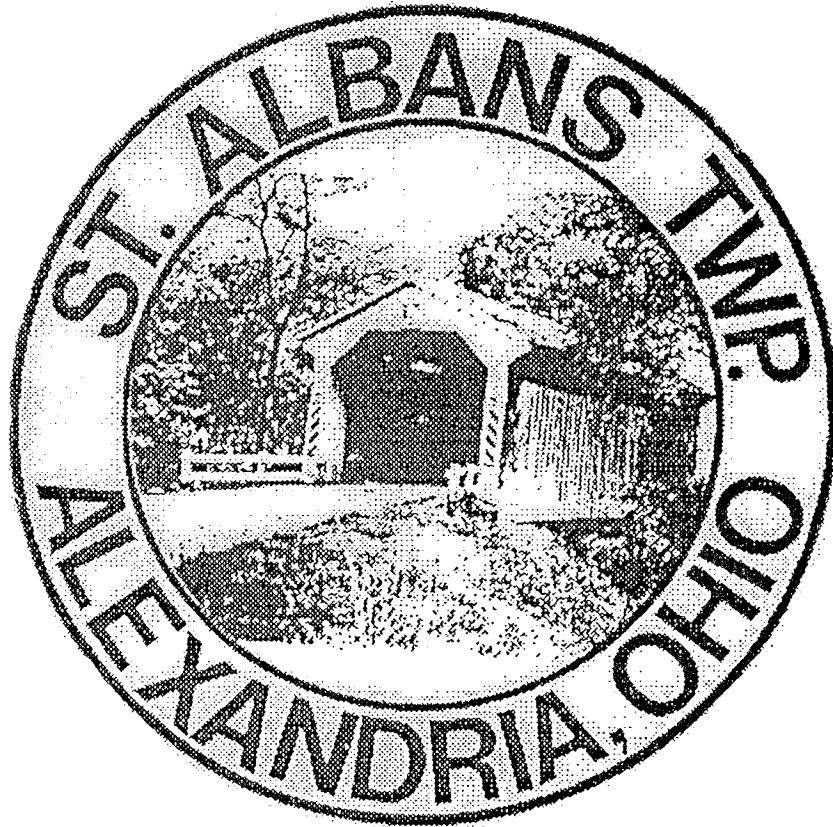


COMPREHENSIVE PLAN

Looking Ahead to 2015



1995

**ST. ALBANS TOWNSHIP
VILLAGE OF ALEXANDRIA**

COMPREHENSIVE PLAN
Looking Ahead to 2015

Prepared with the assistance of the:
LICKING COUNTY PLANNING COMMISSION



1995

**Resolution of the
St. Albans Township and Village of Alexandria Planning Committee
May 2, 1995**

Whereas, the St. Albans Township and Village of Alexandria Planning Committee is a body consisting of members of the St. Albans Township Zoning Commission, the Village of Alexandria Planning Commission, and volunteer citizens; and,

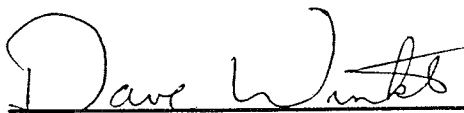
Whereas, the St. Albans Township and Village of Alexandria Planning Committee is charged with the development of a Comprehensive Plan for St. Albans Township and the Village of Alexandria; and,

Whereas, the St. Albans Township and Village of Alexandria Planning Committee has engaged the Licking County Planning Commission for technical assistance in the planning process; and,

Whereas, the St. Albans Township and Village of Alexandria Planning Committee has solicited public input throughout the planning process by holding open meetings, conducting a mailed survey to all registered voter households in the planning area, and holding a special public meeting involving the nominal group technique process; and

Whereas, the St. Albans Township and Village of Alexandria Planning Committee has developed, reviewed, and revised a comprehensive plan for St. Albans Township and the Village of Alexandria based on sound planning principals;

Be it therefore resolved, that the St. Albans Township and Village of Alexandria Planning Committee recommends the *Comprehensive Plan for St. Albans Township and the Village of Alexandria - Looking Ahead to 2015*, for formal adoption by the St. Albans Township Trustees and the Village of Alexandria Council.



Dave Winkle, Chair

5.2.95

Date

ST. ALBANS TOWNSHIP and VILLAGE OF ALEXANDRIA COMPREHENSIVE PLAN

PLANNING COMMITTEE

St. Albans Township Zoning Commission

Dave Winkle, Chair
Bob Ball, Secretary
Carl Beeson
David Lees
Don Pettey

Village of Alexandria Planning Commission

Betty Collins
Juanita Davis
Karen Holt
Ruth Revercomb
Robert Sizelove

Volunteer Citizens

Janet Brooks
Cathy Cleaveland
Dave Dicks
Jayme Duris

VILLAGE OF ALEXANDRIA

Village Council

Richard Bean
Mary Fuller
Karen Holt
Ralph Rohrbaugh
Robert Sizelove

Mayor

Betty J. Collins

Zoning Inspector

Lewis Miller

ST. ALBANS TOWNSHIP

Trustees

Terry J. Duris
Richard B. Scott
Johnny Tritt

Clerk

W. Scott Hutchinson

Zoning Inspector

Mark Lane

LICKING COUNTY PLANNING COMMISSION STAFF

Leigh Hennings-Oesterling
Chris Hermann
Kari Echard
Jerry Brems, Director



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Bryan A. Long
Licking County Recorder

Addendum 1 to the
St. Albans Township Comprehensive Plan –
Looking Ahead to 2015 (1995)

Prepared by the St. Albans Township Zoning Commission
August 2007

Approved by resolution of the
St. Albans Township Board of Trustees

Sept 25, 2007

Charles Reeves
St Albans Township Trustee

Comprehensive Plan Addendum Statement

The 1995 Comprehensive Plan was drafted by the Township of St. Albans and the Village of Alexandria. It is a snapshot of the whole community and the situation of that era in time. The 1995 Plan was well thought out using the best data available. The planning group created an excellent vision of the future as seen for 1995-2015.

The Comprehensive Plan and its Addendum serves as the foundation for St. Albans Township's past, present, and future. It provides constancy of purpose and documented guidance to elected and appointed officials as well as the township residents, landowners, and prospective developers.

This plan has served us well and should remain as the basis for the planning group in 2007. As we look at where the Community is today and in planning for the next five years, it is extremely beneficial to have available the original plan of 1995-2015 as a time line for comparison. In future years more changes will be necessary to adjust for the growth and needs of our Community. These changes will affect our 2007 plan the same way this plan affects the 1995-2015 plans. By maintaining these plans in one document we are creating an ongoing look into the history of growth in our area of Licking County.

The evolving statements of purpose/policy declarations from multiple groups of elected and appointed officials were developed over time and are reviewed for applicability and used to further the townships planning and zoning for development, conservation, and preservation. The result is a rational continuum of decisions based on documented parameters - the articulated goals and objectives. This promotes ethical and responsible decision-making and removes even the appearance of improprieties by public officials.

The following statement was provided by Carol Beem, St. Albans Township Trustee, at the June 27, 2007 SR 161 Planning Accord Group on behalf of St. Albans Township Board of Trustees. The text was edited to remove opening and closing remarks.

“With the expansion and realignment of State Route 161/37 there will be many changes in Jersey Township and St. Albans Township. The way of life for the residents along that corridor will be strongly affected. The beautiful countryside as we once knew it will no longer be present and businesses, industry and housing will take the place of the farm country that we all know and love. Along with change comes good and bad, some things will continue to be the same and others will have a drastic change.

The St. Albans Township Zoning Commission has been working to prepare for these changes with a new Future Land Use Map, updated Comprehensive Plan and Zoning Resolution. These items are about to be presented for a Public Hearing to let the residents of the township be made aware of the changes and to have their input into what they want their township to look like in the future. Many will not like the changes because of water and wastewater that will probably be run along State Route 310 and 161 corridors. The new interchanges, one at State Route 310 and the other at York Road will attract businesses. The long time residents that do not want water

and wastewater will probably not like the change but the township must move forward because with additional roads being dedicated to the township and the need for newer and better schools will make the tax revenue a positive thing for the township. I have talked with many residents and some will welcome the change with water & wastewater and others bitterly oppose it. We the Elected Officials have our work cut out for us now and in the future. We know that we cannot please everyone but we truly hope that a pleasant compromise can be made.

The State Route 161/37 Expressway Project through Jersey, St. Albans and Granville Townships will have a significant impact on Licking County Residents. Growth and development pressures will alter the landscape and quality of life of residents, businesses and agricultural activities along the expressway corridor. The need to maintain services for current residents while planning for growth requires county and township officials and staff to address important issues. These include county and township emergency and maintenance service, water and wastewater services, traffic congestion control, impact on local schools.”

Note on updated future land use map

The future land use map that appears at the end of this addendum (labeled “Future Land Use Map 2007”), when compared to Figure 3, *Future Land Use* map of 1995 on page 25 of this Comprehensive Plan, shows changes in the following areas:

- Expansion of the business area at the SR 161/37 - SR 310 interchange.
- Expansion of the business area at SR 161/37 expressway - SR 37/York Road interchange.
- Expansion of the industrial area in the southwest corner of the township (SR 310).
- Introduction of the conservation area south of Morse Road and east of Watkins Road.
- Introduction of a mixed-use area, bounded on the west by SR 310, on the north by SR 161, on the east by Watkins Road, and on the south by Morse Road.
- Introduction of a 100 foot wide buffer zone surrounding all areas designed as flood plain.

Land Use

Impact of SR 161/37 Expressway

- Promote preservation of prime agriculture land.
- Land taken by state for SR 161/37 expressway project.
- Farmland rendered difficult to access or unusable for continued agriculture production.
- Prepare for explosive growth potential of residential development.
- Determine and foster business development potential.
- Determine and foster industrial development potential.
- Encourage interconnection of open spaces, parks, and recreational facilities through public and private property.
- Participate in regional growth and development planning activities.

Impact of centralized water and wastewater services

- Forecast impact of centralized water and wastewater services on residential, business, and industrial development potential.

Residential Development

Impact of centralized water and wastewater services

- Forecast how availability of centralized water and wastewater services will rapidly increase residential development in designated areas of township served by utility providers.
- Forecast impact on property values in those areas as developers buy out current landowners and construct dwelling units.
- Provide for Planned-Unit Development (PUD) district to allow comprehensive mixed-use areas.

Types of residential dwellings

- Single-family.
- Duplex.
- Multi-unit buildings, including condominiums, apartments, assisted senior living centers, and nursing care facilities.

Commercial and Industrial Development

- Determine desirability and impact of centralized water and wastewater services on commercial development in the Neighborhood Business (NB) and General Business (GB) districts and industrial development in the Manufacturing & Distribution (M&D) district.
- Provide for Planned-Unit Development (PUD) district to allow comprehensive mixed-use areas.

Types of businesses

- Encourage larger/travel-oriented businesses near expressway.
- Encourage medium businesses clustered between expressway and community.
- Encourage neighborhood businesses near/in residential areas.
- Explore ways to include professional services (medical, technical, engineering, clerical, and related services) in appropriately-zoned districts.

Transportation

- Determine and communicate SR 161/37 expressway impact on township.
- Estimate impact on township budget and maintenance responsibilities of redesignation of portions of SR 161 to county/township roads.
- Encourage community involvement to landscape interchanges at SR 310 and SR 37/York Road using ODOT grants and citizen involvement to reflect pride in the community.
- Explore noise abatement issues along SR 161/37 expressway.
- Estimate and prepare for increased demand on emergency services (law enforcement, fire, and EMS).
- Restrict signage and billboards along SR 161/37 expressway.
- The 161/37 expressway interchanges provide significant opportunities for regional corridor business general developments that not only serve the macrocorridor through traffic, but also the recurring needs of local area residents and commuters. Examples of such needs are fuel, restaurants, groceries, banking, day care, farm markets, lodging, etc.
- Commercial developments at these locations should be comprehensive, unified, and attractive, with primary parking areas located behind the businesses. Strip commercial and storage unit establishments should be restricted or located out of the view shed to retain as much rural atmosphere as possible.
- Building and parking area design standards (including landscaping and screening), and access management principles should be considered before any such development is permitted.
- Consider significance of north/south connectors to SR 161/37 expressway.

Natural Resources

Groundwater

- Obtain and review updated Ohio Department of Natural Resources (ODNR) groundwater resource maps.

Floodplains

- Obtain and review updated Federal Emergency Management Agency (FEMA) maps.

Special Natural Features

- Identify and protect lands in designated floodplain areas and those with unique features such as streams, wetlands, forests, and steep slopes by setting them aside as conservation/natural resource areas.

Community Services

Township Government

- Evaluate impact of growth on Board of Township Trustees, Zoning Commission, Board of Zoning Appeals, zoning inspector, and maintenance workers.
- Estimate impact of growth on demand for new/updated facilities, such as township hall, maintenance garage, materials storage area, and community meeting area.
- Estimate SR 161/37 expressway impact on township road maintenance responsibilities and budget demands, due to increased traffic and wear and tear.
- Foster additional volunteer citizen involvement in community activities that encourage managed growth.
- Participate in regional growth and development planning activities and consider partnerships with adjacent jurisdictions.

Village Government

- Monitor annexation of land into village of Alexandria and determine impact on township.
- Monitor Village of Alexandria centralized water and wastewater services.

Emergency Services

- Expand St. Albans Township Fire Department facilities. More residential, business, and manufacturing & distribution units will require additional staff and equipment.
- Encourage expanded law enforcement services from Licking County Sheriff's Office to accommodate growth.

Health Care

- Encourage local and regional medical offices and facilities.

Community Services (continued)

Other Services

- Expand recycling program.
- Maintain current level of township services.

Utilities

- Explore centralized water and/or wastewater services from Licking County, Johnstown, Pataskala, Southwest Licking, Granville, or Columbus, or a combination of services from multiple agencies, to service mixed use, business, and manufacturing & distribution areas designated on the future land use map.
- Promote expansion of high-speed communications (broadband via cable, telephone line, fiber optics, and/or power cables).
- Encourage improved wireless telecommunication coverage.
- Encourage updated/expanded telephone, electrical, and natural gas services.

Schools

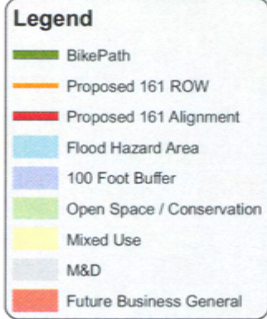
- Encourage school district to reevaluate current system of academic and athletic facilities, transportation services, and staffing levels of administrators, teaching and support staff, and volunteers.
- Explore land acquisition for future educational campuses.
- Investigate increased demand for higher educational opportunities at COTC and OSU Newark Branch.

Parks and Recreation

Parks and Recreation

- Identify and protect lands in designated flood plain areas that are prime locations for recreational uses, such as hiking and biking trails; athletic and playground settings, and other uses associated with leisure activities.

**ST. ALBANS TOWNSHIP
FUTURE LAND USE MAP**



TOTAL ACREAGE

Township:	16,916 Acres
Open Space/Conservation:	1218 Acres
Mixed Use:	960 Acres
M&D:	216 Acres
Future Business General:	877 Acres



Approval Date: September 25, 2007

Approved by: Charles Reeves
Carol Beem
David Lees

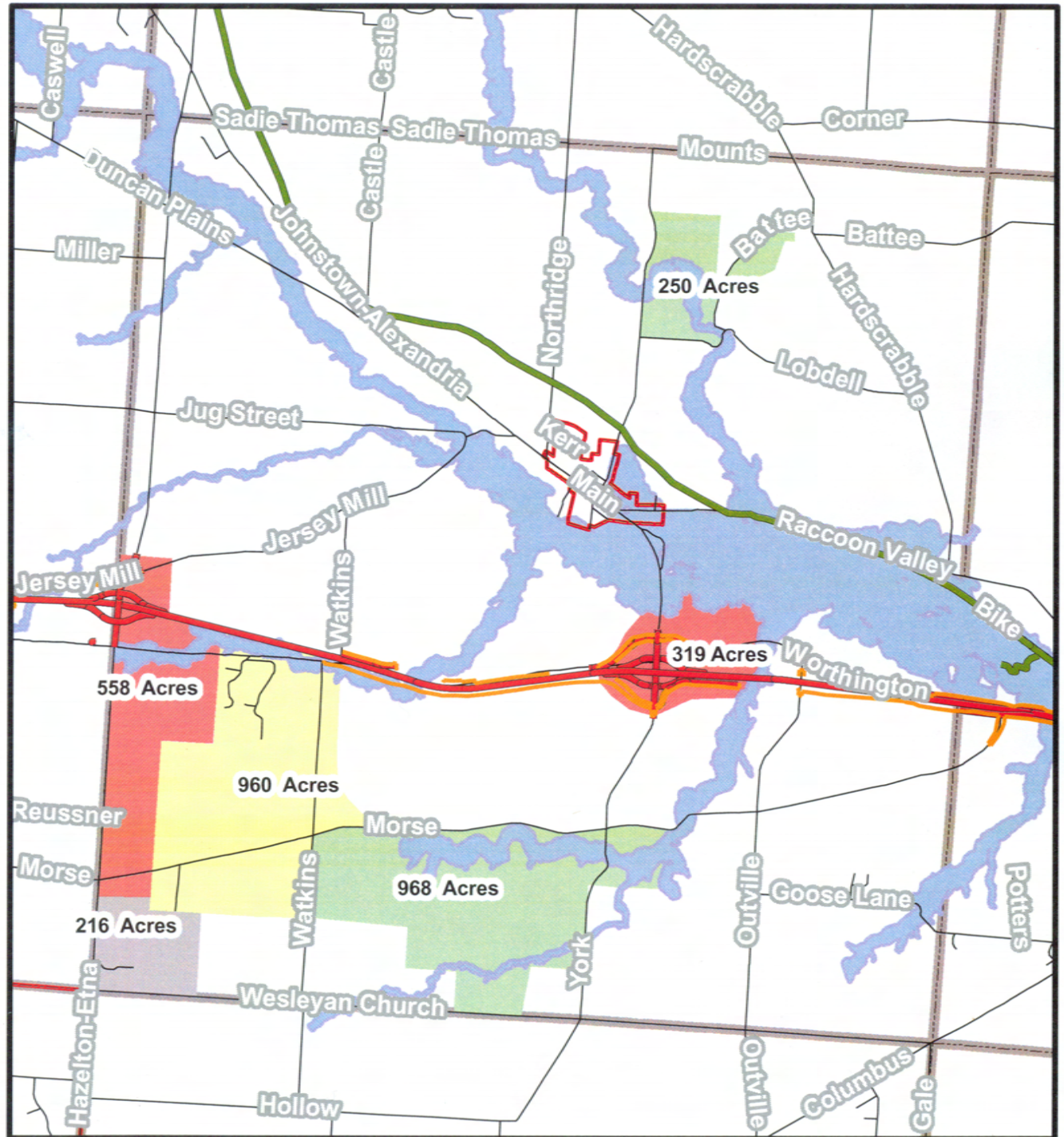


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INTRODUCTION

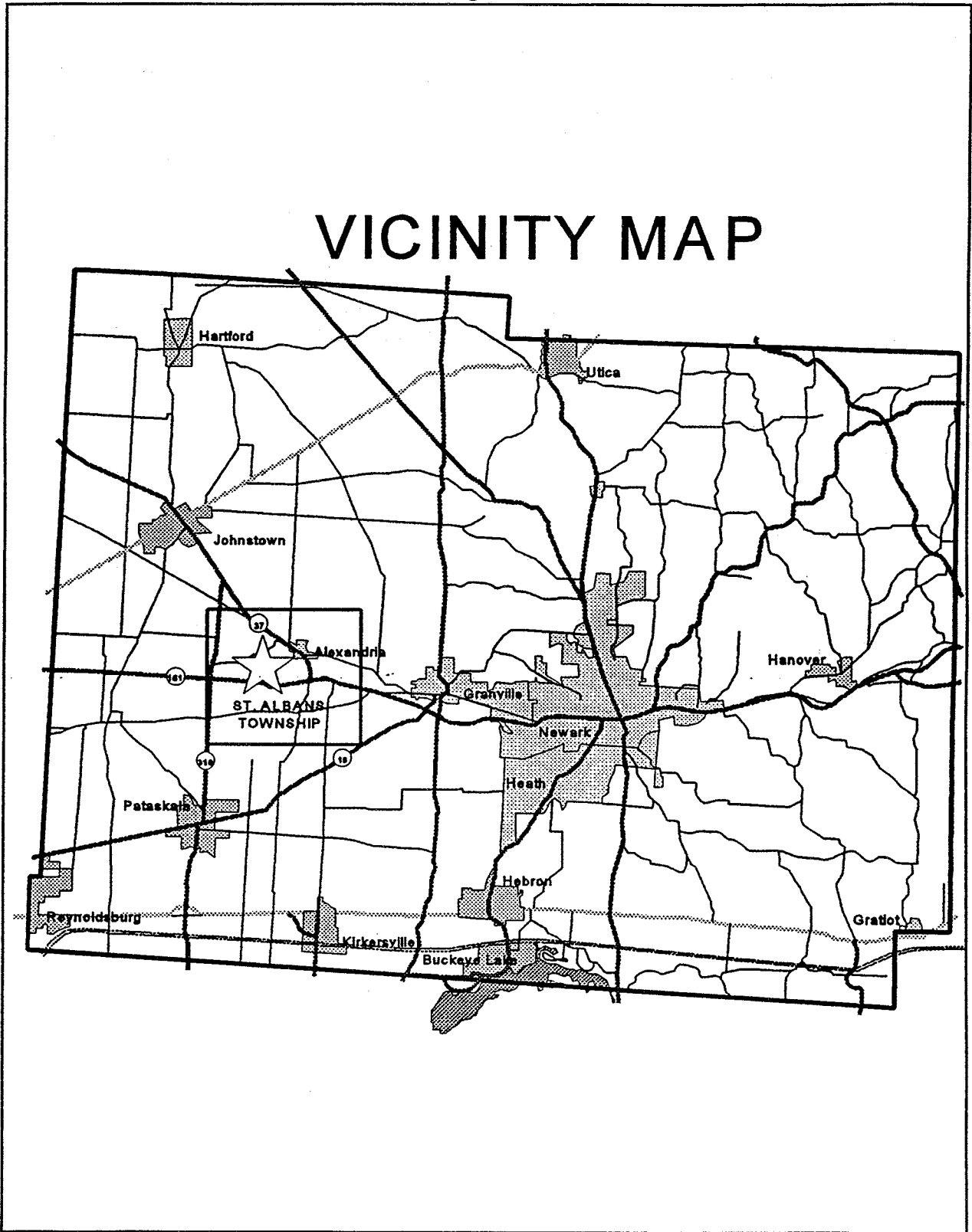
INTRODUCTION

THE PLANNING AREA

St. Albans Township is located in the western half of central Licking County, Ohio. The Village of Alexandria, a small village in the center of St. Albans Township, is located at the crossroads of State Route 37 and Raccoon Valley Road. Several villages and major cities are within easy driving distance of the planning area. First, the Greater Columbus Metropolitan Area is located about 20 miles west of St. Albans Township, and is easily accessible by State Route 161/SR 37, which runs through the center of the township. The City of Newark is found just east of St. Albans Township and the Village of Alexandria, by travelling on State Route 161/SR 37, which becomes State Route 16 through the Village of Granville and Granville Township. Also, the Village of Johnstown can be reached by travelling northwest on State Route 37. Finally, the Village of Pataskala is located to the southwest of the area by following State Route 310. *Figure 1*

In December, 1993 the St. Albans Township Trustees asked the Township Zoning Commission to chair and coordinate efforts to establish a comprehensive plan for the township. Driving this process was the desire to seek input from as many of the citizens of the township as possible to assure that future growth and development of St. Albans Township would be proactively managed at the direction of its citizens. Because the Village of Alexandria lies at the heart of the township, it was decided that the planning process should be a joint effort between the two entities. A Planning Committee was formed with representatives from the St. Albans Township Zoning Commission, the Village of Alexandria, and volunteer citizens of the area. The following Comprehensive Plan for St. Albans Township and the Village of Alexandria represents the culmination of these efforts.

Figure 1



PURPOSE AND USE OF A COMPREHENSIVE PLAN

A comprehensive plan serves several purposes for a community. First, a comprehensive plan gathers all relevant information about the physical, social, and economic features of a community. Second, a plan develops a consensus about how the community should develop and redevelop. **A comprehensive plan provides a long-range vision of the future for a community.** And finally, the plan lays out a road map of policies and initiatives to be put in place to achieve community goals.

Local planning and land use regulation rests with the enabling legislation granted to counties, municipalities, and townships by the state constitution. The state grants its counties, municipalities, and townships two broad powers which allows for planning. These are corporate power and police power. Corporate power is the authority to collect money through bonds, fees, assessments, and taxes to fund services and facilities such as streets, parks, and sewage disposal, among other things. Police power is the authority to **protect and promote the health, safety, morals, and general welfare of the public.**

The legal foundation for local planning and land use regulation dates back to a 1926 United States Supreme Court decision. In the case of *Village of Euclid, Ohio v. Ambler Realty Company*, all aspects of comprehensive zoning were contested. The Court ruled in favor of the Village of Euclid, upholding its plan. **Courts continue to give more emphasis to plans, with zoning ordinances considered quasi-judicial and dependent on an adopted plan.**

A comprehensive plan, with its collection of community data and statements of policies, should provide a basis for development decisions. While changes in development or services may make some portions of the plan outdated, the underlying principles and policies of the plan should remain useful. Moreover, many land use issues are very site-specific, and individual review of each development proposal should be exercised. Relationships between land uses, such as the use of parkland as a buffer between industrial and residential areas, as shown in the plan should, however, be maintained.

Because changes in services, development, and priorities do take place, there should be periodic review of the comprehensive plan. Such review allows for updates to the technical data, as well as the goals of the plan, while maintaining the overall integrity of the plan. The frequency of plan review will depend on the pace of growth in the community, with rapid growth calling for more frequent reviews and updates. **For the St. Albans Township and Village of Alexandria Comprehensive Plan, scheduled reviews should occur about every five years, barring any substantial changes in services or development.**

A comprehensive plan provides an overall policy guide and statement of goals for a

community. **The plan provides an outline for development both for community officials and for those developers and businesses interested in locating in the community.** If a comprehensive plan is adopted and not followed, command officials should be prepared to defend actions taken that were not in accordance with the plan in court. But, when a comprehensive plan is adopted, maintained, and followed, those same community officials may use the plan as their defense in court.

GOALS and OBJECTIVES

LAND USE

Current residents of St. Albans Township and the Village of Alexandria enjoy living in the area because of its rural atmosphere, lack of congestion, and lack of crime. In order to preserve these attributes, it is important that St. Albans Township and the Village of Alexandria manage development in such a way that continues to foster a sense of rural atmosphere and community pride. The future land use development of St. Albans Township and the Village of Alexandria will determine the character of the area. Residents, businesses, and visitors to the St. Albans Township and Village of Alexandria area need to feel that they are in, and part of, a rural community. The most direct approach to presenting this sense of community pride and rural atmosphere is through the management of land use. The development of the land, the coordination between differing uses, and the balancing of serving community needs and preserving a rural atmosphere, all effect the image of an area. St. Albans Township and the Village of Alexandria need to portray the pride that the residents have in their community and in their rural lifestyle.

GOAL 1: Preserve the rural atmosphere of St. Albans Township and the Village of Alexandria.

OBJECTIVES: Encourage agricultural uses throughout the area, recognizing that areas designated for development apply to an ultimate development condition, and do not preclude agricultural activities.

Ensure that new development will be of such density and character to be compatible with existing uses.

Ensure that any proposed change in density or use will be gradual so that the stability and character of the area is retained for the longest time possible.

Investigate the possibility of creating a local historic district to preserve historically significant sites in both St. Albans Township and the Village of Alexandria.

