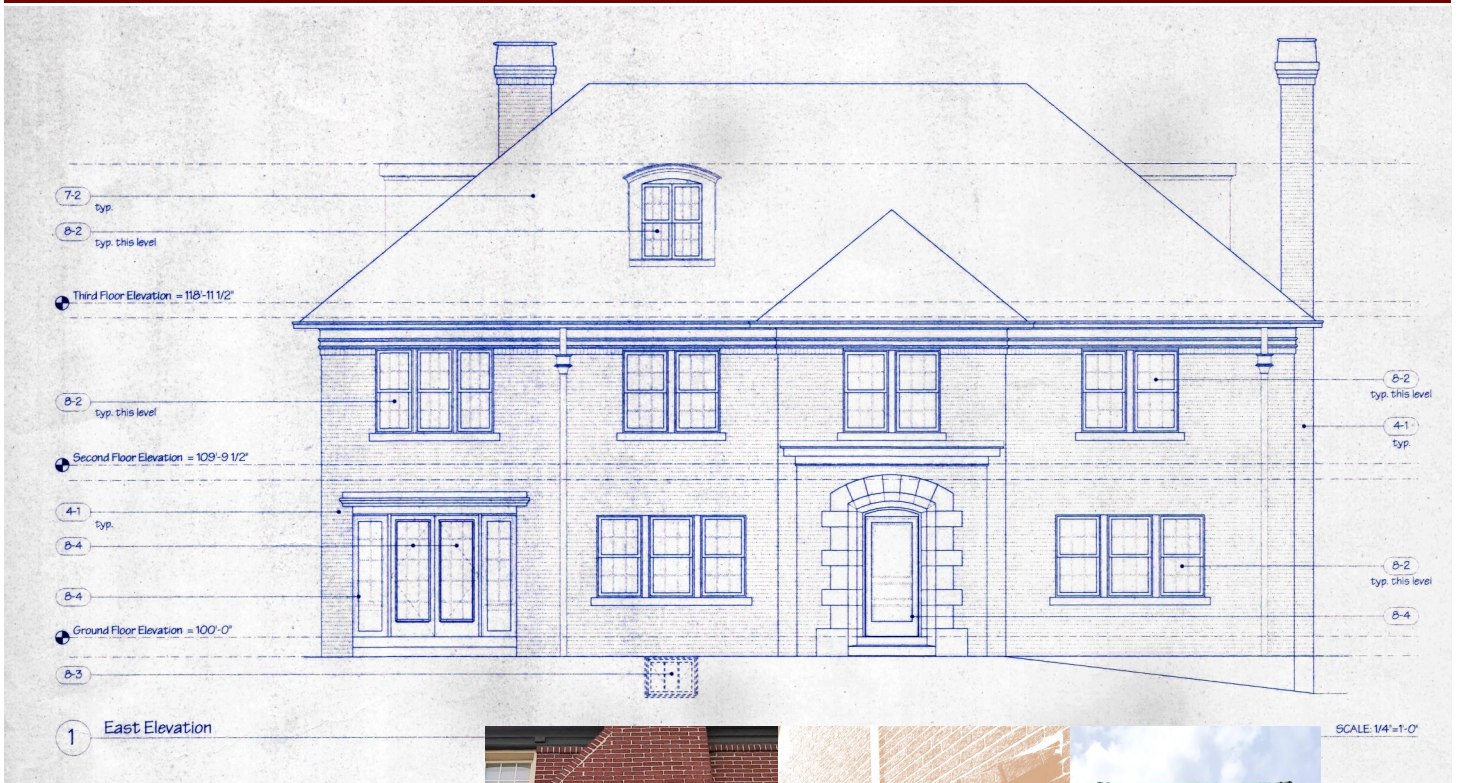


Delaware County Regional Planning Commission



Annual Report

2022

Providing planning and zoning assistance to Delaware County since 1961

Contents

Representatives	1	In addition to this Annual Report , the RPC staff regularly publishes two reports that are of interest to our residents, communities, representatives, developers, and other governmental agencies.
Introduction	2	
Summary	4	Our Demographic Information , is updated as information is received. It features population estimates derived from Census information and local building permit data.
Financial	5	
Rezoning	6	
Subdivisions	8	Our other annual publication, Delaware County Development Trends , is a more detailed look at the number of lots in the development pipeline. It presents subdivision and zoning proposals in numerous ways, not only for last year, but for the last several years and decades.
Plats/Summary Stats	10	
GIS Activity	11	
Building Permits	12	It is vital that our member communities help us keep our data current. If you see a zoning code on our website that is outdated, please alert our staff and we will make sure it is updated on the site and in our files.
Road Construction/Inspections	13	

