

# *Annual Report*

**2012**

Delaware County Regional Planning Commission

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In addition to this [Annual Report](#), the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies.

The [Demographic Package](#), updated in October of each year, features information on population projections derived from Census information and local building permit data.

Our other annual publication, [Delaware County Development Trends](#), is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for 2012, but for the last several years and decades.

It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

## Mission

The Delaware County Regional Planning Commission was established to provide growth management systems, planning services and general information to all governmental entities in Delaware County, Ohio relating to land use planning and coordination of activities of regional significance.

## Involvement

In addition to the involvement and contact RPC has with county offices and local jurisdictions, we have also had interaction or contact with the following organizations in 2012:

American Planning Association-Ohio	ACHIEVE/Go Healthy! Delaware County	Olentangy Watershed Action Group
County Planning Directors Association of Ohio	County Greenways Forum	Friends of the Lower Olentangy Watershed
MORPC DEL/FRA Summit	Partnership for a Healthy Delaware County	Delaware General Health District's PACE-Environmental Health Committee
Delaware County Convention and Visitors Bureau	Olentangy Local School District	

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**Delaware County Regional Planning Commission**

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740-833-2260 fax 740-833-2259 [www.dcrpc.org](http://www.dcrpc.org)

# Commission members

*The DCRPC is comprised of one representative from each Township/Municipality participating in the funding of the Regional Planning Commission. County Commissioners and the County Engineer are representatives as are one member from the Board of Health, Sanitary Engineer Department, and Code Compliance. Members serve a three-year term commencing March 1st of each year. The Board of County Commissioners and the County Engineer serve during their tenure in office. The Executive Committee is comprised of four appointed members of the DCRPC and one Commissioner appointed by the Board of Commissioners. Executive Committee officers serve a term of one year commencing at the first regularly scheduled Executive Committee meeting in April.*

## Executive Committee (5/2013)

**Ken O'Brien**, Delaware County Commissioner, Chair

**Dave Stites**, Kingston Township, Vice-Chair    **Susan Kuba**, Brown Township, Second Vice-Chair

**Jeff George**, Berkshire Township, Member-At-Large    **Tiffany Jenkins**, Sanitary Engineer, Member-At-Large

## Representatives and Alternates (3/2013)

### Village of Ashley

Jim Nelson, Rep.

### Berkshire Township

Jeff George, Rep.  
William Holtry, Alt.

### Berlin Township

Rick Sedlacek, Rep.  
Ken Baker, Alt.

### Brown Township

Susan Kuba, Rep.  
Bruce Wells, Alt.

### Concord Township

Ric Irvine, Rep.

### Delaware County

Gary Merrell, Commissioner  
Ken O'Brien, Commissioner  
Dennis Stapleton, Commissioner  
Tim Hansley, (Administrator) Alt.  
Fred Fowler, Code Compliance  
Duane Matlack, Code Comp. Alt.  
Steve Burke, Health Dept. Rep.  
Mike Rogich/Adam Howard,  
Health Dept. Alts.  
Tiffany Jenkins, Sanitary Eng. Rep.  
Jack Smelker, Sanitary Eng. Alt.  
Chris Bauserman, Engineer Rep.  
John Piccin, Engineer Alt.

### Delaware Township

Sharon Hough, Rep.  
Karl Johnson, Alt.

### City of Dublin

Gary Gunderman, Rep.

### Village of Galena

Tom Hopper, Rep.

*Early minutes of  
the Regional  
Planning  
Commission.*



### Genoa Township

Joe Clase, Rep.  
Susan Dorsch, Alt.

### Harlem Township

David Andrian, Rep.  
Dave Jackson, Alt.

### Kingston Township

Dave Stites, Rep.  
Bob Talbott, Alt.

### Liberty Township

Holly Foust, Rep.  
David Anderson, Alt.

### Marlboro Township

Hal Clase, Rep.

### Orange Township

Tom Farahay, Rep.  
Lisa Knapp, Alt.

### Village of Ostrander

Robert Taylor, Rep.  
Larry Crile, Alt.

### Oxford Township

William Thurston, Rep.  
James Hatten, Alt.

### Porter Township

Marvin Miller, Rep.

### Radnor Township

Teresa Watkins, Rep.  
Dave Weber, Alt.

### Scioto Township

Tom Brown, Rep.  
Dan Quick, Alt.

### Village of Shawnee Hills

Charlie Callender, Rep.  
James Gauldin, Alt.

### Village of Sunbury

Tom Zalewski, Rep.

### Thompson Township

Bonnie Newland, Rep.

### Trenton Township

Mike Dattilo, Rep.  
Larry Walton, Alt.

### Troy Township

Doug Price, Rep.  
Charlie Cooperider, Alt.

# From the Director

**May, 2013** – For more than 50 years, the Delaware County Regional Planning Commission has existed to support planning efforts within Delaware County and the Central Ohio region. It has been well-documented that the county was the country’s 15th fastest-growing by percentage of growth from 1990-2000 at 64.3%. With the 2010 Census information, we know that the county ranked 22nd in the same growth category from 2000-2010, with a 58.4% growth rate.

The past year saw a relatively large increase in Preliminary lots, to 264, a number not matched since 2006. Final platted lots also were strong, with 142 lots going through the final step in 2012. Residential building activity has generally been increasing each year since 2009. In the unincorporated townships, there were 404 permits in 2010, 472 in 2011, and 593 in 2012. Including municipalities, county-wide permits over the last three years were 923 in 2010, 733 in 2011 and 1,278 in 2012. Spikes in 2010 and 2012 were caused by an apartment development in Columbus. Commercial building continued to see consistent activity. Commercial building permits were at 36 in 2010, 19 in 2011, and 24 in 2012.

In 2012, we began a **Comprehensive Plan process for the Village of Sunbury**. Staff also worked with the **Liberty Township Zoning Commission** and the **County’s Rural Zoning Commission** on updates to their Zoning Codes. The County code was adopted in early 2013 and work in Liberty continues.

