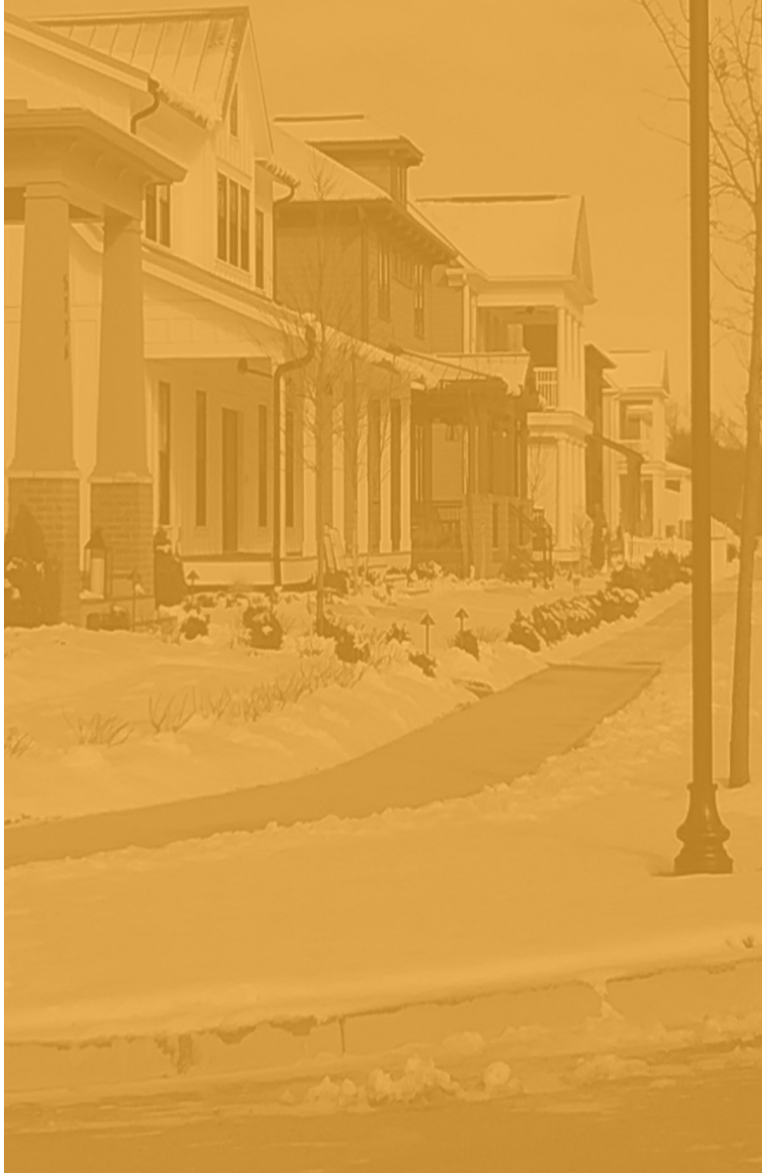


Annual Report

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**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**



Content

Representatives	1	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.
Introduction	2	
Summary	4	Our Demographic Information , is updated as information is received. It features population projections derived from Census information and local building permit data.
Financial	5	
Rezoning	6	
Subdivisions	8	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 last year, but for the last several years and decades.
Plats/Plan Graphics	10	
Building Permits	12	
Population	14	
Road Construction/Inspections	15	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 If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.
GIS	16	

On the cover: A streetscape in Evans Farm, Orange Township.

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.

Established in 1961, the DCRPC is the statutory planning authority for Delaware County (ORC 713.21(A)), working with all communities within Delaware County on projects of both local and regional significance, empowered (ORC 713.23(A)) to make studies, maps, plans, recommendations, and reports concerning the physical, environmental, social, economic, and governmental characteristics, functions, services, and other aspects of the county, respectively. It also serves as the subdivision platting authority in unincorporated areas via ORC 711.10, working closely with local communities and county agencies such as the County Engineer, Sanitary Engineer, Soil and Water Conservation District, Health District, and other utilities to ensure development occurs in accordance with the Subdivision Regulations, local zoning, and other plans. It is required, by ORC 519.07, to serve as a review agency for all rezonings within the unincorporated areas of the county and to be a resource for other zoning-related matters such as development plan reviews and amendments. Much of this information is hosted on the DCRPC website.

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Jonathan Miller, AICP/GISP, Planner II 740-833-2263 jpmiller@co.delaware.oh.us



Delaware County Regional Planning Commission

109 North Sandusky Street, Delaware, OH 43015

740-833-2260 fax 740-833-2259 www.dcrpc.org



Representatives

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 (3/2020 — members and offices may change during the April organizational meeting)

Dave Stites, Kingston Township, Chair

Susan Kuba, Brown Township, Vice Chair **Michele Boni**, Orange Township, Second Vice-Chair

Gary Merrell, County Commissioner and **Mike Frommer**, Sanitary Engineering, Members-At-Large

Representatives and Alternates (3/2020)

Village of Ashley

Jim Nelson, Rep.
Cheryl Friend/Helen Caraway, Alts.

Berkshire Township

David Weade, Rep.
William Holtry, Alt.

Berlin Township

David Loveless, Rep.
Ken O'Brien, Alt.

Brown Township

Susan Kuba, Rep.

Concord Township

Ric Irvine, Rep.
Jason Haney, Alt.

Delaware County

Jeff Benton, Commissioner
Barb Lewis, Commissioner
Gary Merrell, Commissioner
Robert Lamb, (Econ. Dev.) Alt.
Fred Fowler, Code Compliance
Duane Matlack, Alt.
Steve Burke, Health Dept. Rep.
Dustin Kent, Alt.
Mike Frommer, Sanitary Eng. Rep.
Kelly Thiel, Alt.
Chris Bauserman, Engineer Rep.
John Piccin/Rob Riley, Alt.

Delaware Township

Bill Piper, Rep.
Jerry Schweller, Alt.

City of Dublin

Tammy Noble, Rep.
Claudia Husak, Alt.

Village of Galena

Jill Love, Rep.
K. Levi Koehler, Alt.

Genoa Township

Joe Shafer, Rep.
Paul Benson, Susan Dorsch, Alt.

Harlem Township

Matt Kurz Rep.
Dave Jackson, Alt.

Kingston Township

Dave Stites, Rep.
Bob Talbott, Alt.

Liberty Township

Charles Hurt, Alt.
Tracey Mullenhour, Alt.

Marlboro Township

Ed Reely, Rep.
Colin Howard, Alt.

Orange Township

Michele Boni, Rep.
Jeff Beard, Alt.

Village of Ostrander

Joseph Proemm, Rep.
Robert Taylor, Alt.

Oxford Township

James Hatten, Rep.
Steven Lewis, Alt.

Porter Township

Ed Snodgrass, Rep.
Barry Bennett, Alt.

Radnor Township

Dan Boysel, Rep.
Teresa Watkins, Alt.

Scioto Township

Herb Ligocki, Rep.
Marvin McIntire, Alt.

Village of Shawnee Hills

Josh Vidor, Rep.
James Gauldin, Alt.

Village of Sunbury

Dave Martin, Rep.
Allen Rothermel, Alt.

Thompson Township

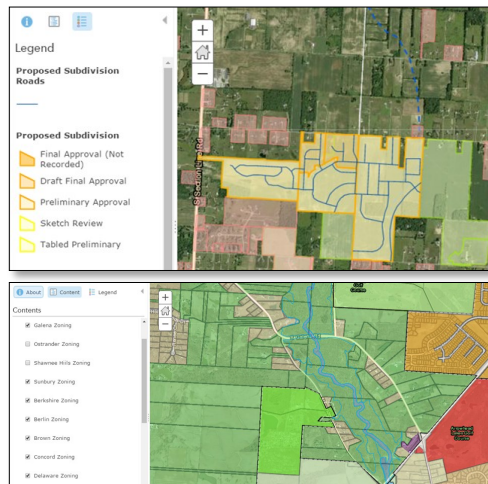
Bonnie Newland, Rep.

Trenton Township

Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township

Doug Price, Rep.
Richard Lehner, Alt.



The public can track subdivisions while they are in progress by going to dcrpc.org, clicking on [Map Center](#), and selecting [Development Pattern](#).

Township and Village zoning is available by going to [Map Center](#) selecting [Township and Village Zoning](#).

