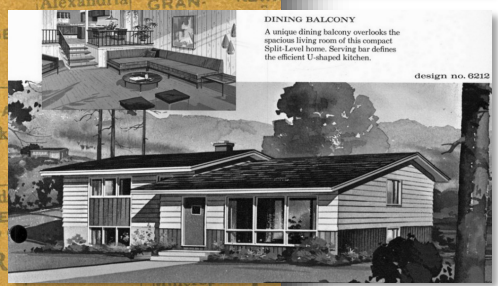


# ANNUAL REPORT

2021

DELAWARE COUNTY REGIONAL PLANNING COMMISSION

comprehensive master plan  
DELAWARE COUNTY, OHIO



**DINING BALCONY**  
A unique dining balcony overlooks the spacious living room of this compact Split-Level home. Serving bar defines the efficient U-shaped kitchen. design no. 6212

r p c

LADISLAS LIBESEGOE & ASSOCIATES

PLANNERS  
CONSULTING ENGINEERS  
cincinnati, ohio

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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is vital that our member communities help us keep our data current.** If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.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: recognizing the 60th anniversary of the DCRPC, the cover images include our first plan, a local business, a license plate, and a popular house design, all from around 1961.*

## 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.

Scott B. Sanders, AICP, Executive Director 740-833-2262 [ssanders@co.delaware.oh.us](mailto:ssanders@co.delaware.oh.us)

Stephanie J. Matlack, Executive Administrative Assistant 740-833-2261 [smatlack@co.delaware.oh.us](mailto:smatlack@co.delaware.oh.us)

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Jonathan Miller, AICP, GISP, Planner II (through February, 2022)



Delaware County Regional Planning Commission

109 North Sandusky Street, Delaware, OH 43015  
740-833-2260 fax 740-833-2259 [www.dcrpc.org](http://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 (4/2022 — members and offices may change during the April organizational meeting)

**Dave Stites**, Kingston Township, Chair

**Michele Boni**, Orange Township, Vice Chair **Joe Shafer**, Genoa Township, Second Vice-Chair

**Gary Merrell**, County Commissioner and **Tiffany Maag**, Sanitary Engineering, Member-At-Large

## Representatives and Alternates (4/2022)

### Village of Ashley

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

### Berkshire Township

David Weade, Rep.  
William Holtry, Alt.

### Berlin Township

Ken O'Brien, Alt.

### Brown Township

Mark Maroscher, Rep.  
Chris Rinehart, Alt.

### Concord Township

Ric Irvine, Rep.  
Jason Haney, Alt.

### Delaware County

Jeff Benton, Commissioner  
Barb Lewis, Commissioner  
Gary Merrell, Commissioner  
Duane Matlack, Building Safety  
Dustin Kent, Health Dept. Rep.  
Glynnis Dunfee, Alt.  
Tiffany Maag, Sanitary Eng. Rep.  
Kelly Thiel, Alt.  
Chris Bauserman, Engineer Rep.  
Mike Love, Rob Riley, Alts.

### Delaware Township

Bill Piper, Rep.  
Jerry Schweller, Alt.

### City of Dublin

Sarah Holt, 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.

### Kingston Township

Dave Stites, Rep.

### Liberty Township

Eric Gayetsky, Rep.  
Tracey Mullenhour, Alt.

### Marlboro Township

Jeffrey Warner, Rep.  
Ed Reely, Alt.

### Orange Township

Michele Boni, Rep.  
Brett Weimken, Alt.

### Village of Ostrander

Joseph Proemm, Rep.

### Oxford Township

James Hatten, Rep.  
Steve 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.  
Dan Matthews, Alt.

### Village of Sunbury

Murray Neff, Rep.  
Dave Martin, Alt.

### Thompson Township

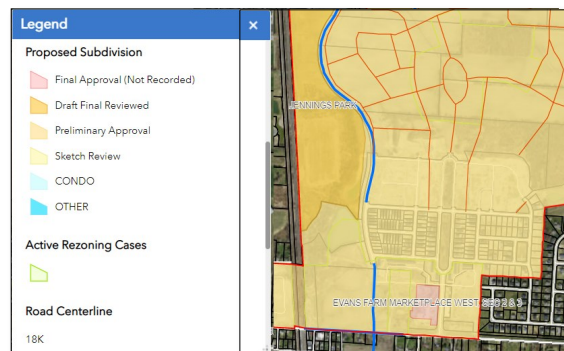
Bonnie Newland, Rep.

### 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](http://dcrpc.org), clicking on [Map Center](#).

# introduction

## 223,253

Total Delaware County  
Population  
DCRPC Projection,  
start of 2022



## 182 hours

Special project-related  
contract work

## No. 1

Fastest-growing county  
in Ohio between 4/2020  
and 7/2021  
(in number, but #2 for  
percentage increase)



## 86<sup>th</sup>

Fastest-Growing  
U.S. Counties  
from April 2010 - April 2020



## 9,129

County residents added since  
2020 Census



DCRPC Population  
Projections  
**244,161 (2025)**  
**265,014 (2030)**  
**286,312 (2035)**  
**299,717 (2040)**



## 23%

Growth rate  
4/2010-04/2020\*



Increased credit in  
dues for active  
member communities



**HARLEM Twp**  
Master Plan Adopted  
**DELAWARE Twp**  
Master Plan Started



Preliminary Plan  
SF lots end of  
year: Down 12%



Available  
Recorded Lots:  
Up 1%

(Townships)

## Cities and Villages

# 910

Available recorded lots

	2015	2016	2017	2018	2019	2020	2021
Single-family lots	6,061	8,746	8,994	9,412	9,734	8,749	7,621
Multi-family units	3,299	3,244	2,671	2,284	2,595	2,852	3,930
Total units in the pipeline	9,360	11,989	11,665	11,696	12,329	11,601	11,551
5-year average permits	568	638	679	748	802	977	1,157
Years to build-out	16.5	18.8	17.2	15.6	16.4	12	10
"Ready to build" lots	907	1,138	1,299	1,576	1,101	1,273	1,289

Townships

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

\* DCRPC estimate (23%) may be different than Census estimate based on different time frame and methodology using Building Permits.



**38**  
Sketch Plans

**36**  
Preliminary Plans

**38**  
Final Plats



**6**  
**Multi-family projects in zoning**  
*Orange Grand Est. (120)*  
*Cheswick Village (56)*  
*Northstar Prestwick (240)*  
*Orange Summit (400)*  
*Liberty Grand (190)*  
*Independent Living at S. Old St. (22 - Assisted Liv.)*

**18**

Preliminaries for private Common Access Driveway subdivisions (CADs)

**6**

Final Plats for CADs.