GOAL 2: Develop a sense of community identity within St. Albans Township.

OBJECTIVES: Establish community signs at identified gateways, such as SR 161 and SR 310, to welcome people into St. Albans Township.

Establish "*community corridors*" to direct residents and visitors as they travel through the township and village.

GOAL 3: Minimize conflict between industrial, commercial, residential, and agricultural land uses.

OBJECTIVES: Direct future business development to compact, strategically designated locations through revisions to the zoning resolution/ordinance and map.

Require screening and/or buffers between areas of conflicting use.

Allow for transitional-type of uses between conflicting uses, such as multi-family between single-family and commercial developments.

Ensure that any areas proposed for light industrial uses are not in close proximity to any residential development.

GOAL 4: Promote the orderly development and preservation of land uses.

OBJECTIVES: Encourage agricultural uses throughout the area, recognizing that areas designated for development apply to an ultimate development condition, and do not preclude agricultural activities.

Participate in the site review process of new subdivision developments at the county level.

Ensure that any future utility improvements are installed in an orderly and systematic fashion in order to limit suburban sprawl and avoid higher costs of providing services.

GOAL 5: Coordinate and balance development in the Village of Alexandria with St. Albans Township.

OBJECTIVES: Limit medium and high-density residential developments to areas with adequate street access, sufficient capacity in public utilities (i.e., sewer, water, etc.), and appropriate open space areas.

Ensure the village retains its rural atmosphere, while still allowing areas for more intensive uses that the township cannot support.

Encourage communication, cooperation, and coordination between the governments of the Village of Alexandria and St. Albans Township, with regards to land use development, zoning, community facilities, and services.

Explore the possibility of a new joint facility for village and township government offices.

GOAL 6: Coordinate and balance development in St. Albans Township and the Village of Alexandria with the surrounding areas.

OBJECTIVES: Encourage communication, cooperation, and coordination between the governments of the Village of Alexandria and St. Albans Township and the surrounding township and village governments with regards to land use development, zoning, community facilities, and services.

Inform surrounding township and village governments about substantial changes in St. Albans Township and the Village of Alexandria's development through such methods as a newsletter or report from the trustees/council, sent directly to neighboring government officials.

Examine the possibility of establishing a *regional* board including representatives from St. Albans Township, Village of Alexandria, and surrounding areas to examine issues of regional complexity, such as ground water protection, transportation, and services.

RESIDENTIAL DEVELOPMENT

Residential development will be the type of development that St. Albans Township and the Village of Alexandria will see most often over the next 20 years. The St. Albans Township area will grow and develop as a residential community, with residents working in the nearby Newark-Heath area, or in Columbus. Because centralized sewer and water will only be available in the Village of Alexandria, it will be necessary to carefully plan the residential development in the area. Natural resources, especially groundwater supply and recharge, will limit the density of development. The current transportation network and need to limit direct access points along certain arterials will also limit residential density. However, there is also a need to ensure that a variety of housing options are available to the current and future residents of the area. Therefore, smaller houses and higher density residential developments should be allowed and encouraged in the Village of Alexandria, where services are available to handle such uses. There must be a balance between providing a variety of housing options to community residents, the ability of the land to handle development, and the preservation of the area's rural atmosphere.

GOAL 1: Maintain the rural atmosphere of St. Albans Township and the Village of Alexandria.

OBJECTIVES: Periodically review the minimum house and lot size requirements in the township and village to protect the economic and aesthetic value of existing residential development.

Concentrate any non-rural residential developments so as to be least intrusive on existing development and homes.

Establish a minimum lot size for rural residential areas that will enhance the rural atmosphere of the area.

Restrict development that will be harmful to the local area's ground water supply and that will exceed the local area's ability to naturally disperse noxious substances and particles.

GOAL 2: Ensure the health, safety, and welfare of the current and future residents of St. Albans Township and the Village of Alexandria through the safe and solid design and construction of new residential developments, improvements, and redevelopments.

OBJECTIVES: Adhere to and enforce the zoning resolution/ordinance.

Adhere to and enforce the county building code.

Periodically review the zoning resolution for any needed amendments in accordance with this comprehensive plan.

Communicate with the Licking County Building Code Department and the Licking County Planning Commission on a regular basis, in order to inform and educate these agencies about the changing needs of St. Albans Township.

GOAL 3: Allow for a variety of housing types to satisfy the diverse needs of current and future residents.

OBJECTIVES: Provide housing opportunities for a variety of income levels and household types, including senior citizens, families, young married couples, and singles.

Encourage higher-density housing where the necessary services (i.e., water, sewer) can be provided.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Commercial and industrial development can be very beneficial to a rural community, such as St. Albans Township and the Village of Alexandria. Such development provides an employment base and tax revenue opportunities, creating a stronger economic foundation for the area. Also, commercial development can serve the shopping and convenience needs of the community residents. Finally, certain commercial developments can actually add to an area's rural atmosphere. However, in order to provide such benefits, commercial and industrial development must be carefully planned for and managed. Natural resources and existing residents need to be protected from developments that would be detrimental to their value. People and goods must have efficient access to such development, and such development should not disrupt current traffic flows. In summary, commercial and industrial development in St. Albans Township and the Village of Alexandria should not disrupt the area's rural atmosphere, but should enhance it.

GOAL 1: Allow for limited commercial development that is compatible with the rural atmosphere of the area.

OBJECTIVES: Allow for some types of home occupations with certain restrictions, such as limited advertising (i.e., sign restrictions), restricted business hours, and periodic review and renewal of permits.

Designate areas for commercial development that would be least harmful to, or would create the least impact on, the natural environment.

GOAL 2: Require attractive, clean, compact, and unified business areas to avoid the appearance of urban sprawl.

OBJECTIVES: Focus new commercial development around existing commercial uses in the Village of Alexandria and in St. Albans Township.

Designate the gateways at SR 161 and SR 37 and at SR 161 and SR 310 as planned community commercial areas, requiring any development at that area to be of a comprehensive nature, and to allow such development, only after SR 161 has been improved to a 4-lane divided highway to SR 37.

Develop strict commercial zoning requirements for landscaping, buffer areas, noise, parking, signs, and road access.

GOAL 3: Allow for limited commercial and light industrial development that can provide quality employment opportunities and strengthen the tax base of the area, without disrupting the rural atmosphere of the area.

OBJECTIVES: Support the existing industrial park located in the southwest corner of St. Albans Township.

Concentrate future commercial and light industrial development so as to be least intrusive on existing residential development.

Develop strict industrial zoning requirements for landscaping, buffer areas, noise, parking, signs, and road access.

Designate areas for light industrial development that would be least harmful to, or would create the least impact on, the natural environment.

TRANSPORTATION

The purpose of a transportation network is to establish efficient movement of people and goods and to contribute to the orderly development of the area. The network of roads in St. Albans Township and the Village of Alexandria provide the base for future development throughout the area. Roads alone can determine where development can, and cannot, occur. The three arterials that run through the area, State Routes 161, 37, and 310, provide natural areas for community corridors and gateways. State Route 161 is already the main corridor of St. Albans Township. It is scheduled for further improvement within the next 20 years, and therefore the number of people passing through the area will likely increase. The importance of State Route 161 to the image of the area will increase, as well. State Route 161 will provide the image of St. Albans Township to thousands of persons traveling between Newark and Columbus. The intersections of the major arterials, State Routes 161 and 37 and State Routes 161 and 310 will mark the natural "gateways" to the community of St. Albans Township. These gateways need to be defined and developed in such a way that will preserve the rural atmosphere of the area.

GOAL 1: Promote safe and orderly traffic flow and circulation throughout the township and village.

OBJECTIVES: Review the plan for any new traffic-generating use and require traffic improvements, such as deceleration lanes, left-turn lanes, and access roads, where necessary.

Correct or mitigate hazardous roads and intersections.

Examine ways to improve the quality and upkeep of township roads, and explore alternative methods of funding such improvements.

GOAL 2: Promote community identity and rural atmosphere along the "community corridors" and at the identified gateways.

OBJECTIVES: Limit development along the "community corridors" that does not promote a sense of rural atmosphere and community pride.

Designate the gateway at SR 161 and SR 37 as a planned community commercial area, requiring any development at that area to be of a comprehensive nature.

GOAL 3: Encourage and promote alternative methods of transportation.

OBJECTIVES: Examine new or expanded bike and/or pedestrian trail potentials to reduce those hazards on roadways.

Continue to monitor the need, or desire, for park-and-ride lots for carpooling purposes.

Encourage and promote pedestrian activity throughout the Village of Alexandria.

GOAL 4: Mitigate the impact of road improvements on land use within the township.

OBJECTIVES: Plan for the increased traffic patterns created by an improved State Route 161.

Prohibit new direct access points on State Route 161.

NATURAL RESOURCES

The citizens of St. Albans Township and the Village of Alexandria feel strongly that the area's natural resources need to be protected from over-development. Floodplain areas, wetlands, steep areas prone to erosion, and groundwater supplies are all important factors to consider when looking at the ability of land to support development. It is extremely difficult to correct problems within the natural environment after development has occurred. Therefore, future development in the area should be planned so as to be least disruptive to the existing natural environment. This is particularly important in St. Albans Township, where there are significant areas of identified floodplains. Also, protecting the groundwater aquifer from pollution, as well as overuse, is of extreme importance, since all of the township residents are dependent on the groundwater supply for their water.

GOAL 1: Maintain natural areas of aesthetic or scenic significance, wildlife habitats, environmentally sensitive areas, and areas well suited for cropland and grazing.

OBJECTIVES: Include regulations within the zoning resolutions/ordinances to protect wetlands and floodplains from negative impacts associated with development, fill, and drainage.

Designate areas with severe environmental limitations due to poor drainage, severe soil characteristics, and/or limited ground water supply for agricultural or low density residential uses.

Preserve environmentally sensitive areas as conservation areas for passive recreation through the public dedication of land, either by public purchase or donation.

Protect and promote working farms as vital components of the rural atmosphere of the area.

GOAL 2: Ensure that future development is sensitive to the natural environment.

OBJECTIVES: Participate in the site plan reviews of new subdivision developments at the county level.

Establish strict requirements for setbacks, open space, conservation easements, and tree preservation in areas with severe environmental limitations.

Create a conservation overlay district in the zoning resolution/ordinance to limit development within identified floodplain areas.

Encourage the use of natural buffers, such as trees, bushes, and berms, between conflicting land uses.

GOAL 3: Protect the ground water resources of St. Albans Township.

OBJECTIVES: Establish minimum lot sizes based on the amount of area needed to afford adequate ground water recharge in the amount necessary to sustain a single-family dwelling unit.

Permit only low density residential development in those areas that have poor ground water recharge capability as determined by the Ohio Department of Natural Resources Division of Water.

Prohibit any uses that may pollute, or contaminate, the ground water resources of the area.

COMMUNITY SERVICES

Community services are those amenities provided to the residents of an area, usually supported by some type of public funding. Services range from utilities to education to emergency services. The quality and provision of community services are often used as a way to measure an area's quality of life. Some of the services currently provided by St. Albans Township and the Village of Alexandria include: general government services, emergency medical and fire services, education (including a library), parks, and, in the Village of Alexandria only, centralized water. Currently, the low density of population in St. Albans Township limits the economic feasibility of providing some services, such as centralized sewer and water. However, as the area continues to grow, certain needs will have to be addressed. While sewer and water services are not expected within the next 20 years, a new township house and village hall will be needed. Also, as the current population continues to age, and as more people retire to the St. Albans area, a senior citizen community center may be a necessary investment. Also, there has been a continued call for more parks and recreation facilities. All of these services will contribute to the quality of life in St. Albans Township and the Village of Alexandria.

GOAL 1: Provide the best quality and highest level of services possible to the residents of the area.

OBJECTIVES: Ensure the level of service corresponds with the growth of the community.

Maintain local provision of fire protection and emergency medical services.

Examine the feasibility of installing a centralized sewer disposal system in the Village of Alexandria.

Examine the possibility of building a new, joint village hall-township house.

Examine the possibility of providing a senior citizen/community recreation center.

GOAL 2: Maintain an adequate tax base to provide for the health, safety, and welfare of the citizens of St. Albans Township and the Village of Alexandria.

OBJECTIVES: Develop a long-range capital improvements plan that is consistent with the goals and future needs of the area, and that clearly defines the amount of revenues needed for long-range improvements and services.

GOAL 3: Encourage and promote an educational system that is flexible and dynamic in order to meet the needs of the area students now and in the future.

OBJECTIVES: Maintain and foster a cooperative relationship between the Village of Alexandria, St. Albans Township, and the Northridge School District.

PARKS AND RECREATION

According to the surveys, over 75 percent of township and village citizens feel it is necessary to plan for parks and open space. Currently, with the TJ Evans Bike Trail, the St. Albans Golf Course, and the two Village of Alexandria parks, the area has a good base of recreational resources. However, St. Albans Township and the Village of Alexandria have a wide range of recreational needs from playgrounds and ball fields to walking trails to senior citizen recreation facilities. Also, a park and recreation plan is needed for the area to coordinate the existing facilities and to direct new park development in an orderly fashion.

GOAL 1: Maintain and expand the existing park and recreational facilities in the township and the village

OBJECTIVES: Ensure that improvements of present parks accommodates the needs of residents of all ages from toddlers to senior citizens.

Encourage citizen participation in the selection of park and recreation improvements and programs, so that the existing facilities are utilized to their full potential.

GOAL 2: Provide additional parks and recreational opportunities within the Village of Alexandria and St. Albans Township.

OBJECTIVES: Encourage citizen participation in the site selection and planning of parks and recreational facilities so that each resident has adequate access to such facilities.

Ensure that development of future parks accommodates the needs of residents of all ages from toddlers to senior citizens.

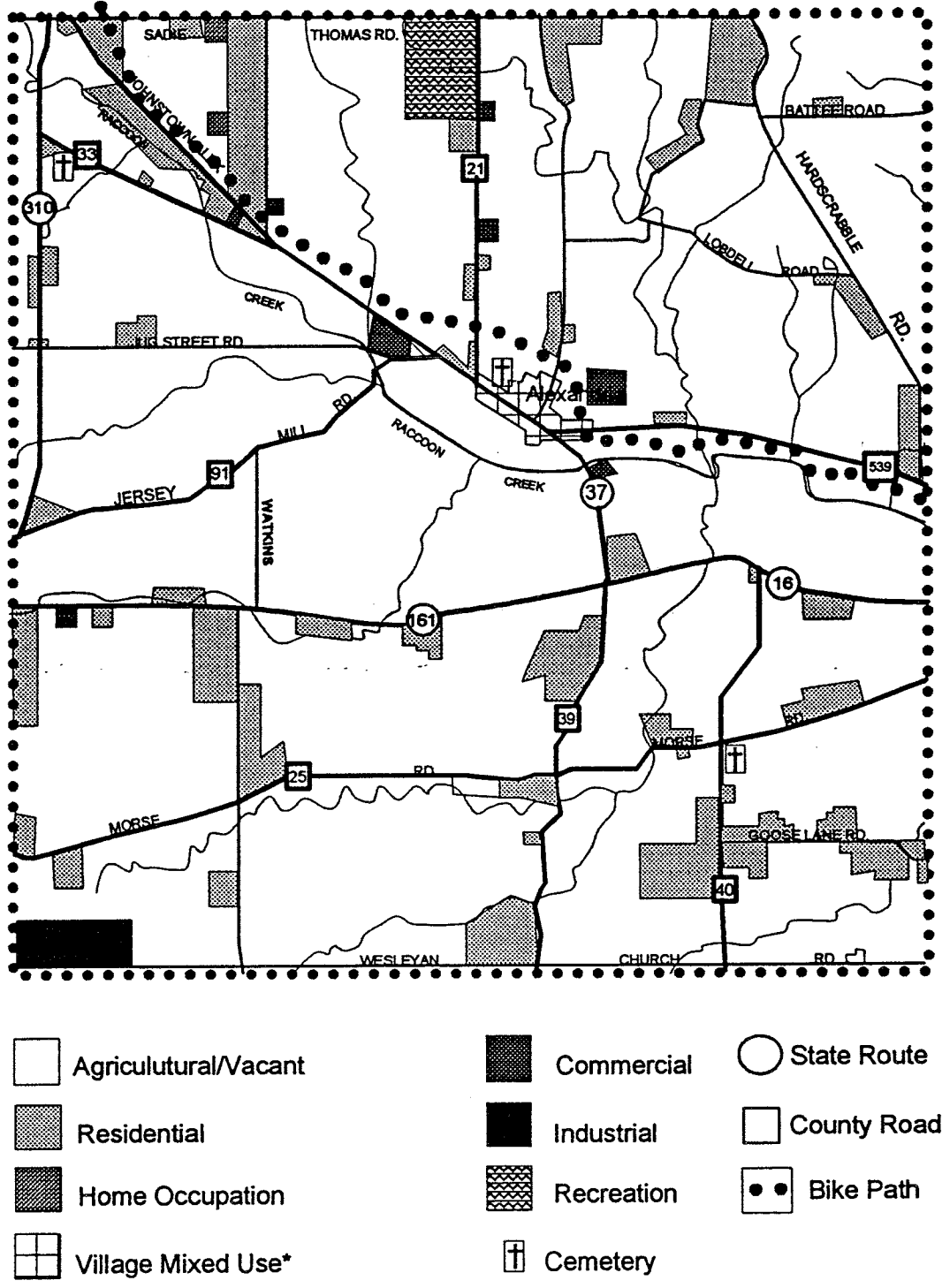
Encourage and/or lobby the Licking County Park District to acquire small parcels (less than 5 acres) of land for neighborhood recreation uses, that would be county-owned, but township-managed/maintained.

Expand the Village Park Board to include representatives from the Township with the added purpose of seeking out new sites for local parks and recreation areas.

LAND USE MAPS

Figure 2

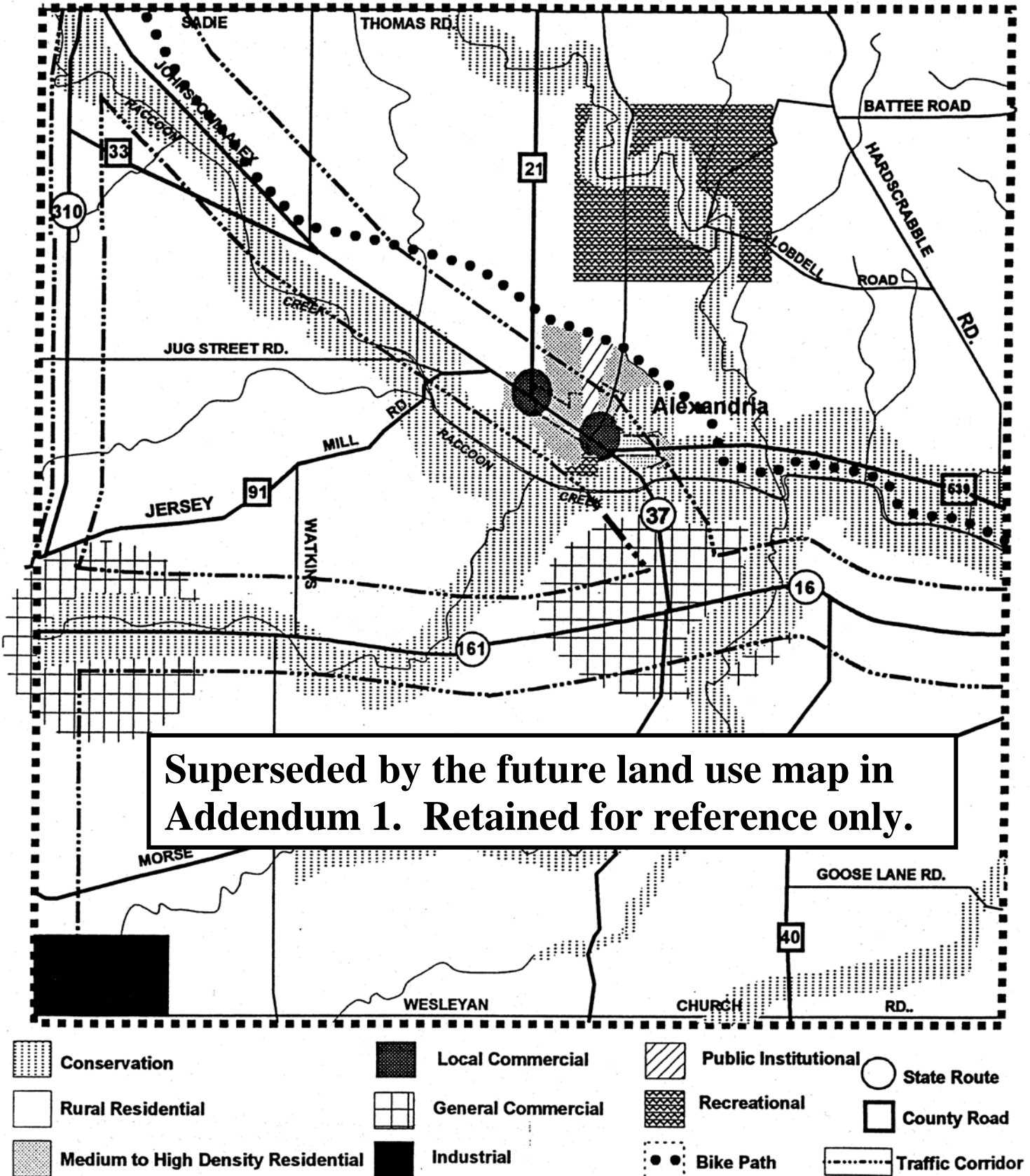
Existing Land Use















*includes residential, home occupation, commercial, public institutional, and recreation

Figure 3

Future Land Use



Superseded by the future land use map in Addendum 1. Retained for reference only.

- | | | | |
|---|--|---|--|
|  Conservation |  Local Commercial |  Public Institutional |  State Route |
|  Rural Residential |  General Commercial |  Recreational |  County Road |
|  Medium to High Density Residential |  Industrial |  Bike Path |  Traffic Corridor |

DEVELOPMENT STRATEGIES

OVERVIEW OF DEVELOPMENT STRATEGIES

St. Albans Township and the Village of Alexandria Comprehensive Plan provides a series of development policies for the community. These policies were developed based on current community conditions and residents' goals for the area. The plan is intended to provide general guidance to officials making land use decisions. The plan is the basis and justification for specific development controls, such as zoning. The Zoning Commission, Board of Zoning Appeals, Board of Township Trustees, and Village Council can use the plan to assist them in making informed choices regarding proposed changes in land use. The following development strategies, along with the Future Land Use Map, give a general overview of the policies developed within this plan.

RATE OF DEVELOPMENT

The future land use map for St. Albans Township and the Village of Alexandria describes the type and location of development appropriate for the community over the next twenty years. However, it does not describe when, during the next twenty years, such development should occur. For the most part, the timing of development depends on the decisions of private landowners and developers. However, the community's governing bodies and regulatory agencies can control the rate of development through their decisions about community facilities and services, as well as through their zoning regulations.

The township trustees and village council must recognize that development will have an impact on the demand for community facilities and services. The township and village need to ensure that development follows public improvements. The government will feel tremendous problems and budgetary pressures if development occurs before the necessary improvements are in place. In order to avoid haphazard, leap-frog, or checkerboard development, the township and village need to develop a capital improvement plan. This capital improvement plan should be based on goals and priorities set forth in this comprehensive plan. Development requiring substantial public improvements, such as improved roads or central water and sewer, should not be approved, until such improvements are in place. Also, improvements should be made in a planned and organized fashion, based on this comprehensive plan and on a capital improvement plan.

CONSERVATION AND OPEN SPACE

Areas that have been identified by the Federal Insurance Rate Maps as being part of the 100-year flood plain have been designated as conservation or open space areas. The area designated along the valley of Raccoon Creek on the eastern half of the township is a direct continuation of the Granville Township Future Land Use Map's Conservation District. Such land should be protected from any further development in order to minimize the expense and inconveniences to property owners and the general public of the inevitable flooding. Possible uses for this land are agriculture, wildlife and natural

preserves, and public or private recreation areas for picnics, hiking, bicycling, or equestrian paths.

RURAL RESIDENTIAL

In order to preserve the rural character of St. Albans Township, a large portion of the township has been designated as rural residential. This land use designation allows for single-family homes at a very low density. **The very low density of residential use in these areas assumes that no township-wide centralized sewer or water facilities are available, and that private wells and septic systems would be required to service residences.** Agricultural uses of land would be also be allowed within this land use designation, including small part-time, hobby, and/or specialized farms, as well as the more traditional crop and livestock farms. **Major subdivisions of land in these areas are strongly discouraged.**

MEDIUM TO HIGH DENSITY RESIDENTIAL

Areas designated for medium to high density residential have been limited to the Village of Alexandria and its surrounding area. **It is assumed that any medium to high density residential development must be served by centralized sewer and water systems.** The existing use of single-family homes on small lots is expected to be expanded within these areas, with two- or multi-family homes also a possibility. Of course, all needed infrastructure and community facilities would have to be in place, or provided by the developer, before any such developments should be supported or allowed.

LOCAL COMMERCIAL

Local commercial development should serve general convenience needs of the immediate surrounding area. **Such development should be pedestrian in nature and should enhance a central business district.** Parking should be provided in the back of building, with storefronts close to the street. Such uses are best suited within the Village of Alexandria where some types of these businesses uses already exist.

GENERAL COMMERCIAL

General commercial uses are intended to serve a more regional market area. General commercial business are likely to serve both residents of the areas, as well as persons who are visiting or passing through the area on their way to another destination. General commercial areas have been designated at the intersections of State Route 161 and State Route 310 and State Route 161 and State Route 37. This relates well to the Jersey Township Future Land Use Map, which also designates the intersection of State Route 161 and State Route 310 as commercial.

A commercial development at either of these locations should be of a comprehensive, compact, and unified nature. Strip commercial establishments should be prohibited. Access management principles (such as acceleration and deceleration lanes), landscaping and screening, and design standards should all be considered before

any such development is permitted. **Also, development should not occur until the SR 161 has been improved to a 4-lane divided highway.**

There are several advantages to limiting general commercial development to these compact, unified areas. First, traffic is expected to be highest in these areas, supplying a defined market for potential businesses. Second, by clustering commercial development near intersections, consumers are likely to stop at several businesses during one trip. A third advantage is the minimization of traffic impacts through the use of access management principles, such as shared driveways and parking lots. Finally, by defining exclusively commercial areas, the potential for land use conflicts is reduced.

INDUSTRIAL

Currently, there is a small industrial park, Shakelford Place Subdivision, located at the far southwest corner of the township. Jersey Township also designates its adjoining land in this area as industrial. Any additional industrial development in St. Albans Township should be concentrated near this area. **Industrial development should be well-screened from any nearby conflicting uses, and should not cause any nuisance, such as air or noise pollution, to nearby areas.**

PUBLIC INSTITUTIONAL

Any new, or additional, public or quasi-public uses and/or buildings should be located in the Village of Alexandria, where there is already a concentration of these uses, including a church, the Alexandria Library, and the Alexandria Elementary School. Much of the land in this area is already owned by the Northridge School District, making it a suitable location for school expansion. Grouping such public institutional uses creates a sense of community, provides easy access and greenways, and provides convenience to the residents of the area. Efforts should be made to connect this public area with pedestrian and bicycle paths, to further a system of greenway linkages between public areas.

PARKS AND RECREATION

In order to expand the existing park and recreational facilities of St. Albans Township and the Village of Alexandria, public acquisition of land is necessary. This can be done by direct purchase or private donation. Logically, the existing parks could be expanded. This is what is designated on the Future Land Use Map. However, a parks acquisition committee should be formed to evaluate other possible sites, to examine the possibility of purchasing such land, and to encourage and solicit the private donation of land. Whenever possible linkages, such as hiking and bicycle trails, should be created to interconnect area parks. Such a linkage is indicated north of the existing TJ Evans Bike Trail along Mounts Road, which would connect the bike trail to the proposed Lobdell Dam Recreation Area.

