MAY 2023

Jersey
Township

EMBRACING THE PAST

PLANNING FOR THE FUTURE

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To Our Community

On behalf of Jersey Township residents and business owners, the Jersey Township Trustees present Jersey 2035 – *Embracing the Past – Planning for the Future* - a Comprehensive Plan. This plan is an update to and replaces the current comprehensive plan adopted in 2010, which served the community well for the past decade. With the recent annexations into the City of New Albany for Google, Facebook, and most recently for the Intel and Amazon projects, it became evident that the current plan needed to be updated to reflect the evolving trends. As the pace of growth to the west was eroding the Township's boundaries, the Township Trustees engaged in this Comprehensive Plan update to establish goals and strategies to set the expectations for future development and create partnerships to help protect the Township in the years to come.

This plan has been prepared through extensive input from residents, business owners, and technical agencies from the local, county, and state levels. A series of community and technical committee meetings were held throughout the process in addition to two community surveys. The Township also held several resident meetings during the fall of 2022 to further strengthen the community engagement process.

The rapid pace of annexation and development instilled concern for the future of the Township. We hope that this planning process has helped to bring our community together to better plan, prepare and respond in the years to come.

Sincerely,

Jersey Township Board of Trustees

Section I - Introduction & Executive Summary

Introduction

Jersey 2035 – Embracing the Past – Planning for the Future – **a Comprehensive Plan** is designed to provide a guide for the future growth and development of Jersey Township. Jersey Township is currently faced with unprecedented change, brought on primarily by the expansion of New Albany from the west and the introduction of tech-oriented businesses into the community. The impact of corporations like Intel, Amazon, Google, and Facebook cannot be understated.

The Jersey community has the opportunity to thrive in the future. It will have to accept some growth; the market and development pressures are too great to do otherwise. However, this growth can be managed in a way that provides high-quality jobs and homes to the residents of the area while preserving the unique rural character of the Township. This is the overarching goal of this plan.

The Jersey Township Comprehensive Plan Steering Committee, comprised of both residents and technical agencies, has spent countless hours researching and analyzing the local market and its conditions to help craft this plan. They have organized several public meetings and sponsored two community-wide surveys to receive feedback from the residents. This Plan is a result of their hard work and dedication.

It is quite clear from numerous conversations and feedback that the residents of Jersey have a significant amount of pride and investment in their community. This is a strong base from which to move forward. While the desire to remain extensively rural may be a considerable challenge, the residents have empowered the community to accept development on its own terms, instead of letting development happen to them. It is the goal of this plan to help to build a better Jersey Township for the future.

What is a Comprehensive Plan?

The comprehensive plan, also known as a master plan or strategic plan, is a document that guides the land use, development, and direction of a municipality, township, or county for the long term. A comprehensive plan identifies issues, formulates ideas, and proposes policy to inform the community and officials of the direction a city's zoning, land use, and development should take.

Comprehensive plans identify current issues and trends shaping the community. They also gather information on the current state of the community, such as demographics, housing, land use, open space, recreation, transportation, utilities, and other items. Furthermore, the planning process involves

input and feedback from public officials and the residents, which is used to determine the character and direction of the community. The plan develops a vision statement and guiding principles for the community with this information. Finally, these documents propose policies to help guide officials and residents to represent goals related to these aspects. This includes future land uses but can also include recommendations on items such as infrastructure, public services, and sustainability.

Zoning, like comprehensive planning, is related to shaping the long-term development of a community. However, they are separate processes. Unlike zoning, a comprehensive plan is nonbinding: the document holds no legal discretion to regulate land use and development standards. Zoning is the legal mechanism townships use to enact and enforce land use regulations. However, the comprehensive plan is still related to zoning, as it is a manifestation of the goals and ideas of the township's officials and community. Planners, residents, and other individuals consult the comprehensive plan regarding all zoning and land use matters, from revising the zoning code to approving or denying development proposals.

Comprehensive plans, much like zoning, became mainstream in most US municipalities in the 1920s after Congress passed the Standard State Zoning Enabling Act and Standard City Planning Enabling Act. During most of the twentieth century, the comprehensive plans were mainly the creation of city leaders alone. In recent years, most communities have made efforts to provide residents with a more prominent voice in the comprehensive plan process.

Comprehensive plans typically should be updated no less than every ten (10) years. Additionally, a full planning process resulting in a completely new plan should be completed no less than once every twenty (20) years. This ensures that these plans stay up-to-date to consider current local trends, data, and changes in the population.

In Jersey Township's case, the recommendation is to update the plan yearly in the short-term with short amendments. The rapid evolution of events requires quick actions on the part of the Township to react to changes on the ground.

Vision Statement & Guiding Principle

As noted above, a Vision Statement is an essential part of any comprehensive plan. All aspects of the plan are compared to the Vision Statement to determine whether they adhere to the vision for the community.

The Steering Committee developed the following Vision Statement after consultation with residents and officials through methods such as the survey circulated in the fall of 2022, along with considering current events.

Vision Statement*:*

Jersey Township is a community that seeks to preserve its rural heritage, while providing high-quality opportunities for families and businesses. Jersey will focus on planning for future growth by identifying specific areas around high-traffic nodes that will be well-planned to accommodate development, while preserving other areas of the Township as rural, agricultural, or green space.

The Steering Committee composed this guiding principle, which is applied to the entire plan. It acknowledges the substantial amount of change occurring, much of it unwelcome by existing residents. This principle also acknowledges that not all growth can be stopped, but it can be managed to provide the most positive outcome. As such, this principle seeks to find a common ground between the desires of the residents to keep a rural atmosphere and the rapid development that is occurring.
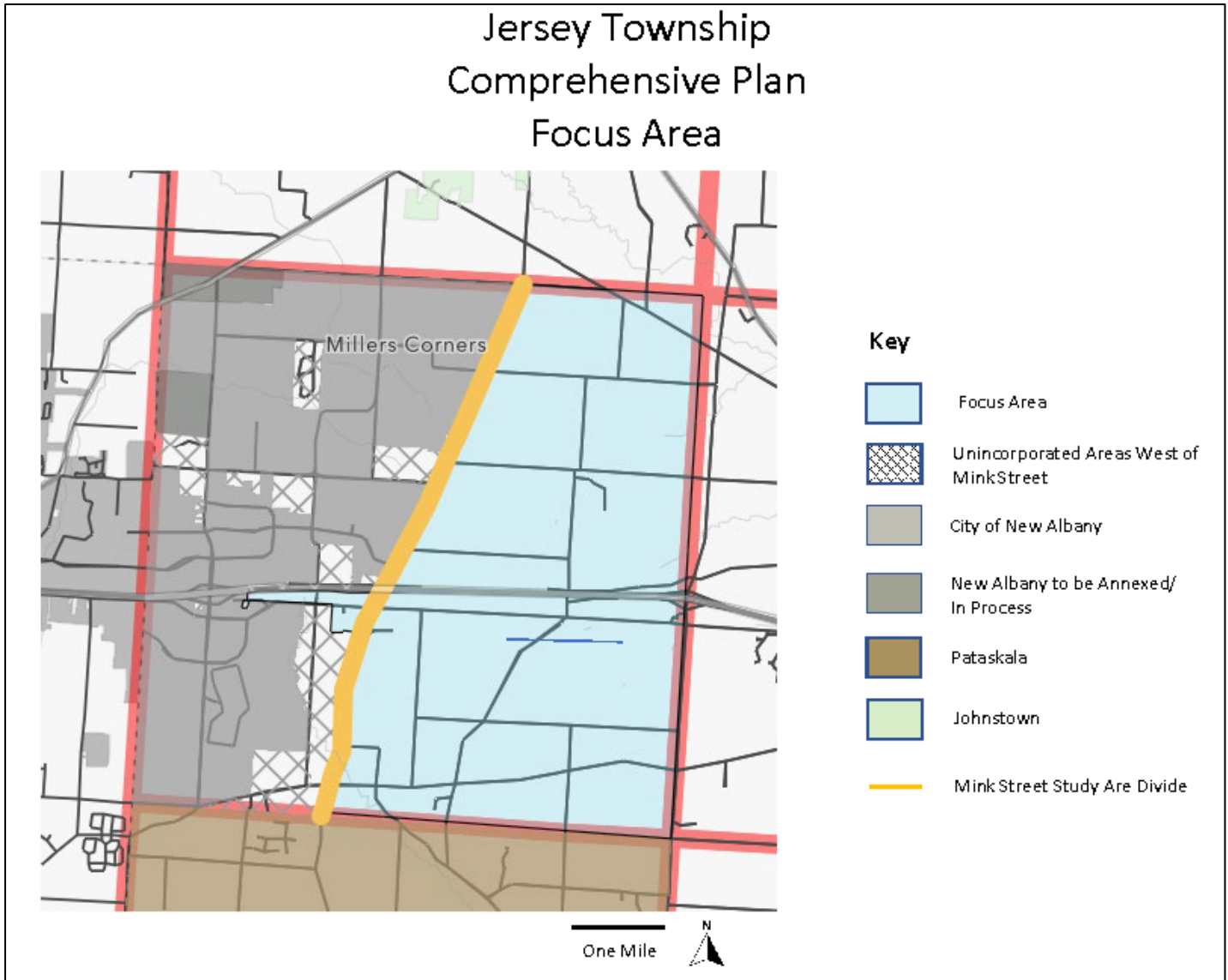
Guiding Principle:

Principle - Plan for upcoming growth by <u>bending, not breaking</u>. We cannot stop development, but we can ensure development happens according to our framework and preserve the integrity of the Township.

If we take a critical view of this plan, we can see how it applies to the vision statement and guiding principle. The plan, acknowledging strong development pressures, recommends more intense land uses around the major interchanges and along major roadways that lead from these areas. It then recommends lower-density single-family housing for areas further away from these focus areas, as well as a town center around Jersey. As part of the single-family development, it recommends utilizing a conservation form of development, which would cluster housing on lots, leaving a substantial portion of the land as open space. It further recommends connecting these open spaces and pushing development back from the road with natural buffers. Through these methods, the Township can preserve the rural atmosphere while providing the opportunity to accommodate development. Additionally, the plan recommends providing assistance to landowners that wish to preserve their land.

Study Area

Over the course of this plan's development, it has become clear that nearly half of Jersey Township has or is in the process of being annexed by New Albany. In September 2022, the Steering Committee determined that this plan would focus on the area east of Mink Street, as shown in the map below, since this is the area with a significant amount of land remaining in the Township. There are also a few small areas west of Mink Street that are included in this plan – a) a small area within the Worthington Corridor Overlay District and b) a small area around the old Jersey Town Center. These areas were included due to their connectivity to the west and to create a comprehensive planning approach to these areas.

Jersey Township Comprehensive Plan Focus Area

Key

- Focus Area
- Unincorporated Areas West of Mink Street
- City of New Albany
- New Albany to be Annexed/ In Process
- Pataskala
- Johnstown
- Mink Street Study Are Divide

Millers Corners

One Mile

N

The map above has un-annexed areas to the west of Mink Street indicated with hatching. These areas are primarily developed with single-family homes. New Albany has begun annexing some of these areas as homes are bought out by the New Albany Company. This plan anticipates that these areas will be either annexed or remain as single-family residential, and therefore does not actively plan for them. The exceptions are the two areas mentioned above.

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Section II – Jersey Township – A Progression Through Time

The Origins of the Township
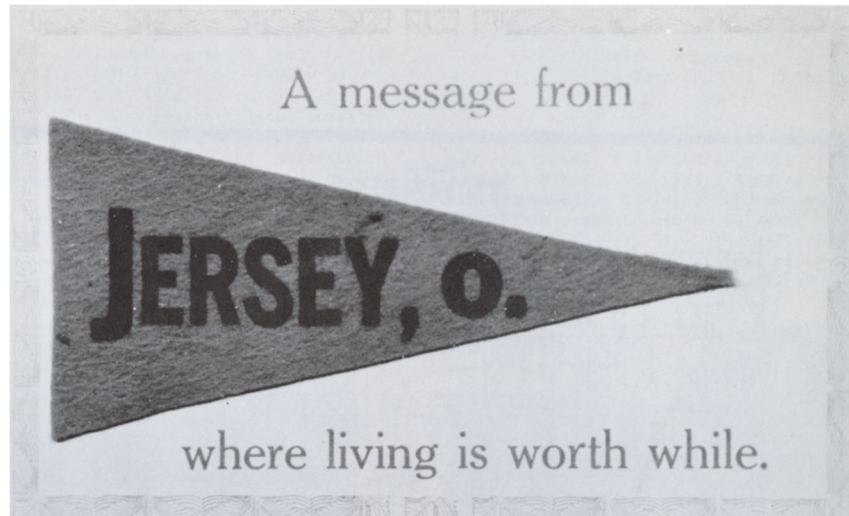
The following was adapted primarily from the 2010 Jersey Comprehensive Plan, which has an informative summary of Jersey's history. Additional Sources are included with italics. The indented paragraphs below are direct quotes from the 2010 plan.

> The original inhabitants of what is now Jersey Township were the Wyandot Native Americans. By the 1800s, however, their permanent encampments had disappeared.
>
> The Federal Government established the "Territory Northwest of Ohio" and maintained full jurisdiction over this land, including Jersey Township. In 1796, the Federal Government established a tract from which the bounty pledges given to soldiers could be redeemed. This tract, consisting of 2,539,110 acres under another act, was divided and given to soldiers in lieu of payment for services in the war. [At least five revolutionary war soldiers settled in Jersey Township *(Harrison, 1934).]*
>
> Jersey Township was officially formed in 1820 when St. Albans Township was divided, thus creating two townships, one of which was Jersey Township. As most of the early settlers were from New Jersey, they voted unanimously to call the new section Jersey Township. The first form of

government was the trusteeship. The first trustees were Ellis Williams, Peter Headley, and Richard Beem.

Among one of the first establishments in Jersey Township was St. Joseph's Cathedral, the oldest Catholic Parish in the State of Ohio. The Cathedral was built on Jugg Street between Mink St. and SR 310. The cemetery can still be seen today. [The Township was better supplied with churches than any other in the county except Newark having 10 churches at the peak *(Harrison, 1934)*].

[This paragraph provided by St. Joseph's Church] A small group of Irish Catholic pioneers began settling in Jersey Township in the 1830's. By approximately 1851 enough of them were in the Township to support a small church. A hewed-log church named after Saint Joseph was erected on what is today Jug Street. In 1871 it was replaced by a frame church built on the same site. By 1949 the frame church had deteriorated to the point that it was decided to have it razed. A Celtic Cross was erected to commemorate the old church and placed on the spot where the altar was once located. The graveyard that surrounded the church remains and is cared for by the Church of the Ascension in Johnstown. Now known as Saint Joseph Cemetery, the site continues to operate as an active cemetery today.

Various business ventures soon flourished. Early settlers were blessed with many skills and saw success. For example, David Pfeffers made chairs and spinning wheels; Lewis Martin was a blacksmith and early wheat farmer; and Wickliffe Condit established the first tannery, which lasted until 1857. The tannery was later turned into a boot and shoe manufacturing facility.

Dickerson's Store

The Town of Jersey was platted in 1832 by Wickliffe Condit, Lewis Headley, Edward Beecher and Andrew Pierson. In 1830, a post office had been located at the point where the town was later established. At its zenith, the town contained 50 houses and a variety of businesses. Businesses and offices located in the town over the years included a buggy works, a hotel, churches, a telephone office, store buildings, a lodge, town hall, a creamery, a shoe shop, a blacksmith, a doctor's office and an undertaker.

The Mead Hotel

In addition to shoe manufacturing, Jersey Township was also well known for the Harrison Brothers Buggy Works, which was in business from 1879 to 1928. People would travel to Jersey for the buggies and would stay in the Mead Hotel, which was located across the street from the Harrison Bros *(Jersey Twp Comp Plan, 2010).* The invention of the automobile closed the business in 1928. However, the building became a garage and gas station, which remained in use for a number of years *(Southwestern Licking County Communities Bicentennial Planning Committee, 1976).*

Harrison Brothers Buggy Works

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Additionally, the Township had at least five lumber mills by 1850. The first merchandising store stood west of the Condit residence on Jersey Johnstown Road. It later moved to the Town of Jersey.

The former Township hall, its construction date unknown, was sold at a public auction in February 1993. The current Township hall is situated on the same site: the northwest corner of Mink and Worthington Road *(Jersey Twp Comp Plan, 1993).*

Old Public School

There was no one distinct architectural style in the Town of Jersey, but the construction of the homes and businesses was done using a practical, utilitarian style. Currently, there are no structures registered on the National Historic Register. Still, there are interesting architectural features on old homes, commercial, and public buildings.

Homes in Jersey Township

Recent History

Jersey Township remained a predominantly agricultural community until recent years. Most of the road network consisted of small, two-lane roads, and water and sewer services were not available. The State of Ohio established two major roads through the area – U.S. 62 through the far northwest corner of the Township and State Route 161 that runs east/west through the center of the Township. These are high-quality roads, but they still were only two lanes.

During the mid-2000's, the State of Ohio expanded SR 161 to a four-lane limited access highway from the Franklin/Licking County border to Granville, Ohio, a 12.6 mile stretch of road. This linked Granville and the City of Newark in the center of Licking County to the Columbus Metro area and the job centers on Interstate 270. SR 161 already carried 24,000 cars a day, and the expansion was undertaken to ease commutes and improve safety on the road, which experienced 70% more accidents than the average Ohio roadway.[1]

The state completed the project in 2010[2], which included three interchanges within Jersey Township's borders. For the first time, Jersey Township was easily accessible to the wider community. New Albany, the expanding suburb on the northeastern edge of the Columbus metro area, had been growing rapidly since the 1980's. By the early 2010's New Albany had followed SR 161 and annexed

Image of Old S.R. 161 (E. Dublin-Granville Road) with adjacent 4-lane limited access expansion – new S.R. 161.

land to the Franklin/Licking County border and was on the doorstep of Jersey Township.

In 2002 New Albany annexed its first land in Jersey Township[3], consisting of 891 acres[4]. This event was a watershed moment for Jersey Township. Up to this point there were no municipalities within the Township's borders, and they had no ability to service development with water and sewer. However, New Albany brought with it an agreement with the City of Columbus that it could extend water and sewer into Jersey Township. This opened up the area to urban development for the first time.

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[1] https://www.bizjournals.com/columbus/stories/2006/06/05/daily33.html?s=print
[2] https://www.dispatch.com/story/news/2009/11/22/widened-161-connected-on-target/23084979007/
[3] https://www.newarkadvocate.com/story/news/2019/02/01/commissioners-grant-first-new-albany-annexation-north-jug-street/2726758002/
[4] https://www.bizjournals.com/columbus/stories/2001/09/10/focus3.html?s=print

Additionally, New Albany has a unique partnership with the New Albany Company, a development firm that has spearheaded the growth of the City. The New Albany Company, founded by Jack Kessler and Les Wexner, purchased substantial amounts of land over the years to develop a master-planned community within and around New Albany[5]. This project has a significant impact on Jersey Township, given Ohio's Annexation laws. According to the Ohio Revised Code, if the owners of 100% of the land that is proposed for annexation agree to the annexation, the County Commissioners must approve it (ORC §709.022). Generally, the New Albany Company's practice has been to purchase large tracts of agricultural land, and then petition the City of New Albany for annexation to access the water and sewer services necessary for development.

Between 2002 and 2020, New Albany had annexed over 3,000 acres from Jersey Township. New Albany's strategic plan indicates they have primarily targeted land in Jersey Township for advanced manufacturing, tech and logistics employment centers, and the developed land uses have followed this plan. The New Albany Company first developed a business park called the Personal Care and Beauty Campus between Jug Street and Route 161, which now employs over 3,000 people.[6] It then annexed land south of Route 161 down to Morse Road to develop data centers for Amazon, Facebook, and Google. Most recently, Amazon announced a 400-acre purchase of land to develop up to 30 buildings focused on data centers[7]-[8].

Intel Corporation

On January 21, 2022, the Intel Corporation announced the construction of a massive semiconductor manufacturing plant. Intel promised an investment of $20 billion and the creation of over 3,000 permanent jobs, 7,000 construction jobs, and 10,000 indirect spin-off jobs[9]. Furthermore, Intel has stated that the site could eventually expand to include a $100 billion investment and employ

Rendering of new Intel Fabrication facility currently under construction (photo courtesy of Intel in Ohio webpage: https://www.intel.com/content/www/us/en/corporate-responsibility/intel-in-ohio.html).

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[5] https://newalbanycompany.com/master-plan/the-vision/

[6] https://www.newarkadvocate.com/story/news/2019/02/01/commissioners-grant-first-new-albany-annexation-north-jug-street/2726758002/

[7] https://www.dispatch.com/story/business/2023/01/25/amazon-buys-hundreds-of-acres-in-new-albany-mum-on-what-it-plans/69833373007/

[8] https://www.bizjournals.com/columbus/news/2023/01/25/amazon-buys-400-acres-near-new-albany-intel-site.html

[9] https://www.dispatch.com/story/business/2022/01/21/intel-ohio-building-computer-chip-factories-licking-county-jersey-township/9173472002/

over 10,000 people directly[10]. Other companies are expected to buy land to set up nearby the plant and supply Intel with the materials needed to manufacture microchips. The average pay for jobs at the site is estimated to be $135,000 per year, with about half of the jobs not requiring a college degree[11].These jobs will infuse thousands of high-income workers into the Columbus Metropolitan Area. Western Licking County, and Jersey Township in particular, anticipates encountering high demand for new housing and commercial development.

To accommodate Intel and related development, the New Albany Company quickly purchased over 3,000 acres of land in Jersey Township west of Mink Street and north of S.R. 161 for a business park and has since then annexed a significant portion of this acreage[12]. This purchase brings a substantial majority of the land on the western edge of the Township into New Albany and has since attracted additional companies to the area. In January Amazon purchased nearly 400 acres in the business park and plans to construct a planned 12 million square feet of data centers[13].The remaining land not annexed into New Albany has already been developed, primarily with single-family housing. Additionally, the State of Ohio is providing significant funding for expanding roadways in New Albany and Franklin County (see the Transportation Network section in the following chapter). This will be augmented with investments from Franklin County and New Albany, providing additional incentives for growth and development. New Albany is extending Columbus' water and sewer system to the annexed portions of the Township in order to accommodate the future growth east of Mink Road. Additionally, the Southwest Licking Community Water & Sewer District (SWLCWSD) continues to services into the Mink Road and S.R 161 corridors.   Water and sewer services are anticipated to come online in 2025 and 2026 respectively.

The arrival of Intel significantly changes the trajectory of Jersey Township. Future history will mark this event as a moment where development pressures increased rapidly around the area. Understanding the history combined with current events will be integral to creating a plan that functions well for the community.

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[10] https://www.dispatch.com/story/business/2022/01/21/intel-ceo-pat-gelsinger-ohio-semiconductor-plant-licking-county/6591688001/

[11] https://www.bizjournals.com/columbus/news/2022/02/25/what-will-it-take-to-get-in-the-door-at-intel.html

[12] https://www.dispatch.com/story/news/local/communities/new-albany/2022/05/03/new-albany-city-council-approves-annexation-rezoning-intel-site/9633821002/

[13] https://www.bizjournals.com/columbus/news/2023/01/25/amazon-buys-400-acres-near-new-albany-intel-site.html?s=print

Section III – Evolving Conditions & Trends

In addition to understanding the history of Jersey Township, it is important to consider the current conditions and trends in and around the Township to properly plan for the future. As noted above in the Recent History section, the momentum in recent years has been toward rapid development along the S.R. 161 corridor, which the construction of the Intel plant in western Jersey Township will further boost.

Beyond the economic and political trends, Jersey Township's current conditions will inform how, when, and where development can occur. These conditions include the natural environment, roadways, infrastructure, and demographics. To complete the planning process, the plan must include current information for all these conditions. Below is a summary of the relevant existing conditions, as well as discussions of changes in the near future regarding items such as infrastructure that will impact development.

