the site are farmable land that can continue to be used for agricultural production until needed by the Village in the future. The Village currently has no plans to develop this 2.5 acre site.

2. Indirect impact that will result in the loss of productive agricultural and grazing land from development related to the project.

From the response in one (1) this project will take 7.5-acre tract out of farm production.

3. Mitigation measures that could be implemented when alternative sites or locations are not feasible.

The design will attempt to leave what is not used for the facility as an available tract for farmland use.

Sincerely,

Terry L. Frazier  
Director

September 29, 2014



# “SHAPING OUR FUTURE”

North Gate Alliance  
 Cooperative Economic Development Agreement

## STRATEGIC LAND USE PLAN

### Final Plan and Report

The following pages are from the Land Use Plan and deal with the agricultural part of the strategic planning by the North Gate Alliance CEDA Group.

March 10, 2013

**ASHVILLE**

**PICKAWAY COUNTY**

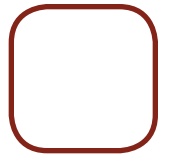
**HARRISON TOWNSHIP**

**WORKING TOGETHER**

**SOUTH BLOOMFIELD**



**Executive Summary**



**Introduction**

**1**

**Demographics and Market Analysis**

**2**

**Local and Regional Influences**

**3**

**Future Land Use**

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## IV. Environmental Conditions

### Introduction

The existing environmental conditions of a site or a region can have a profound impact on the suitability of various lands for development. Factors such as flooding, topography, soil conditions, tree cover and vegetation, and water table can influence the decisions on the most suitable use for lands. As an example; land subject to periodic flooding may not be suitable for the development of habitable or commercial structures, poor soil conditions may make the use of on-site septic treatment systems infeasible, and steep slopes and low depth to water table can increase construction costs considerably.

For these reasons, and to evaluate areas more suitable for preservation, it is important to gain an understanding of existing environmental conditions prior to forming decisions on the suitability of land for various uses.

### Prime Farmland

As evidenced by the existing land use and zoning patterns, farming has been and still is a large part of the Harrison township community. Agricultural uses have defined the character of the unincorporated areas of the township and still continue to be a strong part of the local economy. According to the U.S. Department of Agriculture, prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing feed, forage, fiber, and oilseed crops, and is available for these uses. As illustrated by Figure 3-28, the majority of the Harrison township study area is considered to consist of prime farmland soils. However, the productivity of the soil varies by location.

Continued growth of the community can present various challenges for the agricultural community. Aside from the consumption of land for new development the outcomes of growth often conflict with existing farming operations. New residents located near farms are often not accustomed to the noise and odors produced by farming operations and increased traffic often conflicts with large and slow moving agricultural equipment.