Introduction

58%

Growth rate 2000-2010 (22nd fastest)

22%*

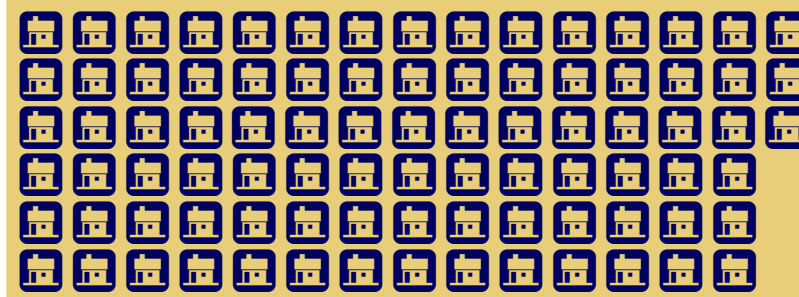
Growth rate 4/2010-12/2019

213,336

Total Delaware County Population

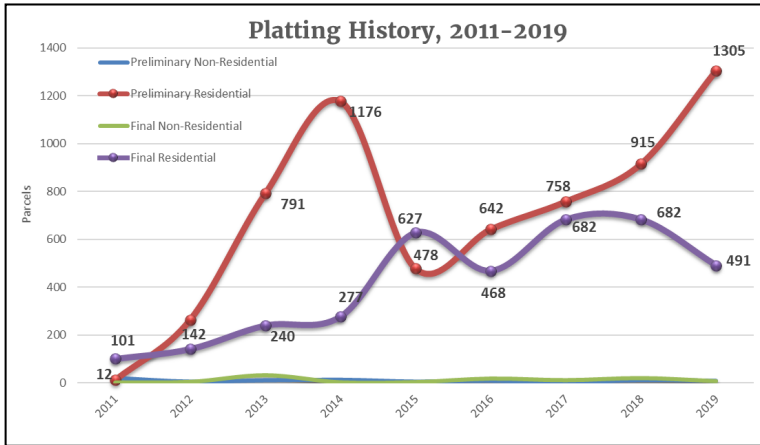
DCRPC Projection, end of 2019

= 15 lots



1,305

Preliminary Lots in 2019
Compared to **915** in 2018



Other Preliminary Approvals

- 6 Commercial Project Sites
- 1 Right-of-Way extension
- 1 Recreational Sports Park
- 1 Division for future Condominium Development
- 1 Division for a future Apartment Development
- 2 Sites in Evans Farm for Multi-Family and Commercial
- 1 Review for an amended overall with 2,186 lots (Evans Farm)

Unincorporated Areas



Preliminary Plan
SF lots end of
year: **Up 4%**



Available
Recorded Lots:
Down 19%

Cities and Villages

1,331
Available Recorded Lots

	2012	2013	2014	2015	2016	2017	2018	2019
Single-family lots	4,805	4,996	5,256	6,061	8,746	8,994	9,412	9,902
Multi-family units	2,569	2,591	2,492	3,299	3,244	2,671	2,284	3,216
Total units in the pipeline	7,374	7,587	7,748	9,360	11,989	11,665	11,696	13,118
5-year average permits	454	496	525	568	638	679	748	802
Years to build-out	16.2	15.3	14.8	16.5	18.8	17.2	15.6	16.4
"Ready to build" lots	979	825	849	907	1,138	1,299	1,576	1,269

(townships)

Supply at end of year
Includes all pending zoning cases

* DCRPC estimate (22%) is higher than Census estimate on page 14 based on different time frame and methodology using Building Permits.

Other activity

- Updated Trail and Sidewalk Data
- County Planning Directors
- Physical Activity Committee
- Transportation Advisory Committee
- Partnership for a Healthy Delaware County
- Greenspace Mitigation Study
- Office Space Planning
- Farmland Preservation Grant Support
- Regional Data Advisory Committee
- Berlin Code Amendments
- Troy Code Amendments
- Leadership Institute
- US Census Prep

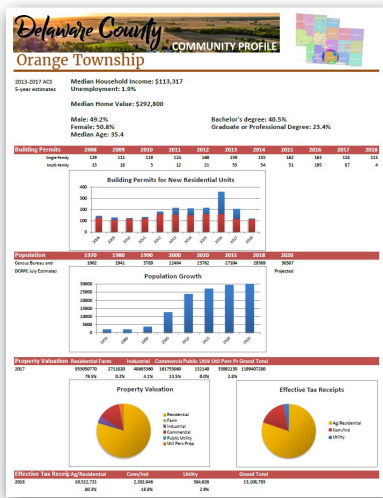
Orange Grand is a multi-family project that started construction in 2019.



39
Preliminary Plans
26
Final Plans

Housing Permits

2019 **2,088**
2018 **1,783**
2017 **1,342**
2016 **2,096**
2015 **1,599**
(all jurisdictions)



Community Profiles updated with 2019 permits, current projections, and 5-year American Community Survey information www.dcrpc.org then go to Data/Community Profiles

9
Proposals for private Common Access Driveway subdivisions

151 acres of open space platted
Townships and Municipalities

465 lots
Platted in townships

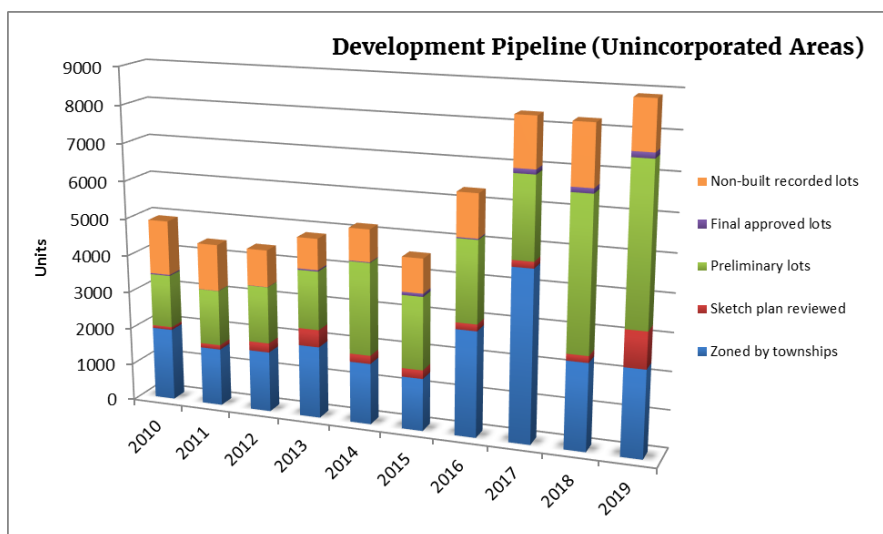
JURISDICTION	Census 2000	Census 2010	DCRPC 2020
Berkshire	1,946	2,428	4,212
Berlin	3,313	6,496	7,825
Brown	1,290	1,416	1,517
Concord	4,088	9,294	11,540
Delaware	1,559	1,964	2,141
Genoa	11,293	23,090	26,119
Harlem	3,762	3,953	4,477
Kingston	1,603	2,156	2,431
Liberty	9,182	14,581	17,677
Marlboro	227	281	303
Orange	12,464	23,762	29,452
Oxford	854	987	1,034
Porter	1,696	1,923	2,195
Radnor	1,335	1,540	1,651
Scioto	2,122	2,350	2,635
Thompson	558	684	727
Trenton	2,137	2,190	2,333
Troy	2,021	2,115	2,208
TWP TOTAL	61,450	101,210	120,477
Delaware	24,243	34,753	41,397
Galena	305	653	865
Sunbury	2,630	4,389	6,028
Shawnee Hills	419	681	808
Powell	6,247	11,500	14,613
Ashley	1,216	1,330	1,347
Ostrander	405	643	1,044
Dublin	4,283	4,018	4,123
Westerville	5,900	7,792	9,541
Columbus	1,891	7,245	13,093
MUNI TOTAL	48,539	73,004	92,859
COUNTY TOTAL	109,989	174,214	213,336

Summary

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2019 and represents 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	7	36	1	3	100	3	75
Berlin	3	270	3	315	77	1	119
Brown	2	3	1	24			10
Concord	2	9		23	169	10	155
Delaware							9
Genoa	2	33		12	45		51
Harlem	14	123	1			25	28
Kingston				4	4		27
Liberty	8	467	2	863	30	2	115
Marlboro							
Orange	3	16	1	67	71		101
Oxford							4
Porter				8	2		17
Radnor							3
Scioto			1			3	34
Thompson							
Trenton	4	28	1	2	2	2	19
Troy	2	13					6

**Includes residential and non-residential lots, may include lots that were previously reviewed (re-activations), but does NOT include "overall" approvals (2,186 lots).



End of 2019	
Ready to build lots	1,269
Final plat approved	146
Preliminary approved	4,190
Sketch plan reviewed	958
Township zoned	2,312
Total in pipeline	8,875

This data represents Single-Family lots that, at the end of the year, were in the listed phase of development but had not yet progressed to the next step.