**871**

Final Lots Reviewed

**601**

Preliminary Lots Reviewed



**45**

Commercial Permits



**15**

Subdivision-related Zoom.com meetings  
*7 in-person RPC meetings, 28 Sketch or TRC in-person or hybrid*



**196**

acres of open space dedicated County-wide

JURISDICTION	Census 2010	Census 2020	DCRPC 2022
Berkshire	2,428	2,476	5,396
Berlin	6,496	7,774	8,345
Brown	1,416	1,402	1,421
Concord	9,294	10,951	11,623
Delaware	1,964	2,138	2,172
Genoa	23,090	24,924	25,058
Harlem	3,953	4,554	4,704
Kingston	2,156	2,359	2,438
Liberty	14,581	18,271	19,952
Marlboro	281	295	299
Orange	23,762	30,516	31,691
Oxford	987	950	953
Porter	1,923	2,194	2,241
Radnor	1,540	1,570	1,589
Scioto	2,350	2,648	2,737
Thompson	684	659	668
Trenton	2,190	2,276	2,327
Troy	2,115	2,105	2,116
<b>TWP TOTAL</b>	<b>101,210</b>	<b>120,062</b>	<b>125,730</b>
Delaware	34,753	41,302	42,898
Dublin	4,018	4,250	4,279
Galena	653	924	1,231
Sunbury	4,389	6,614	6,879
Shawnee Hills	681	835	851
Powell	11,500	14,163	14,554
Ashley	1,330	1,198	1,190
Ostrander	643	1,094	1,226
Westerville	7,792	9,112	9,353
Columbus	7,245	14,570	15,062
<b>MUNI TOTAL</b>	<b>73,004</b>	<b>94,062</b>	<b>97,523</b>
<b>COUNTY TOTAL</b>	<b>174,214</b>	<b>214,124</b>	<b>223,253</b>

**1,289**  
Available recorded township lots



**DELAWARE COUNTY Ohio counts!** United States Census 2020

Unless otherwise noted, subdivision and zoning data is presented for unincorporated (township) areas since that represents the review authority of the DCRPC.

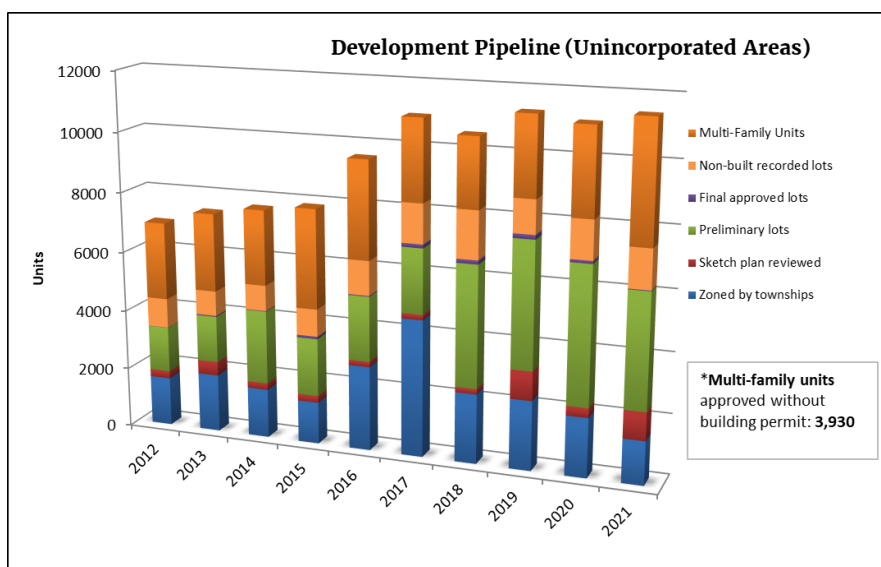
# summary



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 Re-views	Zoning Acreage	Text Reviews	Preliminary Approved	Final Approved	New No-Plat Lots	Building Permits
Berkshire	8	126	1	225	236		234
Berlin	4	89		93	196	4	210
Brown			1	4		4	15
Concord	2	69	1	36	38	18	162
Delaware	1	5		1			18
Genoa	1	1	1	35	7	1	45
Harlem	9	85	1	18	18	23	48
Kingston	1	3		7	6		18
Liberty	1	50	1	90	379	2	573
Marlboro							2
Orange	8	127	1	31	111		282
Oxford						2	3
Porter				4		1	12
Radnor				7		1	12
Scioto			1			8	50
Thompson						10	7
Trenton	3	15	1				20
Troy			1			20	12

Acreage is rounded.



<b>End of 2021</b>	
<b>Ready to build lots</b>	1,289
<b>Final plat approved</b>	25
<b>Preliminary approved</b>	3,800
<b>Sketch plan reviewed</b>	929
<b>Township zoned</b>	1,453
<b>Total in lot pipeline</b>	7,496
<b>Multi-Family units</b>	8,229

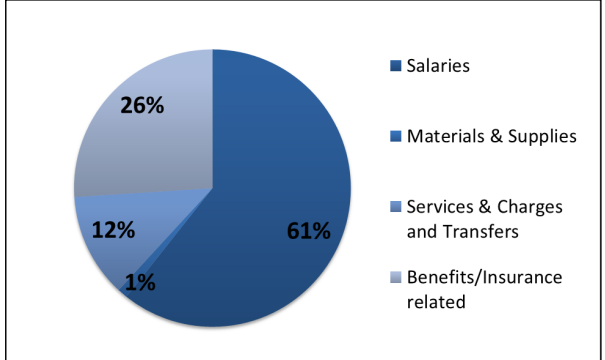
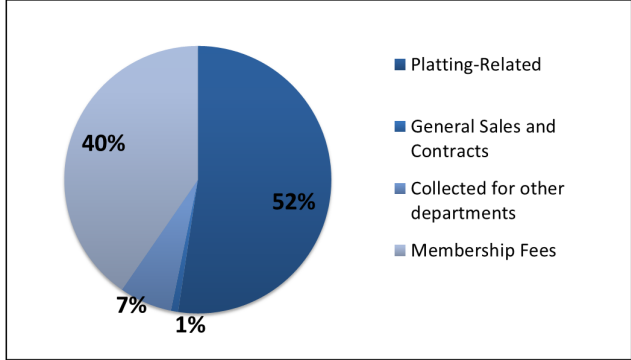
This data represents Lots and Units that at the end of the year were in the listed phase of development but had not yet progressed to the next step.