PROPOSED LOBDELL DAM RECREATION AREA

There are some preliminary plans being discussed to construct a recreation area around Lobdell Dam. Lobdell Dam is the new flood protection project being developed in the northeastern section of the township. While development of the dam is under way, plans for a recreation area are only preliminary. There are federal funds available to create such a park, but local, matching funds must be provided in order to obtain them. At this time it is uncertain how such local funding would be obtained. However, it has been stated by the South Licking Watershed Conservancy District (SLWCD) that they will not ask for a local assessment to fund such a park/recreation center. If a park were to be created, it is not likely that SLWCD would maintain ownership of the park, but rather, would turn it over to the Licking County Park District.

Residents of St. Albans Township and the Village of Alexandria have many concerns about the development of such a recreation area. First, there is a concern that the recreation area will be used mainly by persons outside of the immediate vicinity of the township and village. The residents feel that the possibilities of crime may increase, and that the natural environment may be at risk from overuse and congestion. The residents also are concerned about the level of increased traffic such a large recreation area would cause, about the ability of the current road system to handle such increases, and that ultimately, the burden of improving the roads would fall on the township and village. Finally, the residents believe that a large recreation area would detract from the rural atmosphere that they would like to maintain throughout the area.

According to the community surveys, the majority of the residents of St. Albans Township and the Village of Alexandria feel that parks and recreation areas are needed in their area. They also believe it is necessary to plan for such open space. However, a large recreation area developed around a reservoir, may not be the type or size of facility needed in the area. If plans for a Lobdell Dam recreation area continue, St. Albans Township and the Village of Alexandria would like to work with the SCS and the Licking County Park District to ensure that their concerns are addressed and mitigated.

Possible solutions to the potential problems that may be associated with the proposed recreation area are restricting commercial, or tourist-based, development around the recreation area, implementing sliding-scale user-fees based on county of residence (non-Licking County residents would pay higher user-fees), prohibiting or limiting the outboard power allowed on the reservoir, and developing alternate routes for access to the recreation area. A cooperative effort between the Licking County Park District and the Village of Alexandria and St. Albans Township could result in a win-win situation for all interested parties.

PUBLIC INPUT

PUBLIC INPUT COMMUNITY SURVEY

A community survey was distributed to the citizens of St. Albans Township and the Village of Alexandria in March, 1994. One survey was sent to each household with a registered voter. The survey was done in an effort to obtain a more complete picture of the community and to gather information about the citizens' opinions, needs, and concerns in regard to improving their quality of life over the next twenty years. The village residents received a different survey from the township residents in order to better address the differing issues of each of the areas. The survey was distributed to 630 households in St. Albans Township and to 225 households in the Village of Alexandria. The township survey included a postage-paid return envelope, and the village survey had a drop-off point provided at the Alexandria Post Office. Two hundred and seventy township surveys were completed and returned, giving the township a response rate of 42.86 percent. The Village of Alexandria survey had a response rate of 26.67 percent with 60 surveys returned. The expected response rate for a mailed survey of this type is about 30 percent.

GENERAL INFORMATION ABOUT SURVEY RESPONDENTS

The surveys revealed many facts about the residents of the planning area, while also providing a needed insight into the views and opinions of the residents. It is very important to note that almost 80 percent of the residents who responded to the township survey have lived in St. Albans Township for over five years, while about 20 percent of the residents have lived in the township for less than five years. This lack of transience, along with the fact that almost 44 percent of persons in households who responded to the township survey are at, or near, retirement age (45 to 65 and 65+), indicates a stable population. However, the Village of Alexandria may not be quite so stable. Less than 70 percent of persons responding to the village survey have lived in the Village of Alexandria for five or more years. Furthermore, only about 25 percent of persons in households who responded to the Village survey are at or near retirement age.

The surveys would indicate that the village attracts a younger, newer, and more transient population, while the township has an aging, but stable population. Another sign of a stable population is home ownership. Both the Village of Alexandria and St. Albans Township have high levels of home ownership, with 91.38 percent and 96.64 percent, respectively. With a 94.14 percent response rate, the rural atmosphere is the number one reason people enjoy living in St. Albans Township. People enjoy living in the Village of Alexandria for this same reason, as well as because of the lack of crime and congestion with 78.57 percent, 73.21 percent, and 53.57 percent, respectively.

SURVEY HIGHLIGHTS

- Almost 80 percent of the township residents who responded to the survey have lived in St. Albans Township for more than five years, with 21 years as the average time of residency in the township.
- Over 66 percent of the village residents who responded to the survey have lived in the Village of Alexandria for more than five years, with 21 years as the average time of residency in the village.
- Over half of the households in the township who responded to the survey have persons who work in the City of Columbus, and only about 15 percent have persons who work in St. Albans Township.
- Less than one percent of township respondents listed employment opportunities as a reason they enjoy living in St. Albans Township.
- Rural atmosphere, lack of congestion, and lack of crime are the most stated reasons people enjoy living in St. Albans Township and the Village of Alexandria.
- The average minimum lot size recommended by the township residents for a residential unit with no centralized water or sewer available was 3.54 acres. However only 14 percent of respondents stated that the minimum lot size should be between three and five acres. Thirty-five percent of respondents stated that the minimum lot size should be between five and ten acres and, 42 percent of respondents recommended that the minimum lot size be between one and three acres.
- Almost 70 percent of the village survey respondents felt that Alexandria should encourage growth, and over 87 percent felt that Alexandria should mainly be a residential community.
- Over 70 percent of the township survey respondents indicated that they would not support a centralized water and/or sewer district.
- About 66 percent of the village survey respondents would support a centralized sewer district, although most would not be willing to pay an assessment greater than \$3000.
- Over 85 percent of village survey respondents and over 75 percent of township survey respondents felt that it was necessary to plan for open space and/or public parks.

- In both the township and village surveys, less than 20 percent of the respondents indicated that they enjoyed living in the area because of the schools.
- Over 35 percent of the township survey respondents would be willing to support an additional tax to improve the schools
- Over 60 percent of both the township and village survey respondents would not be in favor of redefining the school district boundaries.

Village of Alexandria Survey Results

Number of surveys sent 225
 Number of surveys returned 60
 Response rate 26.67%

Question 1. How many years have you lived here?

Average Number of Years 21

	Total	%
Over 40 years	9	16.67%
20 to 39 years	9	16.67%
10 to 19 years	11	20.37%
5 to 9 years	7	12.96%
0 to 4 years	18	33.33%
Total Responses	54	

Question 2. Age groups of persons living in your household?

	Total	%
0 to 5 years	16	10.32%
6 to 12 years	18	11.61%
13 to 18 years	14	9.03%
19 to 25 years	7	4.52%
25 to 44 years	60	38.71%
45 to 65 years	20	12.90%
65 + years	20	12.90%
Total Responses	59	

155 persons (for calculating %)

Question 3. Where do the members of your household work?

	Total	%
St. Albans	14	15.38%
Newark	9	9.89%
Granville	0	0.00%
Johnstown	4	4.40%
Pataskala	1	1.10%
Elsewhere in Licking County	6	6.59%
Columbus	31	34.07%
Elsewhere in Franklin County	6	6.59%
Retired	17	18.68%
Unemployed	3	3.30%
Total Responses	58	

91 persons (for calculating %)

Question 4. Do you own or rent your home?

	Total	%
Own	53	91.38%
Rent	5	8.62%
Total Responses	58	

Question 5. The township needs more of which type(s) of housing development?

	Total	%
Single-family	19	35.85%
Two-family	4	7.55%
Multi-family)	8	15.09%
Family senior citizen	9	16.98%
Low income	8	15.09%
Moderate income	13	24.53%
Condominiums	5	9.43%
Other	3	5.66%
None	16	30.19%
Total Responses	53	

Question 6. How concerned are you about: Increased car/truck traffic?

	Total	%
Very	33	60.00%
Somewhat	19	34.55%
Not	3	5.45%
Total Responses	55	

Large business signs/billboards?

	Total	%
Very	21	40.38%
Somewhat	13	25.00%
Not	18	34.62%
Total Responses	52	

Overall appearance of businesses?

	Total	%
Very	31	57.41%
Somewhat	17	31.48%
Not	6	11.11%
Total Responses	54	

Extensive business development?

	Total	%
Very	19	35.85%
Somewhat	24	45.28%
Not	10	18.87%
Total Responses	53	

Home Occupations?

	Total	%
Very	9	17.31%
Somewhat	19	36.54%
Not	24	46.15%
Total Responses	52	

Question 7. If you marked "very or somewhat" on any of the above items, would you be willing to support stricter zoning and/or design standards in an effort to better plan and control such development?

	Total	%
Yes	42	79.25%
No	11	20.75%
Total Responses	53	

Question 8. Is it necessary to plan for open space or public parks?

	<u>Total</u>	<u>%</u>
Yes	49	85.96%
No	8	14.04%
Total Responses	57	

Question 9. How effectively do the current township zoning regulations manage the following types of development?

Residential/Agricultural?

	<u>Total</u>	<u>%</u>
Well	3	6.12%
Adequate	30	61.22%
Poor	16	32.65%
Total Responses	49	

Commercial

	<u>Total</u>	<u>%</u>
Well	3	6.52%
Adequate	22	47.83%
Poor	21	45.65%
Total Responses	46	

Industrial

	<u>Total</u>	<u>%</u>
Well	2	4.35%
Adequate	22	47.83%
Poor	22	47.83%
Total Responses	46	

Question 10. Should zoning enforcement and regulations be :

	<u>Total</u>	<u>%</u>
More strict?	18	32.73%
Same?	10	18.18%
More flexible?	17	30.91%
No Opinion?	10	18.18%
Total Responses	55	

Question 11. How important is it to apply the following traffic safety measures along State Routes and selected county and township roads?

Traffic deceleration lanes?

	<u>Total</u>	<u>%</u>
Very	33	58.93%
Somewhat	18	32.14%
Not	5	8.93%
Total Responses	56	

Left turn lanes?

	<u>Total</u>	<u>%</u>
Very	34	62.96%
Somewhat	16	29.63%
Not	4	7.41%
Total Responses	54	

Review of on-site driveway, parking, and traffic access?

	<u>Total</u>	<u>%</u>
Very	24	45.28%
Somewhat	27	50.94%
Not	2	3.77%
Total Responses	53	

Service roads?

	<u>Total</u>	<u>%</u>
Very	27	51.92%
Somewhat	21	40.38%
Not	4	7.69%
Total Responses	52	

Shared drive-ways?

	<u>Total</u>	<u>%</u>
Very	15	28.30%
Somewhat	20	37.74%
Not	18	33.96%
Total Responses	53	

Question 12. Would you favor a policy that increased the minimum distance required between driveway openings in accordance with national safety standards?

	<u>Total</u>	<u>%</u>
Yes	21	38.18%
No	18	32.73%
No opinion	16	29.09%
Total Responses	55	

Question 13. Would you utilize a park-and-ride parking lot for carpooling purposes if it were located on SR161 near SR310?

	<u>Total</u>	<u>%</u>
Yes	11	20.37%
No	43	79.63%
Total Responses	54	

Question 14a. Interested in a commuter bus service to Columbus area?

	<u>Total</u>	<u>%</u>
Yes	16	28.57%
No	40	71.43%
Total Responses	56	

Question 14b. If yes, what general location would be a convenient stop?

	<u>Total</u>	<u>%</u>
Northland	4	28.57%
OSU	2	14.29%
I-270	3	21.43%
Busch Corp.	2	14.29%
Downtown	7	50.00%
Other	2	14.29%
Total Responses	14	

Question 14c. How frequently would you use such a service?

	<u>Total</u>	<u>%</u>
1-2/wk	2	12.50%
3-4/wk	2	12.50%
5/wk	3	18.75%
6-7/wk	1	6.25%
1/month	6	37.50%
Total Responses	16	

Question 15. Please rank the following services:
snow removal?

	<u>Total</u>	<u>%</u>
Excellent	2	3.51%
Good	12	26.32%
Acceptable	21	36.84%
Poor	19	33.33%
Don't Know	0	0.00%
Total Responses	57	

mowing?

	<u>Total</u>	<u>%</u>
Excellent	1	1.89%
Good	17	32.08%
Acceptable	21	39.62%
Poor	11	20.75%
Don't Know	3	5.66%
Total Responses	53	

road maintenance?

	<u>Total</u>	<u>%</u>
Excellent	0	0.00%
Good	4	7.27%
Acceptable	13	23.64%
Poor	36	65.45%
Don't Know	2	3.64%
Total Responses	55	

sidewalk maintenance?

	<u>Total</u>	<u>%</u>
Excellent	2	3.64%
Good	11	20.00%
Acceptable	19	34.55%
Poor	22	40.00%
Don't Know	1	1.82%
Total Responses	55	

sign repair/replacement?

	<u>Total</u>	<u>%</u>
Excellent	0	0.00%
Good	14	26.92%
Acceptable	19	36.54%
Poor	9	17.31%
Don't Know	10	19.23%
Total Responses	52	

storm sewer repair/replacement?

	<u>Total</u>	<u>%</u>
Excellent	0	0.00%
Good	12	21.82%
Acceptable	22	40.00%
Poor	13	23.64%
Don't Know	8	14.55%
Total Responses	55	

street cleaning?

	<u>Total</u>	<u>%</u>
Excellent	0	0.00%
Good	4	7.27%
Acceptable	24	43.64%
Poor	25	45.45%
Don't Know	2	3.64%
Total Responses	55	

police protection?

	<u>Total</u>	<u>%</u>
Excellent	5	8.77%
Good	20	35.09%
Acceptable	19	33.33%
Poor	10	17.54%
Don't Know	3	5.26%
Total Responses	57	

water?

	<u>Total</u>	<u>%</u>
Excellent	2	3.57%
Good	20	35.71%
Acceptable	25	44.64%
Poor	7	12.50%
Don't Know	2	3.57%
Total Responses	56	

leaf pick-up?

	<u>Total</u>	<u>%</u>
Excellent	0	0.00%
Good	7	12.73%
Acceptable	8	14.55%
Poor	29	52.73%
Don't Know	11	20.00%
Total Responses	55	

fire protection?

	<u>Total</u>	<u>%</u>
Excellent	25	45.55%
Good	23	41.82%
Acceptable	6	10.91%
Poor	1	1.82%
Don't Know	0	0.00%
Total Responses	55	

library?

	<u>Total</u>	<u>%</u>
Excellent	43	75.44%
Good	13	22.81%
Acceptable	1	1.75%
Poor	0	0.00%
Don't Know	0	0.00%
Total Responses	57	

schools?

	<u>Total</u>	<u>%</u>
Excellent	13	23.21%
Good	18	32.14%
Acceptable	20	35.71%
Poor	1	1.79%
Don't Know	4	7.14%
Total Responses	56	

Question 16. Please agree or disagree with the following statements:

Alex should encourage growth.

	<u>Total</u>	<u>%</u>
Strongly agree	15	28.30%
Agree	22	41.51%
Disagree	5	9.43%
Strongly disagree	7	13.21%
Don't Know	4	7.55%
Total Responses	53	

Alex should mainly be a residential community.

	<u>Total</u>	<u>%</u>
Strongly agree	20	35.09%
Agree	30	52.63%
Disagree	5	8.77%
Strongly disagree	2	3.51%
Don't Know	0	0.00%
Total Responses	57	

Alex needs more business to serve residents.

	<u>Total</u>	<u>%</u>
Strongly agree	12	22.64%
Agree	15	28.30%
Disagree	16	30.19%
Strongly disagree	8	15.09%
Don't Know	2	3.77%
Total Responses	53	

Alex needs more business/industry to provide jobs and bring money into the community.

	<u>Total</u>	<u>%</u>
Strongly agree	10	18.18%
Agree	14	25.45%
Disagree	17	30.19%
Strongly disagree	9	16.36%
Don't Know	5	9.09%
Total Responses	55	

Alex should carefully plan for growth.

	<u>Total</u>	<u>%</u>
Strongly agree	33	61.11%
Agree	20	37.04%
Disagree	0	0.00%
Strongly disagree	1	1.85%
Don't Know	0	0.00%
Total Responses	54	

An attractive and prosperous downtown is important for Alex.

	<u>Total</u>	<u>%</u>
Strongly agree	17	30.91%
Agree	30	54.55%
Disagree	3	5.45%
Strongly disagree	3	5.45%
Don't Know	2	3.64%
Total Responses	55	

An identifiable community image/atmosphere would be good for Alex.

	<u>Total</u>	<u>%</u>
Strongly agree	23	42.59%
Agree	27	50.00%
Disagree	2	3.70%
Strongly disagree	1	1.85%
Don't Know	1	1.85%
Total Responses	54	

Question 17. Please choose the ONE category where you would most like to see the Village spend more money during the next five years:

	<u>Total</u>	<u>%</u>
Encouraging business development	4	7.14%
Improving utilities (sewer, sanitary sewer)	28	50.00%
Improving transportation/maintenance	20	35.71%
Increasing parks and recreation facilities	8	14.29%
Improving police/fire/emergency services	14	25.00%
Total Responses	56	

(some chose more than one answer)

Question 18. Would you support a tax increase to pay for the answer you chose above?

	<u>Total</u>	<u>%</u>
Yes	31	58.49%
No	10	18.87%
Don't Know	12	22.64%
Total Responses	53	

Question 19. Major reasons for living in the Village?

	<u>Total</u>	<u>%</u>
Rural Atmosphere	44	78.57%
Lack of Crime	41	73.21%
Lack of Congestion	30	53.57%
Other	7	12.50%
Cleanliness	9	16.07%
Friendliness	31	55.36%
Schools	11	19.64%
Total Responses	56	

Question 20. Do you feel that the park facilities in Alex are:

	<u>Total</u>	<u>%</u>
Excellent	4	7.14%
Good	23	41.07%
Adequate	12	21.43%
Fair	7	12.50%
Poor	7	12.50%
Don't Know	3	5.36%
Total Responses	56	

Question 21. How often do you use Alexandria's parks during the summer months?

	<u>Total</u>	<u>%</u>
Never	13	23.21%
< 1 time per month	15	26.79%
1 - 2 times per month	13	23.21%
3 - 4 times per month	7	12.50%
> 4 times per month	8	14.29%
Total Responses	56	

Question 22. Do you feel that the recreation programs offered are:

	<u>Total</u>	<u>%</u>
Excellent	0	
Good	8	14.29%
Adequate	14	25.00%
Fair	8	14.29%
Poor	9	16.07%
Don't Know	17	30.36%
Total Responses	56	

Question 23. Do you feel that more recreation programs should be added?

	<u>Total</u>	<u>%</u>
Yes	31	65.96%
No	16	34.04%
Total Responses	47	

Question 24. Are more programs needed for senior citizens?

	<u>Total</u>	<u>%</u>
Yes	19	34.55%
No	3	5.45%
Don't Know	33	60.00%
Total Responses	55	

Question 25. Would you like to see more community activities, such as a holiday celebration or historic homes tour?

	<u>Total</u>	<u>%</u>
Yes	33	60.00%
No	9	16.36%
Don't Know	13	23.64%
Total Responses	55	

Question 27. Would you support a local sewer district?

	<u>Total</u>	<u>%</u>
Yes	35	66.04%
No	18	33.96%
Total Responses	53	

Question 27b. Amount willing to pay for sewer assessment/tap fees?

	<u>Total</u>	<u>%</u>
\$1000-3000	23	88.46%
\$3000-6000	3	11.54%
\$6000-9000	0	0.00%
\$9000+	0	0.00%
Total Responses	26	

Question 27c. Amount willing to pay for a monthly sewer bill?

	<u>Total</u>	<u>%</u>
\$10-20	21	60.00%
\$20-30	12	34.29%
\$30-40	2	5.71%
\$40+	0	0.00%
Total Responses	35	

St. Albans Township Survey
Results Number of surveys sent 630
 Number of surveys returned 270
 Response Rate 42.86%

Question 1. What section of the township do you live in?

	<u>Total</u>	<u>%</u>
A	75	29.18%
B	80	31.13%
C	53	20.62%
D	49	19.07%
Total Responses	257	

Question 2. How many years have you lived here?
 Average Number of Years 21

	<u>Total</u>	<u>%</u>
Over 40 years	40	16.60%
20 to 39 years	63	26.14%
10 to 19 years	55	24.07%
5 to 9 years	37	15.35%
0 to 4 years	51	21.16%
Total Responses	246	

Question 3. Age groups of persons living in your household?

	<u>Total</u>	<u>%</u>
0 to 5 years	46	6.36%
6 to 12 years	54	7.47%
13 to 18 years	72	9.96%
19 to 25 years	41	5.67%
25 to 44 years	190	26.28%
45 to 65 years	227	31.40%
65 + years	93	12.86%
Total Responses	269	
	723 (for calculating %)	

Question 4. Where do the members of your household work?

	<u>Total</u>	<u>%</u>
St. Albans	32	12.12%
Newark	48	18.18%
Granville	12	4.55%
Johnstown	15	5.68%
Pataskala	9	3.41%
Elsewhere in		
Licking County	23	8.71%
Columbus	136	51.52%
Elsewhere in		
Franklin County	45	17.05%
Retired	110	41.67%
Unemployed	12	4.55%
Total Responses	264	

Question 5. Major reasons for living in the township?

	<u>Total</u>	<u>%</u>
Rural Atmosphere	249	94.14%
Lack of Crime	124	46.97%
Lack of Congestion	154	58.33%
Schools	38	14.39%
Cleanliness	68	25.76%
Friendliness	101	38.26%
Employment	2	0.76%
Quiet for Retirement	82	31.06%
Total Responses	264	

Question 6. Do you own or rent your home?

	<u>Total</u>	<u>%</u>
Own	259	96.64%
Rent	9	3.36%
Total Responses	268	

Question 7a. Do you operate a farm?

	<u>Total</u>	<u>%</u>
Full-time	20	7.52%
Part-time	30	11.28%
No	216	81.20%
Total Responses	266	

Question 7b. If you operate a farm, how many acres do you own?

	<u>Total</u>	<u>%</u>
0 to 5 acres	5	9.62%
5 to 10 acres	5	9.62%
15 to 30 acres	6	11.54%
30 to 60 acres	12	23.08%
60 to 100 acres	6	11.54%
100 to 300 acres	13	25.00%
300 + acres	5	9.62%
Total Responses	52	

Question 7c. If you do not operate a farm, how many acres do you own?

	<u>Total</u>	<u>%</u>
0 to 2 acres	83	39.34%
2 to 5 acres	53	25.12%
5 to 10 acres	33	15.64%
10 + acres	42	19.91%
Total Responses	211	

Question 8. Minimum parcel size for a residential unit with no central sewer available?

Average size	3.54 acres
Maximum size	20.00 acres
Minimum size	0.25 acres
Average not min/max	3.46 acres
Total Responses	244

Question 9. The township needs more of which type(s) of housing development?

	<u>Total</u>	<u>%</u>
Single-family	97	37.89%
Two-family	6	2.34%
Multi-family	8	3.13%
Rental	15	5.86%
None	151	58.98%
Total Responses	256	

Question 10. What do you consider to be an affordable home price?

Average price	\$87,459
Maximum price	\$200,000
Minimum price	\$25,000
Total Responses	233

Question 11. Type(s) of commercial development you would like to see in the township?

	<u>Total</u>	<u>%</u>
Large shopping mall	7	2.66%
Strip shopping areas	21	7.98%
Rural Home Occupations	72	27.38%
Neighborhood commercial	50	19.01%
Other	16	6.08%
None	139	52.85%
Total Responses	263	

Question 12. Type(s) of business/industrial development you would like to see in the township?

	<u>Total</u>	<u>%</u>
Light manufacturing	52	20.00%
Heavy manufacturing	15	5.77%
Office, service	50	19.23%
Recreation/resort activity	66	25.38%
Maintain the current farming and agricultural base	207	79.62%
Total Responses	260	

Question 13. Method(s) of encouraging business/industry that you support?

	<u>Total</u>	<u>%</u>
Tax reductions	27	10.31%
Relaxed zoning	12	4.58%
Job training	32	12.21%
Business centers	30	11.45%
Industrial parks	29	11.07%
None of the above	165	62.98%
Total Responses	262	

Question 14. How concerned are you about: Increased car/truck traffic?

	<u>Total</u>	<u>%</u>
Very	164	63.08%
Somewhat	80	30.77%
Not	16	6.15%
Total Responses	260	

Large business signs/billboards?

	<u>Total</u>	<u>%</u>
Very	156	63.16%
Somewhat	61	24.70%
Not	30	12.15%
Total Responses	247	

Overall appearance of businesses?

	<u>Total</u>	<u>%</u>
Very	132	52.59%
Somewhat	100	39.84%
Not	19	7.57%
Total Responses	251	

Extensive business development?

	<u>Total</u>	<u>%</u>
Very	147	58.33%
Somewhat	72	28.57%
Not	33	13.10%
Total Responses	252	

Home Occupations?

	<u>Total</u>	<u>%</u>
Very	33	13.36%
Somewhat	93	37.65%
Not	121	48.99%
Total Responses	247	

Question 15. If you marked "very or somewhat" on any of the above items, would you be willing to support stricter zoning and/or design standards in an effort to better plan and control such development?

	<u>Total</u>	<u>%</u>
Yes	225	89.29%
No	27	10.71%
Total Responses	252	

Question 16. Is it necessary to plan for open space or public parks?

	<u>Total</u>	<u>%</u>
Yes	199	77.13%
No	59	22.87%
Total Responses	258	

Question 17. How important is it to use zoning in the following manner:

Protection of creeks?

	<u>Total</u>	<u>%</u>
Very	191	74.32%
Some	50	19.46%
Not	16	6.23%
Total Responses	257	

Protection of flood plains?

	<u>Total</u>	<u>%</u>
Very	141	55.51%
Some	81	31.89%
Not	32	12.60%
Total Responses	248	

Protection of sensitive wetlands?

	<u>Total</u>	<u>%</u>
Very	147	57.42%
Some	73	28.52%
Not	36	14.06%
Total Responses	256	

Protection of steep areas prone to erosion?

	<u>Total</u>	<u>%</u>
Very	164	64.31%
Some	68	26.67%
Not	23	9.02%
Total Responses	255	

Preservation of water supplies?

	<u>Total</u>	<u>%</u>
Very	237	91.57%
Some	15	5.79%
Not	7	2.70%
Total Responses	259	

Protectio of farm land?

	<u>Total</u>	<u>%</u>
Very	184	71.60%
Some	61	23.74%
Not	12	4.67%
Total Responses	257	

Protection of air quality?

	<u>Total</u>	<u>%</u>
Very	210	82.03%
Some	41	16.02%
Not	5	1.95%
Total Responses	256	

Protection of road right-of-ways?

	<u>Total</u>	<u>%</u>
Very	149	59.84%
Some	81	32.53%
Not	19	7.63%
Total Responses	249	

Control of noise?

	<u>Total</u>	<u>%</u>
Very	167	65.49%
Some	74	29.02%
Not	14	5.49%
Total Responses	255	

Protection of groundwater supply?

	<u>Total</u>	<u>%</u>
Very	234	91.05%
Some	17	6.61%
Not	6	2.33%
Total Responses	257	

Question 18. How effectively do the current township zoning regulations manage the following types of development?

Residential/Agricultural?

	<u>Total</u>	<u>%</u>
Well	28	14.58%
Adequate	112	58.33%
Poor	52	27.08%
Total Responses	192	

Commercial

	<u>Total</u>	<u>%</u>
Well	16	8.99%
Adequate	109	61.24%
Poor	53	29.78%
Total Responses	178	

Industrial

	<u>Total</u>	<u>%</u>
Well	15	8.57%
Adequate	111	63.43%
Poor	49	28.00%
Total Responses	175	

Question 19. Should zoning enforcement and regulations be:

	<u>Total</u>	<u>%</u>
More strict?	117	49.16%
Same?	59	24.79%
More flexible?	26	10.92%
No Opinion?	36	15.13%
Total Responses	238	

Question 20. How important is it to apply the following traffic safety measures along State Routes and selected county and township roads?