Cover: 109 Sandusky Street has been the home of DCRPC staff since 2003. We look forward to our 2023 move, along with several other development-related agencies, to the renovated Byxbe campus.

Mission

The Delaware County Regional Planning Commission was established to provide growth management systems, planning services and general information to all governmental entities in Delaware County, Ohio relating to land use planning and coordination of activities of regional significance.

Established in 1961, the DCRPC is the statutory planning authority for Delaware County (ORC 713.21(A)), working with all communities within Delaware County on projects of both local and regional significance, empowered (ORC 713.23(A)) to make studies, maps, plans, recommendations, and reports concerning the physical, environmental, social, economic, and governmental characteristics, functions, services, and other aspects of the county, respectively. It also serves as the subdivision platting authority in unincorporated areas via ORC 711.10, working closely with local communities and county agencies such as the County Engineer, Sanitary Engineer, Soil and Water Conservation District, Building Safety, Health District, and other utilities to ensure development occurs in accordance with the Subdivision Regulations, local zoning, and other plans. It is required, by ORC 519.07, to serve as a review agency for all rezonings within the unincorporated areas of the county and to be a resource for other zoning-related matters such as development plan reviews and amendments. Much of this information is hosted on the DCRPC website.

Scott B. Sanders, AICP, Executive Director 740-833-2262 ssanders@co.delaware.oh.us

Stephanie J. Matlack, Executive Administrative Assistant 740-833-2261 smatlack@co.delaware.oh.us

Da-Wei Liou, GISP, GIS Analyst/Manager 740-833-2266 dliou@co.delaware.oh.us

Brad Fisher, Senior Planner 740-833-2263 bfisher@co.delaware.oh.us



Delaware County Regional Planning Commission

109 North Sandusky Street, Delaware, OH 43015
740-833-2260 fax 740-833-2259 www.dcrpc.org



Representatives

The DCRPC is comprised of one representative from each Township/Municipality participating in the funding of the Regional Planning Commission. County Commissioners and the County Engineer are representatives, as are one member from the Board of Health, Sanitary Engineer Department, and Code Compliance. Members serve a three-year term commencing March 1st of each year. The Board of County Commissioners and the County Engineer serve during their tenure in office. The Executive Committee is comprised of four appointed members of the DCRPC and one Commissioner appointed by the Board of Commissioners. Executive Committee officers serve a term of one year commencing at the first regularly scheduled Executive Committee meeting in April.

Executive Committee (4/2023 — members and offices may change during the April executive committee elections)

Dave Stites, Kingston Township, Chair

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

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

Representatives and Alternates (4/2023)

Village of Ashley

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

Berkshire Township

David Weade, Rep.
William Holtry, Alt.

Berlin Township

Meghan Raehll, Rep.
Jacob Bon, Alt.

Brown Township

Steve Lisano, Rep.
Chris Rinehart, Alt.

Concord Township

Ric Irvine, Rep.
Jason Haney, Alt.

Delaware County

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

Delaware Township

Randy Ormeroid, Rep.
Jerry Schweller, Alt.

City of Dublin

Sarah Holt, Rep.
Tammy Noble, Alt.

Village of Galena

Jill Love, Rep.
K. Levi Koehler, Alt.

Genoa Township

Joe Shafer, Rep.
Paul Benson, Alt.
Susan Dorsch, Alt.

Harlem Township

Mike Cannon, Rep.
Dave Jackson, Alt.

Kingston Township

Dave Stites, Rep.

Liberty Township

Eric Gayetsky, Rep.

Marlboro Township

Jeffrey Warner, Rep.
Ed Reely, Alt.

Orange Township

Michele Boni, Rep.
Brett Weimken, Alt.

Village of Ostrander

Joseph Proemm, Rep.