## 2021 Revenues

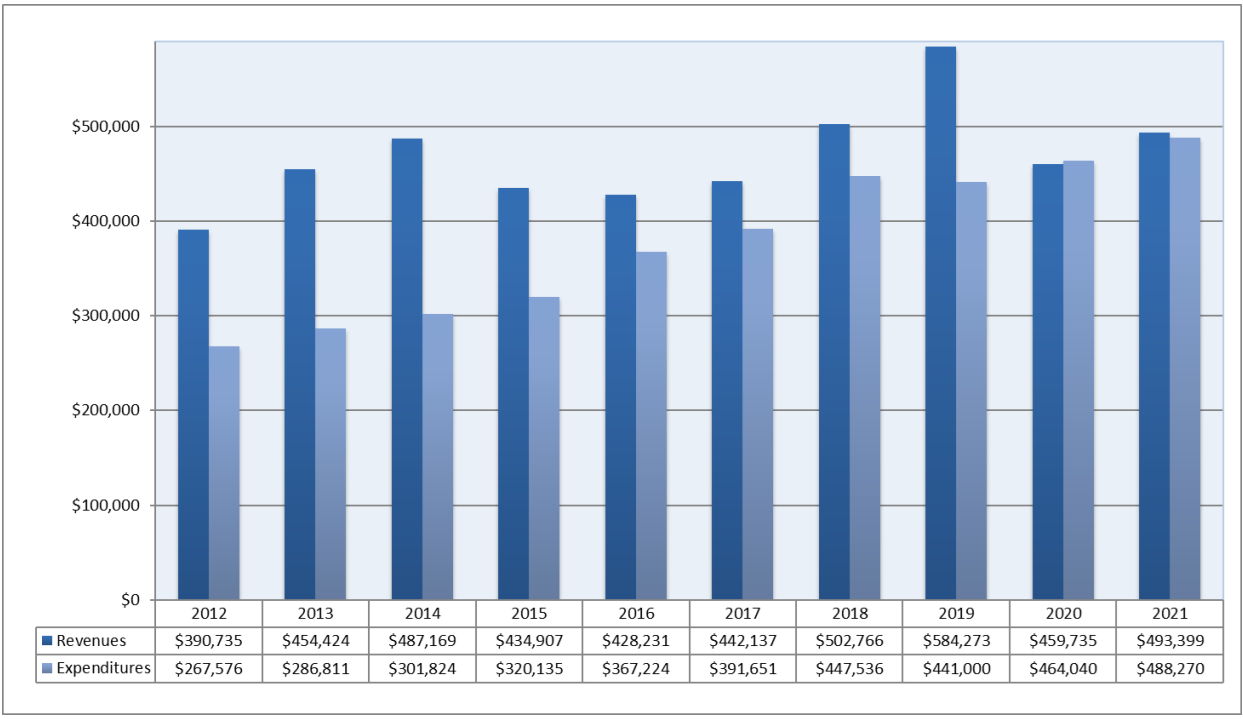
Platting Fees: Subdivisions, NPA	\$258,404
General Sales	\$337
Contract Services (Member Assistance)	\$3,968
Health Dept. Fees	\$19,905
Soil & Water Fees	\$11,650
Membership Fees	\$199,135
<b>Total</b>	<b>\$493,399</b>

## 2021 Expenditures

Salaries	\$298,370
Worker's Compensation	\$2,984
Hospitalization/Dental/Life Ins.	\$78,995
PERS	\$41,772
Medicare	\$4,166
Materials & Supplies	\$2,392
Services, Charges and Transfers	\$59,591
<b>Total</b>	<b>\$488,270</b>



## 2012-2021 Revenues vs. Expenditures



# rezoning

## Larger Cases

All were reviewed for townships but not necessarily approved.

Township	Map Cases**	2021 Total Acreage**	Text cases*
Berkshire	8	125.798	1
Berlin	4	89.286	
Brown	--	--	1
Concord	2	68.63	1
Delaware	1	5.01	
Genoa	1	.862	1
Harlem	9	84.715	1
Kingston	1	3	
Liberty	1	50.4	1
Orange	8	126.807	1
Scioto	--	--	1
Trenton	3	14.594	
Troy	--	--	1
<b>Total</b>	<b>38</b>	<b>569.102</b>	<b>9</b>

\*Review of Zoning Code Amendments/Comprehensive Plans  
 \*\*Includes application of overlays, but not approval of overlay text.



January - Orange Grand Estates, application of overlay (Orange)



June - DC Building Co. (Berkshire)



July - AMH Development (Berkshire)



October - Hyatts Inv. (Liberty)



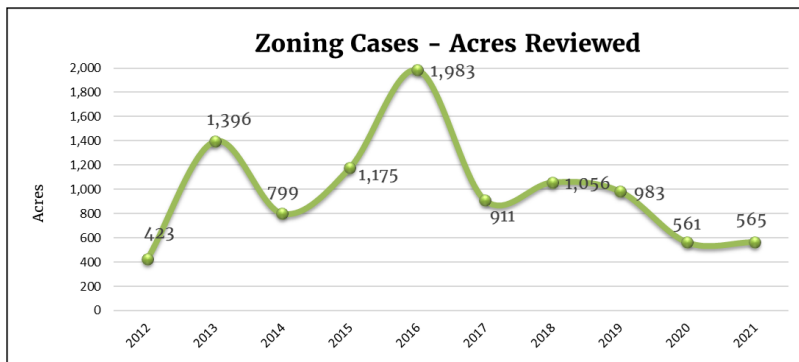
November - Metro Development (Concord)



January - Cheswick Village (Orange)



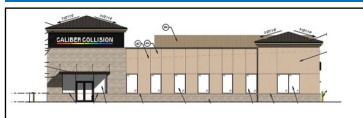
August - Schottenstein Real Estate Group (Orange)





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	Berkshire	Riley Hodgson	5.01	A-1 / FR-1	Future lot split
January	Berlin	America's Home Place	1.263	NCD / PC	Model Home site
January	Harlem	Harlem Twp. Zoning Commission	--	--	Text amendments
January	Harlem	Kari & Aaron Stumpf	11.1069	AR-1 / FR-1	Future lot split
January	Harlem	Thomas Martin	5.705	AR-1 / FR-1	Future lot split
January	Orange	Orange Grand Estates*	20.5	PERD / RCOD	Apartments/Condos
January	Orange	Cheswick Village*	11.486	PC / RCOD	Apartments/Condos
February	Berkshire	Dublin Capital Group	36.74	PCD / PMUD 16	Phoenix Place
February	Orange	North Farms Condominiums LLC	24.019	SFPRD/ MFPRD	The Reserve at North Farms
February	Orange	RPDD, John Wicks*	4.96	FR-1 / PERD	Independent Living at Old State
February	Trenton	Vernon Shaw	3.002	FR / RR	Future lot split
March	Troy	Troy Township Zoning Commission	--	--	Text amndts. (Art. VIII, XXVIII)
April	Harlem	Arbor Management Group	3.98	AR-1 / PCD	Ahlum & Arbor Tree Preservation
April	Harlem	Kelly & Michiyo Nelson	5.902	AR-1 / FR-1	AR-1 / FR-1
April	Harlem	DEV Partners	14.013	AR-1 / FR-1	AR-1 / FR-1
April	Orange	Mac Cready / Phillips	2.27	FR-1 / SFPRD	Future Lot Split
April	Scioto	Scioto Twp. Zoning Commission	--	--	Text amendments (Art XXIV)
May	Harlem	Ryegrass LLC	11.352	AR-1 / FR-1	Future lot split
May	Harlem	Smileabit LLC	13.013	AR-1 / FR-1	Future lot split
May	Harlem	Goldenseal LLC	13.013	AR-1 / FR-1	Future lot split
May	Liberty	Liberty Twp. Zoning Commission	--	--	Text amend. (Def., Sec. 7.15, 7.19)
May	Orange	Skilken Gold Real Estate Development*	7.069	PCD / RCOD	Sheetz
June	Berkshire	Berkshire Twp. Zoning Commission	--	--	Text amendments (amend overlays)
June	Berkshire	Northstar Res. Development*	15.657	PCD	Camping World
June	Berkshire	DC Building Co.*	20.68	36/37 PMUD	Northstar Apartments
June	Berlin	Buckeye Swim Club*	10	FR-1 / PC	Peachblow Aquatics and Com. Center
June	Berlin	Maeve Meadows LLC	23.838	R-3,PRD / TPUD	Maeve Meadows
July	Berkshire	AMH Development*	36.14	PMUD-17	Galena Crossing
July	Berlin	Berlin Village LLC	54.183	R-2 PRD / R-3 PRD	Berlin Bluffs (fka: Eaststone)
July	Concord	Concord Twp. Zoning Commission	--	--	Zoning code and comp. plan amndts.
July	Genoa	JC Manny Logo Apparel	0.862	RR/PCD	Office / retail
July	Orange	Orange Twp. Zoning Commission	--	--	Minor text amendments to the RCOD
July	Trenton	Trenton Twp. Zoning Commission	--	--	Text amendments
August	Brown	Brown Township Zoning Commission	--	--	Text amendments (Art. 7, 8, 13, 7A)
August	Delaware	James Spencer and Jack Nelson	5.01	FR-1 / PC	Flores Landscaping Services LLC
August	Orange	Schottenstein Real Estate Group LLC*	54.38	C-2,FR-1/RCOD	Orange Summit Communities
August	Orange	Matt Poindexter*	2.109	FR-1 / RCOD	Caliber Collision
September	Concord	Ryan Brown	5	FR-1 / PCD	Self Storage 42
September	Genoa	Genoa Twp. Zoning Commission	--	--	Text (Hoover watershed overlay)
September	Harlem	Robert & Rhonda Piper	6.627	AR-1 / FR-1	Future lot split
October	Berkshire	ASMRE Holdings, LLC	7.6726	A-1 / FR-1	Future lot split
October	Liberty	Hyatts Investors LLC*	50.4	FR-1 / PMFPRD	Hyatts Road Site
November	Berkshire	Vinita Patel*	2.601	PCD / PMUD-16	Fairfield Inn & Suite Hotel
November	Concord	Metro Development*	63.63	FR-1 / PRD	Clarkshaw Village
November	Trenton	Richard and Heather Day	0.5	FR / CB	Sales of monuments, funeral services
November	Trenton	Ronald & Kristina Chatfield	11.092	FR / RR	3 lot CAD subdivision



