

Annual Report

2020

**DELAWARE COUNTY
REGIONAL PLANNING COMMISSION**
Providing planning and zoning assistance to Delaware County since 1961

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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.

Our [Demographic Information](#), is updated as information is received. It features population estimates 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 last year, 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 If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.

Cover photo: Delaware County Engineer's office

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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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 (3/2021 — 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 (3/2021)

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.
Chris Rinehart, Alt.

Concord Township

Ric Irvine, Rep.
Jason Haney, Alt.

Delaware County

Jeff Benton, Commissioner
Barb Lewis, Commissioner
Gary Merrell, Commissioner
Robert Lamb, Rob Platt,
Kelsey Scott, Zach Dowley, Alts.
Duane Matlack, Building Safety
Steve Burke, Health Dept. Rep.
Dustin Kent, Alt.
Mike Frommer, Sanitary Eng. Rep.
Kelly Thiel, Bob Lamb, Alts.
Chris Bauserman, Engineer Rep.
Mike Love, Rob Riley, Alts.

Delaware Township

Bill Piper, Rep.
Jerry Schweller, Alt.

City of Dublin

J. M. Rayburn, Rep.
Tammy Noble, 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.

Kingstone Township

Dave Stites, Rep.
Bob Talbott, Alt.

Liberty Township

Hunter Rayfield, Rep.
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.
Chris Greasamar, Alt.

Oxford Township

James Hatten, Rep.
Craig Pittman, 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.
Dan Matthews, Alt.

Village of Sunbury

Dave Martin, Rep.
Allen Rothermel, Alt.

Thompson Township

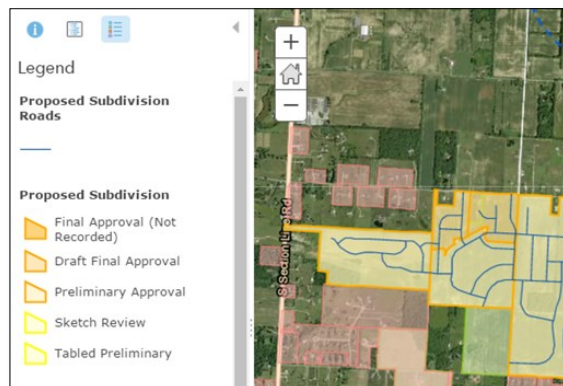
Bonnie Newland, Rep.

Trenton Township

Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township

Doug Price, Rep.
Richard Lehner, Alt.



The public can look up zoning information, historical features, economic features, and track subdivisions while they are in progress by going to dcrpc.org, clicking on [Map Center](#).

Introduction

Please note that the Census has proposed May 2021 as the release date for 7/2020 information. The digital version of this report will be updated when that becomes available.

218,747

Total Delaware County
Population
DCRPC Projection,
start of 2021



175 hours

Special project-related
contract work



No. 1

Fastest-growing county in
Ohio between 4/2010 and
7/2019 and 2nd fastest
growing between 7/2018
and 7/2019



86th

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



34,963

Residents added since 2010



DCRPC Population
Projections

241,883 (2025)
261,155 (2030)
281,032 (2035)
297,774 (2040)



26%

Growth rate
4/2010-12/2020*



State Audit, no findings



Preliminary Plan
SF lots end of
year: Up 9%



Available
Recorded Lots:
Up 16%

(Townships)

Cities and Villages

957

Available recorded lots

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|-----------------------------|-------|-------|--------|--------|--------|--------|--------|
| Single-family lots | 5,256 | 6,061 | 8,746 | 8,994 | 9,412 | 9,734 | 8,749 |
| Multi-family units | 2,492 | 3,299 | 3,244 | 2,671 | 2,284 | 2,595 | 2,852 |
| Total units in the pipeline | 7,748 | 9,360 | 11,989 | 11,665 | 11,696 | 12,329 | 11,601 |
| 5-year average permits | 525 | 568 | 638 | 679 | 748 | 802 | 977 |
| Years to build-out | 14.8 | 16.5 | 18.8 | 17.2 | 15.6 | 16.4 | 12 |
| "Ready to build" lots | 849 | 907 | 1,138 | 1,299 | 1,576 | 1,101 | 1,273 |

Townships

Lot supply at end of year
Includes all pending zoning cases, but not
overlay densities.



28
Sketch Plans

21
Preliminary Plans

39
Final Plats

5

Preliminaries for private Common
Access Driveway
subdivisions (CADs)

7

Final Plats for CADs.



725
Final Lots
Reviewed

948
Preliminary Lots
Reviewed



4

**Multi-family
project starts**
*Fourwinds
Residential Hotel,
Liberty Grand,
Liberty Summit,
Evans Farm
Marketplace
Townhomes*



45

**Commercial
Permits**



27

Subdivision-related
**Zoom.com
meetings**
*Only 1 meeting
cancelled due to
shut down*



160
acres of
open space
dedicated
County-wide

1,273

Available recorded township lots

| JURISDICTION | Census 2000 | Census 2010 | DCRPC 2021 |
|----------------------|----------------|----------------|----------------|
| Berkshire | 1,946 | 2,428 | 4,437 |
| Berlin | 3,313 | 6,496 | 8,198 |
| Brown | 1,290 | 1,416 | 1,541 |
| Concord | 4,088 | 9,294 | 11,978 |
| Delaware | 1,559 | 1,964 | 2,158 |
| Genoa | 11,293 | 23,090 | 26,260 |
| Harlem | 3,762 | 3,953 | 4,556 |
| Kingston | 1,603 | 2,156 | 2,504 |
| Liberty | 9,182 | 14,581 | 18,011 |
| Marlboro | 227 | 281 | 303 |
| Orange | 12,464 | 23,762 | 29,743 |
| Oxford | 854 | 987 | 1,042 |
| Porter | 1,696 | 1,923 | 2,228 |
| Radnor | 1,335 | 1,540 | 1,657 |
| Scioto | 2,122 | 2,350 | 2,706 |
| Thompson | 558 | 684 | 728 |
| Trenton | 2,137 | 2,190 | 2,378 |
| Troy | 2,021 | 2,115 | 2,217 |
| TWP TOTAL | 61,450 | 101,210 | 122,645 |
| Delaware | 24,243 | 34,753 | 43,010 |
| Galena | 305 | 653 | 1,068 |
| Sunbury | 2,630 | 4,389 | 6,151 |
| Shawnee Hills | 419 | 681 | 814 |
| Powell | 6,247 | 11,500 | 14,738 |
| Ashley | 1,216 | 1,330 | 1,347 |
| Ostrander | 405 | 643 | 1,092 |
| Dublin | 4,283 | 4,018 | 4,145 |
| Westerville | 5,900 | 7,792 | 9,758 |
| Columbus | 1,891 | 7,245 | 13,979 |
| MUNI TOTAL | 48,539 | 73,004 | 96,102 |
| COUNTY TOTAL | 109,989 | 174,214 | 218,747 |



