



ST. ALBANS TOWNSHIP COMPREHENSIVE PLAN

PREPARED BY:
Neighborhood Strategies, LLC

ADOPTED:
December 13, 2022

ACKNOWLEDGEMENTS

As a community-supported document, the Comprehensive Plan update was directed and managed by a volunteer Community Advisory Committee made up of a cross section that included Township staff, residents, business owners, property owners, the School District, and other committee and local group representatives. The Community Advisory Committee's role is to provide direction and feedback to the Township's planning consultant, Neighborhood Strategies, LLC, who was tasked with developing the plan itself. The Committee met monthly from March 2022 through October 2022. The Plan was adopted on December 13, 2022 by Township resolution #36-2022.

Members of the Community Advisory Committee include:

Residents

Dan Bunting
Kevin Reeves
Mary Fitch
Jennifer Bunstine
Joseph Gergley
David Thompson
Richard David Dicks

Ex-Officio

Tom Frederick - Township Zoning Inspector
Mike Theisen - Township Fire Chief
Jim Jasper - Alexandria Mayor
Scott Schmidt - Northridge Schools Superintendent

The St. Albans Township Trustees, although not part of the committee, were able to attend committee meetings and provide guidance when necessary about changing developments regarding the region and impacts of Intel which provided tremendous insight to the process.

Elected Officials

Randal Almendinger - President
Retta Morrison - Trustee
Bruce Lane - Trustee
Bridget Reeves - Fiscal Officer

TABLE OF CONTENTS

ARTICLE I	Introduction	1
ARTICLE II	Demographics	5
ARTICLE III	Land Use & Growth Management	10
ARTICLE IV	Water and Wastewater	32
ARTICLE V	Transportation & Mobility	35
ARTICLE VI	Parks and Recreation	47
ARTICLE VII	Environment	51
ARTICLE VIII	Economic Development	59
ARTICLE IX	Northridge Local School District	65
ARTICLE X	Public Services/Police/Fire	67

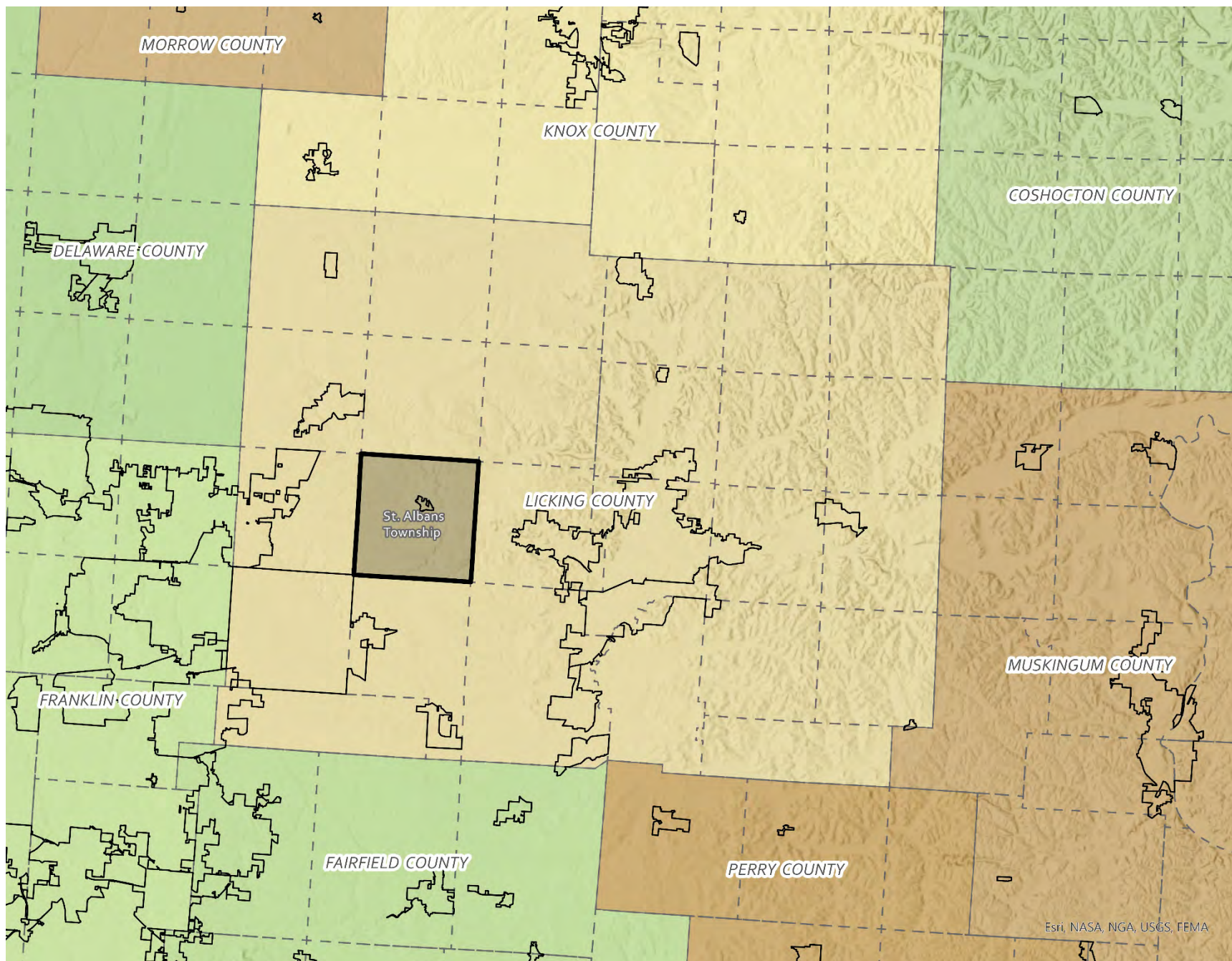
ARTICLE I INTRODUCTION

SECTION 01 ABOUT ST. ALBANS TOWNSHIP

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 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 City of Johnstown can be reached by travelling northwest on State Route 37. Finally, the City of Pataskala is located to the southwest of the area by following State Route 310.



MAP 1 REGION MAP



SECTION 02 PURPOSE & USE

Purpose - The comprehensive plan should be used as a guide for public decisions that affect the physical development and maintenance of the Township. For example, the plan may be used as a basis for:

1. Development of detailed physical plans for sub-areas of the Township;
2. Analysis of subdivision regulations, zoning standards and maps, and other implementation tools;
3. The location and design of thoroughfares and implementation of other major transportation facilities and programs;
4. Identification of areas to be served with utility development or extensions;
5. The acquisition and development of sites for community facilities;
6. The acquisition and protection of major open space;
7. Provision of a framework by which short-range plans (zoning requests, subdivision review, site plan analysis), and day-to-day decisions can be evaluated with regard to their long-range benefit to the community; and,
8. Preparation of zoning regulations so that they can be adopted in accordance with a comprehensive plan.

Use - The maps and figures that describe the recommended locations of various land uses and facilities should not be assumed to be the entirety of the plan. They are only one component of the comprehensive plan. Their primary role is to show how policies and standards are to be applied to the actual physical form of the community. Recognize, however, that commitment of citizens to planning is fundamental to the implementation of the recommendations made by maps, figures, and other components in of the plan. Keeping in mind the welfare of the total community in the decision-making process, a user of the comprehensive plan is encouraged to consider the following procedural steps:

- Step 1: Refer to the future land use plan text and map to ensure over-all consistency of pending decisions with the plan;
- Step 2: Refer to the other elements of the plan (i.e., residential, commercial, transportation, etc.) for appropriate goals, objectives, and policies;
- Step 3: Refer to related plans, technical information and/or individualized characteristics of the issue under study;
- Step 4: Assess the public interests, the technical nature and/or time constraint of the issue under study; and,

Step 5: Evaluate information and take appropriate planning and decision-making action. Used in this manner, the community's comprehensive plan will aid in implementing a sound growth-management program.

SECTION 03 PUBLIC INPUT AND COMMUNITY SURVEY

The Community Advisory Committee (CAC) met regularly from April 2022 to October 2022 meeting most times twice per month. The meetings were open to the public and well attended often leading to discussion between the CAC and public. Meeting attendance from the public ranged from 10 to 50 with most attending towards the end of the process.

A community survey was drafted to gauge sentiments regarding various topics related to future growth of the Township. Each property received a postcard with a link and QR code that linked to the survey. The postcard also alerted those without internet access or wanting to provide input on paper could go to the Alexandria Library to fill out a survey. The survey was not just for residents but those who visit the Township for various reason. The survey was open for two weeks.

The surveys were tabulated, and their findings were presented to the CAC for consideration. The survey is one part of the planning and is not meant to be the only factor in the CAC decision making process.

The results of the community survey are included as Appendix A of this plan.

SURVEY CLOSES AUGUST 29, 2022

Village of Alexandria & St. Albans Township

2022 Community Survey

All property owners, voters, visitors and interested parties are invited to take part in a survey to help shape the future of the community.

Fill out in person at the
Alexandria Library.
- 10 Maple Drive, Alexandria -

Take online by
scanning QR code or
visit
www.stalbanstwp.com



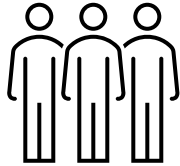
MORE INFO - www.neighborhoodstrategies.co/st-albans-township-comprehensive-plan

Image 1 - Survey Mailer

ARTICLE II DEMOGRAPHICS

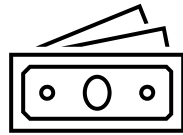
SECTION 01 2020 DECENNIAL CENSUS DATA

Population



2,542

Median Household Income



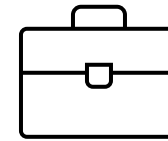
\$74,866

Total Housing Units



1,025

Employment Rate



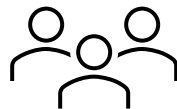
60.6%

Median Age



50

Poverty Rate



3.2%

Home Ownership Rate



93.7%

Disabled Population



19.9%

SECTION 02 TOWNSHIP AND VILLAGE POPULATION

According to the 2020 U.S. Census, there are 2,542 people living in St. Albans Township.

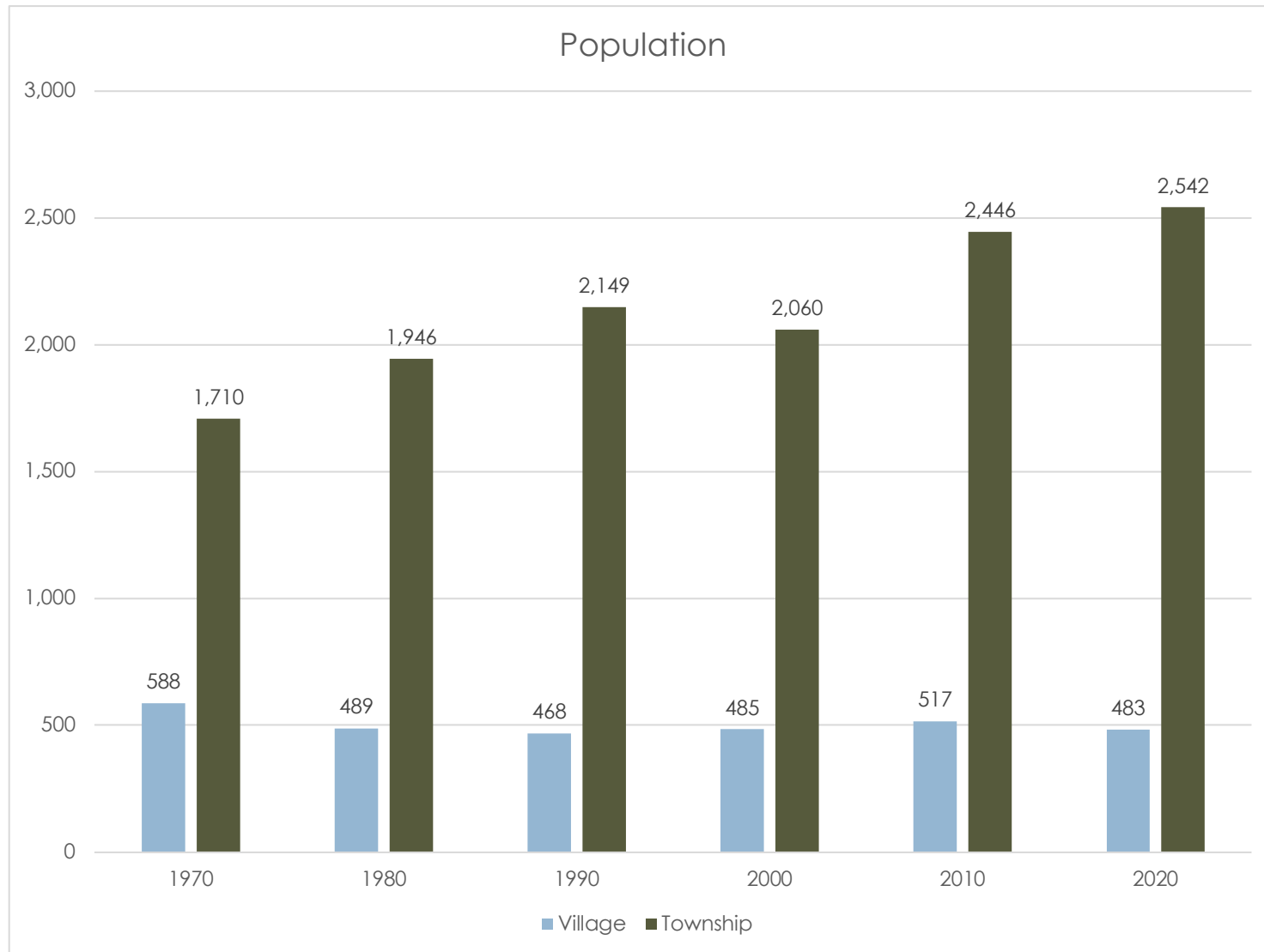



Table 1 - Township and Village Population Growth

Source: Decennial Census (www.data.census.gov)

SECTION 03 FUTURE POPULATION GROWTH

According to Insight 2050, the Columbus metro region is slated to grow by up to 1 million people and an additional 300,000 jobs by 2050. (Source: Insight 2050) These projections were announced well before Intel Corporation announced their \$20B investment just miles from St. Albans Township in the City of New Albany. Intel's investment will drive the creation of 3,000 permanent jobs, 7,000 construction jobs and supply chain development requirements.

It can only be assumed the newly created jobs will drive up the population of St. Albans Township. At the time of this plan, it was too early to know exactly how many people will move to St. Albans Township. However, being in such close proximity to Intel's factory will in no doubt highly impact the population growth in the Township.



INSIGHT2050 IS A COLLABORATIVE INITIATIVE AMONG PUBLIC AND PRIVATE PARTNERS DESIGNED TO HELP COMMUNITIES PROACTIVELY PLAN FOR DEVELOPMENT AND POPULATION GROWTH OVER THE NEXT 30+ YEARS THAT IS EXPECTED TO BE DRAMATICALLY DIFFERENT FROM THE PAST.

SECTION 04 POPULATION AND HOUSING

- | Population is 2,542 with 1,095 households.
- | 24% population growth since 2000 (pop. 2,052) and 10% growth since 2010 (pop. 2,307).
- | Of the 2,542 residents: 6 identify as American Indian and Alaskan Native, 5 identify as Asian, 6 identify as Black or African American, 93 identify as Hispanic or Latino, 2,319 identify as White/Not Hispanic/Not Latino, 47 as "other," 144 as two or more races and 2,334 as White.
- | 8% of residents are veterans.
- | 1% of the population moved to St. Albans Township from out of state in 2020. The percentage of residents arriving from out of state was higher for Licking County at 1%. Ohio's overall population increased 2% from 2010 to 2020.
- | Median age of residents is 50 years old, as compared to 40 for Licking County.
- | Median gross rent is \$1,269 compared to \$865 across Licking County. 64% of renters pay between \$1,000 and \$1,499.
- | Homeownership rate is 94%. Licking County homeownership rate is 73%.
- | 34% of St. Albans Township homeowners own a home valued between \$300,000 and \$499,999.
- | 1,025 housing units in St. Albans township as compared to 72,709 total in Licking County.
- | 979 of 1,025 housing units are occupied, which is a 17% increase in occupancy over the last decade.

SECTION 05 INCOME AND POVERTY

- | Median household income of \$74,866, \$7,150 above the Licking County average median household income of \$67,736.
- | Median household income has increased by \$9,266 since 2010.
- | The poverty rate is significantly lower than other communities in Licking County.
- | Poverty rate of 3% while Licking County's rate is 10%.
- | Youth (under 18 years old) experience a 2% poverty rate while the older populations (+65 years old) experience a 5% poverty rate.

SECTION 06 EDUCATION

- | 35% of residents in St. Albans Township hold a bachelor's degree or higher, 28% of Licking County residents hold a bachelor's degree or higher.

SECTION 07 EMPLOYMENT

- | The employment rate in St. Albans township as of 2020 is 61%.
- | As a result of the COVID-19 pandemic, employment statistics have been skewed due to the high number of individuals quitting their jobs, unable to work or choosing to switch professions.
- | The class of worker is broken down into the following categories:
 - o Employee of private company workers: 58%
 - o Local, state, and federal government workers: 22%
 - o Self-employed in own not incorporated business workers and unpaid family workers: 9%
 - o Private not-for-profit wage and salary workers: 8%
 - o Self-employed in own incorporated business workers: 3%

SECTION 08 COMMUTING

- | Due to the rural nature of St. Albans Township, most people commute to and from work by themselves.
- | 84% drove to work alone while 4% used a carpool.
- | 0% of workers used public transportation as an alternative to single use vehicles.
- | Average travel time to work is 30 minutes, Licking County's average commute is 27 minutes.

SECTION 09 INDUSTRY AND OCCUPATION

- | Residents (over age 16) are employed in a wide variety of industries and occupations.
- | Most residents are employed in education, health care, social assistance and retail.
- | Common occupations include management, business, sciences and service occupations.
- | INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER
 - o Educational services, and health care and social assistance: 27.1%
 - o Retail Trade: 16%
 - o Other services, except public administration: 9.2%
 - o Arts, entertainment, and recreation, and food and accommodation services: 8.5%
 - o Finance and insurance, and real estate and rental and leasing: 7.7%
 - o Construction: 7.6%
 - o Professional, scientific, and management, and administrative and waste management services: 7.6%
 - o Manufacturing: 5%
 - o Public Administration: 4.5%
 - o Wholesale Trade: 2.2%
 - o Agriculture, Forestry, Fishing and Hunting, and Mining: 1.7%
 - o Transportation and warehousing, and utilities: 1.6%
 - o Information: 1.4%
- | OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER
 - o Management, business, science, and arts occupations: 639
 - o Service occupations: 228
 - o Sales and office occupations: 185
 - o Production, transportation, and material moving occupations: 157
 - o Natural resources, construction, and maintenance occupations: 75
- | 52% of residents in Computer, Engineering and Science Occupations are female.

SECTION 10 COMMUNITY HEALTH

- | 20% of the St. Albans Township are disabled as compared to 16% across Licking County.
- | 4% are without health insurance in St. Albans Township. 6% are without health insurance across Licking County.

ARTICLE III LAND USE & GROWTH MANAGEMENT

SECTION 01 GROWTH MANAGEMENT

The most common theme guiding the St. Albans Township Comprehensive Plan is the desire to preserve the land and the rural character of the community to the best of the Township's ability. To accomplish this, growth must be carefully managed. Expansion of public services and facilities needs to be planned to keep pace with growth. This will not only allow the community to grow, but it will also improve the quality of life for current residents.