We continue to advocate **Healthy Communities** in various ways, including representation on the Health District’s environmental health committee (**PACE-EH**) and in park and trail support with multiple jurisdictions, Preservation Parks, school districts and other county agencies.

In 2012, there was continued involvement with the ACHIEVE group “Action Communities for Health, Innovation, and Environmental Change. As part of this effort, a group representing a wide variety of sectors and organizations from across the county began to implement the action steps of the adopted plan. The purpose of the plan is to advance the efforts to prevent chronic disease and risk factors through policy creation and environmental change. The Regional Planning Commission is an important part of this group based on our role in influencing the built environment. In that regard, multiple resources have been placed on the [GoHealthyDelaware.org](http://GoHealthyDelaware.org) website. Activities to promote bikeways, pedestrian facilities, and integrated land use have been highlighted at two “Built Environment Forums” held throughout the county.



## Unincorporated Development Pipeline

*Each column represents figures at the end of each given year. Although the total lots in the pipeline has been decreasing, the 5-year average has also decreased, resulting in an increase in the amount of time it might take to build all the units in the pipeline. See “Subdivision Statistics” for more detail.*

	2005	2006	2007	2008	2009	2010	2011	2012
Single-family lots	7,397	6,325	6,068	5,244	5,535	5,528	4,799	4,805
Multi-family units	3,638	3,972	3,767	3,019	3,000	2,366	2,452	2,569
<b>Total lots in the pipeline</b>	<b>11,035</b>	<b>10,297</b>	<b>9,835</b>	<b>8,263</b>	<b>8,535</b>	<b>7,894</b>	<b>7,251</b>	<b>7,374</b>
5-year average permits	1,942	1,685	1,382	1,035	726	545	472	454
<b>Years to build-out</b>	<b>5.68</b>	<b>6.11</b>	<b>7.11</b>	<b>7.98</b>	<b>11.75</b>	<b>14.48</b>	<b>15.4</b>	<b>16.2</b>
“Ready to build” lots	1,925	2,248	2,066	1,835	1,619	1,452	1,238	979

Work continued on the **Ohio Environmental Education Fund** project which will wrap up in 2013. Stream data has been improved and a best practices manual will be completed. Four landowner meetings were held in early 2013 seeking lands that would “receive” mitigation by development in other parts of the watershed. Final information and mapping will be posted to the website (*see page 13*). Staff also began serving as a trustee on the **Delaware County Convention and Visitors’ Bureau**. Participation includes typical budgetary reviews in addition to visioning and recommendations for marketing strategies. The director has been involved in an effort to enhance tourism efforts through the (future) redesign and organization of the website, [www.visitdelohio.com](http://www.visitdelohio.com). Staff also worked with the **Delaware Area Transit Agency** (DATABus) in the creation of maps that were used during their fixed-route planning phase.

In addition to several large single-family zoning proposals, staff reviewed a 52-acre age-restricted condo development in Berlin Township. There was also a proposal for an assisted living facility in Orange Township. The multi-family market also appears to be steady, with three condominium projects in Liberty Township and a density increase proposal for Golf Village North, also in Liberty Township.

**What of the future?**

The Commission is in good shape financially thanks to the support of all our member communities, including the County Commissioners. Based on increased development activity, member communities realized a 12-cent per capita credit based on their 2012 population in their 2013 dues. Staff continues to be available to help member communities on land use and code issues. Please let us know if there is anything we can do for you.



Scott B. Sanders, AICP  
Executive Director

<b>2012 By the Numbers</b> (unincorporated areas)	
Lots reviewed through the lot split process	13
Lots reviewed for Sketch Plan Applications	75
Lots reviewed on Preliminary Plans	35
Lots reviewed on Final Plats	102
Total acreage reviewed in rezonings	235
Building Permits issued by county	472
Acres of open space platted (approx.)	28.515

JURISDICTION	Census 2000	Census 2010	DCRPC 2013
Berkshire	1,946	2,428	2,651
Berlin	3,313	6,496	7,015
Brown	1,290	1,416	1,452
Concord	4,088	9,294	10,295
Delaware	1,559	1,964	2,046
Genoa	11,293	23,090	24,838
Harlem	3,762	3,953	4,042
Kingston	1,603	2,156	2,219
Liberty	9,182	14,581	15,616
Marlboro	227	281	286
Orange	12,464	23,762	25,885
Oxford	854	987	1,007
Porter	1,696	1,923	1,979
Radnor	1,335	1,540	1,567
Scioto	2,122	2,350	2,427
Thompson	558	684	710
Trenton	2,137	2,190	2,217
Troy	2,021	2,115	2,153
<b>TWP TOTAL</b>	<i>61,450</i>	<i>101,210</i>	<i>108,404</i>
Delaware	24,243	34,753	36,278
Galena	305	653	746
Sunbury	2,630	4,389	4,727
Shawnee Hills	419	681	718
Powell	6,247	11,500	12,362
Ashley	1,216	1,330	1,344
Ostrander	405	643	748
Dublin	4,283	4,018	4,002
Westerville	5,900	7,792	8,433
Columbus	1,891	7,245	9,042
<b>MUNI TOTAL</b>	<i>48,539</i>	<i>73,004</i>	<i>78,400</i>
<b>COUNTY TOTAL</b>	109,989	174,214	186,803