**DELAWARE
COUNTY Ohio
counts!**

**United States
Census
2020**

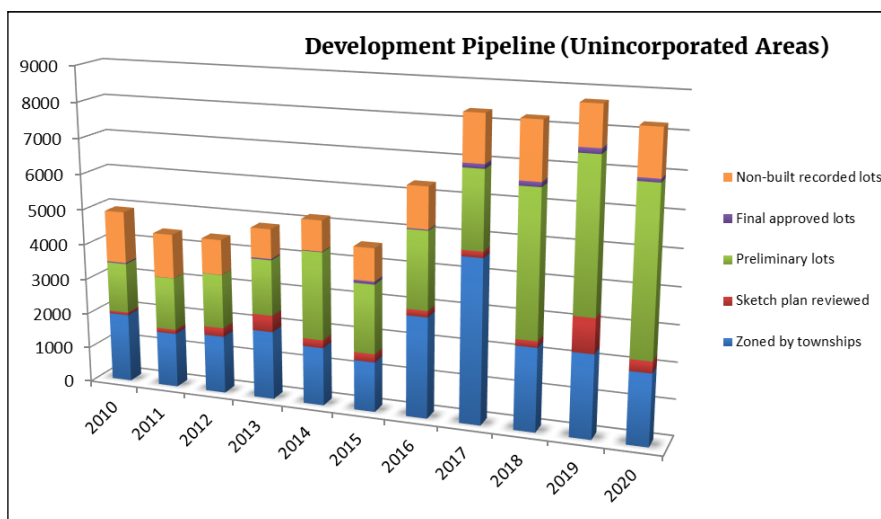
80.6% county self-response rate
2nd best in Ohio

Summary

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2020 and represents RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units in single parcels.

| Township | Zoning Map Reviews | Zoning Acreage | Text Reviews | Preliminary Approved | Final Approved | New No-Plat Lots | Building Permits |
|-----------|--------------------|----------------|--------------|----------------------|----------------|------------------|------------------|
| Berkshire | 5 | 44 | | | 69 | 10 | 284 |
| Berlin | 2 | 67 | | 735 | 125 | | 125 |
| Brown | | | | 2 | 16 | 3 | 6 |
| Concord | 1 | 254 | | 24 | 62 | 5 | 212 |
| Delaware | 2 | 55 | | | | | 6 |
| Genoa | 1 | 22 | 1 | 31 | 18 | 3 | 48 |
| Harlem | 7 | 81 | | 13 | 5 | 9 | 38 |
| Kingston | | | | | 4 | 4 | 26 |
| Liberty | | | 1 | 125 | 151 | 1 | 474 |
| Marlboro | | | | | | | |
| Orange | 1 | 24 | 2 | 28 | 190 | | 222 |
| Oxford | 1 | 10 | | | | | 2 |
| Porter | | | | | 7 | 3 | 10 |
| Radnor | | | | | | | 4 |
| Scioto | | | | | | 27 | 16 |
| Thompson | | | | | | | 4 |
| Trenton | 2 | 8 | | | 2 | | 14 |
| Troy | | | 1 | | | 5 | 2 |

Acreage is rounded.



| End of 2020 | |
|--------------------------|--------------|
| Ready to build lots | 1,273 |
| Final plat approved | 95 |
| Preliminary approved | 4,568 |
| Sketch plan reviewed | 315 |
| Township zoned | 1,978 |
| Total in pipeline | 8,229 |

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.

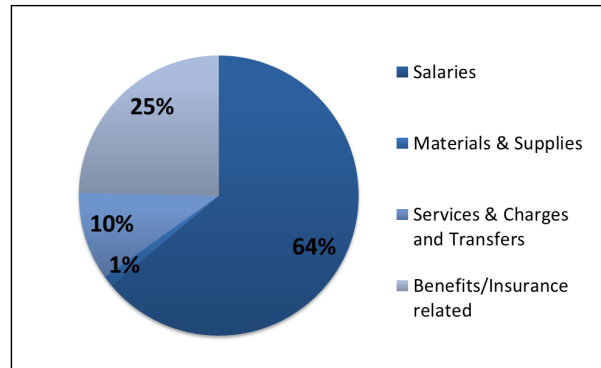
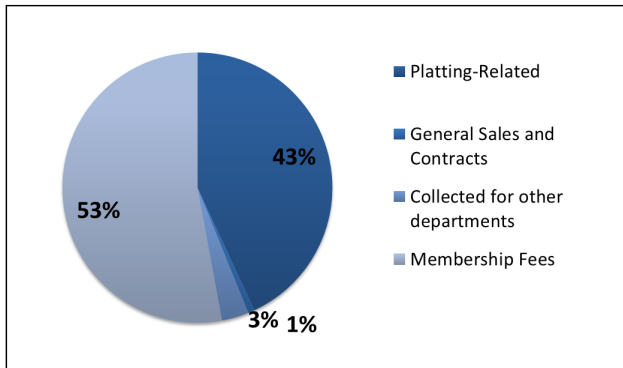
Financial

2020 Revenues

| | |
|--|------------------|
| Platting Fees: Subdivisions, NPA | \$197,985 |
| General Sales | \$135 |
| Contract Services (Member Assistance) | \$3,494 |
| Health Dept. Fees | \$8,150 |
| Soil & Water Fees | \$6,725 |
| Membership Fees | \$243,247 |
| Total | \$459,736 |

2020 Expenditures

| | |
|----------------------------------|------------------|
| Salaries | \$296,615 |
| Worker's Compensation | \$2,966 |
| Hospitalization/Dental/Life Ins. | \$65,872 |
| PERS | \$41,526 |
| Medicare | \$4,182 |
| Materials & Supplies | \$5,743 |
| Services, Charges and Transfers | \$47,136 |
| Total | \$464,040 |