Oxford Township

James Hatten, Rep.
Steve Lewis, Alt.

Porter Township

Ed Snodgrass, Rep.
Barry Bennett, Alt.

Radnor Township

Dan Boysel, Rep.
Teresa Watkins, Alt.

Scioto Township

Herb Ligocki, Rep.
Marvin McIntire, Alt.

Village of Shawnee Hills

Josh Vidor, Rep.
Dan Matthews, Alt.

Village of Sunbury

Murray Neff, Rep.
Dave Martin, Alt.

Thompson Township

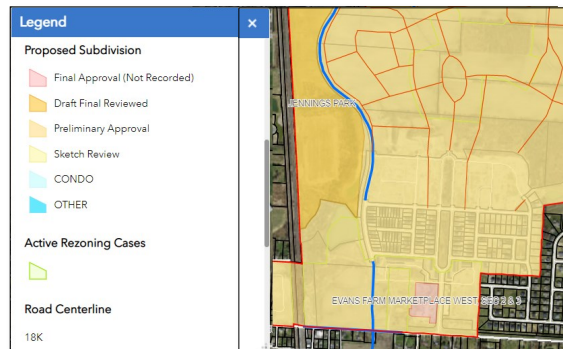
Kent Manley, Rep.

Trenton Township

Mike Dattilo, Rep.
Larry Walton, Alt.

Troy Township

Doug Price, Rep.
Richard Lehner, Alt.



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

Introduction

229,937

Total Delaware County
Population
DCRPC Projection,
start of 2023



306 hours

Special project-related
contract work



No. 1

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



86th

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



15,813

County residents added since
2020 Census



DCRPC Population
Projections

243,587 (2025)
264,184 (2030)
283,262 (2035)
299,846 (2040)



3%

Growth rate
4/2020-07/2021*



DELAWARE Twp
Master Plan Completed

BERLIN Twp
Master Plan Started

OSTRANDER
Master Plan Started

LIBERTY Twp
Master Plan Started



Preliminary Plan
SF lots end of
year: Down 12%



Available
Recorded Lots:
Up 1%

(Townships)

Cities and Villages

910

Available recorded lots

	2016	2017	2018	2019	2020	2021	2022
Single-family lots	8,746	8,994	9,412	9,734	8,749	7,621	7,120
Multi-family units	3,244	2,671	2,284	2,595	2,852	3,930	3,982
Total units in the pipeline	11,989	11,665	11,696	12,329	11,601	11,551	11,063
5-year average permits	638	679	748	802	977	1,157	1,223
Years to build-out	18.8	17.2	15.6	16.4	12	10	9
"Ready to build" lots	1,138	1,299	1,576	1,101	1,273	1,289	1,165

Townships

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

* Census estimate (3%) may be different than DCRPC estimate based on different time frame and methodology using Building Permits.



23

Sketch Plans

30

Preliminary Plans

45

Final Plats

5

Preliminaries for private Common Access Driveway subdivisions (CADs)

12

Final Plats for CADs.



871

Final Lots Reviewed

601

Preliminary Lots Reviewed

1,165

Available recorded township lots



6

Multi-family projects in development

Sara Crossing (231)

Northstar Prestwick (240)

Orange Summit (400)

Liberty Grand North (162)

JLP Orange/US 23 (160)

District at Berkshire (300)

Clarkshaw Crossing (135)

Vision Development (306) (withdrawn)



55

Commercial Permits



264

acres of open space dedicated County-wide

JURISDICTION	Census 2010	Census 2020	DCRPC 2023
Berkshire	2,428	2,476	5,987
Berlin	6,496	7,774	8,963
Brown	1,416	1,402	1,456
Concord	9,294	10,951	12,032
Delaware	1,964	2,138	2,210
Genoa	23,090	24,924	25,183
Harlem	3,953	4,554	4,823
Kingston	2,156	2,359	2,489
Liberty	14,581	18,271	21,361
Marlboro	281	295	302
Orange	23,762	30,516	32,458
Oxford	987	950	960
Porter	1,923	2,194	2,282
Radnor	1,540	1,570	1,618
Scioto	2,350	2,648	2,841
Thompson	684	659	687
Trenton	2,190	2,276	2,371
Troy	2,115	2,105	2,150
TWP TOTAL	101,210	120,062	130,173
Delaware	34,753	41,302	44,272
Dublin	4,018	4,250	4,296
Galena	653	924	1,517
Sunbury	4,389	6,614	7,058
Shawnee Hills	681	835	859
Powell	11,500	14,163	14,823
Ashley	1,330	1,198	1,190
Ostrander	643	1,094	1,330
Westerville	7,792	9,112	9,355
Columbus	7,245	14,570	15,065
MUNI TOTAL	73,004	94,062	99,765
COUNTY TOTAL	174,214	214,124	229,938