An overall land use plan is necessary to coordinate activity and function between land uses. Uses should be arranged to avoid traffic and noise conflicts and to make service provision easy and economical. Projected land uses should also be designated according to the road classification, land capability, current land use and zoning, anticipated central water and wastewater infrastructure, and community desires.

An overall land use plan is necessary to coordinate activity and function between land uses.

The land use plan depends on zoning to accomplish these goals, therefore zoning must be carefully developed and enforced. Both the land use plan and the zoning resolution should be updated regularly to keep pace with changes in the community. It is recommended the Township update each document as needed but no later than 2026.

Most of the planning area may be considered prime farmland at this time. The areas where agricultural land may most appropriately be preserved are those areas where central water and sewer are not expected soon and where rapid development is not expected are not projected. Such areas should be protected from scattered residential development which often conflicts with normal agricultural operations.

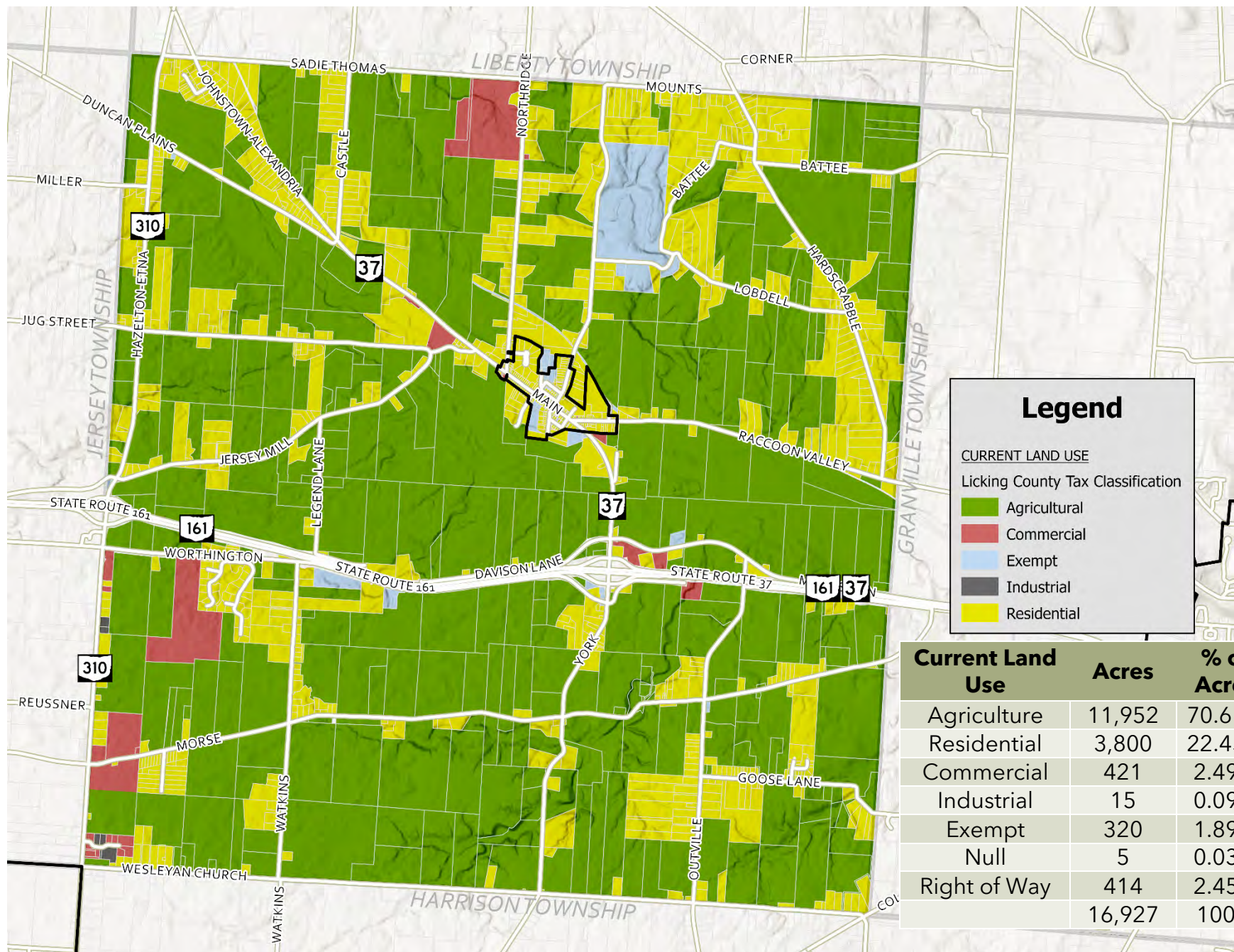
Manufacturing and commercial activity in the planning area is limited. While more concentrated commercial uses are in the Village of Alexandria, other uses are scattered widely throughout the community. Locations for future commercial and industrial development should be carefully selected to provide the most activity for the businesses and at the same time to limit potential conflicts with surrounding uses such as residential subdivisions or farms.

Township residents have expressed the desire to avoid heavy industry, and this is appropriate given the rural atmosphere of the Township.

Many of the community residents work in the Columbus area. Although a bedroom community can be quiet, pleasant, and safe, it is also likely to suffer from a lack of funds to maintain infrastructure and to provide public services due to low tax revenues. Additional business and light industry in the community may be needed to add to the tax base and to provide local jobs. To attract business and light industry to the area, the community can provide a number of enticements. For example, a skilled labor force may be developed through the school system. Also, locations may be set aside and serviced with utilities and roads. Amenities such as parks, good schools, and attractive residential building sites are also sought by business interested in locating in a community.



Lobdell Creek



SECTION 02 Future Land Use Map Characteristics

The Future Land Use Map (FLUM) is the primary guide to the future physical development of the Township. The map and its land use designations describe the desired types, intensity and spatial arrangement of the Township’s land uses to achieve the vision described in this plan.

What the FLUM does	What the FLUM does not do
Serves as a guide for future decisions about zoning, development, and infrastructure investments	NOT a zoning map
Describes intended use and character attributes for future development throughout the township	Not a mandate for development nor redevelopment
Is related to zoning, but serves a different purpose	Does NOT change property rights allowed by zoning in place today

The Future Land Use Map is a policy guide and is not the same as the Zoning Map. The differences include:

FLUM and St. Albans Township Comprehensive Plan	Zoning Map and Resolution
FUTURE. Describes land uses and physical characteristics intended in an area in the future.	TODAY. Defines land uses and development characteristics allowed on a specific site today.
GENERAL INTENT. Describes general land uses, physical characteristics, and other considerations	SPECIFIC REQUIREMENTS/ALLOWANCES. Defines specific permitted or conditional land uses, minimum and maximum structure size, required architectural and site design features, and review procedures.
GENERAL LOCATIONS. Not parcel specific.	SITE SPECIFIC. Each parcel of land is assigned a specific zoning district.
A FLEXIBLE GUIDE. Makes recommendations about the future, but is not legally binding. Adopted by Trustees as a guide. Zoning changes should be “in accordance with” the Plan.	A LAW. The map and zoning resolution are legal documents adopted by the Township Trustees.

Section 03 Future Land Use Categories

Each category listed below generally describes the appropriate use and character of development for a location in the future. The categories must balance predictability with long-term flexibility. It is possible for more than one zoning district may be appropriate to implement a FLUM category.

AGRICULTURAL - This category is applied to land that is primarily used for the production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise. These uses include aquaculture, horticulture, floriculture, viticulture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for livestock and the cultivation of crops, and includes cropland, pastureland, orchards, vineyards; nurseries; ornamental horticulture areas; groves, confined feeding operations, specialty farms and silviculture activities.

Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted.

To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Single-family detached houses and detached accessory dwelling units are permitted on agricultural and farmlands at very low densities (1 unit per 3 acres minimum).

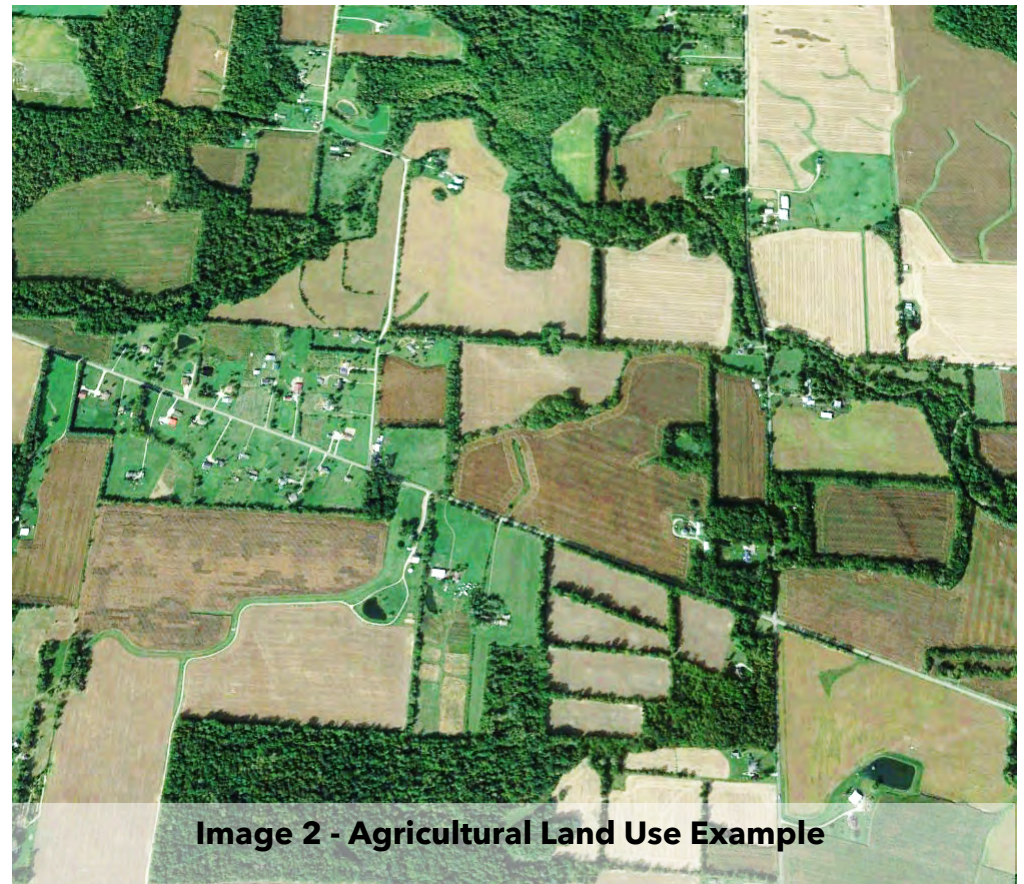


Image 2 - Agricultural Land Use Example

Agricultural Component and Characteristic Recommendations:

1. Maintain residential net density at no less than 1 single family unit per 3 acres. Cluster development is appropriate in order to protect farmland.
2. Focus on either protecting farmland from conversion to non-farm uses by minimizing conflicts between existing agricultural operations and new development.
3. Create a farmland protection plan to inventory important farmland, set goals for its protection, and identify strategies for implementation. Such strategies include agricultural zoning, agricultural buffers, right-to-farm resolutions, transfer or purchase of development rights programs, farmland mitigation requirements, and cluster or conservation development regulations.
4. Establish agricultural buffers between working farms and encroaching residential development to minimize land-use conflicts, and codifying right-to-farm provisions that protect farmers from nuisance complaints.
5. Requiring cluster development that preserves working farmland as permanent open space.

PLANNED COMMERCIAL - This designation accommodates the full range of sales and service activities. These uses may occur along arterial highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and design will depend on locational factors, particularly compatibility with adjacent uses, availability of highway capacity, ease of access and availability of other public services and facilities.

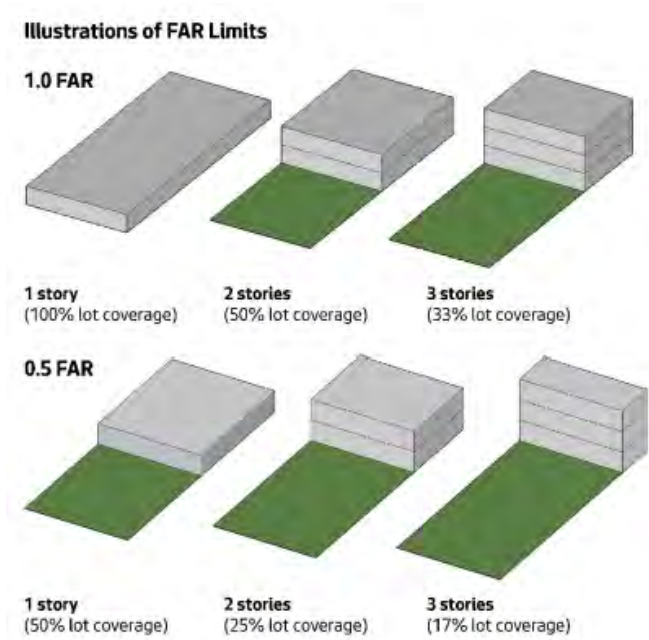
Planned Commercial is to encourage the design and development of non-residential uses in a manner which enhances the Township's image through the application of design and architectural principles, high-quality construction techniques, preservation of existing natural resources, and the provision of aesthetic amenities. New development should be designed to utilize agricultural and/or rural themed style commercial development.



Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Planned Commercial areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Planned Commercial projects encourage incorporation of future transit facilities into development.

Planned Commercial Key Component and Characteristic Recommendations:

1. All uses should be located to protect adjacent residential and agricultural use from such impacts as light, noise or traffic.
2. In areas where ground water pollution vulnerability is more likely than not, uses should be prohibited that involve the use, handling, storage, generation or disposal of hazardous or toxic material or waste or petroleum products.
3. Lot coverage shall be no more than 1.0 Floor Area Ratio (FAR) consistent with the applicable underlying zoning classification standards and land development regulations.
4. Commercial development in newly developing areas is designated in nodes at major thoroughfare intersections and along future commercial corridors.
5. The Township permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.
6. All commercial development must utilize pedestrian and vehicular connections within the development and provide the same connections to adjacent properties.
7. Signage appropriate to the building size without free standing pole signs. Revise the zoning resolution, as needed, to promote rural style signage.



Source: Accessory Dwelling Unit Final EIS, City of Seattle, 2018

UNDESIRABLE SIGN EXAMPLES



Photo Credit: Federal Heath Visual Communications

DESIRABLE SIGN EXAMPLES



Photo Credit: Signarama



Photo Credit: Upstate Signs and Graphics



Photo Credit: Best Sign Monuments

DESIRABLE RURAL ARCHITECTURAL BUILDING CHARACTERISTICS



Photo Credit - Town Rural Business Show



Photo Credit: Collaborative Design Architects



Photo Credit: A1 General Building



Photo Credit: Woodland Commerce Center, LLC

PARK & OPEN SPACE - May include, but is not limited to, large, linear, or unimproved land where conservation is promoted and development is not encouraged due to the presence of topographic constraints or institutional uses on the site. Parks/Open Space may include utility corridors and public or private land uses that encourage outdoor passive or active recreation. Examples include Township/Village owned and/or operated pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Park & Open Space Key Component and Characteristic Recommendations:

Any residential development within the Township should be accompanied by an open space program. This program should address the types of amenities and how the proposed open space relates to the existing open space in the surrounding area. It should also address the use of open space and its relationship with the County trail system.

1. When locating and designing open space, carefully consider the surrounding natural and manmade elements by:
 - a. Designing view corridors, preserving and creating focal elements;
 - b. Locating open space to be visually and/or physically useable, accessible and safe;
 - c. Designing open space for a wide variety of activities for all ages such as: walking, sports, neighborhood events, etc.
2. The open space system in new residential developments shall encourage pedestrian circulation within and external to the project by means of landscaped greenbelts. These elements should act as connectors that link such development with the County's major open space system. Greenbelts should connect neighborhoods in a safe and secure manner with schools, civic uses and commercial centers, where possible.
3. Placement of open space shall allow the opportunity for unusual siting of the houses adjacent to the open areas.
4. Design active open space in a manner which is easily accessible to local residents. Accessible means 1/3 of a mile or 1,760 feet by walking or biking.



5. Neighborhood parks in all residential developments shall include a variety of amenities such as tot lots, bar-b-ques, ramadas, picnic tables, ball courts, interpretive experiences, connecting sidewalks, play fields, pedestrian scale lighting etc.
6. Use grading/landscaping along arterial and collector street frontages to buffer residences from traffic-generated noise and light pollution.
7. Consider buffering pedestrian walks from street curbs with a minimum three (3) foot wide landscape strip.
8. Any residential, commercial or industrial development should be prohibited from the Park and Open Space district.

VILLAGE CENTER - Development projects may be classified as "mixed-use" if they provide more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of civic, housing, office, retail, medical, recreational, or commercial components.

These projects might vary in scale from a single building occupied by a retail shop on the ground floor with an upstairs apartment to a comprehensive "urban village" development with multiple buildings containing separate but compatible uses such as a retail center, office building and medical clinic located adjacent to a multi-family housing complex.

A single owner and business operator might occupy a mixed-use building, or multiple housing and commercial tenants could lease space within a mixed-use development project. Mixed-use projects often involve the redevelopment of buildings and blocks located in aging village commercial districts. However, new construction of mixed-use development is occurring in urban, suburban and rural communities as well.

Village Center Key Component and Characteristic Recommendations:

1. Encourage a vast array of moderate and high-density housing at market rate.
2. Determine the retail concentrations that a downtown market could support, including urban entertainment (movies, restaurants,); specialty retail (clothing, furniture, and jewelry boutique stores); regional retail (department stores, lifestyle retail); and local-serving retail (grocery, drug, bookstores). These different retail options should be concentrated into walkable districts, creating, in essence, regional destinations that give the area critical mass, identity, and a reason to live there.

3. Focus on essential issues such as water and sewer, transit to the established downtown, structured parking, conversion of one-way streets to two-way, tighter turning radiuses at intersections for a better pedestrian experience, and enhanced security and cleanliness, among others.
4. Ensure that citizens, particularly residents of surrounding neighborhoods, have continuous opportunities for input and involvement. It is also important to keep the opinion-makers and the media informed about the development process, as the public image of the Village Center during the early phases of revitalization is generally negative.
5. The ultimate goal of a Village Center is to make it the community gathering place, a place for the entire community regardless of income or race.



Image 5 - Village Center Example

RESIDENTIAL - Includes a typical net density of one (1) dwelling unit per two (2) acres. Residential areas are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas.

Net Density is defined as the number of units (typically expressed in residential units) per acre of land after required infrastructure and critical areas are deducted from the gross area - thus leaving only the area devoted to the lots themselves.

Residential Key Component and Characteristic Recommendations:

1. Maintain residential net density at no less than 1 unit per 2 acres.

2. Residential densities greater than 1 unit per 2 acres should be considered by the Township through the planned unit development process.

Vehicular and Pedestrian Traffic Design

1. The design of residential development shall use creative land planning concepts which propose a specific design theme or a unique environmental character. St. Albans Township encourages developments which reflect the Township's historic agricultural roots.
2. Consider existing site conditions (i.e.: significant vegetation, surrounding context) when designing the street system.
3. Designing neighborhood street patterns which preserve neighborhood integrity, promote lower speeds, and encourage pedestrian activity. Cul-de-sacs should be avoided due to the reduced effectiveness of snow clearing by the Township and decreased response times by first responders.
4. Provide an appropriate right-of-way width for each street which accommodates its character theme i.e.: reduced right-of-way for rural residential theme. The intent is to make the street as pedestrian friendly as possible without compromising its function.
5. Consider the use of various residential traffic control schemes that encourage lower vehicle speeds. Among the schemes to be considered are: chokers, traffic circles and chicanes.