Demographics

Population

The population of Jersey Township has decreased slightly in recent years. In 2000, the population of the Township, including the incorporated and unincorporated parts, was 2,849. In 2020, the population was 2,557, a 10.2% decrease. Most of the population decline occurred in the unincorporated parts, from 2,485 to 2,210 persons (-11.1%). The incorporated population only decreased from 364 to 347 (-4.7%) during the same time. In comparison, the populations of Licking County and Ohio increased during the same timeframe, albeit at a slow rate.
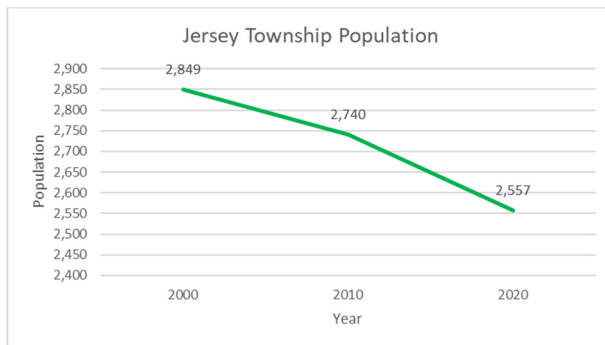
Source: 2000, 2010 & 2020 U.S. Census
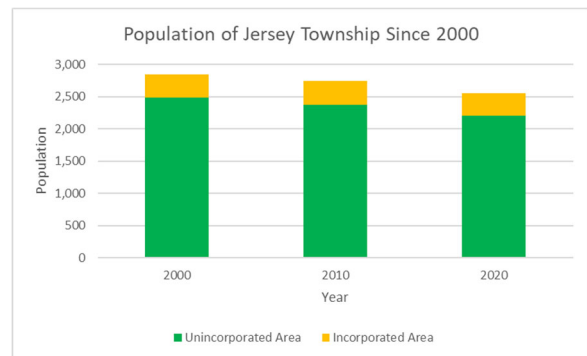
Source: 2000, 2010 & 2020 U.S. Census

The decline in population is somewhat surprising given Jersey Township's location on the developing fringe of the Columbus metropolitan area. Although there is no clearly defined reason why population is declining, listed below are two possibilities:

1. New Albany has made it a practice in past annexations outside of the New Albany school district to avoid annexation or development of new housing units. The city has stated they desire to ensure that children within their municipality attend the New Albany-Plain Local School District and no other school district[14]. For this reason, New Albany has focused on commercial and industrial development in the Jersey Township portions of the city, which are not served by the New Albany-Plain Local School District. New Albany's focus on business development has likely taken land that might have otherwise been developed with a mix of uses, including housing, and zoned it exclusively for businesses. This has resulted in rapid development without any housing units added. Additionally, the businesses that have moved into former farm fields have demolished any single-family homes on the land, leading to a slow, gradual decline of population in the annexed areas.
2. The demographic profile of the residents (shown below) indicates that Jersey Township consists of a population that is middle-aged (40-59) or early elderly (60-79). It is possible that many families had children that have since aged into adults and moved out of the Township. The age of the housing stock as shown in the analysis in the Housing section below bolsters this theory. Much of the housing stock was constructed in the 1960's to 1990's. It is likely that many families that built homes in the Township still own them and are now empty nesters.
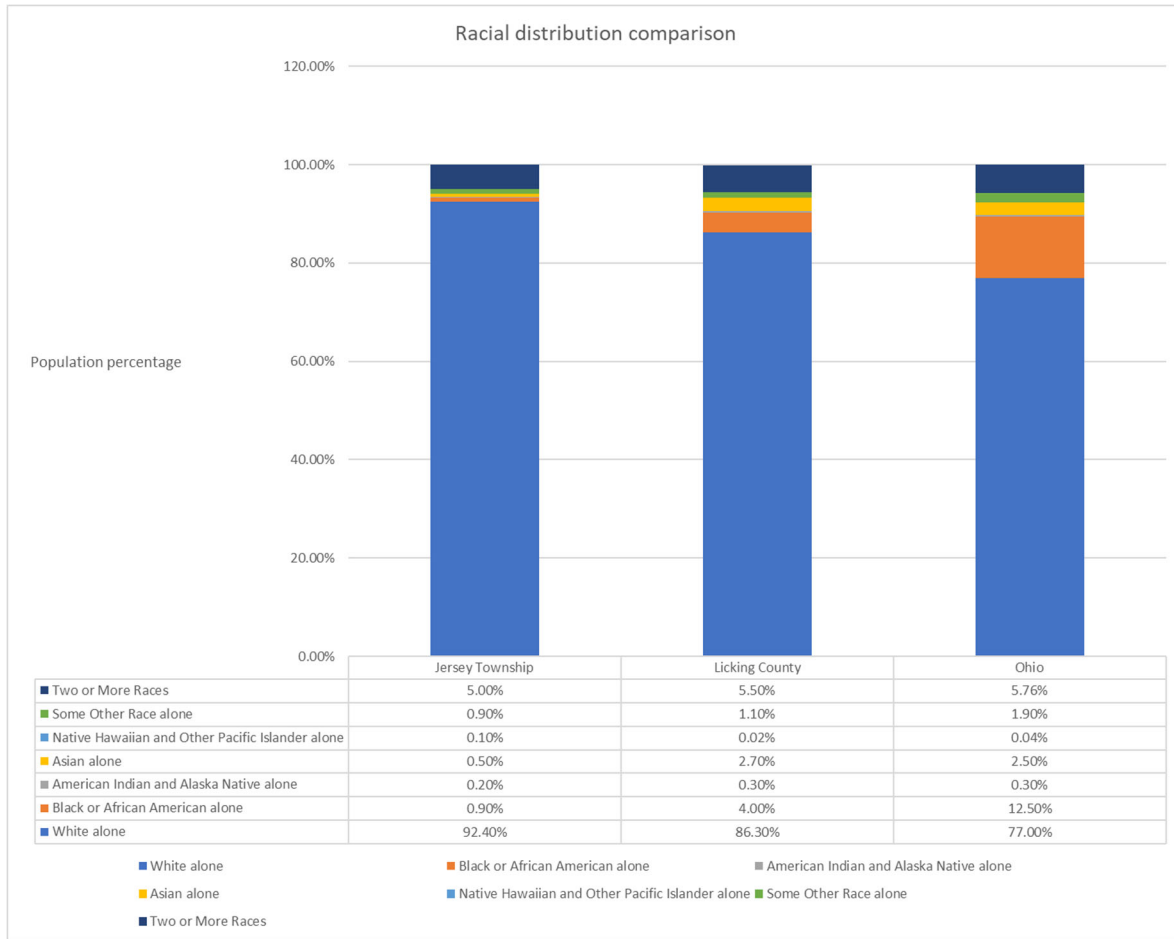
Despite this trend, the population is anticipated to grow substantially in the near future, as demand to be located near Intel and other businesses are expected to drive housing construction in the area. However, the results above demonstrate that Jersey Township is at risk of continued population loss if it does not provide opportunities for younger families and aging seniors to remain in the community.

Typically, historical trends are utilized to help project population growth into the future. Unfortunately, it would be unrealistic to apply past trends to Jersey Township. With the announcement of Intel, Amazon and other nearby developments, it is expected that Jersey Township will see unprecedented growth in the next 5 – 10 years once water and sewer become available. For this reason, this plan utilizes future land uses and densities to calculate projected population growth, which can be found in the Community Character and Land Use section.

Age, Race & Education

Jersey Township is more racially homogenous than Licking County or Ohio. 92.4% of the Township identifies as white, with 86.3% in the county and 77% statewide. The number of persons who identify with two or more races in the Township is 5%, which is close to the proportions in Licking County and Ohio. The demographics of Jersey Township reflect a more rural demographic profile. However, as residents move in, this profile may become more diverse.

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[14] Engage New Albany 2020 Strategic Plan, Pg. 180.

Racial distribution comparison

	Jersey Township	Licking County	Ohio
■ Two or More Races	5.00%	5.50%	5.76%
■ Some Other Race alone	0.90%	1.10%	1.90%
■ Native Hawaiian and Other Pacific Islander alone	0.10%	0.02%	0.04%
■ Asian alone	0.50%	2.70%	2.50%
■ American Indian and Alaska Native alone	0.20%	0.30%	0.30%
■ Black or African American alone	0.90%	4.00%	12.50%
■ White alone	92.40%	86.30%	77.00%

Legend: ■ White alone ■ Black or African American alone ■ American Indian and Alaska Native alone ■ Asian alone ■ Native Hawaiian and Other Pacific Islander alone ■ Some Other Race alone ■ Two or More Races

Source: 2020 U.S. Census

Jersey Township has a prominent elderly population. Over 40% of its residents are above the age of 60, which makes this demographic a larger share of the Township's population than the county and state. This also means that Jersey Township has a smaller percentage of residents under 19 than Licking County and Ohio. Jersey Township's age distribution shows the importance in respecting the community's elderly population while also promoting development that can attract the youth and middle-aged residents to the area.

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Age Distribution Comparison
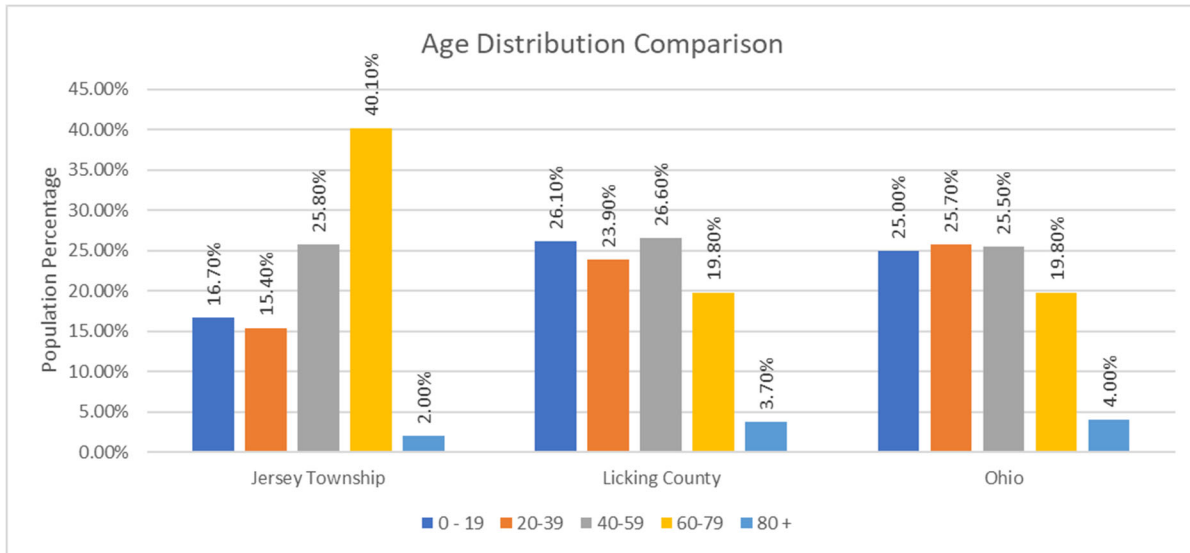
Source: 2021 American Community Survey

Jersey Township is a highly educated community, with a larger share of bachelor's and graduate degrees than Licking County and Ohio. Despite the agrarian atmosphere, this data supports the occupation chart below, that only a small portion of the population is employed in farming.

Source: ESRI 2022

## Highest Level of Education Received Distribution Comparison
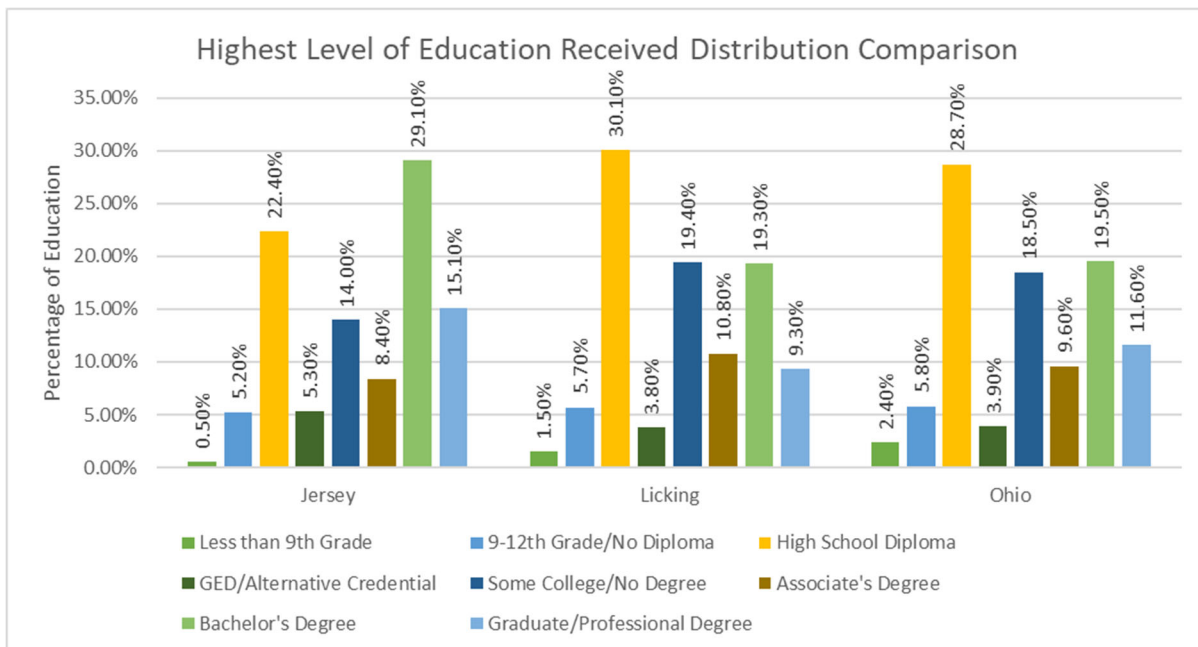
Overall, these trends demonstrate the importance of providing opportunities for younger residents to remain as well as for older residents to age-in-place. The anticipated growth of jobs and more diverse

housing options should allow future residents to grow up, work, retire and remain in the community as they age-in-place.

Economy

Jersey Township economically is diverse, with its residents employed in a variety of fields.

The most prominent occupation group in the Township is "Computer and Mathematical" at 19.20%, followed by "Education/Training/Library," "Office, Administrative Support," and "Management." These four occupation groups contribute 55.7% of the Township's workforce. The latter three occupation groups are also significant for the county and state, but "Computer and Mathematical" makes up a smaller proportion of their workforces, at 3.6% and 3%, respectively. The Columbus Metropolitan area is experiencing major growth in the tech sector, especially with several large tech companies having opened locations in the area. This trend will continue with the establishment of the Intel facility and the new Amazon data center. With this in mind, Jersey Township can expect to continue housing professionals in these technological fields, and that their needs are a major aspect to the community and its Comprehensive Plan.
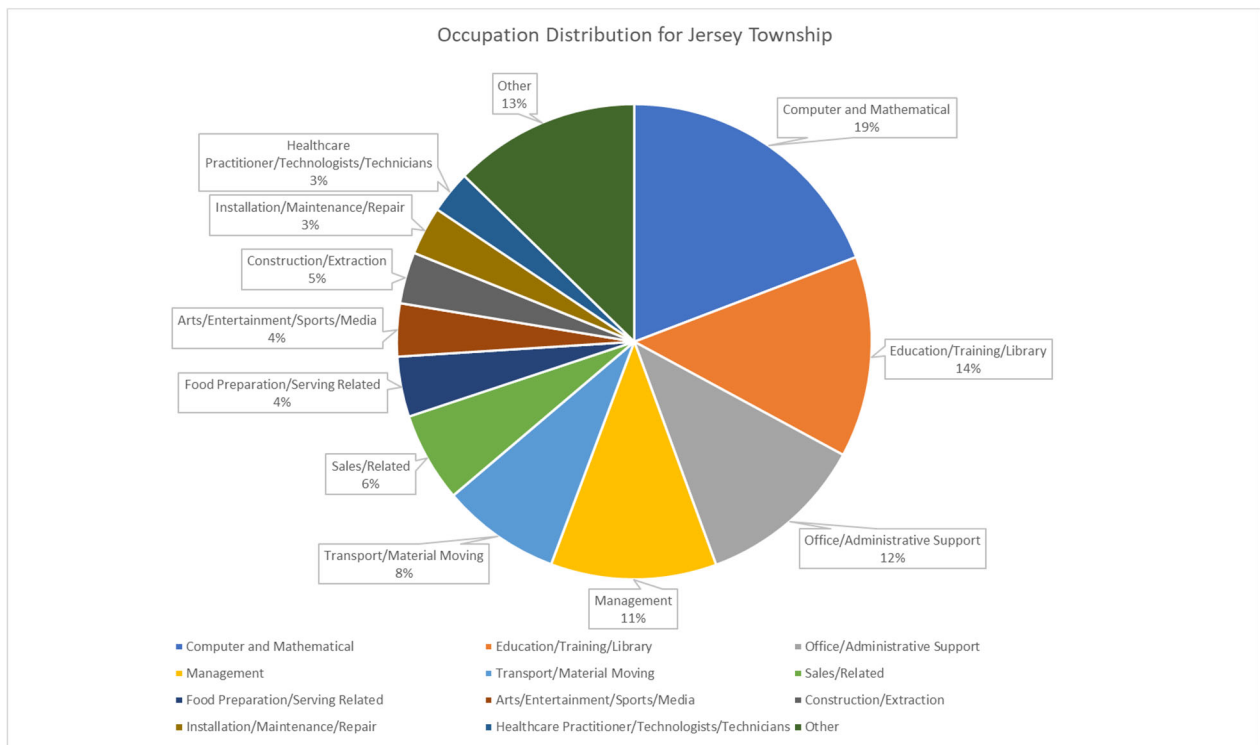
Source: 2021 American Community Survey

Income

Jersey Township is a fairly affluent community, with a median household income greater than Licking County and Ohio. This is the result of residents with higher-paying occupations in fields such as technology and business. Therefore, it is likely that most of the families do not have significant issues brought on by a lower socio-economic status. However, there are still lower-income residents, and there needs and interests are still important for the Township's future.

Median Household Income
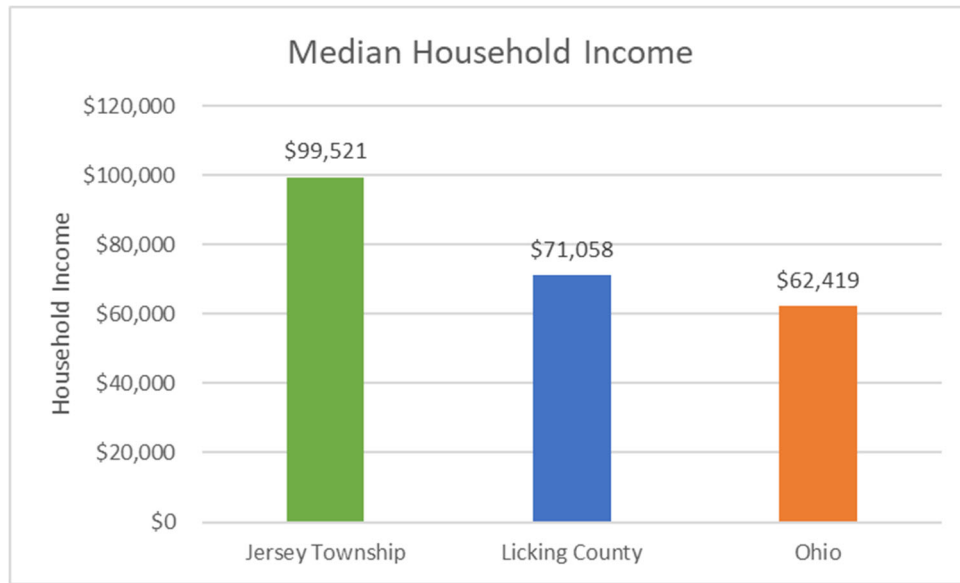
Source: ESRI 2022

The distribution of income shows that Jersey is in line with Licking County and Ohio in having the most people earning between $50,000 and $99,000. However, Jersey has a much higher percentage of people in the higher income brackets, including the second largest cohort in the $200,000+ range. This level of income helps support the large number of single-family homes on large lots that are the predominant form of housing in the Township. Although it is likely that much of the new housing will also cater to higher-income residents, it is possible that more modest-income families may relocate to be closer to service jobs along S.R. 161.

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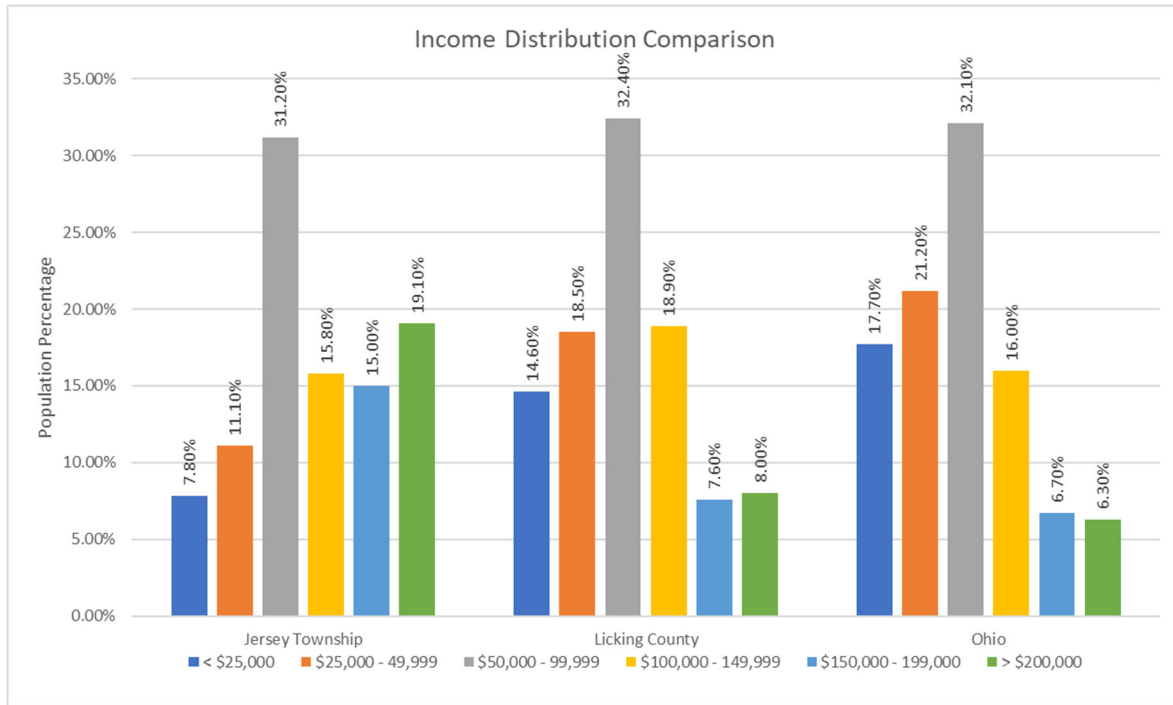
Source: ESRI 2022

Housing

Housing supply in the Township is limited primarily to single-family homes, with a majority on large lots of several acres. This serves the current community well, as it provides them a quiet, country setting close to the job centers in nearby Columbus, Granville, Heath, Newark, and New Albany.

However, the current profile does not provide a variety of housing options to residents. For example, older residents that are aging out of single-family homes will likely seek to move out of the community in order to find compatible housing, such as apartments, condominiums or assisted-living. Additionally, with the likely growth of service and retail jobs, there are some workers that may not be able to find housing in the community in which they work, and the Township should consider their housing needs as well.

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House Age Distribution Comparison

Jersey: 2000 and later 7.30%, 1980-1999 43.00%, 1960-1979 33.80%, 1940-1959 2.80%, 1939 and earlier 13.10%

Licking: 2000 and later 20.00%, 1980-1999 25.40%, 1960-1979 26.10%, 1940-1959 11.70%, 1939 and earlier 16.70%

Ohio: 2000 and later 13.90%, 1980-1999 20.80%, 1960-1979 26.10%, 1940-1959 19.70%, 1939 and earlier 19.50%
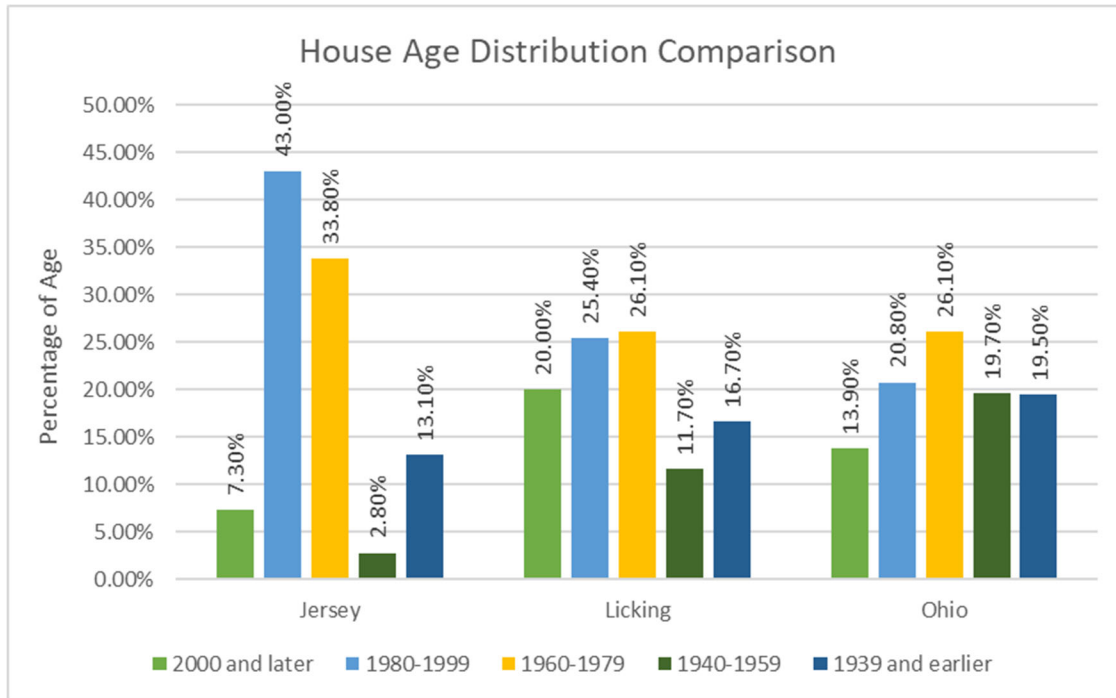
Source: 2021 American Community Survey

A plurality of the houses in Jersey Township were built between 1980 and 2000. With the new millennium, construction slowed down, especially when compared to Licking County and Ohio. It is likely that housing was built during these periods by people seeking to live in a rural community near Columbus. With new jobs arriving in the Columbus area and an expectation of population growth in the Township, it is likely new construction in housing will increase in the coming years.

The distribution of housing prices below shows that Jersey has a large proportion of housing in the $200,000 to $299,000 range. This is in line with the Columbus Metro area, where the median home price was $290,000 in 2022[15]. This housing data was pulled from ESRI 2022 home price data. Although this is recent data, it may, in some sense, already be "outdated."