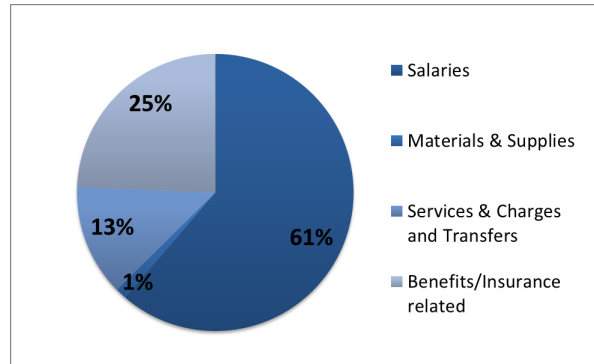
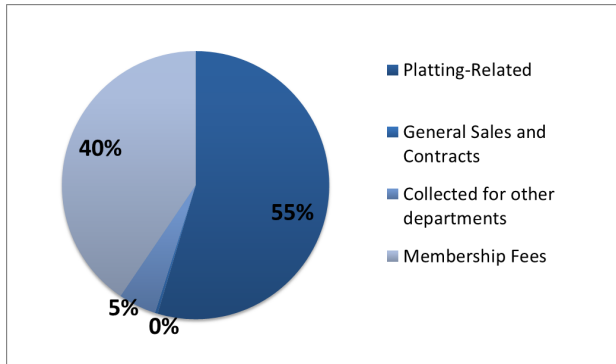
Financial

2019 Revenues

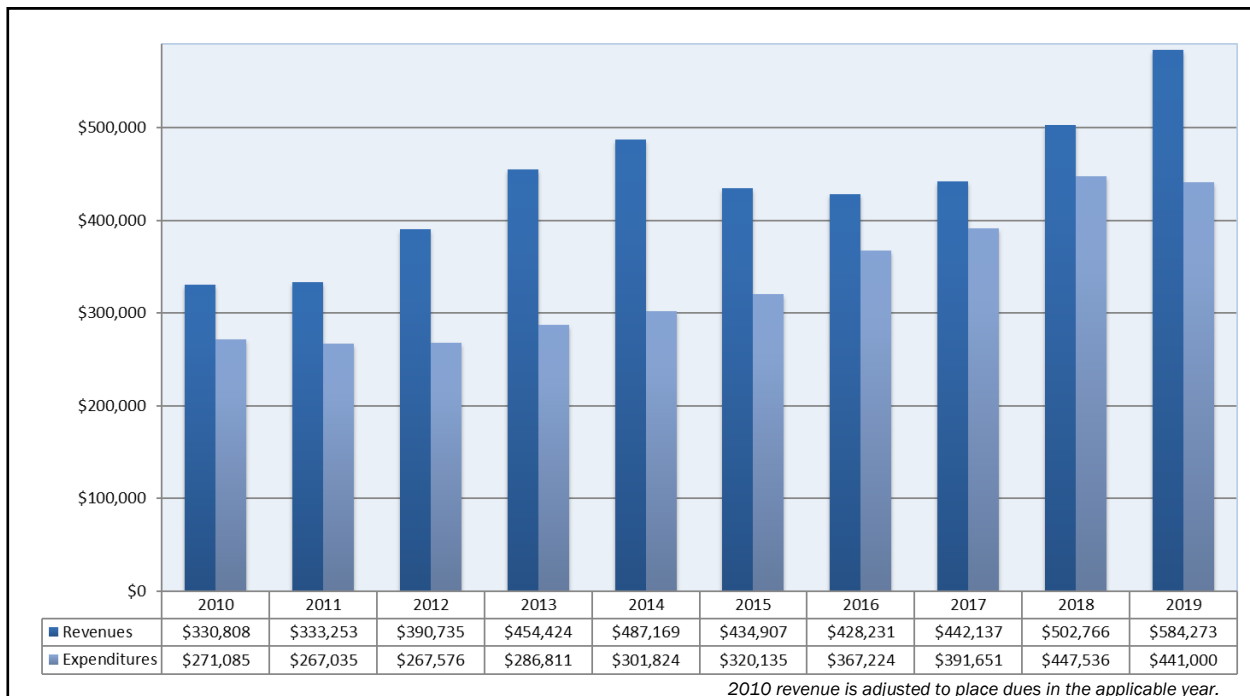
Platting Fees: Subdivisions, NPA	\$318,951
General Sales	\$560
Contract Services (Member Assistance)	\$1,395
Health Dept. Fees	\$16,320
Soil & Water Fees	\$10,500
Membership Fees	\$236,547
Total	\$584,273

2019 Expenditures

Salaries	\$270,542
Worker's Compensation	\$2,701
Hospitalization/Dental/Life Ins.	\$63,163
PERS	\$37,821
Medicare	\$3,799
Materials & Supplies	\$5,599
Services, Charges and Transfers	\$57,375
Total	\$441,000



2010-2019 Revenues vs. Expenditures



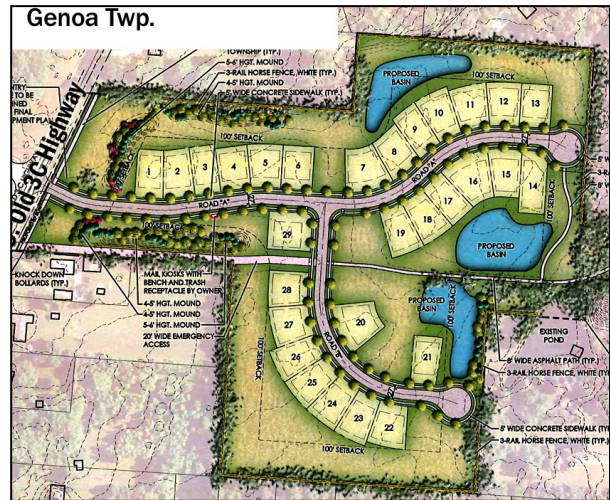
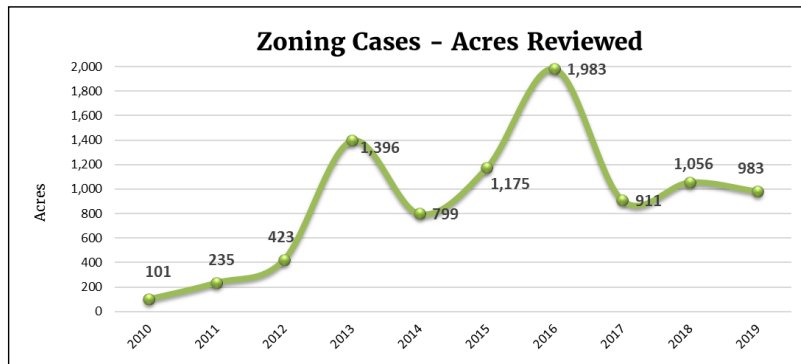
Rezoning

Larger Cases

Township	Map Cases	2019 Total Acreage**	Text cases*
Berkshire	7	35.66	1
Berlin	3	269.55	3
Brown	2	3.39	1
Concord	2	8.62	
Genoa	2	33.27	
Harlem	14	121.63	1
Liberty	8	466.84	2
Orange	3	16.02	1
Trenton	4	28.06	1
Troy	2	12.68	
Total	47	983.03	11

Scioto Township also requested review of a Zoning Resolution amendment.

*All Zoning Code Amendment, Review. **Includes application of overlay standards.



March - Hawk's Nest at Hoover (Genoa)

September - Metro Residential Hotel (Berkshire)



January - Berlin Meadows and Commercial (Berlin)



August - Greif LLC/Hyatts Meadows (Liberty)

September - Browntown Inv. Group (Brown)



October - Schottenstein/Liberty Grand (Liberty)

This listing includes all 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. Number of units may change before final approval at the township level. *Italics indicates text and plan reviews. Red indicates a graphic is included on the previous page.*