August - Matt Poindexter (Orange)



February - RPDD John Wicks (Orange)



June - Camping World (Berkshire)



May - Skilken/Sheetz (Orange)



November - Vinita Patel (Berkshire)



June - Buckeye Swim Club (Berlin)

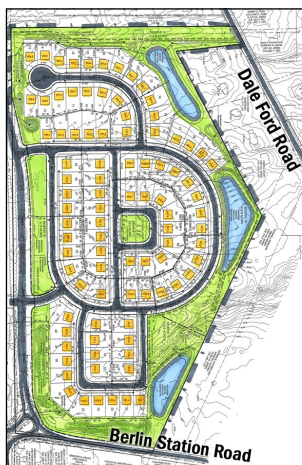
# subdivisions

## 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	Brown	The Bluffs at Alum Creek	22	86.34	Single-Family Residential
January	Genoa	Hoover View CAD	5	16.76	Single-Family Residential CAD
February	Harlem	Woodtown Road CAD	6	67.9	Single-Family Residential
February	Harlem	Vanguri Residential	3	29.869	Single-Family Residential
February	Radnor	RC Lehner CAD*	4	23.86	Single-Family Residential
February	Liberty/Orange	Clarkshaw Reserve*	86	87.47	
February	Liberty/Orange	Riverwood Farm CAD*	6	47	Single-Family Residential
March	Concord	4808 Rutherford Rd CAD	4	20.53	Single-Family Residential
March	Concord	Legacy Farms CAD	5	15.3	Single-Family Residential
March	Harlem	Jonard CAD	2	10.07	Single-Family Residential
March	Liberty	Century Oak	7	12.29	Single-Family Residential
March	Orange	Olentangy Crossings, Sec. 4, Lot 7292, Div #1	2	2.516	Commercial
March	Orange	River Bend 2021	14	15.7	Single-Family Residential
April	Berkshire	Northstar, Sec. 1, Ph. A, Lot 645, Div #1	101	36.1	MF Residential
April	Trenton	SR 605 CAD*	5	41	Single-Family Residential CAD
May	Delaware	Delaware Self Storage*	2	7.197	Self Storage
May	Harlem	Calaway Run CAD	5	19.915	Single-Family Residential CAD
May	Liberty	Perry Road Lane Subd., Lot 1772, Div #1	2	14	Single-Family Residential CAD
May	Orange	US 23 Development	1	31.13	Commercial / Multi family
June	Berkshire	Camping World*	1	15.657	RV Sales
June	Porter	Green Farm CAD	5	10	Single-Family Residential CAD
July	Concord	Trinity Lane CAD	3	8.78	Single-Family Residential CAD
July	Kingston	Royal Green Estates	12	28.535	Single-Family residential
July	Orange	Orange Summit Communities*	2	54.38	Multi-Family dvlp
August	Kingston	Zortman CAD	3	24.24	Single-Family Residential CAD
September	Harlem	Woodtown 4 -CADs	12	64.65	4 3-lot CADs
September	Trenton	Crooked Creek Acres CAD	3	11.092	Single-Family Residential CAD
October	Berlin	Berlin Ridge*	12	6.887	Single-Family Residential
October	Harlem	Estates at Duncan Run	14	67.728	Single-Family Residential
October	Kingston	H/S Warren Estate CAD	2	8.789	Single-Family Residential CAD
November	Concord	Fehl Acres CAD	4	10.97	Single-Family Residential CAD
November	Liberty	Liberty / Hardin Road Dvlpt.	18	23	Single-Family Residential
November	Liberty	Nelson Farms North*	37	40.6	Single-Family Residential
November	Orange	Sherwin Williams*	1	1.204	Commercial
November	Trenton	Ross Road Dvlpt.	14	58	Single-Family Residential
December	Berlin	Piatt Road Development	14	30	14 lots + 3 lot split
December	Genoa	The Ravines at Hoover*	56	42.88	Single Family residential
December	Orange	Azar Village	10	5	Single Family residential

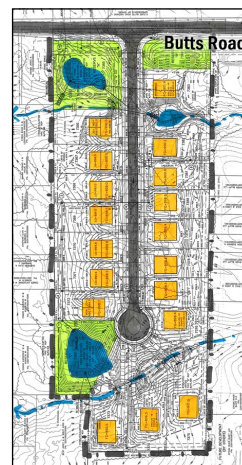
\*as of March 2022, project has proceeded through township zoning and/or with the submission of a Preliminary Subdivision Plan.