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[15] https://www.dispatch.com/story/business/real-estate/2023/01/20/whats-in-store-for-the-2023-columbus-housing-market/69822296007/
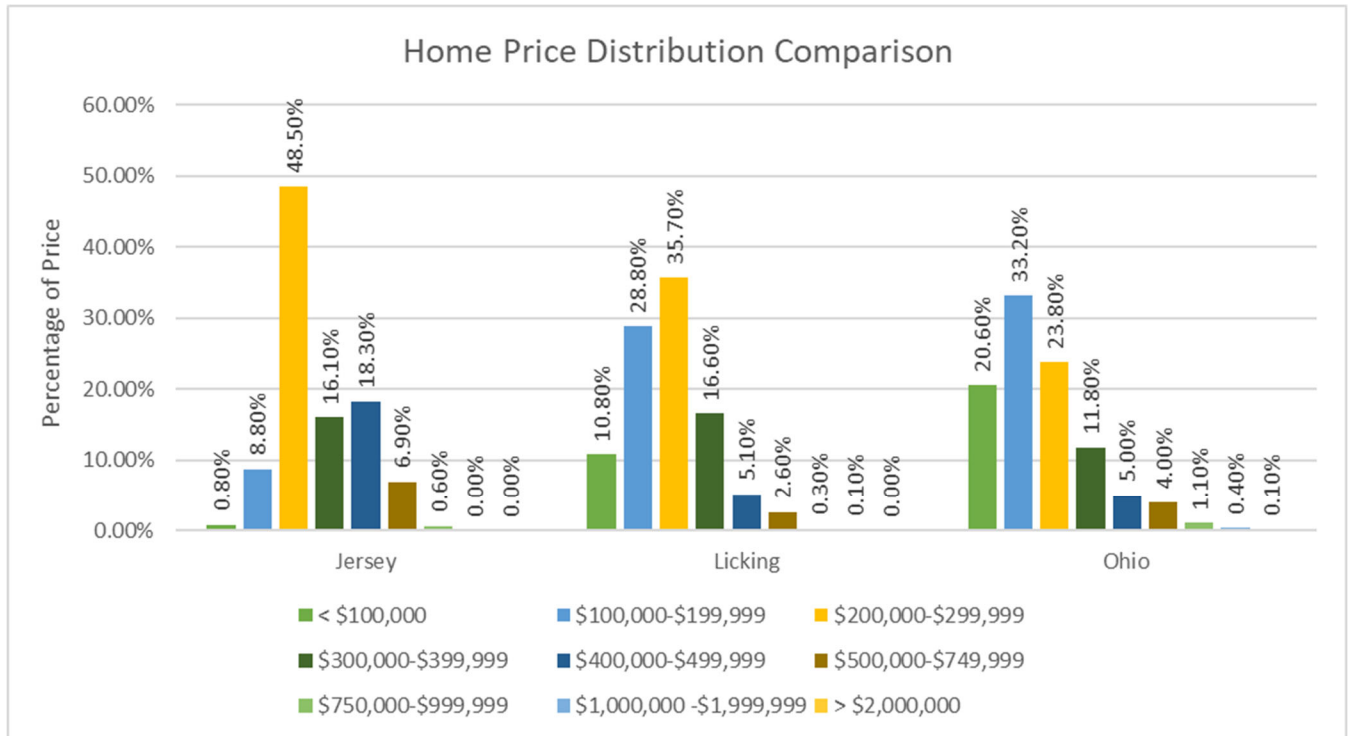
Source: ESRI 2022

The new developments in Jersey Township are expected to have a significant impact on housing demand and prices. As demonstrated above, Jersey Township already has a higher income profile than the rest of Licking County and Ohio as a whole, which will be further exacerbated by job growth. As noted in Section II above, the Intel plant is estimated to have an average salary of $135,000, with about half of jobs not requiring a college degree. This will inject a number of higher-income families into the market, pushing demand up via increasing population and higher incomes.

The market has reacted accordingly. Per a recent article in the *Columbus Business First*, land and housing prices have increased significantly in the past year:

> The influx of suppliers looking for space has been good news for commercial real estate brokers and developers such as Park Shai of Shai-Hess Commercial Real Estate, based in nearby Granville. He said his business has seen a 68% boost in the past year.
>
> "The demand is incredible," Shai said. "Licking County especially is pretty much on fire."
>
> And buyers are paying a lot.
>
> Land in the Licking County area is selling for significantly more compared to a couple years ago, he said. Shai estimated that industrial clients are paying $75,000 to $125,000 per acre in Licking County, with some paying as high as $150,000.
>
> That land used to sell for $25,000 to $50,000 an acre.

"I've been doing this for 30 years, and I would have never guessed we'd see this kind of market," Shai said. "The market today is on a level we've never seen."

And not just for industrial lots. He said residential and office real estate is selling high as well.

Shai said land values for multifamily and single-family housing is reaching $100,000 per acre, with some going for as much as $125,000. Not long ago, residential sold for $50,000 or less per acre.

On the office side, 2,000 to 10,000 square feet of existing Class A or B office space that used to cost $10 to $11 a square foot now is going for $14 to $15. New Class A office buildings are even costlier – $30 or more per square foot.

"Everything is going like gangbusters," Shai said. "And this is just the beginning."[16]

An analysis completed by the consultants drafting this report analyzed home sale prices for Redfin data over the past two years[17]. They compared the sales price per square foot for three separate time periods:

	Price per Sq. Ft.	Average Price for 2,000 Sq. Ft. Home
Homes sold from April 2020 to May 2021, prior to Intels' first contact with Ohio	$ 156	$ 311,778
Homes sold from June 2021 to December 2021, when the New Albany Company was purchasing land for the Intel site, but it had not yet been announced	$ 189	$ 378,417
Homes sold from January 2022 to now, after the Intel Announcement	$ 268	$ 536,027

The presence of Intel has clearly resulted in a substantial increase in prices for housing. The result of the significant increase in land values, along with the rapidly changing nature of the area, may induce owners that would normally stay to sell their homes for a considerable profit. This pattern will drive the desire for development over the coming years.

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[16] https://www.bizjournals.com/columbus/news/2023/02/03/intel-impact-one-year-later.html

[17] The study filtered the homes for five (5) acre lots or less, to avoid large land sales that might be intended for commercial or industrial use.

Physical Features

Topography

Overall, the terrain in Jersey Township is relatively flat, with few natural barriers. Slopes in the Township are typically steeper near streams, although none are significant. The northeast corner of the Township has the most variable landscape, with a number of shallow drainageways and small creeks. The terrain near the unincorporated Town of Jersey on the south end of the Township is also somewhat variable due to the presence of streams. These areas should be studied prior to development to ensure that construction does not adversely affect the local waterways.

Streams/Floodplains/Wetlands

Below is a map of existing floodplains and wetlands, delineating the major water features in the Township:
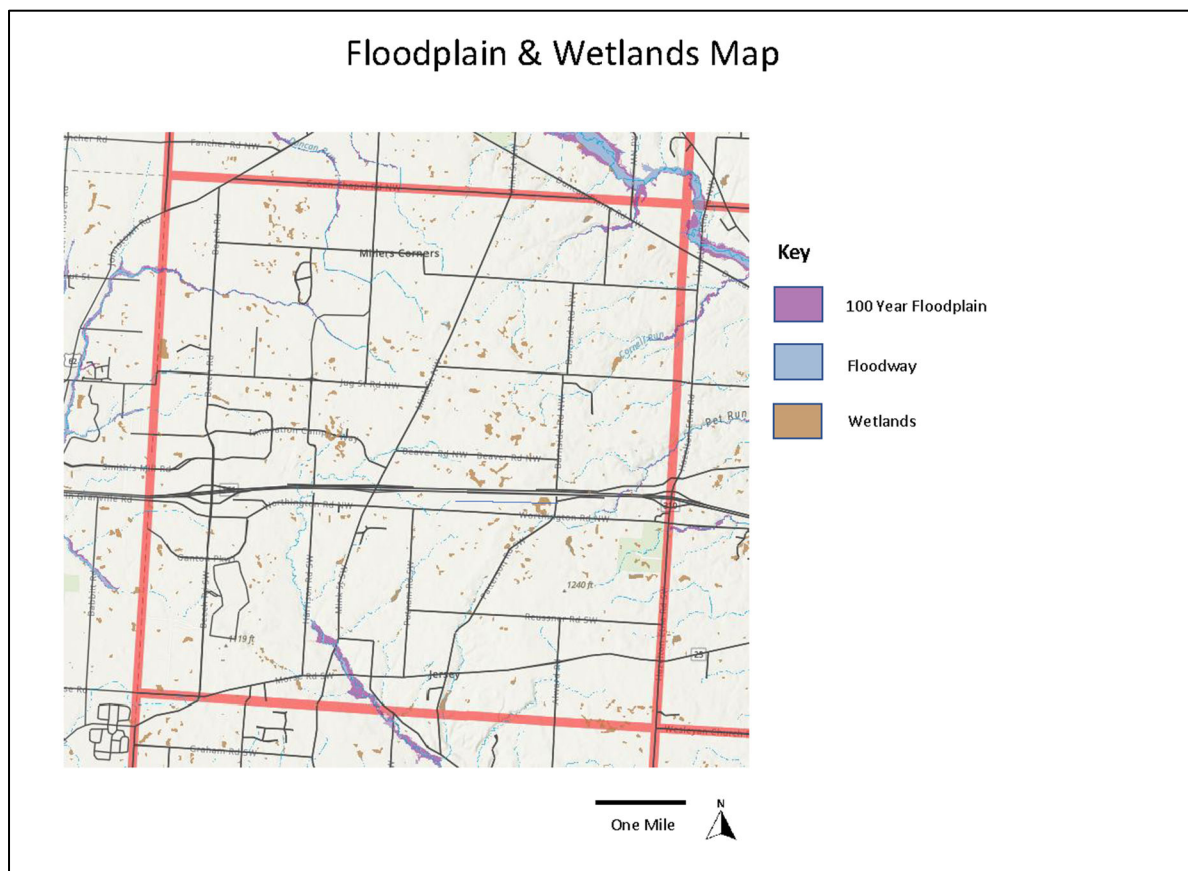
There are several small streams that originate in the Township, some of which go on to become larger rivers. Below is a list of creeks that flow through the Township:

- Northwest:
  - Blacklick Creek – This is the Township's most prominent creek, which runs through Columbus and meets Alum Creek at Three Creeks Park in Groveport. The headwaters are located in the area recently annexed by New Albany.
  - Duncan Run – The headwaters of this creek are just south of the Intel site in the area annexed by New Albany. This runs to the Hoover Reservoir.
- Northeast:
  - Cornell Run – This creek has an ephemeral portion around the headwaters but becomes more stable on the western border of the Township and eventually empties into Kyber Run/Racoon Creek to the east.
  - Unnamed Stream – This unnamed ephemeral stream in the far northeast corner runs northeast to Kyber Run and then Racoon Creek.
- Southeast:
  - Pet Run – Pet Run's headwaters lie just south of Worthington Road and S.R. 161, near some ponds and swampy areas. It is an ephemeral stream as it runs east/northeast under S. R. 161 and to the eastern Township border, where it becomes a year-round stream north of the 310 interchange.
  - Mile Run – This is an ephemeral stream that runs through the south-central portion of the Township. Starting just north of Reussner Road, it drains into Gardiner Pond on the southern edge of the Township, before eventually making its way to the South Fork of the Licking River.
  - Licking River-South Fork – The headwaters of the South Fork of the Licking River lie just to the north of S.R. 161 near the intersections of Mink Street and Beaver Run Road. This runs under S.R. 161 as an ephemeral stream, where it becomes a permanent stream near Worthington Road. This river winds its way through southern Licking County before bending north and merging with Racoon Creek, forming the Licking River in Newark.

The Township also has a few small ponds, primarily human-made and on private property.

There are few floodplain areas within the Township. As seen in the map above, only small portions of the areas directly adjacent to Cornell Run, the unnamed stream in the far northeast, Blacklick Creek and the Licking River have any appreciable floodplains associated with them. The other streams have narrow floodplains that essentially mirror the floodways/stream beds.

Wetlands are also not prominent in the Township. As seen in the map above, there are scattered wetlands in the area, although they are quite small. A few areas have some semblance of clusters of wetlands; however none are significant enough to impact future land uses on the whole. Overall, while there are some floodplains and wetlands present in the Township, they are of smaller scale. The floodplains are narrow and generally focused just around the stream channels, and the wetlands are patchy and scattered. As a result, these should not significantly impact the planning for future land uses in the Township. However, some specific sites may need to be aware of the presence of small patches of wetlands and plan accordingly. Additionally, this plan should contemplate ways to preserve the natural features that are present, and to promote the biodiversity of the area.

Soils

Below is a map of the soils in Jersey Township:
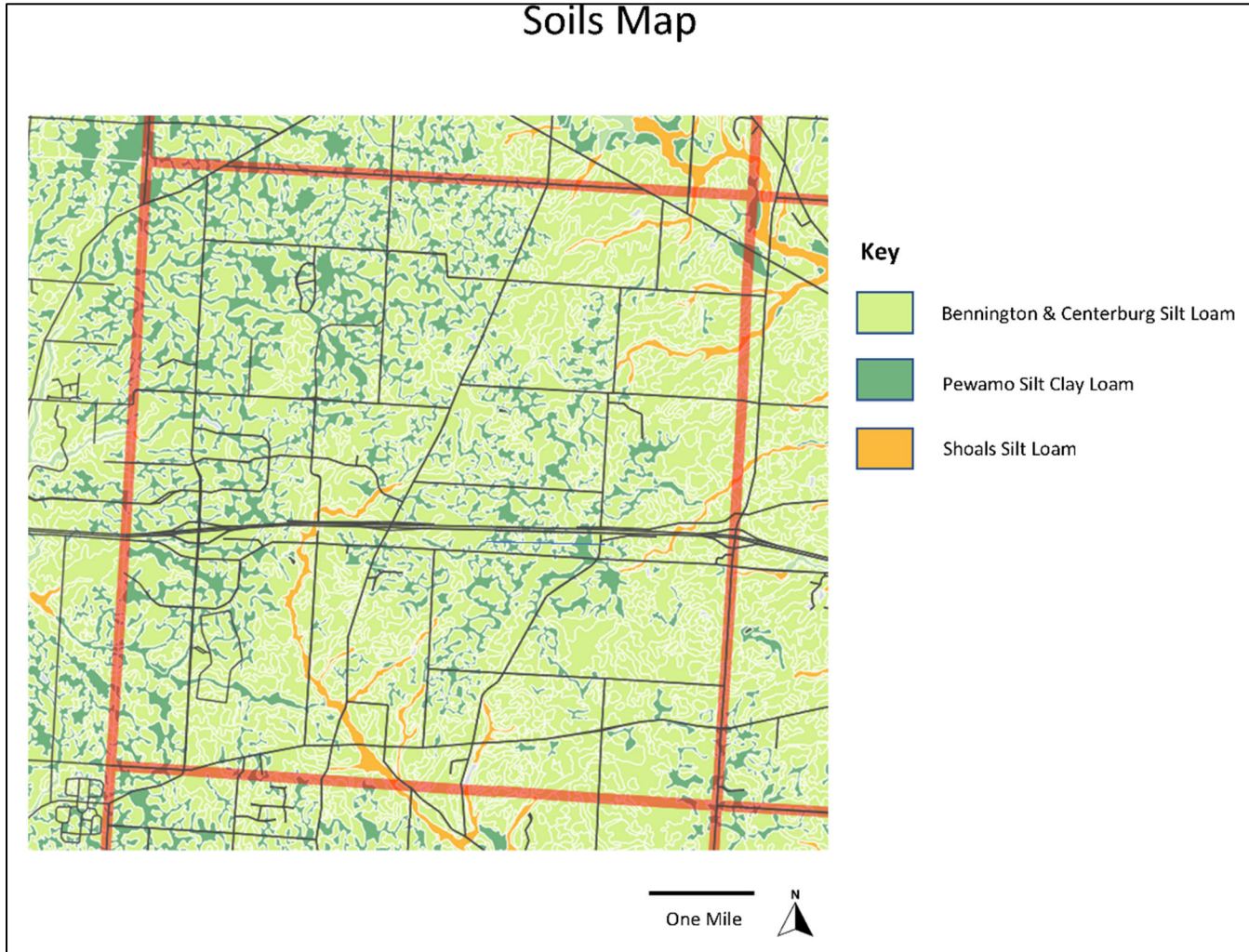
Soil type impacts elements of land use such as the quality of farmland, water drainage, and the ability to build structures. Below is a list of the dominant soil types in the Township:

- Bennington Silt Loam – 41.9% - Spread throughout Township, particularly the center and southern areas.
- Pewamo silty clay loam, low carbonate till – 22.4% – Much of the northwest section of Township, sprinkled throughout the other areas of the Township.
- Centerburg Silt Loam – 28.0% – Northeast and bits through the center and southern portions of the Township.

Overall, Jersey Township is dominated by the three soil classifications listed above. These soil types make up about 92.3% of the Township. The remaining 7.7% is made up of numerous other soils typical of Central Ohio.

Soil data was extracted from the USGS Web Soil Survey site.[18] Reports were pulled for the Township regarding the suitability of soils for construction and septic systems. Overall, the soils in the Township are fairly hydric with poor drainage and some risk of shrink-swell. Virtually all of the soils are rated as "Very Limited" for all uses. This indicates that special engineering may be required to accommodate construction and septic systems in the area. This is typical of Central Ohio in general; most builders and engineers are familiar with the requirements to accommodate construction in these areas.

Farmland

A majority of the land in Jersey Township is classified as prime farmland by the United State Department of Agriculture (USDA) Soil Survey Geographic Database (SSURGO) Farmland Classification. Below is a map of the farmland showing the classifications.
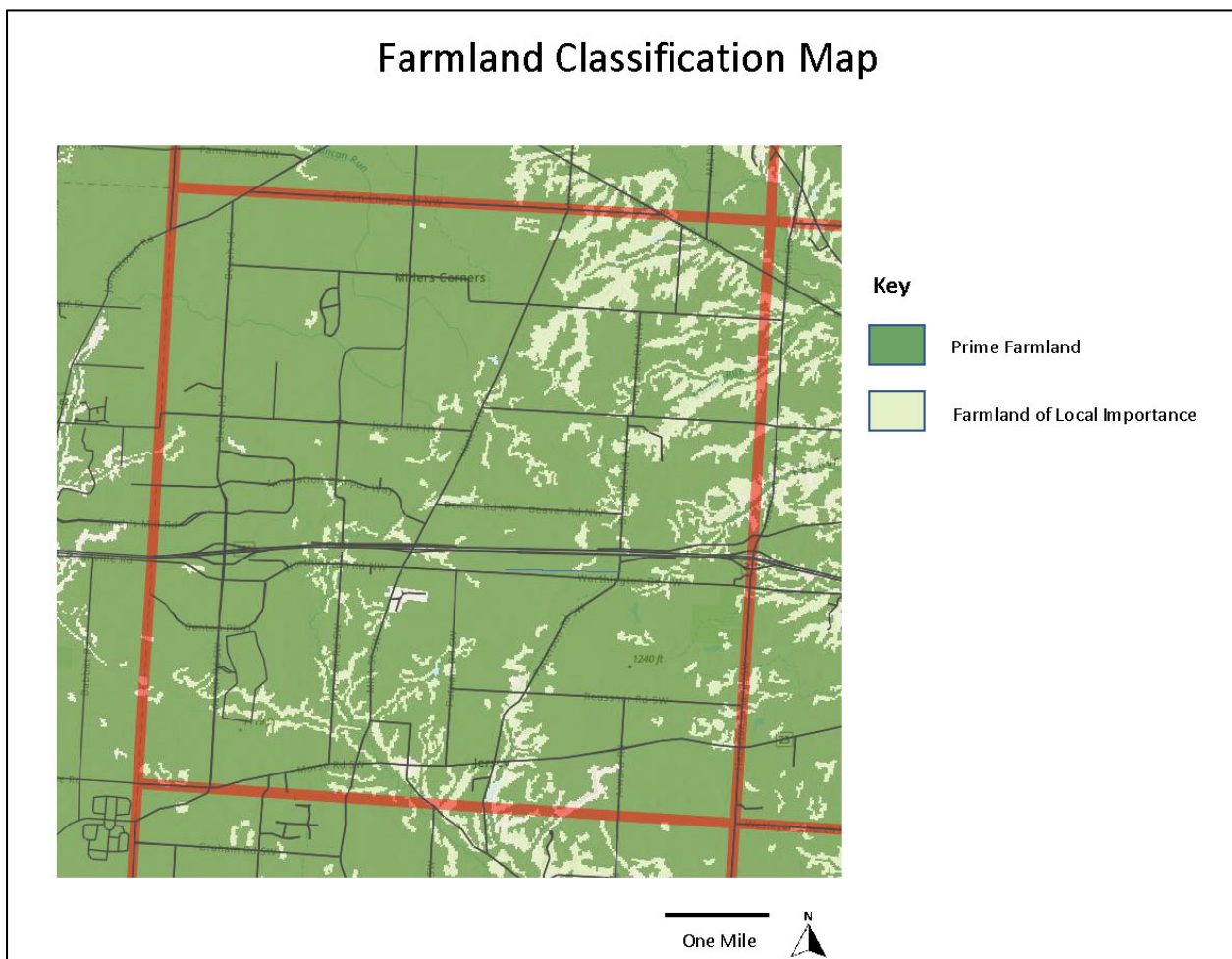
As shown on the previous page, the largest continuous concentration of prime farmland is in the northwest quadrant, where Intel will be located. The northeast and southern sections have more of a mix of prime farmland and farmland of local importance, which follow the stream corridors.

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[18] https://websoilsurvey.nrcs.usda.gov/app/

Unfortunately, the best area of the Township for farmland preservation would be the large area in the northwest area, which New Albany has annexed and is now targeted for development. However, there is still prime farmland in other areas of the Township that may be selectively preserved.

<u>Natural Areas, Parkland and Recreation</u>

Jersey Township has a very limited amount of parkland and recreational areas. The only park within the Township is the Jersey Ballfields in the Town of Jersey, which consist of 2 baseball fields and a small playground next to Jersey Elementary School.

There is one golf course in the community, Willow Run Golf Course, which is on the eastern border of the Township just south of the S.R. 161 and S.R. 310 interchange. There is a required fee, but the course also offers a membership option.

Regarding natural areas, much of the eastern portion of the Township is currently agricultural. However, these are mostly private businesses, and many may be sold for development given the current growth pressures in the area. One natural area that is accessible to the public is Lynd's Fruit Farm. About half of Lynd's is located in the southeasternmost corner of the Township. Lynd's is the premiere apple orchard in Central Ohio, attracting thousands of visitors in the late summer and fall for apple, pumpkin and berry picking, and the country store. Additionally, Lynd's offers other activities such as a large corn maze, a sunflower garden, an apple cannon, and play areas that are accessible for a fee. The corn maze and sunflower garden are located in the Jersey Township portion of Lynd's and allow residents to experience cultivated nature during the summer and fall months.

Existing Land Uses

Identifying existing land uses is an important part of the planning process. This section provides information on the areas available for development, and what impacts new land uses might have on the existing community.

Attached as Appendix A is an existing land use map for Jersey Township.

Overall, a significant portion of the Township is still rural. This includes agricultural uses interspersed within rural residential and large lot residential. In fact, much of the Township has a significant, if dispersed, presence of single-family housing on large lots.

The westernmost portion of the Township on both sides of S.R. 161 show commercial and industrial uses. These are the areas that New Albany recently developed. Within this area are the New Albany Personal Care and Beauty Campus, which is a cluster of manufacturers and distributors of personal and beauty products. Most of the remaining land is in use as data centers for Facebook, Google, Amazon, and logistics uses for Amazon and other companies. Overall, this area is a mix of logistics, data centers, and light manufacturing.

The rest of the 161 corridor has a mix of small commercial uses, particularly along the Worthington Road Corridor just south of 161. The Willow Run Golf Course lies in the southeast corner of the Township, as does a portion of Lynd's Fruit Farms. The unincorporated Town of Jersey lies in the south-central portion of the Township, with a range of uses including churches, homes, a fire station, schools, and the Jersey Ballfields Park. U.S. 62-Johnstown Road, which runs diagonally across the for northwest corner of the Township, also has some commercial uses.

It is important to note that the entire area of the Township north of S. R. 161 and west of Mink Street, with a few exceptions, has or is in the process of being annexed into New Albany. The city has programmed this area for additional large-scale industrial and commercial development. There, while the map currently shows this area as agricultural with interspersed rural residential, the uses for this site have already been determined as industrial and commercial.

Existing Zoning

A significant section of Jersey Township is zoned for RR Rural Residential (2 acres per dwelling unit) or RR3 Rural Residential (3 acres per dwelling unit). These zones are intended to promote agricultural use with single-family homes and agricultural buildings. The exceptions are along the S.R. 161 corridor, where there are a number of lots zoned for business using the NB, GB, GB-1 and GB-2 zones, which permit increasingly intense uses respectively, as well as the Mixed-Use Office District overlay. There are a few small areas zoned R-1 (2 acres per unit), as well as several areas near the S.R. 161/Mink Street interchange zoned R-2 (1 acre per unit). The Code also has an M-1 Manufacturing zone with one lot having this designation, and an R-3 multifamily zone that is not currently in use.