Single-Family Buildings

1. Preferred natural materials include brick and stone veneer, including brand name synthetic stone, are preferred as natural materials on front elevations. Changes in material should occur at interior corners and not at exterior corners.
2. The following architectural features are acceptable instead of windows on rear and side elevations to break up large wall expanses: fireplaces, chimneys, garages, doors, quoins, cornices, change in roof line, or special brick coursing.
3. In general, side or rear loaded garages are strongly encouraged. Detached accessory garages shall be of similar style, color, and material selection as the primary building. In meeting the standards for front elevation minimum materials, attached garage doors shall not be included in the calculations.



Image 6 - Traditional Development Pattern vs. Cluster Style Development

Multi-Family Buildings

1. Multi-family units should be allowed as a secondary use to other primary uses such as retail, commercial, or other similar use. Standalone multi-family buildings should not be allowed in any district.
2. The Township should consider a maximum unit allowance based on generally accepted mixed use development standards.

MANUFACTURING - Includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Manufacturing uses should be screened and buffered from adjoining non-manufacturing uses. Examples of light manufacturing uses include drug laboratories, furniture wholesalers, lumberyards, food production, and warehousing.

Manufacturing Key Component and Characteristic Recommendations:

1. Manufacturing uses should be located along transportation corridors able to handle traffic such as SR 310.
2. Plan new manufacturing uses in corridors or other outlying areas on large, mostly vacant sites which are reasonably flat, accessible, and where manufacturing development would be compatible with the surrounding environment and with existing land uses.
3. Plan for new manufacturing uses in corridors where significant amounts of industry exist and in other locations where desirable.
4. Any outside storage should be under a roof and screened from public view.
5. Identify locations where various governmental assistance programs and public works improvements should be targeted by the Township in order to retain and attract manufacturing development.
6. Adoption of a 'dark sky' style light pollution strategy should be considered by the Township to prevent unwanted light pollution.

The inappropriate or excessive use of artificial light - known as light pollution - can have serious environmental consequences for humans, wildlife, and our climate.

(Source: International Dark Sky Association)



Image 7 - Manufacturing Example

7. Ensure all buildings, parking lots and drives are adequately screened from adjacent land uses by landscaping, buffering or other types of mitigation techniques.
8. Street trees should be used to buffer the use from the adjoining roadway.

MIXED USE - The primary purpose of the mixed use district is to focus on historic and cultural acknowledgment, preservation and creation of outstanding open spaces, and the presence of mixed use districts. These features allow for a wider range of choices for housing and employment such as offices, create interesting places and walkable districts, and enable buildings of lasting, memorable and high quality architectural character that maintain a commitment to exemplary planning and design.

The mixed use district is intended to bring to life the five vision principles by enhancing economic vitality; integrating the new center into community life; embracing St. Albans Township's natural setting and celebrating a commitment to environmental sustainability; expanding the range of choices available to central Licking County and the region; and creating places that embody St. Albans Township's sense of community.

More specifically, the purpose of the mixed use district is to promote development that creates an emerging center for urban lifestyles within a walkable, mixed-use urban environment that will create the Township's presence as an exceptional location for high quality business investment.

The mixed use district is further intended to create one of a kind place through the preservation of those areas having architectural landmarks and traditional design, creating complete neighborhoods, and providing designs that honor human scale in their details.

Mixed Use Key Component and Characteristic Recommendations:

1. The mixed use district should subscribe to the principles of walkable urbanism. There is huge unmet demand for more walkable places and not nearly enough supply. Meeting this pent-up demand for new Walkable Urban Places (WalkUP) would create a new economic foundation for the Township, one far more resilient than one predicated on suburban growth.

2. Research has demonstrated that in the current real estate cycle, many companies are choosing to locate in vibrant, walkable neighborhoods in part because of the desire to attract talent.
3. The trend towards drivable sub-urban development lasted over 60 years, and only this past real estate cycle has marked the pivotal moment of a gradual shift to walkable urban development. Every region in the U.S. continues some level of sub-urban development, particularly on the metropolitan periphery where land prices are lowest.
4. Many public policies favoring drivable suburban development remain in place, from legacy zoning to highway expansion policies. Drivable suburban for-sale home building at the fringe of the Columbus metro region in particular has not ceased, though it is getting harder for conventional builders to make their financial model work.
5. Both the private and public sectors should take note of the proven resilience of walkable urban product and plan accordingly.

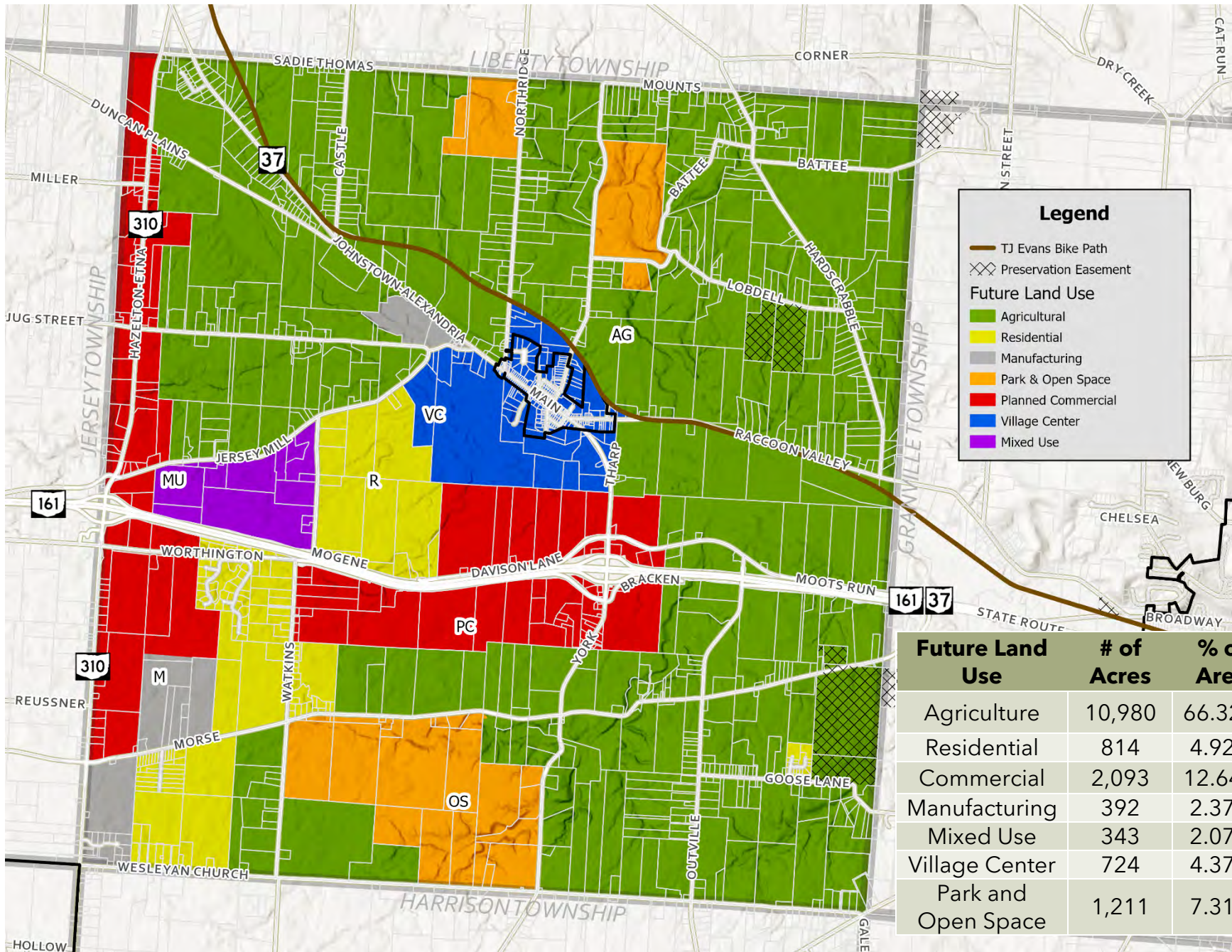


Image 8 - Mixed Use Example

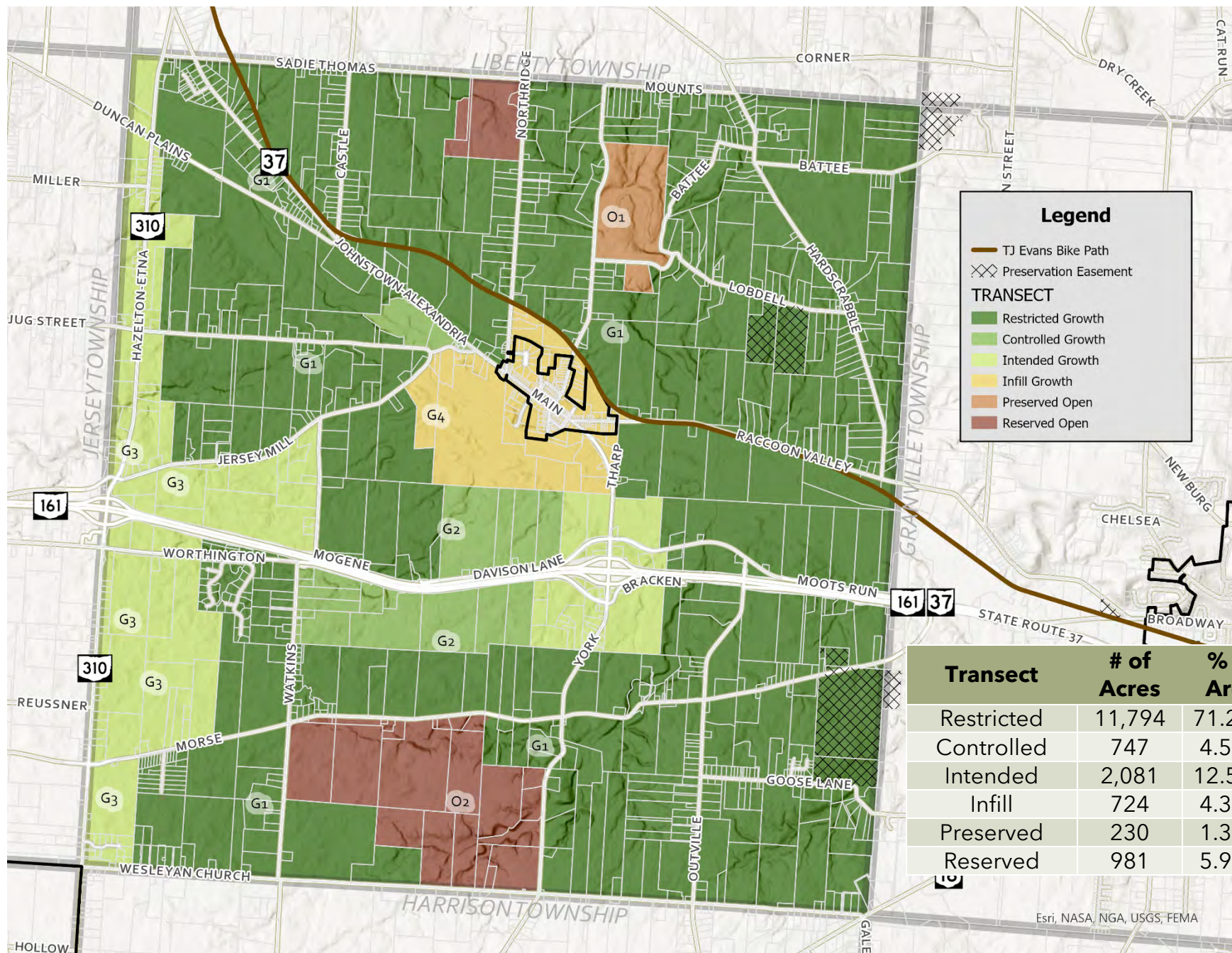
SECTION 04 GENERAL HOUSING LOCATION STRATEGY

FUTURE LAND USE	SINGLE FAMILY NEIGHBORHOODS	MULTI-FAMILY
Agriculture	Allowed	Not Allowed
Residential	Allowed	Not Allowed
Manufacturing	Not Allowed	Not Allowed
Park and Open Space	Not Allowed	Not Allowed
Planned Commercial	Not Allowed	Allowed As Part of Planned Development. 2 nd Story Units Only.
Village Center	Not Allowed	Allowed As Part of Planned Development. 2 nd Story Units Only.
Mixed Use	Allowed	Allowed As Part of Planned Development. 2 nd Story Units Only.

MAP 3 FUTURE LAND USE MAP



MAP 4 REGIONAL TRANSECT MAP



Legend

- TJ Evans Bike Path
- Preservation Easement

TRANSECT

- Restricted Growth
- Controlled Growth
- Intended Growth
- Infill Growth
- Preserved Open
- Reserved Open

Transect	# of Acres	% of Area
Restricted	11,794	71.23%
Controlled	747	4.51%
Intended	2,081	12.57%
Infill	724	4.37%
Preserved	230	1.39%
Reserved	981	5.92%

Esri, NASA, NGA, USGS, FEMA

SECTION 05 TRANSECT BASED PLANNING

The St. Albans Township regional scale map is based on the guiding principles of SmartCode developed by world renowned community planners Andres Duany, Elizabeth Plater-Zyberk and others. The concept of the “transect”, known as a cut or path through part of the environment showing a range of habitats is found throughout this Article. Biologists and ecologists use transects to study the many symbiotic elements that contribute to habitats where certain plants and animals thrive.

HISTORY OF TRANSECT USED IN PLANNING

To systemize the analysis and coding of traditional patterns, a prototypical American rural-to-urban transect has been divided into six Transect Zones, or T-zones, for application on zoning maps. Standards were written for the first transect-based codes, eventually to become the SmartCode, which was released in 2003 by Duany Plater-Zyberk & Company.

INTENDED BENEFITS OF USING TRANSECT BASED PLANNING

Planners are committed to transect-based environmental and land development principles that guide and encourage the following outcomes:

1. Provision, protection and repair of walkable, transit-connected communities, including existing downtowns and first ring suburbs
2. Comprehensive zoning reform to legalize and protect traditional neighborhood patterns, halt the proliferation of auto-dependent sprawl, and encourage the evolution of single-use areas into towns
3. Context-based thoroughfare design and engineering for safe and efficient multi-modal transit that includes pedestrian, vehicular, and mass transportation options
4. Affordable housing and community-based income diversity
5. Regional, local, and individual food production
6. Passive climatic response in building and urban design through local patterns and character
7. Reduction in the environmental impacts and costs of infrastructure
8. Reduction of waste and harmful emissions as byproducts of human settlement, and the promotion and study of renewable energy technologies.
9. Repair and infill of unsustainable sprawl patterns at the community and building scales, including the retrofit of thoroughfares for walkable environments.

INTENT

The intent and purpose of this Section is to enable, encourage and qualify the implementation of the following policies:

THE REGION

1. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, and riparian corridors.
2. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
3. That development contiguous to urban areas should be structured in the pattern of Infill TND or Infill RCD and be integrated with the existing urban pattern.
4. That development non-contiguous to urban areas should be organized in the pattern of CLD, TND, or RCD.
5. That transportation Corridors should be planned and reserved in coordination with land use.
6. That green corridors should be used to define and connect the urbanized areas.
7. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

THE COMMUNITY

1. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
2. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
3. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
4. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
5. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
6. That appropriate building Densities and land uses should be provided within walking distance of future transit routes and stops.
7. That Civic, Institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
8. That schools should be sized and located to enable children to walk or bicycle to them.
9. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtowns.

THE BLOCK AND THE BUILDING

1. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
2. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
3. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
4. That architecture and landscape design should grow from local climate, topography, history, and building practice.
5. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
6. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
7. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
8. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
9. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

THE TRANSECT

1. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
2. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

Transect Recommendations:

1. Update the Township zoning resolution to a form-based code developed in conjunction with Map 4.

ARTICLE IV WATER AND WASTEWATER

ST. ALBANS TOWNSHIP - Currently, St. Albans Township is not served by central water and wastewater infrastructure.

VILLAGE OF ALEXANDRIA - The Village, located within St. Albans Township, has a wastewater treatment facility, and buys their water from the Village of Granville per a negotiated contract.

The wastewater treatment facility is located at the southern end of the Village along SR 37.

Current Village Water and Wastewater Capacities (GPD = Gallons Per Day)

Alexandria Water		Alexandria Wastewater	
GPD Used	26,000	GPD Used	30,000
GPD Contract Total	60,000	GPD Current Facility Capacity	80,000
		GPD Future Facility Capacity	160,000

SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT

- In 2010, the Licking County Board of Commissioners entered into an agreement with Southwest Licking Community Water and Sewer District (SWLCWSD) to provide water and wastewater services to the SR-161 Service Area.

The territory of the District, as determined by the Licking County Court of Common Pleas

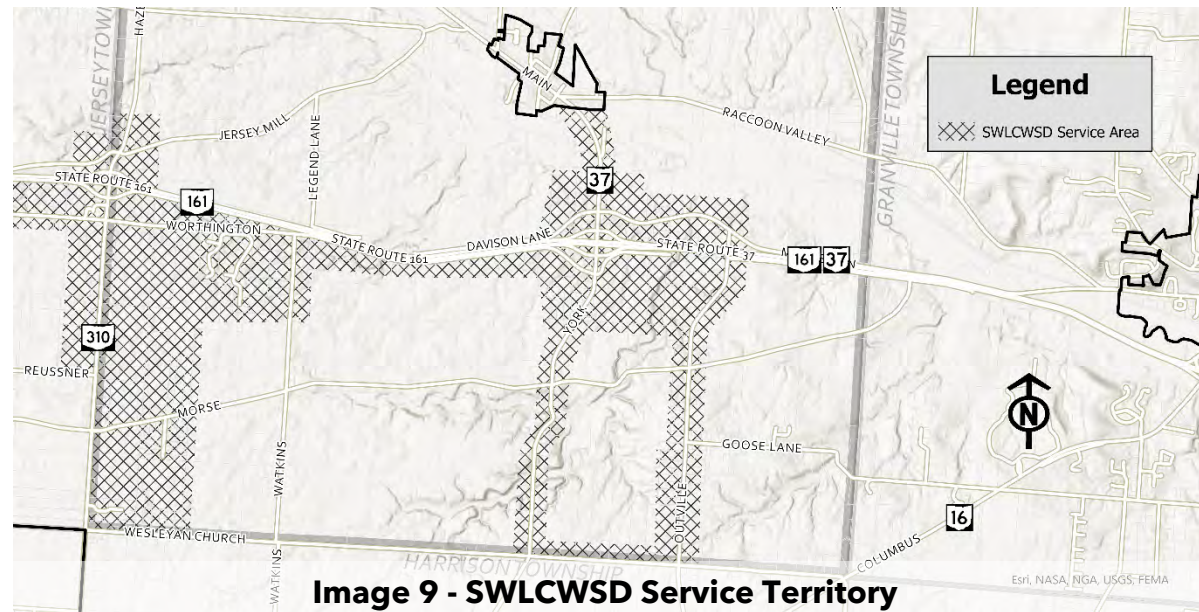


Image 9 - SWLCWSD Service Territory

in its entry dated October 31, 1989, includes unincorporated portions of Harrison, Etna, and Lima Townships (current day City of Pataskala) in Licking County, Ohio.