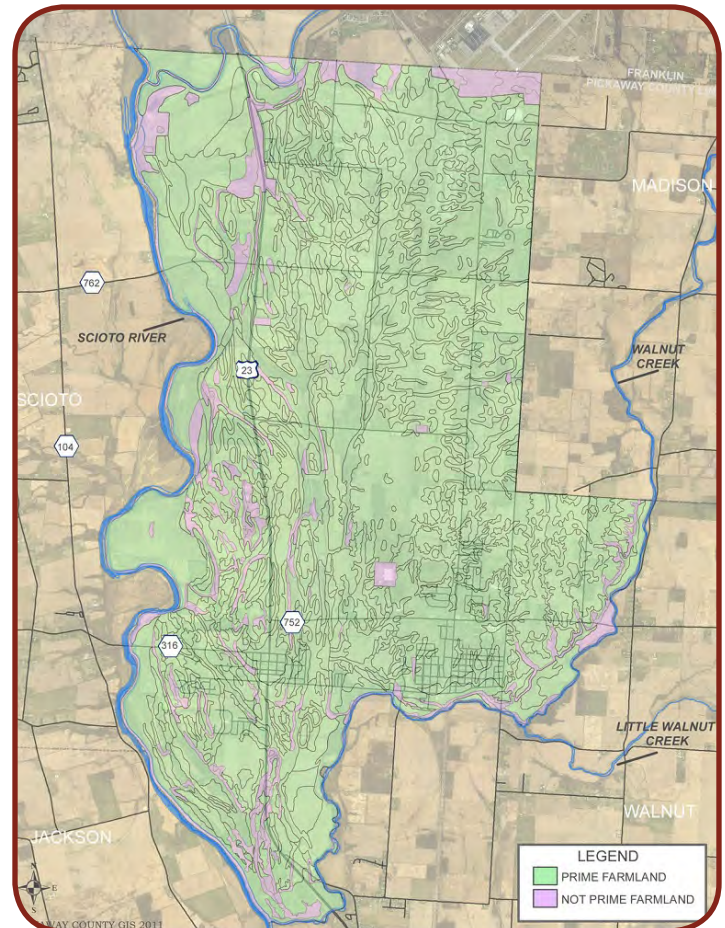


Fig. 3-28 - Prime Farmland Map (Source: Pickaway County GIS)

### Important Considerations...

- Farming remains an important and viable industry in Harrison Township and Pickaway County.
- Important to balance new development with the preservation of farmland.
- Need to establish land use patterns and controls that will accommodate potential new growth while mitigating “sprawl” and preserving farmland where possible.
- Need to be conscious of conflicts between agricultural operations and various types of development and find strategies to mitigate those conflicts.



## 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**

APPROVED AS TO FORM: \_\_\_\_\_  
By: [Signature]  
By: [Signature]  
By: [Signature]

James S. Kuhlwein, Township Trustee  
Keith Peters, Township Trustee  
Paul Welsh, Township Trustee

APPROVED AS TO FORM: \_\_\_\_\_  
By: [Signature]  
By: [Signature]  
By: [Signature]

**THE BOARD OF COUNTY COMMISSIONERS OF PICKAWAY COUNTY, OHIO**

By: [Signature]  
John A. Stevenson, County Commissioner  
By: [Signature]  
Ula Jean Metzler, County Commissioner  
By: [Signature]  
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)





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)

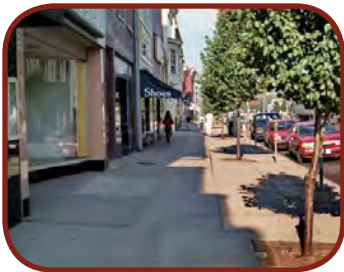


Fig. 4-8 - Various Neighborhood and Village Planning Photos (Source: Web)





## 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.

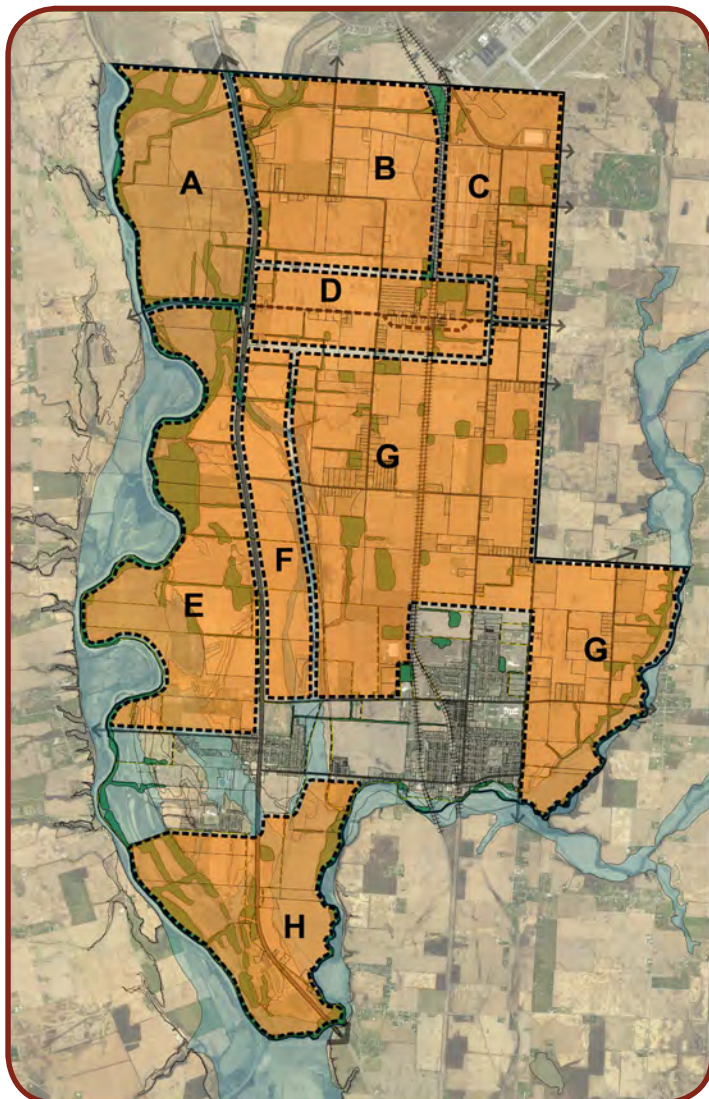


Fig. 4-11 - Planning Analysis Sub Areas (Source: G2 Planning & Design)