Traffic deceleration lanes?

	<u>Total</u>	<u>%</u>
Very	150	59.52%
Some	82	32.54%
Not	20	7.94%
Total Responses	252	

Left turn lanes?

	<u>Total</u>	<u>%</u>
Very	174	69.05%
Some	61	24.21%
Not	17	6.75%
Total Responses	252	

Review of on-site driveway, parking, and traffic access?

	<u>Total</u>	<u>%</u>
Very	93	37.96%
Some	122	49.80%
Not	30	12.24%
Total Responses	238	

Service roads?

	<u>Total</u>	<u>%</u>
Very	120	49.18%
Some	91	37.30%
Not	33	13.52%
Total Responses	244	

Shared drive-ways?

	<u>Total</u>	<u>%</u>
Very	53	22.08%
Some	102	42.50%
Not	85	35.42%
Total Responses	240	

Question 21. Would you favor a policy that increased the minimum distance required between driveway openings in accordance with national safety standards?

	<u>Total</u>	<u>%</u>
Yes	140	53.44%
No	57	21.76%
No opinion	65	24.81%
Total Responses	262	

Question 22. Would you utilize a park-and-ride parking lot for carpooling purposes if it were located on SR161 near SR3107?

	<u>Total</u>	<u>%</u>
Yes	52	20.08%
No	207	79.92%
Total Responses	259	

Question 23a. Interested in a commuter bus service to Columbus area?

	<u>Total</u>	<u>%</u>
Yes	86	32.82%
No	176	67.18%
Total Responses	262	

Question 23b. If yes, what general location would be a convenient stop?

	<u>Total</u>	<u>%</u>
Northland	24	25.24%
OSU	18	21.18%
I-270	7	8.24%
Busch Corp.	5	5.88%
Downtown	58	68.24%
Other	19	23.53%
Total Responses	84	

Question 23c. How frequently would you use such a service?

	<u>Total</u>	<u>%</u>
1-2/wk	15	17.86%
3-4/wk	18	21.43%
5/wk	8	9.52%
6-7/wk	4	4.76%
1/month	39	46.43%
Total Responses	84	

Question 24. Do you feel the following services are needed?

	<u>Total</u>	<u>%</u>
Cable TV	91	34.73%
Water (central)	48	18.32%
Toll Free Calling to Columbus	202	77.10%
Toll Free Local Calling	219	83.59%
Sewer (central)	44	16.79%
Recycling	110	41.98%
Adopt a Highway Clean-up	85	32.44%
Natural Gas	94	35.88%
Other	11	4.20%
Total Responses	262	

Question 25. Does St. Albans need social programs for: Children?

	<u>Total</u>	<u>%</u>
Yes	102	46.79%
No	116	53.21%
Total Responses	218	

Teenagers?

	<u>Total</u>	<u>%</u>
Yes	118	51.08%
No	113	48.92%
Total Responses	231	

Senior Citizens?

	<u>Total</u>	<u>%</u>
Yes	117	51.77%
No	109	48.23%
Total Responses	226	

Question 26. Items for which you would support an additional tax:

	<u>Total</u>	<u>%</u>
Recycling program	48	18.90%
Joint fire station facility (township-village)	36	14.17%
Improve emergency service	71	27.95%
Improve schools	91	35.83%
Provide social services for all ages	36	14.17%
Improve police protection	49	19.29%
Central sewer and water	44	17.32%
Improve/provide parks/recreational facilities	58	22.83%
None	63	24.80%
Other	10	3.94%
Total Responses	254	

Question 27. Which type of taxes would you support for such services?

	<u>Total</u>	<u>%</u>
Property Tax levies	38	20.21%
Bond issues	103	54.79%
Local license tax for roads	67	35.64%
Other	39	20.74%
Total Responses	188	

Question 28. Have your tax dollars been spent wisely on the following:

Fire?

	<u>Total</u>	<u>%</u>
Yes	212	98.15%
No	4	1.85%
Total Responses	218	

Roads?

	<u>Total</u>	<u>%</u>
Yes	116	53.21%
No	102	46.79%
Total Responses	218	

Emergency Medical Service?

	<u>Total</u>	<u>%</u>
Yes	197	96.57%
No	7	3.43%
Total Responses	204	

County Services?		
	<u>Total</u>	<u>%</u>
Yes	117	65.36%
No	62	34.64%
Total Responses	179	

Township Roads?		
	<u>Total</u>	<u>%</u>
Yes	99	45.00%
No	121	55.00%
Total Responses	220	

Question 29. For what reasons would you support centralized water and sewer in St. Albans?

	<u>Total</u>	<u>%</u>
Enhance availability/ quality of services	49	19.52%
Fire protection	63	25.10%
Economic Development purposes	17	6.77%
Deter annexation	38	15.14%
Allow higher density residential dev.	10	3.98%
Other	4	1.59%
Do not support	166	66.14%
Total Responses	251	

Question 30a. Would you support a local water district?

	<u>Total</u>	<u>%</u>
Yes	67	27.57%
No	176	72.43%
Total Responses	243	

Question 30b. Amount willing to pay for water assessment/tap fees?

	<u>Total</u>	<u>%</u>
\$1000-3000	53	94.83%
\$3000-6000	3	5.17%
\$6000-9000	0	0.00%
\$9000+	0	0.00%
Total Responses	58	

Question 30c. Amount willing to pay for a monthly water bill?

	<u>Total</u>	<u>%</u>
\$10-20	30	41.10%
\$20-30	32	43.84%
\$30-40	7	9.59%
\$40-50	4	5.48%
\$50-60	0	0.00%
\$60+	0	0.00%
Total Responses	73	

Question 31a. Would you support a local sewer district?

	<u>Total</u>	<u>%</u>
Yes	56	22.86%
No	189	77.14%
Total Responses	245	

Question 31b. Amount willing to pay for sewer assessment/tap fees?

	<u>Total</u>	<u>%</u>
\$1000-3000	47	90.38%
\$3000-6000	5	9.62%
\$6000-9000	0	0.00%
\$9000+	0	0.00%
Total Responses	52	

Question 31c. Amount willing to pay for a monthly sewer bill?

	<u>Total</u>	<u>%</u>
\$10-20	42	68.85%
\$20-30	15	24.59%
\$30-40	3	4.92%
\$40+	1	1.64%
Total Responses	61	

Question 32. Importance of working with adjacent communities to coordinate growth?

	<u>Total</u>	<u>%</u>
Very	137	52.69%
Somewhat	85	32.69%
Not	21	8.08%
Don't know	17	6.54%
Total Responses	260	

Question 33. Annual assessment willing to pay for proposed South Fork Licking River Water Conservation District?

	<u>Total</u>	<u>%</u>
\$0	125	51.44%
\$1-5	16	6.58%
\$5-10	24	9.88%
\$10-50	41	16.87%
\$50-100	29	11.93%
\$100+	8	3.29%
Total Responses	243	

Question 35a. Like to see a quarterly township report in the local newspaper?

	<u>Total</u>	<u>%</u>
Yes	206	85.83%
No	34	14.17%
Total Responses	240	

Question 35b. Which newspaper?

	<u>Total</u>	<u>%</u>
Johnstown Independent	92	42.40%
Newark Advocate	96	44.24%
Pataskala Standard	31	14.29%
Granville Booster	90	41.47%
Total Responses	217	

Question 36. Interested in examining/redefining the school district boundaries in the township?

	<u>Total</u>	<u>%</u>
Yes	76	33.33%
No	152	66.67%
Total Responses	228	

NOMINAL GROUP TECHNIQUE

On May 25, 1994, a public meeting was held at the Alexandria Elementary School to discuss the future of St. Albans Township and the Village of Alexandria. About 40 persons attended the meeting. An approach called Nominal Group Technique was used to facilitate the discussion. Participants were randomly split into six groups (of six to seven persons), each responsible for focusing on a specific area of the community, including: housing and residential development; commercial and industrial development; transportation; natural resources and parks/recreation; sewer, water, utilities, and other services; and education. Each group ranked their top five major priorities or concerns for their topic, with one (1) being the highest priority, two (2) being the next highest, etc. It is important to note that some concerns and recommendations contradict one another, as well as some of the survey results. This is natural because people's opinions vary and the groups concentrated on different areas.

Nominal Group Technique Results

Housing and Residential Development

1. Establish a minimum lot size of three to five acres for residential use.
- 2.(tie) Examine and enforce building standards for construction.
- 2.(tie) Designate certain limited areas for a) multi-family and b) low income uses, provided adequate services and infrastructure are offered.
4. Maintain rural residential atmosphere.
5. Control development - "low/slow" growth management

Commercial and Industrial Development

1. Prevent commercial and industrial development.
- 2.(tie) Keep the area rural with agricultural, craft, and service repair commercial uses. Provide only restrictive light commercial, such as "Mom & Pop" stores, i.e. promote locally owned and operated stores.
- 2.(tie) Focus on service industry and office uses such as legal, medical, and computer uses.
4. Restrict industry to low or no pollution uses.
5. Control development and generate additional tax revenue by limiting it to existing area i.e, Alexandria.

Transportation

1. Correct sight distance problems on Morse Road at: a) the first sharp curve east of Watkins Road and b) the intersection with State Route 310.
2. Focus on bicycle transportation: need more bike paths for work, recreation, and to reduce the hazard of existing bike traffic on the roads.
- 3.(tie) General control, funding, and maintenance issues, such as a) county control of all county and township roads, b) gas tax dollars disbursed to the township level, c) controlled speed limits, and d) maintenance of the existing roads.
- 3.(tie) Place traffic signals for rush hour at the intersections of a) State Route 161 with State Route 37 and b) State Route 161 with State Route 310.
5. Develop mass transit alternatives.

Natural Resources and Parks/Recreation

1. Oppose Lobdell Dam due to concerns about secondary effects.
2. Retain natural woodlands and green space.
3. Maintain and clean Raccoon Creek (clean-up rivers and streams)
4. Guarantee future protection of parks and recreation
5. Maintain existing parks, but provide no new parks. Specifically, oppose bike trails and large parks due to the possibility of increased crime.

Sewer, Water, Utilities, and Other Services

1. Create water storage/reservoir facility for Alexandria to provide a water supply for the village and the township.
2. Establish a toll-free phone service to Newark (at least to government offices), county-wide, and to Columbus, as well as better local service in Alexandria-St. Albans-Newark area.
3. Develop central sewer in the Village of Alexandria.
4. Provide better sheriff protection in the township.
5. Oppose county-wide fire/EMS service because the fire and EMS service in St. Albans and Alexandria are excellent.

Education

1. Support the Northridge Local School District's strategic plan.
2. Redistrict Northridge Local Schools - allow for more open enrollment in surrounding districts.
- 3.(tie) Distribute taxes more evenly - create more equitable assessment among Northridge School District communities.
- 3.(tie) Upgrade the local high school curriculum to include vocational training.
5. Create equitable funding of small school systems. Existing system is inequitable.

HISTORY

HISTORY

The first known settlers of the St. Albans Township lands were the moundbuilders. Artifacts from the Hopewell and Adena moundbuilders have been excavated at different sites within the township. Later came the Wyandot Indians who were here when early explorers arrived in America. The first white people to lay claim to the township land were the Spanish. From them it passed through the ownership of the French and then the English, all the while still being dominated by the Wyandot Indians. Finally in 1784 Virginia ceded the land now known as St. Albans Township to the U.S. Government.

Out of the famous Ordinance of 1787, St. Albans Township lands were entirely U.S. Military Lands. Almost all soldiers received their pay in the form of "script" that entitled them to so many acres of land based on their service to the military. One of the first acts of congress was to enact that all script must be used for the purchase of lands before the year 1800 or the script would become void. Many speculators bought up the script to the Ohio lands. This brought more population to this area. So in 1813 St. Albans Township was formed out of Granville Township. Later, land from the west end of St. Albans Township was divided and became Jersey Township.

The first settler of St. Albans Township, John Cooke Herron, was born in Pennsylvania. Some of the other early settlers were the Cornells, Lobdells, Owens, and Clarks. In 1812 the first school in the township was located in the old cabin of the Cornell boys and was taught by Miss Jerusha Baker. Some of these founding family names and others can still be located in the Maple Grove Cemetery, the Old Cemetery, Garfield Cemetery and Cornell Cemetery, all located in St. Albans Township or the Village of Alexandria.

Twenty-two water-driven mills were set up along the Mootz, Raccoon, Lobdell, and Stimson Run Rivers at various times. There were many saw mills, grist mills, a "whetstone" factory and even a distillery. Several churches, cemeteries, covered bridges, and roadhouses were found within the township boundaries.

In 1813 the first election of township government took place at the house of S. Carpenter. The first trustees were Isaiah Beaumont, Peter S. Stevens, and David Drake. The first clerk was Noble Landon. The township was named by Landon for his native place, St. Albans, Franklin County, Vermont.

The founder of Alexandria came in a covered wagon from Frederick County Maryland with his family. Alexander Devilbiss purchased three hundred acres of land in St. Albans township and built a mill in 1830. He platted out the village and created a business center whereby the communities needs could be better served. He even platted out the Old Cemetery at Alexandria where two of his nephews are buried. The town continued to grow with churches, including some that gave shelter to the anti-slavery movement, a hotel called the "Old Tavern" whose Bar Room provided a

meeting place for arbitration and an occasional lawsuit, a post office that collected twenty-five cents from the recipient of the letter, a dry goods store selling flour for four dollars a barrel, a bank that survived while thirty-nine others in the state failed, and even a tobacco factory. The village has survived three bank robberies, numerous fires and maintained its rural character. According to the history of the area as recorded in Alexandria and St. Albans Township, Licking County, Ohio, "the Alexandria Centennial celebration of 1930 inspired a maturity of cooperative effort and a degree of community pride that made it the outstanding achievement in the history of the village and township."

Alexandria is also known as the home of the first Community Council. This council was created in the fall of 1930 to promote the community welfare. The establishing of the Alexandria Library is just one of the accomplishments of this group. Many of today's businesses and residents continue to reflect the spirit of the founders by continuing with the preservation of the township's and village's rural flavor.

There are many historical and pre-historical sites throughout the township and village including Indian mounds, an Indian trail known as Buffalo Trail, houses, churches, and stores. Many historical and pre-historical artifacts are on display at the Alexandria Museum, located on West Main Street in Alexandria.

DEMOGRAPHICS

DEMOGRAPHICS

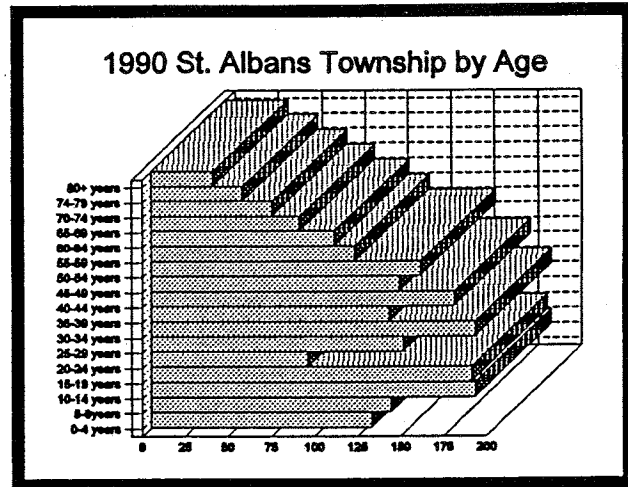
According to the U.S. Census, in 1990 St. Albans Township had a population of 2,149 persons. A break-down of the population by age groups is given in TABLE 1. Middle through high school aged (10-19 years) persons are almost 17 percent, or 374 persons, of the total population. Pre-school and elementary age persons (0-9 years) are only 12.4 percent, or 267 persons in St. Albans Township.

TABLE 1

St. Albans Township Population by Age		
AGE GROUP	1990	% of Total
0-4 years	128	5.9%
5-9 years	139	6.5%
10-14 years	188	8.7%
15-19 years	186	8.7%
20-24 years	91	4.2%
25-29 years	146	6.8%
30-34 years	188	8.7%
35-39 years	138	6.4%
40-44 years	176	8.2%
45-49 years	144	6.7%
50-54 years	156	7.3%
55-59 years	118	5.5%
60-64 years	106	4.9%
65-69 years	86	4.0%
70-74 years	70	3.3%
74-79 years	53	2.5%
80+ years	36	1.6%
TOTAL	2,149	100%
MEDIAN AGE	35.3 years	

GRAPH 1

About 263 persons, or just over 50 percent of the total population, are working age (20-64 years). However, it should be noted that fewer than five percent of the population, or 91 persons, age 20 to 24 years, live in St. Albans Township.



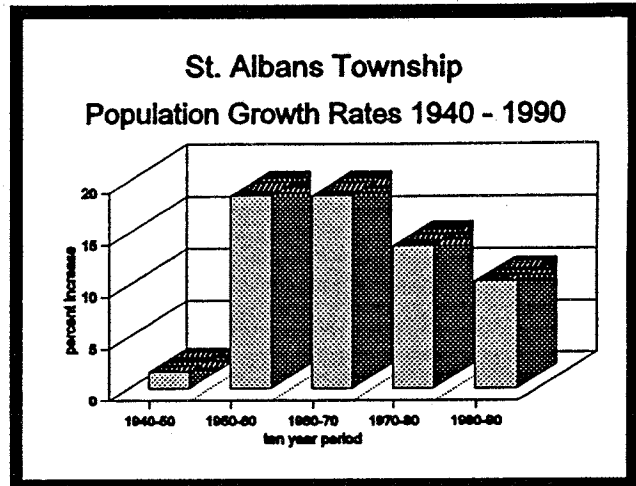
St. Albans Township has experienced a steady increase in population over the past fifty years, growing by almost 80 percent since 1940. The growth of St. Albans Township is somewhat slower than other surrounding townships in Licking County, as represented in TABLE 2. For instance, Granville Township has grown by almost 5,000 persons (a 176 percent increase) in the past fifty years. Similar growth was seen by Union Township, as well. Licking County, as a whole, grew over 106 percent since 1940.

TABLE 2

St. Albans and Surrounding Townships' Population 1940 - 1990						
TOWNSHIP	1940	1950	1960	1970	1980	1990
St. Albans	1,196	1,215	1,442	1,710	1,946	2,149
Granville	2,831	4,521	5,532	6,771	7,515	7,819
Harrison	1,163	1,277	1,927	2,271	4,278	5,041
Jersey	1,006	1,080	1,372	1,615	2,196	2,432
Liberty	644	672	693	778	1,300	1,470
Lima	2,186	2,455	2,813	3,358	4,343	4,408
McKean	709	722	887	994	1,197	1,357
Monroe	1,726	1,889	3,730	4,297	5,057	5,151
Union	2,523	3,791	5,009	6,316	7,054	7,730
Licking County	62,279	70,645	90,242	107,799	120,981	128,300

The time periods of 1950 to 1960 and 1960 to 1970 had the largest growth in population for St. Albans Township with a 19 percent increase for each period. Over the past twenty years, the township has continued to increase its population, but at a decreasing rate as shown by GRAPH 2. However, with increasing development pressures from Columbus, residential growth is expected to expand rapidly throughout southwestern Licking County. St. Albans Township (although just north of the area considered "southwestern Licking County") is easily accessible to Columbus by SR 161, and is likely to experience increasing rates of growth as well.

GRAPH 2



Population projections calculated by the Ohio Department of Development state that St. Albans Township will grow by about 10% from 1990 to the year 2000. This would be similar to the growth rate of previous ten-year period (1980-90). However, these projections are most likely underestimating the amount of in-migration to the township. Although centralized sewer and water systems are not available in St. Albans Township, there is still a lot of land available for large lot development. St. Albans Township will most likely see an increased rate of growth over the next ten years, than it previously experienced in the past.

ECONOMY and EMPLOYMENT

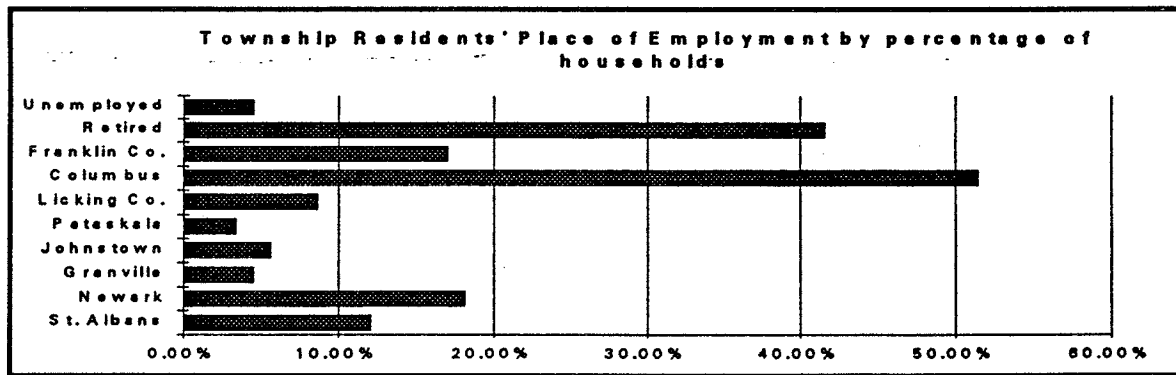
ECONOMY and EMPLOYMENT

The main economic industry in St. Albans Township is agriculture. Over 50 percent of the land in the township is devoted to agricultural uses. Row crops, or crops that are planted annually, use 7,700 acres of land. Types of row crops commonly found in St. Albans Township include corn, hay, soybean, and wheat. In addition, 1,790 acres of land are used for pasture grounds. Other agricultural activities include dairy, beef, pork, and sheep livestock farms, as well as tree farms, green houses, and nurseries.

There are a few small service businesses, such as automotive repair shops, beauty shops, and printing shops, in St. Albans Township and the Village of Alexandria. There also is an approved industrial subdivision, Shakelford Place Subdivision, located in the far southwest corner of St. Albans Township. It is the site of 5 businesses, employing over 40 persons.

The 1990 U.S. Census of Population and Housing indicated that the unemployment rate for St. Albans Township was 3.9 percent. This was much lower than the 6.1 percent unemployment rate given for all of Licking County. About 40 percent of persons over 25 years of age in St. Albans Township had at least some college or a college degree. For the county as a whole, this number dropped to 34 percent. Also, about 16 percent of persons age 25 or over in St. Albans Township had never completed high school. At the county level this statistic rose to 24 percent.

GRAPH 3



based on township survey responses

In both the Village of Alexandria and St. Albans Township, the largest percentage of households who responded to the survey have people who work in the City of Columbus with 34.07 percent and 51.52 percent, respectively (**GRAPH 3**), followed by households with retired persons at 18.68 percent and 41.67 percent, respectively. Only 15.38 percent and 12.12 percent of the households in the village and the township, respectively, have persons who work in St. Albans Township. The survey indicates that the area is largely a "bedroom community" and not an employment center.

DEVELOPMENT

DEVELOPMENT

Current land use in St. Albans Township consists primarily of agricultural and single-family residential uses. There are some commercial establishments and home-based occupations/businesses. The northwest area of the township, along with the Village of Alexandria appears to attract a majority of the business development in the area. Many of the commercial establishments are located in and around the Village of Alexandria, along State Route 37 north of the village and along Northridge Road (County Road 21). There are five to eight industrial establishments located at the Shakelford Place Industrial Subdivision in the far southwest corner of the township.

RESIDENTIAL DEVELOPMENT

The amount of residential development taking place in an area can be measured by looking at past trends associated with new building construction. One easily accessible source of such information is the number of zoning permits issued for an area. Over the past ten years, St. Albans Township issued 244 zoning permits. Within the Village of Alexandria there have been 72 zoning permits issued since 1985, with over half of those being issued in the past three year period (1991-1994).

GRAPH 4

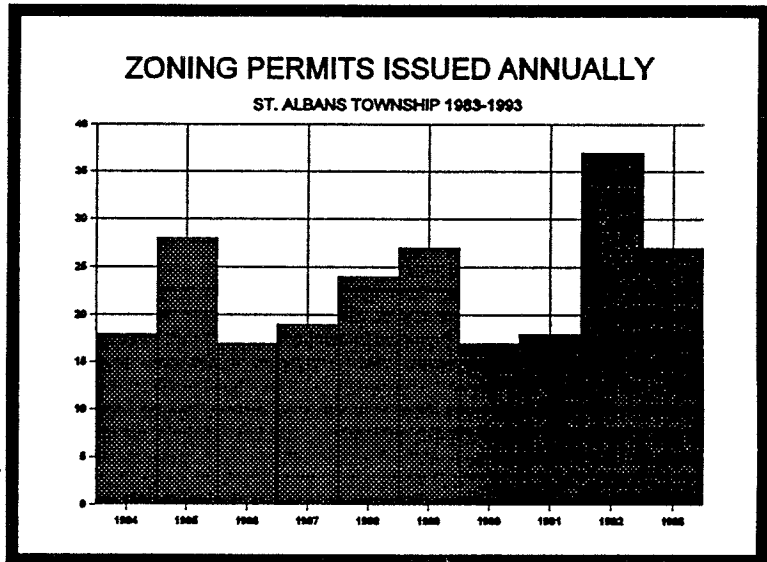


TABLE 3

ST. ALBANS TOWNSHIP ZONING PERMITS ISSUED ANNUALLY 1984-1994*												
year	'84	'85	'86	'87	'88	'89	'90	'91	'92	'93	'94*	Total
permits issued	18	28	17	19	24	27	17	18	37	27	18	244

* as of August 30, 1994.

Another easily accessible source of data related to new development is the division of land. Licking County categorizes the division of land into two types: minor land divisions, or lot splits, and major subdivisions. A minor land division cannot exceed the creation of four new parcels per calendar year from an original tract of land. Over the past ten years there have been a total of 169 lot splits, or minor divisions of land, within the township. (This does not include exempted lots splits, which are the division and sale of property between adjoining land owners.) The number of non-exempted lot splits completed annually peaked in 1989 with 39 splits approved. Since then, there have been between 16 and 24 lot splits per year.