The District has begun the process to draft and integrate the Districts Water and Sanitary Sewer systems into one master planning document for the Etna Township, Harrison Township, Union Township, and City of Pataskala service territory and an additional master planning document for the State Route 161 service territory. The integrated Utility Master Plans will update, replace, and expand upon existing plans, studies, and policies within each of the study areas.

The goal of the integrated utility master plans is to have one working document available for the District's utility infrastructure to support residential, commercial, and industrial activities and efficiently coordinate needed capital improvements projects in each service territory.

The District is extending water service into certain unincorporated areas of Union Township and is in discussions with Licking County about possible sanitary sewer extensions in the same area.

Additionally, the District is the contractual water and sanitary sewer provider along State Route 161 (Worthington Road) within Jersey and St. Albans Townships. The District is in discussions with these entities regarding service to nearby unincorporated and unserved areas that will be most impacted by the development and growth of that area.

Water & Wastewater Recommendations:

1. To best serve the residents of St. Albans Township and reduce the likelihood of infrastructure redundancy, the Township should work with the SWLCWSD to determine a mutually agreeable water and wastewater service territory within St. Albans Township. In general, the District could service the SR 310 corridor from the southern Township boundary to just north of SR 161. The Township would work with the Village of Alexandria to provide water and sewer to the general area of SR 37 and SR 161 and along Moots Run and Davison Lane.

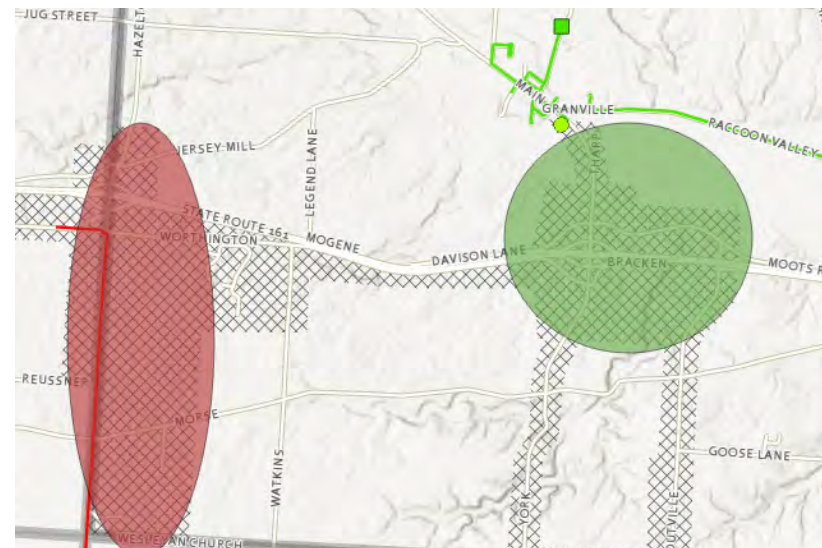
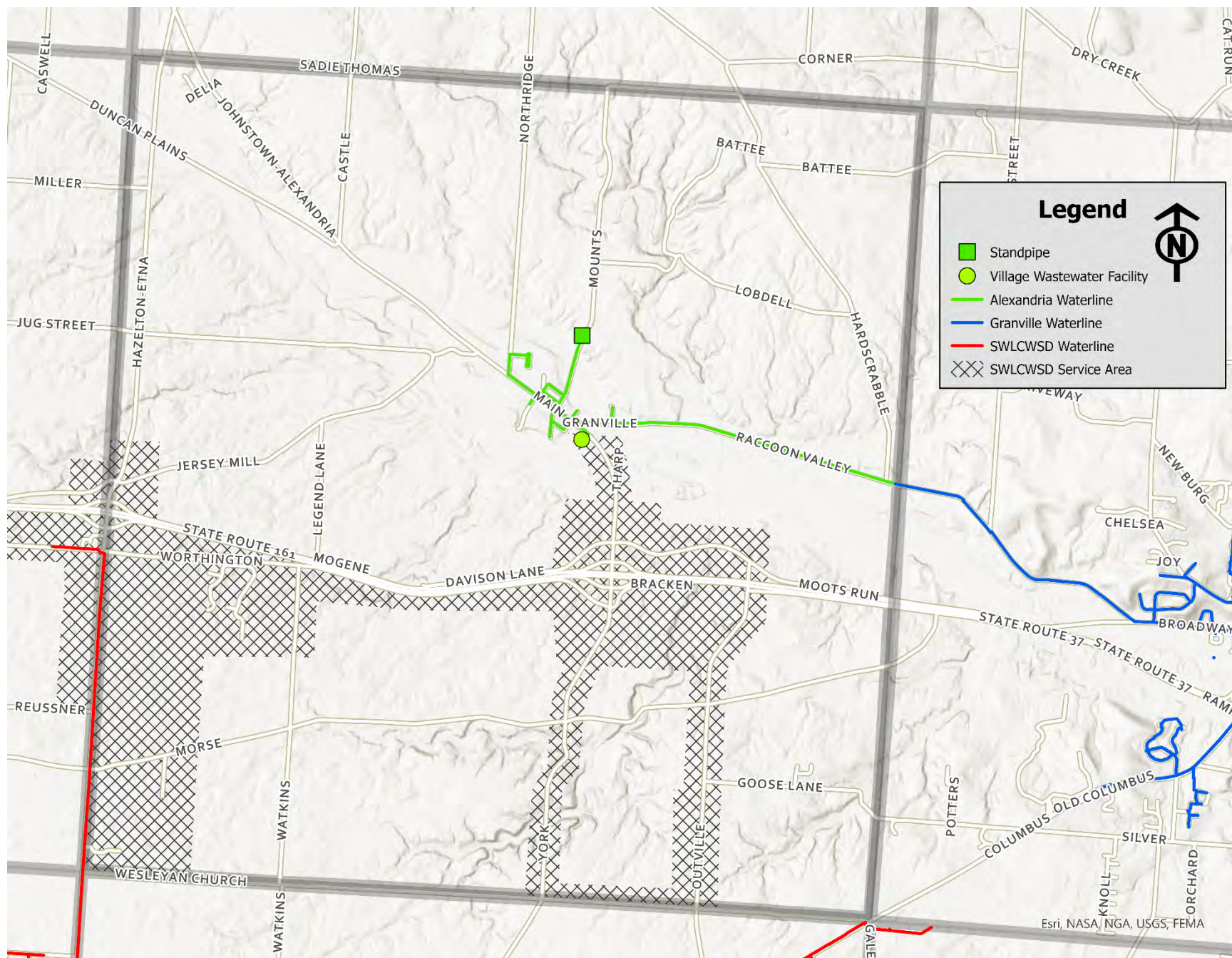


Image 10 - Potential Shared Service Area

MAP 5 CURRENT WATER INFRASTRUCTURE



ARTICLE V TRANSPORTATION & MOBILITY

SECTION 01 SURFACE 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. SR 161 was widened by the state of Ohio in 2008. The route is considered 'limited access' therefore no new access points will be granted.

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 of or 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. SR 161 is the only type of expressway 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.

SECTION 02 ACTIVE TRANSPORTATION

Active transportation is human-powered transportation that engages people in healthy physical activity while they travel from place to place. People walking, bicycling, using strollers, wheelchairs/mobility devices, skateboarding and rollerblading are engaged in active transportation.

Almost one in four adults in the United States report that they do not engage in any physical activity outside of their jobs. Sedentary lifestyles are an important reason that two of every three adults in the United States are overweight or obese.



Image 11 - Courtesy of Marvin Daniels

St. Albans Township and their partners can create opportunities for people to exercise for recreation and to build physical activity into their daily routine. Agencies can

do that by reducing distances between key destinations and providing and improving bicycle and pedestrian facilities. More people might then bicycle or walk to work, shops, and services.

Differences in land use can impact the distances between destinations and the expected number of people walking and bicycling. Land use also influences vehicular volumes and the interactions between motorists and active transportation users. Some land uses, such as mixed-use, urban commercial, and residential, are often conducive to walking and bicycling. It is equally important to provide active transportation routes near manufacturing, commercial retail, and other auto-oriented land uses for visitors and employees, but those routes will likely need additional planning to ensure safe and convenient access.

The Township can also support projects that enhance mixed-use neighborhoods where different destinations are within walking distance of one another. For example, improved public transportation service can foster new development near a stop or station that already has a variety of housing, jobs, shops, and services.

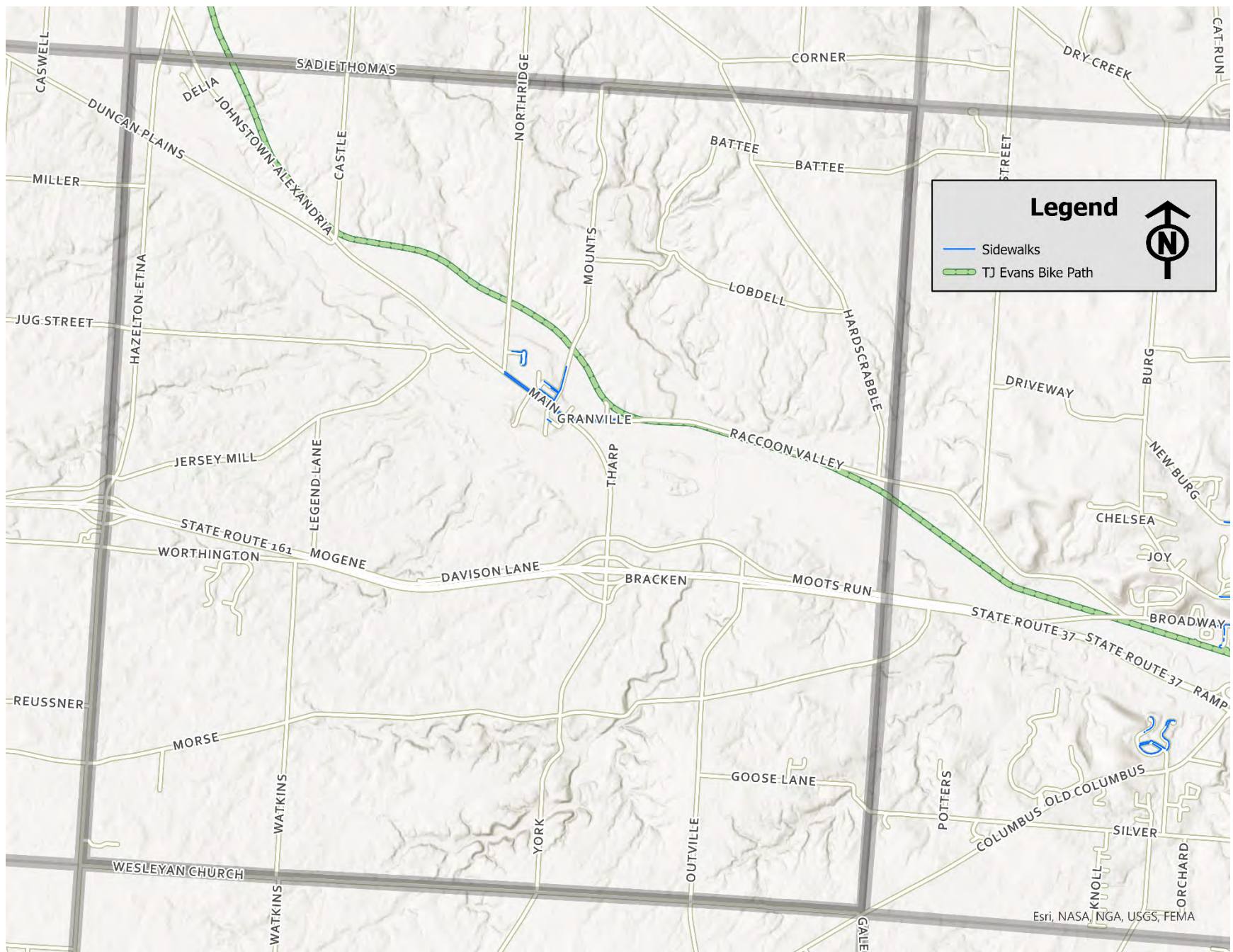


Image 12 - Courtesy of Marvin Daniels

Active Transportation Recommendations:

1. Ensure all new development and redevelopment provide active transportation infrastructure such as bike lanes, multi-use trails, sidewalks and other generally accepted active transportation improvements.
2. Connect the TJ Evans trail directly to the Village of Alexandria and future village center area.

MAP 6 TJ EVANS BIKE PATH AND SIDEWALKS



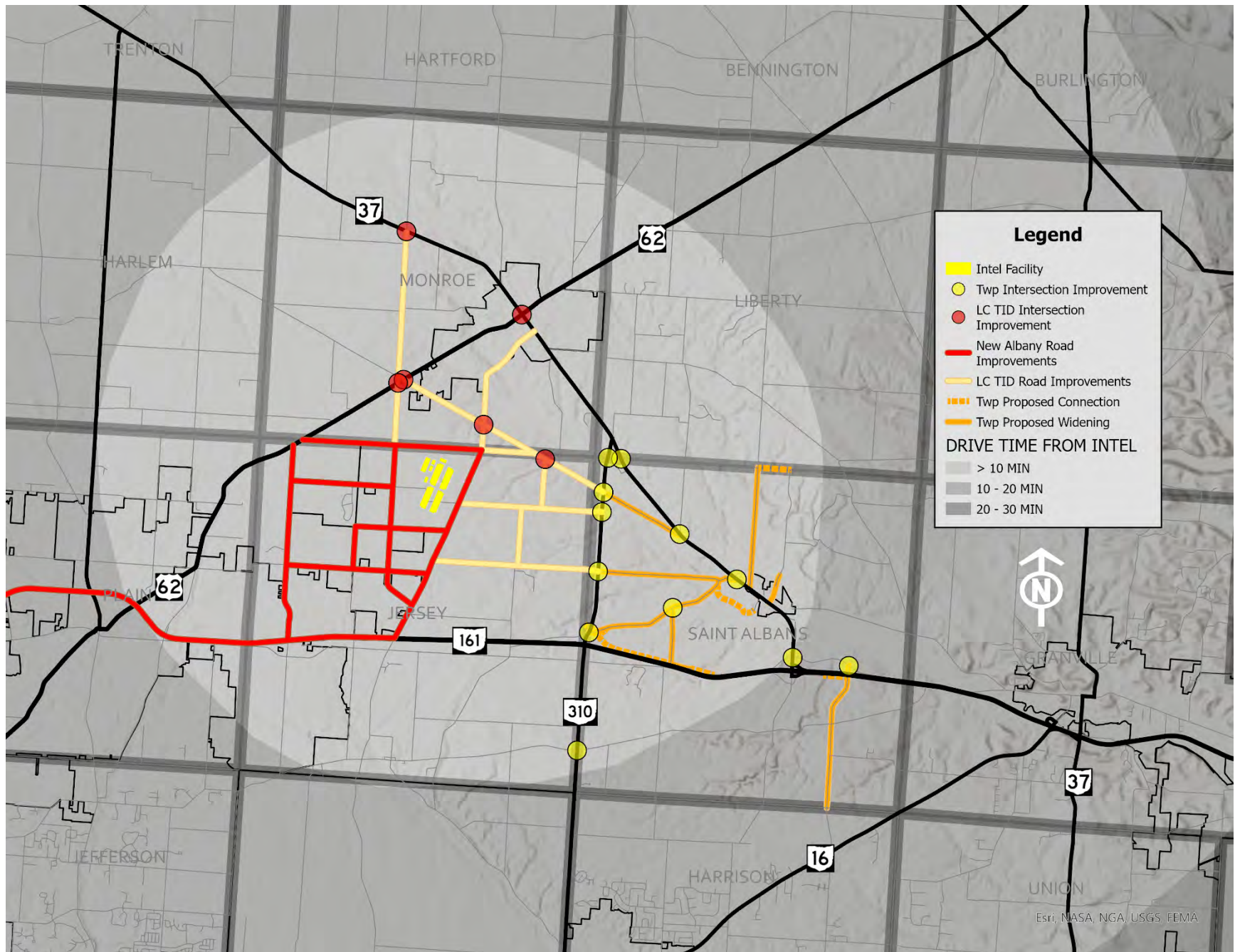
The following roads and intersections have been identified for future improvement based on anticipated growth patterns within and surrounding the Township. The identified improvements tie into the broader scope of improvements currently being planned and/or constructed for the Intel facility. Final design determination of road and intersection improvements will be determined during the development plan process. It is assumed and recommended that any new development cover the cost of needed road and intersection improvements.

The use of traffic circles or roundabouts are highly encouraged to their effectiveness at moving traffic, reducing congestion and improving safety at intersections.

Road	Anticipated Improvement
Duncan Plains Road	Widening
Northridge Road	Widening
Jug Street Road	Widening
Jersey Mill Road	Widening
Outville Road	Widening
Davison Lane Connector	New Road
Bracken Road Connector	New Road
Legend Lane	Widening
Sadie Thomas/Mounts Connector	New Road
SR 161 Frontage Road	New Road (See Image 1)

Intersection	Anticipated Improvement
SR 310/Sadie Thomas	Safety/Traffic Control
SR 310/Duncan Plains	Traffic Control
SR 310/Jug	Traffic Control
SR 310/Jersey Mill	Traffic Control
SR 310/Morse	Traffic Control
SR 37/Sadie Thomas	Safety/Traffic Control
SR 37/Duncan Plains	Safety/Traffic Control
SR 37/Jersey Mill	Traffic Control
Legend Lane/Jersey Mill	Traffic Control
Moots Run/Outville	Safety
Moots Run/SR 37	Safety/Traffic Control

MAP 8 NORTHWEST LICKING COUNTY ROAD + INTERSECTION IMPROVEMENTS



SR 161 CORRIDOR - Outside of the New Albany corporation limits east of Beech Road to Cherry Valley, there are sections of roadways already paralleling the SR 161 corridor, some disconnected as part of the construction of the upgrade to a four lane divided freeway look alike, completed in 2010. As development occurs and land use changes, some of these roadways could be reconnected to create a parallel route system and utilize existing road right of way.

Worthington Road serves as the southern parallel route to SR 161 extending from Davis Lane at Beech Road ending east of York Road where it is called Bracken Road. To continue this parallel route, consideration should be given to connecting Bracken Road east to General Griffin Road. However, any connection between York Road and Outville Road will involve the expense of crossing Moots Run/Lobdell Creek.

Moots Run Road parallels the north side of SR 161 from the SR 16/SR 37 interchange west past the SR 37/Outville Road interchange where its name changes to Davison Lane to terminate approximately 1-1/4 miles west of SR 37. Connecting from the terminus of Davison Lane west past SR 310 to connect to Beaver Road at Burnside Road would continue the parallel route planned by New Albany over to Smith's Mill/Innovation Campus Court. To complete a north south connection in this area between the Mink Road interchange and the SR 310 interchange, consideration should be given to connecting Patterson Road south of SR 161 with Burnside Road north of SR 161.