GIS Open Data



DCRPC GIS datasets can be downloaded from our data portal here:

<https://dcrpc-open-data-delco.hub.arcgis.com/>



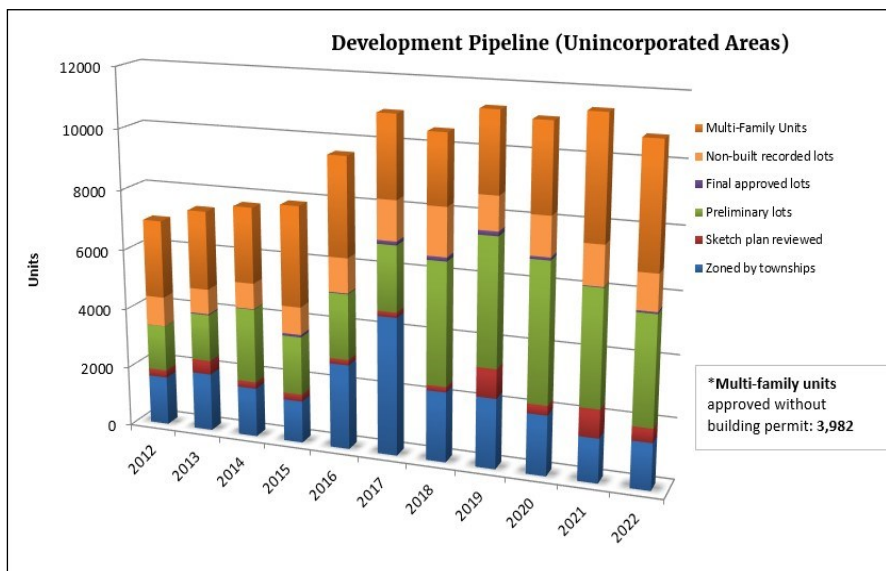
Unless otherwise noted, subdivision and zoning data is presented for unincorporated (township) areas since that represents the review authority of the DCRPC.

Summary

Data in the following chart is detailed elsewhere in this report. This is a summary of all the activity in each township throughout 2022 and represents RPC review, not zoning approval from the township, final lots that were recorded, or multi-family units in single parcels.

Township	Zoning Map Reviews	Zoning Acreage	Text Reviews	Preliminary Approved	Final Approved	New No-Plat Lots	Building Permits
Berkshire	5	155	1	2	6	2	137
Berlin	6	127	1	884	217	4	123
Brown				2	12		12
Concord			1	8	41	8	117
Delaware	1	47	1			2	9
Genoa	3	239		64	62		40
Harlem	12	136	1	6	15	7	31
Kingston				19	12	11	17
Liberty	1	20		92	234	2	357
Marlboro							0
Orange	9	113	1	321	36	4	217
Oxford						1	2
Porter					4	1	16
Radnor							10
Scioto						10	15
Thompson							5
Trenton	4	22		43		1	9
Troy							12

Acreage is rounded.