2011-2020 Revenues vs. Expenditures



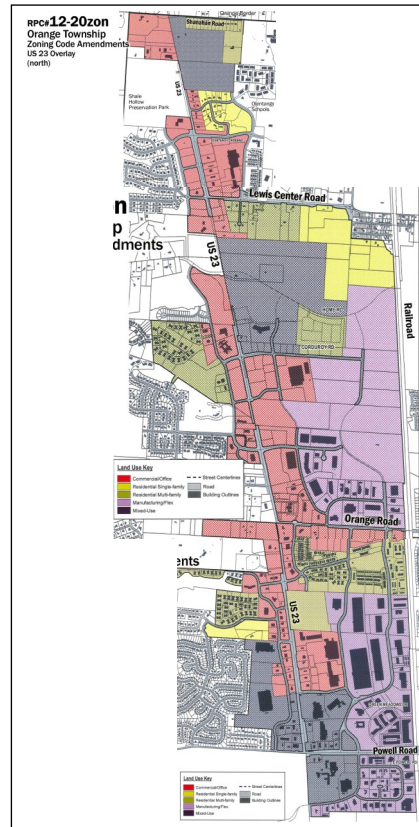
Rezoning

| Township | Map Cases** | 2020 Total Acreage** | Text cases* |
|--------------|-------------|----------------------|-------------|
| Berkshire | 5 | 44.20 | |
| Berlin | 2 | 66.77 | |
| Concord | 1 | 254.43 | |
| Delaware | 2 | 54.90 | |
| Genoa | 1 | 22.04 | 1 |
| Harlem | 7 | 81.35 | |
| Liberty | | | 1 |
| Orange | 1 | 24.02 | 2 |
| Oxford | 1 | 10.00 | |
| Trenton | 2 | 7.951 | |
| Troy | | | 1 |
| Total | 22 | 565.66 | 5 |

*Review of Zoning Code Amendments/Comprehensive Plans

**May include application of overlays, but not approval of overlay text.

Larger Cases



All were reviewed for townships but not necessarily approved.

May - US 23 Overlay (Orange)



April - M.I. Homes (Berlin)

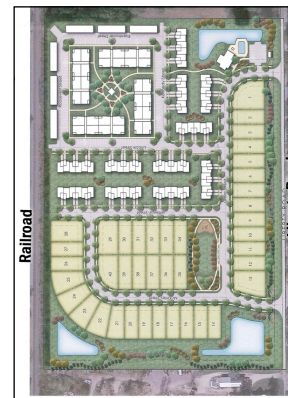
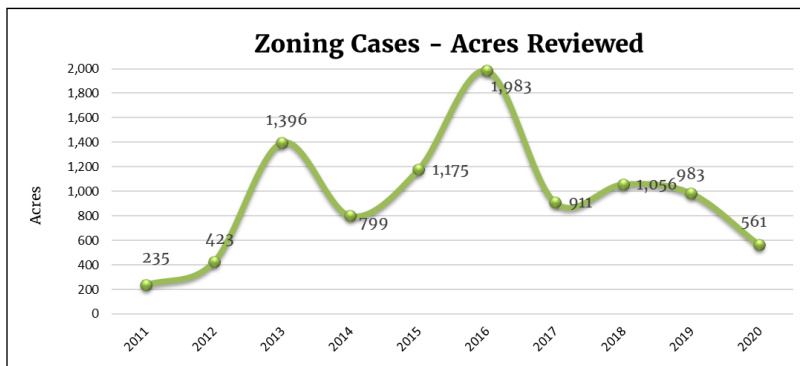


April - North Farms Dvlpt. (Orange)



May - Rotary Products Inc. (Oxford)

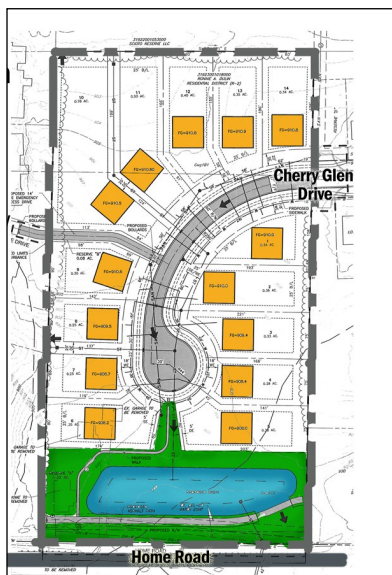
October
Shirley McCormick
(Delaware)



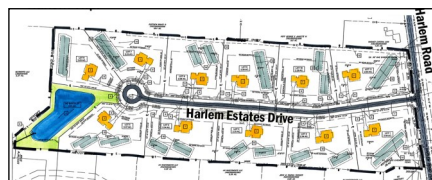
This listing includes all rezoning recommendations sent to the townships. Applications which were withdrawn from consideration by either the applicant or the township are not included. For more details, consult the RPC minutes. Number of units may change before final approval at the township level. *Italics indicates text and comp plan reviews. * indicates a graphic is included on the previous page.*

| Month | Twp. | Applicant | Acres | From/To | Reason |
|-----------|-----------|--|------------------------------|-------------|-------------------------|
| January | Harlem | Stella Garrabrant Trustees | 15.123 | AR-1/FR-1 | Future lot split |
| January | Berkshire | Linda Nisbet, Trustee | 9.043 | A-1/FR-1 | Future lot split |
| February | Berkshire | 9944 Partners, LLC | 3.278 | A-1/PCD | Storage expansion |
| February | Concord | Metro Development | 254.436 | FR-1/PRD | 520 single, 220 multi |
| April | Harlem | JBeckner Construction LLC | 5.24 | PCD amndmt. | Landscape expansion |
| April | Harlem | Starfall | 5.299 | AR-1/FR-1 | Future lot split |
| April | Berkshire | Glenn & Mary Morgan | 6.84 | A-1/FR-1 | Future lot split |
| April | Orange | *North Farms Dvlpt. LLC | 24.019 | SFPRD/MFPRD | 144 apartments |
| April | Trenton | Roberta & Eddie Herd | .5745 | FR/RR | Future lot split |
| April | Berlin | *M/I Homes | 62.7 | FR-1/R3-PRD | 91 single-family |
| April | Berkshire | Shannon D & B LLC | 12.659 | A-1/FR-1 | Future lot split |
| May | Orange | *Twp. Zoning Commission | US 23 Overlay District | | |
| May | Berkshire | Northern Cols. Athletic Assoc. | 12.378 | A-1/PRCD | Soccer fields |
| May | Oxford | *Rotary Products Inc. | 10 | FR-1/PID | Commercial/Office |
| June | Orange | Twp. Zoning Commission | Text amendments | | |
| June | Genoa | Twp. Zoning Commission | Text amendments | | |
| July | Harlem | Timothy & Bobbette Carlisle | 2.999 | AR-1/FR-1 | Future lot split |
| July | Harlem | Marina Arejola | 7.257 | AR-1/FR-1 | Future lot split |
| August | Trenton | Robert Moore | 2.941 | FR/RR | Future lot split |
| August | Harlem | John & Elizabeth Siegenthaler | 19.144 | AR-1/FR-1 | Future lot split |
| August | Harlem | Michael Tikson Revocable Trust | 26.29 | AR-1/FR-1 | Future lot split |
| September | Genoa | Romanelli & Hughes | 22.043 | RR/PRD&SR | 30 detached condos |
| September | Liberty | Twp. Zoning Commission | Planned Overlay District 18D | | Mix of single and apts. |
| October | Delaware | *Shirley McCormick | 23.89 | I/PRD | 170 mixed residential |
| November | Berlin | Celebration Real Estate LLC | 4.073 | FR-1/PID | Car dealer expansion |
| November | Delaware | TCCI Inc. | 31.014 | FR-1/PID | Industrial |
| December | Troy | Twp. Zoning Commission | Text amendments | | |