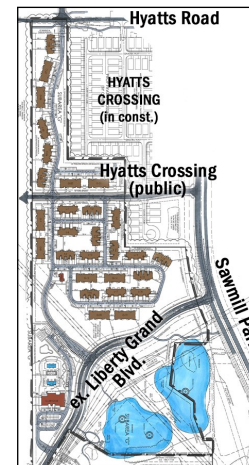
January - Berlin Farms (Berlin)



January - Berlin Farms (Berlin)



September - Reserve at Scioto Bluff (Concord)

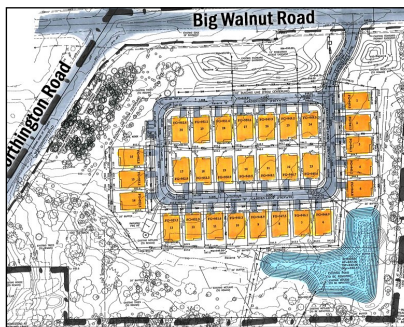


December - Liberty Grand Comm Revised (Liberty)

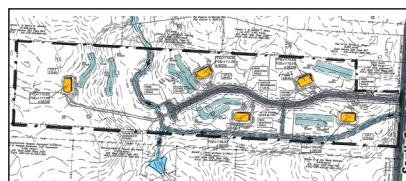
# Preliminary

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](http://www.dcrpc.org) then click on **Map Center**.*

Month	Township	Subdivision Name	Lots	Acres	Type
January	Berlin	Berlin Farms*	91	62.7	Single-family Residential
February	Concord	4910 Rutherford Road CAD	3	9.857	Single-family Residential CAD
February	Genoa	Hoover View CAD	5	16.76	Single-family Residential CAD
February	Genoa	The Grove*	30	21.017	Single-family Residential
March	Berlin	Keller Subd., Lot 294, Div. #1	2	2.767	Single-family Residential
March	Brown	JES CAD	4	12.151	Single-family Residential CAD
April	Harlem	Woodtown Farms CAD	3	34.18	Single-family Residential CAD
April	Harlem	Woodtown Estates CAD	3	34.18	Single-family Residential CAD
April	Kingston	Kingston Meadows	6	23.46	Single-family Residential
April	Kin/Por	SR 61 CAD	5	38.895	Single-family Residential CAD
April	Liberty	Clarkshaw Reserve *	87	87.47	Single-family Residential
April	Orange	Olentangy Crossings, Sec. 4, Lot 7292, Div #1	2	2.506	Commercial
April	Orange	Ravine Run (fka River Bend 2021)*	14	15.8	Single-family Residential
April	Radnor	RC Lehner CAD	4	23.787	Single-family Residential CAD
May	Berkshire	Hidden Creek Estates, Sections 2-4	88	69.528	Single-family Residential
May	Concord	Secluded Acres (fka 4808 Rutherford Rd CAD)	4	20.52	Single-family Residential CAD
May	Harlem	Miller's Brook CAD	5	38.75	Single-family Residential CAD
May	Lib/ Ora	Riverwood Farm CAD	6	51.851	Single-family Residential CAD
June	Concord	Legacy Farms CAD	4	13.53	Single-family Residential CAD
June	Harlem	Calaway Run CAD*	5	19.91	Single-family Residential CAD
July	Harlem	Jonard CAD	2	10.07	Single-family Residential CAD
August	Berkshire	Berkshire Crossing (Northstar, Sec 1, Ph A Lot 645 D#1)	101	36.135	Single-family Residential
August	Radnor	Tranel CAD	3	8.195	Single-family Residential CAD
September	Concord	The Reserve at Scioto Bluff*	18	12.02	Single-family Residential
September	Delaware	Delaware Self Storage	1	7.194	Commercial
October	Berkshire	Northstar Sec 1 Ph A Lot 644 Div #1-Prestwick Road	1	20.688	Multi-family Residential
October	Kingston	Zortman CAD	3	24.24	Single-family Residential CAD
October	Orange	Orange Summit Communities	4	54.418	Multi-family Residential
November	Berkshire	Northstar, Sec. 1, Ph. A, Lot 645, Div #1	1	41.078	Single-family Res (div lot for sale)
November	Concord	Trinity Lane CAD	3	7.78	Single-family Residential CAD
December	Berkshire	Northstar, Sec. 1, Ph. A, Lot 644, Div. #2 - Portrush Road (Camping World)	1	19.529	Commercial
December	Concord	Fehl Acres CAD*	4	10.97	Single-family Residential CAD
December	Liberty	Liberty Grand Communities (Revised)*	2	37.7	Multi-family Residential



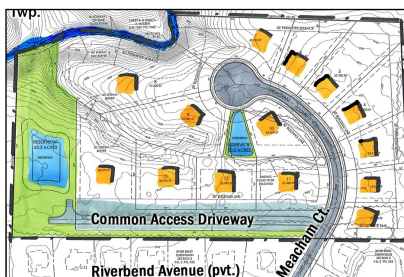
February - The Grove (Genoa)



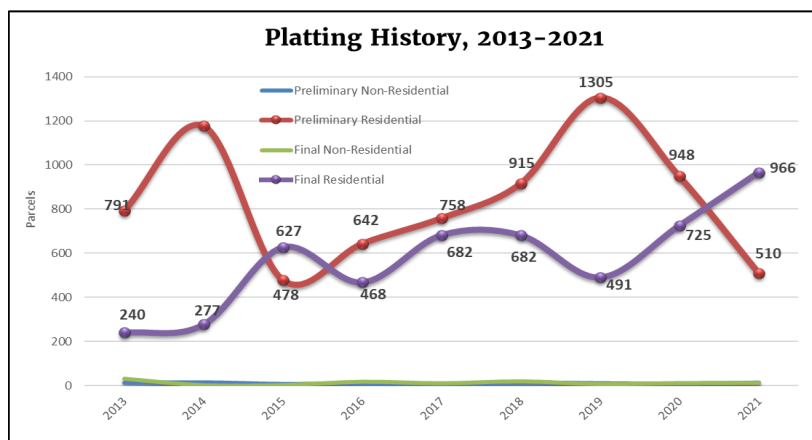
June - Calway Run CAD (Harlem)



December - Fehl Acres CAD (Concord)



April - Ravine Run (Orange)