End of 2022	
Ready to build lots	1,165
Final plat approved	61
Preliminary approved	3,559
Sketch plan reviewed	458
Township zoned	1,531
Total in lot pipeline	6,774
Multi-Family units	3,982

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

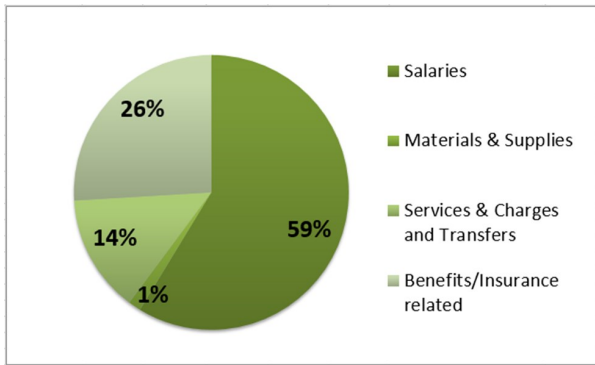
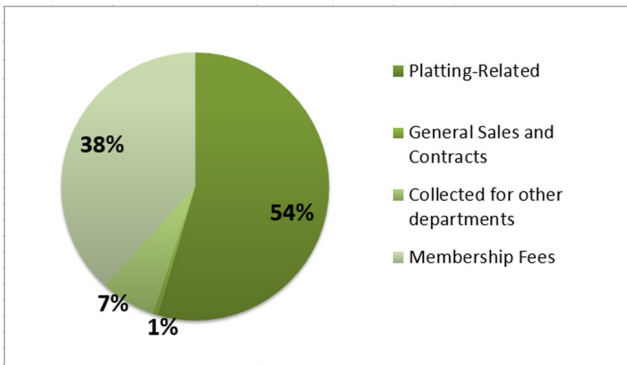
Financial

2022 Revenues

Platting Fees: Subdivisions, NPA	\$291,649
General Sales	\$8
Contract Services (Member Assistance)	\$3,224
Health Dept. Fees	\$25,770
Soil & Water Fees	\$8,075
Commissioner Fees	\$1,715
Membership Fees	\$204,312
Total	\$534,754

2022 Expenditures

Salaries	\$297,093
Worker's Compensation	\$2,663
Hospitalization/Dental/Life Ins.	\$83,064
PERS	\$41,431
Medicare	\$4,112
Materials & Supplies	\$7,551
Services, Charges and Transfers	\$70,028
Capital Outlay & Equipment	\$6,999
Total	\$512,941



2013-2022 Revenues vs. Expenditures



Rezoning

Larger Cases

All were reviewed for townships but not necessarily approved.

Township	Map Cases**	Total Acreage**	Text cases*
Berkshire	5	154.61	1
Berlin	6	127.12	1
Concord			1
Delaware	1	47.25	1
Genoa	3	239.193	
Harlem	12	136.057	1
Liberty	1	20.23	
Orange	9	113.322	1
Trenton	4	22.35	
Total	41	860.132	6

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



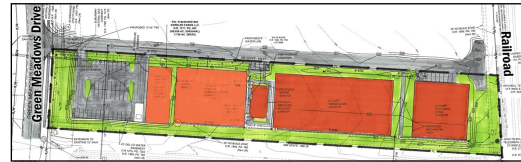
September - Peachblow Crossing (Berlin)



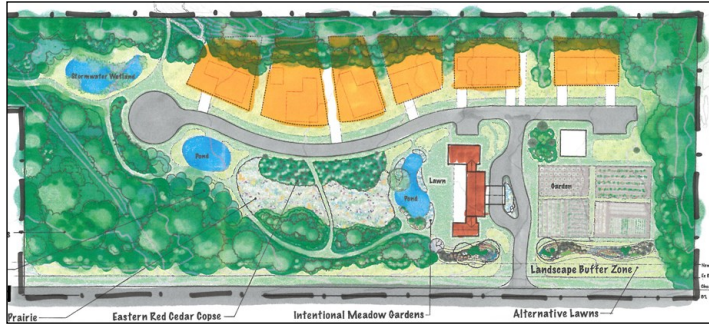
May - Highland/Plumb Creek (Berkshire)



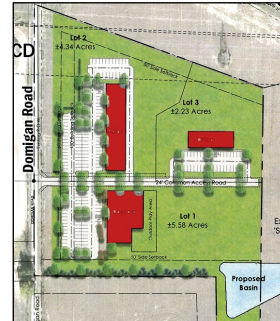
July - Champion/District at Berkshire (Berkshire)