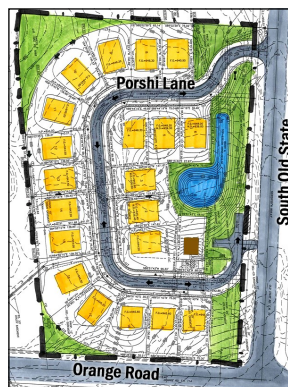
Due to the small number of large-acreage rezoning cases in 2020, the images below are approved **subdivisions** from the next two pages.



January - Scioto Reserve Extension (Concord)



August - Harlem Estates (Harlem)



October - Porshi (Orange)



(Combined)
April - Piatt Preserve Sec 2,
June - Piatt Preserve Sec 1 rev.,
August - Piatt Preserve Extension (Berlin)

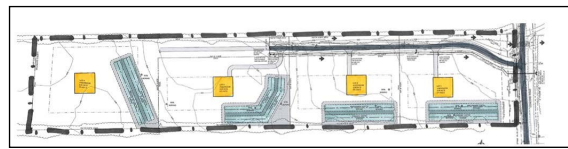
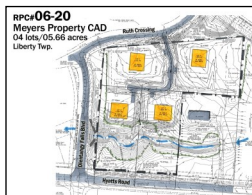
Subdivisions

Sketch

First phase of the Subdivision process. It includes a virtual 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 | Liberty | 958 Hyatts Road* | 5 | 7.818 | Single-family Residential |
| February | Genoa | Hawks Nest at Hoover | 29 | 25.700 | Single-family Residential |
| February | Harlem | Nance Family CAD, Lot 551, Div. #1 | 3 | 12.178 | Single-family Residential |
| February | Trenton | Weaver CAD | 5 | 49.200 | Single-family Residential |
| March | Brown | Bolton | 2 | 16.039 | Single-family Residential |
| March | Liberty | Hyatts Meadows* | 119 | 60.200 | Single-family Residential |
| March | Liberty | Home Road Development | 21 | 8.594 | Single-family Residential |
| March | Orange | River Bend, Sec. 1, Ph. 1, Lot 4497, Div#1 | 2 | 2.670 | Single-family Residential |
| April | Brown | Bower CAD | 6 | 51.701 | Single-family Residential |
| May | Concord | Coolmore Estates, Lot 4653, Div #1* | 2 | 5.271 | Single-family Residential |
| May | Liberty | Walcutt Farms | 3 | 9.108 | Single-family Residential |
| June | Berlin | Hunter's Run | 5 | 13.950 | Single-family Residential |
| June | Delaware | 2880 Liberty Rd. | 37 | 23.200 | Single-family and Condos |
| July | Harlem | Harlem Estates* | 12 | 30.540 | Single-family Residential |
| July | Trenton | Stirling Lakes CAD | 8 | 58.213 | Single-family Residential |
| August | Genoa | 5481 Worthington Rd.* | 31 | 18.200 | Single-family Residential |
| August | Harlem | Garrabrant CAD | 2 | 11.750 | Single-family Residential |
| August | Kingston/Porter | Route 61 CAD | 5 | 38.907 | Single-family Residential |
| September | Berlin | Summerwood Extension Phase 1 | 14 | 18.600 | Single-family Residential |
| October | Berlin | Keller Subd., Lot 294, Div. #1 | 2 | 2.767 | Single-family Residential |
| October | Brown | JES Dvlpt. CAD* | 4 | 12.151 | Single-family Residential |
| October | Concord | 7300 Concord Rd* | 5 | 13.000 | Single-family Residential |
| October | Liberty | Brown CAD* | 3-4 | 5.292 | Single-family Residential |
| October | Orange | Porshi* | 20 | 9.680 | Single-family Residential |
| November | Berkshire | Four Winds Commons | 1 | 60.590 | 300 Apartments |
| November | Concord | Sciotosage, Lot 4319, Div#1 | 2 | 3.150 | Single-family Residential |
| December | Berlin | Berlin Farm* | 91 | 62.700 | Single-family Residential |
| December | Harlem | Miller's Brook | 5 | 39.040 | Single-family Residential |

*as of March 2021, project has proceeded through township zoning and/or with the submission of a Preliminary Subdivision Plan.

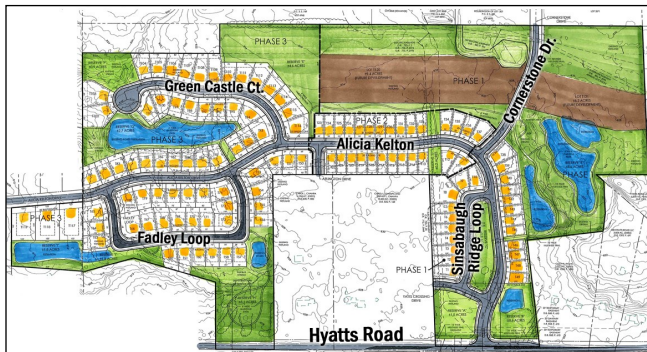


December - 7300 Concord Road CAD (Concord)

April - Meyers CAD (Liberty)



August - Evans Farm Marketplace West (Orange)



September - Hyatts Meadows (Liberty)



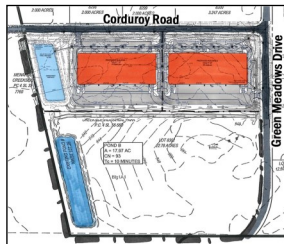
October - Evans Farm Section 4 (Berlin)