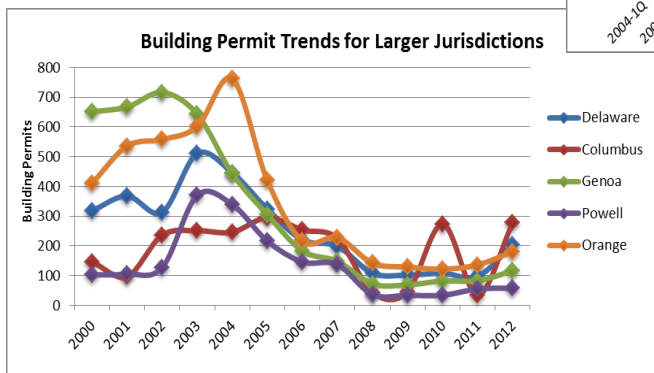
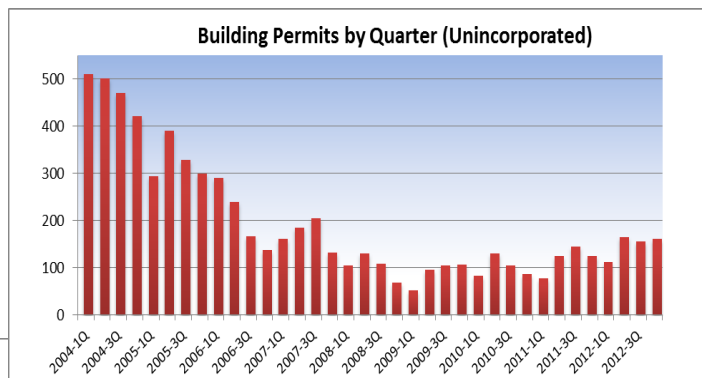
# Township activity summary

The data in the following chart is detailed elsewhere in this report. This table is a summary of all the activity in each township throughout the year. These represent RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units.

Township	Zoning Reviews	Zoning Acreage	Text Reviews*	Preliminary Approved**	Final Approved**	New No-Plat Lots	Building Permits
Berkshire				20			26
Berlin	2	54.82			39		26
Brown				1	1		4
Concord							83
Delaware							6
Genoa	2	142.994	1	19	28	3	116
Harlem	2	4.934	1			1	9
Kingston							1
Liberty	5	80.464		141	22	3	115
Marlboro	2	3.294					
Orange	4	136.658		206	63	1	181
Oxford						1	1
Porter							5
Radnor						1	3
Scioto							7
Thompson						1	2
Trenton						3	3
Troy						1	5

\*Includes Comprehensive Plans and Zoning Resolutions \*\*Includes residential and non-residential lots.

Two tables indicate an uptick in building permits in recent years.



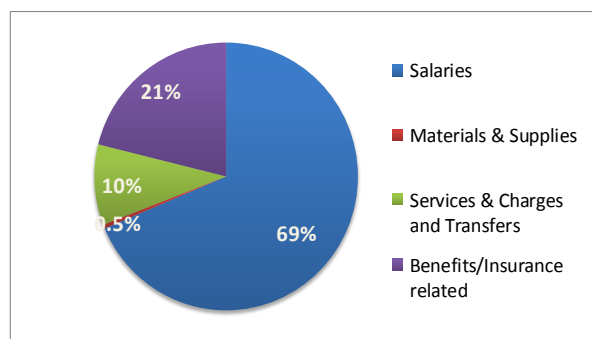
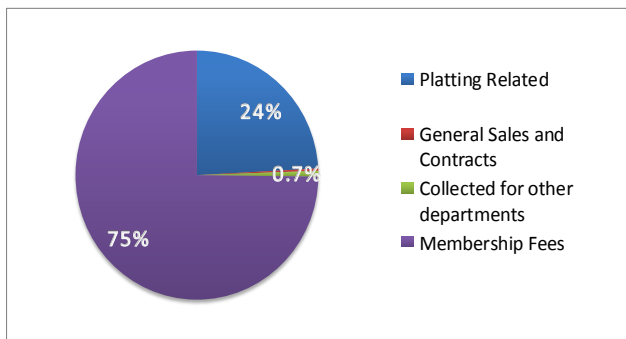
# Financial report

## 2012 Revenues

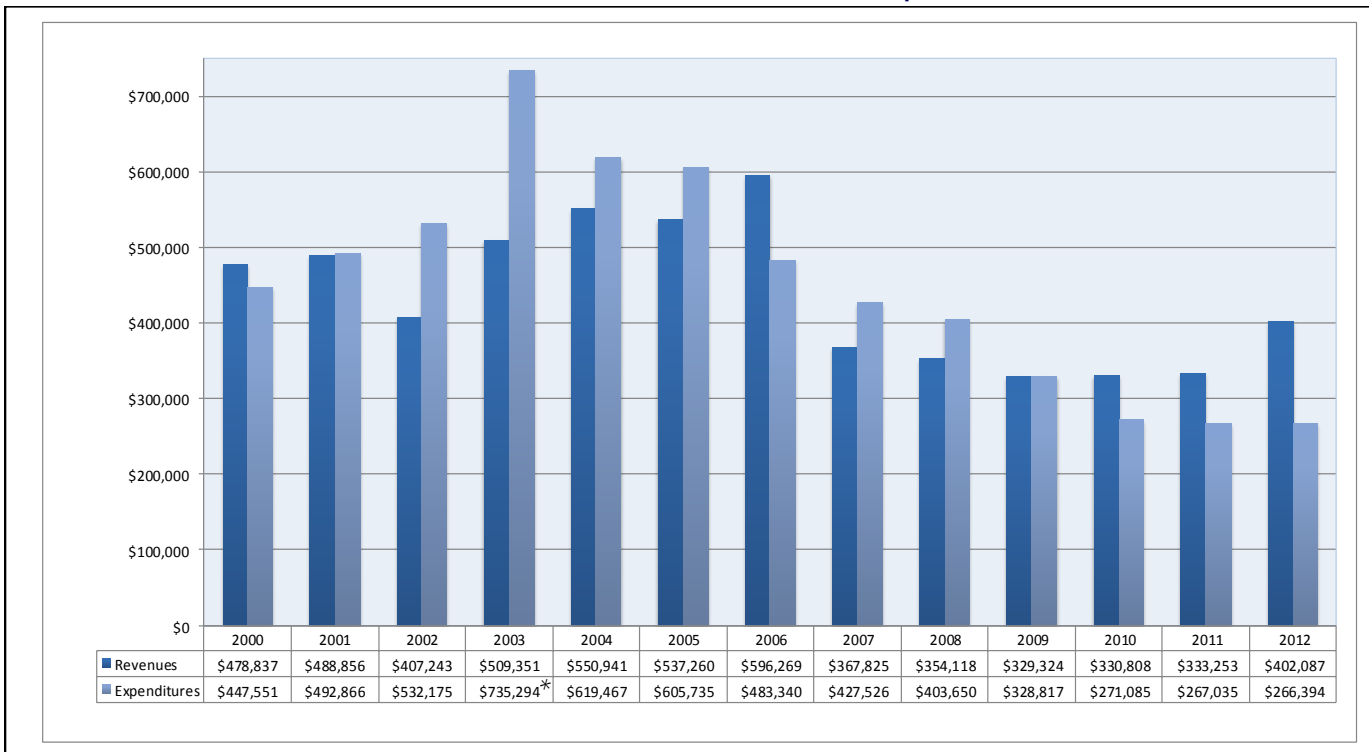
Platting Fees: Subdivisions, NPA	\$94,325
General Sales	\$529
Contract Services (Member Assistance)	\$657
Health Dept. Fees	\$240
Soil & Water Fees	\$2,675
Membership Fees	\$292,309
<b>Total</b>	<b>\$390,735</b>