Recently, the Township approved the Worthington Corridor Overlay Zone (WCOD). This overlay has 3 zones: an Innovation Employment (IE) district for advanced manufacturing and research, a Commercial Professional Office (CPO) district for office uses, and a Mixed Use (MU) district allowing for a range of commercial and residential uses, including multifamily residential. These zones are clustered around S.R. 161 and S. R. 310 and are designed to permit denser development within these corridors. This PUD operates under ORC 519.021(C).

The existing Jersey Township Zoning Resolution contains two residential Planned Unit Development (PUD) districts referred to as the PRD-1 and PRD-2. Both of these PUDs operate under ORC 519.021(A), which is a legislative process, meaning that any future development wishing to utilize these districts must request a rezoning to it. These districts intend to cluster residential homes on smaller lots while preserving a net 2 or 3 net developable acres depending on the district. There are several areas within these PUDs need to be revised if this is in fact the intent of these districts. For the purposes of this Plan, it is assumed the intent is to maintain these net densities.

A Planned Mixed Use Development District is also within the existing Jersey Township Zoning Resolution. This district indicates that it operates under ORC 519.021(B), which is typically a property owner initiative, and requires a legislative rezoning to subject a property to this zoning district. This district allows a variety of uses in a mixed-use setting.

Existing Services
Schools

Jersey Township is served by three school districts: Johnstown-Monroe, Licking Heights, and Northridge. Below is a table showing key information for each district. This information comes from the Ohio Department of Education's 2021-2022 School Report Card[19].

School District	Number of Schools	Enrollment	Attendance Rate	Graduation Rate
Johnstown-Monroe	4	1,652	92.2%	96.4%
Licking Heights	7	4,812	93.2%	94.8%
Northridge	3	1,113	92%	91.4%

None of the school districts have buildings within Jersey Township. However, several schools are nearby and students are bussed to these schools by their districts.

The Northridge School District has indicated they are watching the progress of sewers and central water in the area closely to determine how it will impact development and enrollment. Northridge expects their growth to be slow to moderate because the current lack of sewers within the district inhibits large scale growth from occurring. However, Northridge is considering how to handle growth as it occurs. Northridge's three schools have some room for growth, as the current enrollment rates are lower than in years past. However, the district will need to build new schools as a longer-term solution. Locations have not yet been selected, and the district will need to plan for new schools based on growth patterns.

Northridge Superintendent Scott Schmidt highlighted how partnerships with residential developers can be valuable to the Northridge District. He said he would like to see these developers donate land for future schools that could count as part of the developer's greenspace requirements and wants to see Jersey Township work with developers in ways that support the Northridge District. Below is a table describing the enrollment numbers in the Northridge School District over the past decade.

Enrollment Numbers by Year												
	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Preschool	0	0	0	0	24	24	11	32	35	36	59	55
Elementary	528	515	501	496	516	502	509	485	478	478	486	500
Elem + PS Total	528	515	501	496	540	526	520	517	513	514	545	555
Middle	329	321	308	291	275	288	278	287	271	277	273	272
HS on Campus	475	464	474	399	359	360	351	315	338	314	306	323
HS Career Tech	35	46	51	46	47	36	25	38	37	55	52	67
HS Total	510	510	525	445	406	396	376	353	375	369	358	390
Total Enrolled	1367	1346	1334	1232	1221	1210	1174	1157	1159	1160	1176	1217

[19] https://reportcard.education.ohio.gov/home

The Johnstown-Monroe School District is also considering their growth needs. Currently, there are no plans to build new buildings. However, the projected high school enrollment for 2030 would put the high school over capacity.

Building	Student Capacity	Current Enrollment	Fill Rate	Enrollment FY25 Projection	Fill Rate	Enrollement FY30 Projection	Fill Rate
Elementary School (K-3)	744	506	68.01%	595	79.97%	611	82.12%
Intermediate School (4-5)	515	256	49.71%	280	54.37%	346	67.18%
Middle School (6-8)	525	403	76.76%	421	80.19%	482	91.81%
High School (9-12)	550	500	90.91%	529	96.18%	615	111.82%

Superintendent Phil Wagner stated that up to six classrooms can be added onto the high school building, which will help mitigate the need to build a new school in the short term. These additional six classrooms can increase student capacity from 550 to about 700. When a new high school is needed, the current high school building will likely become the middle school and the current middle school building will likely become the intermediate school. The current classroom size for all grades is capped at about 25 students or less per classroom.

Johnstown-Monroe's biggest concern is what housing will look like within the District's boundaries. The school district fears that new multifamily housing developments have the potential to bring in more students than traditional single-family housing and will be an important consideration for the Johnstown-Monroe School District. As commercial development occurs, the Johnstown-Monroe district is looking to be actively involved and included in conversations regarding workforce development. Superintendent Wagner highlighted that the District has the ability to be flexible to support new industries and offer career tech options to its students. Below is a graph provided by the Johnstown-Monroe School District showing the enrollment numbers in the District over the last decade.

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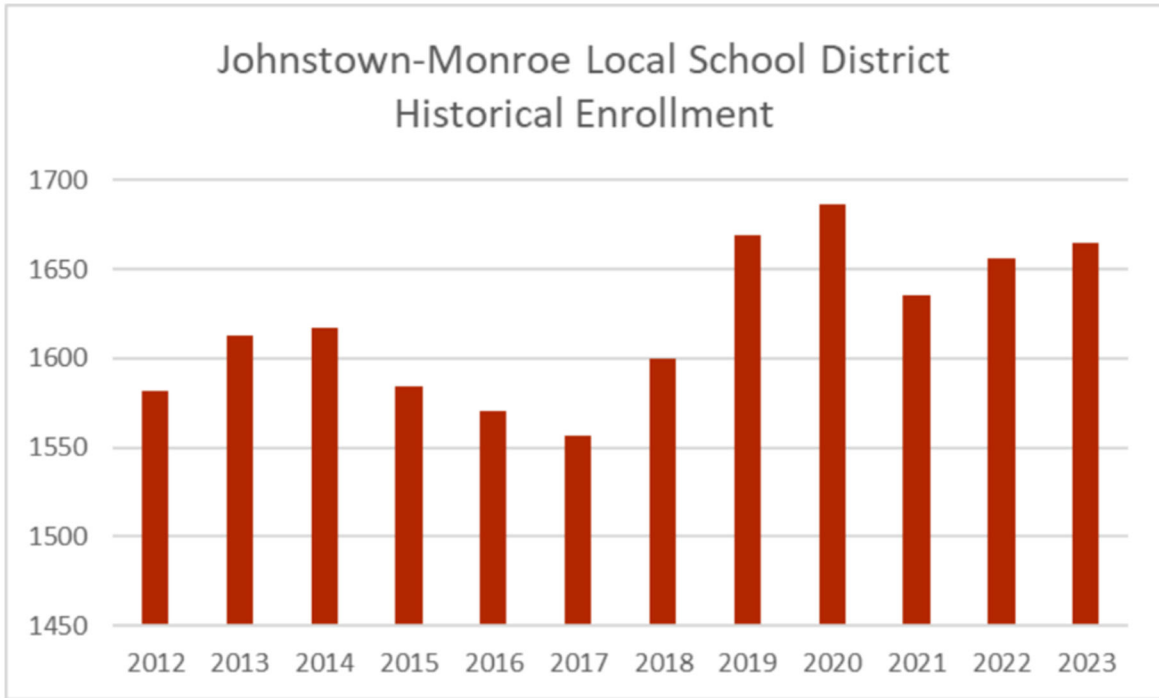
Additionally, Jersey Township is also serviced by the Licking Heights School District. The table below shows the current capacity of their schools and the current enrollment. Two of the schools, the South Elementary School and the Central Intermediate School a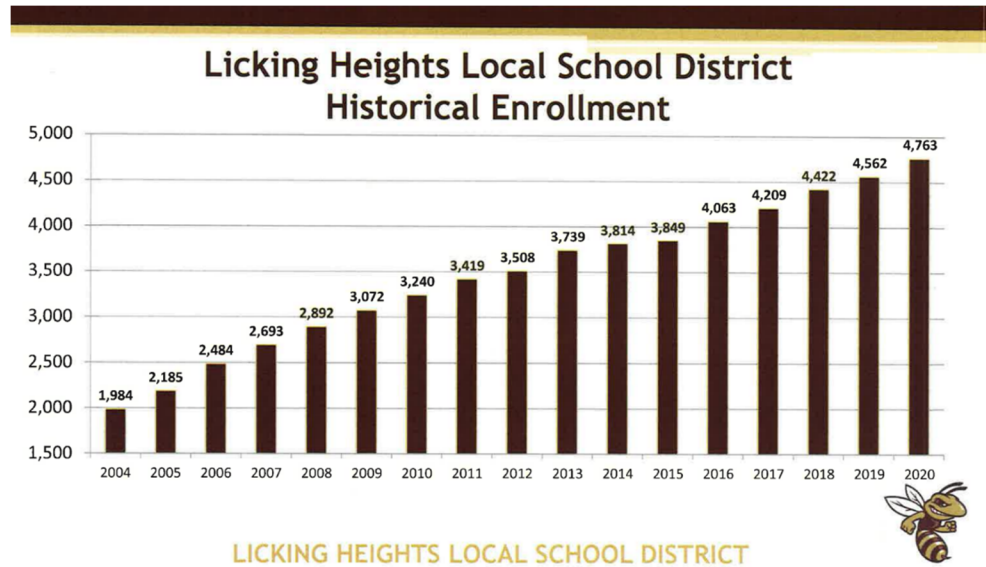re currently over capacity, but all of the schools in the Licking Heights School District are feeling the pressures of growth and development.

Building	Student Capacity	Current Enrollment	Fill Rate
West Elementary (1-4)	900	864	96%
South Elementary (1-4)	750	803	107.07%
North Elementary (K & Pre-K)	450	404	89.78%
Central Intermediate (5-6 & Pre-K)	764	827	108.25%
Middle School (7-8)	900	730	81.11%
High School (9-12)	1500	1482	98.80%

A new elementary school is being built which can educate 900 additional students, which will greatly help with the capacity level issues the district is facing. Besides the new elementary school, there are no current plans for construction of additional buildings. However, as Central Intermediate School has run out of space, plans for a new building will soon be in the works. The High School has the ability to add a number of classrooms to increase its capacity and serve additional students. The student per teacher ratio in the Licking Height School District is 18:1.

The chart below shows the historical enrollment data for the Licking Heights School District. This data comes directly from the Licking Heights School District. From this graph, we can see the District has been steadily growing year after year. Superintendent Kevin Miller tells us that the District is expecting a growth rate of 200 students per year.

**Licking Heights Local School District
Historical Enrollment**

5,000

4,763

4,562

4,422

4,209

4,063

3,849

3,814

3,739

3,508

3,419

3,240

3,072

2,892

2,693

2,484

2,185

1,984

4,500

4,000

3,500

3,000

2,500

2,000

1,500

2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020

LICKING HEIGHTS LOCAL SCHOOL DISTRICT

Similarly to the other two school districts serving Jersey Township, Licking Heights School District has concerns about where to build a new school when the time comes. As land values increase with development pressures, the District has difficulty competing in the market to purchase land for new schools. Without buying power, the District is faced with a growing number of students and limited places to educate them. The District is concerned about the potential overuse of economic development tools which they feel carves revenue away from the Licking Heights School District. Similarly, to the other districts, they have concerns about multi-family development which they expect would bring a higher percentage of students than traditional single-family. Licking Heights School District hopes that as development occurs, the developer will be required to donate land to the school district for the purpose of building future schools.

The Licking Heights School District has an interesting dichotomous element to it. Half of the District lies in Franklin County, where there is more multi-family development and more of an urban feel. The other half of the District lies in Licking County and has a more rural feel, more farmland and has traditional single-family housing. The Licking Heights School District has to balance the desires of both groups when advocating for the District. Superintendent Miller also raised concerns about the development of extended stay hotels, where students may live especially through the development of the Intel site. These students would cost the District more than the regular student due to bussing costs which may stretch already limited resources.

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Fire and Emergency Medical Services

Jersey Township is served by two fire districts. The Monroe Fire District serves residents north of Worthington Road and the West Licking Fire District (WLFD) serves the residents south of Worthington Road.

The West Licking Fire District has a total of six firehouses. The table below describes the equipment that each facility has. In addition, the stations have additional support vehicles. The Battalion is headquartered in Station 401. Station 405 is located in Jersey Township in the Jersey Town Center area. Recently, station 404 has been running out of a converted storage facility. A permanent facility for 404 is expected to be completed by March 2024. The tallest building West Licking Fire

Station 401	Medic, Engine
Station 402	Medic, Engine
Station 403	Medic, Ladder
Station 404	Medic
Station 405	Medic, Engine
Station 406	Medic, Engine

District can serve with their current equipment is a five-story building, and their response time is averaged at 4 minutes and 55 seconds.

The WLFD full-time firefighters are all certified paramedics. The WLFD has 25 part time and 86 full time firefighters. They have recently received a grant which will enable them to hire nine more firefighters. The WLFD staffs 26 firefighters per unit day. They have three units with the firefighters working every third day. Staffing is one of the WLFD's biggest priorities. In 2022, they had over 8,000 runs and expect this number to increase.

The WLFD currently has five total levies with a millage of 11 mills. In addition, the WLFD is abated about $6 million a year. With all the anticipated growth in the area, they anticipate they will need a new levy within the next five years to maintain service.

New equipment will also be needed. The WLFD expects a new ladder to be needed within the next seven years, with a price tag between $2-2.5 million. Each new medic needed will cost between $350,000-375,000. The WLFD currently has an engine on order, with a build time of 48 months which cost them about $650,000.

Ladder 403 from: westlickingfire.org

As development in the WLFD's range ramps up, they have concerns that businesses receiving tax abatements will pull money from the WLFD's budget, leaving residents to foot the bill. They also have concerns about providing the same quality of services for all new development. The WLFD stated that they want to be at the conversation table with new businesses and industries that arrive to strike a balance between what is good for development and what is good for the West Licking Fire District along with the residents they serve in Jersey Township.

Jersey Township is also served by the Monroe Township Fire Department. This Department has two stations, one on Beech Road in Jersey Township, station 502, and the other on East Coshocton, station 501, in Johnstown. Station 501 is serviced by several trucks including two ambulances, an engine, a ladder, a brush fire, and a hazmat truck. Station 502 in Jersey Township is served by an ambulance and an engine. Conversations with Monroe Township Fire Department Chief Dudley Wright identified that the Department could service any current or future building height in Jersey Township. Their current response time is between 0-6 minutes, depending on the distance from the stations.

The department has a minimum of eight full-time firefighters for each shift. Each shift is 24 hours on and 48 hours off. The Department has 27 full-time and 12 part-time firefighters. All full-time firefighters are also paramedics.

There are multiple fire levies supporting the Monroe Township Fire Department in Jersey Township. Annually, the levies bring in over $875,000. The effective rate of levies in Jersey Township is 4.55, while the effective rate of levies for the West Licking Fire District is over 8, meaning residents in the West Licking Fire District boundaries are paying about twice the amount of taxes for fire services. Chief Wright described a desire to pass a new levy in the future to support the Monroe Township Fire Department, which may be needed to serve Jersey Township as it grows.

Monroe Township has a fire levy on the May ballot that, if passed, would create a Battalion Chief position, and enable the Monroe Township Fire Department to add six new firefighters to their staff. Chief Wagner also described preliminary plans to build an additional fire station. This station would either be in the northern part of Jersey Township or the southern area of Monroe Township and would require the purchase of new equipment, likely at least an engine and an ambulance.

The Monroe Township Fire Department's concerns about future development revolve around funding. Chief Wagner highlighted how new businesses coming into the area will generate a funding stream for the Department; however, if the Department waits until that funding stream is available, they will be "behind the ball" on being able to effectively serve the new buildings and residents in the Township. He highlighted the Department's desire to have an agreement developed that would provide upfront funding to the Monroe Township Fire Department so that when businesses arrive, the Department has all the facilities and equipment needed.

Community Infrastructure & Utility Services

The eastern section of Jersey Township currently has limited infrastructure available. Water and sewer services for the eastern portion of the Township are currently being extended by the SWLCWSD and will be available at the Mink Road and S.R 161 corridors in 2025 and 2026 respectively. The western half of the Township is served by the City of Columbus system via New Albany.

Other utilities, such as natural gas and broadband, are also in short supply. Columbia Gas and The Energy Cooperative service this area for gas, and there are several broadband providers in the area, including AT&T and Spectrum. Business growth and development will depend on reliable access to these utilities.

Transportation and Road Network

The existing road network on the east side of Jersey Township consists primarily of 2-lane rural roads. There are a few larger east-west roads in the Township:

- S.R. 161 is the main limited access four (4)-lane highway through the area and has three (3) interchanges within the Township.
- U.S. 62/Johnstown Utica Road runs through the northwestern corner of the Township and is an improved, two-lane road.
- Morse Road runs through the southern portion of the Township and is also wider than the typical Township roads.

The major north-south roads are listed below:

- Mink Street runs through the center of the Township. This is a County Road that is slightly larger than the typical Township road.
- Beech Road runs along the western end of the Township. Most of the land around this road has already been annexed by New Albany.

In terms of public transit, there is a Park & Ride at Beech Road and S.R. 161 that is available for commuters but does not yet have service from the local transit agencies.

There is an extensive amount of planning, funding and road improvements being completed in the Township. This current planning and construction significantly impact the recommendations of this plan. Therefore, this information, along with a more in-depth analysis of the current and upcoming road improvements, is detailed in Section V, Key Theme #3 below.

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Section IV – Community Engagement

Jersey Township began a Comprehensive Planning process in January 2022. The Township published an initial survey, unknowingly, on the same morning as the Intel Semiconductor Facility announcement. The Township continued to move forward with the survey but felt that the results could potentially be skewed from the Intel announcement. There have been a number of significant changes since January, and the Township was receiving conflicting feedback from stakeholder and community representatives. For these reasons, the Trustees thought it was necessary to re-engage residents to gain additional insight on their vision for the future of Jersey Township. The Township published a second survey on September 5, 2022, and remained open until October 17, 2022. The following pages outlined what the Township learned from this process.

Demographics

A total of 198 responses were received of which 37.10% live northeast of the SR 161 and Mink Road intersection. The southeast quadrant was represented by 30.11% of the respondents, which means over 67% of the respondents were east of Mink Street. This illustrates that Mink Street is a significant dividing line within the Township. This high rate of responses from this area of the Township also illustrates a strong interest in having their voices heard to help them shape their future before development starts to cross Mink Street.

Respondents by Region

- Southwest 13.98%
- Northeast 37.10%
- Southeast 30.11%
- Northwest 18.82%
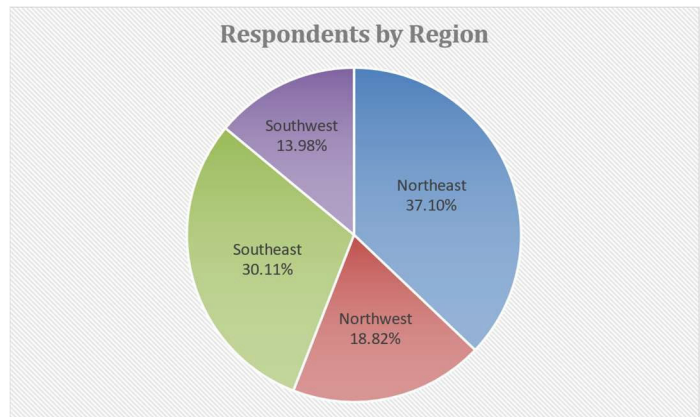
Approximately 50% of the respondents were between the ages of 31 and 60 with another 47.37% between the ages of 61 and 80. The length of time that respondents have lived in Jersey Township is included in the chart below.

Over 30% of the respondents work in the City of Columbus while another 20.21% work remotely in Jersey Township. Approximately 40% of the respondents clicked "other" for place of employment with the overwhelming majority of them indicating they were retired. The retired population plus the remote workers illustrate a significant daytime population within the Township.

Age of Respondents

How Long Have Residents Lived in Jersey Township?
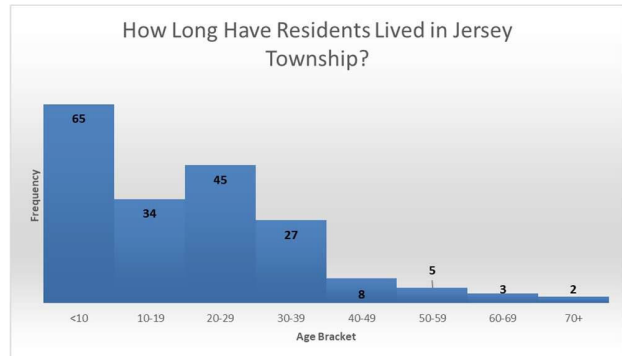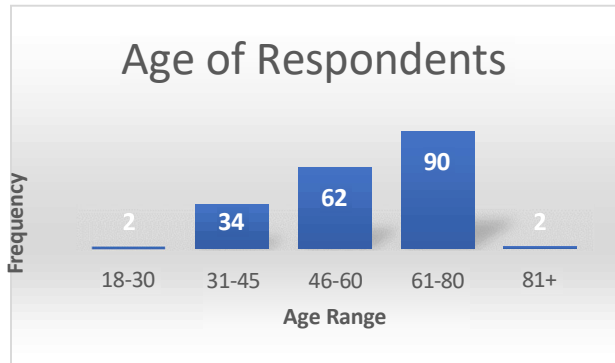
Vision

One of the main goals of the survey was to attempt capturing the residents' vision for the Township through a series of open-ended questions. The first question asked respondents how they would define the "community character" of Jersey Township. As the graph below illustrates, a rural character was by far the most common term used. Most respondents painted the picture of a quiet, friendly community. However, there was an undercurrent of worry that this idea was at risk; over 15% of respondents expressed pessimism whether this character could be preserved given recent developments.

Most Frequent Words in Free Response Question
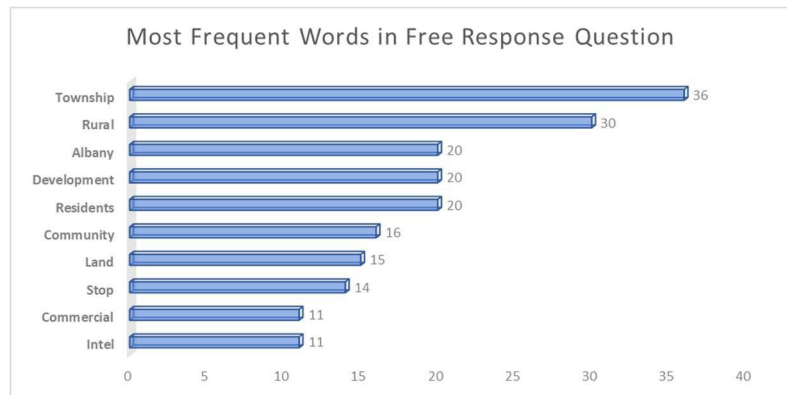
The survey also asked residents to name the most important asset(s) belonging to Jersey Township. Again, its rural nature was the most popular choice. The main idea conveyed through these responses was that Jersey Township benefits from its open spaces and rural atmosphere, while still being within easy reach of Columbus by car (without many worries about traffic). The graph to the right traces this argument through terms like "rural," "open," "traffic," and "country."