Preliminary

Approved Preliminary Plan, no tablings, extensions, withdrawals, or disapprovals shown.
****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 | Berlin | **Longhill Farms at Berlin | 482 | 278.81 | Residential |
| January | Concord | **Scioto Reserve Extension | 14 | 07.90 | Residential |
| February | Orange | Slate Ridge Commercial – Emil’s Way Ext. | 2 | 13.43 | Commercial |
| April | Berlin | **Piatt Preserve, Section 2 | 22 | 20.6 | Residential |
| April | Concord | Tanner CAD | 04 | 08.70 | Residential |
| April | Liberty | **Meyers Property CAD | 04 | 05.66 | Residential |
| May | Genoa | The Nest at Hoover | 29 | 25.66 | Residential |
| May | Orange | **The Cove at Evans Farm | 01 | 20.08 | Residential |
| June | Berlin | **Piatt Preserve, Section 1 | 49 | 30.5 | Residential |
| July | Concord | Coolmore Estates, Lot 4653, Div #1 | 02 | 05.271 | Residential |
| August | Berlin | Piatt Preserve Extension | 57 | 40.2 | Residential |
| August | Brown | Bolton CAD | 02 | 16.03 | Residential |
| August | Genoa | Davenport’s Bon View, Lot 601, Div. #1 | 02 | 1.30 | Residential |
| August | Harlem | **Harlem Estates | 11 | 30.65 | Residential |
| August | Orange | **Evans Farm Marketplace West | 03 | 5.79 | Commercial/Multi-family |
| September | Liberty | **Hyatts Meadows | 119 SF, 76.58 2 MF lots | | Residential |
| October | Berlin | **Evans Farm, Section 4 | 125 | 42.81 | Residential |
| October | Harlem | Garrabrant CAD | 2 | 12.62 | Residential |
| October | Orange | **Porshi | 19 | 09.68 | Residential |
| October | Orange | **Creekside Ind Pk, Lots 8302-8304, Div 1 | 3 | 29.299 | Industrial |
| December | Concord | **7300 Concord Road CAD | 4 | 9.25 | Residential |

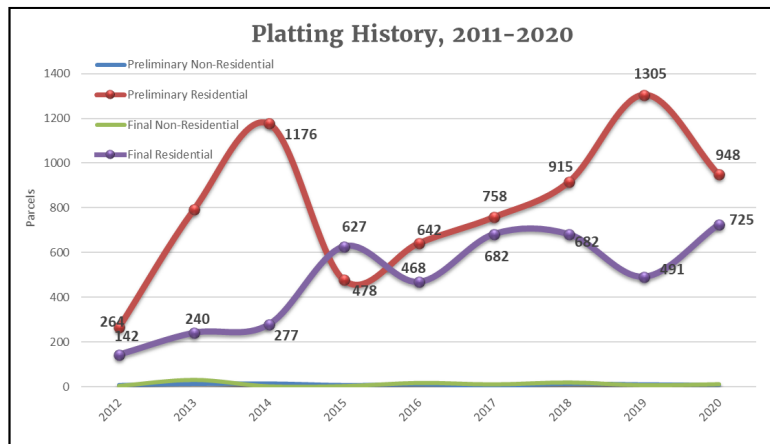
October - Creekside Industrial
Park Replat (Orange)



May - Cove at Evans Farm (Orange)



January - Longhill Farms at Berlin (Berlin)



Final plats Indicate buildable lots when the plat is recorded.

| Month | Township | Subdivision Name | Lots | Acres | Type |
|-----------|-----------|---|------|---------|-------------------------|
| February | Berlin | Maple Glen | 14 | 18.9 | Residential |
| February | Liberty | The Heathers at Golf Village, Sec. 4 | 27 | 12.636 | Residential |
| March | Berlin | The Pines, Section 2 | 29 | 14.27 | Residential |
| March | Berlin | The Pines, Section 3 | 60 | 69.986 | Residential |
| March | Genoa | Grace's Place | 14 | 09.542 | Residential |
| April | Berkshire | Northlake Preserve, Section 2 | 35 | 08.837 | Residential |
| April | Liberty | Kipling Knoll CAD | 6 | 10.00 | Residential |
| April | Liberty | Zaghlool CAD | 3 | 14.889 | Residential |
| April | Trenton | Williams CAD | 2 | 07.99 | Residential |
| May | Berkshire | Cheshire Woods, Section 3, Phase B | 35 | 19.634 | Residential |
| May | Concord | Heather Ridge, Section 2 | 43 | 20.438 | Residential |
| June | Concord | Marckel CAD | 3 | 04.979 | Residential |
| June | Liberty | Hyatts Crossing | 2 | 20.351 | Residential (SF condos) |
| July | Brown | Oxford Woods | 13 | 36.458 | Residential |
| July | Genoa | Genoa Place CAD | 4 | 02.937 | Residential |
| July | Liberty | Woodcrest Crossing, Sec. 1, Ph. A | 1 | 23.118 | Residential |
| July | Orange | Evans Farm Marketplace | 6 | 12.529 | Commercial/Multi-family |
| August | Concord | Coolmore Estates, Lot 4653, Div #1 | 2 | 5.271 | Residential |
| August | Harlem | Davis Property CAD | 5 | 31.375 | Residential |
| August | Orange | Evans Farm, Sec. 2, Ph. A, Pt. I | 26 | 7.28 | Residential |
| August | Orange | Evans Farm Marketplace T'homes West | 3 | 3.098 | Multi-family |
| August | Porter | Ironwood | 7 | 53.026 | Residential |
| September | Orange | Grand Pointe at North Orange | 35 | 21.36 | Residential |
| October | Berkshire | Northstar, Sec. 1, Ph. B | 52 | 20.98 | Residential |
| October | Berkshire | Northlake Woods, Sec. 2 | 47 | 11.43 | Residential |
| October | Liberty | Liberty Grand Communities, Sec. 1 | 9 | 280.328 | Residential |
| October | Liberty | Liberty Grand District, Sec. 1, Ph. A | 24 | 14.539 | Residential |
| October | Liberty | Liberty Grand District, Sec. 1, Ph. B | 26 | 5.5 | Residential |
| October | Liberty | Liberty Grand District, Sec. 2, Ph. A | 34 | 17.748 | Residential |
| October | Liberty | Liberty Grand District, Sec. 2, Ph. B | 19 | 3.494 | Residential |
| October | Orange | Creekside Ind. Pk, Lots, 8302-8304, Div.1 | 3 | 29.299 | Industrial |
| November | Berlin | Piatt Preserve, Section 2 | 22 | 19.159 | Residential |
| November | Concord | Scioto Reserve Extension | 14 | 07.919 | Residential |
| November | Orange | The Enclave at Abbey Knoll | 26 | 16.443 | Residential |
| December | Brown | Bacastow CAD | 4 | 67.221 | Residential |
| December | Orange | Evans Farm, Section 2, Phase B | 24 | 10.124 | Residential |
| December | Orange | Evans Farm, Section 2, Phase C | 18 | 5.919 | Residential |
| December | Orange | The Courtyards at Clear Creek, Sec. 2 | 48 | 17.995 | Residential |
| December | Orange | The Cove at Evans Farm | 1 | 21.768 | Residential (SF condos) |