### 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

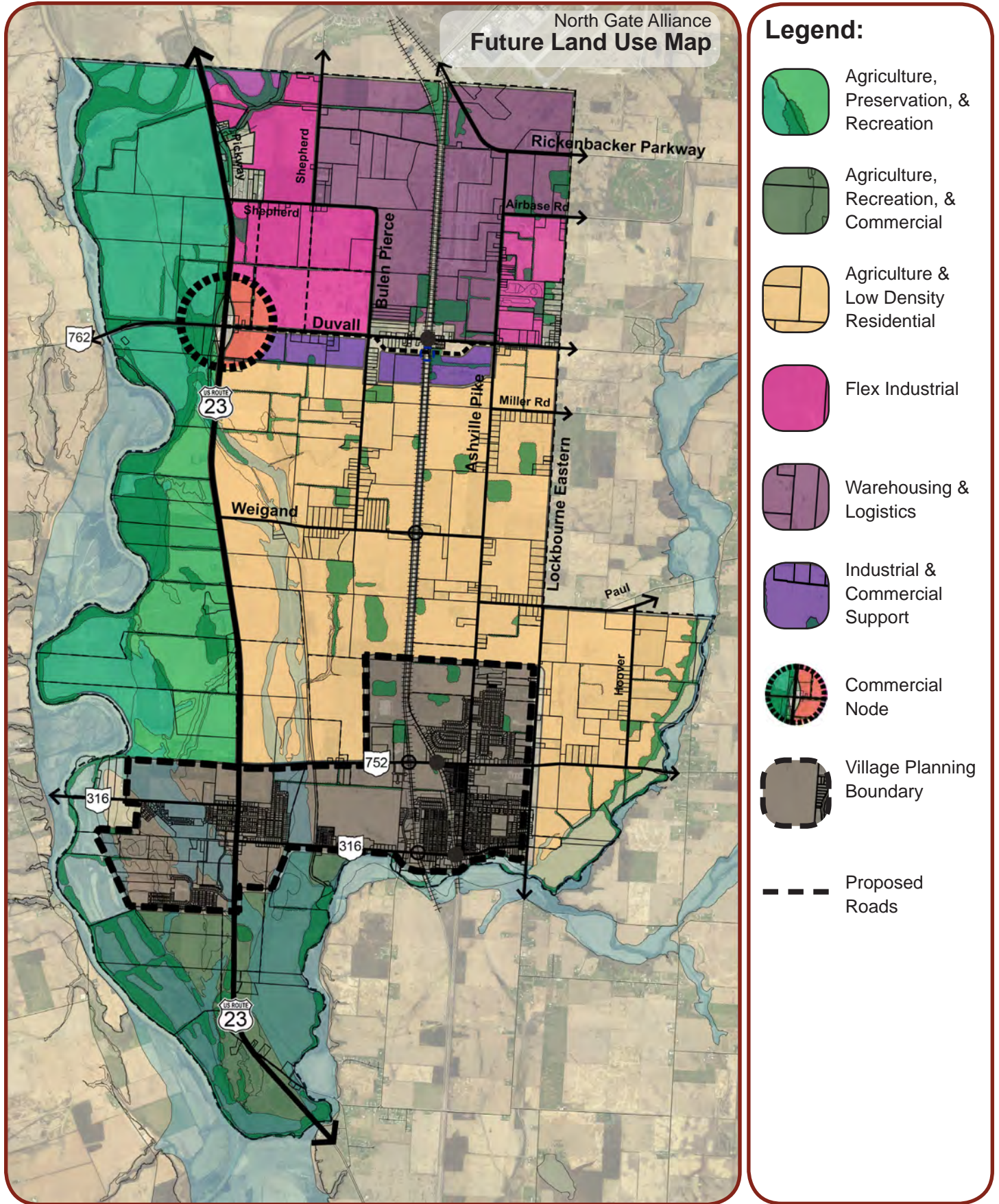


Fig. 4-12 - Future Land Use Plan (Source: G2 Planning & Design)