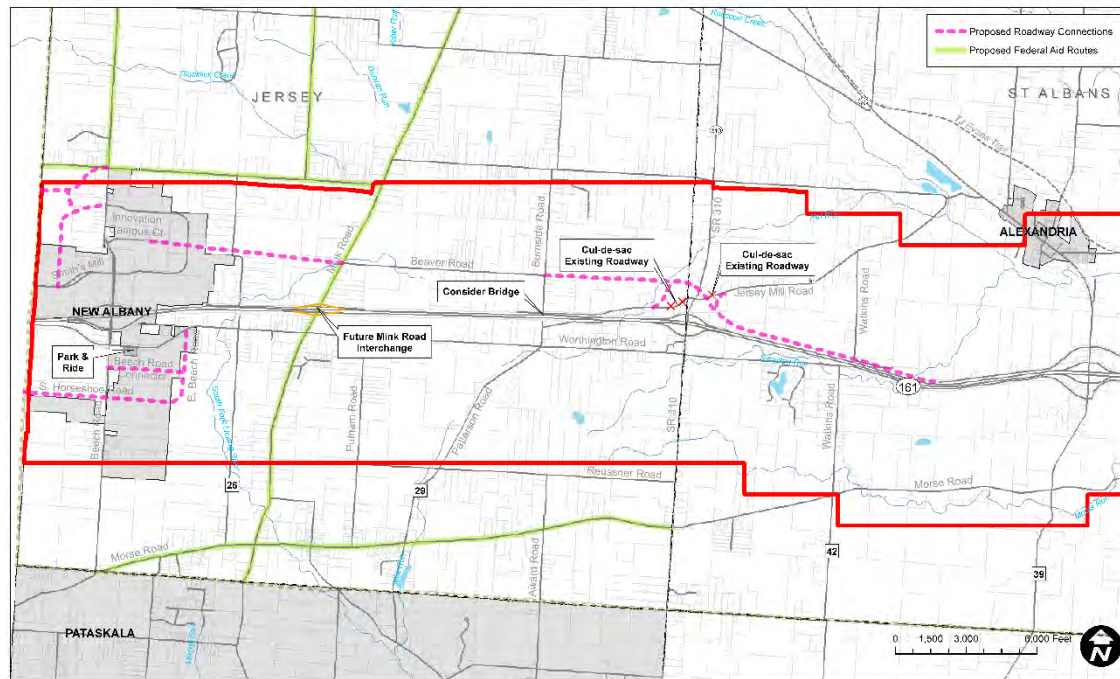


Image 13 - SR 161 Corridor Plan (2015)

(Source: SR 161 Western Corridor Development Plan, 2015)

NORTHWEST LICKING COUNTY ROAD NETWORK - As noted in an article in the Columbus Dispatch: "Intel's full investment in Licking County could reach \$100 billion by the end of this decade should Congress approve aid for the nation's semiconductor industry, Intel's top executive told a Senate committee this week. 'Our most recent U.S. announcement in Ohio amounts to a \$20 billion investment in a new greenfield manufacturing site in Licking County, which will result in two new mega fabs with the first one coming online by the end of 2025,' ...A full build-out could grow to eight mega fabs and \$100 billion over the next decade, the passing of the CHIPS Act.' Intel in January announced plans to build two factories, calls fabs, in Jersey Township that will employ 3,000 workers along with 7,000 construction workers. Another 10,000 indirect jobs are expected as well."

The project is an obvious game changer for Ohio and in fact was mentioned in the presidential state of the union address as being important for trade and supply chain stability throughout the world. It was announced that the state of Ohio provided \$2B in incentives to Intel which includes the \$190M for road improvements to SR 161 and I-270 recently announced by ODOT. These funds will also be directed to the local road improvements that were formerly county and township roads and are now city streets since the annexation into New Albany. The 3000-acre annexation area will have new 5 lane roads around its perimeter and new interior roads. State routes 161, 310, 37 and 62 surround the outside of the newly incorporated area and are in a condition that can handle truck and increased vehicular employee traffic.

The local public agencies in Licking County immediately recognized that the rural local road system will also experience increases in traffic between these state routes and the new Intel perimeter roads. It is the role of the Licking County Transportation Improvement District (TID) to find the financial means and to facilitate multijurisdictional transportation projects related to economic development. The menu of projects outlined in this document have been identified by the TID in conjunction with the local public agencies as being the most important considerations to support Intel's success and to sustain quality of life while Licking County experiences new manufacturing, commercial, retail and residential growth. None of these projects are new.

In fact, some of them have been proposed for decades, while the need for others have been heightened by the ongoing development in the years leading up to the Intel announcement. It is the goal of the TID to advance these projects by seeking funding and ensuring grassroots support is demonstrated to the funding agencies. Once funding is secured, further project development will be the responsibility of the TID, or it will be transitioned to the project's maintaining authority. *(Source: Licking County Transportation Improvement District)*

LOCAL ROAD IMPROVEMENTS - All roads leading to Intel are local rural roads that connect the surrounding state routes to the New Albany Technology Manufacturing District (TMD). The city street improvements within the TMD have been addressed through a state funded program. These improvements include 3 and 5-lane boulevard style roads with curbs and gutters, raised medians, pathways and landscaping. The local public agencies immediately recognized that the local rural road system between the state routes and the new Intel perimeter roads are in poor condition and will not be able to deliver traffic to the site in a safe and efficient manner. These rural local roads are the only option for employee, production and delivery traffic entering Intel from the north and the east. In response to the need for improving these roadways the City of Johnstown, the Monroe and Jersey Township Trustees approached County Officials for help in obtaining funding sources for the needed road improvements. Since its mission is to advance multi-jurisdictional economic development projects the County deferred project development to the TID.

In response to the request the TID made application and obtained a funding grant in the amount of \$500,000 through the ODOT Division of Jobs and Commerce in June 2022 for the planning and design of these local road improvements. Additionally, Congressman Balderson's office announced that the TID application for the Community Project earmark program was advanced to approved status in the amount of \$2M for construction.

The total estimated amount for construction is \$5.9M. The TID is still seeking an additional \$3.9 million to cover the additional construction costs. The project is currently in the scoping phase for the design project.

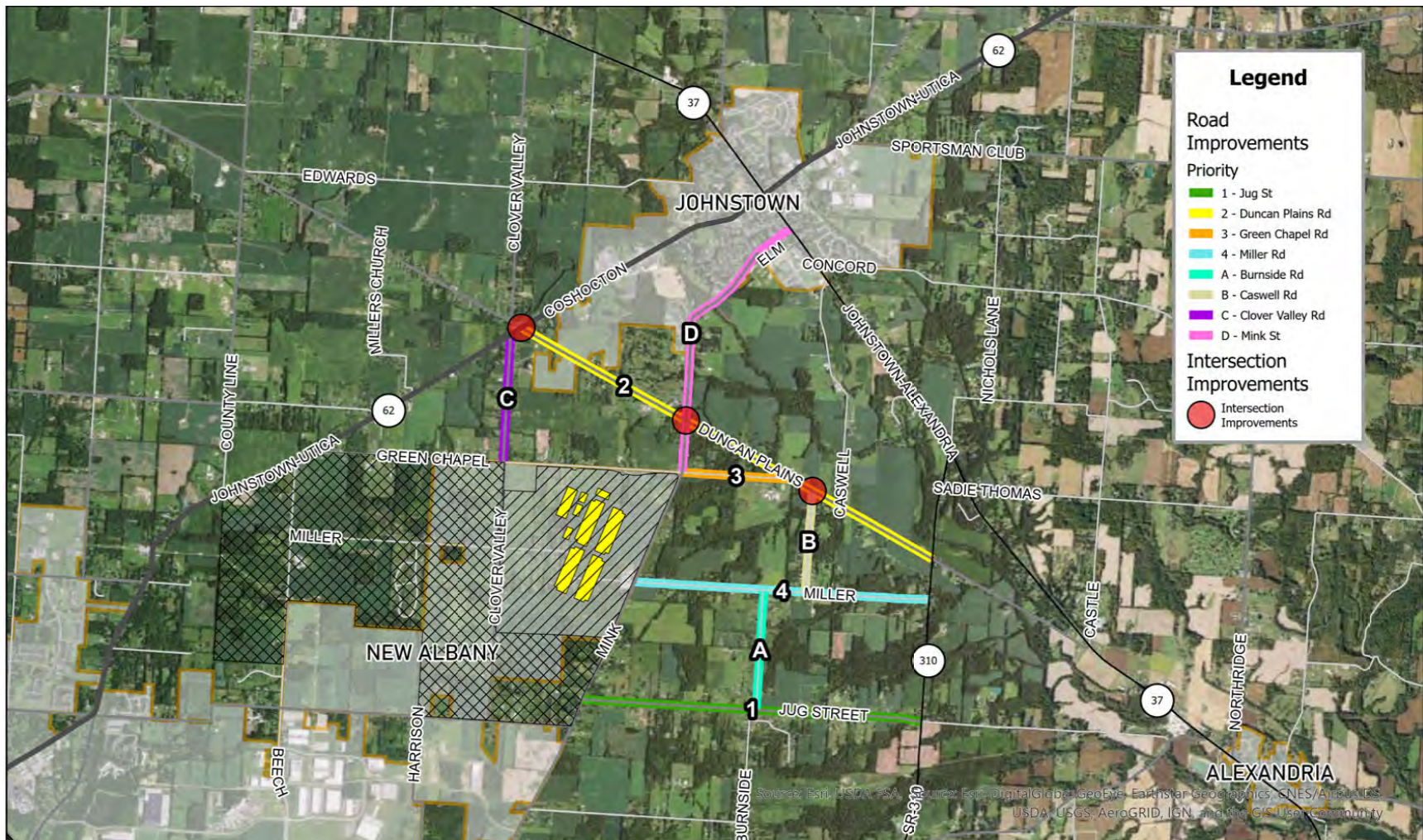
(Source: Licking County Transportation Improvement District)

CITY OF JOHNSTOWN LONG TERM - The concept for constructing a roundabout in downtown Johnstown solves the immediate problem of the truck turns. The design and construction of a project like this is more straightforward and less costly when compared to constructing a roadway on new alignment or widening an existing road so it is identified as the short term solution. However, the current and future traffic projections indicate that the ultimate solution for truck and vehicular congestion in downtown Johnstown is to construct a bypass. (See Map 10.) Besides addressing the traffic congestion, the bypass is the ultimate solution to improve the quality of life and enhance the downtown environment in Johnstown. This project is termed long term since State route bypasses are typically faced with significant environmental and right of way impacts which is typically costly and have lengthy project development times.

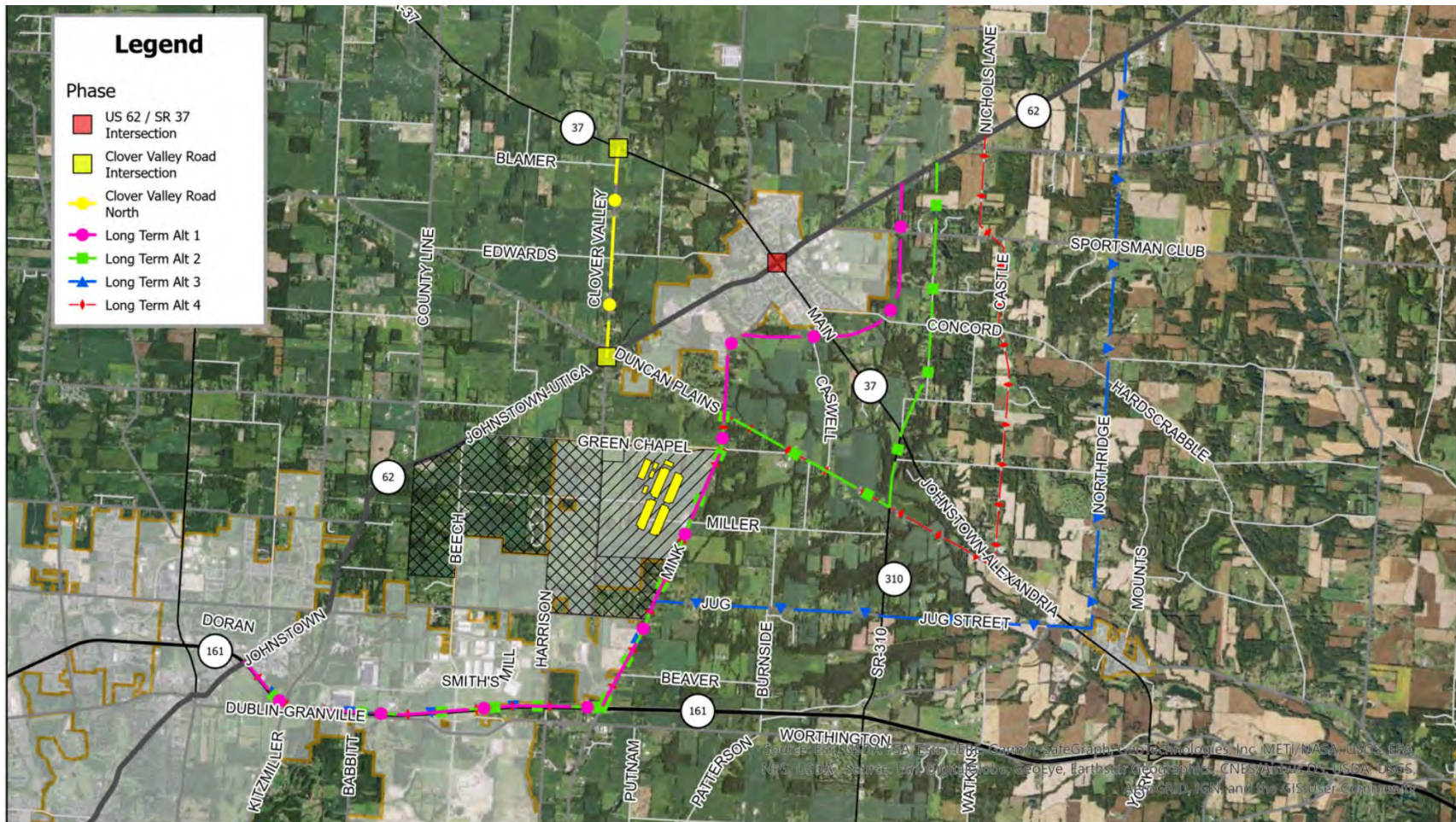
Cities are not allowed to arbitrarily prohibit trucks on Ohio state routes through their jurisdictions, so the state route designation must be moved to another roadway. A SR 62 truck bypass of Johnstown would ideally go around the city on the southeast with a connection to Mink St Rd and run along SR 161 and reconnect to SR 62 southwest of the Intel

site. This could be accomplished with a variety of alternatives including a new alignment or the widening of existing township or county roads. It may also be necessary to provide bypass alternatives for the SR 37 truck traffic, but further study is required to make this determination. The TID is currently pursuing funds to initiate a feasibility study for a SR 62 bypass of Johnstown. (Source: Licking County Transportation Improvement District)

MAP 9 LOCAL ROAD IMPROVEMENTS



MAP 10 JOHNSTOWN AREA LONG TERM IMPROVEMENTS



Licking County



0 0.5 1 2 Miles



10/10/2022

JOHNSTOWN AREA IMPROVEMENTS

- Municipal Boundary
- Intel Facility
- Intel Site
- Future Development

ARTICLE VI PARKS AND RECREATION

People who have more access to green environments, such as parks and trails, tend to walk and be more physically active than those with limited access. The closer people live to a park and the safer they feel in the park, the more likely they are to walk or bike to those places and use the park for physical activity.

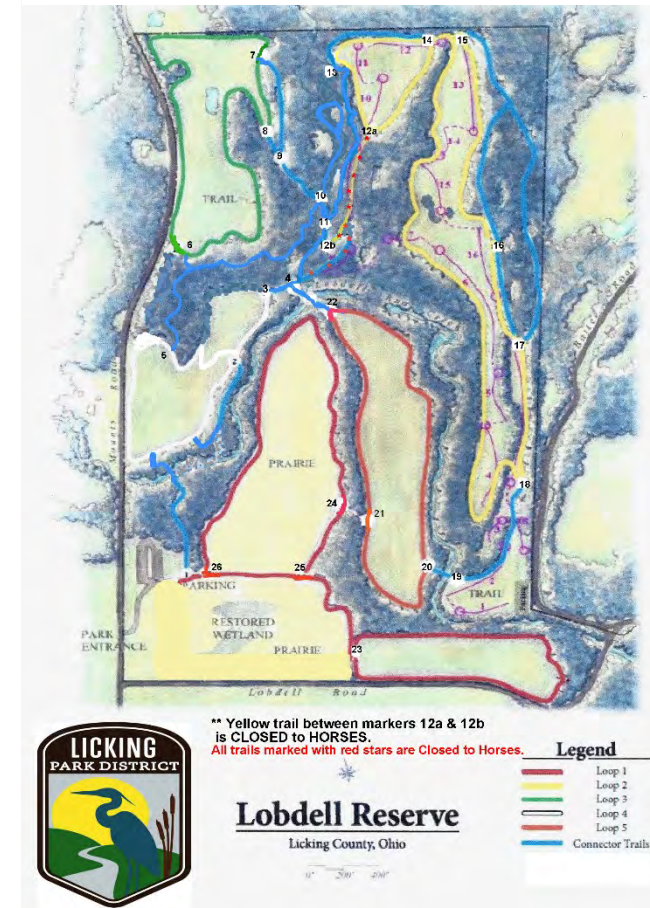
But less than half of people in the United States live within half a mile of a park. Even fewer people live in a community that has both safe streets for walking and access to places for physical activity like parks. Parks and trails that are well-designed offer many benefits. They provide a place where people can be physically active to reduce stress, which can improve their mental health. They also provide a place where neighbors can meet, which improves community connections.

Parks can provide environmental benefits as well, by reducing air and water pollution, protecting areas from inappropriate development, and mitigating urban heat islands. They help people reduce their risk of illness and injury by providing safe spaces where people can play and exercise away from busy streets and commercial zones.

The positive benefits mentioned above can be found in a rural community setting as well. Large home sites provide places for gardening, agriculture, and recreation within and around the home. While parks and recreation opportunities are highly sought after in urban settings, rural communities have an inherent advantage by being sparsely populated while maintaining an abundance of open space.

LOBDELL RESERVE - St. Albans Township is home to Lobdell Reserve, maintained by Licking Park District, located along Mounts and Lobdell Road. The Reserve posts a 210-acre reserve, including woodlands, meadows, and beautiful stream corridor including cliffs with scenic views. There are 8 miles of trails, ranging from easy to moderately challenging that are great for hiking, horseback riding, and mountain biking. The Reserve is home to a championship caliber disc golfing course.

Image 14 - Courtesy of Licking Park District



FRITZ DRUMM - In 2015, the Fritz Drumm Memorial Fund developed and opened the Fritz Drumm Memorial Field of Dreams, for baseball and softball games, through a long-term lease agreement with the Licking Park District.

PARKER COMMUNITY PARK - Parker Community Park is located in the Village of Alexandria at the end of Beechwood Drive. It has two shelter houses and sports field.



Image 15 - Courtesy of Fritz Drumm Field of Dreams

Beginning in 2023, the annual Alexandria Fun Days event will be held at the park.



Image 16 - Courtesy of Village of Alexandria

LICKING PARK DISTRICT - The Mission of the Licking Park District is to acquire, manage, preserve, and conserve natural areas within Licking County, while protecting wildlife and local history in a manner that enriches our communities and provides access to diverse parks, educational opportunities and health and wellness activities.

The Licking Park District manages 1,600 acres on ten sites across Licking County. We also manage 26 miles of paved multi-use trails.

The office of the Licking Park District is located at Infirmary Mound Park. It is a white brick building near the silo, and can be accessed by the north entrance to the park, off of Rt. 37.

TJ EVANS TRAIL - The T.J. Evans trail is one of Ohio's first rail trails and features great scenery and history from Newark to Johnstown in Licking County.