Summary Statistics of 2020 Approved Subdivision Proposals

| Township | Acreage | # of Lots* | Single-Family | Multi-Family** | Non-Res.*** |
|-------------------|-----------------|--------------|---------------|----------------|-------------|
| Berkshire | 202.68 | 573 | 265 | 300 | 8 |
| Berlin | 708.47 | 1,090 | 932 | 140 | 18 |
| Brown | 183.57 | 29 | 29 | | |
| Concord | 59.71 | 78 | 73 | | 5 |
| Delaware | 23.20 | 174 | | 174 | |
| Genoa | 57.75 | 83 | 80 | | 3 |
| Harlem | 125.86 | 26 | 26 | | |
| Kingston | 23.46 | 6 | 6 | | |
| Liberty | 268.56 | 471 | 322 | 138 | 11 |
| Orange | 234.06 | 615 | 391 | 198 | 26 |
| Porter | 87.53 | 11 | 11 | | |
| Trenton | 115.41 | 13 | 13 | | |
| 2020 TOTAL | 2,090.26 | 3,169 | 2,148 | 950 | 71 |

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 2020, including sketch plans and recorded plats

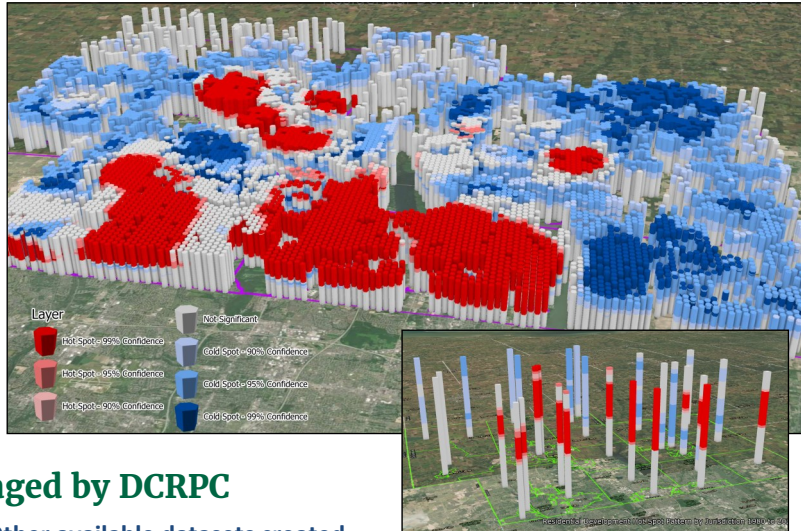
** Includes condos. ***Number of subdivided lots for commercial, industrial, or open space use.

GIS Activity

GIS Hotspot Pattern, 1980–2020

Our Geographic Information System allows us to create a 3D rendering using building permits over time to view the temporal trend of growth (the bottom is the earlier years and top is the most current year in 3D) for each year by space (location).

We can then use the data to create an Emerging Hot Spot Analysis, going back anywhere from 40 to 220 years.



GIS Data Created and Managed by DCRPC

Available on the RPC Webmap
 Active (Proposed) Subdivisions*
 Non-subdivision project review
 Proposed Subdivision Roads
 Township Rezoning Cases*
 Streams*
 EPA Olentangy stream setbacks
 Lot Spit and Transfers
 Critical Resources
 Township Zoning Maps*
 Village Zoning Maps
 Proposed Bike and Ped Facilities
 Existing Bike and Ped Facilities
 Trail Committee Corridors
 On-road cycling routes
 Parks
 Multi-Family developments
 County Engineer projects
 Local Proposed Roads (Comp Plans)

Other available datasets created and/or managed by DCRPC
 Expired subdivisions
 Bedrock type
 Genoa “no-build” zones
 Critical Resources combined
 Overhead Powerlines
 Powerline Structures
 Major gas lines
 Soil Septic Suitability
 Railroads and ROW
 Open Space
 Public Lands
 Slope >20%
 Subdivision Groups
 JEDD, TIF, and Econ info
 Community Features
 (Twp Hall, Fire, Cemeteries, etc.)

DCRPC continues to maintain ArcGIS Online web maps and applications. The web applications include several preset web maps. Staff maintains a 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. New reformatted Zoning and Comprehensive Plan maps are available digitally and were printed and sent to townships.

Webmaps

Zoning

Development Pattern

Parks and Trails

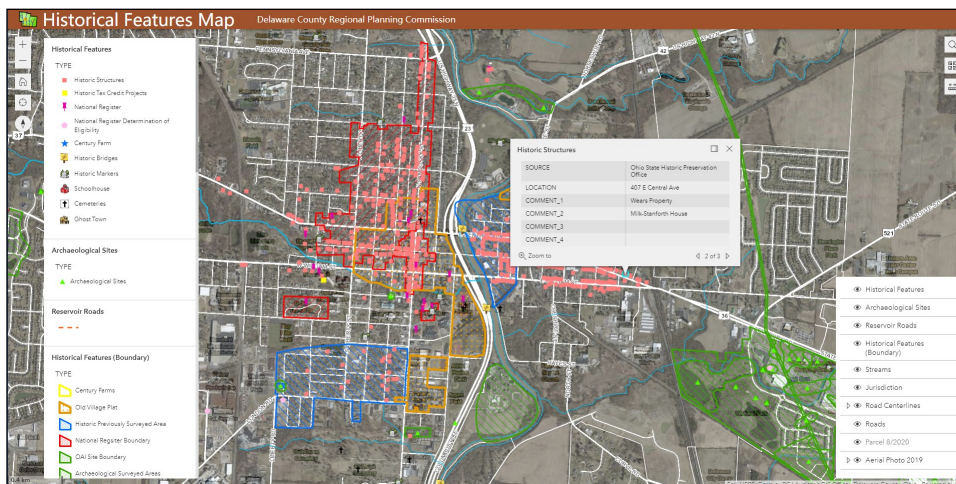
Historical Features

Economic Features

(click links above or visit

www.dcrpc.org and go to Map Center)

* also available as a layer on the Delaware County Auditor’s webmap



Historic Features

Staff combined historic data from a number of sources including county and township historic societies, the Ohio History Connection (includes National Register), the Century Farms from ODA, Historical Markers, and a database of “Ghost Towns,” among other items.