## 2012 Expenditures

Salaries	\$183,715
Worker's Compensation	\$1,654
Hospitalization/Dental/Life Ins.	\$26,511
PERS	\$25,720
Medicare	\$2,679
Materials & Supplies	\$1,292
Services, Charges and Transfers	\$26,005
<b>Total</b>	<b>\$267,576</b>



## 2000-2012 Revenues vs. Expenditures



2009 and 2010 revenue has been adjusted to place pre-paid dues in the applicable year.  
\*includes office renovation.

# Subdivision review

## Potential Number of Single-Family Lots and Multi-Family Housing Units (end of year)

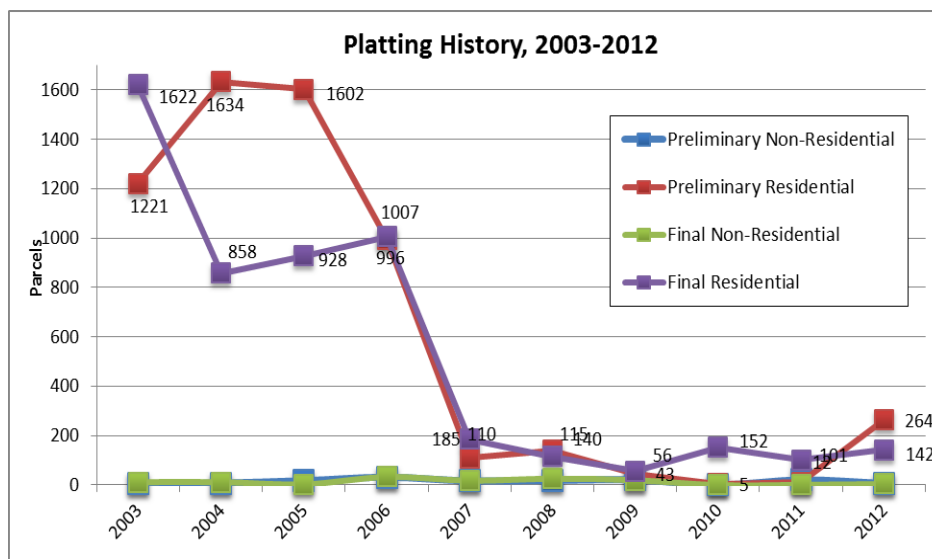
	2008	2009	2010	2011	2012
Non-platted zoned lots:					
Approved by Townships	1,386 lots	1,423 lots	1,941 lots	1,549 lots	1,626 lots
Pending in Townships (at year end)	0 lots	635 lots	612 lots	396 lots	423 lots
Sketch Plan reviewed lots	48 lots	64 lots	76 lots	119 lots	247 lots
Preliminary approved lots	1,889 lots	1,736 lots	1,417 lots	1,488 lots	1,523 lots
Final approved lots	63 lots	38 lots	30 lots	6 lots	7 lots
Non-built recorded lots	1,835 lots	1,619 lots	1,452 lots	1,238 lots	979 lots

**TOTAL: 7,374 lots/units** (4,805 single-family lots and 2,569 multi-family housing units)

(Single family is UP from 4,799 in 2011 and multi-family is UP from 2,452 units that year)

Unincorporated Delaware County supply of 16.2 years, figured using the previous 5-year average for building permits at 454 permits

Summary Statistics of 2012 Subdivision Proposals					
Active Subdivision Proposals Approved by RPC (2012 only, not cumulative)					
Township	Total		Single-Family Lots	Multi-Family Housing Units	Non-Resident. Lots**
	Acreage	# of Lots*			
Berkshire	53.82	21	20		1
Berlin	40.71	41	39		2
Brown	55.52	1	1		
Genoa	219.91	181	138	42	1
Liberty	322.51	333	314		19
Orange	238.20	254	238		16
<b>TOTAL (*11 total)</b>	<b>930.67 (268.55)</b>	<b>831 (239)</b>	<b>750 (188)</b>	<b>42 (20)</b>	<b>39 (31)</b>
* Number of units including total subdivided lots and multi-family housing units in 2012, including sketch plans.					
** Number of subdivided lots for commercial, industrial, or open space use.					
*** Commercial use, but an assisted living residential facility.					



For a complete review of DCRPC's development trends, please consult the "Downloads" area of our website.