Located in central Ohio, the 14-mile T. J. Evans Trail is a popular route, attracting both locals and visitors. With its tree-covered canopy that provides respite from the sun on hot summer days, interludes in charming small towns, and a paved surface, the path offers an ideal day trip with multiple opportunities for side exploration. The corridor was once used by Penn Central Railroad, and railroad enthusiasts will enjoy learning more about this rail line at historical markers along the route.

The Depot Street Trailhead provides access to the trail in the Village of Alexandria.

NEWARK EARTHWORKS - Located just minutes from St. Albans Township, the Newark Earthworks are the largest set of geometric earthen enclosures in the world. Already a National Historic Landmark, in 2006, the State of Ohio designated the Newark Earthworks as "the official prehistoric monument of the state." Interpretive signage around the park will help to explain the significance of the site and why American Indians regard the Newark Earthworks as a sacred site.

Built by people of the ancient Hopewell Culture between 100 B.C. and 500 A.D., this architectural wonder of ancient America was part cathedral, part cemetery and part astronomical observatory. The entire Newark Earthworks originally encompassed more than four square miles.

The Newark Earthworks are one step closer to becoming part of Ohio's first World Heritage site. The site is one of seven Ohio sites in a serial nomination of Hopewell Ceremonial Earthworks.

FLINT RIDGE ANCIENT QUARRIES AND NATURE PRESERVE - Approximately 15 minutes from St. Albans Township, is Flint Ridge. There are hiking trails through the 533-acre preserve and see ancient pits left by America Indians who came from the surrounding area to quarry flint. The unique rainbow-colored flint was used as an item of trade, tools and weapons. Within the museum, learn about Ohio's official gemstone and the shaping of flint into tools, known as knapping.

A picnic area with tables, grills, drinking water and restrooms is available for visitors to the quarry.

Flint Ridge is a nearly eight-mile-long vein of high-quality flint located in Licking and Muskingum counties of eastern Ohio. Hundreds of quarry pits and workshop sites are scattered across more than 2,000 acres of ridge top in these Appalachian foothills. It has been called the "Great Indian Quarry of Ohio." Flint Ridge seems to have been well known

in the ancient world, as small amounts of it have been found at American Indian sites across the present-day eastern United States. Because of this flint's great beauty, it has been respected throughout the ages in the tools, weapons and ceremonial objects of native cultures and in modern times in the production of jewelry.

PARK, RECREATION AND OPEN SPACE NEEDS - One of the most difficult and at the same time most important aspects of land subdivision is the provision of public open spaces. It has long been agreed that accessible parks, playgrounds, and schools are as necessary to a good living environment as are proper densities and compatible land uses. Yet, hundreds of square miles of residential subdivisions containing no more open space than the minimum amount required in private yards are being developed every year in the United States.

In order not to repeat the mistakes of the past and in the belief that new residential developments should contain an adequate amount of public open space, the Township should adopt a requirement concerning land for public purposes within the zoning resolution.

The use of open space can be active, passive or agricultural. Active open space is used for sports, exercise or active play; passive open space is used for sitting and relaxing. Open space can also be classified as land that has been set aside for the protection and/or enhancement of the natural environment.

Since St. Albans Township is heavily reliant upon the agricultural industry, maintaining land that is part of a residential neighborhood but still used for farming will maintain the rural character of the neighborhood

New residential and commercial development in St. Albans Township should enhance the quality, availability and access of parks, trails and recreational opportunities for the community's well-being.

Parks and Recreation Recommendations:

1. Ensure new development considers the amount and type of open space early in the process.
2. Ensure new development connects open space to adjoining open space or planned open space.
3. Modify zoning resolution to require park and recreational needs of the Township are addressed.
4. Identify natural areas and ensure adjacent uses are compatible.
5. Partner with Licking Parks District and Ohio History Connection to promote recreational assets such as the TJ Evans Trail, Infirmary Mound Park, Flint Ridge and Newark Earthworks.

ARTICLE VII ENVIRONMENT

GROUNDWATER VULNERABILITY - In 2022, the Ohio EPA Groundwater Program updated and replaced its existing Groundwater Pollution Potential maps with a new statewide, seamless Groundwater Vulnerability map. The new map uses a highly modified DRASTIC model consisting of two major elements:

1. The designation of mappable units, termed hydrogeologic settings.
2. The superposition of a relative rating system to determine each area's vulnerability to groundwater contamination.

Hydrogeologic settings form the basis of the system and incorporate seven major hydrogeologic factors affecting the movement and occurrence of groundwater:

Depth to Water
Net **R**echarge
Aquifer Media
Soil Media
Topography
Impact of the Vadose Zone Media
Hydraulic **C**onductivity of the Aquifer

These factors, which form the acronym **DRASTIC**, are incorporated into a relative ranking scheme that uses a combination of weights and ratings to produce a numerical value called the groundwater vulnerability index. Hydrogeologic settings are combined with the groundwater vulnerability indices to create units that can be graphically displayed on the map.

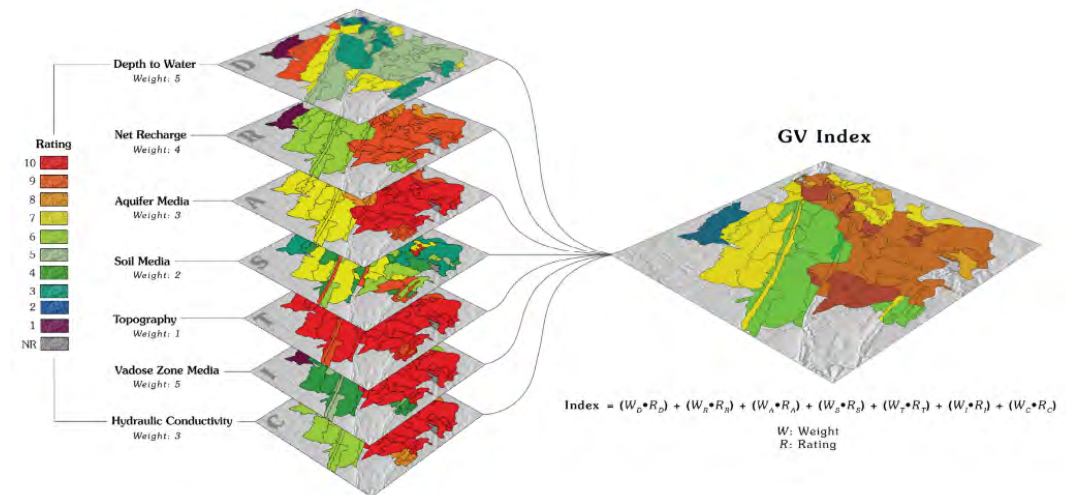


Image 17 - DRASTIC Model Courtesy of Ohio EPA

Groundwater Vulnerability (GV) maps depict an area's vulnerability to groundwater contamination based upon its hydrogeologic, topographic, and soil media characteristics. Conceptually, these maps consider the case in which a generic contaminant is introduced at the land surface and allowed to percolate into the aquifer, be attenuated by natural processes, or be transported out of the area. As the hydrogeologic parameters controlling the fate of the

contaminant change, the likelihood of the aquifer's contamination increases or decreases. This likelihood is reflected in the overall GV Index shown here. Notably, GV maps do not consider the presence of contaminant sources, only the hydrogeology of the area in question. Therefore, a pristine, uninhabited plot of land with hydrogeologic characteristics conducive for water to flow into its aquifer would exhibit (despite having no known case or source of contamination) a GV Index higher than the location of a chemical storage facility, if hydrogeologic conditions at the facility limited the aquifer's potential pathways for contamination. In short, GV Index is a contaminant and land use indifferent measure of groundwater contamination potential.

Groundwater Vulnerability Recommendations:

1. Ensure potentially contaminating land uses are not within areas with vulnerability to groundwater contamination.

PRIME FARMLAND - Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be "**farmland of statewide importance**" for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable.

In some areas that are not identified as having national or statewide importance, land is considered to be "**farmland of local importance**" for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local resolution.

Farmland Recommendations:

1. Implement and encourage farmland protection programs such as agricultural buffers, right-to-farm resolutions, transfer or purchase of development rights programs, farmland mitigation requirements,
2. Require cluster or conservation development regulations for any new residential development within the G1 region.
3. Establishing agricultural buffers between working farms and encroaching residential development to minimize land-use conflicts, and codifying right-to-farm provisions that protect farmers from nuisance complaints.
4. Encourage open space and other reserved area of a residential subdivision be used for agricultural purposes.
5. Work with the agricultural community to establish agritourism programming. One way to support agricultural economic development efforts in rural areas is to promote the diversification of farm-related activities. This typically takes the form of permitting the pursuit of value-added, agriculturally related, accessory commercial uses on working farms. The terms agricultural tourism or agritourism are commonly used to describe any activity incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes.
6. Because many local zoning codes prohibit all undefined uses and activities, it is important for communities to specifically address agritourism uses in their plans and resolutions – both to allow farmers to integrate such uses into their operations and to control the potential negative impacts to rural character and agricultural practices that may result.

FLOOD HAZARD AREA (FLOODPLAIN) - A federal flood hazard area is an area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM)

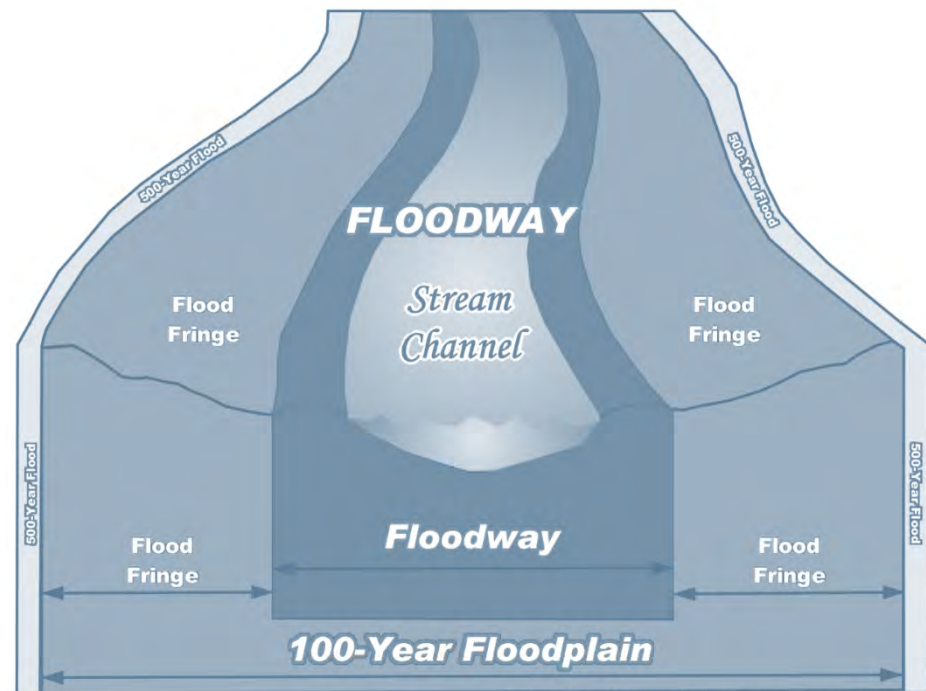
Zone A, or AE. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

ZONE A - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

ZONE AE - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations are provided.

Floodway - A "Regulatory Floodway" means 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 a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

Licking County has special flood hazard areas that are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. Additionally, structures that are inadequately anchored, elevated, flood-proofed, or otherwise protected from flood damage also contribute to the flood loss. Therefore, an application for a floodplain development permit shall be required for all development activities located within or in contact with an identified special flood hazard area. Such application shall be made by the owner of the



Prepared by: Trish A. Nuckevicz, Trumbull County Planning Commission, April 2005.

property or his/her authorized agent, prior to the actual commencement of such construction. Where it is unclear whether a development site is in a special flood hazard area, the Floodplain Administrator may require an application for a floodplain development permit to determine the development's location. It shall be unlawful for any person to begin construction or other development activity, including but not limited to, filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area, until a floodplain development permit is obtained.

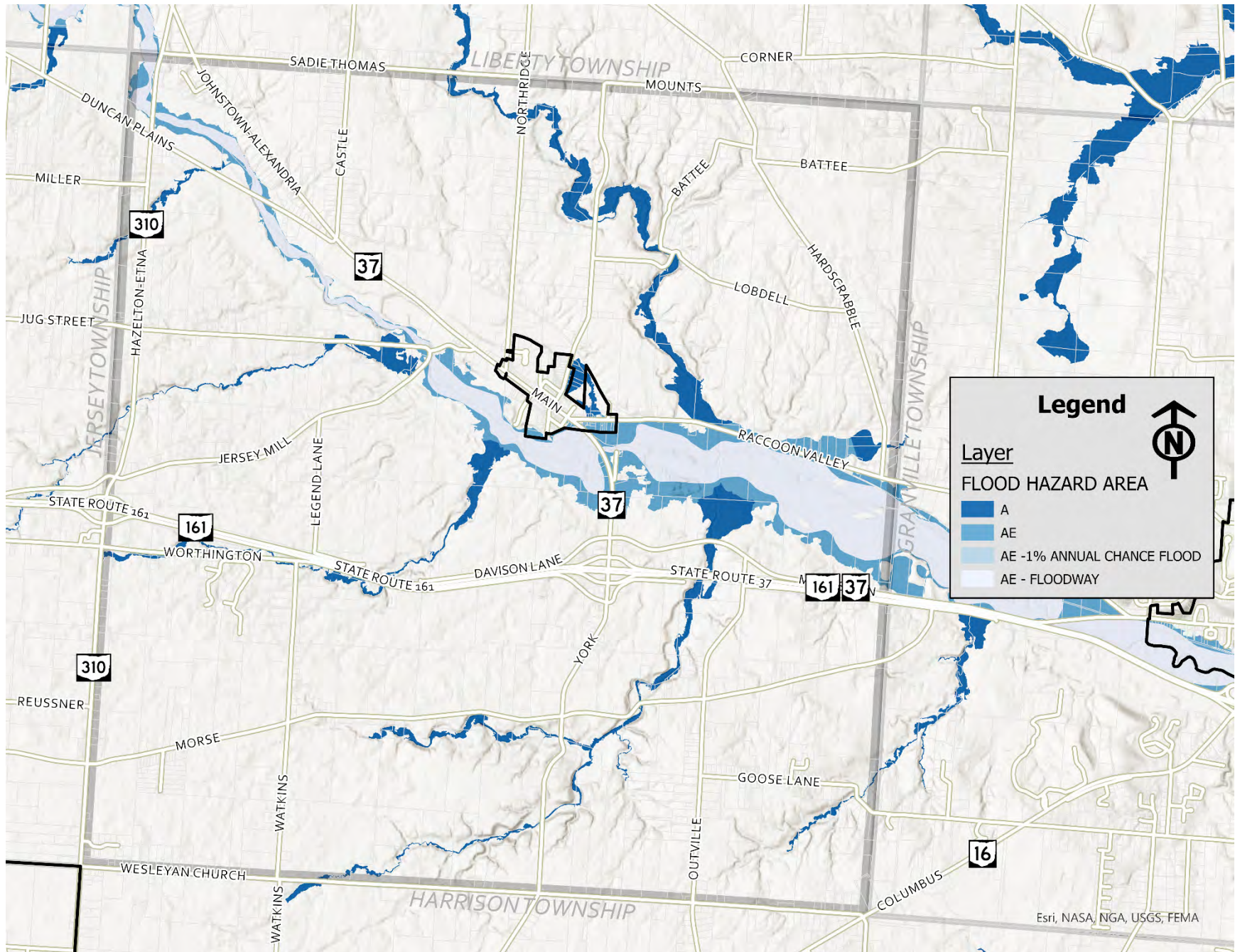
Floodplain Recommendations:

1. Work with property owners and developers to limit any development within the floodplain.
2. Keep floodplain areas free of log jams and other blockages resulting in flooding.
3. Contact Licking County Planning Commission when unauthorized land disturbance is occurring in the floodplain.