We’re still doing quality checks, but it’s available for viewing at

regionalplanning.co.delaware.oh.us/dcrpcgis/maphome/

Building Permits

| JURISDICTION | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|--------------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Berkshire | 46 | 23 | 25 | 26 | 38 | 45 | 91 | 55 | 84 | 269 | 75 | 284* |
| Berlin | 20 | 35 | 30 | 26 | 19 | 28 | 24 | 50 | 73 | 62 | 119 | 125 |
| Brown | 5 | 2 | 3 | 4 | 3 | 6 | 3 | 6 | 3 | 4 | 10 | 6 |
| Concord | 40 | 64 | 75 | 83 | 67 | 32 | 39 | 31 | 70 | 185 | 155 | 212 |
| Delaware | 1 | 4 | 9 | 6 | 7 | 1 | 7 | 4 | 2 | 20 | 9 | 6 |
| Genoa | 69 | 82 | 83 | 116 | 110 | 39 | 66 | 109 | 77 | 74 | 51 | 48 |
| Harlem | 5 | 5 | 13 | 9 | 21 | 13 | 22 | 29 | 44 | 38 | 28 | 38 |
| Kingston | 4 | 3 | 2 | 1 | 9 | 5 | 7 | 10 | 9 | 33 | 27 | 26 |
| Liberty | 30 | 49 | 73 | 115 | 133 | 89 | 104 | 117 | 178 | 137 | 115 | 474 |
| Marlboro | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 4 | 0 | 0 |
| Orange | 129 | 122 | 136 | 181 | 214 | 209 | 213 | 358 | 205 | 119 | 101 | 222 |
| Oxford | 0 | 0 | 1 | 1 | 1 | 1 | 1 | 1 | 0 | 7 | 4 | 2 |
| Porter | 1 | 5 | 6 | 5 | 13 | 10 | 13 | 11 | 13 | 15 | 17 | 10 |
| Radnor | 0 | 0 | 1 | 3 | 6 | 6 | 2 | 5 | 10 | 3 | 3 | 4 |
| Scioto | 4 | 3 | 8 | 7 | 8 | 9 | 9 | 21 | 22 | 11 | 34 | 16 |
| Thompson | 0 | 2 | 2 | 2 | 1 | 0 | 2 | 1 | 2 | 1 | 0 | 4 |
| Trenton | 2 | 3 | 3 | 3 | 4 | 4 | 5 | 9 | 5 | 11 | 19 | 14 |
| Troy | 1 | 2 | 2 | 5 | 1 | 3 | 8 | 7 | 2 | 4 | 6 | 2 |
| TWP TOTAL | 358 | 404 | 472 | 593 | 655 | 502 | 616 | 824 | 800 | 997 | 773 | 1,493 |
| Delaware | 102 | 108 | 98 | 204 | 313 | 259 | 186 | 306 | 246 | 587 | 674 | 454 |
| Galena | 4 | 1 | 7 | 11 | 4 | 6 | 7 | 5 | 10 | 4 | 66 | 87 |
| Sunbury | 37 | 34 | 19 | 34 | 73 | 36 | 36 | 31 | 241 | 91 | 61 | 34 |
| Shawnee Hills | 3 | 2 | 3 | 1 | 10 | 10 | 5 | 11 | 3 | 1 | 3 | 1 |
| Powell | 34 | 34 | 55 | 58 | 95 | 110 | 66 | 388 | 73 | 59 | 40 | 59 |
| Ashley | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 |
| Ostrander | 0 | 7 | 8 | 10 | 23 | 12 | 12 | 7 | 31 | 25 | 13 | 29 |
| Dublin | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 9 | 18 | 9 | 8 | 4 |
| Westerville | 37 | 60 | 36 | 89 | 10 | 121 | 111 | 136 | 65 | 0 | 109 | 16 |
| Columbus | 46 | 273 | 35 | 277 | 921* | 255 | 560* | 379 | 0 | 10 | 557 | 1 |
| | | | | | 708* | | 498* | | | | | 144* |
| MUNI TOTAL | 264 | 519 | 261 | 685 | 1,450 | 811 | 983 | 1,272 | 688 | 786 | 1,531 | 685 |
| GRAND TOTAL | 622 | 923 | 733 | 1,278 | 2,105 | 1,313 | 1,599 | 2,096 | 1,488 | 1,783 | 2,088 | 2,178 |

Non-residential building activity
2018: 35 2019: 50 2020: 43
(unincorporated areas)

*Includes multi-family and single-family permits. *Some developments utilize a zoning designation for "residential hotel." Such uses function as multi-family residential uses. These are included in the community and grand totals but indicated separately in the above table: in Columbus—three in 2013, one in 2015; and one in Berkshire in 2020.*