Month	Twp.	Applicant	Acres	From/To	Reason
January	Berlin	Metro Development	183.81	FR-1 / R-3-PRD	Berlin Meadows
January	Berlin	Metro Development	20.85	FR-1, PID / PCD	Berlin Meadows Commercial
January	Brown	Brown Twp. Zoning Commission		--	Comprehensive Plan update
January	Harlem	Horace & Tina Henriot	2.156	AR-1 / FR-1	Future lot split
January	Harlem	Starfall LLC	11.131	AR-1 / FR-1	Future lot split
January	Harlem	Starfall LLC	11.064	AR-1 / FR-1	Future lot split
January	Harlem	Starfall LLC	10.838	AR-1 / FR-1	Future lot split
January	Harlem	Starfall LLC	12.501	AR-1 / FR-1	Future lot split
January	Liberty	David & Brenda Frecka	39.27	PR / FR-1	Single family residence
February	Berkshire	Kenneth & Angela Neverman	9.05	A-1 / FR-1	4 lot CAD subdivision
February	Berkshire	Kristofer Lee, Trustee	6.35	A-1 / FR-1	Future lot split
February	Trenton	Donald & JoAnne Lane	8.045	FR / RR	Future lot split
February	Trenton	Richard and Susan Williams	8	FR / RR	Future lot split
March	Berkshire	John & Karen Thompson	4.998	A-1 / FR-1	Future Lot split
March	Berkshire	John & Karen Thompson	3.428	A-1 / FR-1	Future Lot split
March	Genoa	Hawk's Nest Premier Living LLC	25.79	RR / PRD	Hawk's Nest at Hoover (29 SF lots)
March	Orange	Orange Twp. Zoning Commission			Zoning Resolution update
April	Concord	Eric & Kim Crawford	0.699	FR-1 / PC	Development plan amendment
April	Genoa	Mark and Karen Semon	7.606	SR,RR / SR	Sanctuary Woods CAD
April	Harlem	McGeorge Family	5.292	AR-1 / FR-1	Future lot split
April	Harlem	McGeorge Family	5.668	AR-1 / FR-1	Future lot split
April	Harlem	Harlem Twp. Zoning Commission			Zoning Resolution reformat
April	Harlem	Starfall LLC	9.513	AR-1 / FR-1	Future lot split
April	Harlem	Starfall LLC	12.062	AR-1 / FR-1	Future lot split
April	Orange	Porshi Development LLC	11.249	FR-1 / SFPRD	Porshi Subdivision
May	Berlin	Berlin Twp. Zoning Commission			Zoning code amendments (density)
May	Concord	CV Real Properties	7.919	FR-1 / PRD	Scioto Reserve Extension
May	Harlem	AV Investments	45.567	AR-1 / FR-1	Future lot splits
May	Harlem	Michael & Kathleen Zajd	5.07	AR-1 / FR-1	Future lot split
May	Liberty	Liberty Twp. Zoning Commission			Zoning code amendments
May	Scioto	Scioto Twp. Zoning Commission			Zoning code amendments
May	Trenton	Brant Finney, Cassandra Wood	8.024	FR/RR	Future lot split
June	Berlin	Westport Homes	22.129	FR-1/R-3,PRD	Piatt Preserve West
June	Berlin	Evans Farm Land Development	42.76	FR-1/PRD	Ross Estates
June	Berlin	Berlin Twp. Zoning Commission			Text amendments (BCO)
June	Berlin	Berlin Twp. Zoning Commission			Text amendments (BIO)
June	Harlem	Wayne & Heather Hiles	7.073	AR-1 / FR-1	Future lot split
July	Berkshire	Wilcox Investment Group LLC	25.75	PMUD A17	Fairways at Northstar
July	Brown	All Seasons Self Storage LLC	0.2	PC/PC	Dvlpt. plan amendment
August	Berlin	Berlin Twp. Zoning Commission			Text amendments
August	Liberty	David & Brenda Frecka	49.923	PRD / FR-1	3 residential lots
August	Liberty	Greif Packaging LLC and Greif Inc.	60.2	FR/PRD	SF residential subd. (Hyatts Meadows)
August	Liberty	Greif Packaging LLC	16.35	FR/PMFR	Attached town homes (Hyatts Meadows)
August	Trenton	Bryan and Michelle Barlitt	3.994	FR-1/RR	Future lot split
September	Berkshire	Metro Development	6.557	PCD/PMUD 16	Residential Hotel
September	Brown	Browtown Investment Group	3.19	C-2,R-2/PC	Mixed Use Neighborhood
October	Harlem	John & Simona Skinner	5.292	AR-1/FR-1	Future lot split
October	Liberty	Schottenstein/Liberty Grand E	46.1	FR-1/POD 18	308 apartments
October	Liberty	Schottenstein/Liberty Grand G	57.1	FR-1/POD 18	162 MF Units
October	Liberty	Schottenstein/Liberty Grand F	14	FR-1/POD 18	Open Space
October	Liberty	TMB Investments Ltd.	8.601	FR-1/PMFR	42 unit apartment complex
October	Liberty	Liberty Twp. Zoning Commission			POD 23 removal from ZC
October	Troy	Delaware Properties LLC	10.978	FR-1/PCD	Commercial building, storage
November	Harlem	David & Cynthia Martin	6.814	AR-1/PCD	Miller Landscapes of Westerville, LLC
November	Orange	Evans Farm Land Dvlpt. Co.			Development plan amendment
November	Trenton	Trenton Twp. Zoning Commission			Text amendments
December	Berkshire	Gert & Anne Mueller	5.249	A-1/ RCD	Sunbury Archery Facility
December	Berkshire	Berkshire Twp. Zoning Commission			Text amendments
December	Orange	Nova Lands, LLC	6.344	PC,C-2/PC	Outdoor living retail
December	Troy	Nathan and Andrew Hoffman	1.7	FR-1/PCD	Hoffman's Lawn and Fertilization

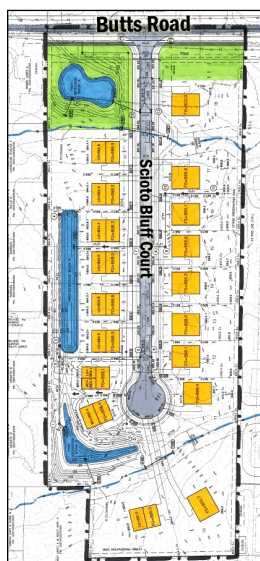
Subdivisions

Sketch

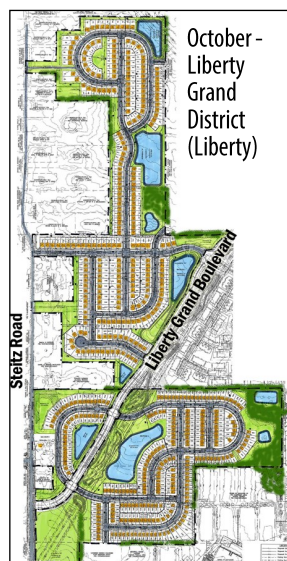
This is the first phase of the Subdivision process. It includes a walkabout by several county agencies. Comments made after the visit assist applicants with the proper design of their projects.

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
January	Brown	Mechenbier Project	13	36.458	Single-family residential
January	Concord	*Hemsoth CAD	2	8.6	Single-family residential
January	Liberty	*Hyatts Crossing	2	27.89	Condominiums
January	Porter	*Ironwood	8	56.62	Single-family residential
January	Trenton	*Williams CAD	2	8.00	Single-family residential
February	Berkshire	Neverman CAD	4	9.05	Single-family residential
February	Berlin	North Road Extension	3	69.5	Right-of-way
February	Genoa	*Armenian Estates CAD	5	21.34	Single-family residential
February	Genoa	3BK CAD	3	09.00	Single-family residential
March	Brown	*Bohannon CAD	8	41.99	Single-family residential
March	Genoa	*Bevelhymer Subd Lot 103, Div #1	2	1.02	Single-family residential
March	Orange	7547 Green Meadows Dr.	1	13.528	Commercial
March	Orange	*Evans Farms, Section 3	18	12.8	Single-family residential
April	Berkshire	Northstar Wilson Rd. Lots 1-4	4	260.116	Mixed use, commercial
April	Berkshire	Arcadia Phases 1, 2A, 2B, 3	20	209.4	Mixed use, commercial
April	Berlin	*Evans Farm, Section 4	417	215.4	Single-family residential
April	Liberty	*Clark Shaw Reserve, Section 1	86	42.786	Single-family residential
May	Kingston	Thistlegate CAD	4	22.5	Single-family residential
May	Liberty	*The Villas at Loch Lomond	2	5	Condominiums
June	Berlin	*Villas at Old Harbor	50	16	Condominiums
June	Liberty	*Liberty Grand Communities	1060	283	Mixed residential
July	Brown	*Bacastow CAD	4	65.9	Single-family residential
July	Concord	Tanner CAD	4	8.19	Single-family residential
July	Liberty	*Zahglool CAD	2	14.5	Single-family residential
August	Berlin	*Villas at Old Harbor West	90	30	Condominiums
August	Orange	*Jennings Sports Center at Evans Farm	1	49.959	Recreational
September	Berkshire	Fairfield Inn & Suites by Marriott	1	2.601	Hotel
October	Berlin	*Piatt Preserve East and West	104	76.4	Single-family residential
October	Liberty	*Liberty Grand Single Family	489	175.3	Single-family residential
October	Orange	*Evans Farm Marketplace Townhomes West	3	2.72	Mixed use, commercial and residential
November	Berlin	*Ross Estates	72	41.712	Single-family residential
November	Berlin	*Longhill	482	278.81	Single-family residential
November	Concord	*Scioto Reserve Extension	14	7.9	Single-family residential

*as of March 2020, project has proceeded through township zoning and/or with the submission of a Preliminary Subdivision Plan.