# Final plats Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Type
January	Berlin	Berlin Manor, Section 3	40	46.156	Single-family Residential
January	Liberty	Liberty Bluff, Section 2	29	21.649	Single-family Residential
February	Liberty	Olentangy Falls East, Section 3	25	17.15	Single-family Residential
March	Berkshire	Northlake Preserve, Section 3	31	15.83	Single-family Residential
March	Berkshire	Northlake Preserve, Section 4	32	9.948	Single-family Residential
March	Liberty	Liberty Grand District, Section 3	45	12.576	Single-family Residential
March	Liberty	Liberty Grand District, Section 4	44	7.777	Single-family Residential
April	Orange	Evans Farm Marketplace West, Section 1	2	1.964	Multi-family Residential
May	Orange	Slate Ridge	8	237.039	Commercial and Multi-family
June	Berlin	The Villas at Old Harbor East	50	16.237	Single-family detached condo
June	Berlin	The Villas at Old Harbor West, Section 1	31	16.285	Single-family detached condo
June	Berlin	Piatt Preserve, Sec. 1, Ph. A	12	10.647	Single-family Residential
June	Berlin/Berkshire	The Cottages at Nortlake Woods North a resubd. of Fourwinds Drive, Sec. 2, Lot 1217	34	7.572	Single-family Condos
June	Berkshire	Northstar, Section 1, Phase A easement vacation	1	6.063	Easement vacation
June	Harlem	Garrabrant CAD	2	15.0484	Single-family Residential CAD
July	Berkshire	Northlake Preserve, Section 5	38	9.158	Single-family Residential
July	Berkshire	Northlake Preserve, Section 6	29	43.293	Single-family Residential
July	Berlin	Piatt Preserve, Section 1, Phase B	37	20.548	Single-family Residential
July	Genoa	Davenport's Bon View, Lot 601, Div #1	2	1.309	Single-family Residential
July	Liberty	Woodcrest Crossing, Section 2	43	32.201	Single-family Residential
July	Liberty	Woodcrest Crossing, Section 3	34	10.678	Single-family Residential
July	Liberty	Harvest Curve	38	36.7	Single-family Residential
July	Liberty	Liberty Grand District, Section 5	30	9.013	Single-family Residential
July	Orange	Evans Farm, Sec. 2, Ph. C, resubd. Of Lots 8982-8990	8	1.747	Single-family Residential
August	Berlin	Glenmead, Section 2	26	21.899	Single-family Residential
August	Liberty	Liberty Grand District, Sec. 6, Ph. A	17	5.669	Single-family Residential
August	Liberty	Liberty Grand District, Sec. 6, Ph. B	34	6.81	Single-family Residential
September	Concord	Clarkshaw Moors, Section 5	34	19.162	Single-family Residential
September	Liberty	Olentangy Falls East, Section 5	36	31.874	Single-family Residential
September	Orange	Olentangy Crossings Sec 4, Lot 7292, Div#1	2	2.506	Commercial
September	Orange	The Courtyards at Clear Creek, Section 3	41	13.772	Single-family Residential
September	Orange	Evans Farm, Sec. 2, Ph. A, Pt. II	29	6.772	Single-family Residential
September	Orange	Evans Farm, Sec. 2, Ph. D, Pt. I & II	29	9.55	Single-family Residential
October	Harlem	Miller's Brook	5	38.749	Single-family Residential CAD
October	Kingston	Kingston Meadows CAD	6	23.468	Single-family Residential CAD
November	Berkshire	Northstar Goldwell, Section 2	71	19.66	Single-family Residential
November	Genoa	Hoover View CAD	5	16.752	Single-family Residential CAD
November	Harlem	Harlem Estates	11	30.651	Single-family Residential
November	Liberty	Meyers Property CAD	4	5.658	Single-family Residential CAD
December	Berkshire	Northstar, Sec. 1, Ph. A, Lot 644, Div. #1 - Prestwick Road	1	20.688	Multi-family Residential
December	Concord	Secluded Acres CAD	4	20.52	Single-family Residential CAD

## Summary Statistics of 2021 Approved Subdivision Proposals

Township	Acreage	# of Lots*	Single-Family	Multi-Family**	Non-Res.***
Berkshire	293.87	315	204	101	10
Berlin	340.54	466	342	115	9
Brown	98.49	26	26	0	0
Concord	108.38	95	93	0	2
Delaware	7.19	1	0	0	1
Genoa	64.03	94	63	30	1
Harlem	306.29	63	60	0	3
Kingston	89.18	23	23	0	0
Liberty	533.2	932	714	190	28
Orange	439.06	587	156	420	11
Porter	44.43	10	10	0	0
Radnor	31.982	7	7	0	0
Trenton	110.31	22	22	0	0
<b>2021 TOTAL</b>	<b>2,466.95</b>	<b>2,641</b>	<b>1,720</b>	<b>856</b>	<b>65</b>

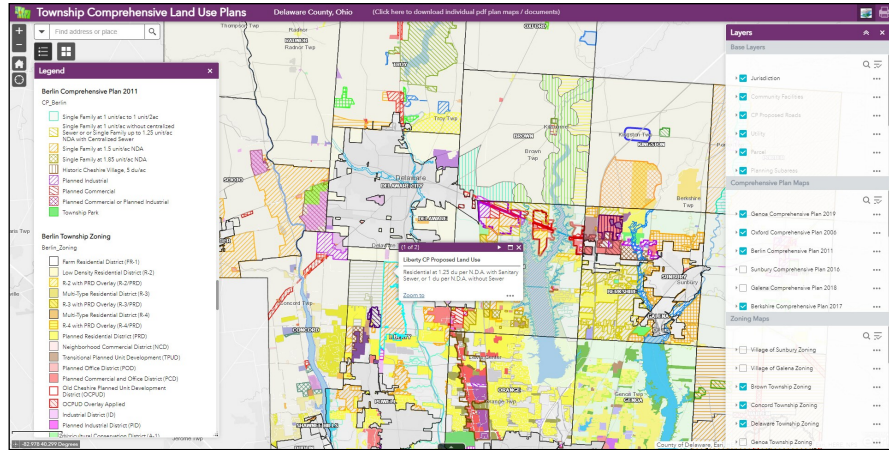
Only townships with activity are shown, figures include resubmissions of previously-approved Preliminary plans.

\* 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.

## Interactive Comprehensive Plans

After creating and maintaining Comprehensive Plan data for over 25 years, the DCRPC has made those layers available via an online map. By clicking on hatched or undeveloped areas, the pop-up window indicates the proposed land use, according to the local plan. Current zoning is also displayed.



## 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)

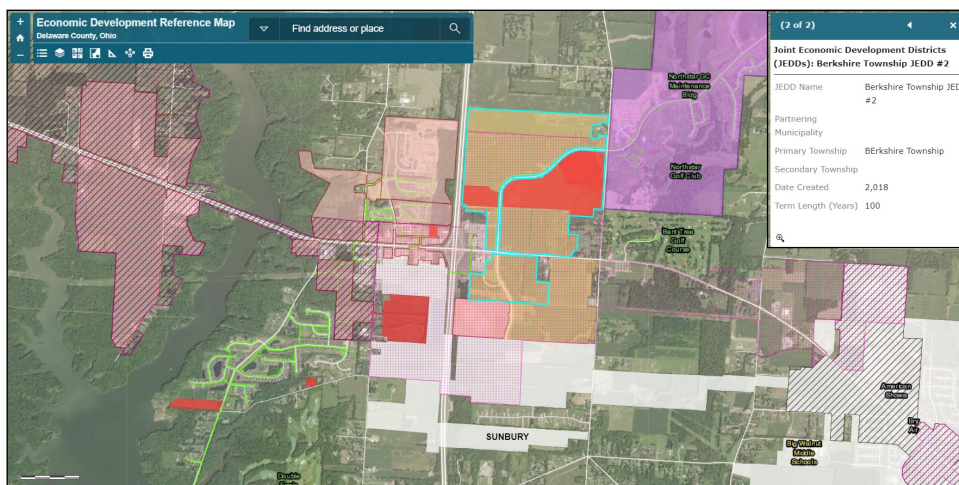
- Other available datasets created and/or managed by DCRPC
- Expired subdivisions
- Bedrock type
- Genoa “no-build” zones
- Critical Resources combined
- Overhead Powerlines
- Powerline Structures
- Major gas lines
- Soil Septic Suitability
- Railroads and ROW
- Open Space
- Public Lands
- Slope >20%
- 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 six preset web maps. Staff maintains a Map Gallery, 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 view and use information. **Print maps are available by request.**

- Webmaps**
- Zoning**
- Development Pattern**
- Parks and Trails**
- Historical Features**
- Economic Features**

(click links above or visit [www.dcrpc.org](http://www.dcrpc.org) and go to Map Center)

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



## Economic Tools

RPC tracks various economic development tools such as Enterprise Zones (EZ), Community Reinvestment Areas (CRA), Joint Economic Development Districts (JEDD), New Community Authorities (NCA), and Tax Increment Finance Districts (TIF).