What are the Township's Most Important Assets?
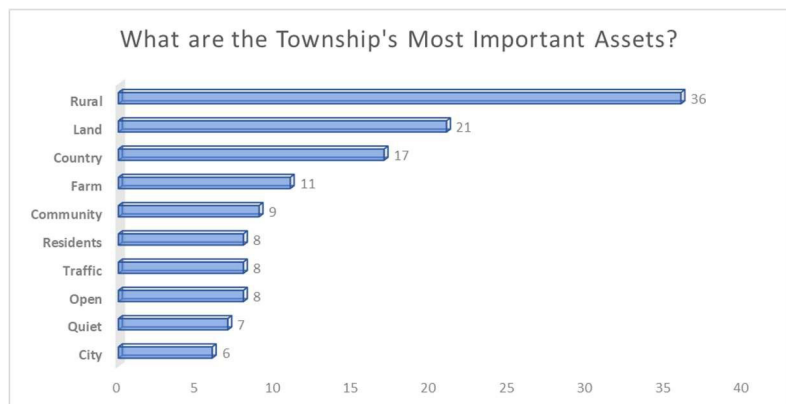
Finally, the survey asked respondents to provide any additional information on the biggest assets of Jersey Township and what they wanted its future to hold. The overwhelming sentiment from residents was that they desired to keep the Township as open and rural as possible. Yet again, the word "rural" was very common in these responses, only slightly behind the word "township" for the most frequently used word, as the graph to the left displays. There is also a sense of fear in these responses; part of the reason the word "township" is most commonly used is that residents are afraid that the community will lose its status as a Township. The most common two-word phrase in these responses was "New Albany," indicating that many residents consider the actions of New Albany as a cause for concern.
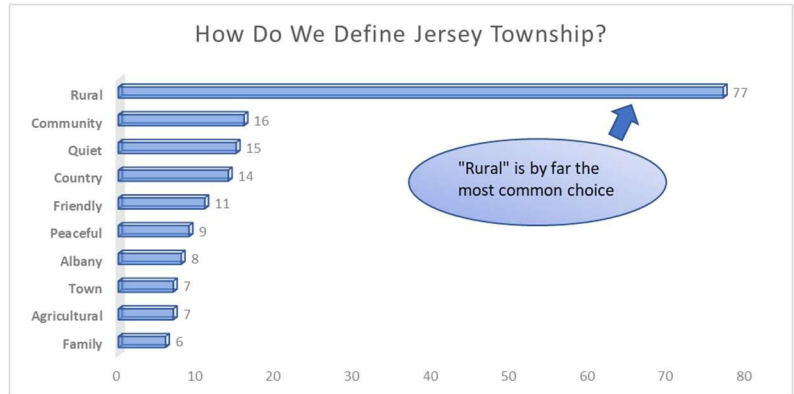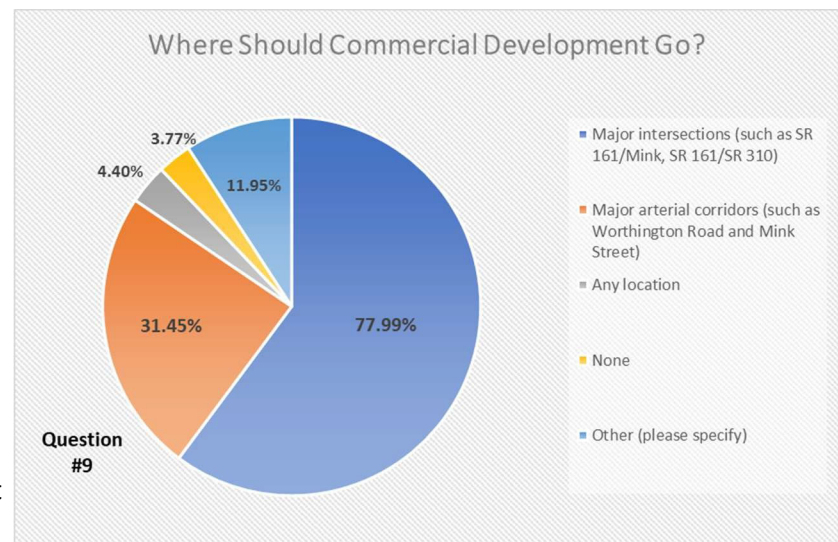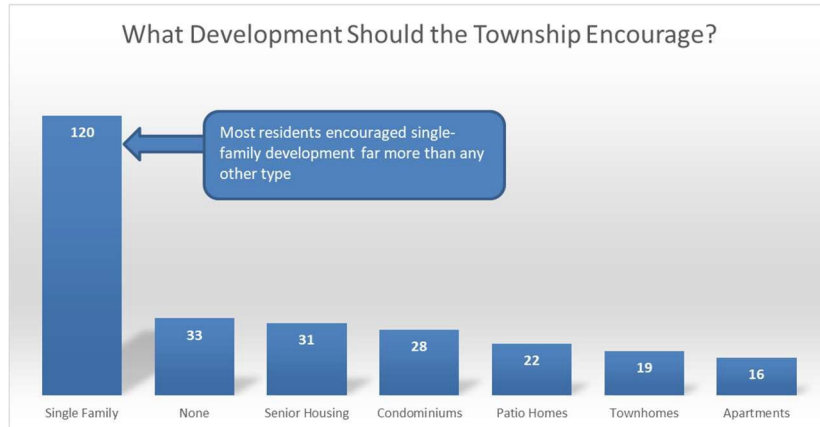

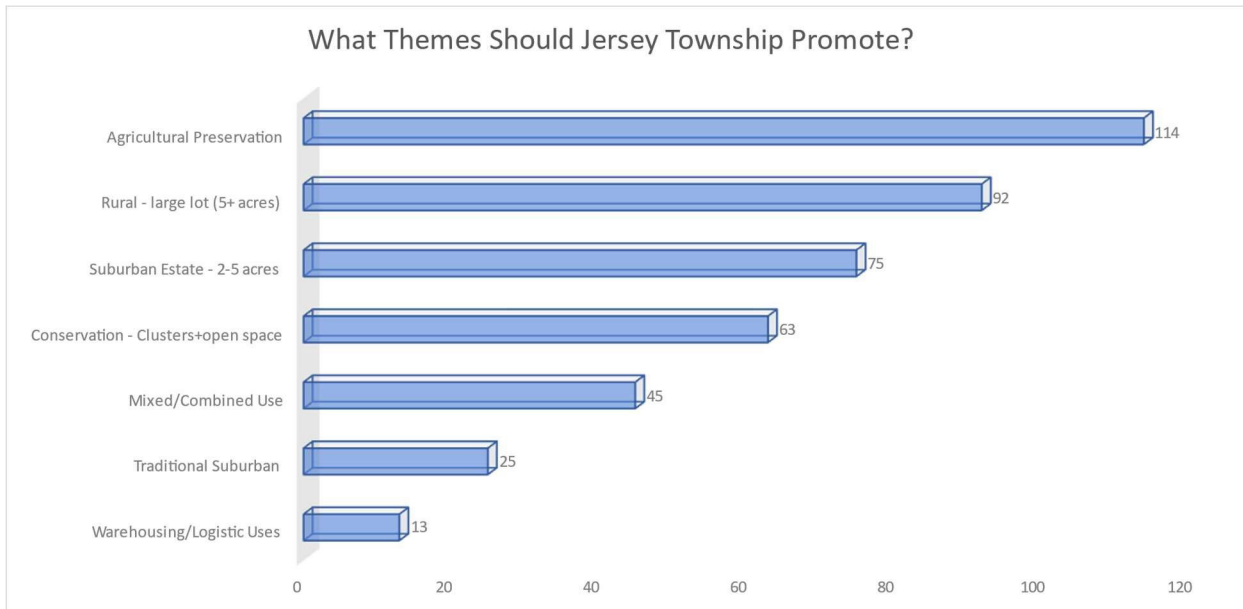*This area intentionally left blank.*

Land Use Themes

As development continues eastward, the survey attempted to capture resident feedback on the types of preferred land uses by asking a series of questions revolving around development themes. The survey starts with trying to gauge the comfort level of residents with various types of housing options. An

overwhelming majority of the respondents support single- family residential uses followed by senior housing and condominiums. The second most popular option was to prefer no new residential housing. There was very little support for townhomes, apartments, and mobile homes.

The survey then transitioned to the location of future commercial uses. Over 77% of respondents prefer commercial uses to be clustered in and around intersections, while approximately 31% supported these uses branching out along major corridors such as Worthington and Mink Street. Approximately 12% of the respondents indicated "other". The most frequent answer under this category was "north of SR 161".

Future land-uses are one of the most important parts of a Comprehensive

What Development Should the Township Encourage?

120 — Most residents encouraged single-family development far more than any other type

33   31   28   22   19   16

Single Family   None   Senior Housing   Condominiums   Patio Homes   Townhomes   Apartments

Where Should Commercial Development Go?

3.77%
4.40%
11.95%
31.45%
77.99%

Question #9

- Major intersections (such as SR 161/Mink, SR 161/SR 310)
- Major arterial corridors (such as Worthington Road and Mink Street)
- Any location
- None
- Other (please specify)

Plan. This survey attempted to record residents' thoughts on where certain uses should be targeted as the Township plans for its future. One question provided a series of land uses, ranging from agricultural preservation to industrial uses. The survey asked residents to click on any preferred land use and to identify the locations where these uses were be acceptable to the respondent. Agricultural preservation and rural residential (5+ acre lots) were the preferred land use types by the majority of the respondents. The most common answer for the location for agricultural preservation was "as much as possible" and "keep it all existing land." The most common answers for the location of rural residential (5+ acres) were "east of Mink" and "specifically in the northeast." The graph below depicts these results. Very few residents preferred commercial or industrial related uses. A few respondents supported mixed-use developments along Worthington Road.
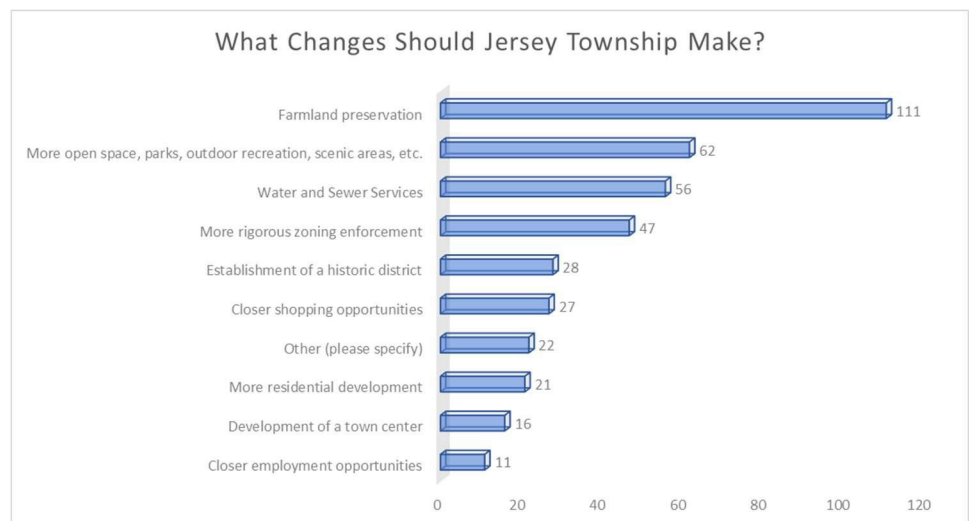
What Themes Should Jersey Township Promote?

Theme	Value
Agricultural Preservation	114
Rural - large lot (5+ acres)	92
Suburban Estate - 2-5 acres	75
Conservation - Clusters+open space	63
Mixed/Combined Use	45
Traditional Suburban	25
Warehousing/Logistic Uses	13

Development Theme	Number of Responses	Most Common Location
Agricultural Preservation	114	All/As much as possible/Keep all existing land
Rural - Large Lot (5+ acres)	92	As much as possible, specifically east of Mink Rd and in the Northeast
Suburban Estate - 2-5 acres	75	As much as possible, specifically in the East/Northeast
Conservation Style	63	East side of Township, or intermixed throughout the Township where applicable
Mixed Use	45	Near or on Worthington Road
Traditional Suburban	25	By Worthington Road
Warehousing/Logistic Uses	13	Along Mink or near 161 or 310

Next, the survey asked about the types of changes respondents would like to see in Jersey Township. Again, agricultural preservation was at the top of the list. On the other hand, there were several respondents that would like to see water and sewer services in the Township. More outdoor amenities, such as parks, recreation facilities, and scenic areas also appeared to be a top priority for residents.

Parks and open space are typically associated with recreational facilities. The survey also asked residents to identify types of recreational facilities needed in the Township. Trails and bike paths were the clear leader in this area.

What Changes Should Jersey Township Make?

Change	Value
Farmland preservation	111
More open space, parks, outdoor recreation, scenic areas, etc.	62
Water and Sewer Services	56
More rigorous zoning enforcement	47
Establishment of a historic district	28
Closer shopping opportunities	27
Other (please specify)	22
More residential development	21
Development of a town center	16
Closer employment opportunities	11

Communications

Communication has been at the forefront of discussions during the planning process. Residents and stakeholders continue to express the need to improve the correspondence from the Township to residents regarding meetings and other essential information. This is especially important with the rapidly changing environment west of Mink Street. This survey attempted to identify residents' preferred communication methods, allowing them to select several options. Over 70% of the respondents indicated that email is the best way to provide information to them. Over 40% of the respondents prefer to obtain community information from the Township website and newsletter.

Best Ways To Send Information

Method	Count
Email: please provide	105
Township website	61
Township newsletter	60
Attending local meetings	52
Social Media, such as Facebook, Nextdoor, etc.: Please…	50
Talking to informed neighbors	22
Local newspapers - which ones?	20
Local television news	12
Other (please specify)	8
Radio - which stations?	6
Through Civic/Neighborhood Associations and/or PTA's	4

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Section V – Key Planning Themes, Goals & Recommendations

The Steering Committee developed the below themes and goals in conjunction with the consultants using the information detailed in the sections above. They designed the recommendations to meet the Vision Statement and align with the key themes while acknowledging the current development and political landscape in the area, adhering to the principle of "bending, not breaking".

Key Theme #1 - Community Character and Land Use

Goals:
- Preserve rural character and neighborly atmosphere of the community, including the agricultural heritage, rural viewsheds, and community connections in the Township.
- Foster the environmental sustainability of the Township, including the health, well-being, and recreational needs of the residents.
- Ensure a range of housing to serve the needs of the residents.
- Harness oncoming development to make Jersey Township the Gateway to Licking County.

Community character is extremely important in charting the direction of a community and serves as the foundation of the Comprehensive Plan. Communities must determine what their current character is, areas they wish to preserve and enhance, and areas they wish to change.

The survey results are one of the most useful tools to determine community character. As noted in the survey in Section IV above, residents overwhelmingly defined "rural" as the main characteristic of the community. This aligns with the current land uses in the portions of the Township that have not been annexed into New Albany, as they consist primarily of farmland and rural residential areas, with small business scattered throughout. Roads are primarily two-lane, rural roads. However, for the portions of the Township that have been annexed, much of the land is being converted into industrial areas serving primarily tech and the beauty products industry. The residents have clearly indicated these adjacent developments do not reflect the character as they have defined it.

The survey also stated the residents' desire to have the Township remain rural. This indicates that rural is not just a current state of the land, but a concept and lifestyle with which residents identify. Many residents stated in the survey that they enjoy the country setting, closeness and friendliness of neighbors, quiet nature, and lack of traffic. Several respondents indicated they moved to Jersey to be close to Columbus but away from the "hustle and bustle" of the city. Some also noted the rural views and open space as assets. Several maintained that there are many older and multi-generational families in the area, which provide a sense of history and continuity for the community. It should be noted that a majority of the responses were from the east side of the Township, where much of the agricultural nature of the community remains intact.

While community character is critical to planning, it is also important to acknowledge current trends and how they impact the community. As noted above, the rural character of the area is threatened by the encroachment of New Albany and its industries, particularly the new Intel semiconductor facility located just west of Mink Street and south of Green Chapel Road in the north-center of the Township. According to Rick Platt, the CEO of the Heath-Newark-Licking County Port Authority, the $20 billion Intel investment alone will be more than the entire existing valuation of Licking County.[20] Clearly, a development of this size will have a substantial impact on the entire region, but particularly on Jersey Township. Significant demand for housing and commercial services is anticipated from Intel alone. However, considering that many suppliers may also want to locate near the Intel plant, the spinoff potential for additional jobs, which would create even more demand for housing and commercial, is significant. Finally, development demand has already been robust in the area due to the other businesses that had located in New Albany.

Residents feel Intel and New Albany threatens their rural way of life. Many comments in the survey indicated that residents believe that Jersey Township will soon be converted to a more suburban style community as farmers are offered significant sums from developers to purchase their land. Indeed, this trend is already playing out, as developers are canvassing all of western Licking County in search of land, and prices have skyrocketed.

When questioned about land use, the most common answers were those that would help preserve the rural atmosphere, specifically agricultural preservation and large lot (5+acre) single-family housing. From there preferences went downwards as density of housing units increased, with traditional suburban and industrial at the bottom.

Development and Annexation Potential

The trends in the area conflict with the desires of the community to remain a rural Township. As noted in the Evolving Conditions and Trends section above, the SWLCWSD is extending utilities to the

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[20] https://www.bizjournals.com/columbus/news/2023/02/03/intel-impact-one-year-later.html

unincorporated portions of the Township by 2025-2026. Additionally, New Albany is bringing Columbus Water and Sewer to the area, and the State is funding improvements to city roads to accommodate increased Intel traffic. These infrastructure expansions will prime conditions for development.

Because of this, the community has struggled with future direction. If the community attempts to remain completely rural, the results could be further annexation by New Albany, Johnstown and Pataskala as developers look to these Cities for permissive zoning and utilities. Nearly the entire Township west of Mink Street has been or will soon be annexed by New Albany. The few areas west of Mink St. that are not likely to be annexed are already developed with residential uses. New Albany's past practice has been to avoid annexing any residential land that's not located in the New Albany School District, as they do not want to split their population among multiple districts. This means that they won't annex small pockets of land. However, it does mean that there is the possibility that they could annex land east of Mink Street and develop it as commercial or industrial uses.

Clearly the threat of annexation from three sides is real. Because the SWLCWSD is extending utilities to Jersey Township, they can permit development to occur without annexation, thereby capturing the tax revenue and having greater control over the design and type of development. However, allowing development will impact the rural nature of the community, and residents may interpret it as the Township blocking New Albany by becoming "New Albany lite". This is an opportunity for Jersey Township to set its own destiny through design and development standards that reflect the character desired by the residents instead of becoming a continuation of the existing New Albany theme.

This is the unfortunate situation in which Jersey Township finds itself. The most preferred option for residents, rejecting development and retaining the rural character, is not feasible. The threat of further annexation is real.

Prevent sprawl by promoting focused, clustered development patterns around major roads/intersections and encouraging the inclusion of significant open spaces in other development areas.

While there is no perfect way to address development pressures, there is a preferred method. It is clear from the situation that Jersey Township is pressured to accept some form of development or risk further annexations. However, the Township can employ the "bend, not break" principle. They can accommodate some development, under a few conditions:

- Reducing the likelihood of future development to the east of Mink Street from being annexed into New Albany by creating partnerships that allow development that utilizes the character and design standards preferred by the Township.
- The most intense development should be located near the major roads and interchanges, including S.R. 161, Mink Street opposite the Intel plant, and down S.R. 310.
  - This allows landowners that wish to capture the full economic value of their land to either sell or develop within the Township, reducing the likelihood of annexation.
- Development can then be "tapered" off to less intense uses farther from the main roads Developments of two to three (2 - 3) acres per unit can be permitted to maintain rural viewsheds.

- In order to maintain a rural character and identify a new aesthetic for Jersey Township, the Township should utilize conservation design standards that incorporate the following:
  - A rural aesthetic in buildings and material that blends with the existing rural landscape.
  - Embracing "conservation development" or "cluster development," where a significant portion of development in single-family areas are reserved as open space. The remaining space is developed into lots which are clustered together. These are set back from the roads and the development maintains current vegetation to screen the development, providing a rural view from the street. The overall net density of two to three (2 – 3) acres per dwelling unit as applicable will remain.
- Enhance the town center around the unincorporated Town of Jersey by developing this area to resemble a small rural town center. This would preserve the country feel while providing residents a place to congregate and participate in the community.

Based on these principles, Jersey will be able to accommodate some development, while preventing future annexation and maintaining some of the rural aspects present in the community. There is an opportunity here for Jersey to become the "Gateway to Licking County" from the west. This can be accomplished by carefully planning land uses and developing design standards that establish a new pattern and aesthetic for development in the area. This can place Jersey Township as a regional leader in harnessing oncoming development in a way that preserves the existing character while accommodating the coming growth.

Below is the recommended Future Land Use Map developed for this plan using the principles above. A large copy of this map is in Appendix B.

Jersey Township Future Land Use Map
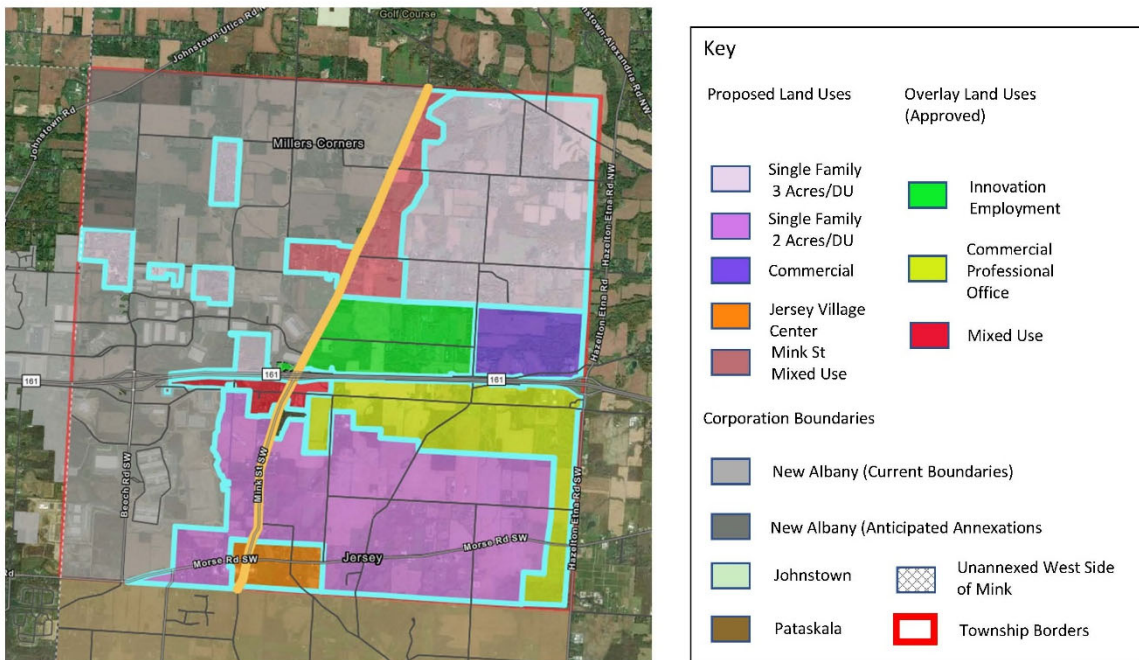
The map above shows several use categories. First are the uses in the recently approved overlay, which are as follows:

- Innovation Employment – This district allows technologically advanced manufacturing, research, and design.
- Commercial Professional Office – This district allows small to medium-sized offices and retail, commercial, residential, and senior housing.
- Mixed Use – This district allows a variety of mixed uses, including residential, commercial, and office. It can include multiple uses in a single building.

The intent of these uses is to provide the basis for landowners to develop land around the interchanges and major roads should they choose without annexation, as well as absorb demand for denser development. These uses were implemented with the adoption of the Worthington Corridor Overlay District and its approval at the ballot in November, 2022. Although the vote was close, showing a wide range of opinions in the community, the fact that the community accepted the Overlay demonstrates that a significant number of residents are hearing the message that controlling development in the Township is preferable to annexation into New Albany.

The next category is recommended future land uses. These uses would be enacted via future zoning overlays. Overlays are ideal, as they keep the existing zoning underneath, allowing current landowners to continue their existing use. However, if landowners decide to sell or develop their land, the overlay zoning is available. The process of accessing the Overlay district can be thought of as "pulling down the cloud," as the Overlay, in a sense, "hovers" over the underlying zoning, and is pulled down at the discretion of the landowner. Additionally, Overlays contain different design standards that can be more stringent than the underlying zoning.

The following are the recommended land uses in the future land use category:

- Mixed-Use adjacent to the Intel site along Mink Road north of the Worthington Corridor Overlay District up to the Township's northern boundary line. This includes commercial residential up to 12 DU per acre. This serves two purposes:
  - It provides a buffer from the more intense industrial uses to more compatible residential, commercial, and office uses.
  - Feedback provided from discussions with local real estate agents in Chandler, Arizona, indicated that there was a lack of commercial options near the Intel plant in Ocotillo. This resulted in employees driving fifteen (15) minutes for basic services, an inconvenience that also increased traffic congestion for the community.
- Residential – This consists of single-family residential, with net three (3) acres per dwelling unit (DU) in the northern area closer to Intel and net 2 acres per DU in the southern area. These homes are anticipated to serve nearby workers, as residential is expected to be in high demand with new workers entering the community.
- Commercial – This area near the S.R. 161 and S.R. 310 interchange will experience high demand for larger commercial uses. This district focuses these more-intense uses near the interchange, while preventing the desire for landowners there to annex their property into a nearby community.

- Jersey Center – This area is currently the location of the unincorporated Town of Jersey. There are several community-uses here, including the local Fire Station, several churches, and the Township Park. This makes it an ideal location for additional community-oriented uses. Replicating this history of Old Jersey as a community center would provide residents with a space to congregate and shop. Ideas for the Jersey Town Center include:
    - Promoting walkable, community-oriented uses, such as coffee shops, ice cream parlors, and small boutique retail stores.
    - Develop a central park in the Town Center to serve as a gathering place for the community and provide a space where local artists and musicians can showcase their work.
    - Repurposing the Old Buggy Works into the Old Buggy Works Event Center as a tribute to Jersey history, while creating a destination for weddings, family gatherings, small concerts, and other similar events.
    - A boutique hotel that mimics the old Mead Hotel to serve as place for overnight accommodations for the event center or other events and travelers.
    - Creating design standards that mimic the historic architecture to preserve the Town Center's past to embrace the future, enhance the quality of life, and create a sense of community within the Township.

The table below outlines the number of acres devoted to each of the future land use categories.

Future Land Use	Acres
Mink Street Mixed Use corridor	507
Single-Family 3 acres Per DU	2,475
Commercial NW of 310-161	498
Single-family 2 acres Per DU	2,687
Town Center	282
Worthington Corridor Overlay	
Innovation Employment	773
Mixed Use	197
Commercial Professional Office	1,394

As noted in the Evolving Conditions Section, the Township already has a Planned Mixed Use Development District within the existing Jersey Township Zoning Resolution that could be utilized in some areas. This district indicates that it operates under ORC 519.021(B), which is typically a property owner initiative, and requires a legislative rezoning to subject a property to this zoning district. This district allows a variety of uses in a mixed-use setting. This district should be updated to follow the ORC 519.021(C) so that it operates as an overlay district rather than requiring the full legislative rezoning process.

This plan acknowledges that growth is occurring, and development pressures are increasing significantly. However, the Township should respect the desires of residents in implementing these overlays. Residents have the ability to decide whether to incorporate their land into the ongoing development, or

maintain their current use, and this should be supported by the community. This demonstrates the advantage of using overlay zoning.