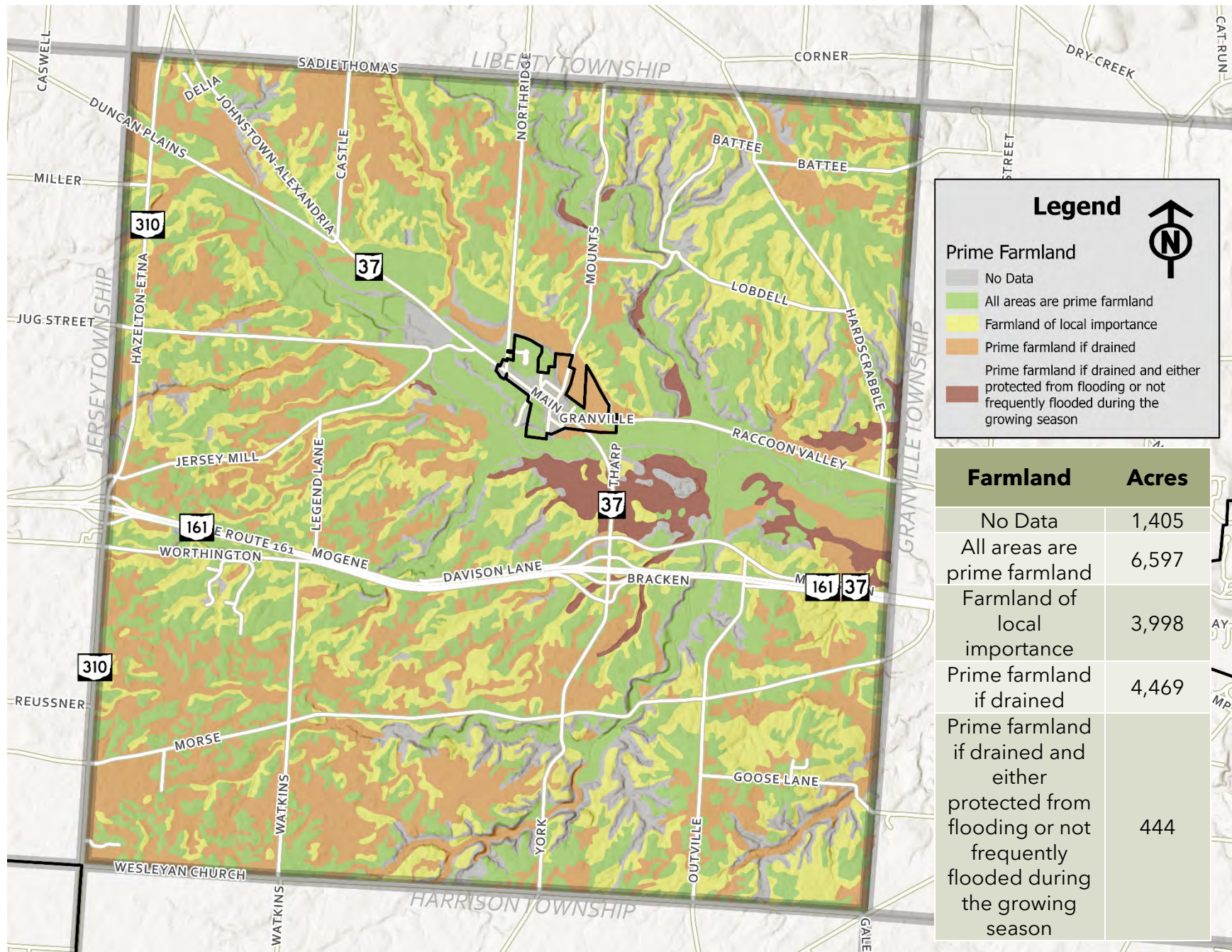


*Lobdell Creek at
Lobdell Road*

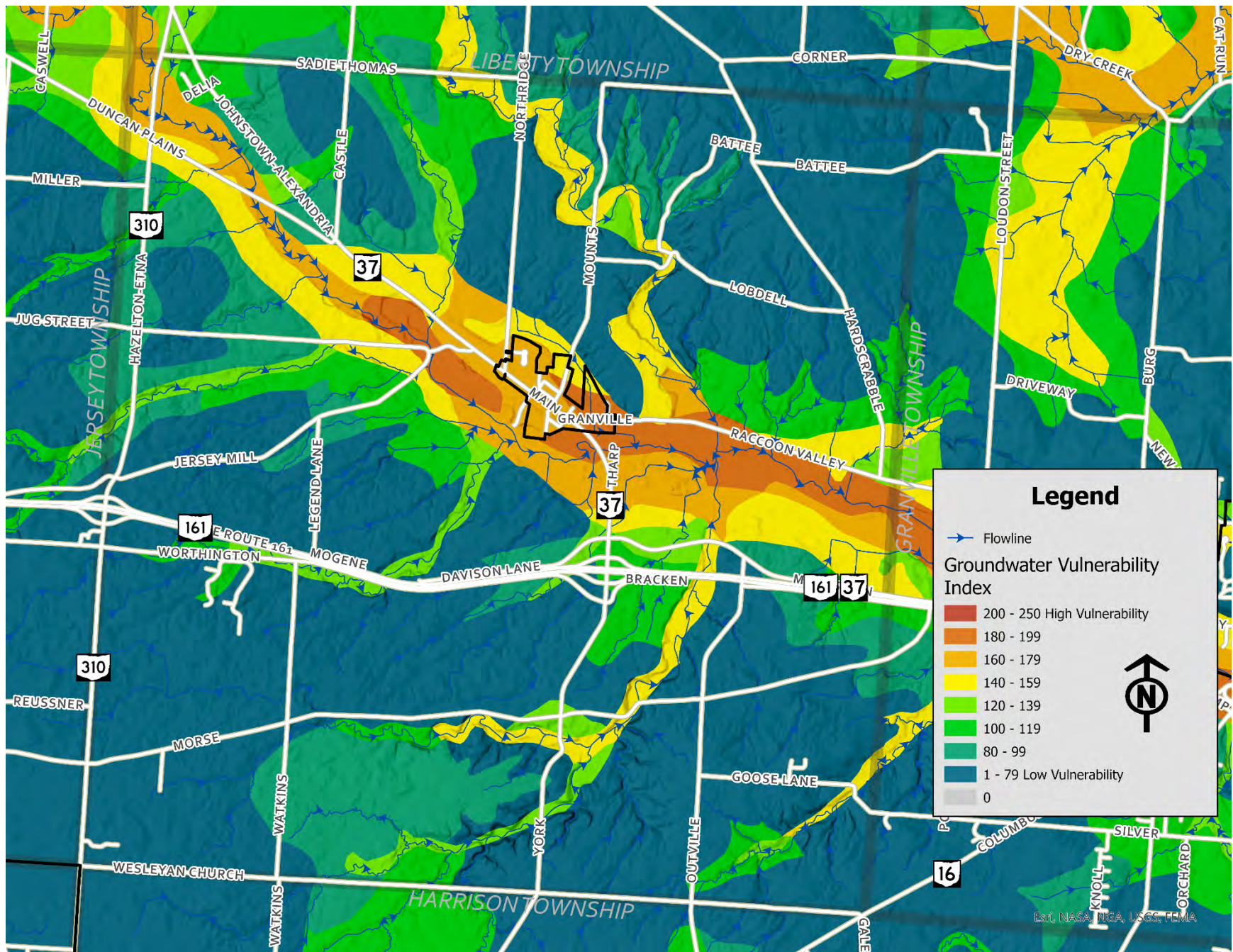
MAP 11 FLOODPLAIN



MAP 12 PRIME FARMLAND



MAP 13 GROUNDWATER VULNERABILITY



ARTICLE VIII ECONOMIC DEVELOPMENT

SECTION 01 JOINT ECONOMIC DEVELOPMENT DISTRICT

A JEDD is a special-purpose territorial district created by contract between municipal corporations and townships for the purpose of encouraging economic development, creating jobs, and improving the economic welfare of citizens (DeWine 2017). Typically, such objectives are accomplished by levying an income tax in the district. The tax revenue is shared by the parties to the JEDD and is used to provide additional services, new facilities or enhanced infrastructure in the JEDD, depending on the terms of the contract.

BENEFITS OF A JEDD

A JEDD agreement enables townships, cities, and villages to cooperatively address concerns associated with economic development, diminishing local revenues, growth, and annexation pressures.

A JEDD provides a local-community approach to solving economic development issues by allowing local governments to enter into legal agreements that have the potential to increase revenues and create jobs.

JEDD contractual agreements, which vary by jurisdiction, serve as a significant economic development tool for local communities.

FORMATION OF A JEDD

A JEDD is formed when a township and a municipal corporation enter into a JEDD contract and adopt legislation approving the terms of the contract.

Following approval of the contract, the township trustees must determine whether to submit the resolution approving the JEDD to the electors of the township. The trustees can elect to not submit the matter to the voters if all the following conditions are satisfied:

1. The resolution approving the JEDD was passed by the unanimous vote of the township trustees.
2. A majority of the property and business owners in the proposed district have signed a petition approving the creation of the JEDD.
3. The area within the JEDD is appropriately zoned.

LENGTH OF TIME TO FORM A JEDD

The estimated timeline needed to create a JEDD is 105 days.

JEDD GOVERNANCE

A JEDD is governed by an independent and impartial board of directors. Board member appointment is detailed in the JEDD contract, in accordance with ORC 715.72.

POWERS OF A JEDD

Generally, the board has the powers delineated in the JEDD contract, provided they do not exceed the powers granted by ORC 715.72. While the powers of JEDDs are not clearly defined by Ohio law, JEDDs generally have the following powers (Bricker & Eckler 2020):

1. to levy an income tax within the JEDD at a rate not higher than the highest rate being levied by a municipality that is a contracting party, with an amount being set aside for the long-term maintenance of the JEDD
2. to determine the substance and administration of zoning and other land-use regulations, building codes, permanent public improvements, and other regulatory matters for public purpose
3. to limit and control annexation of unincorporated territory within the JEDD
4. to limit the granting of property tax abatements and other tax incentives within the JEDD
5. to create a JEDD in a mixed-use area where both residents and businesses are located
6. to create a community entertainment district within a JEDD

THE BENEFITS OF A JEDD TO A TOWNSHIP

1. A JEDD provides increased revenues through income taxes and increased real property taxes on previously vacant or undeveloped land parcels.
2. A JEDD agreement prohibits annexation by the city or village for a period of three years and creates a cooperative agreement with the city or village.
3. The increased revenue enables the township to provide additional services to its residents at no additional cost.
4. A JEDD enables the extension of utility services to previously unserved parcels.
5. A JEDD provides a framework for cooperating with municipalities, enabling the parties to solve local economic development issues and provide new growth opportunities.

RESIDENTIAL LAND USE WITHIN A JEDD.

Only non-residential uses are allowed in a JEDD. One exception is a mixed use development where residential units are part of a greater mixed use development.

The Joint Economic Development District is a creative, localized tool that allows municipalities and townships to collaborate outside of municipal limits to achieve greater economic growth. It provides a mechanism for the

collaborators to work cooperatively to foster development activities without annexation. The additional revenues generated by such activities are then used to provide enhanced infrastructure and public services in the JEDD area. In this way, the JEDD improves the economic outlook of a community and provides enhanced services for its citizens.

Sources: Bricker & Eckler - https://www.bricker.com/Documents/Resources/DevelopOhio_Toolkit_April_2020.pdf

Ohio Attorney General - <https://www.ohioattorneygeneral.gov/Files/Economic-Development/Economic-Development-Manual.aspx>

JEDD Recommendations:

1. Begin investigating the likelihood of creating one or multiple JEDD's in the Township.
2. Work with developers and landowners early in the process to evaluate the effectiveness of using an NCA to offset cost and impacts of development.

SECTION 02 NEW COMMUNITY AUTHORITY

The New Community Authority (NCA) is a legal mechanism for creating well planned development in an area. This tool promotes collaboration between government and development interests to ensure that new development is economically sound and can meet its own community needs, which could include farmland protection priorities. Chapter 349 of the Ohio Revised Code establishes the New Community Authority.

The NCA offers the potential to plan for farmland in new ways by including farm resources and services in a Community Development Plan. The law states that "community facilities" provided in a district can include open space lands, so community revenues could be utilized to acquire farmland or easements on farmland. "Community facilities" can also include town centers and plazas—opportunities for planned farm market outlets. An NCA could capitalize on the rising interest in locally produced foods to create a local food system for residents. In addition to providing farmland's traditional amenities such as open space and a rural landscape, an NCA could also ensure residents of access to farm products while creating economic development prospects for local farms.

NCA Recommendations:

1. Work with developers and landowners early in the process to evaluate the effectiveness of using an NCA to offset cost and impacts of development.

SECTION 03 AGRITOURISM

Many challenges to traditional farming economies, including development pressures, rising costs, and falling prices, have forced farmers to explore a wide range of options to maintain financial viability. One of these options is diversifying into agricultural tourism activities, including the direct marketing of farm products. Other agritourism activities are those that involve visiting a working farm for enjoyment of, education about, or involvement in farming activities.

Direct marketing of farm products to consumers allows farmers to gain the full value of their products and can be accomplished through on-site produce stands as well as value-added agricultural product processing and retail facilities. Educational or recreational agritourism uses can include farm tours, farm classes, farm stays, corn mazes, harvest festivals, and other similar events. Use of farms for special private events, such as weddings, receptions, or private parties, may also be considered as an agritourism use.

For communities that wish to support and promote their local agricultural sectors through agritourism, a good place to start is to incorporate goals, objectives, policies, or action items within the comprehensive plan identifying agritourism as an important approach to strengthening the farming sector. This is typically addressed in an agriculture element, though it can be reinforced within the economic development element. Agritourism strategies can also be incorporated into functional plans, such as farmland protection plans or agricultural economic development plans.



The Township may adopt zoning regulations that encourage agritourism and its accompanying economic benefits by allowing for these activities without imposing undue burdens or costs on farmers. Typically, this is done by defining agritourism uses within the code and permitting them as accessory uses to primary agricultural uses within the zoning resolution. Some communities add the general term “agritourism” to use lists, with more specific definitions and standards listed in a supplemental standards section. Alternatively, resolutions can list out different specific agritourism

enterprises as either by-right primary uses, permitted accessory uses, or special or conditional uses to retain more control over such development.

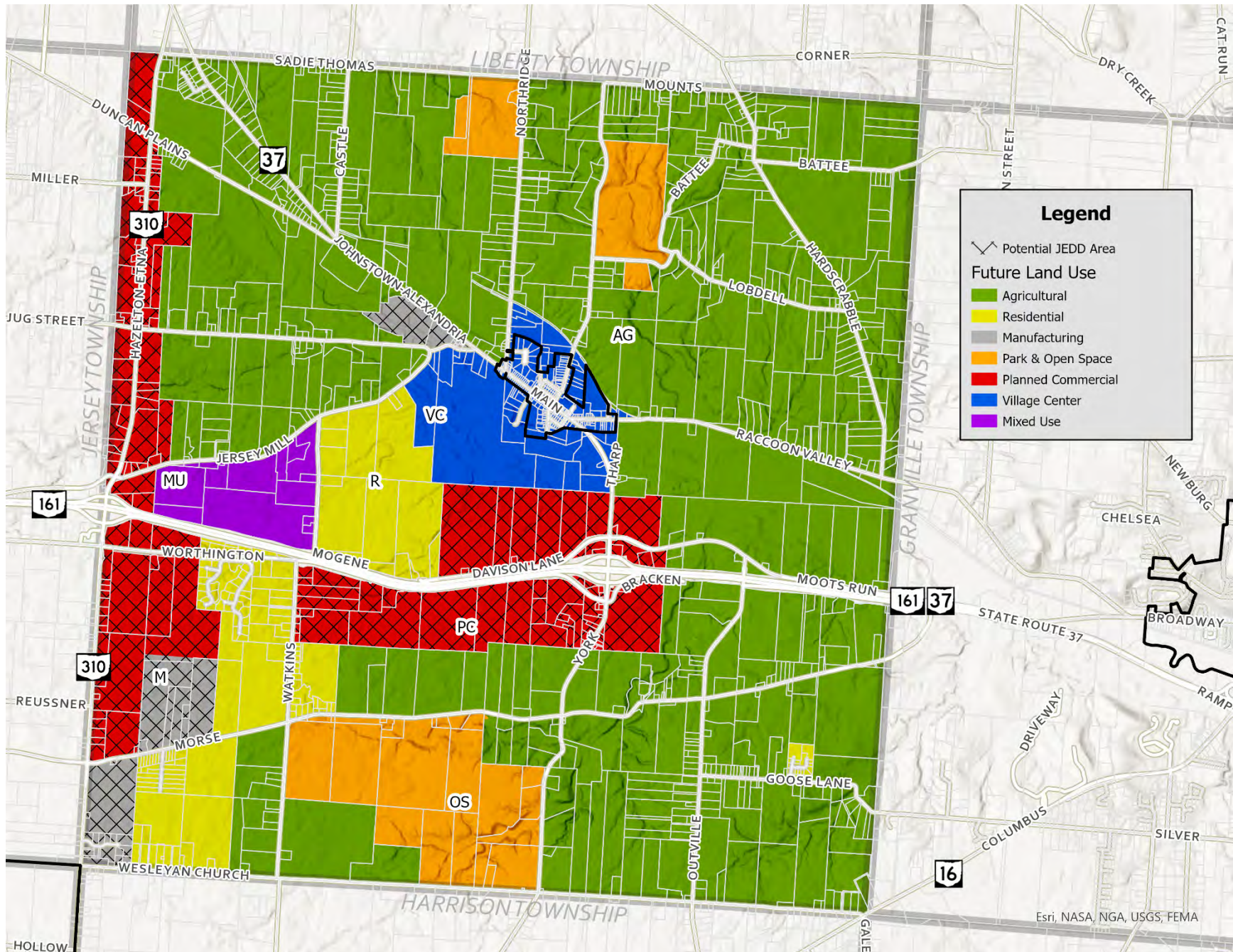
Most agritourism resolutions limit such enterprises to “authentic” accessory uses that support and promote working farms to avoid the commercial development of tourist or recreational facilities incompatible with rural character that may eventually undermine the viability of agricultural operations. Specific development standards seek to mitigate undue impacts on rural agricultural districts and working farmland. Such standards may address minimum parcel sizes and maximum facility sizes, setbacks, parking, signage, noise, nuisances, and hours of operation.

Special events, such as festivals, weddings, concerts, or art shows, are often specifically addressed, as they have the potential for greater negative impacts on rural character and working farm operations. Resolutions may allow a certain number of special events of a limited size by right, but require special use or special event permits for larger or more frequent events. Provisions may include performance or operational standards addressing minimum parcel size, amplified sound, outdoor lighting, and the maximum number of guests allowed at events.

Agritourism Recommendations:

1. Update zoning resolution to ensure agritourism is a viable business option for the farming industry in St. Albans Township.

MAP 14 PROPOSED JOINT ECONOMIC DEVELOPMENT DISTRICT AREA



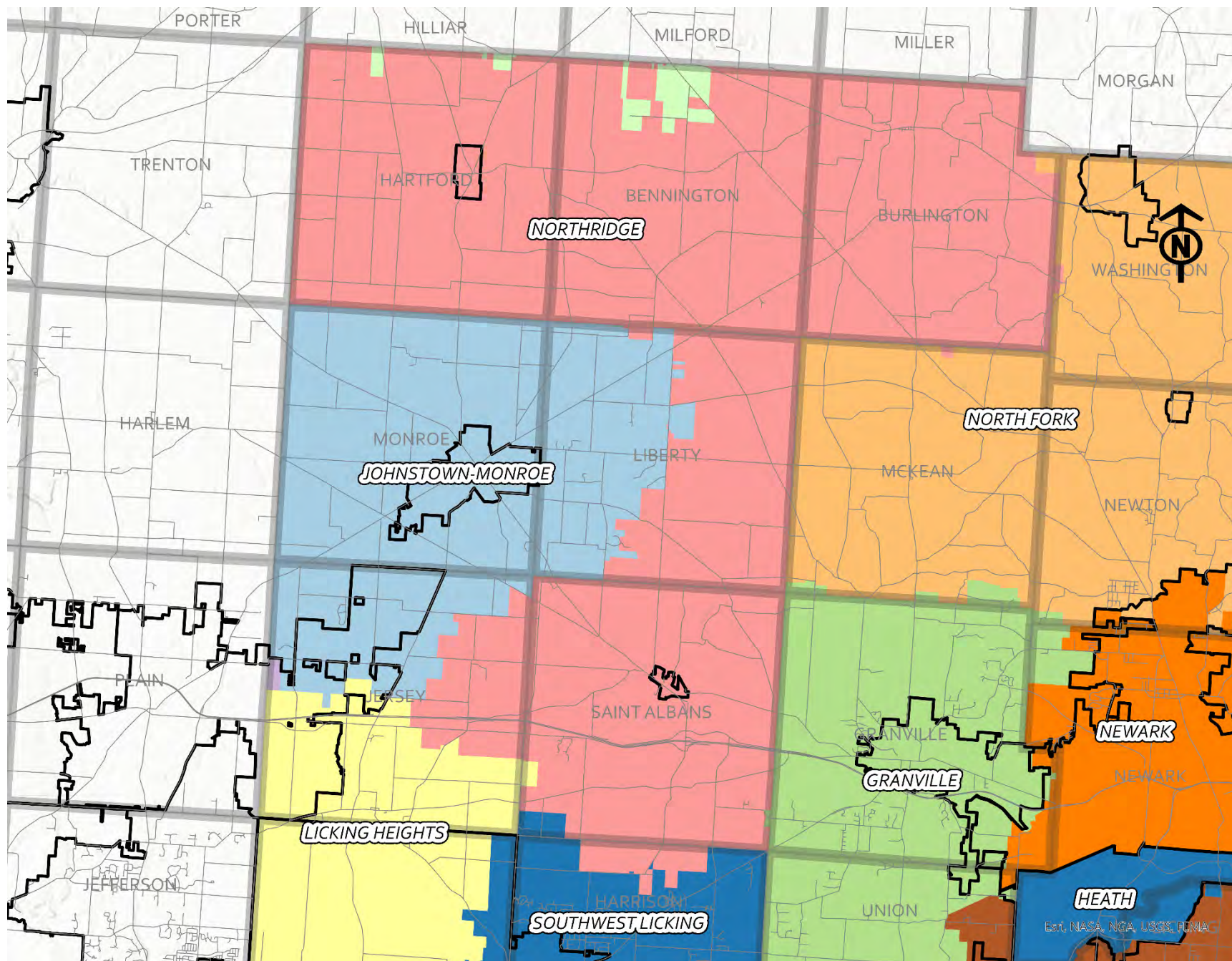
ARTICLE IX NORTHRIDGE LOCAL SCHOOL DISTRICT

The Northridge Local School District is the pride of the community, serving approximately 1,300 students in the district's four buildings: Primary, Intermediate, Middle and High School. The Primary houses grades K-3, Intermediate grades 4-5, Middle School grades 6-8 and High School grades 9-12. The district is 137 square miles, which includes areas of Licking, Knox and Delaware counties.