GRAPH 5

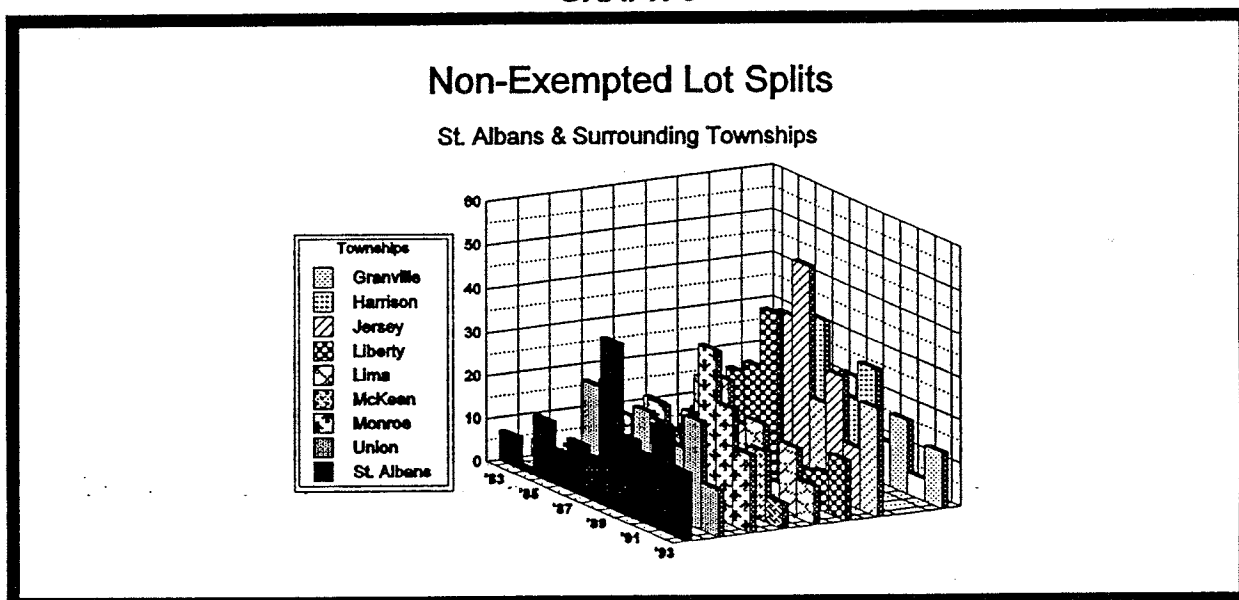


TABLE 4

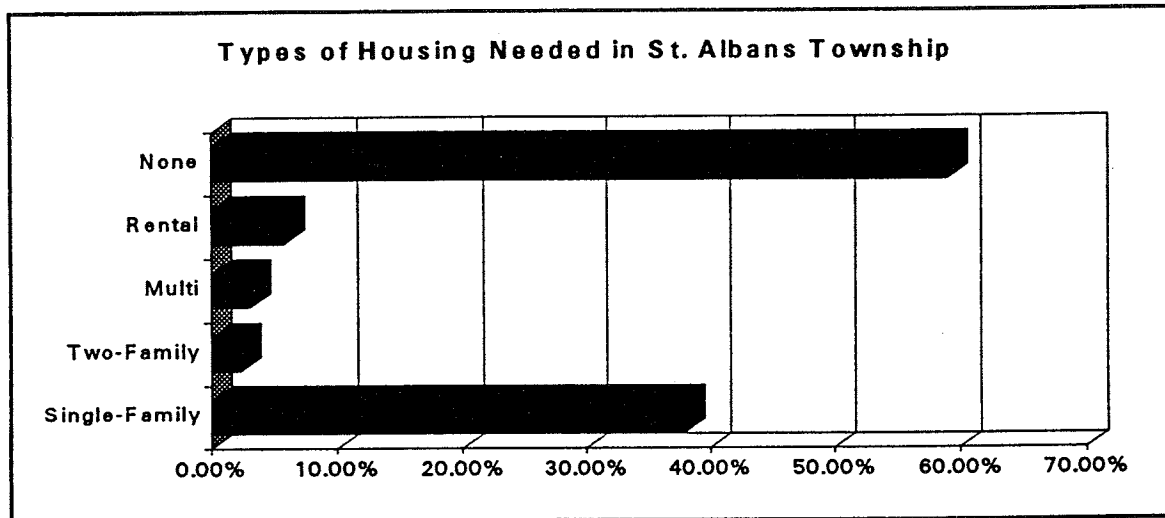
**NON-EXEMPTED LOT SPLITS in
ST. ALBANS and SURROUNDING TOWNSHIPS
1983-1993**

Year Township	'83	'84	'85	'86	'87	'88	'89	'90	'91	'92	'93
St. Albans	7	1	14	7	12	10	39	18	16	24	16
Granville	6	1	2	14	9	22	14	10	17	5	13
Harrison	6	7	2	8	13	36	22	21	30	54	29
Jersey	7	13	8	8	21	38	51	21	29	14	25
Liberty	3	1	3	18	24	27	41	6	8	9	14
Lima	3	13	8	12	23	25	16	18	6	16	9
McKean	1	4	8	6	12	14	5	2	14	16	6
Monroe	2	2	1	15	12	21	7	22	39	27	18
Union	4	4	4	23	25	5	22	21	17	25	11
Licking County	96	104	89	219	265	312	425	273	347	372	340

Major subdivisions involve the creation of more than five lots (including the remainder of the original tract) within one calendar year and/or the opening, widening, or extension of any street, road or easement of access. Over the past ten years there have been no new major residential subdivisions located in St. Albans Township. However, in 1994 there was a major residential subdivision, Stonestrow, approved for development. Stonestrow is located on the south side of State Route 161, just west of Watkins Road. Thirty lots were approved on a 89 acre tract of land, averaging about 3 acres per dwelling unit.

The surveys asked people their preference as to the type of housing development they would like to see in St. Albans Township. Over 50 percent of the township residents who responded to the survey indicated that they felt that the township did not need any new housing development at all. About 37 percent of the respondents felt that single-family housing development was needed, and less than six percent of the respondents felt that rental, two- or multi-family housing development was needed in the township.

GRAPH 6



In general, the Village of Alexandria residents who responded to the survey are much more in favor of housing development than their township counterparts. Only 30 percent of the village residents who responded to the survey felt that no housing development was necessary. It was felt that moderate- and low-income housing was needed by 25 percent and 15 percent of the respondents respectively. And, just over 15 percent of the respondents felt that senior citizen and multi-family housing was needed.

According to the priorities formulated from the public meeting held on May 25, 1994, community residents feel that St. Albans Township should establish a minimum lot size of three to five acres for residential use. However, only 14 percent of respondents to the township survey felt that the minimum lot size for residential use should be between three and five acres. About 25 percent of respondents felt that the minimum lot size should be between two and three acres, and 35 percent felt it should be between five and ten acres. The average minimum lot size listed in the survey was about three and a half acres.

TABLE 5

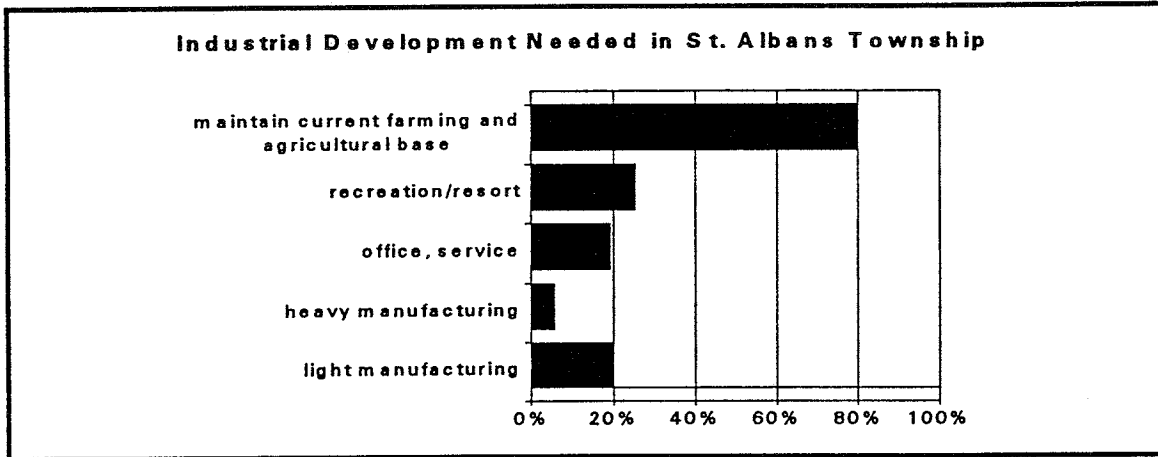
Minimum Residential Lot Size based on responses to the St. Albans Community Survey		
Minimum Residential Lot Size	Number of Responses	Percentage of Responses
Less than 1 acre	7	3.04%
1 to 2 acres	39	16.96%
2.1 to 3 acres	58	25.22%
3.1 to 4 acres	26	11.30%
4.1 to 5 acres	6	2.61%
5.1 to 10 acres	81	35.22%
Over 10 acres	13	5.65%
Total Responses	230	100%
Average 3.54 acres		

Other priorities for housing and residential development formulated from the public meeting were a need to examine and enforce building standards for construction and to designate certain limited areas for multi-family and low-income residential uses, provided adequate services and infrastructure are available. Finally, it was suggested at the public meeting that the township maintain its rural residential atmosphere and control development with low or slow growth management techniques.

COMMERCIAL/INDUSTRIAL DEVELOPMENT

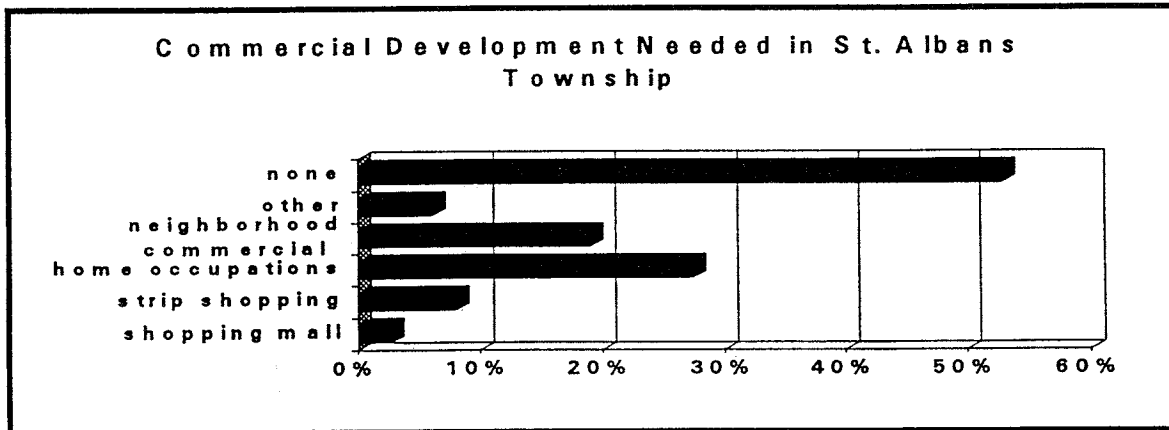
The township residents were also asked to indicate the types of commercial and industrial development they would like to see in St. Albans Township. Almost 53 percent of the respondents indicated that they do not want any commercial development, and over 79 percent indicated that the township should maintain the current farming and agricultural

GRAPH 7



base as its main industry. Just over 27 percent of the respondents indicated that they would like to see extended rural home occupations, such as beauty shops, minor repair shops, or other such businesses operated out of a person's home. About 25 percent said they would like to see recreation/resort type activity. In summary, the township residents do not want any intense commercial or industrial development.

GRAPH 8



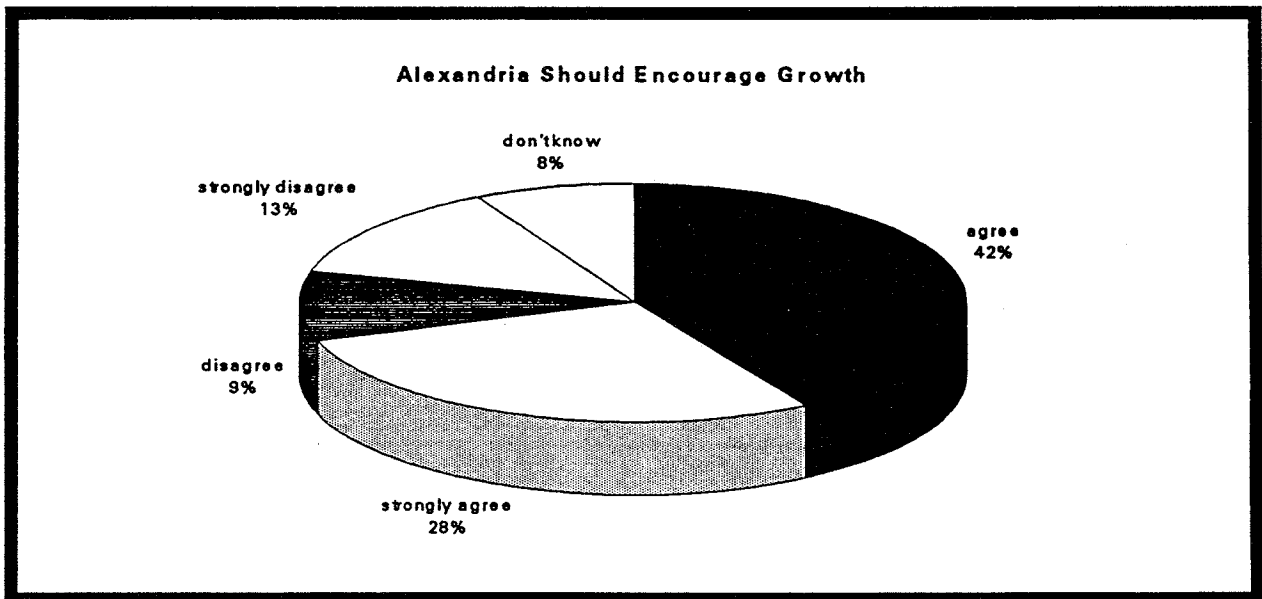
The township residents and the village residents were asked to rate their respective zoning regulations effectiveness in managing development. Only 14.5 percent of the township residents and only 6 percent of the village residents who responded to the survey felt the zoning regulations managed agricultural/residential development well. About 60 percent of both the township and village respondents rated the effectiveness of zoning on managing agricultural/residential development as adequate.

For effective management of commercial and industrial development, over 45 percent of the village respondents rated the village zoning regulations poor. About 30 percent of the township respondents rated the township zoning regulations poor for managing commercial and industrial development.

Finally, almost 50 percent of the township residents who responded to the survey felt that the township zoning enforcement and regulations should be more strict, with only 11 percent stating that the zoning should be more flexible (less strict). The village respondents, on the other hand, had 33 percent stating the zoning enforcement and regulations should be more strict and 31 percent stating the zoning enforcement and regulations should be more flexible. The remaining respondents in both the village and the township either felt the zoning should remain the same, or had no opinion. Also, over 85 percent of the township respondents felt that it was very or somewhat important to work with other adjacent communities to coordinate growth.

The Village of Alexandria asked its survey respondents to agree or disagree with statements about development and growth policies in the village. Almost 70 percent of respondents agreed or strongly agreed with the statement that Alexandria should encourage growth.

GRAPH 9



Over 87 percent of the respondents agreed or strongly agreed that Alexandria should mainly be a residential community. About 50 percent of the respondents agreed or strongly agreed and forty-five percent disagreed or strongly disagreed that the village needs more business to serve residents. About an equal number of respondents agreed and disagreed with the statement that Alexandria needs business and/or industry to provide jobs and money for the community. Close to 100 percent of the respondents agreed or strongly agreed that the Village of Alexandria needs to plan carefully for growth. Over 85 percent of the respondents felt that an attractive and prosperous downtown is important for Alexandria, and that an identifiable community image and/or atmosphere would be good for the village.

TRANSPORTATION

TRANSPORTATION

There are three major state highways that run through St. Albans Township. State Route 37 (SR 37) runs east-west (to York Road) then passes through the Village of Alexandria as it continues through the northwest corner of the township. State Route 310 (SR 310) runs north-south along the western border of the township. And, State Route 161 (SR 161) runs east-west approximately through the middle of the township (to York Road where it becomes SR 37) and is the main connector of the Newark-Granville Area to the Greater Columbus Metropolitan Area. Currently, SR 161 is being widened, with a by-pass around New Albany (to the west of Licking County), with plans to continue the widening of the route throughout Licking County to SR 37. Limited, or "no-new", access points is the state policy regarding access to SR 161.

The intersections of SR 161 with SR 37, and SR 310 and SR 161 are the major crossroads, or *gateways* of the area. The intersection of SR 310 and SR 161 is the very defined entrance to St. Albans Township. And, the intersection of SR 161 and SR 37 is the entrance to the Village of Alexandria. These intersections are natural community gateways. Other important community corridors in the township include Morse Road (CR 25) in the southern half of the township, running parallel to SR 161, Northridge Road (CR 21) running north-south from the Village of Alexandria, beyond the northern township border, and Outville Road (CR 40) which runs south from SR 37 to the southern portion of Licking County where it becomes SR 158 at the interchange with Interstate 70.

Streets are classified according to their width, pavement type, access, function, and traffic load. Four major categories of streets are defined below.

Expressways/Freeways carry traffic in very high volumes for long distances at high speeds. High speed travel is possible due to large pavement width, limited access points, and divided traffic flows. Their only function is mobility, with no direct access to adjacent land uses. Non-emergency parking is not permitted. *There are no expressways/freeways in St. Albans Township.*

Arterial Streets carry traffic at moderate to high speeds between or within communities, with the primary function being mobility. Curb cuts, or access points to adjacent land uses, exist but are limited and should meet minimum distance requirements between each.

Collector Streets carry, or "collect", traffic from local streets to arterial streets. They serve a dual purpose of both mobility and access. They have considerably less traffic volume, lower speed limits, and are narrower than arterials. They may have many residential curb cuts. Collector streets may be further categorized into major and minor collectors.

Local/Residential Streets tend to be narrower and shorter than other streets, and serve the primary function of direct access to adjacent land uses. Speed limits are low, as is traffic volume. Curb cuts are quite numerous, and pedestrian and "children-playing" activities are likely.

TABLE 6 categorizes every street in St. Albans Township, and, where available, average daily traffic counts are given. The traffic counts are from the Mid-Ohio Regional Planning Commission (MORPC).

TABLE 6

ROAD	CLASSIFICATION	AVERAGE DAILY TRAFFIC (ADT)
Battee Road T-115	Local/Residential	n/a
Castle Road T-164	Local/Residential	n/a
Delia Drive	Local/Residential	n/a
Derringer Drive	Local/Residential	n/a
Duncan Plains Road CR33	Collector	490
Goose Lane Road T-142	Local/Residential	n/a
Hardscrabble Road T-18	Minor Collector	n/a
Highland Drive	Local/Residential	n/a
Jersey Mill Road CR91	Collector	610
Jug Street Road T-22	Minor Collector	210
Lobdell Road T-116	Local/Residential	n/a
Locust Road	Local/Residential	n/a
Morse Road CR25	Major Collector	1270
Mounts Road T-114	Local/Residential	n/a
Northridge Road CR21	Collector	435
Outville Road CR40	Collector	n/a
Paradise Valley Court	Local/Residential	n/a
Paradise Valley Drive	Local/Residential	n/a
Raccoon Valley Road CR539	Collector	n/a
Sadie Thomas Road T-117	Local/Residential	220
Shackelford Road	Local/Residential	n/a
Sharon Heights Road	Local/Residential	n/a
Stonestrow Court	Local/Residential	n/a
Stonestrow Drive	Local/Residential	n/a
Watkins Road T-42	Local/Residential	n/a
Wesleyan Church Road T-148	Local/Residential	110
York Road CR39	Local/Residential	n/a
SR 37	Arterial	4,280
SR 161	Arterial	8,400
SR 310	Arterial	1,850

NATURAL RESOURCES

NATURAL RESOURCES

The ability of land to support development is of major concern to communities who are beginning to experience growth. Several factors can effect an area's capability to support new developments, among these being topography, or slope, soil type, and ground water availability. Also, there is a need to protect certain natural features from disturbance. This includes protecting and preserving wetlands, endangered plants, and endangered animals. Woodlands and prime agricultural areas should be protected from over-development, as well.

TOPOGRAPHY/SLOPE

The topography of land can be measured by its slope. Slope is the ratio of change in elevation over distance, stated as a percentage rate. For instance, if a parcel of land rose four feet over 100 feet of horizontal distance, the slope for that area would be four percent. The lower the slope the flatter the land, and the higher the slope, the steeper the land.

There is a definite relationship between land use and slope. Commercial and industrial buildings usually require relatively flat, or level land. Slopes exceeding two percent are not suitable areas for such sites. Cropland is most often limited to areas of less than 12 percent slope. Roads also are limited by the topography in an area. Arterial roads, or roads with design speeds over 45 mph should not be located in areas greater than 4 percent. Local streets with speeds limited to 20 to 30 mph can have grades as steep as ten percent.

Slope also influences the natural environment. Stormwater runoff, performance of septic fields, and erosion all are influenced by slope. As slopes increase, the velocity of stormwater runoff increases causing problems with erosion and flooding downstream. Or, conversely, an area that has less than 0.5 percent slope will not drain stormwater at all and ponding may occur. Because slope is so closely tied to development and the natural environment, it should be one of the top criteria used in regulating the development of a community.

TABLE 7 lists some standards for slope and land use development.

TABLE 7

Slope Requirements for Various Land Uses*			
LAND USE	MAXIMUM	MINIMUM	OPTIMUM
House sites	20-25%	0.05%	2%
Playgrounds	2-3%	0.05%	1%
Septic fields	10%	0%	0.05%
Parking lots	3%	0.05%	1%
Streets, roads, driveways	15-17%	0.05%	1%
20 mph	10%	----	1%
30 mph	10%	----	1%
40 mph	8%	----	1%
50 mph	5%	----	1%
60 mph	4%	----	1%
Industrial sites	3%	0.05%	1%

**Adapted from Landscape Planning Environmental Applications, William Marsh, 1983.*

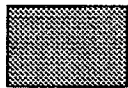
The slope in St. Albans Township is represented on FIGURE 4. The area along Raccoon Creek is relatively flat, with much of this area having a slope of zero to two percent. The zero to two percent slope rating continues in the northwest corner of the township, seen clearly along State Route 37. The area becomes slightly more rolling, with slopes of two to six percent throughout much of the remaining area. Zero to two and two to six percent slopes are particularly evident in the southwest corner of the area. This is where the existing Shakelford Place Industrial Subdivision is located, as would be expected based on the slope standards for industrial development. Very steep areas are found along Lobdell Creek, Moots Run, Simpson Run, and other tributaries of Raccoon Creek, as well as the far southeast corner of the township. In general, looking solely at slope, the west and central areas of the township are better suited for development than are the northeastern and southeastern areas.

Figure 4

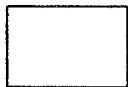
ST. ALBANS TOWNSHIP SLOPES



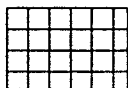
Source: Ohio Department of Natural Resources, Ohio Capabilities Analysis Program



PERCENT SLOPES GREATER THAN 12%



PERCENT SLOPES LESS THAN 12%



NOT RATED

SOILS

Soils are important in determining land use capabilities because several factors are associated with certain types of soils, including everything from drainage to permeability to ground water level. The soil types most commonly found in St. Albans Township are Amanda, Bennington, Centerburg, Ockley, Pewamo and Stonelick. The generalized soil association map shows the areas where each soil, or soil association, is located throughout the township.

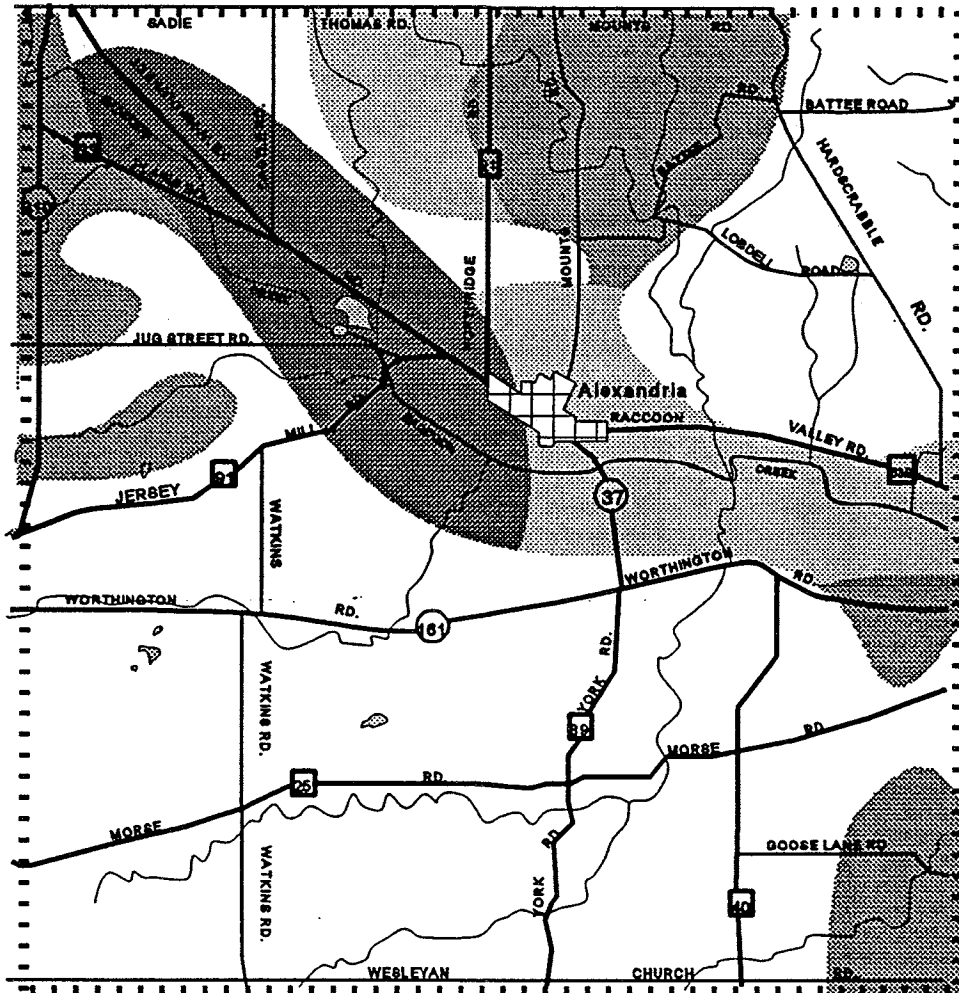
TABLE 8 below describes the land use potentials and/or limitations of the soils of St. Albans Township. Potential and limitation ratings are based on the soil type only. It should not be assumed that a soil type with severe limits for septic absorption fields cannot handle any septic absorption field, only that certain preventive and/or corrective measures would need to be taken, such as deliniating a larger absorption field area.