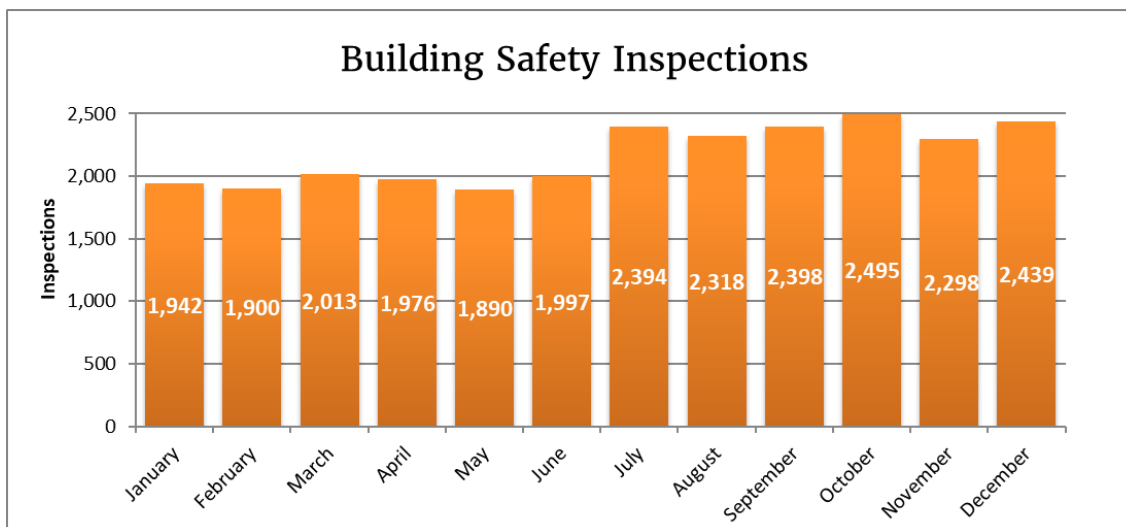
County Road Projects

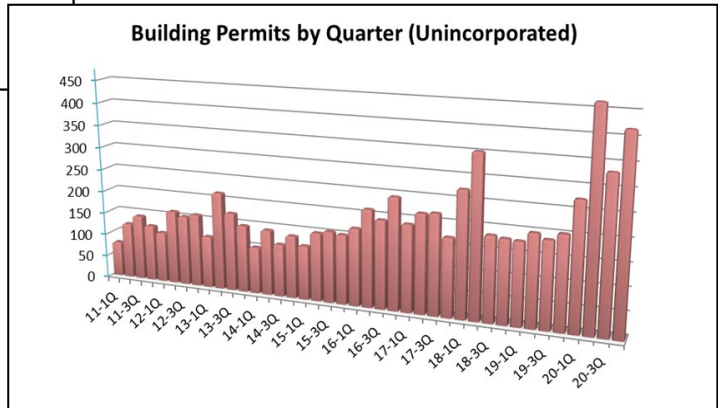
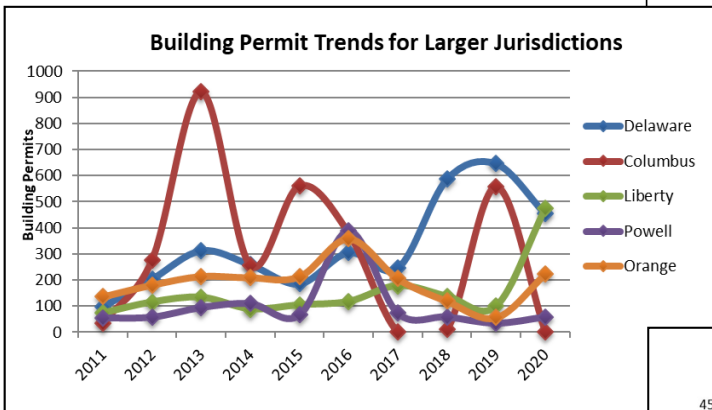
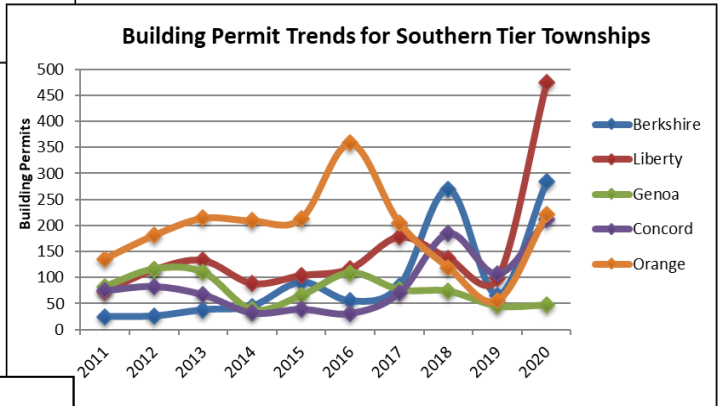
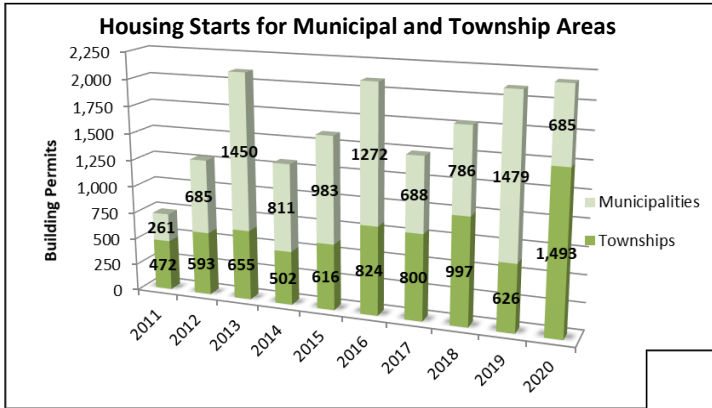
The County Engineer's office worked on several significant road and bridge projects in 2020, some of which were completed during the year. The following is a list of those projects. *Source: County Engineer's office*

| Project/Road Name | Location | Description of Work | Comp. Date/Projected |
|--|----------|--|----------------------|
| Home Road/SR 315 Intersection | Liberty | Bridge widening, turn lanes and signal | August |
| Home Road Extension - East of US 23 | Orange | Road extension | November |
| South Old 3C Highway Improvement | Genoa | Road widening, turn lanes and signal | November |
| Steitz Road Ext. north of Hyatts Rd | Liberty | Extension of Steitz Rd and roundabout at Hyatts Rd | August |
| Liberty/Seldom Seen Intersection | Liberty | Turn lanes and traffic signal | August |
| Africa Rd Widening Jaycox to Cheshire | Berlin | Road/Shoulder Widening and turn lanes | August |
| Cheshire Road Causeway | Berlin | Bridge rehab. and shoulder paving | July |
| S. Old State/Cheshire Rd. Intersection | Berlin | Construction of roundabout | July |
| Highfield/Green Meadows Intersection | Orange | Construction of roundabout | September |
| 2021/2022 Projects: | | | |
| <i>East Powell Road Widening, Hyatts/Shanahan US 23 Intersection, East Orange Road Phase 2, North Road Extension—Piatt to Peachblow, Worthington/Africa Intersection, Sawmill Parkway/Hyatts Crossing Intersection, Liberty/Salisbury Intersection, Home Road Widening—Sawmill to Liberty and Perry to 23.</i> | | | |

Inspections

The Building Safety office permits residential and commercial uses in the unincorporated areas and 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 2020. *Source: Building Safety*





Development Trends



Prepared, designed, and produced in-house by:
Delaware County Regional Planning Commission
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Map page