January - Reserve at Scioto Bluff (Concord)



October - Liberty Grand District (Liberty)



August - Villas at Old Harbor W. (Berlin)



November - Evans Farm Marketplace West (Orange)



June - Clark Shaw Reserve S. (Liberty)

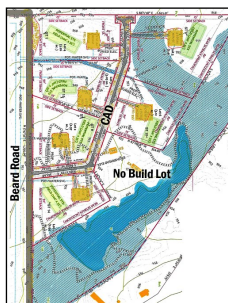
Preliminary

Approved Preliminary Plan, no tablings, extensions, withdrawals, or disapprovals shown.
 Red indicates a graphic is included on these pages. All graphics are available at our
 Development Pattern Map at www.dcrpc.org then click on **Map Center**.

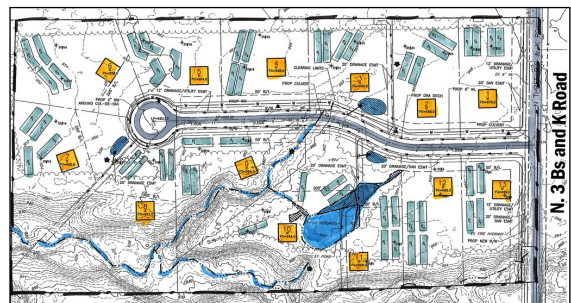
Month	Township	Subdivision Name	Lots	Acres	Type
January	Concord	The Reserve at Scioto Bluff	18	12.02	Residential
January	Liberty	Steitz Road - Hyatts Rd to Clark Shaw Rd Sec. 1	03	119.015	Right of Way
January	Orange	Northpointe Hotel and Conference Center Southeast	01	08.233	Commercial
February	Genoa	Lanetta Subd., Lot 1232, Div. #1	02	04.81	Residential
February	Genoa	Sanctuary Woods CAD	04	7.606	Residential
February	Orange	Olentangy Crossings, Sec. 2, Lot 7523, Div #4	02	02.610	Commercial
March	Berlin	Evans Farm (overall revised)	1240	607.12	Residential
March	Orange	Evans Farm (overall revised)	946	550.5	Residential
March	Brown	Oxford Woods	13	36.46	Residential
March	Liberty	Hyatts Crossing	02	27.89	Residential
March	Orange	Grand Pointe at North Orange	35	21.36	Residential
May	Concord	Hemsoth CAD	02	08.68	Residential
May	Orange	Evans Farms, Section 3	18	12.51	Residential
May	Orange	Creekside Industrial Park, Lot 8301, Div #1	03	33.086	Commercial
June	Berkshire	Neverman CAD	03	9.054	Residential
June	Genoa	Bevelhymmer Lot 103, Div #1	02	1.108	Residential
June	Genoa	Armenian Estates CAD	04	21.34	Residential
June	Liberty	The Villas at Loch Lomond	02	04.98	Residential
June	Liberty	Clark Shaw Reserve South	86	42.792	Residential
June	Porter	Ironwood	08	56.62	Residential
July	Kingston	Kingston Ravines (FKA Thistlegate CAD)	04	23.078	Residential
July	Trenton	Williams CAD	02	08.00	Residential
August	Berlin	The Villas at Old Harbor East	50	16.24	Residential (future condos)
August	Concord	Marckel CAD	03	4.979	Preliminary
August	Orange	Evans Farm Marketplace	04	12.528	Commercial/Multi-family
August	Orange	Lewis Center Self Storage	01	13.528	Commercial
September	Berkshire	Northstar, Sec. 1, Lot 644, Div #1 + acreage	03	25.759	Multi-family
September	Genoa	Sanctuary Woods CAD (revision)	04	7.606	Residential
September	Liberty	Zaghlool CAD	03	14.5	Residential
October	Berlin	The Villas at Old Harbor West	90	30.31	Residential
October	Liberty	Liberty Grand, Sections 1 and 2	38	109	Residential
November	Berlin	Piatt Preserve	104	76.4	Residential
November	Liberty	Liberty Grand District	489	175.3	Residential
November	Orange	Jennings Sport Park at Evans Farm	01	56.83	Recreational
November	Orange	Evans Farm Marketplace Townhomes West	03	03.097	Commercial/Multi-family
December	Berlin	Ross Estates	71	42.71	Residential
December	Brown	The Conservation Club CAD	6	41.99	Residential
December	Brown	Bacastow CAD	5	74.0812	Residential
December	Liberty	Woodcrest Crossing (+60 condos) (revision)	240	170.7	Residential



March - Grand Pointe at North Orange (Orange)



December - Conservation Club (Brown)



March - Oxford Woods (Brown)

Final plats Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Type
January	Liberty	Steitz Road - Hyatts Rd to Clark Shaw Rd	03	119.015	Right of Way
February	Orange	Olentangy Crossings, Sec. 2, Lot 7523, Div #4	02	02.610	Commercial
February	Porter	Wolfe CAD	02	08.654	Residential
March	Orange	Northpointe Hotel and Conf Center Southeast	01	08.233	Commercial
May	Berlin	Brookview Manor, Section 3	26	29.016	Residential
May	Concord	Scioto Ridge Crossing, Sec. 4	35	29.452	Residential
May	Genoa	Lanetta Subd. Lot 1232, Div #1	02	04.81	Residential
May	Orange	Creekside Industrial Park, Lot 8301, Div #1	03	33.086	Commercial
June	Liberty	Olentangy Falls, Sec. 4, Ph. B	10	19.917	Residential
June	Trenton	Rooster Ranch	02	19.097	Residential
July	Concord	Clarkshaw Moors, Section 4	46	23.567	Residential
August	Berlin	Howard Farms, Section 1, Phase A	23	26.301	Residential
August	Berlin	Howard Farms, Section 1, Phase B	28	13.425	Residential
September	Berkshire	Northstar, Sec. 1, Lot 644, Div #1 + acreage	03	25.759	Multifamily
September	Berkshire/Berlin	Fourwinds Drive North	01	85.383	Right of Way
September	Concord	Hemsoth CAD	02	08.68	Residential
September	Genoa	Bevelhymer Lot 103, Div #1	02	1.108	Residential
October	Berkshire	Northlake Preserve, Section 1	46	24.737	Residential
October	Orange	Lewis Center Self Storage	01	13.528	Commercial
October	Orange	The Courtyard at Clear Creek, Sec. 1	41	18.083	Residential
November	Concord	Scioto Ridge Crossing, Section 5	45	13.33	Residential
November	Liberty	The Heathers at Golf Village, Sec. 3, Ph. A	19	6.57	Residential
December	Berkshire	Northstar Goldwell Neighborhood, Section 1	50	25.881	Residential
December	Concord	Hemsoth CAD easement vacation			Easement vacation
December	Delaware	Woods of Dornoch, Sec. 5 easement vacation			Easement vacation
December	Genoa	Vinmar Village, Section 4	41	43.096	Residential
December	Kingston	Kingston Ravines	04	23.078	Residential
December	Orange	North Farms, Section 9	23	13.616	Residential

Summary Statistics of 2019 Approved Subdivision Proposals

Township	Acreage	# of Lots*	Single-Family	Multi-Family**	Non-Res.***
Berkshire	164.79	102	98		4
Berlin	1,127.36	2,114	1,967	140	7
Brown	152.36	24	24		
Concord	92.00	152	146		6
Genoa	81.04	73	57		16
Kingston	23.08	4	4		
Liberty	683.4	959	889	60	10
Orange	746.72	1,155	1,063	63	29
Porter	65.27	10	10		
Trenton	27.00	4	4		
2019 TOTAL	3,162.81	4,581	4,262	263	56

Only townships with activity shown, figures include resubmissions of previously-approved Preliminary plans.

* Number of units including total subdivided lots and multi-family housing units in 2019, including sketch plans and recorded plats

** Includes condos. ***Number of subdivided lots for commercial, industrial, or open space use.



DELAWARE COUNTY *Ohio* counts!

United States Census 2020

By the time this report is initially transmitted and printed, residents should have received their notice to go online and complete their 2020 Census. RPC staff had the honor of working with various groups throughout Delaware County to get the word out and get as **Complete a Count** as possible. Special thanks to the communities that forwarded messages to their residents. We will use the data generated for the next 10 years for our own projections.



Cluster Mailbox Units.