Projected Population

The population of the unincorporated portion of Jersey Township is currently 2,557, and as noted in the Evolving Conditions section, the population trend in Jersey Township has been declining over the last two decades. This is mostly due to the Township being annexed into New Albany for commercial and industrial purposes and a lack of water and sewers in the unincorporated areas of the Township, limiting growth. This trend is not expected to continue due to the existing development pressures and with sewers expecting to reach the SR 161 corridor within the next couple of years.

The development history of Chandler, Arizona shows that the areas within a 15-minute drive from the Intel facility were fully developed within ten (10) years of its arrival. Based on this history, this plan assumes that Jersey Township will develop within ten (10) years of water and sewer becoming available. Therefore, the plan has utilized the future land use map to calculate a build-out scenario over twelve (12) years, up to 2035. This includes an approximate two-year period for the sewers' extension plus the ten-year (10) build-out period.

This population analysis utilized the following assumptions:

- The current population of 2,557 will remain in the unincorporated area of the Township and are evenly distributed among the entire unincorporated area.
- The single-family areas will be built out using the existing two (2) and three (3) acres per dwelling unit with 2.9 people per household.
- Ten percent of the mixed-use and commercial areas will be built out with multi-family uses, with 70 percent of the units being two-bedroom and 30 percent of the units being one-bedroom. The following people per unit were utilized:
    - 2.18 people per two-bedroom unit
    - 1.74 people per one-bedroom unit

With these assumptions, the projected population of the unincorporated area of Jersey Township will be 16,321 by 2035. The following table breaks down this population by land use:

| Projected 2035 Jersey Township Population	
New Single Family Population	4,791
Mixed Use - Commercial Residential	8,973
Total New Residents	13,764
Current Population	2,557
Total Expected Population at Build Out	**16,321**

As noted above, one goal of focusing the higher intensity uses near S.R. 161, Mink St and S.R. 310 is to absorb most of the demand for new development within these nodes. This strategy should help alleviate pressures to develop the rest of the Township more densely. However, as noted in Section I: Introduction-What is a Comprehensive Plan? Jersey Township should update this plan annually in the short-term, specifically the land use maps and densities. The demand for housing is likely to increase with the impending road improvements and water and sewer extensions into the Township. Future updates should consider the density and location of housing, particularly in the single-family areas, to keep up with demand. Housing should still adhere to all design and conservation district standards to preserve the rural atmosphere.

Promote the creation of design standards that help integrate the scale and appearance of new development that translates into streetscapes that reflect the Township's rural character.

Jersey Township expects that the current growth trend will result in the community becoming the gateway into Licking County from the west, including a majority of the Columbus metropolitan area. The Township should promote high-quality design standards within the range of uses described above to ensure it serves both the residents and those coming into the area from the west. In this way the Township will present a strong brand that incorporates rural character and design aspects within ongoing development.

One of the primary aspects of this strategy is including conservation design standards in the single-family overlay district. This concept clusters homes away from the road in exchange for the preservation of large open space areas on the site. For example, instead of having ten (10), two (2) acre lots, a site could have ten (10) homes on ten (10) acres (one (1) acre per lot) towards the rear of the site, and ten (10) acres of permanently preserved open space.

Jefferson Township in Franklin County successfully implemented this strategy in the late 1990's to early 2000's. To the right is an image of Clark State Road. The curb cut is the entrance to a subdivision with thirty-seven (37) large homes. Jefferson Township
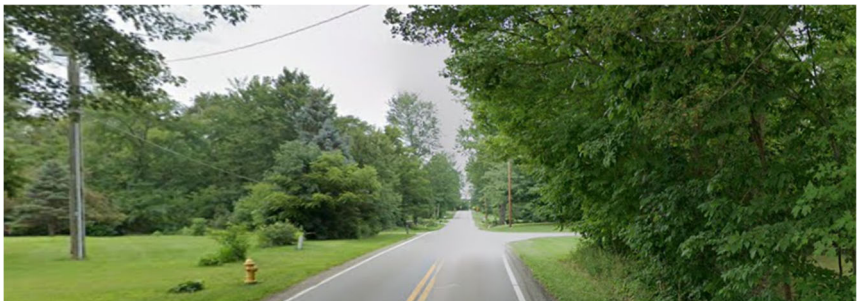
required the developer to maintain the natural vegetative buffer around the site, pushing the development back far enough that it was not visible from the street. This is a highly effective way to permit development while preserving the rural view-shed. While the impact of new development may at first be more noticeable in Jersey Township, given the active agricultural uses do not have heavy tree cover, the Township can still ensure that the viewshed driving down roads evokes the natural world, not the developed one.

Jersey Township should also encode design standards in its zoning code that requires developers to preserve existing natural tree lines as much as possible, push development back from the road, and screen roads from view of homes through native plantings. Design standards can incorporate a rural

aesthetic into even larger commercial and corporate buildings. As noted above, overlay districts can incorporate design standards that allow development while requiring a certain aesthetic to match the community's character. Below are several photos that demonstrate larger buildings with a rural aesthetic.

The two buildings below are examples of designs that could fit in the Mixed Use or commercial districts as stand-alone uses:

Briggsdale Apartments
Multifamily Building
Southwest Columbus, OH

Commercial Building

https://www.pinterest.com/pin/402016704237055420/

Note: All photos are by authors unless otherwise indicated.

Below are examples of designs that could fit in the Mixed-Use district as combined commercial/residential uses:

Commercial Mixed-Use
Building
Dublin Ohio

Commercial Mixed-Use
Building
Dublin Ohio

Below are examples of designs that could fit in the Town Center district:

Commercial
Restaurant Building
Dublin Ohio

Commercial Retail
Building
Dublin Ohio

By requiring similar design standards along with the appropriate buffering and open space, the Township can ensure that future development enhances the rural character of the community. The Township should engage in architectural design services to help prepare design renderings and an aerial framework to graphically illustrate how these concepts can be integrated into the existing and proposed community fabric.

Prioritize the preservation of historic and agricultural structures and include elements of Jersey Township's architectural history in new developments.

Preserving and supporting the agricultural heritage and community character of the community involves more than a land use map. The Township should work alongside established historical advocates and groups to complete an inventory of significant structures, sites, potential archeological sites, and natural resources that can be targeted for preservation. Preserving these sites will help to enhance the community and maintain the connection residents have to these historic locations. Additionally, the Township can use these structures as the template for their development design standards.

Preserve a high degree of environmental quality, including air, water, and ground protection and safeguard against pollution. Provide a wide range of spaces for both passive and active recreation for residents.

Open spaces are an essential part of preserving and fostering the character, health and well-being of the community and the environment. These spaces provide habitat for wildlife and recreational areas for

residents. These open spaces can be in many forms – parks, nature preserves, green corridors, and programmed spaces like ballfields and picnic areas.

The Township has a significant lack of parks. While the Township east of Mink Street currently retains a vast amount of open space, it is primarily private agricultural land. The National Recreation and Park Association (NRPA) recommends a minimum of 9.9 acres of parkland per 1,000 people and 1 park for every 2,777 people.[21] The NRPA also provides a series of metrics to determine the type of parks a community should have, ranging from neighborhood to community parks, along with the amenities that should be provided based upon the needs of the population. They also provide recommendations of active versus passive park types. Jersey Township should consider adding a significant amount of both active and passive open space. Active parks include parks that have space developed and designed for regular use by citizens, such as sports fields, playgrounds and picnic areas. Passive parks are primarily undeveloped and remain in their natural state, although they may include access for residents via trails or overlooks.

To determine passive open space areas, Jersey Township should first identify ecologically sensitive sites and corridors for preservation. Although development may be permitted in an area, the Township can still preserve certain aspects in these areas, particularly in residential neighborhoods. The conservation development model naturally lends itself to avoiding sensitive areas such as streams or wetlands. Additionally, the Township should strive to ensure connectivity between the green spaces in conservation zoning districts. This allows wildlife, such as deer and smaller mammals, larger areas to travel, promoting ecological diversity and the ability to observe them in a more natural setting.

Connecting conservation green spaces can also increase recreational opportunities for residents. For example, paved or natural trails could pass through these areas connecting from one development to another and provide residents access to nature and outdoor exercise. These trails can also connect developments with parks, improving access to these facilities.

Beyond unprogrammed natural and conservation areas, the Township should consider providing more active park space. Currently, the Town of Jersey maintains only one park, which contains two ballfields and a small playground. The Township should identify several locations suitable for new parks, which should provide for a range of activities, including sports, hiking, walking, birdwatching, and fishing. Additional tax revenue generated from new development in the Township would fund these parks.

Finally, the Township should consider locating open space adjacent to long-term operating agricultural uses. Impervious surfaces and runoff can impact the viability of agricultural land by impacting the water table, runoff, and adding pollutants to the system. By providing a buffer from more intense uses, the conservation areas and open spaces can help to preserve the Township's preserved agriculture. Lynd's Fruit Farm, located in the southeast corner of the Township, is a prime example of a location where open space buffering agriculture can be implemented. The Township should seek to buffer their farms with open space as long as Lynd's is operating with development standards that preserves a rural buffer between the farm and the developed area.

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[21] https://www.nrpa.org/publications-research/ParkMetrics/

The Township should also consider working with any farmers who would like to preserve their land in perpetuity, potentially seeking a partnership to create an agricultural, learning-based, active park. This park would continue as an active farm, while including farmland education and recreation areas for the public.

A complete analysis of the parks and recreational needs of the Township are beyond the scope of this Comprehensive Plan. Therefore, the Township should complete a Park, Open Space, and Recreation Plan to determine the specific number and types of parks, acreages, amenities, programming, and staffing levels to construct and maintain the facilities and provided services.

Identify housing opportunities in high-growth nodes that can accommodate smaller households and retirees. Promote the retention of lower density established housing developments outside of these nodes.

Housing is the backbone of any community. Currently, large-lot single-family homes are the predominate housing type in Jersey Township, and residents have clearly voiced their desire to maintain the maximum density of two (2) to three (3) acres per dwelling unit.

There are key locations where these estate-style lots make sense, especially to accommodate the executive of the incoming businesses. However, the Township should look to provide a wider range of housing options to accommodate the area's anticipated growth and to also to reduce the likelihood of annexation. This mixture of housing options can be accomplished through the recommended future land uses shown on the above map.

- The Worthington Corridor Overlay already permits commercial residential developments of up to twelve (12) units per acre. The demand for this type of housing will be high due to recent college graduates that will work at Intel and other supporting industries. Providing housing opportunities of this type nearby will help reduce traffic. Commercial residential also permits condominiums and other senior housing options that will allow existing residents the opportunity to age-in-place without leaving the Township. While the Worthington Corridor Overlay already permits this type of housing, it should also be included in the Mixed-Use areas extending along Mink Street north of SR 161. This recommendation is consistent with the 2010 Comprehensive Plan's recommendation to allow higher densities and affordable workforce housing in districts within already-urbanized corridors, which will take pressure off the pristine, rural land of the Township's interior.
- The Jersey Town Center is another growth node that could accommodate moderate density housing typically associated with historical downtowns. This could include single-family and twin single-family units that are clustered on lots 50- and 60-feet wide around the rural town center in a walkable setting.

- Low-density housing developments that reflect the current 2 – 3 acres per dwelling unit should remain outside these nodes[22]. These areas would allow current residents to remain in the community, providing a range of housing options that can benefit the entire community, and retain the rural atmosphere.

Engage with regional planning efforts within Licking County and central Ohio

Jersey Township's current growth trajectory is the result of its location on the fringe of the growing Columbus metropolitan area. Therefore, the actions of other communities and agencies will impact the Township. To ensure that Jersey Township is informed and has input regarding activities that might impact it, Township officials should engage regional partners. These partners include the Mid-Ohio Regional Planning Commission (MORPC), the Licking County Planning Commission, and One Columbus. Each of these agencies exists to share information, coordinate activities, and assist local communities.

Jersey should also engage with surrounding municipalities to jointly plan for development. As New Albany, Pataskala, and Johnstown are close to the Township, their actions can impact the community. Jersey should establish regular lines of communication with these partners.

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[22] With the impending road improvements and extension of water and sewer into the Township, the demand for housing will increase. Future updates should consider the density and location of housing to keep up with demand. Housing should still adhere to all design and conservation district standards to preserve the rural atmosphere.

Community Character and Land Use Recommendations:

- Update the Planned Mixed Use Development District to add rural design and architectural standards and ensure the procedure section follows the process in 519.021(C).
- Update PRD-1 and PRD-2 to utilize the 519.021(C) process and add rural design and architectural standards.
- Create a Mink Street Mixed-Use Overlay District.
- Create an Old Jersey Town Center Overlay District.
- Ensure all new overlay districts identify non-developable lands (floodplains, areas of limited ground water availability, slopes greater than 20%, potential wetlands and utility easements) before assigning land use and density designations.
- Establish contiguous open space requirements for new subdivisions, thereby helping to maintain the rural feel of the Township.
- Ensure all new overlay districts require maintaining existing tree rows and creating natural vegetative buffers that reflect the Township's rural character along existing roadways and along lot lines to separate incompatible uses.
- Encode design standards for all Planned Districts based upon the Township's rural character.
- Engage in architectural design services to help prepare design renderings and an aerial framework to graphically illustrate how these concepts can be integrated into the existing and proposed community fabric.
- Complete an inventory of significant structures and sites that can be targeted for preservation. Use these structures as a template for design standards for new development.
- Create an agricultural-learning based active park. Land would be actively farmed and serve as an agricultural education center that could include a separate park area with farm-themed playground equipment.
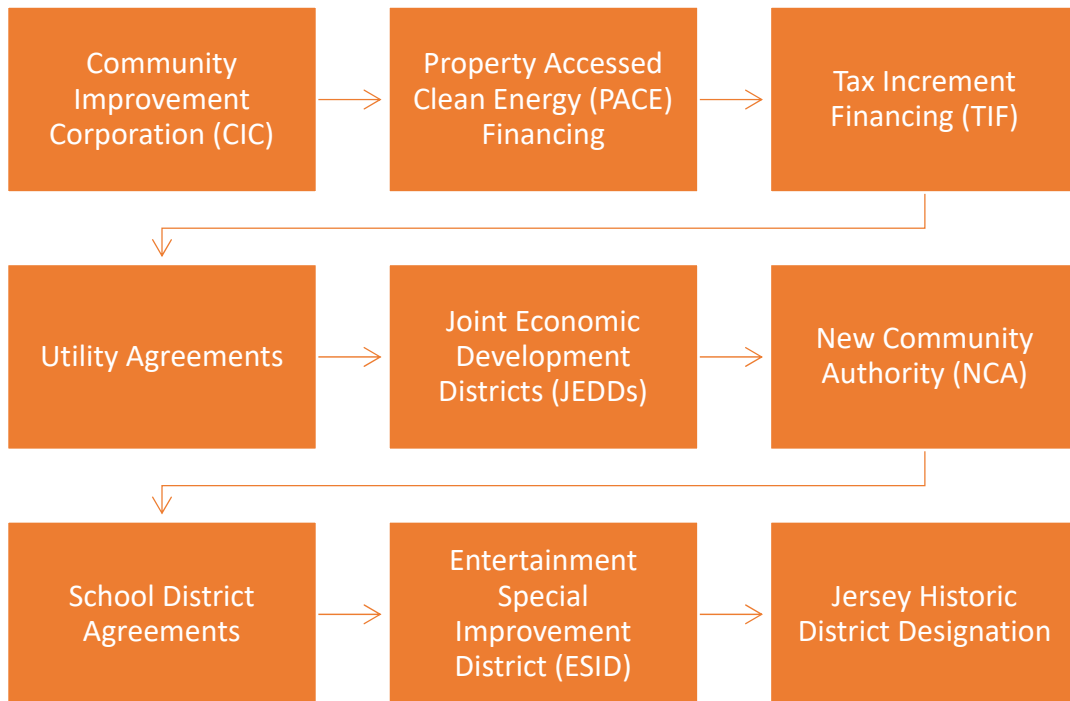- Complete a detailed Park, Recreation, and Open Space Plan.

Key Theme #2 - Economic Development & Township Preservation

Goals:

- Ensure a strong tax base to support new development. Support infrastructure, schools, fire, parks and recreation, and other services without large tax increases, while ensuring residents have access to high quality services and retail.
- Preserve the integrity of the Township by partnering with neighboring communities to accommodate growth and share revenue, expenses and services while preventing annexation.
- Support local, agricultural businesses and protect the history of the Township.

Engage and develop partnerships to implement various economic development tools.

It is reasonable to wonder whether the Township can prevent annexation, even if Jersey Township enacts the Character and Land Use concepts, as described above in Key theme #1. Still, there are several additional tools available that can reduce the likelihood of annexation, along with providing the Township revenue streams to ensure it can remain fiscally responsible as it grows. Listed below are several programs available to Jersey Township.

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┌─────────────────────┐     ┌─────────────────────┐     ┌─────────────────────┐
│     Community       │     │  Property Accessed  │     │                     │
│    Improvement      │ ──> │  Clean Energy (PACE)│ ──> │   Tax Increment     │
│  Corporation (CIC)  │     │      Financing      │     │  Financing (TIF)    │
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┌─────────────────────┐     ┌─────────────────────┐     ┌─────────────────────┐
│                     │     │   Joint Economic    │     │                     │
│  Utility Agreements │ ──> │    Development      │ ──> │   New Community     │
│                     │     │   Districts (JEDDs) │     │   Authority (NCA)   │
└─────────────────────┘     └─────────────────────┘     └─────────────────────┘
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┌─────────────────────┐     ┌─────────────────────┐     ┌─────────────────────┐
│                     │     │    Entertainment    │     │                     │
│   School District   │ ──> │      Special        │ ──> │  Jersey Historic    │
│     Agreements      │     │    Improvement      │     │ District Designation│
│                     │     │   District (ESID)   │     │                     │
└─────────────────────┘     └─────────────────────┘     └─────────────────────┘
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Gateway Community Improvement Corporation (CIC)

A nonprofit entity created to advance, encourage, and promote the industrial, economic, commercial, and civic development of the Township and the areas of western Licking County. The Gateway CIC was created in the summer of 2022 and has all powers and authorities granted to CICs in Chapters 1702 and 1724 of the Ohio Revised Code, including, but not limited to, the buying and selling of real and personal property and applying for and administering grants. The CIC is a separate entity from the Township but works closely with the Township as the economic development entity of the Township.

Property Assessed Clean Energy (PACE) Financing

A financing tool that allows property owners to finance the costs of energy efficiency and renewable energy improvements through special assessments on their real property tax bills. PACE financing is a mechanism used to incentivize development while being cognizant of the environment. Jersey Township adopted a PACE Financing program in the summer of 2022.

Tax Increment Financing

An economic development tool that freezes the taxable worth of real property at the value it holds at the time of the TIF approval. Payments derived from the increased assessed value of any improvement to real property beyond that amount are directed towards a separate fund to finance the construction of public infrastructure defined within the TIF legislation. Jersey Township approved three 10-year, 75% TIF's in September of 2022.

Joint Economic Development District (JEDD)

An economic development tool where a municipality and a township enter a contract for the purpose of encouraging economic development, creating jobs, and improving the economic welfare of residents. An income tax, equivalent to the rate of the partnering municipality, is levied in the district. The tax revenue generated from the JEDD is shared by those entities that are a part of the JEDD contract. This tool is often utilized to help reduce the likelihood of annexation by creating a cooperative partnership between the municipality and the township that allows both entities to receive benefits from the economic development activities within the JEDD.

New Community Authority (NCA)

A NCA is a separate public body governed by a board of trustees that may oversee, coordinate, construct and finance public infrastructure improvements and community facilities. A NCA is permitted to assess a community development charge within its boundaries. Charges can be assessed on the basis of property value, income of residents or business revenue in the NCA. Funds can be used to build infrastructure, parks, firehouses, schools, equipment or other similar community related equipment, services, or activities permissible under the legislation authorizing a NCA.

The Township is in the process of working through the matrix above. Jersey is currently working on both JEDD agreements and utility agreements to secure future development within the Township. The Township has already entered into some sewer agreements and plans to add additional sewer agreements in commercial corridors. This work is ongoing and should continue.

Ensure adequate infrastructure and services to support development.

Commercial and industrial development is key to creating a solid tax base, and residential development is necessary to meet current housing demands. However, the Township must ensure that the roads, utilities, educational, and fire services can be adequately provided to accommodate the expected growth. The Township has already taken the initiative to implement some of the below listed programs, including a Community Improvement Corporation (CIC), Property Assessed Clean Energy Financing (PACE), and Tax Increment Financing (TIF). These tools should be marketed and promoted to incoming businesses. It should continue to pursue the other tools to help maintain a fiscally balanced community. The map to the right illustrates the TIF area that Jersey Township adopted in September of 2022. It is recommended that a JEDD be created for the area encompassed by the Worthington Corridor Overlay District as well as any future commercial overlays. It is also recommended to create an NCA for the Jersey Town Center and any other large-scale developments.
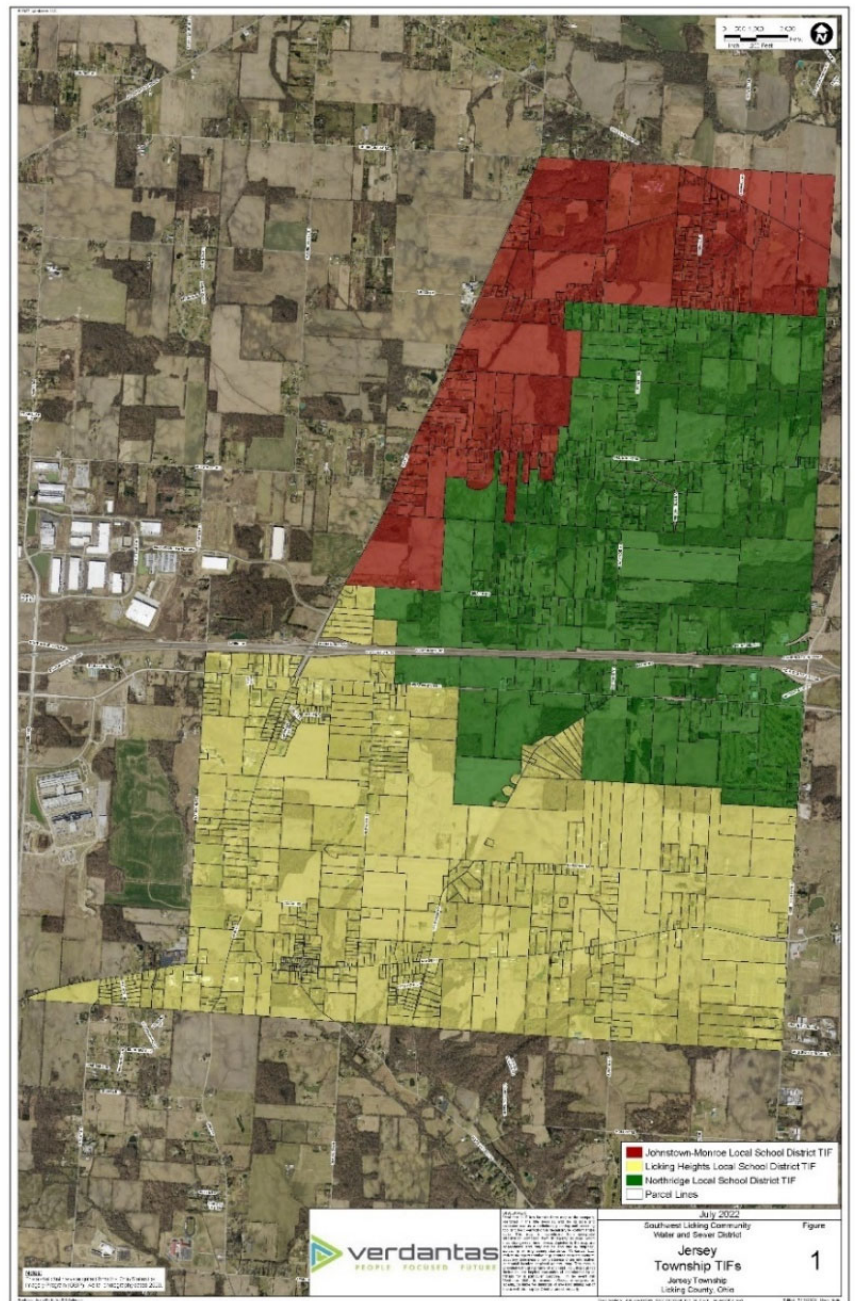
Other funding sources such as Ohio 629 Funds and Ohio Public Works Commission (OPWC) funds should also be explored by Jersey Township or in partnership with other entities such as the Licking County Transportation Improvement District (LCTID) or the Southwest Licking Community Water and Sewer District.

Engage all entities as early in the process as possible when implementing economic development tools.

The defining characteristics of most of these economic development tools are that they typically involve multiple entities. In some cases, adjoining entities will need to partner to implement the tool. In other cases, partnerships may not be required, but should be considered as there could be impacts to other service providers. For example, the local fire departments and school districts, during this comprehensive planning process, expressed concerns that the recently adopted TIFs could result in temporary decreases in their respective revenues, while increasing demands on the services they provide. It is likely that multiple tools will need to be layered together when a development project is considered, so that funding can be generated for not only the needed infrastructure, but the associated service providers as well. As the Township continues to implement additional economic development tools, it is recommended to engage entities early in the process so that funding and service impacts can be identified and addressed. This could be accomplished by a semi-annual or quarterly update meeting to allow entities such as the Township, schools, sheriff, and fire departments to provide project updates and timing. It is unlikely that all needs can be addressed, as funding is not unlimited, but allowing entities the opportunity to plan up front for direct and indirect impacts will benefit all involved.

Steer commercial and industrial development to nodes as shown on the future land use map through the enactment of zoning overlays.