TABLE 8

SOIL TYPE	POTENTIAL GRAIN & SEED CROPS	LIMITS DWELLING WITH BASEMENT	LIMITS DWELLING WITHOUT BASEMENT	LIMITS SEPTIC TANK ABSORPTION FIELDS	LIMITS SMALL COMMERCIAL BUILDING
AMANDA AmD2, AmE, AmF	Very Poor to Poor	Severe <i>slope</i>	Severe <i>slope</i>	Severe <i>percs slowly and slope</i>	Severe <i>slope</i>
BENNINGTON BeA, BeB	Fair	Severe <i>wetness</i>	Severe <i>wetness</i>	Severe <i>percs slowly and wetness</i>	Severe <i>wetness</i>
CENTERBURG CeB, CeC2	Fair to Good	Severe <i>wetness</i>	Moderate <i>wetness, shrink- swell, and slope</i>	Severe <i>percs slowly and wetness</i>	Moderate to Severe <i>wetness, shrink- swell, and slope</i>
OCKLEY OcA, OcB, OcC2	Fair to Good	Moderate <i>shrink-swell and slope</i>	Moderate <i>shrink-swell and slope</i>	Slight to Moderate (depending upon slope and erosion)	Moderate to Severe <i>shrink-swell and slope</i>
PEWAMO Pe	Good	Severe <i>ponding</i>	Severe <i>ponding</i>	Severe <i>percs slowly and ponding</i>	Severe <i>ponding</i>
STONELICK St	Fair	Severe <i>flooding</i>	Severe <i>flooding</i>	Severe <i>flooding</i>	Severe <i>flooding</i>

Figure 5

ST. ALBANS TOWNSHIP SOIL ASSOCIATIONS

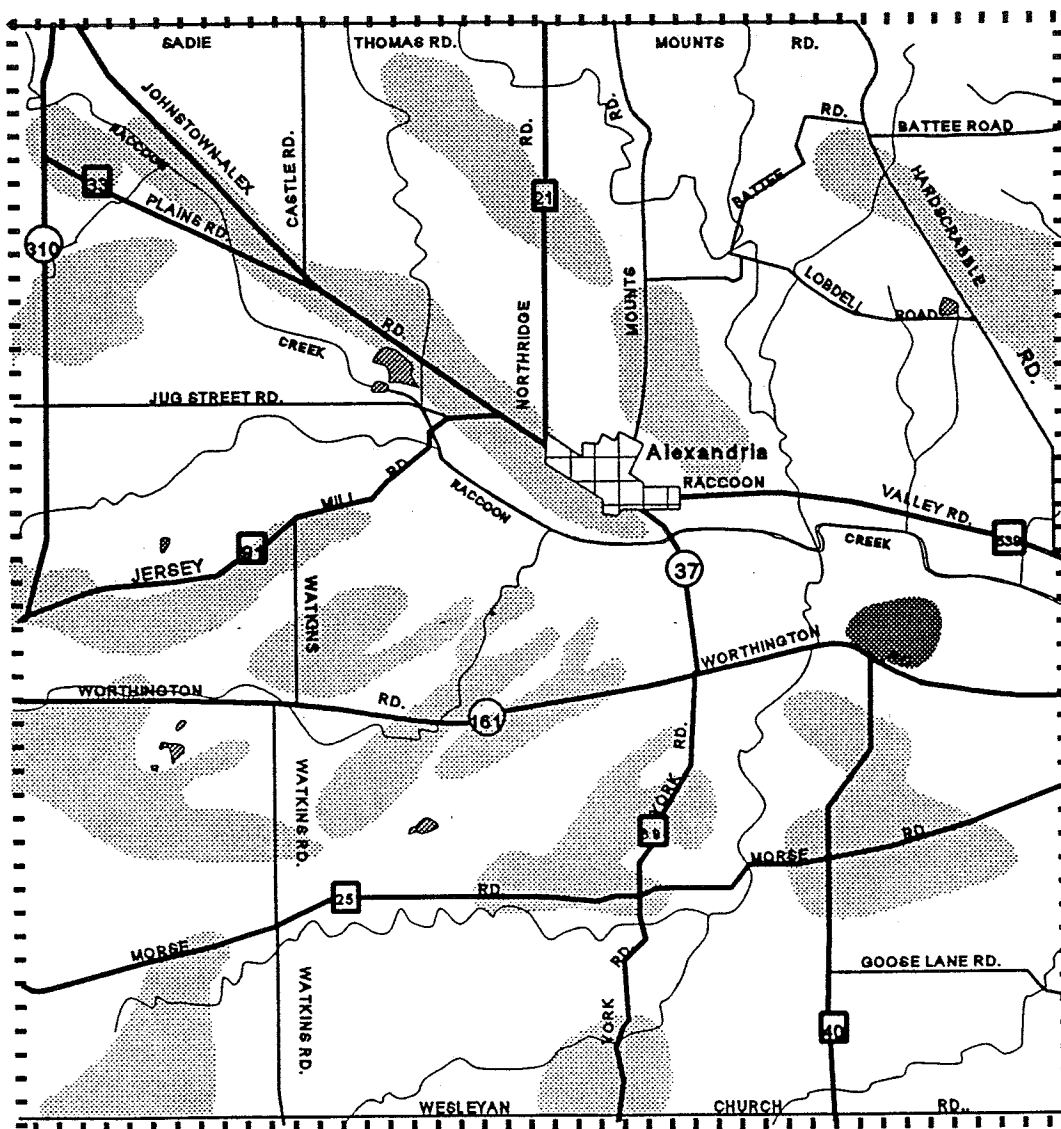


Source: Ohio Department of Natural Resources, Ohio Capabilities Analysis Program

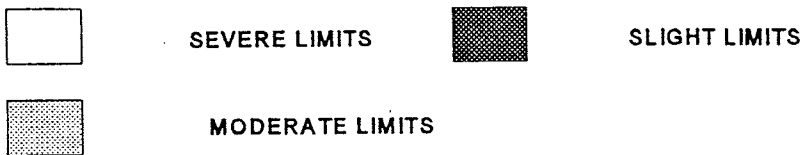
-  Centerburg-Bennington-Stonelick Association
-  Stonelick-Bennington Association
-  Amanda-Stonelick Association
-  Ockley-Stonelick Association

Figure 6

ST. ALBANS TOWNSHIP LIMITS FOR SMALL COMMERCIAL BUILDINGS BASED ON SOIL QUALIFICATIONS



Source: Ohio Department of Natural Resources, Ohio Capabilities Analysis Program



GROUNDWATER

Groundwater is water that lies beneath the surface of the earth. Areas underground with particularly large concentrations of groundwater are known as aquifers. However, aquifers are not static. Groundwater flows through them, and rain and surface water "recharge" them. Most often, aquifers are found in underground areas of porous rock or sand. For planning purposes, an aquifer should be evaluated based on its recharge rate and its cleanliness.

Groundwater is an important source of water for residential, commercial, industrial, and agricultural purposes. An important aspect of future land use planning is locating adequate supplies of groundwater. Groundwater needs to be protected from two things: overuse, or exceeding the aquifer recharge rates, and pollution.

Groundwater recharge is the ability of the aquifer to replenish its water supply from surface sources, such as soils, wetlands, rivers, and lakes. Several factors can effect the recharge rate of an aquifer including soil type, soil permeability, and distance to the aquifer from the surface. If the total rate of withdrawal from the aquifer exceeds the aquifer's recharge rate, the aquifer's water level will decline. If this overdraft, or high rate of withdrawal, is continued over several years, the aquifer could be depleted.

The Ohio Department of Natural Resources studied, among other things, the topography, soils, and aquifers of the area, in order to determine which areas could support higher densities based solely on groundwater recharge rates. Using this information, the minimum residential lot sizes that should be allowed in St. Albans Township based on groundwater recharge rates can be calculated. The results of such calculations are shown in Figure 8.

One of the areas that might support a minimum lot size of two acres, without exceeding the groundwater recharge rate, is the land along Raccoon Creek and continuing northwest along State Route 37. However, much of this land is also within the identified 100-year floodplain (see page 85), limiting its development potential. Another potential area for residential development, based on groundwater recharge rates, is the south central portion of St. Albans Township, roughly between York and Watkins Road and south of Morse Road. Generally, the southwest, southeast, and northeast areas of the township could only support minimum lot sizes greater than 5 acres.

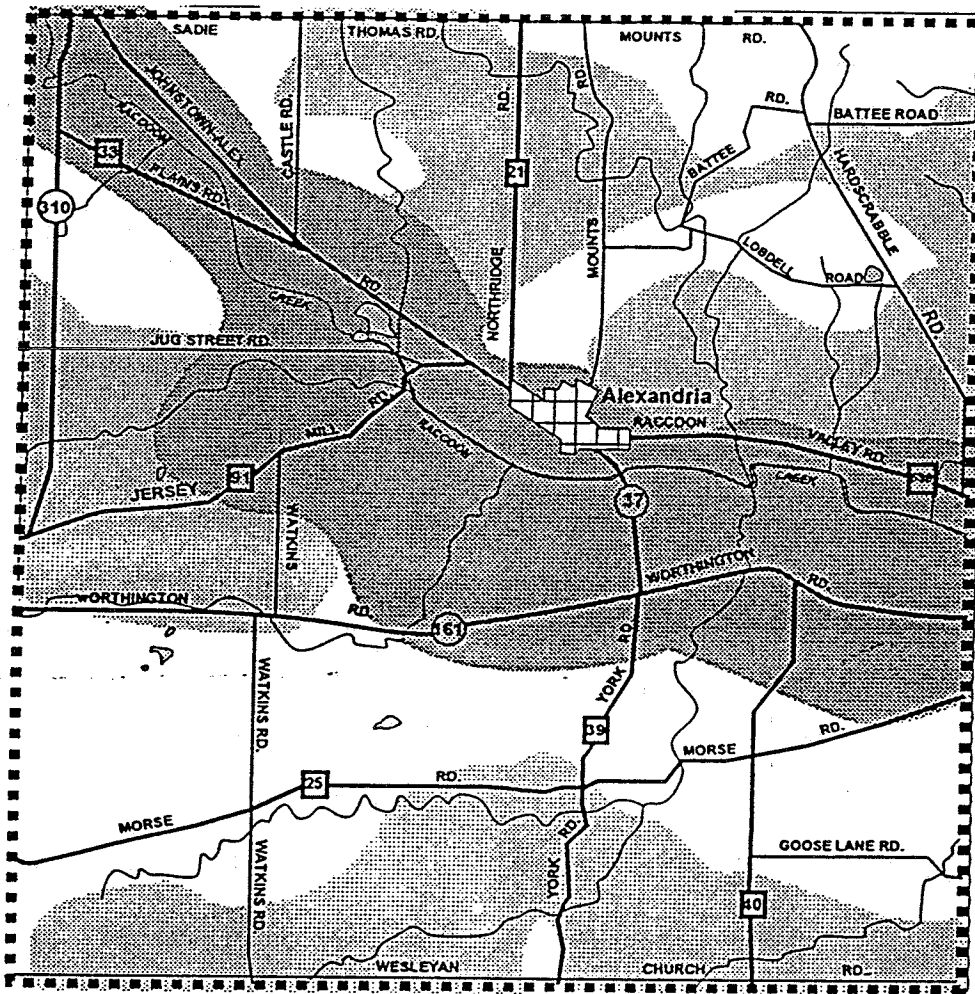
Protection from groundwater pollution should also be considered when planning for St. Albans Township. First, uses that are high risk as sources of contamination should be identified. Those that should concern St. Albans Township are landfills, industrial facilities (especially those that handle and store chemicals), and farmlands using extensive fertilizers and pesticides. Single-family residences, institutions, like churches and schools, and parks and open spaces have much less potential for contamination.

Second, recharge zones, or areas where the aquifer is replenished, should be identified.

Potential contaminating uses should not be located in such areas. Other factors to consider when siting such potentially contaminating uses are permeability of surface material, depth of aquifer, and drainage flow direction. Uses that have potential for contamination are best suited in areas where the aquifer depth exceeds 1000 feet, the soil has low permeability (such as clay-based soils) the flow direction is away from wells, and away from recharge zones. Site investigations, including water quality tests and aquifer studies, should occur on an individual basis for any potentially contaminating proposed uses.

Figure 8b

ST. ALBANS TOWNSHIP GROUND WATER YIELD measured in Gallons per Minute (GPM)



Source: Ohio Department of Natural Resources, Division of Water

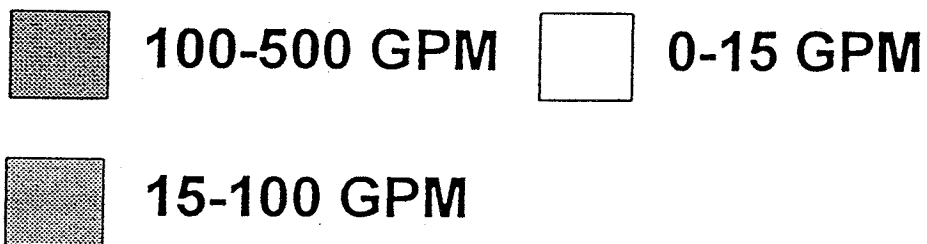
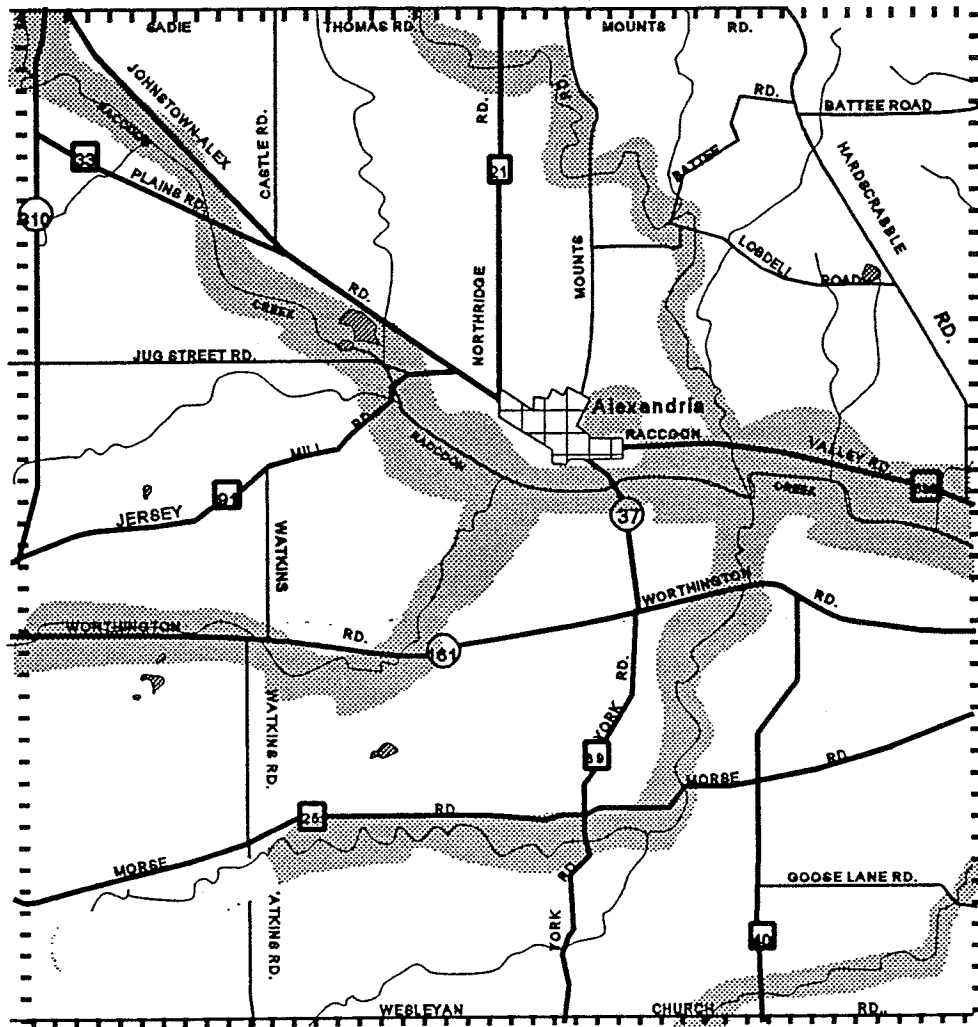
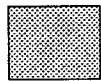


Figure 9

ST. ALBANS FLOOD HAZARD AREAS



Source: Federal Emergency Management Agency, FEMA



FLOOD HAZARD AREAS



NON-FLOOD HAZARD AREAS

FLOODPLAINS

Figure 9 shows the 100-year, or base, flood plains of St. Albans Township as identified by the Federal Insurance Rate Map (FIRM). A floodplain is any land area susceptible to being inundated by flood waters from any source. The 100-year, or base, floodplain is that land area that has a 1 in 100 chance of flooding in any given year, or during the 100-year storm.

Any development within the flood plains can impact the direction and flow of a watercourse during periods of flooding. Also, developments within the flood plain are at high risk for damage due to flooding. Currently, the county regulates development in the floodplain. Permits must be obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural flood water storage areas. Ground water supplies are often replenished in the floodplain area, and floodplains provide a habitat for a wide variety of plants and animals. Floodplains also have important scenic and aesthetic value, providing a natural area for passive recreation activities such as nature trails or hiking paths.

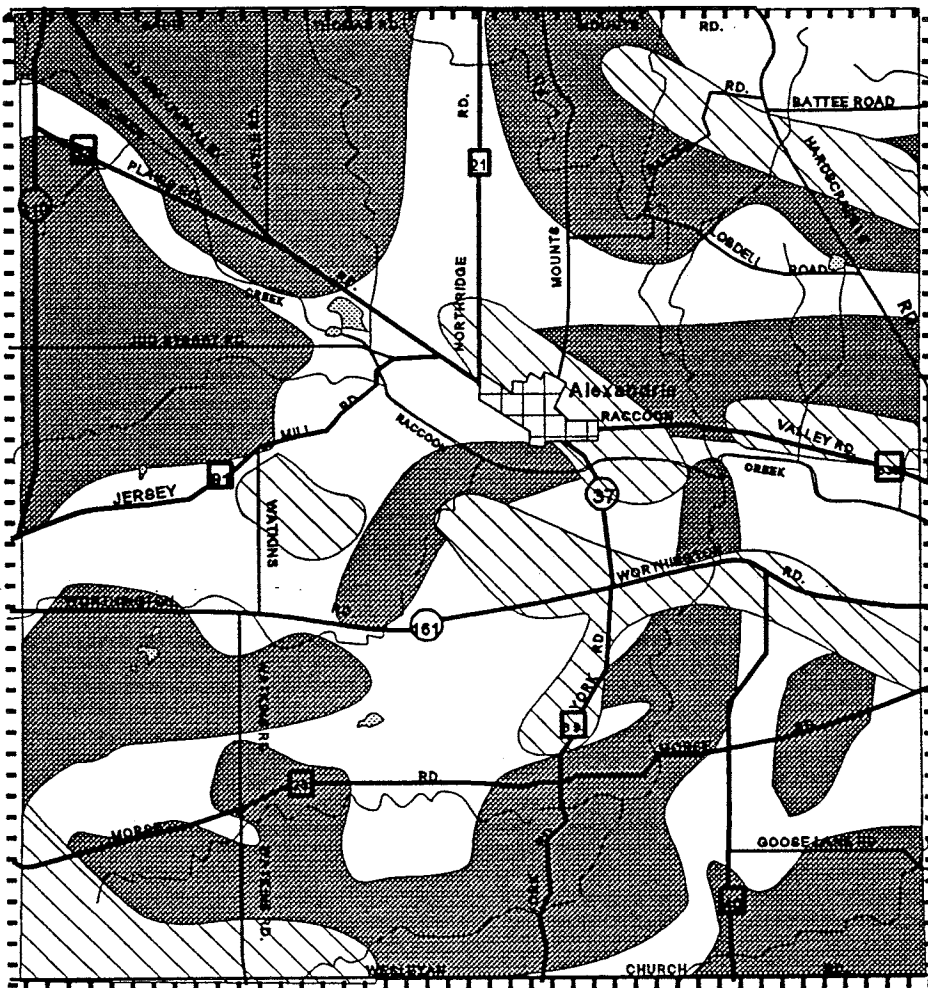
SPECIAL NATURAL FEATURES

There are certain special natural features that cannot be ignored when planning for the future land use of an area. Among those are, prime agricultural land, woodlands, and wetlands. These features represent important environmental concerns that need to be identified and protected. For example, wetlands naturally filter contaminants from surface water before it becomes groundwater, are often primary locations of groundwater recharge zones, and provide a natural habitat for many endangered plant and animal life.

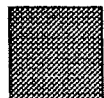
Prime agricultural land, woodlands, and wetlands not only have important environmental qualities, but provide aesthetic and scenic value, as well. For instance, woodlands provide natural screens between conflicting uses, and agricultural land promotes a rural atmosphere. Proposed developments that would be detrimental to any such features should be mitigated in order to minimize their impact. The following figures provide a general location of such important features in St. Albans Township.

Figure 10

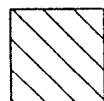
ST. ALBANS TOWNSHIP WETLAND POTENTIAL AND WOODLANDS



Source: Ohio Department of Natural Resources, Ohio Capabilities Analysis Program



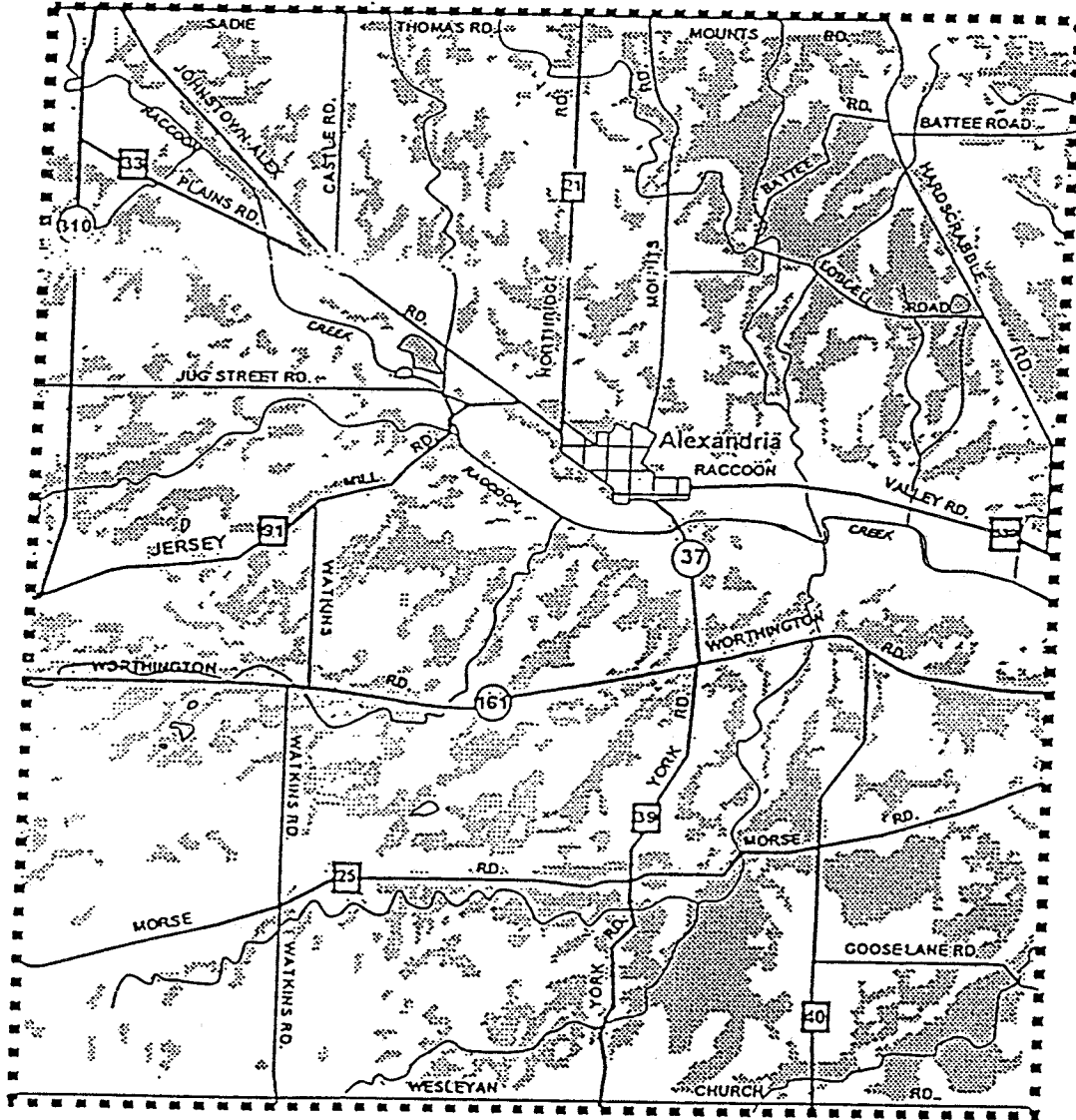
DECIDUOUS AND EVERGREEN FORESTLAND



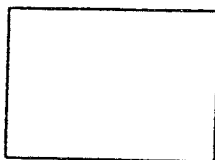
HYDRIC SOILS/WETLAND POTENTIAL

Figure 11

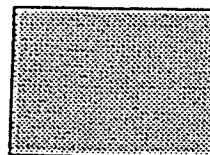
PRIME AGRICULTURAL LAND



Source: Ohio Department of Natural Resources, Ohio Capabilities Analysis Program



Prime



Not Prime

COMMUNITY SERVICES

**COMMUNITY SERVICES
TOWNSHIP GOVERNMENT**

St. Albans Township, as with all townships in the State of Ohio, is overseen by a 3-member elected board of trustees. Township trustees are elected every 4 years, and are charged with the duty of overseeing the business of the township, including, but not limited to ensuring the public health, safety, and welfare of all township residents. The trustees administer, enforce and execute all policies and resolutions of the township for the betterment of the township and its citizens. In order to carry out its duties, the board of trustees conducts monthly township meetings, as well as attending other township, county, and state meetings as deemed necessary. The board of trustees also supervises and directs the activities and affairs of the township fire department, the zoning inspector, the zoning commission, and the board of zoning appeals. Finally, the trustees preserve order at all township meetings and elections, and are available to the public for assistance in any and all problems that may arise.

TABLE 9

ST. ALBANS TOWNSHIP GOVERNMENT			
Gov't Officials and Boards	Number of Members	Length of Term	Primary Responsibility
Township Trustees	3	4 years	conduct all the of the business of the township and to ensure and promote the public health, safety, and welfare.
Township Clerk	1	4 years	fiscal officer and secretary for the township trustees
Zoning Commission	5	5 years	recommendations to the township trustees regarding changes to the township zoning resolution
Board of Zoning Appeals	3	5 years	hear appeals of zoning decisions and requests for variances and conditional use permits
Zoning Inspector	1	discretion of trustees	enforce the township zoning resolution
Fire Chief	1	discretion of trustees	oversee the fire protection services

The St. Albans Township zoning inspector is a paid part-time position appointed by the township trustees. The primary responsibility of the zoning inspector is to enforce the township zoning resolution as it exists. In carrying out this function, the zoning inspector reviews applications for zoning permits, conducts on-site inspections to ensure construction conforms to approved applications, investigates complaints and violations, maintains a record of non-conforming uses, and maintains the zoning text and map.

The zoning commission consists of five residents of the township appointed by the township trustees to serve staggered five year terms. The zoning commission is responsible for making recommendations to the township trustees concerning the interpretation and application of the township zoning resolution and comprehensive plan, as well as, conducting hearings on requested district changes and initiating amendments to the zoning resolution. The zoning commission should also be involved in planning activities in their area, and keeping the township trustees informed of their deliberations.

The board of zoning appeals is a three-member administrative body, also appointed by the township trustees to serve staggered five year terms. The functions of the board of zoning appeals are to hear appeals from decisions of the zoning inspector and to consider requests for variances and conditional uses as outlined in the township zoning resolution.

The township employs two full-time and two part-time road maintenance workers, along with the part-time zoning inspector. Equipment owned by the township includes: one (1) road grader, two (2) dump/snow plow trucks, two (2) tractors, one (1) boom arm mower, one (1) backhoe, one (1) utility pick-up truck, and miscellaneous hand tools and equipment for general shop maintenance.

VILLAGE GOVERNMENT

The Village of Alexandria has a mayor-council form of government. The mayor and the six-member village council are elected to 4-year terms. The mayor is the executive body of the government, and the council is the legislative body. The mayor appoints committee members to assist him/her in the execution of the village business. All committees and committee members are subject to approval of the village council.

Like the township, the Village of Alexandria has a planning commission, a board of zoning appeals, and a zoning inspector to enforce the zoning ordinance. The village has a park board, which oversees the maintenance and care of Parkers Field, and a safety committee which is charged with addressing issues of community safety in the village.

TABLE 10

VILLAGE OF ALEXANDRIA GOVERNMENT			
Gov't Officials and Boards	Number of Members	Length of Term	Primary Responsibility
Mayor	1	4 years	executive body of the village
Village Council	6	4 years	legislative body of the village
Planning Commission	5	5 years	recommendations to the village council regarding changes to the village zoning ordinance
Board of Zoning Appeals	3	5 years	hear appeals of zoning decisions and requests for variances and conditional use permits
Safety Committee	7	discretion of mayor and council	address issues of safety in the village
Park Board	5	discretion of mayor and council	maintain community parks
Zoning Inspector	1	discretion of mayor and council	enforce the village zoning ordinance

EMERGENCY SERVICES

St. Albans Township receives fire and emergency medical service from the Alexandria Volunteer Fire Department. Law enforcement and crime protection services are provided to the township by the Licking County Sheriff's Office. The Village of Alexandria has its own village police department, with one full-time officer.

The Alexandria Volunteer Fire Department, owned and operated by the St. Albans Township Trustees, responded to a total of 110 fire protection calls in the township and the village in 1993. Response time of the fire department to leave the station was two to three minutes, with response time to arrival at scene ranging from nine to fourteen minutes. The Alexandria Volunteer Fire Department also made 296 emergency medical service (EMS) runs in 1993, with 132 runs in St. Albans Township, 90 runs in the Village of Alexandria, and 74 runs outside of the township. Average time from receipt of call to leaving the station was three minutes forty-five seconds. The Alexandria Police Department, consisting of a chief and one other full-time officer, completed over 4300 hours of service and 269 hours of officer training. Over 600 incidents were investigated,

mainly involving assisting citizens and motorists and other agencies.