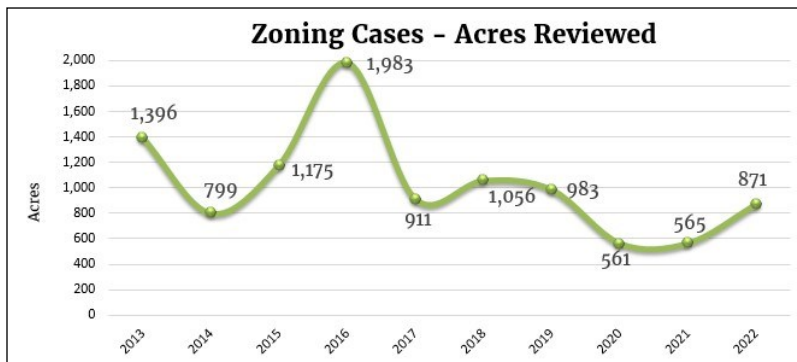
May - NewGen Tennis Center (Orange)



October - The Shire (Berlin)



September - 9944 Partners (Berkshire)



October - Romanelli/Miraluna (Genoa)

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

Month	Twp.	Applicant	Acres	From/To	Reason
January	Concord	Concord Twp. Zoning Commission	-	-	Text amendments - Landscape plans
January	Harlem	Harlem Twp. Zoning Commission	-	-	Text amendments - Building Height definition
January	Orange	JLP Orange LLC/US 23 Dev.	31.131	FR-1,PI / PCD	160 Apartments, Big Box, Outlots
February	Harlem	Michael & Madge Fitak	5.009	AR-1 to FR-1	Future lot split
February	Harlem	Dwight & Lana Piper	17.633	AR-1 to FR-1	Future lot split
February	Trenton	A to Zoning	4.984	FR / RR	Future lot split
March	Genoa	Epcon Communities	55.884	RR / PRD	Courtyards at Big Walnut, 95 SF
March	Harlem	J Beckner Rental Properties	5.24	PCD	Development plan amendment
March	Harlem	Harry & Nancy Myers	9.45	AR-1 / FR-1	Future lot split
March	Harlem	Jackie & Terri Fling	58.633	AR-1 / FR-1	Future development
March	Harlem	Jackie & Terri Fling	9.296	AR-1 / FR-1	Future development
March	Harlem	Loretta Ballenger Trust	2.891	AR-1 / FR-1	Future lot split
March	Harlem	Loretta Ballenger Trust	2.71	AR-1 / FR-1	Future lot split
March	Orange	Orange Twp. Zoning Commission	-	-	Route 23 Corridor Overlay Amendment
April	Berlin	APN Group LLC*	48.82	AFR-1 / PRD	Peachblow Crossing, 86 SF
April	Harlem	Bachman Family Trust	7.252	AR-1 / FR-1	Future lot split
April	Harlem	Charles Witter	5.43	AR-1 / FR-1	Future lot split
April	Orange	Clifford & Elizabeth Curtis	4.465	FR-1 / SFPRD	Future lot split
April	Orange	Zhengying He & Kristin Maile	1.807	FR-1 / SFPRD	Future lot split
May	Berkshire	Highland Realty Development*	87.7	PIND / PRD	Plumb Creek, 141 SF
May	Orange	PJ Land Development LLC	2.5	PC / PC	Car wash
May	Orange	NewGen Tennis Facility*	3.736	PC / PC	Recreational facility
May	Orange	Abdul Azar	5	FR-1 / SFPRD	Azar Village, 10 SF
June	Delaware	JAF Acquisitions/Addison Prop.*	47.25	FR-1 to PRD	Addison Estates, 132 SF
July	Berkshire	The Champion Companies*	25	PMUD Art. 16	The District at Berkshire (apartments)
July	Orange	HM Latitude LLC*	24.019	SFPRD / SFPRD	Aurora Farms, 79 Condos
August	Delaware	Delaware Twp. Zoning Commission	-	-	Comprehensive Plan update
September	Berkshire	Berkshire Twp. Zoning Commission	-	-	Text amendments, Sec. 16.03
September	Berkshire	9944 Partners LLC*	12.15	A-1 / PCD	Mixed commercial and office
September	Berlin	APN Group*	49.06	FR-1 / PRD, R-3	Peachblow Crossing, 86 SF lots
September	Berlin	Berlin Twp. Zoning Commission	-	-	Comprehensive Plan update
September	Orange	Black Opal Properties	40.664	FR-1 / MFPRD	Aldeia, 158 SF lots + 4 estate lots
October	Berkshire	Vinita Patel	3.36	PMUD Art. 16	Town Place Suites
October	Berlin	The Shire LLC*	11	OCPUD	The Shire, 7 condo units, farm
October	Genoa	Romanelli & Hughes*	182.1	RR / PRD	Miraluna, 231 SF lots
October	Harlem	Lai Yee Woo	6	AR-1 / FR-1	Future lot split
October	Harlem	Robert & Rhonda Piper	6.513	AR-1 / FR-1	Future lot split
October	Trenton	George Nanes	6	FR / RR	Future lot split
November	Berlin	CBS Construction LLC*	15.2	FR-1 / R-3,PRD	22 SF lots
November	Berlin	CBS Construction LLC*	3.04	FR-1 / PCD	Commercial and parking
November	Berkshire	Vision Development Inc.	26.4	PMUD Art. 16	306 Apartments
November	Genoa	Daniel Bino	1.209	RR / PCD	Recording studio
December	Liberty	Vaughan & Co.	20.23	FR-1 / PC	Landscape business office
December	Trenton	Sarnovsky Family Trust	7.921	FR / RR	Future lot split
December	Trenton	Sarnovsky Preservation Trust	3.445	FR / RR	Future lot split