## Sketch plans

*The Sketch Plan is the first phase of the Subdivision process. It includes an on-site walkabout performed by several county agencies. Comments made after the visit assist applicants with the proper design of their projects. Staff recommendations do not prevent additional comments being made by either staff or members of the Commission during the platting process.*

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
April	Liberty	River Rock Farms*	9	30.8	Residential
May	Liberty	Shamrock and Russell Site	162	114	Residential
August	Genoa	Diersing/Yarnell Site*	82	59	Residential
October	Orange/Genoa	Sanctuary/Enclave at the Lakes*	209	120	Residential
December	Liberty	Carriage Road Site*	3	8.179	Residential

*\*as of March 2013, project has proceeded either through township zoning or with the submission of a Preliminary Subdivision Plan.*

## Approved subdivisions

*This listing includes all subdivisions receiving approvals for Preliminary Plans, Final Plats, or Combined Preliminary/Finals in 2012. It does not represent tablings, extensions withdrawals, or disapprovals.*

Month	Township	Subdivision Name	Lots	Acres	Process	Type
March	Orange	Orange Point Comm. Center Green Meadows Extension	3	84.9	Preliminary	Commercial
April	Liberty	Olentangy Falls, Section 3	31	32.536	Preliminary	Residential
April	Liberty	The Estates at River Run	10	16.454	Final	Residential
June	Liberty	River Rock Farms	8	30.8	Preliminary	Residential
June	Liberty	Trail's End	92	113.4	Preliminary	Residential
June	Orange/Liberty	Olentangy Crossings, Section 6	39	43.98	Preliminary	Residential
June	Genoa	Highland Lakes North, Section 5, Phase 3	1	.70	Combined	Easement
June	Orange	North Orange, Section 3, Phase 2, Part B	23	10.306	Combined	Residential
June	Berlin	The Estates at Sherman Lakes	39	40.709	Final	Residential
June	Orange	Glen oak, Section 7, Phase B	25	8.458	Final	Residential
July	Brown	D&S Bower CAD	1	55.524	Preliminary	Residential
July	Liberty	Nelson Farms, Section1, Phase A, Part 3	10	10.67	Final	Residential
August	Liberty	Div. #1 of Lot 5122 of Big Bear Farms	2	2.139	Preliminary	Commercial
August	Orange	Little Bear Village Lot 7577	0	0	Combined	Easement
August	Brown	D&S Bower CAD	1	55.24	Final	Residential
August	Genoa	Sheffield Park, Section 3, Phase B, Part 2	27	25.94	Final	Residential
September	Liberty	Div. #1 of Lot 5122 of Big Bear Farms	2	2.139	Final	Commercial
October	Berkshire	Estates at Cheshire, Section 2	20	53.82	Preliminary	Residential
October	Orange	Meadows at Lewis Center, Section1, Phase B	14	7.73	Final	Residential
November	Genoa/Orange	Sanctuary at the Lakes	165	95.92	Preliminary	Residential
November	Orange	Orangepoint Comm. Park Lot 2955, Div. 1	2	20.78	Preliminary	Commercial
November	Orange	Olentangy Crossings, Section 2, Lot 7523	1	1.503	Combined	Commercial
November	Genoa	Sorrento at Highland Lakes	1	30.207	Final	Condominiums

# Rezoning statistics

Zoning activity picked up in 2012, both in the number of cases and the amount of acreage reviewed. The total number of map cases was 17, or 6 more than in 2011. There were only two text cases reviewed. The total amount of acreage reviewed rose from 235 in 2011 to 423 acres in 2012. As is typical, most of the proposed projects were residential.

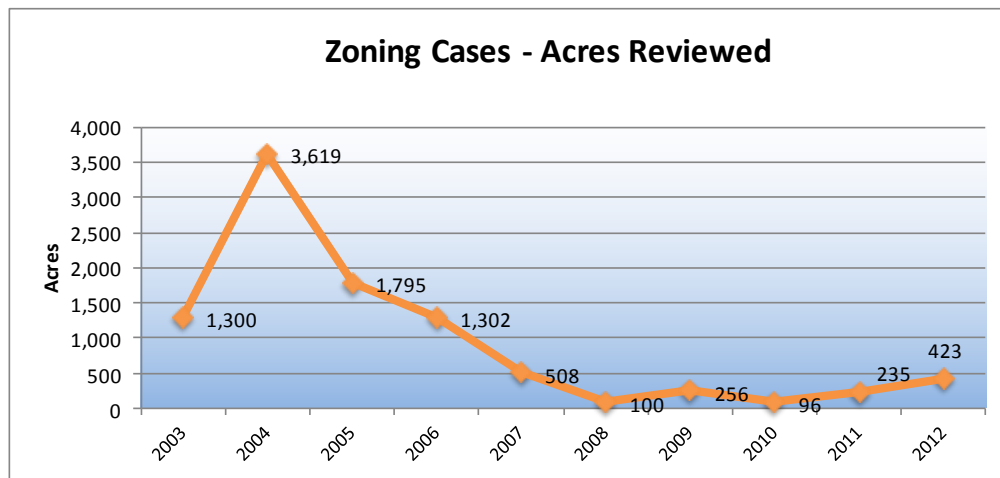
Township	Map Cases	Total Acreage	Acreage Change from 2011	Text cases
Berkshire	0	0	- 2.50	0
Berlin	2	54.82	+54.82	0
Genoa	2	142.994	+135.314	1
Harlem	2	4.934	+4.934	1
Liberty	5	80.464	+79.994	0
Marlboro	2	3.294	+3.294	0
Orange	4	136.658	- 83.002	0
Scioto	0	0	- 5.00	0
<b>Total</b>	<b>17</b>	<b>423.164</b>	<b>+187.854</b>	<b>2</b>

The largest proposed case was in Genoa Township, at 130 acres. Although a single case, this actually represented two different subdivision projects, presented under a single rezoning for purposes of density calculation and open space requirements. These subdivision projects are Vinmar Village (87 lots) and Mirasol (82 lots). A second large project was proposed along Africa Road, spanning areas of both Orange and Genoa Townships. This project includes approximately 120 acres and is known as The Sanctuary, including 165 single-family lots.

Two age-restricted projects were also proposed. One is a 52-acre parcel in Berlin Township with commercial frontage on U.S.