St. Albans Township receives law enforcement and crime protection services from the Licking County Sheriff's Office located in the Licking County Justice Center in Newark . The facility consists of administrative offices, as well as a 155 cell county jail. In 1993, the Licking County Sheriff's Office responded to 397 calls for service in the township, of which only seven, or 1.76 percent, were classified as violent crimes. This is slightly larger than Licking County, as a whole, which had 16,139 calls for service, with 210, or 1.30 percent, classified as violent crimes. However, all seven of the violent crime calls in St. Albans Township were related to assaults. There were no calls for service pertaining to murders, rapes, or robberies in the township. The county calls for service were for 21 rapes and 9 robberies. There were no calls for murders in Licking County in 1993. St. Albans Township ranked 13th out of the 26 townships based solely on the number of calls for service received (not based on the severity of the call).

HEALTH CARE

There are no doctor offices, clinics, nursing homes, or hospitals in St. Albans Township or the Village of Alexandria, limiting health care options for its citizens. The majority of available doctors, clinics, and nursing homes are located in the surrounding areas of Johnstown, Granville, Newark, and Columbus. The nearest hospital facilities are Licking Memorial Hospital in Newark, Mt. Carmel East in Columbus, and St. Ann's Hospital in Westerville.

TABLE 11

HOSPITAL	NUMBER OF BEDS	DISTANCE FROM ST. ALBANS*	SERVICES AVAILABLE**
Licking Memorial Hospital	150	15 miles	Birth Center Cardiology Emergency Care Nephrology and Dialysis Psychiatric Care
Mt. Carmel East	292	22 miles	Birth Center Cancer Institute Cardiology Emergency Care Outpatient Services
St. Ann's Hospital	180	24 miles	Birth Care Sports Medicine Emergency Care Cardiology

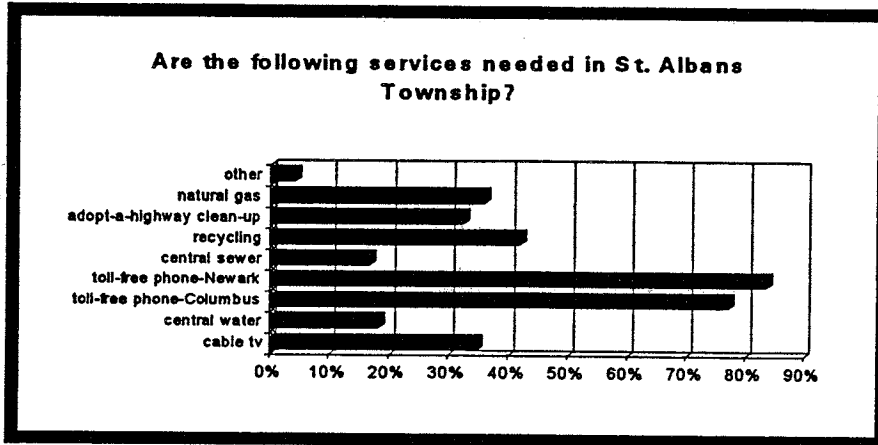
**These distance are approximate.*

***This is not an all-inclusive list of available services.*

OTHER SERVICES

St. Albans Township residents were asked if they felt that certain services not now provided were needed. The top request was for toll-free calling locally (Newark-Granville area) and to Columbus.

GRAPH 10



Although, the township cannot directly provide this service, it can as a government entity, lobby the telephone companies on behalf of its citizens. Another service that received a large response (42 percent) was for a recycling program. Over 30 percent of the respondents felt that natural gas, cable television, and an

Adopt-a-Highway Clean-up program were services needed in St. Albans Township. Again, although some of these services cannot be directly provided by the township government, the township can act as a voice, or lobbyist, for the township residents. Finally, the township respondents were decidedly split on the issue of whether St. Albans Township should provide social programs for children, teenagers, and/or senior citizens with about half stating yes and half stating no.

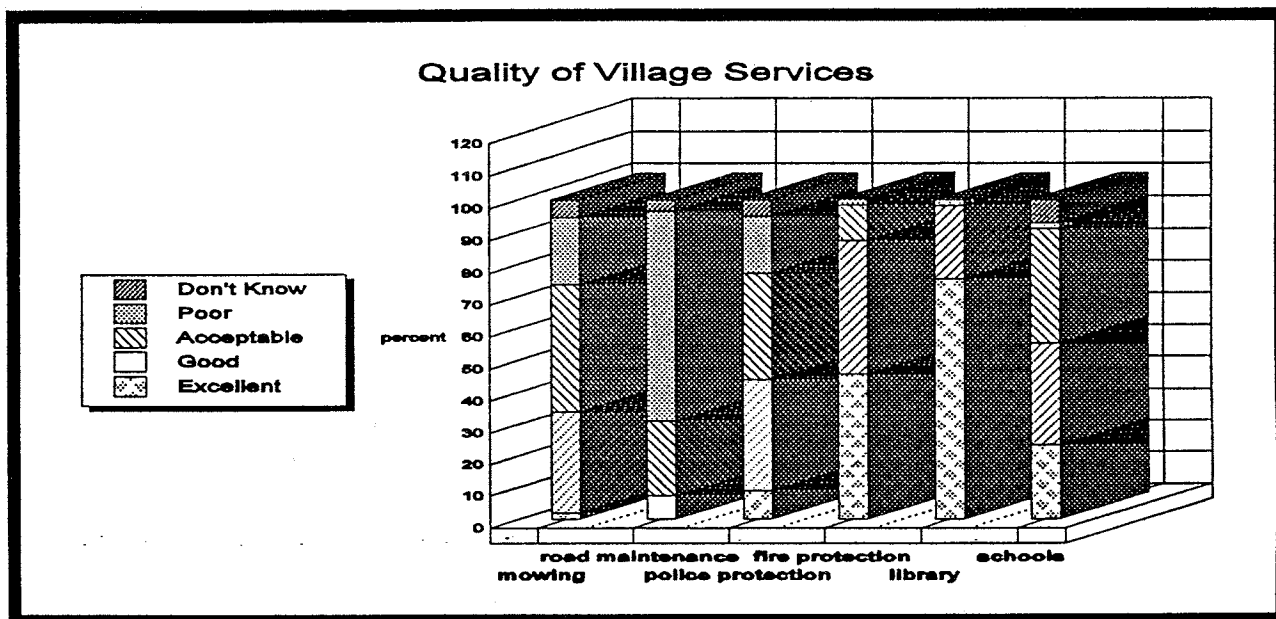
Township residents were asked if they would support an additional tax to provide any of those services. About a quarter of the respondents indicated that there were no services for which they would be willing to support an additional tax. Thirty-five percent of the respondents indicated they would support an additional tax for improving the schools, and 28 percent would support an additional tax for improving emergency services. And, close to 23 percent indicated they would support an additional tax for improved parks and recreational facilities. The type of tax most likely to be supported is a bond issue, followed by a local license tax for roads (55 percent and 36 percent, respectively).

Township residents who responded to the survey also stated whether they felt their tax dollars had been spent wisely on certain services. Over 96 percent of the respondents felt that tax dollars were spent wisely on both fire protection and emergency services. However, only 45 percent of the respondents felt that tax dollars were spent wisely on township roads.

Village of Alexandria residents who responded to the survey were asked to rate services

provided by the Village as either: Excellent, Good, Acceptable, Poor, or Don't Know. The service that received the best rating was the library with 43 persons, or 75%, of the respondents rating the library as excellent, 23 percent rating it as good, no one rating it as poor. The library was the only service that received zero poor ratings. Fire protection also was rated highly, with 45 percent of respondents rating it as excellent, and 42 percent rating it as good. Services that received lower ratings included road maintenance (*poor*=65%), leaf pick-up (*poor*=53%), street cleaning (*poor*=44%), and sidewalk maintenance (*poor*=40%).

GRAPH 11



Village respondents were asked to pick one category where they would most like to see the Village of Alexandria spend more money during the next five years. Fifty percent of the respondents chose the category of improving utilities such as sewers and sanitary sewers. Almost thirty-six percent chose improving transportation services and maintenance of roads. Less than 10 percent were interested in spending more money to encourage business development.

UTILITIES

At this time all of the residents of St. Albans Township have on-site wells and septic systems. These on-site water and waste water disposal systems are regulated by the Licking County Health Department. Current regulations require minimum lot sizes of 1.6 acres for on-site systems. The Village of Alexandria also has on-site septic systems, but receives central water from the Village of Granville.

Each of the surveys addressed the issue of the creation of centralized local sewer district, and the township survey also inquired about the creation of a local water district. A large majority of the respondents in St. Albans Township indicated that they did not want centralized sewer or water for any reason. Due to the very low density of development in the township, and because of the strong opposition to a local water and/or sewer district, a centralized sewer and water system for the township is not a feasible option.

Within the Village of Alexandria, 66 percent of the respondents would support a centralized sewer district, although, most would not be willing to pay an assessment greater than \$3,000 and none would pay an assessment over \$6,000. The Village of Alexandria is currently looking at the possibility of providing a centralized public sewer system for the residents in the village.

The Village of Alexandria currently is serviced with centralized water from the Village of Granville. A 50,000 gallon water tower is being planned for construction for the Village of Alexandria to hold a 48-hour water reserve for emergency purposes. The water tower is to be funded using federal Community Development Block Grant (CDBG) funds.

CIVIC ORGANIZATIONS

There are a wide variety of organizations to choose from for those community members who wish to participate in organized civic groups. Groups range from national organizations to local groups; from senior citizen to youths. TABLE 12 below lists only a portion of those organizations. Many of the citizens of St. Albans and Alexandria are active participants in the following associations. Also, many area churches have active civic organizations.

TABLE 12

GENERAL LISTING OF AREA CIVIC ORGANIZATIONS*		
EDUCATION	SOCIAL/RECREATION/SUPPORT	SERVICE
Alexandria Community Council/ Historical Society	Alexandria Sports League Center Star Masonic Lodge #11	Big Brothers/Big Sisters Newark, OH
Alexandria Family and Community Education	Johnstown-Alexandria-Croton Senior Citizens Club	Catholic Social Services Newark, OH
Alexandria Friends of the Library	Johnstown Sportsman Club Johnstown, OH	Johnstown Lions Club Johnstown, OH
Boy Scouts of America Columbus, OH	Parents Without Partners Newark, OH	Licking Co. Aging Program Newark, OH
Heart of Ohio Girl Scouts Council Zanesville, OH	Police Athletic League of Newark/Licking County Newark, OH	Licking Co. - Alexandria Food Pantry
Northridge Alexandria PTO		

*This is not an all-inclusive list. Also, many organizations may serve more than one purpose (i.e., Boy Scouts and Girl Scouts are educational and provide service to the community.)

CHURCHES

There are many churches of different denominations located in the St. Albans Township, Village of Alexandria and surrounding areas. Three located within the borders of St. Albans Township/Village of Alexandria are: Alexandria Baptist Church, Alexandria United Methodist, and Church of Christ at Alexandria. Area churches by denominations are listed below.

TABLE 13

AREA CHURCHES				
	ALEXANDRIA	GRANVILLE	JOHNSTOWN	PATASKALA/JERSEY
BAPTIST	Alexandria Baptist Church	American Baptist Churches of Ohio First Baptist Church of Granville Spring Hills Baptist Church	Marantha Christian Fellowship Concord Liberty Harmony Baptist Church Johnstown Baptist Church Johnstown Independent Baptist First Southern Baptist	Bethel Baptist Philippi Baptist Church Jersey Baptist Church
CATHOLIC		St. Edwards Catholic Church	Church of the Ascension	
EPISCOPAL		St. Luke's Episcopal Church		
LUTHERAN				Pilgrim Lutheran Church
PRESBYTERIAN		First Presbyterian Church	Johnstown Presbyterian Church	First Presbyterian Church of Pataskala Jersey Presbyterian Church Jersey Reformed-Presbyterian
UNITED METHODIST	Alexandria United Methodist Church	Centenary United Methodist Church	Appleton United Methodist Church Miller United Methodist Church	Harrison Chapel Methodist Pataskala United Methodist Church
OTHER	Church of Christ at Alexandria		Johnstown Church of Nazarene Church of Christ Church of Christ in Christian Union Johnstown Church of God	Pataskala Church of Christ Tri Village Church of Christ Community Christian Fellowship-Charismatic
NON-DENOMINATIONAL		Union Station Community Church		Grace Brethren Church of Licking County

CEMETERIES

There are four cemeteries located in St. Albans Township. These are: *Cornell Cemetery* owned and maintained by the township and located on Duncan Plains Road (CR 33) just east of State Route 310; *Maple Grove Cemetery* owned and maintained by the Maple Grove Cemetery Association and located behind the Alexandria Elementary School in the Village of Alexandria; *Garfield Cemetery* owned and maintained by the township and located at the southeast corner of Morse Road (CR 25) and Outville Road (CR 40); and *Old Cemetery* owned and maintained by the township and located just behind Maple Grove Cemetery.

SCHOOLS

St. Albans Township and the Village of Alexandria are completely within the Northridge Local School District. Northridge School District, expanding over a 120 square mile area, serves a three county area, including nine townships in Licking County, two townships in Knox County, and one township in Delaware County. The district's 1300 students are transported on 19 buses and housed in four buildings. There is one high school located just north of St. Albans Township in Liberty Township, two elementary buildings located in Hartford Township and in Knox County, and one combined elementary and junior high school located in the Village of Alexandria. The district, which has North Central accreditation, employs 80 teachers with an average salary of \$26,000.

Enrollment projections for the Northridge Local School District indicates a steady growth in student population through the 1998-99 school year, with a gradual decline to follow. Currently, the Northridge Local School District is looking at expanding its building capacity. A new high school building is proposed to be built next to the existing high school. The existing high school would then become a new junior high school building.

In both the township and village surveys, less than 20 percent of the respondents indicated that they enjoyed living in the area because of the schools. However, the village respondents rated the schools rather well with 23 percent rating the schools as excellent, 32 percent as good, and 36 percent as adequate. Over 35 percent of the township respondents indicated they would support an additional tax to improve the schools. In fact, improving the schools was the most supported reason for supporting an additional tax in the township.

In both the village and the township, a majority of people indicated that they did not want to examine or redefine the school district boundaries in St. Albans township, with 60 percent and 67 percent, respectively. However, one of the top issues generated from the Nominal Group Technique process was to redistrict Northridge School District, and to allow for more open enrollment in surrounding districts. But, the number one issue resulting from the education portion of the NGT process was to support the Northridge Local School District's Strategic Plan. All of the residents seem concerned with providing the area children the best possible educational system.

LIBRARIES

The Alexandria Public Library is located in the center of the village, and has a collection of 33,500 books, 900 videos, 150 book cassettes, and 1,600 periodicals with 5,200 borrowers. Besides the main library, the building houses a community meeting room, kitchen, children's story hour room, and community archives. The library employs eleven people. All Alexandria Northridge classes use this neighborhood library.

There are ten other public library facilities within Licking County. Those nearest to St. Albans Township include: Granville Public Library, Johnstown Public Library, Pataskala Public Library, and Newark Public Library. Also, there are two university libraries in close proximity to St. Albans Township and the Village of Alexandria. These are Dennison University in Granville and Ohio State University-Newark.

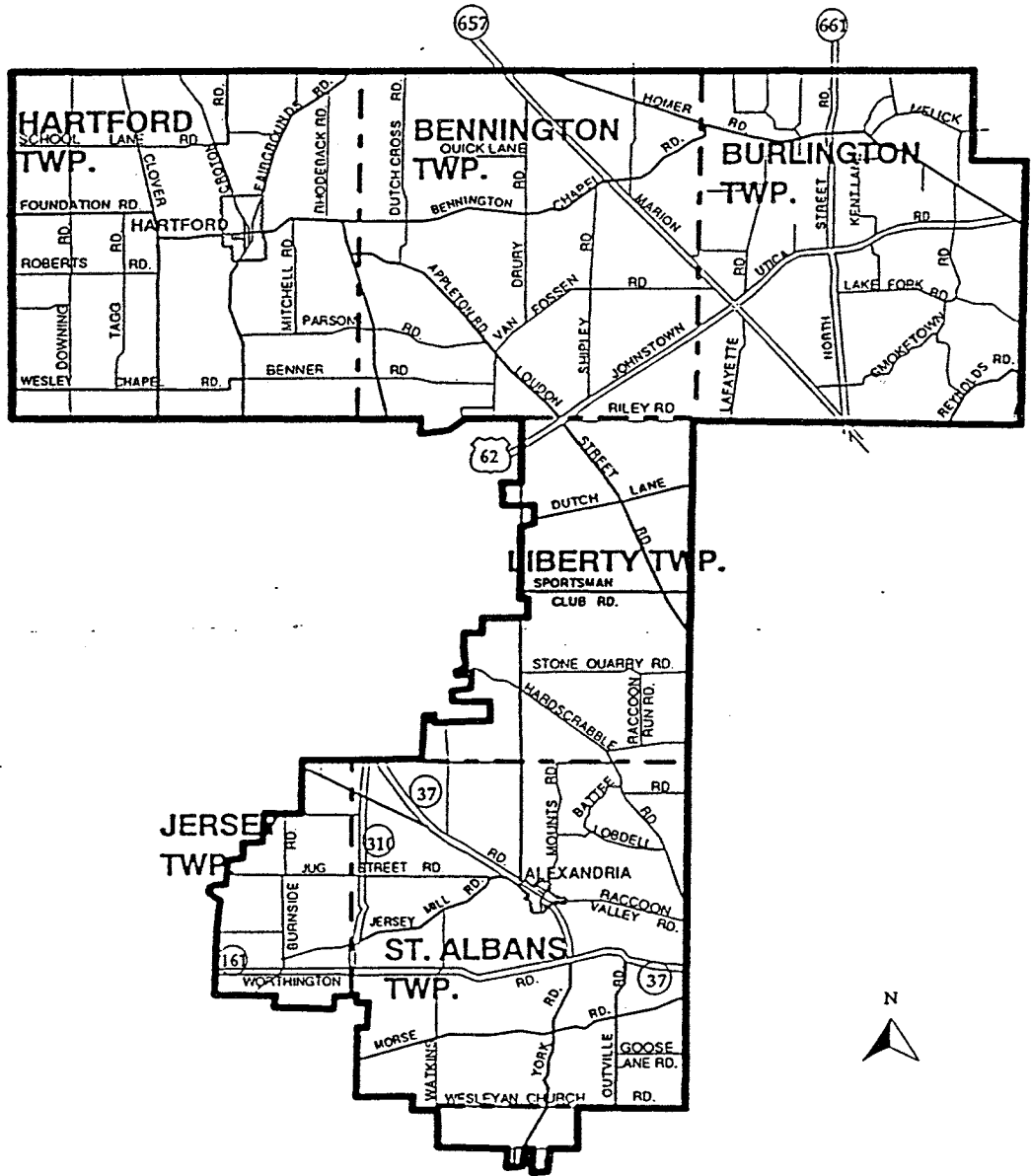
MUSEUMS

The Alexandria Museum, a historical museum, is located at 23 West Main Street in the Laycock House. The museum is sponsored by the Alexandria Community Council. The former home and doctor's office of the late Dr. L. C. Laycock was built in 1894. In the late 1980's the Alexandria Community Council took an option to purchase the property from the estate of the late Velma Peebles. Donations to purchase the home came from village members and a non-interest loan.

The museum accepts donations of historical interest. Items of interest are not necessarily restricted to the Alexandria Community. The museum is open to the public on Sundays from 2:00 pm to 4:00 pm and by appointment.

Figure 12

NORTHRIDGE SCHOOL DISTRICT



PARKS AND RECREATION

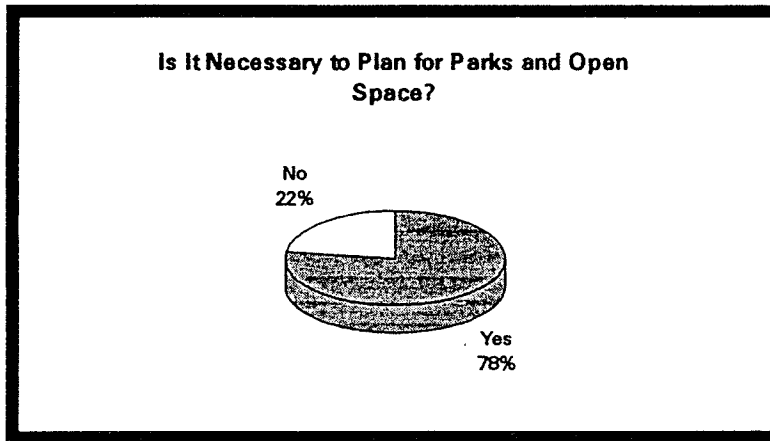
PARKS/RECREATION

St. Albans Township and the Village of Alexandria are have over 150 acres of land within its boundaries devoted to public parks and/or recreation uses. General descriptions of the parks and recreation areas are given in TABLE 14.

TABLE 14

NAME	SIZE	FACILITIES	OWNERSHIP
St. Albans Golf Club	140 acres	public golf course two shelters	private
TJ Evans Bike Path	14 miles total, with approximately 5 miles through St. Albans Twp.	paved bike path connecting Johnstown and Newark	Licking County Park District
Parkers Field	5.5 acres	baseball field soccer field playground	Village of Alexandria Park Board
Fireman's Park	1 acre	covered bridge picnic benches	Alexandria Volunteer Fire Dept.
Alexandria Elementary School	5.5 acres	baseball field soccer field playground	Northridge School District

GRAPH 12



Township and village residents were asked to respond to whether it was necessary to plan for open space and/or public parks. Over 75 percent of the township respondents, and over 85 percent of village respondents felt that it was necessary to plan for open space and/or public parks. About 23 percent of township residents who responded to the survey indicated that they would be willing to support an

additional tax in order to improve and/or provide parks and recreational facilities. Close to 15 percent of village respondents would most like to see the Village of Alexandria spend more money on increasing parks and recreation facilities and programs over the next five years.

Forty-eight percent of village residents who responded to the survey rated the park facilities in Alexandria as good or excellent, with about 25 percent rating the park facilities as adequate or poor. Over 85 percent of the village respondents use the park facilities in Alexandria one or more times a month during the summer, with 15 percent using the park facilities more than four times a month. A majority of the village respondents feel that more recreational programs should be provided by the Village of Alexandria, as should community activities such as holiday celebrations and historic home tours.

GLOSSARY OF PLANNING TERMS

Access Management: The process of providing and managing access to land development while preserving the flow of all modes of traffic in terms of safety, capacity, speed, and the prevention of congestion.

Accessory Use or Structure: A use or structure on the same lot with the principal use or structure, (either attached or detached) and of a nature customarily incidental and subordinate to the principal use or structure.

Aesthetics: The pleasantness of the total environment; the intangible features that enhance a community's quality of life and distinctiveness.

Aesthetic Zoning: Zoning regulations designed to preserve the aesthetic features or values of an area.

Agricultural: Farming, dairying, apiculture, pasturage, horticulture, floriculture, viticulture, ornamental horticulture, olericulture, pomiculture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or sorting the produce, provided, however that:

1. The operation of any such accessory uses shall be secondary to that of normal agricultural activities.

Airport: Any runway, land area, or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

Alterations: Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

Appeal: A private individual, group, or public agency may take the decision of the zoning administrator or planning commission to a higher authority for review of that decision. An administrator's decision may be appealed to the board of zoning appeals; the commissions decisions may be appealed to the governing body. Similarly, the decisions of the board of zoning appeals may be appealed to a court of law.

Applicant: The legal or beneficial owner or owners of land included in a proposed development, including the holder of an option or contract to purchase, or person having an enforceable proprietary interest in such land. When the applicant is not the owner, written consent shall be required from the legal owner of the land. See also developer

Appropriate Authority: Those federal, state, or local agencies or departments, with expertise or interests in a given area, from which recommendations and/or approvals may be required, including but not limited to: Ohio Environmental Protection Agency (OEPA), Ohio Department of Transportation (ODOT), Ohio Department of Natural Resources (ODNR), Local Water and Sewer District, etc.

Aquifer: Any subsurface material that holds a relatively large quantity of groundwater and is able to transmit that water readily.

Assessment: The process of determining the worth, or the market value of land and buildings for taxation purposes.

Assessment Rate: A percentage of the real market value of land and buildings. Multiplying the assessment rate by the true value of all community property yields the totals assessed value of all real estate in the community.

Basement: A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Base Zone: The zone underlying an overlay zone. Base zones are typically for standard uses, such as residential, commercial, and industrial.

Berm: A low elongated mound constructed along site borders for screening purposes.

Blight: Social and/or physical decay of the community due to many factors, including but not limited to, declining population, loss of economic base, changes in roads and highways, and lack of public investment.

Block: A tract of land bounded by streets or by a combination of streets, public parks, cemeteries, railroad rights-of-way, waterways, or the corporate limits of the county or a municipality.

Board of Zoning Appeals (BZA): A board composed of five members, appointed by the township trustees, established to serve in the capacity of a "judicial branch" of zoning administration. The Ohio Revised Code enables the BZA to exercise its powers over three functions: appeals, variances, and conditional uses.

Buffer: An area within a property or site either consisting of natural existing vegetation or created by the planting and/or erection of trees, shrubs, fences, and/or berms, designed to limit both the view and/or sound from the site to adjacent sites or properties.

Buildable Area: Space remaining on a lot after the minimum subdivision and zoning requirements for yards, setbacks, easements, and restrictions have been met.

Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

Building Code: A set of regulations governing the construction of buildings, usually stating what materials may or may not be used in construction and establishing minimum standards for plumbing, electrical wiring, fire safety, structural soundness, and overall building design.

Building Line: a boundary fixed at a specific distance inward from the edges of a property beyond which a building cannot lawfully extend. See also **setback line**.

Building Permit: An official document issued by a township or county which grants permission to a contractor or private individual to erect a building or make improvements to an existing structure, usually issued only after a public official has certified that a building or structure will be in compliance with all local regulations.

Building Starts: The total number of new buildings under construction in a given year, counted by the number of building permits issued for that year.

Building Height: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip, and gambrel roofs.

Bulk Regulations: Zoning ordinance restrictions on the density, height, locations, and lot coverage of buildings, aimed at providing buildings with sufficient access, air, fire protection, light, and open space.

Capital Improvements Program (CIP): A program of when, where, and how much a town plans to invest in public services and goods over a specified time period (usually the next five to ten years).

Central Business District: A central area of the community where persons carry on commercial trade and purchasing, distinguished from satellite business centers, shopping districts, and highway strip commercial districts.

Certificate of Compliance: see **Certificate of Occupancy**.

Certificate of Occupancy: Official notice that a building is in accordance with the zoning ordinance and/or building or housing codes, and may be used or occupied. The certificate is issued for new construction or for changes and additions to existing buildings. See also **Zoning Permit**.

Channel: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

Cluster Development: A development in which some of the zoning standards, such as minimum lot size and yard requirements, are more flexible than those restrictions that would normally apply under these regulations. In exchange for such flexibility in standards, the development includes substantial areas of common open space, so that the overall gross density of the development meets the zoning standards. In addition, the procedures for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans. See also **Planned Unit Development**.

Completely Subdivided: A tract that is divided into as many lots as the subdivider intends or the Subdivision Regulations permit for the tract.

Comprehensive Plan: A series of policy statements meant to guide and direct a community in its future development. It includes a future land use map indicating the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major streets, parks, schools, and other community facilities.

Conceptual Plan: A generalized concept plan of a subdivision, accompanied by the information described in the Subdivision Regulations. See also **Major Subdivision**.