November - CBS Const. commercial and residential (Berlin)

July - HM Latitude (Orange)



June - JAF Acquisitions (Delaware)

Subdivisions

Sketch

First phase of the Subdivision process. It includes a virtual walkabout by several county agencies. Comments made after the visit assist applicants with the proper design of their projects.

Month	Township	Subdivision Name or Applicant	Lots	Acres	Comments
January	Berlin	Maeve Meadows	37	23.80	Single-Family Residential
January	Berlin	Berlin Bluffs	70	54.20	Single-Family Residential
January	Berlin	Berlin Meadows	336	181.60	Single-Family Residential
January	Concord	Painter Farms	8	26.81	Single-Family Residential
January	Orange	Slate Ridge Residential	219	105.76	Single-Family Residential
March	Genoa	Hughes Hollow	10	26.70	Single-Family Residential
March	Liberty	Hyatts Liberty	2	50.40	Apartments
April	Brown	Brenner CAD	2	17.34	Single-Family Residential CAD
April	Genoa	Lanetta Lot 1233 Div #1	2	5.00	Single-Family Residential
April	Liberty	Liberty Trails	17	30.98	Single-Family Residential
May	Berlin	The Greenery	125	36.90	SF Detached Condos
May	Harlem	Boley CAD	6	35.82	Single-Family Residential CAD
May	Trenton	Sarnovsky CAD	5	30.00	Single-Family Residential CAD
June	Genoa	Mulberry Estates	6	15.50	Single-Family Residential
June	Trenton	Anthony CAD on SR 605	5	64.19	Single-Family Residential CAD
July	Porter	Cartolano CAD	3	30.00	Single-Family Residential CAD
August	Berlin	3469 Piatt Road CAD	4	9.09	Single-Family Residential CAD
September	Liberty	Clarkshaw Crossing	390	169.10	POD 18D
October	Berkshire	District at Berkshire	1	25	Apartments
October	Liberty	Rosewood Village	4	19.40	Apartments
November	Berkshire	Northstar, Sec. 1, Ph. A, Lot 1822, Div. #1	3	205.828	Apartments
November	Berkshire	Greenhill - Engleman Subd.	161	62.83	Single-Family Residential
December	Scioto	Sayers Pointe	39	121.199	Single-Family Residential

Summary Statistics of 2022 Approved Subdivision Proposals

Township	Acreage	# of Lots*	Single-Family	Multi-Family**	Non-Res.***
Berkshire	647.92	944	266	671	7
Berlin	810.77	1,326	1,190	125	11
Brown	87.01	14	14	0	0
Concord	66.28	53	52	0	1
Genoa	147.77	147	110	30	7
Harlem	123.71	17	17	0	0
Kingston	75.10	22	22	0	0
Liberty	597.78	1,485	831	629	25
Orange	352.15	663	137	510	16
Porter	63.90	12	12	0	0
Radnor	23.787	0	0	0	0
Scioto	126.20	43	43	0	0
Trenton	199.56	48	48	0	0
2022 TOTAL	3,321.92	7,774	2,742	1,965	67