23 and age-restricted condominiums to the rear of the site. The other proposal was a 15-acre site in Orange Township on Old State Road for an assisted-living facility identical to the existing Inn at Olentangy on U.S. 23 in the North Orange development. Concern was raised because the Orange Township Zoning Resolution required such facilities to be rezoned to Planned Commercial. The township has since initiated changes in its text to allow such uses to be a more transitional/residential use.

A 7-acre site was also reviewed in Orange Township for a residential hotel. This project was rejected at the township and has since been annexed to the City of Columbus and is seeking approval. Orange Township also reviewed a 5.8-acre site along Lewis Center Road for the relocation of a logistics company from within the township. A large 47-acre site was reviewed in Liberty Township which proposed higher-density apartments beyond the density that was original allowed there. Also in Liberty Township, a 5-acre condominium project was reviewed along the south side of Manning Parkway along the southern border of the county.



# Rezoning review

This listing includes all non-binding rezoning recommendations sent to the townships. Applications which were withdrawn from consideration by either the applicant or the township are not included. For more details, consult the RPC minutes.

Month	Twp.	Applicant	Acres	From/To	Reason
January	Berlin	B&N LLC, 303 Shanahan LLC, etc.	52.4	FR-1/TPUD	Commercial lots and Age Restricted Condos
February	Orange	Strait Real Estate LLC 1 Ltd	15.794	FR-1/PC	Assisted Living Facility
April	Liberty	Liberty F LLC	1.182	PR	Development Plan for Tim Horton's
June	Orange	M/I Homes	107.858	FR-1/SFPRD	Single-Family Residential Subdivision
June	Genoa	M/I Homes	13.016	RR/PRD	Single-Family Residential Subdivision
June	Orange	Tom Sanfillipo	5.87	FR-1/PC	Office location
July	Orange	Estates of Richard & Ora Opal Boggs	7.181	FR-1/PC	
August	Harlem	Ronald Stacy	2.785	AR-1/FR-1	Large lot residential
August	Liberty	Golf Village North LLC	47.388	PR	Development Plan for apartments
September	Liberty	Denis King Investments LLC	15.056	PR	Development Plan for condos
September	Berlin	Jason Hatfield Automotive LLC	2.42	PCD/PID	Car and truck sales
October	Marlboro	Bensen Fire & Safety Consulting	2.101	PC	Redevelopment of existing commercial
October	Liberty	Loch Lomond Hills, LLC	11.691	PR	Development Plan for condos
October	Genoa	Romanelli & Hughes	129.978	RR/PRD	Single-Family Residential Subdivision
November	Harlem	James & Betty Immel	2.149	AR-1/FR-1	Large Lot Residential
November	Genoa	Genoa Twp. Zoning Commission	-	-	Text amendments
November	Harlem	Harlem Twp. Zoning Commission	-	-	Text amendments
November	Liberty	Cugini & Capoccia	5.147	PC/PR	Condominiums
November	Marlboro	Green Earth Farm LLC	1.193	FR-1/PC	Expansion of commercial

# Commercial activity

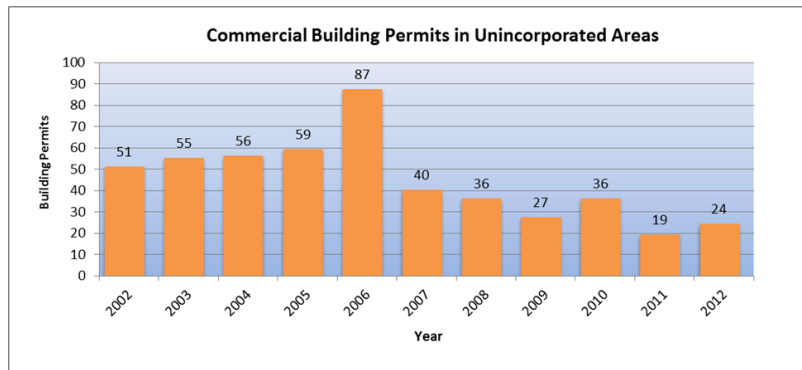
## Township Non-residential Building Permits 2012

Berkshire: 1; Berlin: 1; Concord: 1; Delaware: 1; Genoa: 1; Liberty: 3; Kingston: 2; Orange: 13; Porter: 1; Troy: 3.

**Total: 24**

**In a Business First article published in October, 2012, various Central Ohio counties were profiled:**

The publication listed business starts in the county at 371 for the previous year 2011. That was an increase over 2010, where the number was around 300. The profile also showed that the county had the highest Median household income at \$87,908 and the highest bachelor's degree attainment at 33%.

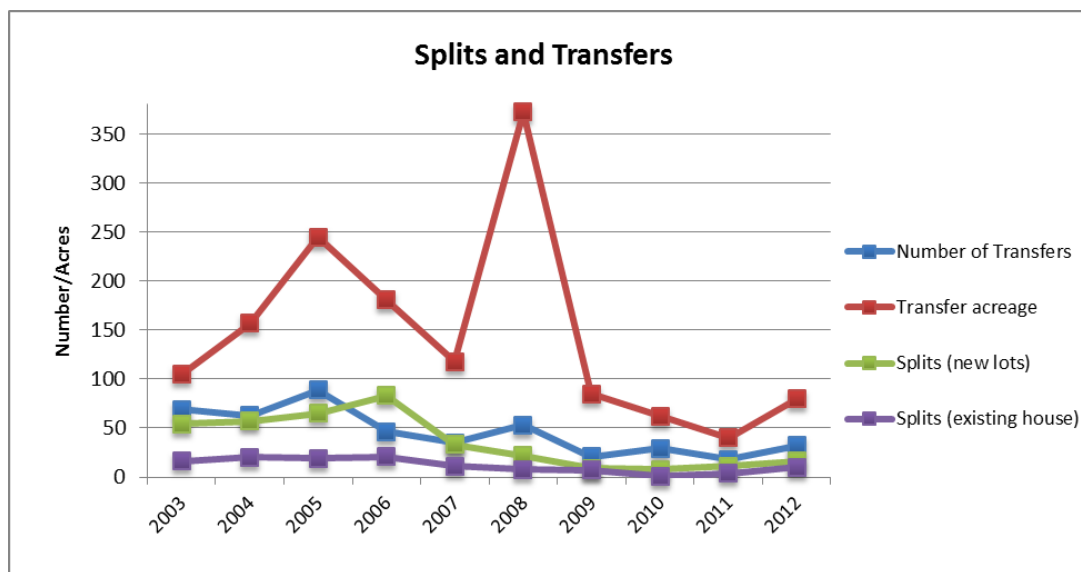


# Lot splits and transfers

The pace of lot splits improved again with 26 reviewed lots compared with 15 in 2011. Staff reviewed splits on 35.085 acres, creating 10 new lots.