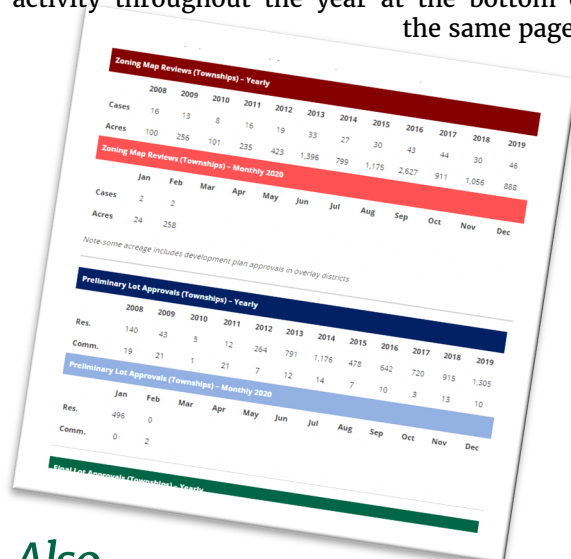
Most developers are now complying with the Post Offices' directive that they provide Cluster Mailbox Units (CBUs) in developments. The County Engineer requires these to be outside the right-of-way and not directly adjacent to an intersection. RPC staff recommends that Zoning Commissions review their placement as they are reviewing proposed rezoning proposals.

Communities should ensure appropriate access is provided, including meeting ADA requirements where they apply.



Maybe you didn't know...

Our website tracks our activity throughout the year in several ways. First, on the **Annual Reports** page, not only can you download full reports going back to 2001, you can also see activity throughout the year at the bottom of the same page.



Also... By going to the "Data" tab and choosing "Development," you can see a full list of active Preliminary Plans and active Rezoning cases (minor rezonings that result in small splits and other unrelated platting cases are not included).



The Director had the privilege of participating in the Professional Development Academy sponsored by the National Association of Counties with several other employees from Delaware County and all over the country. Speakers included a number of business and professional leaders who have achieved a high level of success in their field. Colin Powell was online "host" of multiple videos. Conference calls provided discussion with peers.

A number of leadership approaches and tips were covered, including Marshall Goldsmith's Guide to Leadership (right).

- Did I do my best to set clear goals today?
- Did I do my best to make progress to goal achievement?
- Did I do my best to establish and maintain positive relationships?
- Did I do my best to be happy?
- Did I do my best to find meaning in life and work?
- Did I do my best to be engaged in everything I do?

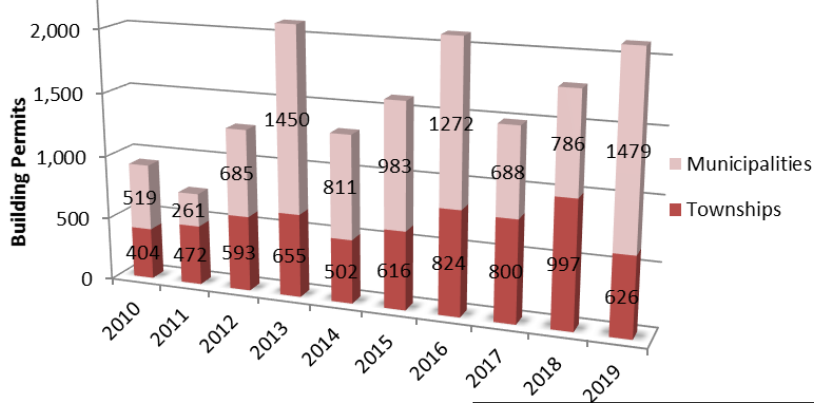
Building Permits

JURISDICTION	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Berkshire	17	46	23	25	26	38	45	91	55	84	269	75
Berlin	30	20	35	30	26	19	28	24	50	73	62	119
Brown	3	5	2	3	4	3	6	3	6	3	4	10
Concord	67	40	64	75	83	67	32	39	31	70	185	155
Delaware	3	1	4	9	6	7	1	7	4	2	20	9
Genoa	72	69	82	83	116	110	39	66	109	77	74	51
Harlem	17	5	5	13	9	21	13	22	29	44	38	28
Kingston	1	4	3	2	1	9	5	7	10	9	33	27
Liberty	69	30	49	73	115	133	89	104	117	178	137	115
Marlboro	0	1	0	0	0	0	2	0	0	1	4	0
Orange	142	129	122	136	181	214	209	213	358	205	119	101
Oxford	1	0	0	1	1	1	1	1	1	0	7	4
Porter	3	1	5	6	5	13	10	13	11	13	15	17
Radnor	3	0	0	1	3	6	6	2	5	10	3	3
Scioto	10	4	3	8	7	8	9	9	21	22	11	34
Thompson	0	0	2	2	2	1	0	2	1	2	1	0
Trenton	3	2	3	3	3	4	4	5	9	5	11	19
Troy	3	1	2	2	5	1	3	8	7	2	4	6
TWP TOTAL	444	358	404	472	593	655	502	616	824	800	997	773
Delaware	108	102	108	98	204	313	259	186	306	246	587	674
Galena	3	4	1	7	11	4	6	7	5	10	4	66
Sunbury	31	37	34	19	34	73	36	36	31	241	91	61
Shawnee Hills	0	3	2	3	1	10	10	5	11	3	1	3
Powell	36	34	34	55	58	95	110	66	388	73	59	40
Ashley	1	0	0	0	1	1	0	0	0	1	0	0
Ostrander	6	0	7	8	10	23	12	12	7	31	25	13
Dublin	2	1	0	0	0	0	2	0	9	18	9	8
Westerville	29	37	60	36	89	10	121	111	136	65	0	109
Columbus	43	46	273	35	277	213	255	62	379	0	10	557
						708*		498*				
MUNI TOTAL	259	264	519	261	685	1,450	811	983	1,272	688	786	1,531
GRAND TOTAL	703	622	923	733	1,278	2,105	1,313	1,599	2,096	1,488	1,783	2,088

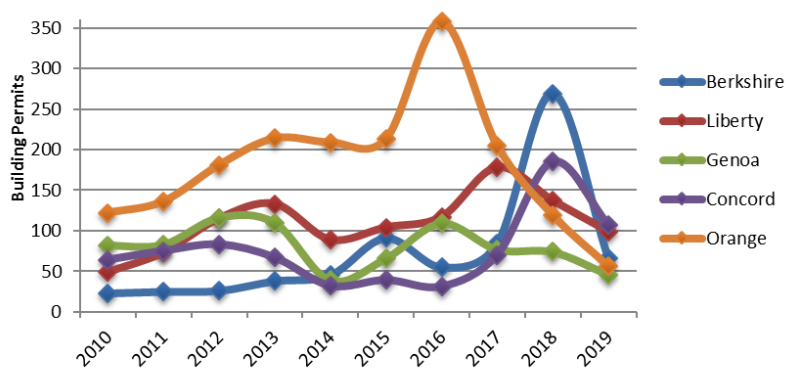
Non-residential building activity
2017: 20 2018: 35 2019: 50
(unincorporated areas)

*Includes multi-family and single-family permits. *Some developments in Columbus utilize a zoning designation for "residential hotel." Such uses eventually function as multi-family residential uses. These are separated in the above table: three in 2013 and one in 2015.*

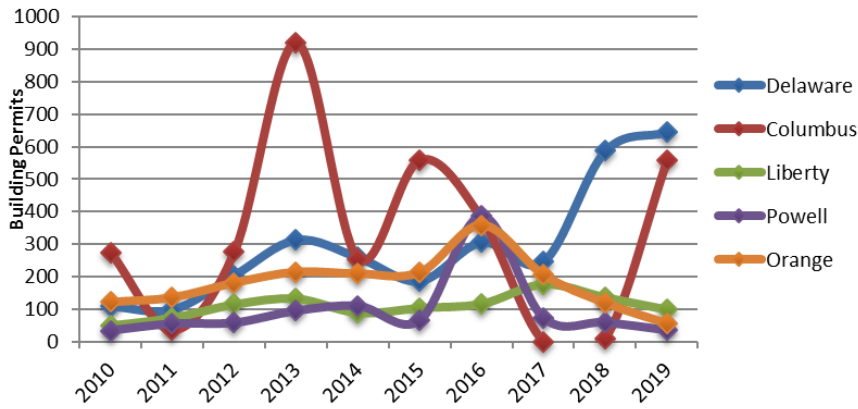
Housing Starts for Municipal and Township Areas



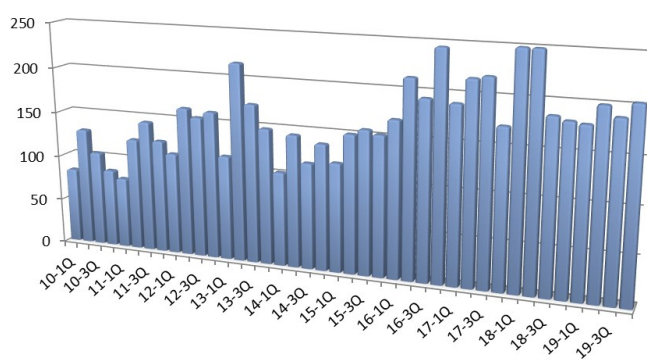
Building Permit Trends for Southern Tier Townships



Building Permit Trends for Larger Jurisdictions



Building Permits by Quarter (Unincorporated)



Population

Rankings and numbers on this page are updated when the US Census releases figures in mid-April.