We’re continuously doing quality checks, but it’s available for viewing at [regionalplanning.co.delaware.oh.us/dcrpcgis/maphome/](http://regionalplanning.co.delaware.oh.us/dcrpcgis/maphome/)

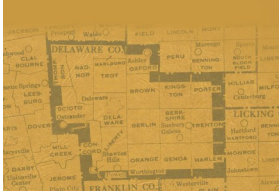
# building permits



JURISDICTION	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Berkshire	23	25	26	38	45	91	55	84	269	75	284*	234
Berlin	35	30	26	19	28	24	50	73	62	119	125	210
Brown	2	3	4	3	6	3	6	3	4	10	6	15
Concord	64	75	83	67	32	39	31	70	185	155	212	162
Delaware	4	9	6	7	1	7	4	2	20	9	6	18
Genoa	82	83	116	110	39	66	109	77	74	51	48	45
Harlem	5	13	9	21	13	22	29	44	38	28	38	48
Kingston	3	2	1	9	5	7	10	9	33	27	26	18
Liberty	49	73	115	133	89	104	117	178	137	115	474	573
Marlboro	0	0	0	0	2	0	0	1	4	0	0	2
Orange	122	136	181	214	209	213	358	205	119	101	222	282
Oxford	0	1	1	1	1	1	1	0	7	4	2	3
Porter	5	6	5	13	10	13	11	13	15	17	10	12
Radnor	0	1	3	6	6	2	5	10	3	3	4	12
Scioto	3	8	7	8	9	9	21	22	11	34	16	50
Thompson	2	2	2	1	0	2	1	2	1	0	4	7
Trenton	3	3	3	4	4	5	9	5	11	19	14	20
Troy	2	2	5	1	3	8	7	2	4	6	2	12
<b>TWP TOTAL</b>	<b>404</b>	<b>472</b>	<b>593</b>	<b>655</b>	<b>502</b>	<b>616</b>	<b>824</b>	<b>800</b>	<b>997</b>	<b>773</b>	<b>1,493</b>	<b>1,723</b>
<b>Delaware</b>	<b>108</b>	<b>98</b>	<b>204</b>	<b>313</b>	<b>259</b>	<b>186</b>	<b>306</b>	<b>246</b>	<b>587</b>	<b>674</b>	<b>454</b>	<b>506</b>
<b>Galena</b>	<b>1</b>	<b>7</b>	<b>11</b>	<b>4</b>	<b>6</b>	<b>7</b>	<b>5</b>	<b>10</b>	<b>4</b>	<b>66</b>	<b>87</b>	<b>120</b>
<b>Sunbury</b>	<b>34</b>	<b>19</b>	<b>34</b>	<b>73</b>	<b>36</b>	<b>36</b>	<b>31</b>	<b>241</b>	<b>91</b>	<b>61</b>	<b>34</b>	<b>56</b>
<b>Shawnee Hills</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>4</b>
<b>Powell</b>	<b>34</b>	<b>55</b>	<b>58</b>	<b>95</b>	<b>110</b>	<b>66</b>	<b>388</b>	<b>73</b>	<b>59</b>	<b>40</b>	<b>59</b>	<b>98</b>
<b>Ashley</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Ostrander</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>23</b>	<b>12</b>	<b>12</b>	<b>7</b>	<b>31</b>	<b>25</b>	<b>13</b>	<b>29</b>	<b>34</b>
<b>Dublin</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>9</b>	<b>18</b>	<b>9</b>	<b>8</b>	<b>4</b>	<b>7</b>
<b>Westerville</b>	<b>60</b>	<b>36</b>	<b>89</b>	<b>10</b>	<b>121</b>	<b>111</b>	<b>136</b>	<b>65</b>	<b>0</b>	<b>109</b>	<b>16</b>	<b>1</b>
<b>Columbus</b>	<b>273</b>	<b>35</b>	<b>277</b>	<b>921*</b>	<b>255</b>	<b>560*</b>	<b>379</b>	<b>0</b>	<b>10</b>	<b>557</b>	<b>1</b>	<b>2</b>
				<b>708*</b>		<b>498*</b>					<b>144*</b>	
<b>MUNI TOTAL</b>	<b>519</b>	<b>261</b>	<b>685</b>	<b>1,450</b>	<b>811</b>	<b>983</b>	<b>1,272</b>	<b>688</b>	<b>786</b>	<b>1,531</b>	<b>685</b>	<b>828</b>
<b>GRAND TOTAL</b>	<b>923</b>	<b>733</b>	<b>1,278</b>	<b>2,105</b>	<b>1,313</b>	<b>1,599</b>	<b>2,096</b>	<b>1,488</b>	<b>1,783</b>	<b>2,088</b>	<b>2,178</b>	<b>2,551</b>

**Non-residential building activity**  
**2019: 50 2020: 43 2021: 25**  
 (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

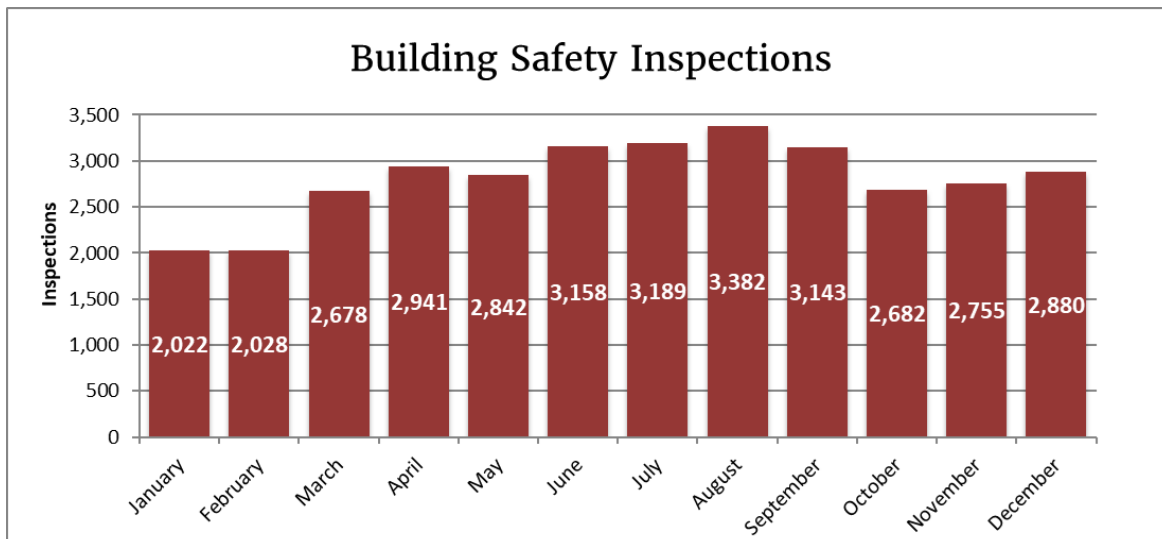
The County Engineer's office worked on several significant road and bridge projects in 2021, some of which were completed during the year. The following is a list of those projects. *Source: County Engineer's office*