Northridge offers college writing, communication, and literature courses to students at their earliest point of college readiness. The Social Studies department features two college level US History courses and a college Sociology course, "Cultural Diversity." Our Math department can provide two years of Calculus instruction for high achieving students, as well as College Algebra. The Science department offers Chemistry II, Advanced Biology, and Anatomy & Physiology. Students taking foreign language can tackle Spanish from beginning level through Spanish IV, or learn Chinese I-III from a native speaker/teacher who is hosted locally through an exchange program with China. Northridge's Music department offers both curricular and co-curricular options, including instrumental, voice, and theatrical performances and competitions, as well as music history and theory classes. The Northridge Art department often sends 2-3 graduating seniors on to reputable postsecondary studio art programs. Our rural location ensures that the animal and food science courses offered by our Agricultural Education department remain popular with many students. Finally, students can earn dual credit and industry credentials through our Computer Information Systems program. *(Source: Northridge Local School District)*



MAP 15 SCHOOL DISTRICT MAP



ARTICLE X PUBLIC SERVICES/POLICE/FIRE

STREET MAINTENANCE - The Township maintains approximately 25.9 lane miles of roads. Funding from the Township real estate tax levy generates approximately \$386,477 per year. The levy is scheduled to expire in 2025 unless renewed by Township voters.

Street Maintenance Recommendations:

1. Ensure new residential development is designed to minimize the amount of infrastructure installed which will be maintained by the Township including new roads.
2. Encourage commercial development in appropriate sections of the Township to provide needed revenue for the department.

FIRE PROTECTION - St. Albans Township is serviced by their own fire department. The fire station is located in the heart of the Village of Alexandria. The Township has struggled to adequately staff the fire department in recent years due to limited funding and ease of commutes to other jurisdictions paying higher wages.

Given the Township's close proximity to Intel, it can only be assumed the run volume for the fire department will increase. To best prepare for the influx of run volume, the Township launched a strategic planning process directly related to the future of the St. Albans Township Fire Department. It began in August 2022 and is expected to be finalized in six months.

Demand for fire and EMS services will continue to grow south of SR 161 with the future extension of water and wastewater facilities, and subsequent private development, by Southwest Licking Community Water and Sewer District.

The St. Albans Fire Department was closed two days in August 2022 due to lack of staff.

Many communities often divert precious real estate tax revenue from their own organization to others by implementing tax increment financing (TIF) for other services such as parks, water, wastewater and street improvements. The Township must consider any reduction in revenue of the fire department as a non-starter in TIF negotiations. Diversion of future tax revenue will only place a higher burden of taxation on existing residential and commercial development.

Fire Department Recommendations:

1. Ensure the Fire Department is not financially impacted by reduction in revenue by alternative financing mechanisms such as tax increment financing, joint economic development districts, new community authorities or others.
2. Work with developers to secure an appropriately sized property for future fire department facilities.
3. Implement strategies to diversify the commercial tax base that attributes to increased revenue for the fire department.
4. Promote the upgrading of dangerous intersections for the purpose of reducing vehicular accidents.

POLICE PROTECTION - Located in downtown Newark, the Licking County Sheriff provides police protection to the unincorporated portions of Licking County. The Village of Alexandria has a part-time marshal.

Similar to most public agencies, the Licking County Sheriff is planning for the future impacts on the office by the influx of development attributed to Intel.

ALEXANDRIA PUBLIC LIBRARY - The Alexandria Public Library was formed as the result of efforts made by the Community Council. The library was legally first opened on Thursday evening, June 13, 1935 in the township house (small building on West Main Street) with 524 books borrowed from the State Library of Ohio to use for circulation.

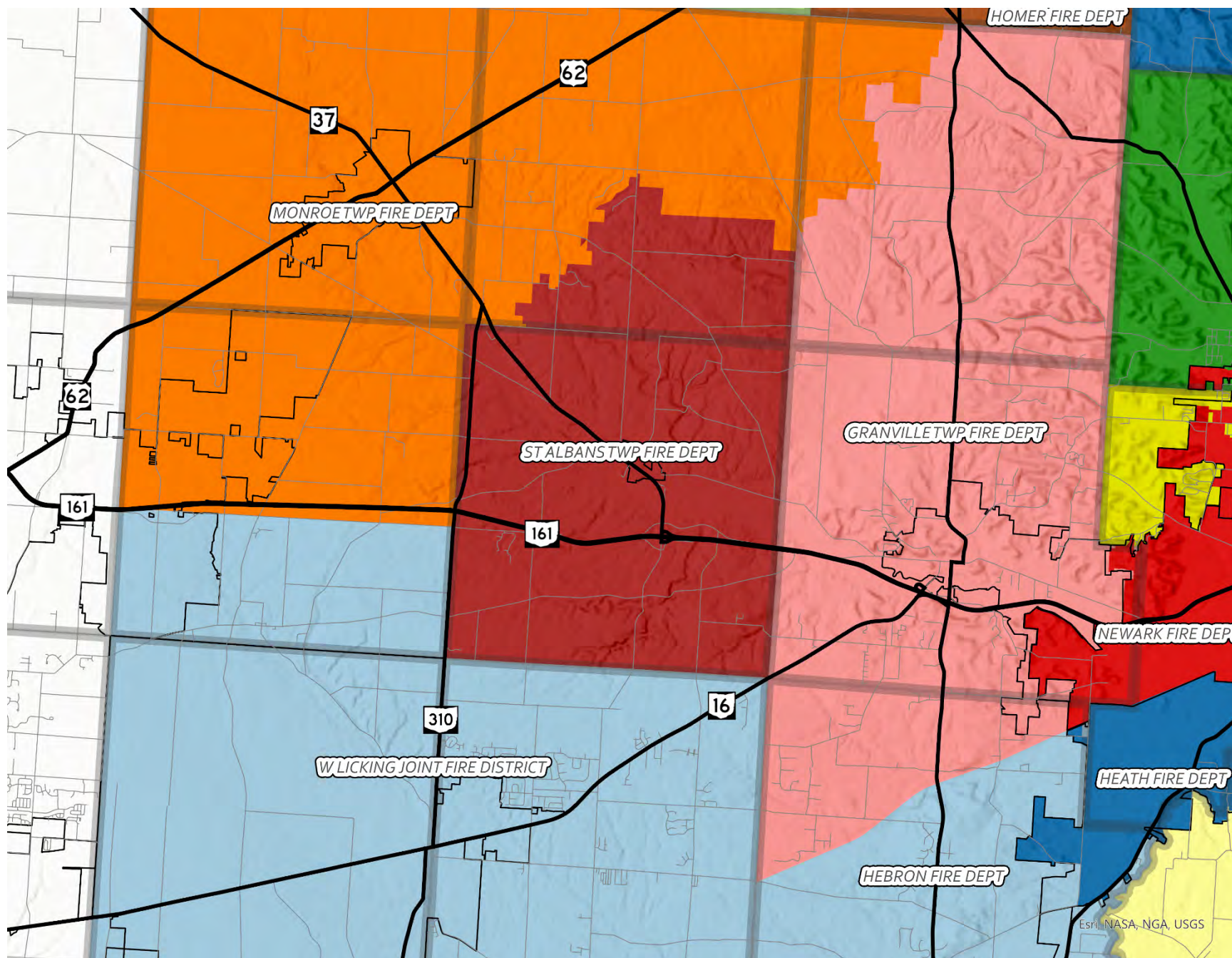


The library was funded by intangible taxes until 1986, when the method of funding was changed by the State of Ohio. The funding now comes from the income taxes collected by the State with appropriations being made by the Licking County Budget Commission.

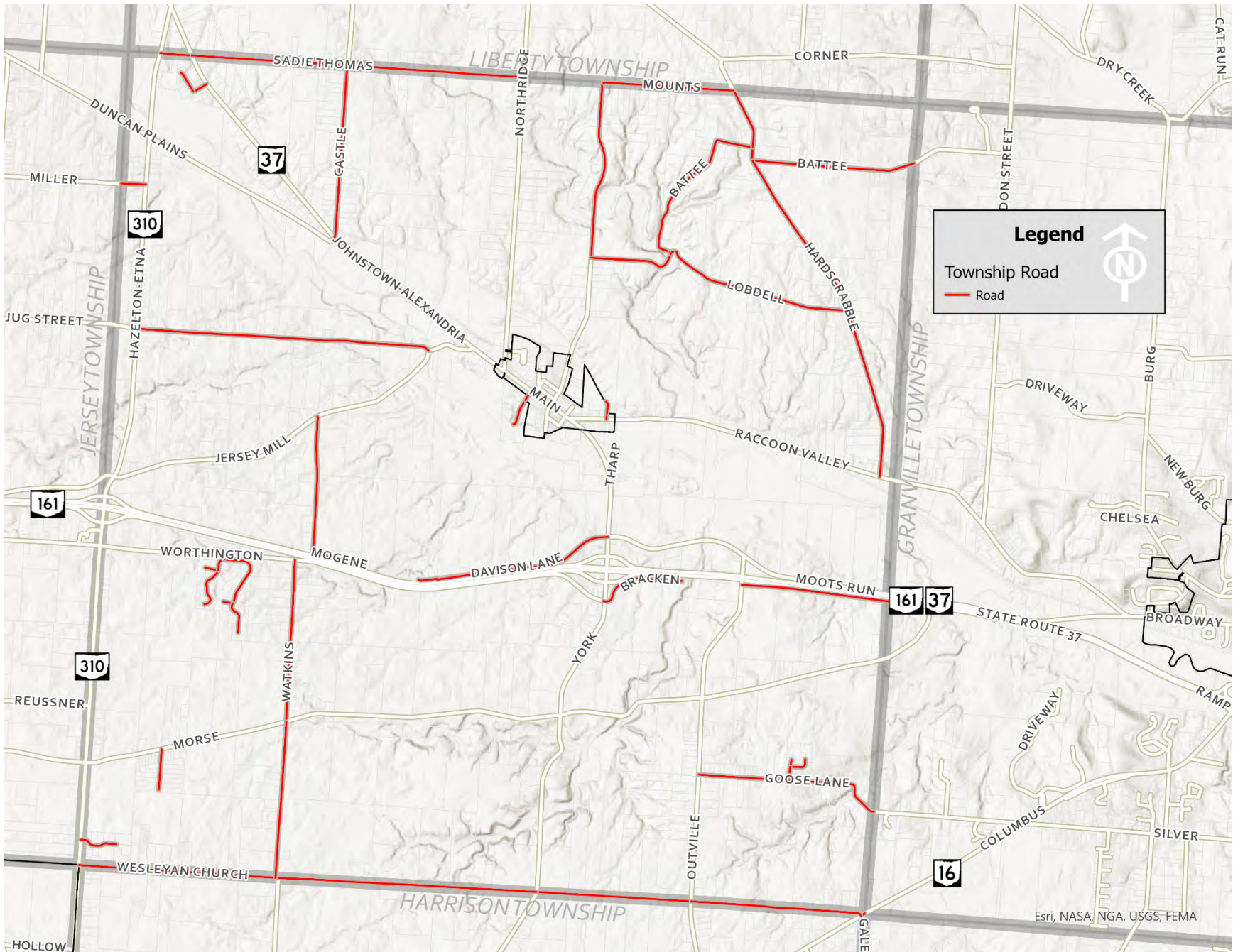
The Library is administered by a seven-member Board of Trustees appointed by the Northridge Board of Education. Each member is appointed to a seven-year term with one term expiring each year.

Today, the library offers internet access, word processing programs and on-line databases and catalog. The library is staffed with a full-time director; part-time children's coordinator, young adult coordinator, adult services coordinator, cataloger, janitor, clerks and pages. Maintenance and landscaping are contracted outside the library with local vendors.

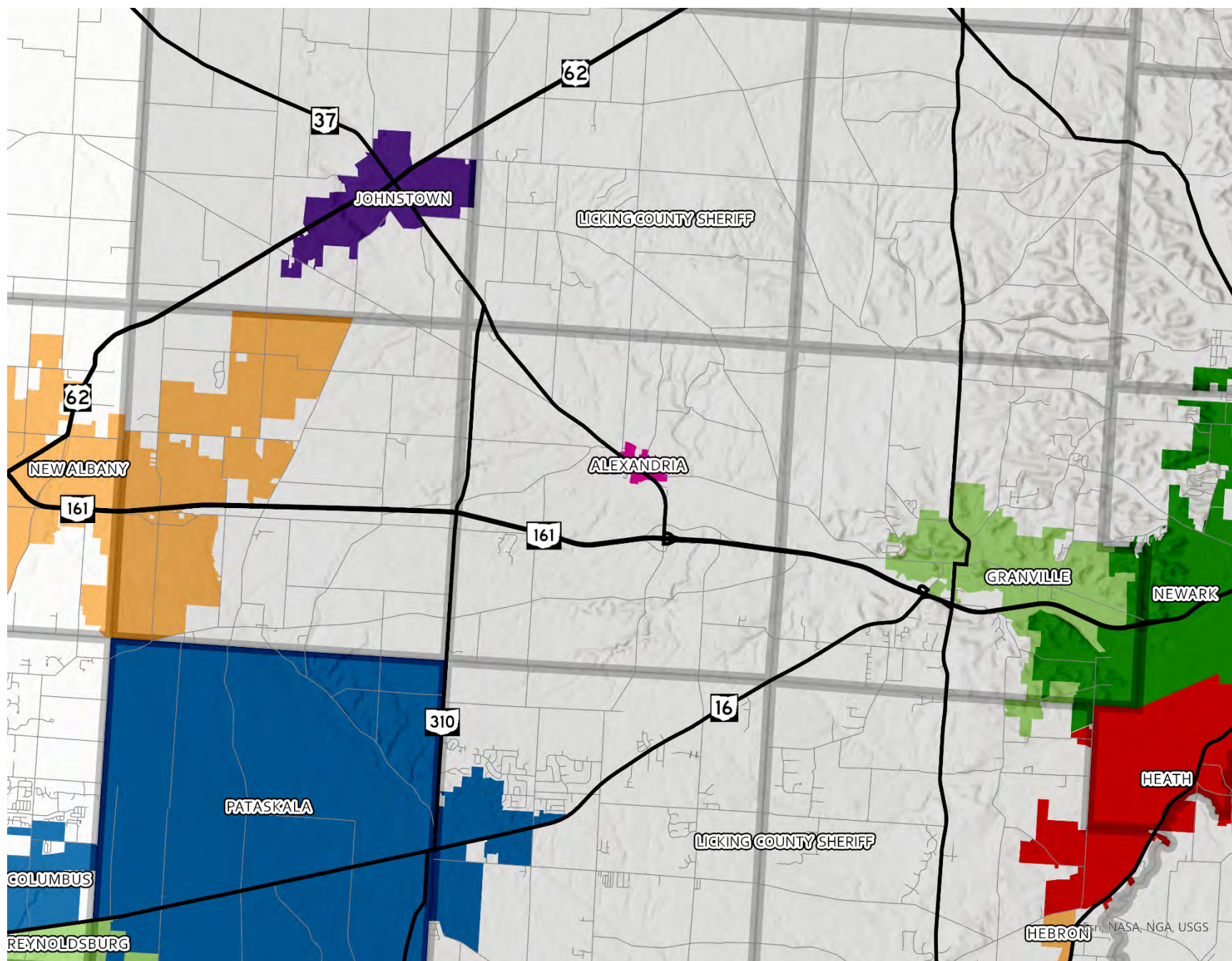
MAP 16 LICKING COUNTY FIRE DEPARTMENTS



MAP 17 ST. ALBANS TOWNSHIP ROAD RESPONSIBILITY



MAP 18 LICKING COUNTY POLICE DEPARTMENTS



ST. ALBANS TOWNSHIP RESOLUTION #36-2022

RERESOLUTION #36-2022
**RESOLUTION ADOPTING THE ST. ALBANS TOWNSHIP
COMPREHENSIVE PLAN**

The Board of Township Trustees of St. Albans Township, Licking County, Ohio, met in regular session on the 13th day of December, 2022 with the following members present:

Randal Almendinger Retta Morrison Bruce Lane
Randal Almendinger moved the adoption of the following:

RESOLUTION

WHEREAS, the Board of Trustees of St. Albans Township, Licking County, Ohio adopted a Township Comprehensive Plan in 2007; and,

WHEREAS, this Board of Township Trustees through powers granted by Chapter 519 of the Ohio Revised Code, believes it is important to adopt a new St. Albans Township Comprehensive Plan, guiding development decisions and decision-making activities, so as to maintain a high quality of life in the community; and,

WHEREAS, the Board appointed a 7 member Comprehensive Plan Steering Team, comprised of representatives from the Township, members of township boards members of the community at large which began meeting in March of 2022 to guide the planning process and develop the St. Albans Township Comprehensive Plan, with the assistance of Neighborhood Strategies, LLC; and,

WHEREAS, public feedback from the community was solicited on the township's website as well as through social media and survey; and,

WHEREAS, after receiving comments from persons throughout the community, the Comprehensive Planning Steering Team met one additional time in September of 2022 to discuss

any changes to the plan and made a final recommendation to the Township Zoning Commission without any additional changes for their consideration; and,

WHEREAS, the Zoning Commission of St. Albans Township, Licking County, Ohio, discussed the Comprehensive Plan and made a recommendation of approval to the Board of the St. Albans Township Trustees during their November 3, 2022, meeting; and,

WHEREAS, the Board of Trustees of St. Albans Township, Licking County, Ohio, held a public hearing for the Comprehensive Plan on November 17, 2022, to hear additional comments; and,

NOW, THEREFORE, BE IT RESOLVED: that the Board of Trustees of St. Albans Township, Licking County, Ohio,

BE IT FURTHER RESOLVED: that the Board of Trustees of St. Albans Township, Licking County, Ohio hereby accepts the recommendation of the Steering Committee, which are incorporated in the St. Albans Township Comprehensive Plan, which is attached hereto as Exhibit A and by this reference is made a part of this Resolution; and hereby initiates adoption of the 2022 Plan.

BE IT FURTHER RESOLVED: that this Board hereby also accepts certain recommendations from the public to adopt the 2022 Comprehensive Plan.

BE IT FURTHER RESOLVED: that this Board hereby also rescinds Resolution 2022-02 in its entirety.

BE IT FURTHER RESOLVED: that it is hereby certified that all formal actions of the Board of Trustees of St. Albans Township, Licking County, Ohio relating to the adoption of this Resolution were taken in an open meeting of the Board and that all deliberations of the Board

were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

BE IT FURTHER RESOLVED: that this Resolution shall take effect and be enforced from and after the earliest period allowed by law.

Jean Morrison seconded the Motion, and the roll being called upon its adoption, the vote resulted as follows:

Yea: Randal Almendinger Retta Morrison Bruce Lane
Nay: _____

Dated this 13th day of December, 2022

Bridgetta Reeves
Bridgetta Reeves
St. Albans Township Fiscal Officer

CERTIFICATION

I hereby certify that the foregoing is a true and accurate copy of the Resolution of the Board of Township Trustees of St. Albans Township, Licking County, Ohio, adopted on the 13th day of December, 2022, at its regular meeting.

Dated this 13th day of December, 2022

Bridgetta Reeves
Bridgetta Reeves
St. Albans Township Fiscal Officer



The St. Albans Township comprehensive plan was developed by Neighborhood Strategies, LLC.

***Jim Lenner** – Principal & Owner
Stephanie McManus provided community statistics and analysis of the 2020 Decennial Census.*