## 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.

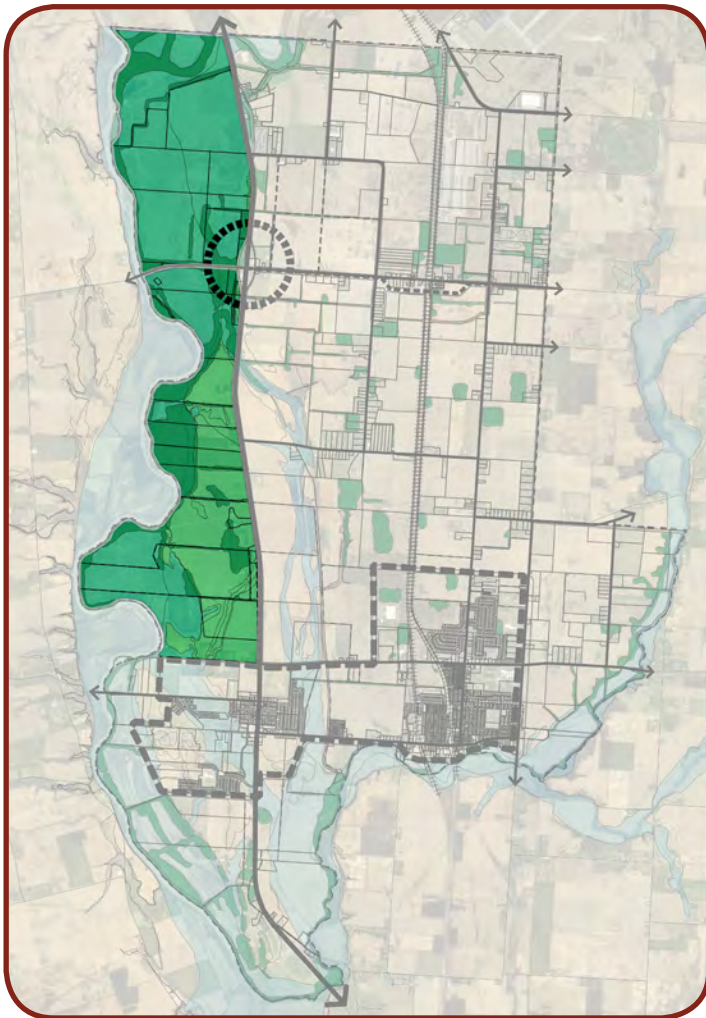


Fig. 4-13 - Agriculture, Preservation, & Recreation Areas (Source: G2 Planning & Design)

## Agriculture, Preservation, & Commercial Areas

Similar in nature to the areas West of US 23 and north and south of 762 this area has a significant amount of land (nearly 75% of the 1675 acres) that is contained within the 100 year flood plain. This area is also home to the Cooks Creek Golf Course which is a highly rated public course designed by Dr. Michael Hurdzan, Dana Fry, and John Cook. Visible from US 23 this course attracts a number of golfers seeking recreation each year. Given the constraints of the floodplain as previously mentioned, and the adjacency to the Scioto River and Walnut Creek, the following land uses have been established as being permissible within the areas as shown:

- Agriculture and related operations
- Passive Recreation / Nature Facilities
- Commercial use associated with the Golf Course

### 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 and Walnut Creek are continually protected through the use of best practices in farming operations.

### Passive Recreation / Nature Facilities

The Scioto River and Walnut Creek 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. In addition there is an existing portion of the Historic Ohio and Erie canal system within the north eastern portion of this sub area that could provide a recreation opportunity with a historic theme.

### Commercial uses associated with the golf course

The existing golf course has been a great asset to the community for quite some time. Over the past few years there have been some discussions from the owners about trying to tie commercial or residential uses in with the golf course. The villages and township should work with the golf course owners and support attempts to develop uses that have synergy with the golf course and the area.