## Lot Splits | Transfers

Township	No.	Acreage	Vacant Lots	No.	Acreage
<b>Berlin</b>				4	10.288
<b>Brown</b>				7	17.082
<b>Concord</b>	2	5.453	1	1	0.74
<b>Genoa</b>	4	10.099	3	3	1.0894
<b>Harlem</b>	2	5.7208	1	1	1.0948
<b>Kingston</b>	1	2.001		4	7.638
<b>Liberty</b>	4	13.76	3		
<b>Marlboro</b>				1	1.5
<b>Orange</b>	5	9.761	1	5	3.631
<b>Oxford</b>	1	2.164	1		
<b>Radnor</b>	2	4.136	1		
<b>Scioto</b>				2	7.426
<b>Thompson</b>	1	3.273	1		
<b>Trenton</b>				3	26.322
<b>Troy</b>	4	3.119	4	1	.084
<b>Total</b>	<b>26</b>	<b>59.396</b>	<b>16</b>	<b>32</b>	<b>76.895</b>



# Building permits

Building activity in the unincorporated areas posted a second year of increase, with 14% growth from 2010 to 2011. Municipalities saw an increase, fueled by additional apartment development in Columbus. Developing townships, such as Concord, Liberty, and Orange saw increases over 2011. RPC's recently-published Development Trends report shows that the ratio of building permits to lots in the pipeline has reached 95% of the total platted lots county-wide, indicating a higher lot absorption rate. This trend will continue as long as building permits outpace new subdivision activity, which is currently the case.

JURISDICTION	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Berkshire</b>	14	15	19	28	29	37	17	46	23	25	26
<b>Berlin</b>	157	123	97	84	66	40	30	20	35	30	26
<b>Brown</b>	14	11	8	4	3	2	3	5	2	3	4
<b>Concord</b>	294	410	235	167	134	80	67	40	64	75	83
<b>Delaware</b>	46	50	26	19	13	1	3	1	4	9	6
<b>Genoa</b>	708	646	442	305	183	148	72	69	82	83	116
<b>Harlem</b>	26	29	34	20	14	19	17	5	5	13	9
<b>Kingston</b>	34	35	18	14	13	12	1	4	3	2	1
<b>Liberty</b>	238	175	179	168	102	75	69	30	49	73	115
<b>Marlboro</b>	4	4	0	2	4	2	0	1	0	0	0
<b>Orange</b>	561	601	762	420	216	228	142	129	122	136	181
<b>Oxford</b>	11	8	7	4	6	5	1	0	0	1	1
<b>Porter</b>	11	18	15	8	11	6	3	1	5	6	5
<b>Radnor</b>	15	16	15	16	6	3	3	0	0	1	3
<b>Scioto</b>	18	20	15	25	15	5	10	4	3	8	7
<b>Thompson</b>	8	6	4	4	6	7	0	0	2	2	2
<b>Trenton</b>	13	11	11	14	7	7	3	2	3	3	3
<b>Troy</b>	24	10	16	9	7	6	3	1	2	2	5
<b>TWP TOTAL</b>	<b>2,198</b>	<b>2,180</b>	<b>1,903</b>	<b>1,311</b>	<b>835</b>	<b>683</b>	<b>444</b>	<b>358</b>	<b>404</b>	<b>472</b>	<b>593</b>
<b>Delaware</b>	313	510	446	324	220	199	108	102	108	98	204
<b>Galena</b>	1	1	25	35	13	4	3	4	1	7	11
<b>Sunbury</b>	72	54	3	0	18	20	31	37	34	19	34
<b>Shawnee Hills</b>	17	15	24	16	7	2	0	3	2	3	1
<b>Powell</b>	127	370	339	216	146	137	36	34	34	55	58
<b>Ashley</b>	3	3	2	1	1	0	1	0	0	0	1
<b>Ostrander</b>	1	1	0	16	15	7	6	0	7	8	10
<b>Dublin</b>	3	4	2	0	2	1	2	1	0	0	0
<b>Westerville</b>	58	17	38	161	81	61	29	37	60	36	89
<b>Columbus</b>	236	251	246	295	254	225	43	46	273	35	277
<b>MUNI TOTAL</b>	<b>831</b>	<b>1,226</b>	<b>1,125</b>	<b>1,064</b>	<b>757</b>	<b>656</b>	<b>259</b>	<b>264</b>	<b>519</b>	<b>261</b>	<b>685</b>
<b>GRAND TOTAL</b>	<b>3,029</b>	<b>3,411</b>	<b>3,028</b>	<b>2,375</b>	<b>1,592</b>	<b>1,339</b>	<b>703</b>	<b>622</b>	<b>923</b>	<b>733</b>	<b>1,278</b>