Denser development is necessary to provide the economic incentive that will entice neighboring communities into partnerships. This development should be steered towards nodes near major roads and interchanges as noted in the future land use map. These uses will provide the Township with a solid tax base to adequately provide services to the residents and businesses. This can be done by enacting overlay zoning districts that reflect the character and land use recommendations.

Additionally, the Township must ensure that adequate infrastructure is present to support commercial and industrial development in the nodes. This involves creating an outline of what infrastructure is needed in these nodes, and which entity will pay for it. The State, LCTID, and SWLCWSD are all providing some form of infrastructure expansion in the area. The Township should prioritize building off of these expansions to further enable development in the appropriate areas. An in-depth discussion of these extensions is included in the Township Services, Infrastructure, and Transportation section below.

It is clear that Intel support industries, hotels, and other service industries are in high demand along the Mink Street and Worthington Road Corridors.   A prominent concern is ensuring the workforce is available, trained, and retained nearby to serve these businesses. Workforce attraction and retention are typically addressed at a larger, regional scale rather than the township level. Still, there are things Jersey Township can do to assist the larger efforts such as addressing quality of life as part of its economic development strategy, especially as this continues be one of the top workforce attractions.

Quality of Life
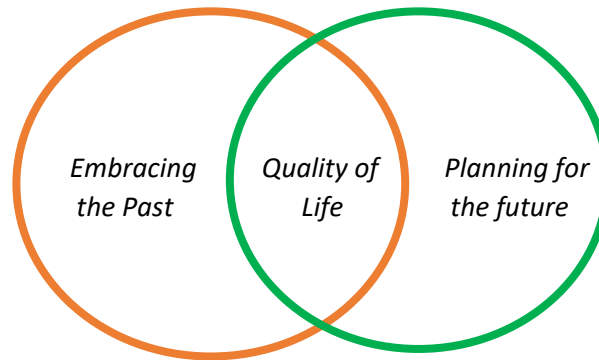
Quality of life is at the heart of both the past and the future. As the Township moves forward, it must develop in a way that maintains a high quality of life for its existing and future residents. This can be done through many of the Character and Land Use recommendations including parks, bikeways, open space, and other similar community amenities.

As Jersey moves forward, the Township must not neglect its past. It may be unrealistic to prevent new development, but there are ways to protect the legacy of the Township and its businesses and residents, maintaining a high quality of life for all. The Town Center concept identified in the Character and Land Use Chapter is an excellent way to create a balance between the past and future. Economic development tools, such as an Entertainment Special Improvement District and Jersey Historic Designation District, could make this concept a reality. Creating an event center or boutique hotel are additional ideas for this goal.

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Economic Development and Township Preservation:

- Require a New Community Authority to be created for large-scale developments.
- Create a Joint Economic Development District that encompasses at a minimum the areas within the Worthington Corridor Overlay District.
- Seek grants and other funding opportunities for future road and infrastructure improvements (see also Services, Infrastructure & Transportation Section).
- Create a quarterly Township – Fire, Sheriff, & School District Roundtable Meeting to coordinate economic development activities.
- Incorporate quality of life amenities into future development to attract and retain an appropriate workforce.
- Target Mink Street (north of SR 161) and the SR 161 corridor for Intel support industries, hotels, medical facilities, and retail services.
- Target an event center and boutique hotel to serve as the anchors of the Old Jersey Township Center. The event center could replicate the architecture of the Old Buggy Works Building and the boutique hotel could pay tribute to the old Mead hotel.
- Create an Entertainment Special Improvement District and a NCA to support the development in Old Jersey. Explore the feasibility of a Jersey Historic District Designation.

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Key Theme #3 – Services, Infrastructure, & Transportation

Goals:

- Promote mobility and access by providing a high-quality road network along with alternative transportation modes.
- Work with utility providers, residents, and developers to understand and manage the impact of the extension of water, sewer, electric and natural gas lines in the Township.
- Collaborate with the local school systems to plan for growth and financial stability.
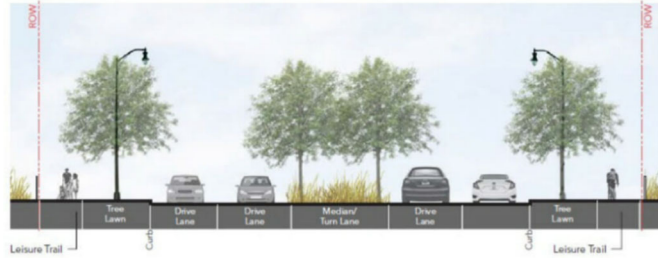- Coordinate with County agencies to ensure public services are readily available to Township residents.

Utilize the Licking County Transportation Improvement District Local Roads study to prioritize improvements for Township roads. Work with the County and State on improvements to their roads.

Intel's plans will have profound effects on transportation and traffic in Jersey Township. Intel's 3,000 employees will travel to and from the plant each day, and support companies for Intel are also likely to move near the area. These larger employers will draw smaller businesses to support these workers. These developments will generate their own unique traffic impacts.

After Intel's announcement, New Albany released recommendations for roadway improvements within the city based on an area traffic modeling scenario for the Intel and the International Business Park developments ("the Intel Study"). The roadway recommendations in this study were limited to the areas being annexed into New Albany. County and Township officials, along with residents, became concerned with how these expanded roadways within New Albany would be integrated into the existing, two-lane roads outside of the city's limits. The concern stems from how most of the workforce will be traveling into and out of the Intel site using the existing the County and Township roadway network. In response to Intel's announcement, the Licking County Transportation Improvement District (LCTID) initiated a planning process for future transportation needs of Jersey Township and the County as a whole, with a specific focus on the 10-minute drive time range from the Intel site. The LCTID is a collaborative, multi-jurisdictional board who is working with multiple counties including Licking, Delaware, and Franklin, and multiple townships including Jersey, Monroe, and St. Albans, as well as the City of Johnstown.

The Intel Study determined that Mink Street will require a five-lane roadway from Green Chapel Road to SR 161, while Green Chapel Road will need a five-lane roadway from US 62 to Mink Street. These expansions will serve the needs of Intel and accommodate future growth. The Intel Study also

determined that Clover Valley Road & Jug Street, Miller, Beech (from Jug to Green Chapel), and Green Chapel (from US 62 to Clover Valley) would require improvements as well. These new, expanded roads in New Albany will lead into the Township's roads, which are not currently adequate for supporting the expected increases in growth and traffic. The above graphic shows New Albany's design[23] plan for four/five lane roads around the Intel development site, and the photos below show the existing township roads into which these four lane streets will feed. As these roads transition into Jersey Township, developers should be required to develop new roads with a rural design theme rather than the typical suburban style cross section. The Township should work with an architect to develop a recommended rural cross section.

Pictured above is Jug Street (left) and Miller Road NW (right) in the Township, which highlight some of the issues the Township will face with the transportation network in the face of increased traffic, such as unmarked roads and narrow two-lane roads.

The safety at existing County and Township intersections is also a major concern. Pictured below are two intersections in the Township: the first at Mink Street and Morse Road, and the second at Jug Street and Mink Street. These intersections are emblematic of intersections throughout the Township, with stop signs as the main traffic control device.

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[23] https://newalbanyohio.org/answers/new-albany-silicon-heartland/

Alternative routes for automobiles should be created by requiring multiple access points for each new development. Still, this plan should not facilitate "cut-throughs." The Township should employ appropriate traffic calming measures within new developments.

Planning for Traffic Growth

With the expectation that trips per day in the Township will increase by the thousands, these current types of intersections will be unable to efficiently manage traffic. The LCTID, in partnership with local officials, began to prioritize the necessary improvements and are applying for various funding sources. The LCTID sat down with Jersey Township officials early in the planning process to identify priority improvements. The intersections of Duncan Plains Road with Clover Valley, Mink and Caswell were identified as concerns. The following list summarizes the road improvements identified by Jersey Township officials.

Road Improvements
- Jug Street
- Duncan Plains Road
- Green Chapel Road
- Miller Road
- Burnside Road
- Caswell Road
- Clover Valley Road
- Mink Street (north of Green Chapel)

The LCTID also began to identify various funding sources to quickly implement immediate needs. The ODOT Division of Jobs and Commerce awarded them $500,000 to perform a traffic study to determine the level of improvements required on each roadway and to determine the best use of future construction funds.[24] The LCTID has also secured $2 million in construction funding from a federal roadway improvement grant through the Community Projects Program.[1]

[24] https://www.welcomeintel.com/transportation-update-from-tid/

The LCTID utilized the Jobs and Commerce funding to hire MS Consultants to perform a "Local Roads Study" that calculated the expected traffic volumes at Intel's proposed opening year and at Intel's full build out as compared to today's traffic volume, along with providing recommendations for future road improvements. The table below describes the assumptions for opening year and full build out.

Opening Year – 2025 - Assumptions	Full Build Out – 2050 - Assumptions
Intel fully built out - 44,000 trips per day - no construction traffic.	Intel fully built out - 44,000 trips per day - no construction traffic.
Initial phase (10% buildout) of the New Albany Manufacturing & Technology District (NATMD).	Full buildout of New Albany Manufacturing & Technology District (NATMD) - Includes nearly 50,000 additional daily trips.
MORPC current land use assumptions	Land use and density changes for Jersey, Monroe, and St. Albans Townships & The City of Johnstown
	Year 2050 MORPC model – background traffic

In many cases the impending development will result in a tripling of the volume of traffic the roads will support. The image below shows the expected number of trips beginning on the Intel Plant's opening day. For example, on Mink Street between Green Chapel and Miller Road, the expected number of trips per day will increase from today's 4,852 to 12,000. The section of Worthington Road just east of Mink St. is expected to go from 2,765 to 3,300 trips per day. However, these initial numbers do not currently consider the land use changes Jersey Township and the surrounding townships and municipalities are proposing. Therefore, these estimates are subject to change as the study incorporates more information from these proposals.

Preparing for these additional trips will require substantial road improvement projects throughout the
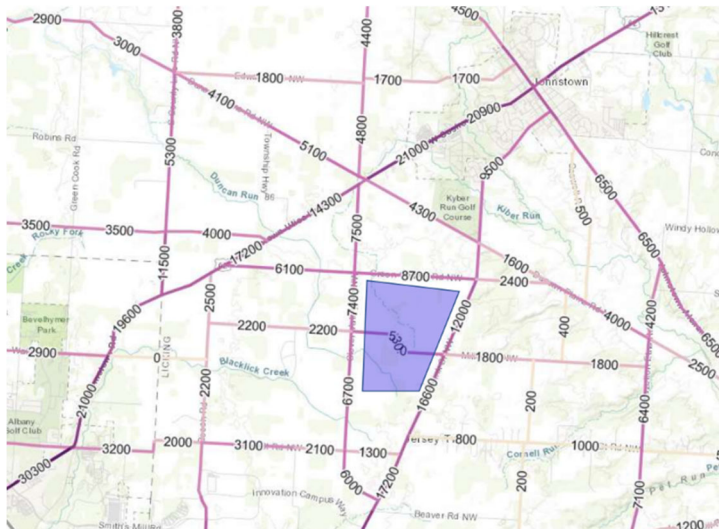
Opening Day Trips: From LCTID

Township. As part of the LCTID's Local Roads Study, various roadway improvements are recommended to support the expected traffic. The LCTID study is divided into short- and long-term recommendations. It also identifies potential funding sources and indicates that most of the roads within the study will have ADT's above 12-14 thousand trips at full build out, with most requiring 3-lane sections. The study further indicates that roads typically require 4 to 5-lane sections when the average daily traffic exceeds 20,000. In most cases, the LCTID does not show local roads requiring this t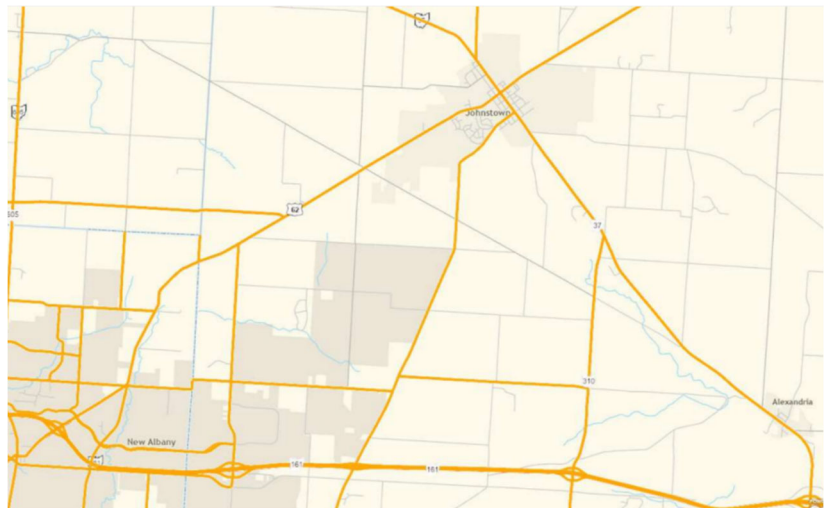ype of expansion. The Local Roads Study has identified the areas that need significant improvements to support the expected traffic. The table below describes these findings.

Re-pavement	Full Reconstruction
Miller Road	Clover Valley
Jug Street	Mink Street
Duncan Plains (Sections)	Duncan Plains (Sections)
	Green Chapel

The Local Roads Study expects substantial widening will be needed at major intersections where the current infrastructure cannot handle the number of trips at the full build out scenario. The intersections of Duncan Plains and Caswell Road, Duncan Plains and Green Chapel, and Mink Street and Duncan Plains, which lies just north of the Township, have been suggested for full-depth reconstruction.

Investigate funding opportunities for road improvements.

Identifying funding sources will be key in successfully achieving the necessary improvements for the expected growth in Licking County and Jersey Township. These potential funding sources include the OPWC, ODOT Safety, Jobs & Commerce TID, state discretionary funding, and federal funding. Roads eligible for Federal Aid are shown in orange in the image to the right.

It is also important that the Township does not lose sight of its yearly maintenance of roads outside of the improvements

Federal Aid Eligible Roads per ODOT TIMS: From LCTID

needed to support the Intel development. It is recommended that the Township works with partnering organizations such as the LCTID to identify funding sources for the Intel improvements and that the majority of the yearly road maintenance funds typically spent in Jersey Township be used to pave other Township roads.

Understand the impacts of the County's Thoroughfare Plan

The Licking County Area Transportation Study (LCATS) is currently updating their Thoroughfare Plan to study collector, arterial, and local roadways to develop a greater understanding of the county's transportation needs, including congestion, capacity, safety, and connectivity needs. It will then indicate the types of improvements needed and will note those areas with the most pressing needs. The Thoroughfare Plan will also map existing conditions and future identified improvements. The County's Thoroughfare Plan will determine the classification of each road within the county, including Jersey

Township. The Township's zoning setbacks should be updated to be measured from the proposed right-of-way as determined by the County's Thoroughfare Plan to ensure buildings are not constructed within these future corridors.

Engage with surrounding county and regional partners to ensure Jersey Township's interests are included in the broader transportation network.

The local road system in Jersey Township will feed into the broader regional systems, especially as Central Ohio continues to grow. Moving cars, trucks, and people through the region has become a high priority for Central Ohio planners.

Currently, it is anticipated that truck traffic for Intel will travel south on Mink Street to SR-161 west to I-270, where they will either travel north or south to their destination. It is anticipated that most of the trucks will travel south along I-270 to Rickenbacker, which may not be the most efficient path between Intel and the multi-modal facility. For this reason, there is concern that trucks could potentially start utilizing the existing local and county roads to reduce their travel times, similar to the phenomenon recently experienced in northern Fairfield County with the opening of the Amazon Fulfillment Center in bordering Etna Township.

This prompted Fairfield County officials to study the potential of creating a new connector road between I-70 and US 33 to help reduce truck traffic on roads that are not suited for such vehicles. Licking County initiated a similar examination to identify and provide a more direct route from S.R. 161 to Interstate 70, which could also feed into the US 33 corridor and ultimately to Rickenbacker. The arrival of Intel in Jersey's backyard has heightened the potential need for both these connections. The timing of one county's connector plays a pivotal role in the location of another county's connector.

Both the LCTID and the Fairfield County Transportation Improvement District stay in close contact to understand where each project stands. However, in Fairfield County, local townships have already held meetings to gather public input and start garnering support for the US 33 to I-70 corridor. It is recommended that Jersey Township conduct similar meetings to create dialogue with its residents. The Township should also create a small working group to start identifying the advantages and barriers to each of the high-level alternatives that have been identified. The Township could then relay this information back to the LCTID through the Township Administrator, who regularly attends the LCTID board meetings to provide Jersey Township's perspective. This working group should meet once a month and hold a public informational meeting at least once a quarter for Township residents to learn more about the status of this project and other regional transportation matters that have a direct impact on the Township.

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Traffic congestion in and around Johnstown has also been an increasing concern to residents and local officials. Intel will further drive the need for improving traffic movement in this area. The LCTID has provided a high-level review of potential alternatives for moving traffic around Johnstown. All of the alternative routes run directly through Jersey Township and would have a direct impact on the local road system. It should be noted that none of the alternatives have been vetted through any official process that would allow this project to move forward at this time. This has simply been a high-level review to help spur the conversation for the next steps.

Additionally, conversations with the Delaware County Engineer's office have indicated that they expect a bypass on the west side to evolve. This would likely be from Duncan Plains to County Line Road to SR-37 to 1-71.

Incorporate bike paths into road improvements and/or provide separate bike paths through green corridors.

Alternative modes of transportation have increasingly become a focus regionally as well as at the state and federal levels, with many communities requiring multi-use paths and other modes of transportation to be addressed with new roadways and future development. These efforts abut and traverse Jersey Township, and as the Township plans for its future, this broader alternative transportation network must be understood.

Regional

Licking County has a multi-use trail system that contains over 46 miles of paved pathways[25] that includes a 14-mile scenic, paved trail extending from Johnstown to Newark known as the T.J. Evans Trail. This trail, the heart of the Licking County trail system and located in the backyard of Jersey Township, provides an opportunity for the Township to create future connections that could broaden the alternative transportation network.

A 2014 multi-use trail plan, completed by the Licking County Area Transportation System ("LCATS"), recommends a trail, referred to as the Johnstown-New Albany connector, to extend along Johnstown-Utica Road/US-62 through the northwest corner of the Township. This proposed trail would connect to the T.J. Evans trail allowing users to continue to Newark. The LCATS plan emphasizes the importance of this trail, not only from a recreational viewpoint, but also as an opportunity to connect users to businesses and retail areas in New Albany[26]

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[25] https://lickingparkdistrict.com/bike-trails/
[26] Licking County Multi-Use Tail Plan. May 13, 2014. Page 31. chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/http://www.lcats.org/documents/documents/Multi_useTrailPlanFinal.pdf

The City of New Albany has an extensive off-street, multi-use path system that abuts Jersey Township. The city plans to continue this system with the Mink Street improvements between Green Chapel and SR 161 being completed with the Intel development. These improvements will increase the potential of connecting Jersey Township to the broader county trail system. There will be some missing gaps, such as Mink Street north of Green Chapel and Mink Street south of 161 to Worthington Road. The Mink Street North area is outside of Jersey Township's jurisdiction, but Mink Street South of SR 161 to Worthington Road is within Jersey Township's jurisdiction. This missing connection will be an important link into the broader alternative transportation system.

<u>State and National</u>

The United States Bike Route System ("USBR") is a national effort to improve transportation alternatives and includes a variety of improvements ranging from off-road, paved paths to on-road markings. Jersey Township is home to USBR –50, which runs along old SR 161 (Worthington Road) as shown in maroon on the graphic below (Route 14 on LCATS Combined Trail Map). This route will ultimately connect to the T.J. Evans Trail, making this route an important connection at the local, regional, state, and federal levels.

While this route has been identified by the State of Ohio and the American Association of State Highway Transportation Officials (AASHTO) and is in the process of being signed and marked, there are currently no improved, off-street paths along Worthington Road in Jersey Township. Users at this point would be required to utilize the street to traverse this national trail. The Worthington Corridor Overlay District, adopted by the Township Trustees in March and approved by voters in November of 2022, requires future developments to install a multi-use path along Worthington Road, which will provide a piece meal approach to creating off-road connections along this national trail.
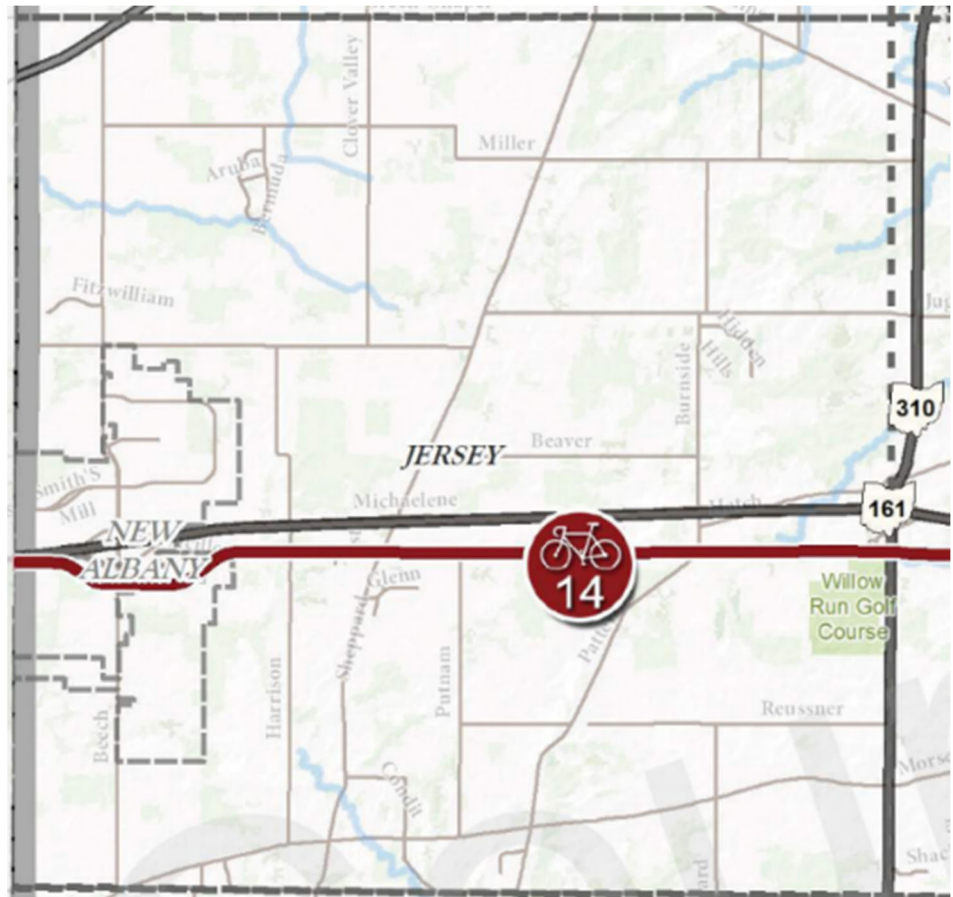
USBR - 50 From: LCATS Combined Trail Map

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The graphic below illustrates the existing and proposed trails in and around Jersey Township based upon the above analysis. This graphic demonstrates that there are some missing gaps in the existing and proposed systems that need to be addressed.

Jersey Township/West Licking County Trail Gaps
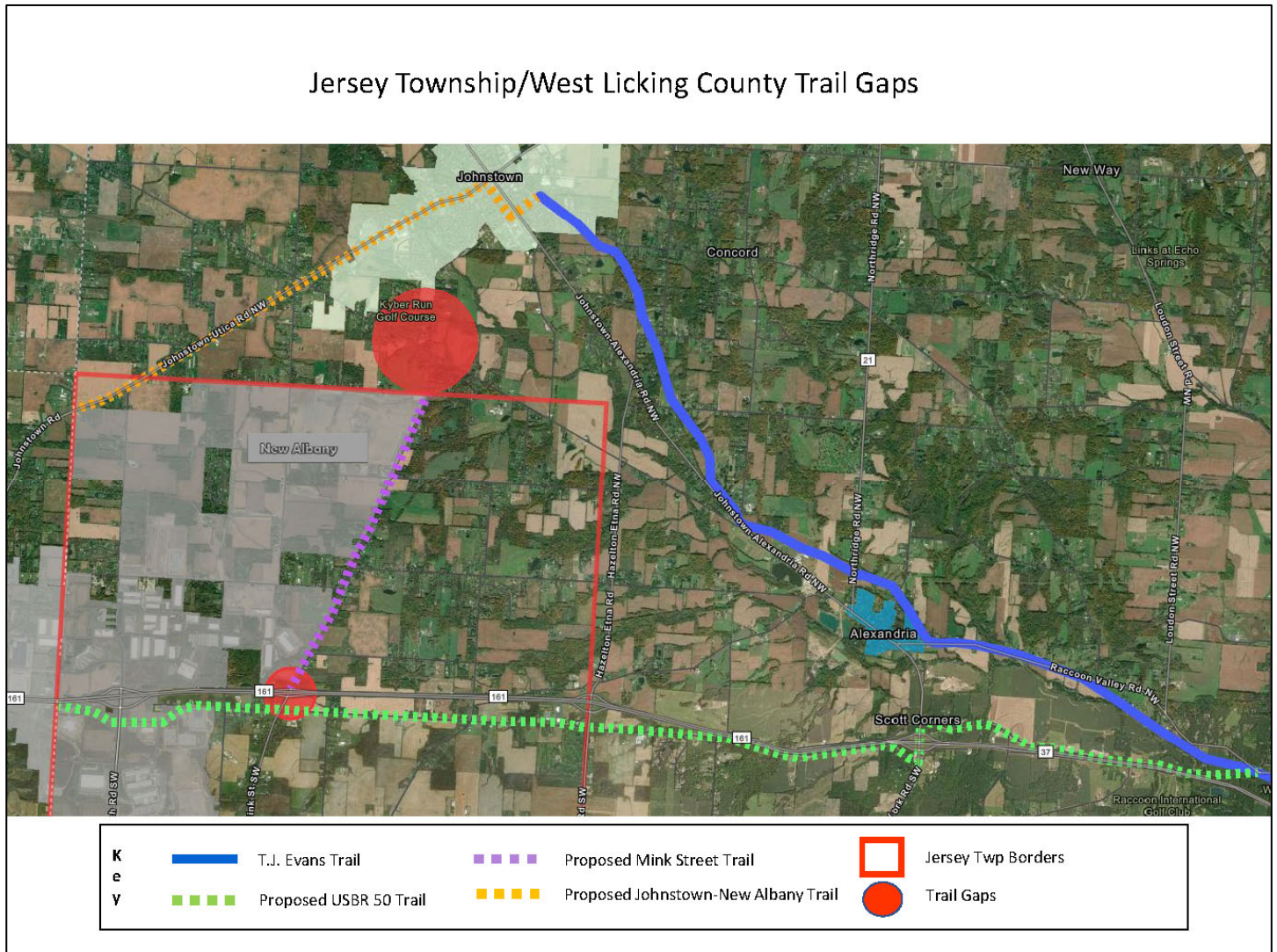
Future developments, both north and south of SR 161 and on the east side of Mink Street, also need to include connection points into this broader bikeway network. In line with keeping the rural feel of the Township, bike paths should be designed and developed to meander through new developments to create a more natural path design. These paths need not follow along the roadways but could be separated from the road to create a more protected recreational path with a rural feel. These paths should be designed with connectivity in mind, so that future development can connect their paths into the existing network and ultimately create an extensive path system within Jersey Township.