22%^{*}

growth in county population from **April, 2010 to July, 2019.**

added **30,654** people to a total of **213,336.**

No. 1 fastest-growing county in the State of Ohio between 4/2010 and 7/2018.
(and No. 1 fastest-growing during the period 7/2017 to 7/2018.)

* U.S. Census Bureau estimate is 17.6%.

2010 Census figures

58.39% increase from April 1, 2000 to April 1, 2010

64,225 new residents
to a total population of **174,214**,
making it the **22nd** fastest-growing county
in the country for the decade.

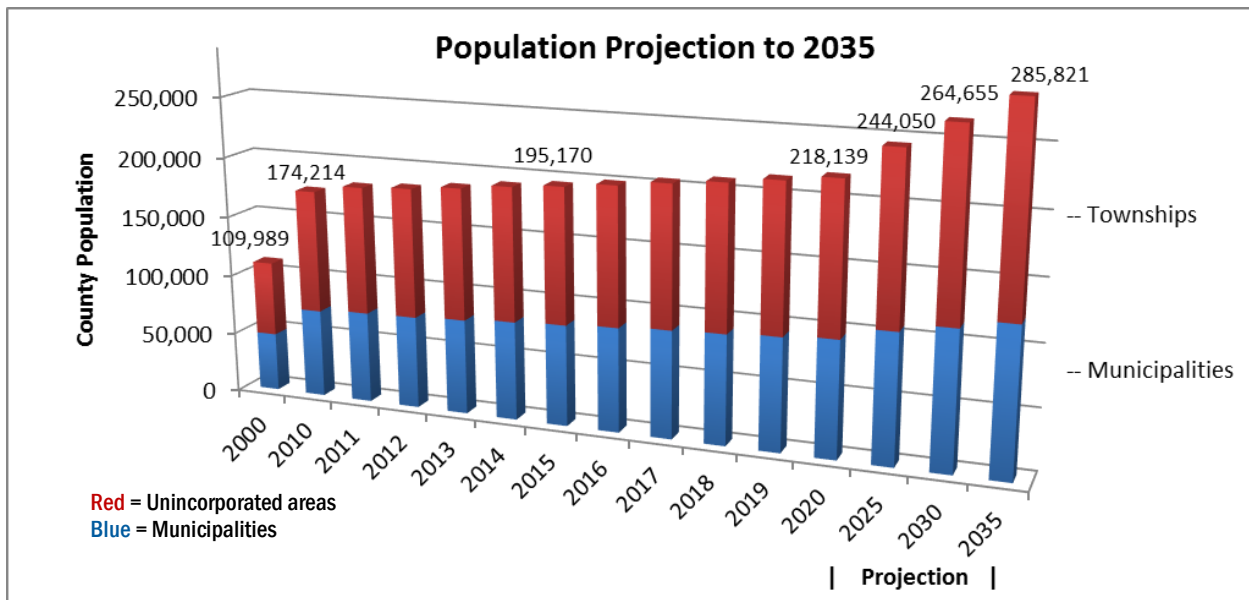
#87

Delaware County Fastest-Growing U.S. Counties
from April 2010 - July 2019

DCRPC Projections

- 213,336 at the end of 2019** (22.46% growth 4/2010-2019)
- 218,139 at the end of 2020** (2.25% growth 2019-2020)
- 244,050 at the end of 2025** (11.88% growth 2020-2025)
- 264,655 at the end of 2030** (8.44% growth 2025-2030)
- 285,821 at the end of 2035** (8.00% growth 2030-2035)

Projections are based on a Housing Unit Method with the following formula: 1) the last Census (2010) is used as a base year; 2) number of residents per dwelling unit is calculated based on census information; 3) number and type of new residential building permits for all jurisdictions; 4) a time lag anticipates the occupancy date of housing after permit issuance; 5) new population is projected for each jurisdiction based on the number of permits issued and number of residents per dwelling unit type, after the lag factor; and 6) new population added to last census data to create projection.



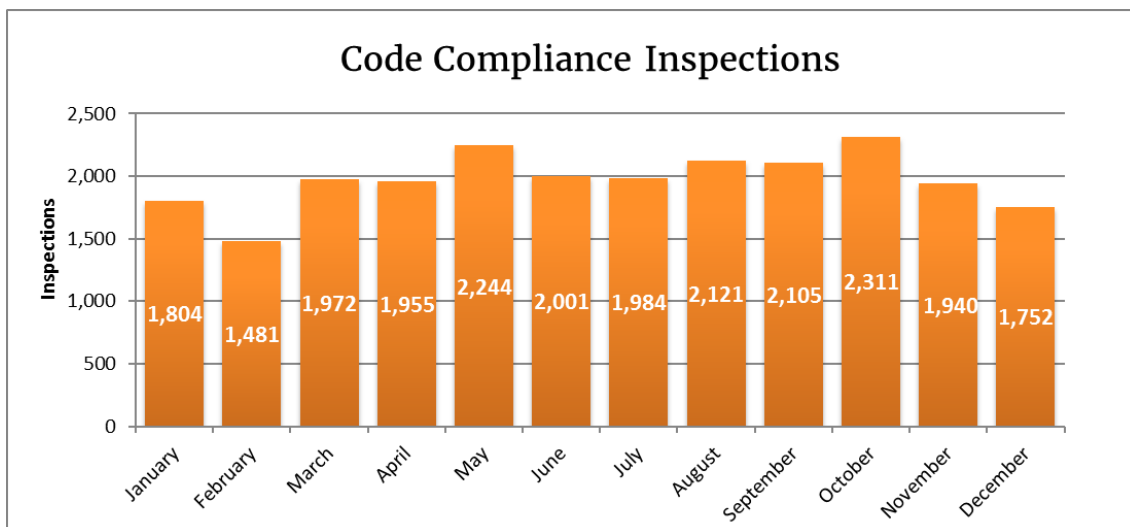
Road Construction

The County Engineer's office worked on several significant road and bridge projects in 2019, some of which were completed during the year. The following is a list of those projects.

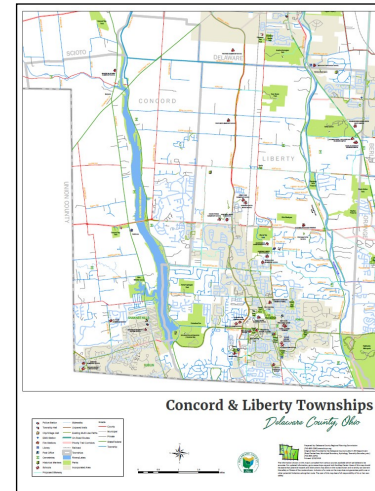
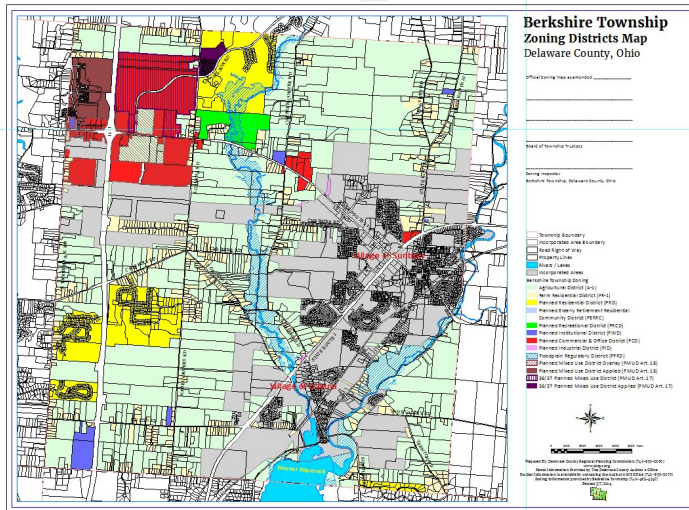
Project/Road Name	Location	Description of Work	Comp. Date/Projected
South Old State Road	Wynstone Drive to Abbey Knoll Drive	Major Widening	July 2019
2019 Road Improvement Project	Various locations	Resurfacing	September 2019
Cheshire and Piatt Road Intersection	Berlin Township	New roundabout	August 2019
Lewis Center and North Road	Orange Township	Roundabout and widening	August 2019
Worthington Road/Freeman Road Intersection	Genoa Township	Traffic Signal and Turn Lanes	August 2019
South Old 3C Highway	Mt. Royal Ave. to Freeman Rd	Widening, Signal & Sign Upgrades	September 2019
Home Road/SR 315 Intersection	Liberty Township	Bridge widening, turn lanes and traffic signal	August 2020
Harlem and Woodtown	Harlem Township	New bridge and road widening/shoulder improvements	November 2019
Home Road Extension - East of US 23	Orange Township	Road extension	November 2020

Inspections

The Code Compliance office provides inspection and permits for residential uses in the unincorporated areas as well as in Ashley, Galena, Ostrander, and Shawnee Hills. The office handles commercial inspections in all townships, as well as Ashley, Galena, Ostrander, and Shawnee Hills. The office also administers the Floodplain Regulations and serves as the Zoning Office for the townships under the County's zoning code (Marlboro, Radnor, and Thompson Townships). The following chart indicates the building inspections throughout 2019.