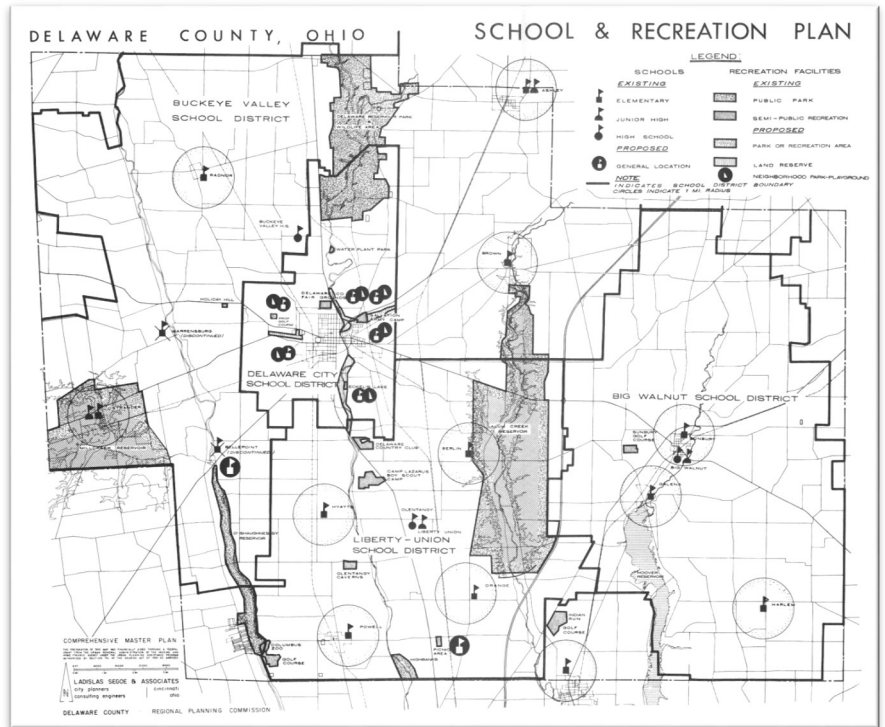
Project/Road Name	Location	Description of Work	Comp. Date/Projected
<b>East Powell Road Widening</b>	Orange	Widening from S. Old State to 71 overpass	Fall 2021
<b>Hyatts/Shanahan/US 23 Intersection</b>	Orange/Berlin	Widening and turn lanes at 23	Summer 2021
<b>East Orange Road Phase 2</b>	Orange	Additional lanes, signals from Orange to Green Meadows	Fall 2021
<b>North Road—Shanahan to Peachblow</b>	Berlin	Extension from Peachblow to school site	Summer 2021
<b>Worthington and Africa Intersection</b>	Orange	Widening to 5 lanes, turn lanes for SB	Summer 2021
<b>Sawmill Parkway/Hyatts Crossing</b>	Liberty	Crossover and salt barn access	Summer 2021
<b>Liberty/Salisbury Intersection</b>	Liberty	Turns lanes, widening, shared use path	Fall 2021
<b>Home Road/Perry to 23</b>	Liberty/Orange	Widening to three lanes	Fall 2021

**2022/2023 Projects:**  
*Home Road and 745; Old Sawmill and Presidential; US 36/SR 37 and Carter's Corner Road; Worthington and Lewis Center; Berlin Station Phase 1; Berlin Station and Braumiller; Byxbe Parkway Phase 1; Seldom Seen S Curve Realignment; Green Meadows, Home to Lewis Center; North Road, school site to Peachblow; Reed Parkway Phase 1*

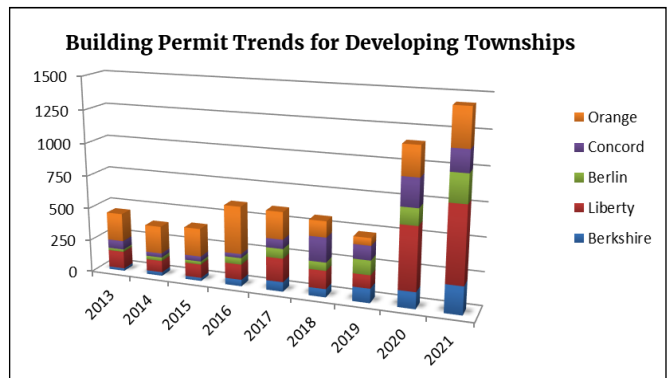
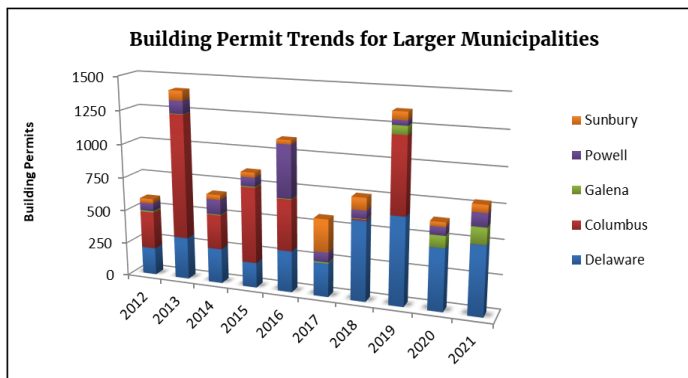
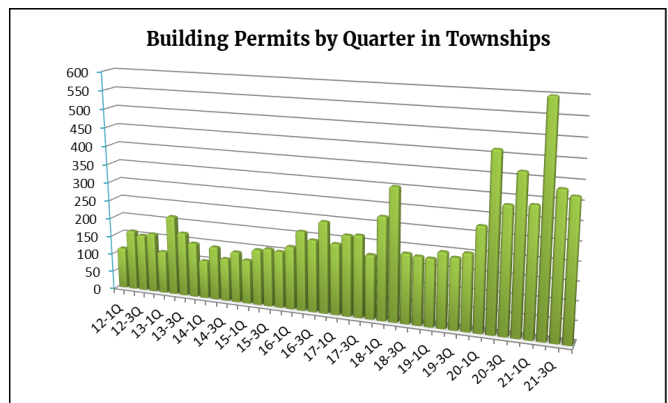
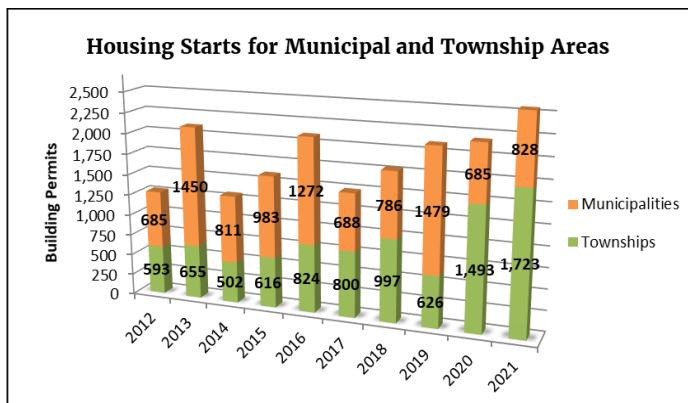
# inspections

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 2021. *(Average increase of 637 per month over 2020). Source: Building Safety*





Other exhibits from early DCRPC-directed planning.



Development Trends



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