New development can help connect these bicycle paths by requiring a certain percentage of open space and related infrastructure, such as multi-use paths that will connect with future and existing path networks. For new developments, pedestrian and bicycle connectivity and access should be required to be integrated into the design that reflects the goals of the Township. The Township should work with an architectural design firm to provide illustrative and graphic representation of integrating the rural bikeway design into overall future developments.

Rural bicycle path. From: cyclingsolutions.info

Collaborate with local utility providers to ensure quality service to the eastern half of the Township.

Jersey Township will need access to high-quality utilities to achieve the desired forms of growth. The Township should collaborate with the SWLCWSD to ensure water and sewer services are extended to areas targeted for business growth, particularly major roads such as Mink Street and S.R. 161. This is already in process, with utilities anticipated to be in these areas in 2025 and 2026 respectively. The Township can positively impact the growth patterns of the Township by actively cooperating with the SWLCWSD.

Additionally, Jersey should collaborate with local gas, electric, and broadband providers to ensure that these services are in the area when water and sewer become available. These are important utilities that will significantly impact the types of businesses that wish to locate in Jersey. For example, high-speed broadband can help attract clean tech-oriented companies to the area around S.R. 161 and Mink Road in the overlay districts.

Require the connection of water and sanitary sewers for future development.

Water and sewer are quickly heading into Jersey Township. Still, they may not be fast enough to keep up with future development proposals. It is essential for health, safety, and welfare purposes that all new large-scale developments be required to have access to central water and sewers. All new overlay districts and other large-scale, developer driven PUDs should include this as a requirement; these projects should not be approved until the necessary central water and sewer systems are available. Any commercial developments without central water and sewer should be limited to neighborhood commercial type uses.

Work collaboratively with local fire and school districts to identify sites for future fire houses and school facilities.

As noted in the evolving conditions section, the local fire and school districts have an increased need for additional facilities and staff. These districts have been included in the process to develop this plan, and the future land use map will provide them with information on potential future growth for projection purposes. As noted in the Character and Land Use section, Jersey Township should assess the future

land uses each year to adapt to future demand and evaluate the rate at which growth is taking place. Dialogue between all the local fire and school districts should continue to ensure they continually update their plans at the pace of utility development, which will drive the growth rate. The Township should also work closely with these districts as they identify future fire and school facility locations. As development occurs, the Township should negotiate with developers to set aside either land or funding for these new facilities as part of its economic development incentive package. It is recommended that a Fire and School District quarterly roundtable meeting be established at the Township level to keep all entities apprised of the evolving landscape and to ensure needs are being addressed to the greatest extent possible as development occurs.

Ensure that Township government facilities are adequate to meet growing demand.

Jersey Township has already experienced a demand for services and will continue to feel these pressures rise as development continues. The current Township facility may quickly become inadequate to meet the demands of growth. Jersey Township should develop a plan to identify its future staffing and building needs. This plan should identify when a new Administrative and Service Complex may be needed, identify potential locations and costs.

A future complex could provide space for recreation, meetings and other gatherings for residents. This space can include outdoor parkland and gathering areas. It can also include indoor meeting space for official public meetings and for private rental or use. The establishment of this complex could provide a central location for residents to gather, access their governmental officials and services, and be a point of pride for the community.

Consider locations for future Park & Ride Services.

Jersey Township is becoming a node for businesses, particularly in technology, advanced manufacturing and logistics. The growth of these industries will generate a significant amount of increased traffic. In order to offset this traffic, Jersey should consider locations for Park & Ride centers that can be serviced by both the Central Ohio Transit Authority (COTA) and Licking County Transit. These can be located near major employers such as Intel to reduce traffic and increase mobility and access to jobs in the region.

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Services, Infrastructure & Transportation Recommendations:

- Partner with the LCTID on grant and funding applications for the road improvements needed to support the Intel Development.
- Target majority of the Township's yearly paving dollars to road maintenance outside of the Intel improvements to maintain level of services to existing roadways.
- Create a working group to ensure Jersey Township's interests are represented as a SR 161 to I-70 connector is pursued. This group should be monthly. Public updates should be made at least quarterly.
- Update the minimum front setbacks in all zoning districts to be measured from the edge of the proposed future right-of-way as determined by the Licking County Thoroughfare Plan.
- Create bikeway design standards and incorporate into all Zoning Overlay and PUD Districts to ensure these facilities maintain the rural character as they develop.
- Prioritize the construction of an off-street multi-use path on Mink Street south of SR 161 and Worthington Road and along Worthington Road between Mink Street and SR 310. This could be constructed as development occurs as it is required as part of the overlay district in this area. Due to the importance of this missing link, the Township should apply for Clean Ohio Funds or Recreational Trail Program funds to create a more comprehensive approach to completing this important trail.
- Work with local water, sewer, gas, electric and broadband providers to extend service to the east section of the Township, particularly the areas targeted for business growth.
- Amend the Township zoning regulations in all necessary locations to require connection to central water and sewer services for all new large-scale developments.
- Work with local fire and school districts to identify future fire house and school locations and negotiate with developers to set aside land or funding for these new facilities as part of its economic development incentive packages.
- Research potential shared parking lots, which could be used as a park and ride.

- Develop a plan to identify future staffing and building needs to determine when a new Administrative and Service Complex may be needed, identify potential locations, estimate costs, and identify funding sources.

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Key Theme #4 – Communications & Community Relations

Goals:

- Ensure transparency and open dialogue with residents on Township operations and decisions.
- Continually assess the level of service and desires of the community.

Embrace multiple modes of communications.

Communications are a major theme throughout the comprehensive planning process. With the announcement of the Intel plant, it quickly became apparent that the Township would have to provide clear, concise communication to the residents. After the announcement, there was confusion in the Township as rumors spread, heightening residents' anxiety about the future. The Township has already significantly improved its communication efforts, but there are still recommendations that will aid the Township in establishing and maintaining an open line of communication with residents.

The importance of communication cannot be overstated. First, by establishing regular lines of communication, the Township can quickly disseminate accurate information, and receive feedback from the residents in real time. Second, having trusted, verified Township communication channels will ensure that residents can find accurate, official information about the Township. This can reduce the spread of rumors and help alleviate possible concerns residents may have during these times of change. Finally, regular communications can educate the residents about topics that affect the Township.

Residents have varied preferences and channels to receive information. The community survey asked residents which communication channels they prefer. A majority indicated they wished to receive communications through e-mail, the Township Website, and the Township newsletter. Next in line in preference was attending local meetings and social media. Much farther down were traditional media avenues, such as newspapers, radio, and television, along with talking to neighbors and through civic groups.

The information above indicates that the Township will need a variety of channels to provide information to residents. The Township has already started an e-mail list to send e-mails to residents. This list should be expanded to include as many residents that are willing to provide their address as possible. Additionally, The Township created and vetted an address list to send notices and newsletters through the mail to residents. These are good first steps, and the Township should continue to utilize these regularly to provide information. It should be noted that regular maintenance of these lists will be needed in order to ensure they are accurate and up-to-date as the Township changes and grows.

Another avenue for Township communication is social media. Currently, the Township does not have any official social media presence. Given that more than a quarter of the survey respondents indicated

this was a preferred method of communication, the Township should consider establishing a Facebook page. This page should have a person dedicated to maintaining and updating content and monitoring usage and statistics. The site can be used to post meeting notices, information, and other content such as Township photos.

The Township could also set up a Twitter feed. While Facebook is more widely used, Twitter is a convenient method to quickly distribute information to residents. Tweets can include links to the Township website for updates, the Facebook page, or provide short, informational statements.

While Facebook and Twitter are the two basic social media platforms that the public are most likely to use, the Township could also consider adding other services. For example, a Township YouTube channel could post useful videos, such as Township meetings, interviews, and other material for educating the public on various topics.

Residents also have concerns with the current Township website. Even though the Township has made improvements over the past six (6) months, a total refresh of the site could further improve user experience, facilitate information sharing, and improve the marketability of the Township through new pictures and data related to economic development. The Township has recently taken action to move toward a new website.

Finally, even with the rise of new forms of sharing information, the Township should not disregard traditional media. After e-mail, the Township website and newsletter were the most preferred methods of communication. The Township should have someone that regularly updates the website. Additionally, the Township should develop a monthly newsletter to send to residents. Many residents would prefer to have a newsletter format that they can read for more detailed information. This can be posted on the website, can be e-mailed to residents, and can be mailed to them using the address list. Additionally, once established, the Township can post links to the newsletter on their social media accounts.

It is recommended that the Township hire or retain a communications consultant or communications specialist to assist in managing these various communications tasks. This is a highly technical and specialized position that is best served by someone trained in these areas.

Annual Assessment of Services

Jersey Township should complete an annual assessment of services to ensure that it is meeting the needs of its citizens. This should include an annual survey, a potential open house, and a summarizing of the requests over the past year. The Township can then plan for future service expansion, or savings if a service is not seen as useful. This will ensure that the Township is responsive to residents' needs and desires.

Communication and Community Relations Recommendations:

- Hire a communication specialist or retain a communication consultant to assist with all Township communication matters, including the below recommendations.
- Update US mailing list every six (6) months to reflect change in ownership and new parcels created.
- Continue to update the existing Township email distribution list. Add email address to sign in sheets for all Township meetings. Utilize other Township wide events to collect additional emails. Update list after each meeting or event.
- Complete a total refresh of the Township's website.
- Increase the Township's social media presence. Create Facebook, Twitter and YouTube accounts for the Township.
- Post videos of recorded meetings to the Township website.
- Create a monthly new letter. Distribute to the email list and post on website.
- Increase coverage for Township business and activities in local papers.
- Establish community event committees or organizations which encourage social and economic interaction between local businesses and residents through events such as picnics, fundraisers, festivals, and the like.
- Identify community members who would be willing to participate in and lead Township activities.
- Start a branding campaign that establishes an identity for Jersey Township. This will help to foster community pride and support for Township related initiatives.
- Complete an annual assessment of Township service delivery to adequately plan for the needs of future residents and businesses. This will help guide Township leaders when asked to make important decisions regarding service.

Section VI – Conclusion

Comprehensive plans can often be seen as a process to generate a list of action steps that a community should enact. In fact, included in Section VII below is a compiled list of the recommendations and action steps for this plan. It is called 'Where Does the Township Go From Here?". However, this plan should not be seen as just the process needed to develop this list, but as a direction for the future. It incorporates many of the desires of the residents while acknowledging the forces resulting in development. Ultimately it provides a guide to navigate a period of intense change, and as such can provide residents with a sense of the future and a guide to ensure their community becomes the best Jersey Township possible under the existing circumstances.

As with any plan, this document is only as good as the will to implement it. The Township Trustees, the administration and the residents must actively promote the goals and recommendations and implement the action steps in order for this plan to be effective. As noted above, this plan should be reviewed yearly in the short-term to adjust to the rapid pace of change in the Township. This is essential to keep pace with the speed at which transformation is occurring in both the Township and the region. If properly implemented, Jersey can become a gateway for Licking County and a demonstration of how a community's desires can meet the impending forces of development in a way that bends but does not break and be an example to surrounding communities on the best ways to manage growth while retaining the character of a community.

Section VII – Where Does the Township Go From Here?
Strategy & Implementation Matrix

Community Character & Land Use		
Recommendation	**Time Frame**	**Implementation Partners**
Update the Planned Mixed Use Development District to add rural design and architectural standards and ensure the procedure section follows the process in 519.021(C).	Immediate	Township Zoning Commission & Zoning Consultant
Update PRD-1 and PRD-2 to utilize the 519.021(c) process and add rural design and architectural standards.	Short Term	Township Zoning Commission & Zoning Consultant
Create Mink Street Mixed Use and Old Jersey Town Center Overlay Districts.	Mid Term	Township Zoning Commission & Zoning Consultant
Ensure all new overlay districts identify non-developable lands (floodplains, areas of limited ground water availability, slopes greater than 20%, potential wetlands and utility easements) before assigning land use and density designations.*	Immediate	Township Zoning Commission & Zoning Consultant
Establish contiguous open space requirements for new subdivisions, thereby helping to maintain the rural feel of the Township. *	Immediate	Township Zoning Commission & Zoning Consultant
Ensure all new overlay districts require existing tree rows to be maintained and natural vegetative buffers that reflect the rural character to be created along existing roadways and along lot lines to separate incompatible uses. *	Immediate	Township Zoning Commission & Zoning Consultant
Encode design standards for all Planned Districts based upon the rural character and incorporate into all Planned Districts.	Immediate	Township Zoning Commission, Zoning Consultant, Architectural Design Firm
Engage in architectural design services to help prepare design renderings and an aerial framework to graphically illustrate how these concepts can be integrated into the existing and proposed community fabric.	Immediate	Township Administrator; Township Trustees; Architectural Design Consultant
Complete an inventory of significant structures and sites that can be targeted for preservation. Use these structures as a template for design standards for new development.	Immediate	Township Zoning Commission, Zoning Consultant, Architectural Design Firm
Create an agricultural-learning based active park. Land would be actively farmed and also serve as an agricultural education center that could include a separate park area with farm-themed playground equipment.	Mid Term	Township Staff; Farming Community; Licking Park District or Metro Parks
Complete a detailed Park, Recreation and Open Space Plan.	Short Term	Township Staff and Planning and Design Firm

Economic Development & Township Preservation		
Recommendation	**Time Frame**	**Implementation Partners**
Require a NCA to be created for large scale developments.	.Immediate	Township Administrator
Create a JEDD the encompasses at a minimum the areas within the Worthington Corridor Overlay District.	Immediate	Township Administrator & Trustees
Seek grants and other funding opportunities for future road and infrastructure improvements.	Immediate	Township Administrator & Trustees
Create a quarterly Township - Fire & School District and Sheriff Roundtable Meeting to coordinate economic development activities.	Short Term	Township Administrator
Incorporate quality of life amenities into future development to attract and retain an appropriate workforce.	Short Term	Township Administrator, Zoning Commission; Trustees; Partnerships with other county and regional organizations
Target Mink Street (north of SR 161) and the SR 161 corridor for Intel support industries, hotels, medical facilities, and retail services.	Immediate	Township Administrator
Target an event center and boutique hotel to serve as the anchors of the Old Jersey Town Center. The event center could replicate the architecture of the Old Buggy Works Building and the boutique hotel could pay tribute to the old Mead hotel.	Mid Term	Township Administrator
Create an Entertainment Special Improvement District and a NCA to support the development in Old Jersey. Explore the feasibility of a Jersey Historic District Designation.	Mid Term	Township Administrator

Services, Infrastructure & Transportation		
Recommendation	**Time Frame**	**Implementation Partners**
Partner with the LCTID on grant and funding applications for the road improvements needed to support the Intel Development.	Immediate	Township Administrator; Township Trustees
Target majority of the Township's yearly paving dollars to road maintenance outside of the Intel improvements to maintain level of services to existing roadways.	Immediate	Township Administrator; Township Trustees
Create a working group to ensure Jersey Township's interests are represented as a SR 161 to I-70 connector is pursued. This group should be monthly. Public updates should be made at least quarterly.	Immediate	Township Administrator; Township Trustees
Update the minimum front setbacks in all zoning districts to be measured from the edge of the proposed future right-of-way as determined by the Licking County Thoroughfare Plan.	Immediate	Township Zoning Commission; Zoning Inspector; Zoning Consultant
Create bikeway design standards and incorporate into all Zoning Overlay and PUD Districts to ensure these facilities maintain the rural character as they develop.	Short Term	Township Zoning Commission, Zoning Consultant, Architectural Design Firm
Prioritize the construction of an off-street multi-use path on Mink Street south of SR 161 and Worthington Road and along Worthington Road between Mink Street and SR 310. This could be constructed as development occurs as it is required as part of the overlay district in this area. Due to the importance of this missing link, the Township should apply for Clean Ohio Funds or Recreational Trail Program funds to create a more comprehensive approach to completing this important trail.	Short Term	Township Administrator; Township Trustees
Work with local water, sewer, gas, electric and broadband providers to extend service to the east section of the Township, particularly the areas targeted for business growth.	Immediate	Township Administrator; Utility Providers; Township Trustees
Amend the Township zoning regulations in all necessary locations to require connection to central water and sewer services for all new large-scale developments.	Immediate	Township Zoning
Work with local fire and school districts to identify future fire house and school locations and negotiate with developers to set aside land or funding for these new facilities as part of its economic development incentive packages.	Immediate	Township Administrator; Township Trustees
Research potential shared parking lots, which could be used as a park and ride. *	Short Term	Township Zoning Commission
Develop a plan to identify future staffing and building needs to determine when a new Administrative and Service Complex may be needed, identify potential locations, estimate costs, and identify funding sources.	Short Term	Township Administrator; Township Trustees; Fiscal Officer; Financial Consultant

Communications & Community Relations

| Recommendation	Time Frame	Implementation Partners
Hire a communication specialist or retain a communication consultant to assist with all Township communication matters.	Short Term	Township Trustees
Update US mailing list every 6 months to reflect change in ownership and new parcels created.	Immediate	Township Administrator
Continue to update the existing Township email distribution list. Add email address to sign in sheets for all Township meetings. Utilize other Township wide events to collect additional emails. Update list after each meeting or event.	Immediate	Township Administrator
Complete a total refresh of the Township's website.	Short Term	Township Administrator (or Communications Specialist as applicable)
Increase the Township's social media presence. Create Facebook, Twitter, and YouTube accounts for the Township.	Short Term	Township Administrator (or Communications Specialist as applicable)
Post videos of recorded meetings to Township website.	Short Term	Township Administrator (or Communications Specialist as applicable)
Create a monthly newsletter. Distribute to the email list and post on website.	Short Term	Township Administrator (or Communications Specialist as applicable)
Increase coverage for Township business and activities in local papers. *	Immediate	Township Administrator
Establish community event committees or organizations which encourage social and economic interaction between local businesses and residents through events such as picnics, fundraisers, festivals, and the like. *	Short Term	Township Administrator (or Communications Specialist as applicable)
Identify community members who would be willing to participate in and lead Township activities. *	Immediate	Township Administrator; Township Trustees
Start a branding campaign that establishes an identity for Jersey Township. This will help to foster community pride and support for Township related initiatives. *	Mid Term	Township Administrator (or Communications Specialist as applicable)
Complete an annual assessment of Township service delivery to adequately plan for the needs of future residents and businesses. This will help guide Township leaders when asked to make important decisions regarding service. *	Short Term	Township Administrator (or Communications Specialist as applicable)

*Recommendation carried over from the 2010 plan.

Appendix A

List of Acronyms

AASHTO	American Association of State Highway Transportation Officials
ADT	Average Daily Traffic
CIC	Community Improvement Corporation
DU	Dwelling Unit
ESID	Entertainment Special Improvement District
JEDD	Join Economic Development District
LCATS	Licking County Area Transportation Study
LCTID	Licking County Transportation Improvement District
MORPC	Mid-Ohio Regional Planning Commission
NCA	New Community Authority
NRPA	National Recreation & Park Association
ODOT	Ohio Department of Transportation
OPWC	Ohio Public Works Commission
ORC	Ohio Revised Code
PACE	Property Assessment Clean Energy Financing
SSURGO	Soil Survey Geographic Database
SWLCWSD	Southwest Licking Community Water and Sewer District
TIF	Tax Increment Financing
USBA	United States Bike Route System
USDA	United States Department of Agriculture
WLFD	West Licking Fire Department

Appendix B

Future Land Use Map

Jersey Township Future Land Use Map
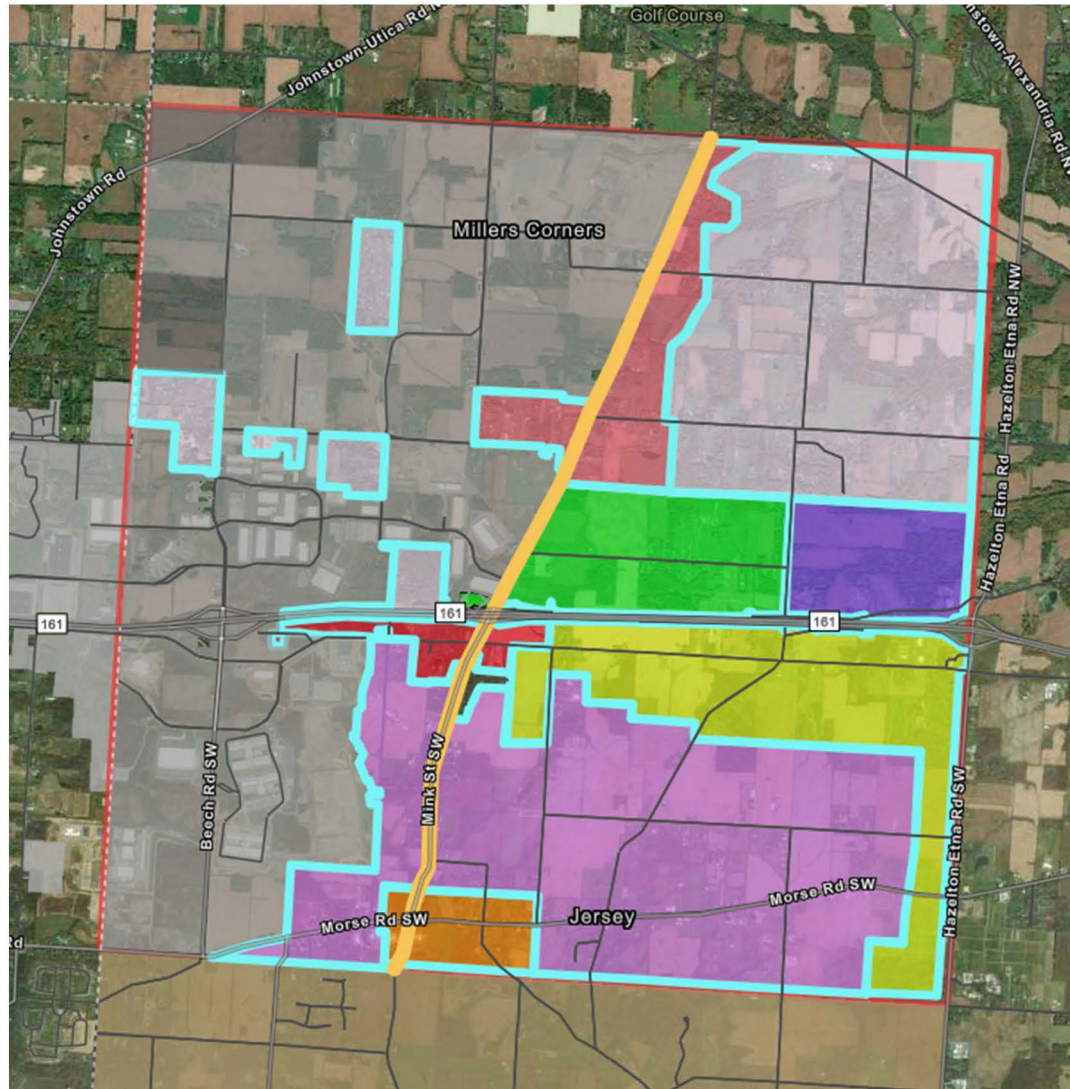
Key

Proposed Land Uses

Single Family 3 Acres/DU

Single Family 2 Acres/DU

Commercial

Jersey Village Center

Mink St Mixed Use

Overlay Land Uses (Approved)

Innovation Employment

Commercial Professional Office

Mixed Use

Corporation Boundaries

New Albany (Current Boundaries)

New Albany (Anticipated Annexations

Johnstown

Pataskala

Unannexed West Side of Mink

Township Borders

ONE MILE

N