GIS Map Gallery



Staff completed a project to create Community Maps with local features for member jurisdictions

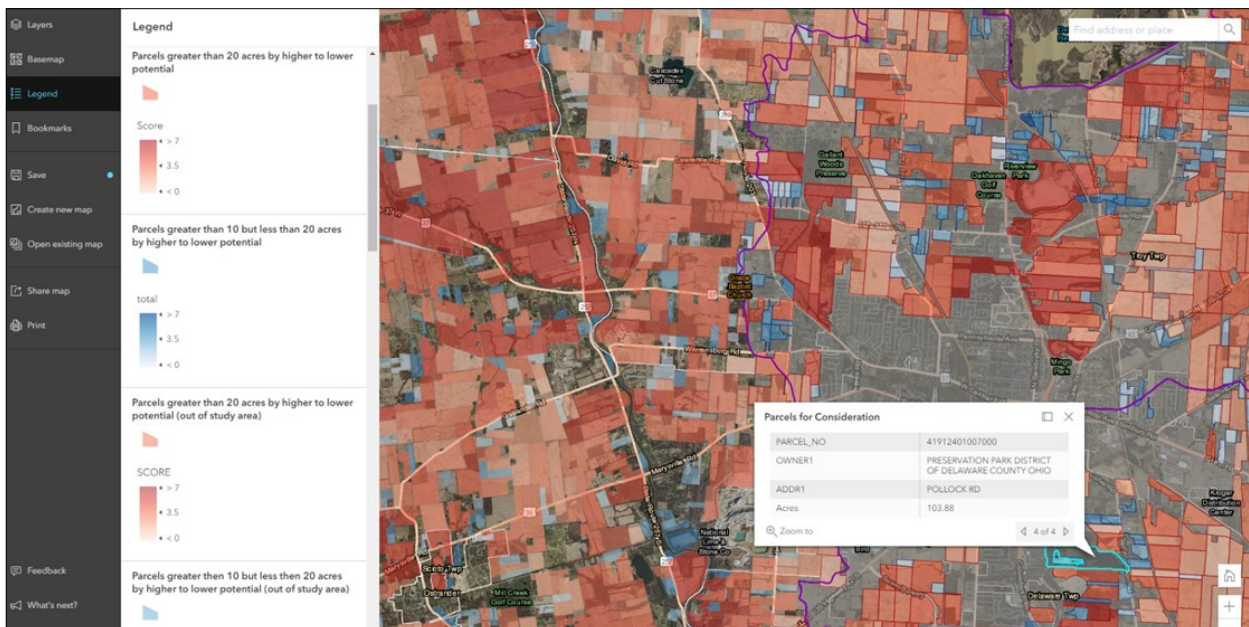
New formatting is being applied to all zoning maps for consistency and a fresher look.

Sample analysis showing **Development Pipeline** information within each township

- Multifamily
- Recorded but vacant lots
- Preliminary-approved lots
- Rezoned lots before subdivision



Olentangy Watershed Mitigation Study



Departmental GIS is used for reviewing new development projects
 - township/municipal comprehensive plans
 - custom maps
 - monthly DCRPC meetings and other public presentations



Since **2007**, RPC staff has worked with the **Auditor's Office** to publish data through their website: **Proposed Subdivisions, Township Rezoning Applications, Township Zoning Maps, Township Zoning Codes, staff reports and special projects.**

In **2019** — DCRPC continued to maintain several ArcGIS Online web maps and applications. The web applications not only include pre-set web maps found on DCRPC's web site (Township Development Pattern, Township and Village Zoning, and Parks and Trails), but also a standalone Web Map application integrating those datasets into one site.

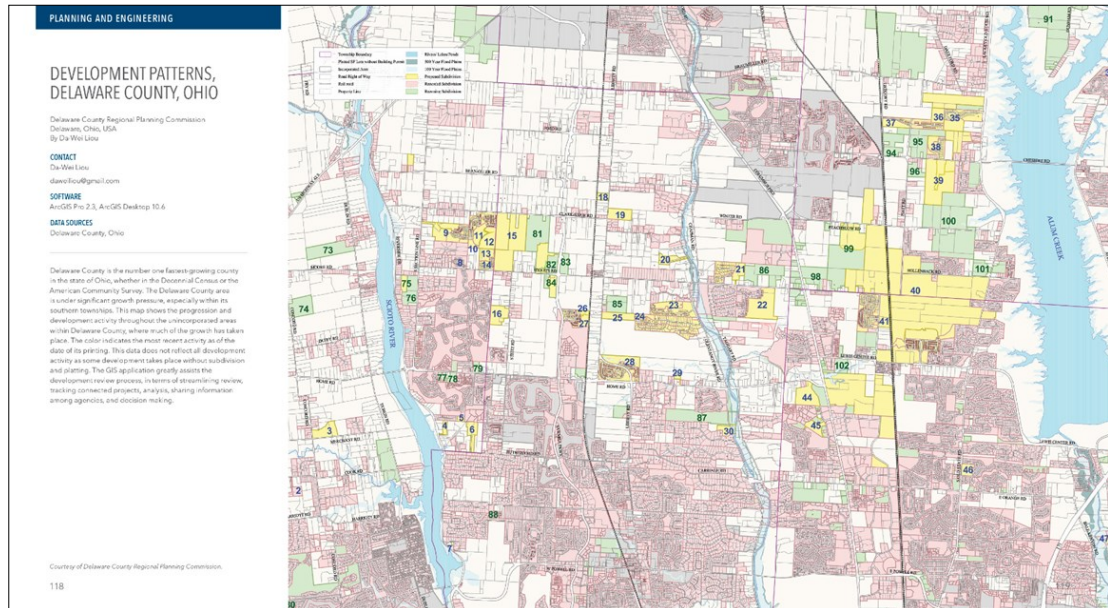
DCRPC created and provided a password-protected web map for identifying potential mitigation sites within Delaware County, scoring parcels based on a number of environmental features. We also developed another Development Review web map for Project Tracking and launched a new Map Gallery application, providing maps in pdf, web map, or web mapping app format. Through these web maps, staff can create, manage, and share data layers while the public can view, inquiry, and use other interactive tools to discover and use information.

This year DCRPC used GIS applications to assist Kingston and Harlem Townships in updating their Comprehensive Land Use Plan data. DCRPC maintains updated zoning maps not only for townships in Delaware County, but also for the Villages of Ashley, Galena, Ostrander, Sunbury, and Shawnee Hills. DCRPC created Community Maps for all jurisdictions within Delaware County (except Delaware City and Powell City).

Several projects also utilize our GIS applications, including the Park Buffer Study for Genoa Township, Berlin Commercial Overlay and Industrial Overlay District study for Economic Development Department, Olentangy Watersheds Mitigation study, and others. The GIS staff continues to provide high-quality, customized mapping for DCRPC members, county agencies, and the public. DCRPC is always evolving its GIS capabilities to the highest standard possible.

Development Pattern Map

(this map will be in this year's ESRI Map Book, 7/2020)

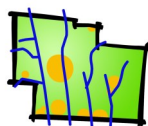


Webmaps

Zoning **Development Pattern** **Parks and Trails**
 (click links above in electronic version or visit www.dcrpc.org
 and go to Map Center—layers may take time to load!)

*A land full of places
that are not worth caring about
may soon be a nation
and a way of life
that is not worth defending.*

James Howard Kunstler



Prepared, designed, and produced in-house by:
Delaware County Regional Planning Commission
www.dcrpc.org
regionalplanning.co.delaware.oh.us