# Population projections

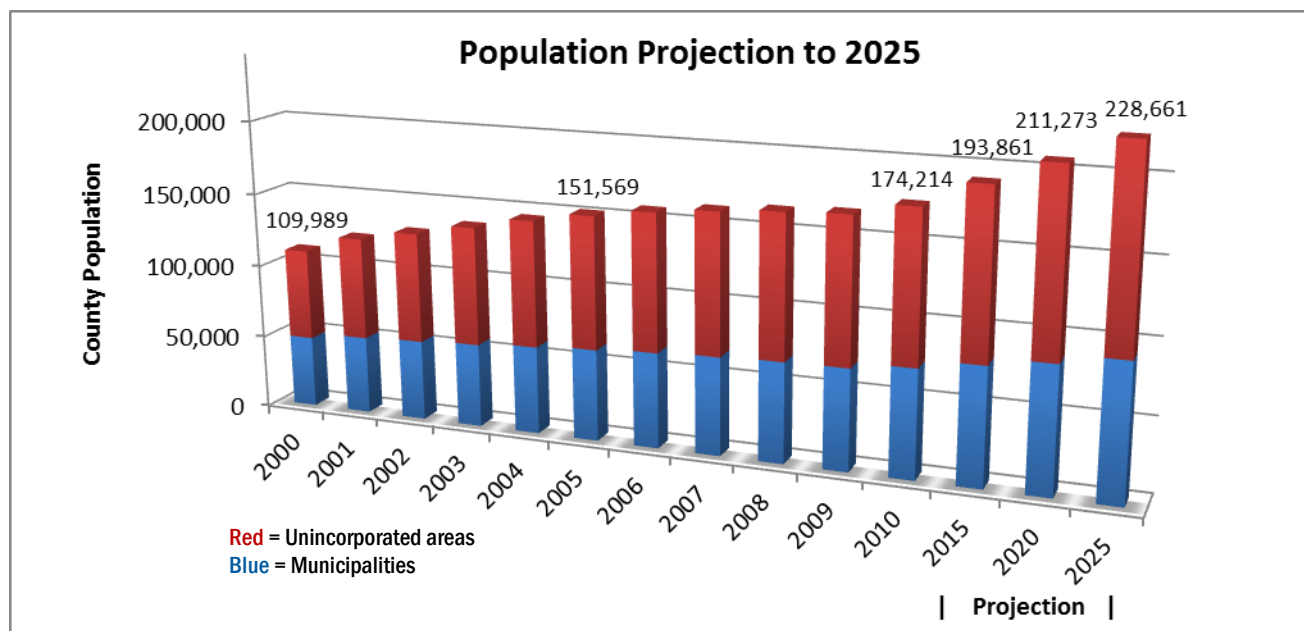
According to Census Population Estimates released 3/2013, the 3.93% increase in population from April 1, 2010 to July 1, 2012 represented a numerical increase of 6,847 people to an estimated population of 181,061, making Delaware County again the No. 1 fastest-growing county in the state of Ohio, but it no longer appears on annual lists of the 100 fastest-growing counties in the nation.

However, also based on the March Census Estimates, between 7/2011 and 7/2012, the one-year growth rate of Delaware County, at 1.37%, was slightly lower than Franklin County, at 1.38%, making Franklin County the fastest-growing county in the state during that period. The Census 2010 showed a 58.39% increase in population from April 1, 2000 to April 1, 2010 representing a numerical increase of 64,225 people to a total population of 174,214, making it the 22nd fastest-growing county in the USA.

Because of the domestic migration into Central Ohio and the regional domestic migration, Delaware County should continue to experience increasing population. Staff has revised its projections based on the recent drop in activity and projects the county's population will be:

- 193,861 at the end of 2015 with 8.28% growth rate (2010-2015)
- 211,273 at the end of 2020 with 8.98% growth rate (2015-2020)
- 228,661 at the end of 2025 with 8.23% growth rate (2020-2025)
- 246,740 at the end of 2030 with 7.71% growth rate (2025-2030)

*Population projections are based on a Housing Unit Method with the following formula: 1) the last Census (2000) is used as a base year; 2) number of residents per dwelling unit is calculated based upon the last census information; 3) number and type of new residential building permits is tracked by month for all jurisdictions; 4) a time lag factor anticipates the occupancy date of new housing after building permit issuance; 5) new population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor; and 6) new population added to last census data to create projected population.*



For the past fourteen years, DCRPC has been using departmental GIS for reviewing new development projects (such as subdivision and rezoning proposals), for creating township/municipal comprehensive plans, to create custom maps, and for monthly DCRPC meetings, township comprehensive plan meetings and other public presentations. Since 2007, GIS staff has coordinated with the Auditor's Office GIS Department (DALIS) to publish GIS data through the DALIS website to allow the public to view and download data through the internet. That data includes Proposed Subdivisions, Pending Township Rezoning Applications, Township Zoning Maps, and Township Zoning Codes.

DCRPC Staff uses GIS to aid in preparing monthly staff reports and other special projects. DCRPC continues to enhance and improve the content of its website ([www.dcrpc.org](http://www.dcrpc.org)). The staff strives to make sure that the information is current especially zoning codes, zoning maps, comprehensive plans, demographic information and development trends. All of this information was created with the help of GIS applications.

By using ESRI ArcGIS Online, this year DCRPC conducted two pilot projects to launch the Delaware County Existing Bikeway Map and the Olen tangy Watershed Permit Area Map on the web. Through these web maps, not only can staff create, manage, and share GIS maps, the public can also view, inquire, and use other interactive tools. DCRPC plans to create more web applications for our GIS data in the near future.

In 2012, DCRPC used GIS applications to assist the Village of Sunbury in updating its Comprehensive Land Use Plan. DCRPC maintained updated zoning maps not only for townships in Delaware County, but also for seven townships in Morrow County and the Village of Ashley, Galena, Ostrander, and Shawnee Hills. Several projects also utilized our GIS applications including the Delaware County Bikeway Plan, the OEEF Grant project for Olen tangy River Watershed EPA Permit Study, Genoa Township No Build/No Disturb/Tree Preservation Zone project, and the Bus Map for Delaware Area Transit Agency (DATA), etc. The GIS staff also continues to provide high-quality, customized mapping for DCRPC members, county agencies, and the public.

DCRPC is always trying to evolve our GIS capabilities to the highest standard possible.