Conditional Use: A use in certain zones that is neither permitted outright nor prohibited outright. Therefore before a permit can be issued, the use must be reviewed by the board of zoning appeals who dictate certain conditions that must be met in order to alleviate problems caused by the use's unique characteristics, usually relating to location, design, size, traffic generation, and/or method of operation. Such uses will be listed in the Official Schedule or District Regulations of a zoning resolution or ordinance.

Covenant: A written promise or pledge.

Culvert: A transverse drain that channels water under a bridge, street, or driveway.

Dedication: An act of transmitting property or interest thereto

Density: The number of buildings, offices, or housing units located on a particular piece of land, often measured as buildings per acre. High-density development has more buildings and less open space; low-density development has few buildings and more open space.

1. **Gross Density:** The number of dwelling units per acre of the total land to be developed.
2. **Net Density:** The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Design Storm: A rain storm of a given intensity and frequency of recurrence used as the basis for sizing stormwater facilities, such as detention basins or stormsewers.

Detention Basin: A man-made or natural water collecting facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to development, into natural or man-made outlets.

Developer: Any individual, subdivider, firm, association, syndicate partnership, corporation, trust, or any other legal entity commencing proceedings under the Subdivision Regulations to effect a platted subdivision of land hereunder for himself or for another. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interests in such land.

Development: All structures and other improvements of the natural landscape above and below ground on a particular site.

Development Area: Any contiguous (abutting) area owned by one person or operated as one development unit and used or being developed for non-farm commercial, industrial, residential, or other non-farm purposes upon which earth-disturbing activities are planned or underway.

District, Zoning: A portion of territory of the political boundary (e.g., township) within which certain uniform regulations and requirements or various combinations thereof apply.

District Highway Director: The director of the local district of the Ohio Department of Transportation

Ditch: An excavation either dug or natural for the purpose of drainage or irrigation with intermittent flow.

Ditch Petition: The process, governed by the Ohio Revised Code Section 6131.63, and amendments, that details the method for permitting public maintenance of drainage facilities.

Drainage: The removal of surface or subsurface water from a given area either by gravity or by pumping.

Drainage Basin: See Watershed.

Drainageway: An area of concentrated water flow other than a river, stream, ditch, or grassed waterway.

Drainfield: The network of pipes or tiles through which wastewater is dispersed into the soil. See also Sewer System, On-Site.

Driveway: That portion of land designated by the owner for ingress and egress to said land.

Dry Hydrant or Draughting Hydrant: A non-pressurized pipe system permanently installed in existing lakes, ponds, streams, and other structures that provide a means of access to water for the use of fighting fires whenever needed, regardless of weather.

Dumping: Grading, pushing, piling, throwing, unloading, or placing of any material.

Dwelling Unit: Space, within a building, comprising living, dining, sleeping room or rooms, and storage closets, as well as space and equipment for cooking, bathing, and toilet facilities designed and intended for human habitation.

Earth-Disturbing Activity: Any grading, excavating, filling, or other alteration of the earth's surface where natural or man-made ground cover is destroyed and which may result in or contribute to erosion and sediment pollution.

Earth Material: Soil, sediment, rock, sand, gravel, and organic material or residue associated with or attached to the soil.

Easement: Authorization by a property owner for another to use a designated part of his property for a specified purpose.

Easement of Access: An easement for immediate or future use, to provide vehicular access and accommodation for utilities, from a street to a lot, a principal building, or an accessory building.

Eminent Domain: The legal right of government to acquire or take private property for public use upon payment of just compensation to the owner of such property.

Engineer: Any person registered to practice professional engineering by the state board of registration as specified in Section 4733.14 of the Ohio Revised Code.

Environmental Impact Statement: A study, required by U.S. federal law for proposed projects involving federal funds, that describes the likely impacts on the natural and human environment and the alternative course of action, including no action.

Erosion:

1. The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep.
2. Detachment and movement of soil or rock fragments by wind, water, ice, or gravity.
3. Erosion includes:
 - a. Accelerated Erosion: Erosion much more rapid than the normal, natural, or geological erosion, primarily as a result of the influence of the activities of man.
 - b. Floodplain Erosion: Abrading and wearing away of the nearly level land situated on either side of a channel due to overflow flooding.
 - c. Gully Erosion: The erosion process whereby water accumulates in narrow channels during and immediately after rainfall or snow or ice melt and actively removes the soil from this narrow area to considerable depths such that the channel would not be obliterated by normal smoothing or tillage operations.
 - d. Natural Erosion (Geologic Erosion): Wearing away of the earth's surface by water, ice, or other natural environmental conditions of climate, vegetation, etc., undisturbed by man.
 - e. Normal Erosion: The gradual erosion of land used by man which does not greatly exceed natural erosion.
 - f. Rill Erosion: An erosion process in which numerous small channels only several inches deep are formed; occurs mainly on recently disturbed soils.
 - g. Sheet Erosion: The removal of a fairly uniform layer of soil from the land surface by wind or runoff water.

Essential Services: The erection, construction, alteration, or maintenance, by public utilities or municipal or other government agencies, of underground gas, electrical, steam or water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment, and accessories in connection therewith which are reasonable and necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health or safety or general welfare, but not including buildings.

Exempted Lot Split: The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots for the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites. See also **Subdivision**.

Existing Grade: The level of ground prior to any development or earth disturbing activity.

Final Plat: The final map of all or a portion of a subdivision and related information described in the LCPC Subdivision Regulations. See also **Major Subdivision**.

Finished Grade or Finished Elevation: The final elevation and contour of the ground after cutting and filling.

Floating Zone: A zoning district which is described in the text of the zoning resolution, but which is not officially designated on the zoning map. When a development which would meet the floating zoning district's requirements is proposed, then the zoning district may be designated at the proper location on the map. A common example of a floating zoning district is the **Planned Unit Development**.

Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flooding, Base: A flood having a 1 percent chance of being equalled or exceeded in any given year.

Flood Plain or Flood-Prone Area: Any land area susceptible to being inundated by water from any source.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Flood Fringe: That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Floor Area: The sum of the horizontal areas of the several floors of the building, usually measured from the interior walls.

Geographic Information System (GIS): A computer-based information system that is designed to work with data referenced by spatial or geographic coordinates (maps) for the purpose of storing, accessing, and modeling such data.

Grassed Waterway: A broad or shallow natural course or constructed channel covered with erosion-resistant grasses or similar vegetative cover and used to conduct surface water.

Groundwater: The mass of water that is stored beneath the earth's surface. See also **Aquifer**.

Headwall: A structure designed to prevent the collapse from traffic weight of culverts.

Highway Director: The director of the Ohio Department of Transportation.

Improvements: Street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites.

Institution: Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitative counseling or other correctional services.

Licking County Health Department: The organization representing the Board of Health of the Licking County General Health District established under Chapter 3709 of the Ohio Revised Code

Licking County Planning Commission: A Commission established pursuant to Ohio Revised Code, Chapter 713. Also referred to as "LCPC" herein.

Location Map: See Vicinity Map.

Lot: For purposes of the Subdivision Regulations, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, and may consist of:

1. A single lot of record.
2. A portion of a lot of record on the same deed.
3. A combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record on the same deed.

Lot Coverage: The amount of total lot covered by buildings.

Lot Frontage: The front of a lot shall be construed to be the portion nearest to the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage.

Lot Lines: The lines that make up the boundary of a lot.

Lot Measurement: A lot shall be measured as follows:

1. **Depth:** the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear, measured at the building setback line (unless described otherwise in the zoning resolution), or 40 feet back from the front lot line (current or proposed road right-of-way) where no building setback regulations exist, exclusive of any portion of the right-of-way of any public or private street and any other easement of record.
2. **Width:** the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line (unless described otherwise in the zoning resolution), or 40 feet back from the front lot line (current or proposed road right-of-way) where no building setback regulations exist, exclusive of any portion of the right-of-way of any public or private street and any other easement of record.

Lot, Minimum Area of: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street and any other easements of record.

Lot of Record: A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types: Terminology used in the Subdivision Regulations with reference to corner lots, interior lots, and through lots is as follows:

1. **Corner Lot:** a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost points of the lot meet at an interior angle of less than 135 degrees.
2. **Interior Lot:** a lot other than a corner lot with only one frontage on a street.
3. **Through Lot:** a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
4. **Reversed Frontage Lot:** lot is a lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
5. **Flag Lot:** a lot which utilizes a narrow strip of land to provide access to, or legal frontage on, a public street.

Major Subdivision: The division of a parcel of land into more than four parcels per calendar year, or which involves the creating, opening, widening, or extension of any street or road per Section 711 of the Ohio Revised Code. *Licking County Planning Commission major subdivision review process involves a four step process as follows: 1. Conceptual Plan 2. Pre-Engineering Process 3. Preliminary Plan 4. Final Plat*
See also Subdivision.

Minor Subdivision: A division of a parcel of land that does not require a plat to be approved by a planning authority according to Section 711.131 of the Ohio Revised Code. Also known as a lot split. See also **Subdivison**.

Mitigation: A measure used to lessen the impact of an action on the environment.

Monuments: Permanent concrete or iron markers used to definitely establish all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in street alignment.

Nonconformities: A building, structure or use of land existing at the time of enactment of a zoning resolution or ordinance, and which does not conform to the regulations of the district or zone in which it is situated. (Also known as the "grandfather clause.")

Nuisance: Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses, including but not limited to: odors, pollution, noise, dust, fumes, smoke, radiation, and congestion.

Open Space: An area open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, swimming pools, tennis courts, any other recreational facilities that the Planning Commission deems permissible. Streets, structures for habitation, and the like shall not be included.

Original Tract: A parcel of land shown as a unit or contiguous units on the tax maps as of the effective date of the Subdivision Regulations.

Out Lot: Property shown on a subdivision plat outside of the boundaries of the land which is to be developed and which is to be excluded from the development of the subdivision.

Overdraft: A condition of groundwater withdrawal in which the safe aquifer yield has been exceeded and the aquifer is being depleted.

Parcel: A contiguous quantity of land in single ownership or under single control.

Pad: A building site prepared by artificial means, including but not limited to, grading, excavation, filling, or any combination thereof.

Park District: The Licking County Park District organized under Chapter 1545 of the Ohio Revised Code.

Parking Space, Off-Street: For the purpose of the Subdivision Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

Percolation rate: The rate at which water moves into soil through the walls of a test pit; most often used to determine soil suitability for wastewater disposal.

Performance Bond or Surety Bond: An agreement by a subdivider or developer with the state, county, or township for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by subdivider's agreement.

Planned Unit Development: An area of land, in which a variety of housing types and/or related commercial and industrial facilities are accommodated in a pre-planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under the Subdivision Regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision, such as building design principles and landscaping plans.

Planning Commission: An official body appointed by the governing body of a city, township, or county, such as the Licking County Planning Commission (LCPC), responsible for the comprehensive plan and making recommendations to the governing body on the zoning resolution or ordinance and zoning decisions, on subdivisions, and on general planning matters.

Plat: The map of a subdivision showing the number and dimensions of lots, public right-of-ways, and easements, and filed with the county recorder's office.

Pre-Engineering Plan: A map, drawing, or chart of the general features of a site and the general layout of a proposed development as described in the LCPC Subdivision Regulations. See also **Major Subdivision**.

Preliminary Plan: A map, drawing, or chart of the proposed layout of a development and related engineering information described in the LCPC Subdivision Regulations. See also **Major Subdivision**.

Public Uses: Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Public Waters: Water within rivers, streams, ditches, and lakes except private ponds and lakes wholly within single properties, or waters leaving property on which surface water originates.

Public Way: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

Quasi-public Uses: Churches, Sunday schools, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

Recharge: The replenishment of groundwater with water from the surface.

Recharge Zone: An area where groundwater recharge is concentrated.

Retaining Wall: A structure erected between lands of different elevation to protect structures and/or prevent the washing down or erosion of earth materials from the upper slope level.

Retention Basin: A pond, pool, or basin used for the permanent storage of water runoff.

Right-of-Way: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, and bridges.

Runoff: In the broadest sense, the flow of water from the land as both surface and subsurface discharge; in the more restricted and common use, surface water discharge in the form of overland flow and channel flow.

Safe Well Yield: The maximum pumping rate that can be sustained by a well without lowering the water level below the pump intake.

Sediment: Solid material both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, gravity, or ice, and has come to rest on the earth's surface above or below sea level.

Sediment Basin: A barrier, dam, or other suitable detention facility built across an area of water flow to settle and retain sediment carried by the runoff waters.

Sediment or Erosion Control Plan: A written description, acceptable to the approving agency, of methods for controlling sediment pollution from accelerated erosion on a development area of five or more contiguous acres or from erosion caused by accelerated runoff from a development area of five or more contiguous acres.

Sediment Pollution: Failure to use management or conservation practices to abate wind or water erosion of the soil or to abate the degradation of the waters of the state by soil sediment in conjunction with land grading, excavating, filling, or other soil-disturbing activities on land used or being developed for non-farm commercial, industrial, residential, or other non-farm purposes.

Setback Line: A line established by the subdivision regulation and/or zoning resolution generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory buildings, or structure may be located above ground except as may be provided in said codes. See also **Yards**.

Sewer System, Central or Group: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

Sewer System, On-Site: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

Sidewalk: That portion of a road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

Sign: Any device designate to inform or attract the attention of persons.

1. **Sign, Canopy:** A sign which is suspended from, attached to, supported from or forms a part of a canopy.
2. **Sign, Height of:** The vertical distance measured from the average elevation of the nearest road centerline to the top of the sign face or sign structure, whichever is greater.
3. **Sign, Illuminated:** Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
4. **Sign, Off-Premises:** Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
5. **Sign, On-Premises:** Any sign related to a business or profession conducted, or to a commodity or service sold or offered upon the premise where such sign is located.
6. **Sign, Projecting:** Any sign which projects from the exterior of a building.
7. **Sign, Swinging:** A sign installed on an arm mast or spar that is not, in addition, permanently fastened to an adjacent wall or an upright pole.

Sloughing: A slip or downward movement of an extended layer of soil resulting from the undermining action of water or the earth-disturbing activity of man.

Soil and Water Conservation District: A district organized under Chapter 1515 of the Ohio Revised Code.

Soil Loss: Soil relocated on or removed from a given site by the forces of erosion and the redeposit of the soil at another site on land or in a body of water.

Staff, Planning Commission: Employees of the Licking County Planning Commission. Also LCPC staff.

Storm Frequency: The average period of time within which a storm of a given duration and intensity can be expected to be equalled or exceeded.

Stream: A body of water running or flowing on the earth's surface or channel in which such flow occurs. Flow may be seasonally intermittent.

Street: Any public or private way dedicated to public travel 50 feet or more in width. The word "street" shall include the words "road," "highway," and "thoroughfare."

Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, parking lots, walls, fences, and billboards.

Subdivider: See Developer.

Subdivision:

1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites, or lots any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five acres not involving any new street or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted. See also **Exempted Lot Split**.
2. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities. (See also **Minor Subdivision** and **Major Subdivision**.)

Surveyor: Any person registered to practice surveying in the State of Ohio.

Technical Review Committee: A committee made up of local officials and/or local, state, or federal authorities. The Technical Review Committee will advise and recommend to the Licking County Planning Commission on matters related to subdivision plats, and other matters as requested by the Licking County Planning Commission.

Thoroughfare or Long Range Transportation Plan: A plan, or portion thereof, adopted by the Licking County Planning Commission, indicating the general location of recommended major thoroughfares such as arterial and collectors.

Thoroughfare, Street or Road: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. **Arterial Street:** A major thoroughfare designed to carry traffic between municipalities and other activity centers and to provide connections with major state and interstate roadways.
3. **Collector Street:** A street used to distribute traffic between lower order residential streets and higher order arterials, whose purpose is primarily to promote free traffic flow. Direct access from collector streets for adjoining lots should be limited where possible.
4. **Cul-de-sac:** A street that has a single means of access and that terminates in a vehicular turnaround.
5. **Dead-end Street:** A street having only one outlet for vehicular traffic and intended to be extended, or continued, in the future.
6. **Local Street:** Local residential streets are the lowest order streets providing direct access to residential lots and carrying only the traffic generated by adjoining residential land uses.
7. **Loop Street:** A type of local street, each end of which terminated at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, not normally more than 600 feet from each other.
8. **Marginal Access Street:** A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector street. (Also known as Frontage Street).
9. **Subcollector:** Subcollectors are designed to provide access to adjoining property and carry traffic between local residential streets and cul-de-sacs and higher order collectors and arterials.

Topsoil: Surface and upper surface soils which presumably are darker colored, fertile soil materials, ordinarily rich in organic matter or humus debris.

Use: The specific purpose of which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Utilities: A necessary service for the convenience or welfare of the public. The utilities include but are not limited to electric service, natural gas, water systems, sewer systems, cable television companies, and telephone service.

Variance: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant or property owner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

Vicinity Map: A drawing located on the plat which sets forth, by dimensions or other means, the relationship of the proposed subdivision or other use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient any area in question.

Walkway: A dedicated public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

Watershed: The land area from which surface water drains to a given point, such as a stream, river or lake. Also known as a **Drainage Basin**.

Water Table: The upper boundary of the zone of groundwater.

Wetland: An area of land which is wet for part or all of the year and has water-loving (or tolerant) vegetation and animal life.

Yard: A required open space other than a court, unoccupied and unobstructed by any enclosed structure.

1. **Front:** A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building (also called building line).
2. **Rear:** A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
3. **Side:** A yard extending from the principal building to the side lot lines on both sides of the principal building between the lines establishing the front and rear yards.

Zoning Inspector: Person responsible for administering and enforcing the zoning resolution or ordinance.

Zoning Map: The map or maps of the township, together with all amendments subsequently adopted, showing the official zoning district boundaries.

Zoning Permit: A document issued by the zoning inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.

Zoning Resolution (or Ordinance): A locally enacted law that regulates and controls the use of private property by dividing the land of the township, or municipality, into districts that have uniform regulations and restrictions regarding land use.

**Addendum 1 to the
St. Albans Township Comprehensive Plan –
Looking Ahead to 2015 (1995)**

Prepared by the St. Albans Township Zoning Commission

August 2007

**Approved by resolution of the
St. Albans Township Board of Trustees**

Sept 25, 2007

*Charles Reavis
St Albans Township Trustee*



Comprehensive Plan Addendum Statement

The 1995 Comprehensive Plan was drafted by the Township of St. Albans and the Village of Alexandria. It is a snapshot of the whole community and the situation of that era in time. The 1995 Plan was well thought out using the best data available. The planning group created an excellent vision of the future as seen for 1995-2015.

The Comprehensive Plan and its Addendum serves as the foundation for St. Albans Township's past, present, and future. It provides constancy of purpose and documented guidance to elected and appointed officials as well as the township residents, landowners, and prospective developers.

This plan has served us well and should remain as the basis for the planning group in 2007. As we look at where the Community is today and in planning for the next five years, it is extremely beneficial to have available the original plan of 1995-2015 as a time line for comparison. In future years more changes will be necessary to adjust for the growth and needs of our Community. These changes will affect our 2007 plan the same way this plan affects the 1995-2015 plans. By maintaining these plans in one document we are creating an ongoing look into the history of growth in our area of Licking County.

The evolving statements of purpose/policy declarations from multiple groups of elected and appointed officials were developed over time and are reviewed for applicability and used to further the townships planning and zoning for development, conservation, and preservation. The result is a rational continuum of decisions based on documented parameters - the articulated goals and objectives. This promotes ethical and responsible decision-making and removes even the appearance of improprieties by public officials.

The following statement was provided by Carol Beem, St. Albans Township Trustee, at the June 27, 2007 SR 161 Planning Accord Group on behalf of St. Albans Township Board of Trustees. The text was edited to remove opening and closing remarks.

“With the expansion and realignment of State Route 161/37 there will be many changes in Jersey Township and St. Albans Township. The way of life for the residents along that corridor will be strongly affected. The beautiful countryside as we once knew it will no longer be present and businesses, industry and housing will take the place of the farm country that we all know and love. Along with change comes good and bad, some things will continue to be the same and others will have a drastic change.

The St. Albans Township Zoning Commission has been working to prepare for these changes with a new Future Land Use Map, updated Comprehensive Plan and Zoning Resolution. These items are about to be presented for a Public Hearing to let the residents of the township be made aware of the changes and to have their input into what they want their township to look like in the future. Many will not like the changes because of water and wastewater that will probably be run along State Route 310 and 161 corridors. The new interchanges, one at State Route 310 and the other at York Road will attract businesses. The long time residents that do not want water

Addendum 1 to the St. Albans Township Comprehensive Plan – Looking Ahead to 2015 (1995)

and wastewater will probably not like the change but the township must move forward because with additional roads being dedicated to the township and the need for newer and better schools will make the tax revenue a positive thing for the township. I have talked with many residents and some will welcome the change with water & wastewater and others bitterly oppose it. We the Elected Officials have our work cut out for us now and in the future. We know that we cannot please everyone but we truly hope that a pleasant compromise can be made.

The State Route 161/37 Expressway Project through Jersey, St. Albans and Granville Townships will have a significant impact on Licking County Residents. Growth and development pressures will alter the landscape and quality of life of residents, businesses and agricultural activities along the expressway corridor. The need to maintain services for current residents while planning for growth requires county and township officials and staff to address important issues. These include county and township emergency and maintenance service, water and wastewater services, traffic congestion control, impact on local schools.”

Note on updated future land use map

The future land use map that appears at the end of this addendum (labeled “Future Land Use Map 2007”), when compared to Figure 3, *Future Land Use* map of 1995 on page 25 of this Comprehensive Plan, shows changes in the following areas:

- Expansion of the business area at the SR 161/37 - SR 310 interchange.
- Expansion of the business area at SR 161/37 expressway - SR 37/York Road interchange.
- Expansion of the industrial area in the southwest corner of the township (SR 310).
- Introduction of the conservation area south of Morse Road and east of Watkins Road.
- Introduction of a mixed-use area, bounded on the west by SR 310, on the north by SR 161, on the east by Watkins Road, and on the south by Morse Road.
- Introduction of a 100 foot wide buffer zone surrounding all areas designed as flood plain.

Land Use

Impact of SR 161/37 Expressway

- Promote preservation of prime agriculture land.
- Land taken by state for SR 161/37 expressway project.
- Farmland rendered difficult to access or unusable for continued agriculture production.
- Prepare for explosive growth potential of residential development.
- Determine and foster business development potential.
- Determine and foster industrial development potential.
- Encourage interconnection of open spaces, parks, and recreational facilities through public and private property.
- Participate in regional growth and development planning activities.

Impact of centralized water and wastewater services

- Forecast impact of centralized water and wastewater services on residential, business, and industrial development potential.

Residential Development

Impact of centralized water and wastewater services

- Forecast how availability of centralized water and wastewater services will rapidly increase residential development in designated areas of township served by utility providers.
- Forecast impact on property values in those areas as developers buy out current landowners and construct dwelling units.
- Provide for Planned-Unit Development (PUD) district to allow comprehensive mixed-use areas.

Types of residential dwellings

- Single-family.
- Duplex.
- Multi-unit buildings, including condominiums, apartments, assisted senior living centers, and nursing care facilities.

Commercial and Industrial Development

- Determine desirability and impact of centralized water and wastewater services on commercial development in the Neighborhood Business (NB) and General Business (GB) districts and industrial development in the Manufacturing & Distribution (M&D) district.
- Provide for Planned-Unit Development (PUD) district to allow comprehensive mixed-use areas.

Types of businesses

- Encourage larger/travel-oriented businesses near expressway.
- Encourage medium businesses clustered between expressway and community.
- Encourage neighborhood businesses near/in residential areas.
- Explore ways to include professional services (medical, technical, engineering, clerical, and related services) in appropriately-zoned districts.

Transportation

- Determine and communicate SR 161/37 expressway impact on township.
- Estimate impact on township budget and maintenance responsibilities of redesignation of portions of SR 161 to county/township roads.
- Encourage community involvement to landscape interchanges at SR 310 and SR 37/York Road using ODOT grants and citizen involvement to reflect pride in the community.
- Explore noise abatement issues along SR 161/37 expressway.
- Estimate and prepare for increased demand on emergency services (law enforcement, fire, and EMS).
- Restrict signage and billboards along SR 161/37 expressway.
- The 161/37 expressway interchanges provide significant opportunities for regional corridor business general developments that not only serve the macrocorridor through traffic, but also the recurring needs of local area residents and commuters. Examples of such needs are fuel, restaurants, groceries, banking, day care, farm markets, lodging, etc.
- Commercial developments at these locations should be comprehensive, unified, and attractive, with primary parking areas located behind the businesses. Strip commercial and storage unit establishments should be restricted or located out of the view shed to retain as much rural atmosphere as possible.
- Building and parking area design standards (including landscaping and screening), and access management principles should be considered before any such development is permitted.
- Consider significance of north/south connectors to SR 161/37 expressway.

Natural Resources

Groundwater

- Obtain and review updated Ohio Department of Natural Resources (ODNR) groundwater resource maps.

Floodplains

- Obtain and review updated Federal Emergency Management Agency (FEMA) maps.

Special Natural Features

- Identify and protect lands in designated floodplain areas and those with unique features such as streams, wetlands, forests, and steep slopes by setting them aside as conservation/natural resource areas.

Community Services

Township Government

- Evaluate impact of growth on Board of Township Trustees, Zoning Commission, Board of Zoning Appeals, zoning inspector, and maintenance workers.
- Estimate impact of growth on demand for new/updated facilities, such as township hall, maintenance garage, materials storage area, and community meeting area.
- Estimate SR 161/37 expressway impact on township road maintenance responsibilities and budget demands, due to increased traffic and wear and tear.
- Foster additional volunteer citizen involvement in community activities that encourage managed growth.
- Participate in regional growth and development planning activities and consider partnerships with adjacent jurisdictions.

Village Government

- Monitor annexation of land into village of Alexandria and determine impact on township.
- Monitor Village of Alexandria centralized water and wastewater services.

Emergency Services

- Expand St. Albans Township Fire Department facilities. More residential, business, and manufacturing & distribution units will require additional staff and equipment.
- Encourage expanded law enforcement services from Licking County Sheriff's Office to accommodate growth.

Health Care

- Encourage local and regional medical offices and facilities.

Community Services (continued)

Other Services

- Expand recycling program.
- Maintain current level of township services.

Utilities

- Explore centralized water and/or wastewater services from Licking County, Johnstown, Pataskala, Southwest Licking, Granville, or Columbus, or a combination of services from multiple agencies, to service mixed use, business, and manufacturing & distribution areas designated on the future land use map.
- Promote expansion of high-speed communications (broadband via cable, telephone line, fiber optics, and/or power cables).
- Encourage improved wireless telecommunication coverage.
- Encourage updated/expanded telephone, electrical, and natural gas services.

Schools

- Encourage school district to reevaluate current system of academic and athletic facilities, transportation services, and staffing levels of administrators, teaching and support staff, and volunteers.
- Explore land acquisition for future educational campuses.
- Investigate increased demand for higher educational opportunities at COTC and OSU Newark Branch.

Parks and Recreation

Parks and Recreation

- Identify and protect lands in designated flood plain areas that are prime locations for recreational uses, such as hiking and biking trails; athletic and playground settings, and other uses associated with leisure activities.

**ST. ALBANS TOWNSHIP
FUTURE LAND USE MAP**

Legend

- BikePath
- Proposed 161 ROW
- Proposed 161 Alignment
- Flood Hazard Area
- 100 Foot Buffer
- Open Space / Conservation
- Mixed Use
- M&D
- Future Business General

TOTAL ACREAGE
 Township: 16,916 Acres
 Open Space/Conservation: 1218 Acres
 Mixed Use: 960 Acres
 M&D: 216 Acres
 Future Business General: 877 Acres

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Approval Date: September 25, 2007

Approved by: Charles Reeves
Carol Beem
David Lees