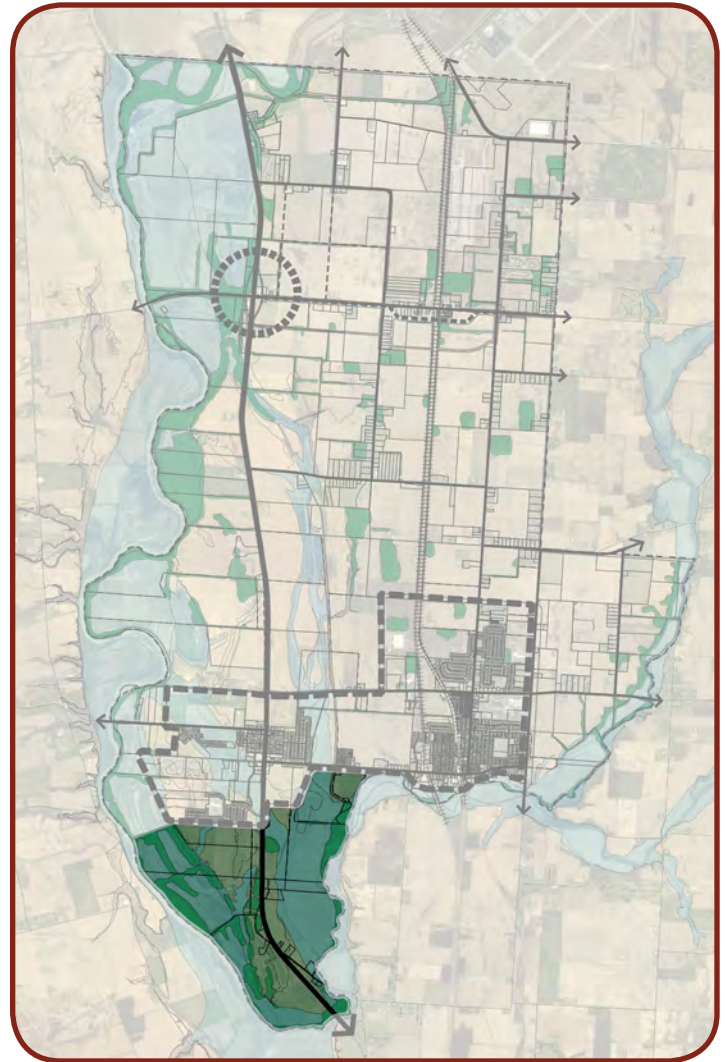


Fig. 4-14 - Agriculture, Recreation, & Commercial (Source: G2 Planning & Design)

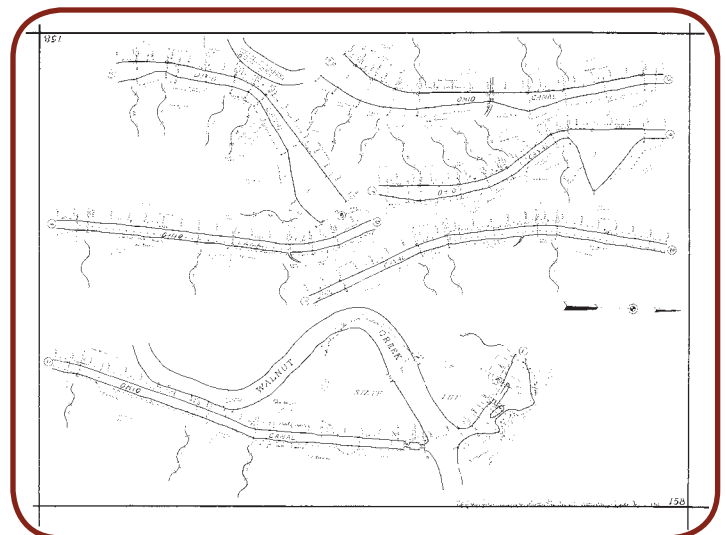


Fig. 4-15 - Ohio and Erie Canal Plat Maps (Source: ODNR)



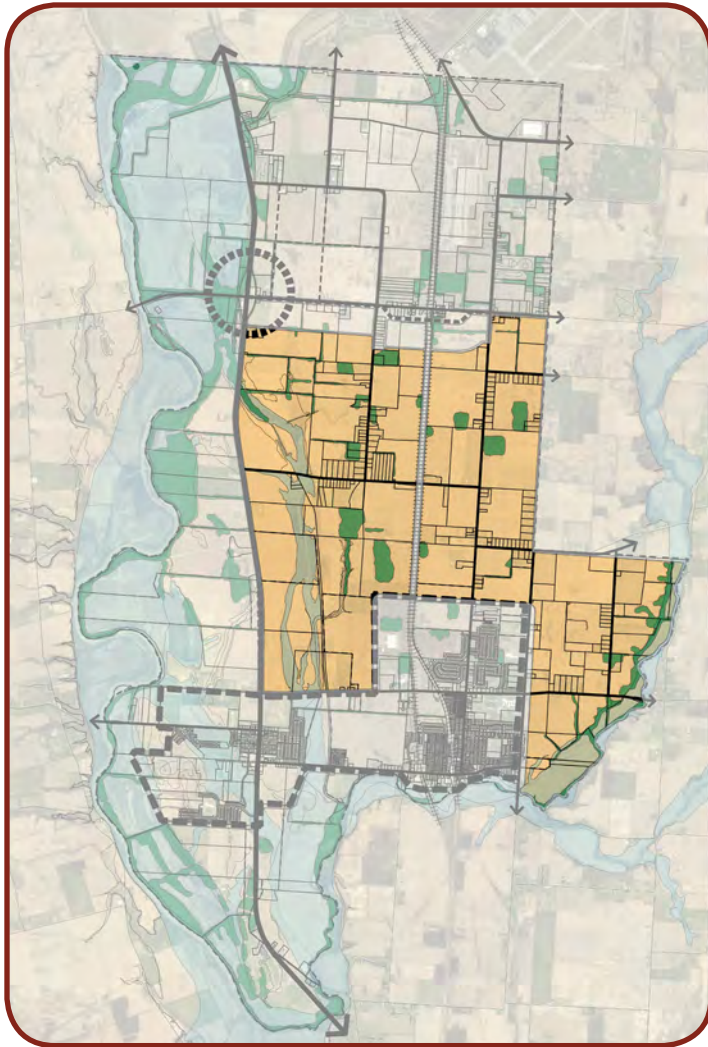


Fig. 4-16 - Agriculture & Low Density Residential (Source: G2 Planning & Design)

## Agriculture & Rural Conservation Residential

The locations designated on the plan for Agriculture and Rural Conservation Residential comprises one of the largest portions of the planning area with nearly 5,500 acres of land on either side of the railroad tracks. Utilities have not yet been extended to these areas and in the short term the cost associated with extending the utilities may outweigh the benefit. With no current access to utility services this area serves as a transition and a buffer between the growth of the Industrial area and the expansion of the Villages. Nearly all of this area is designated as prime farmland and most of the area will support septic systems and wells. Based upon these factors and the desire to maintain an agricultural heritage in the community these areas have been designated by the planning team as being suitable for:

- Agriculture and related operations
- Rural Conservation Residential Development

### Agriculture

Agriculture is the dominant land use in these areas and should continue to be supported as a viable economic alternative to the development of the land for other uses. There is currently enough land in the Village Planning Area to support the amount of growth projected for the near term. As the US 23 corridor grows the areas located along 23 may be used to support additional growth, however, the forecasted demand for the next 10 years+ does not indicate a need to move this land into the development cycle. This is especially true given the high costs of extending utility services to these areas. In addition, lot splits along existing frontage should be discouraged in favor of a more conservation minded approach to rural residential development.

### Rural Conservation Residential

The Market Analysis prepared for the planning study identified a continued demand for large lot rural residential homes. This type of demand is typically met when the owners of large parcels of land subdivide smaller parcels along existing road frontage leaving larger parcels of land to the rear. While this is not projected to be a large demand even the development of 10 lots per year can consume up to three to four thousand feet of road frontage each year. The effect of this eventually will be a new driveway and culvert every 300' and a permanent change in the view and character of the existing roadway network.

To provide for this demand while maintaining the agricultural open space and agricultural feel along existing roads the township should promote more creative development options for larger lot homes. This could include enacting controls that limits the ability to develop lots along the existing frontage while promoting the development of small "pods" or clusters of rural homes on new interior roads while preserving more farmland and open space. One way to accomplish this would be to allow a landowner to develop a certain number of smaller lots provided that all lots front on a new road or a common access drive. These lots could be developed at the minimum size necessary to accommodate septic and well systems thereby conserving more agricultural land. In addition the use of new interior courts or common access drives would help eliminate the installation of multiple driveways and culverts on existing roads and the loss of the agricultural road frontage that helps define the character of the community.