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

* Number of units including total subdivided lots and multi-family housing units in 2020, including sketch plans and recorded plats

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

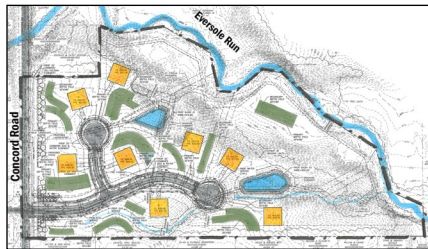
Preliminary

Approved Preliminary Plan, no tablings, extensions, withdrawals, or disapprovals shown.
**indicates a graphic is included on these pages.* All graphics are available at our
 Development Pattern Map at www.dcrpc.org then click on **Map Center**.

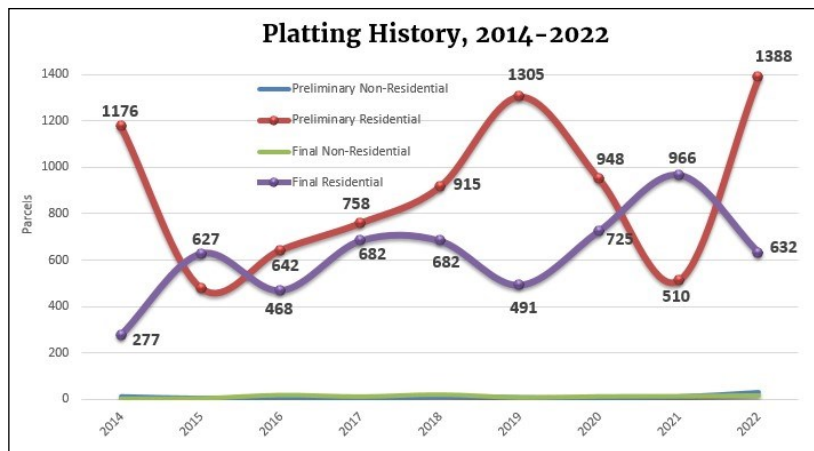
Month	Township	Subdivision Name	Lots	Acres	Type
January	Liberty	Rabbit Run Subdivision	13	16.64	Single-Family Residential
February	Berlin	Berlin Meadows	336	168.13	Single-Family Residential
February	Berlin	Maeve Meadows	35	23.83	Single-Family Residential
February	Kingston	Fairways at Blue Church, Sec. 1, Lot 171, Div. #1	5	13.52	Single-Family Residential
February	Trenton	Oaks at Big Walnut*	14	58.21	Single-Family Residential
March	Berlin	Berlin Bluffs	69	54.18	Single-Family Residential
March	Genoa	The Ravines at Hoover*	56	42.85	Single-Family Residential
March	Liberty	Sara Crossing	2	50.4	Apartments
March	Liberty	Nelson Farms North	37	40.6	Single-Family Residential
March	Orange	Evans Farm, Section 6*	97 SF/131 MF	41.69	Single-Family & Multi-Family Residential
March	Orange	Orange Centre Dev. resubd. of lots 7518 & 7519	1	2	Commercial
March	Orange	Slate Ridge Residential	219	105.76	SF Residential - detached condo
April	Trenton	Greyland Estates, Section 1, Phase B	24	47.5	Single-Family Residential
May	Orange	Hidden Ravines Crossing*	1	31.13	Commercial & Multi-Family
June	Berkshire	BEF Subd., Lots 447 & 448, Div #1	2	6	Commercial
June	Berlin	Berlin Farm West (fka Longhill Farms)	434	278.81	Single-Family Residential
June	Concord	Painter Farm*	8	26.84	Single-Family Residential
June	Kingston	H/S Warren Estate CAD	2	8.789	Single-Family Residential CAD
July	Brown	Brenner Subdivision	2	17.34	Single-Family Residential CAD
July	Liberty	Liberty Trails*	17	30.98	Single-Family Residential
August	Genoa	Mulberry Estates*	6	15.54	Single-Family Residential
September	Harlem	Highborne Estates CAD (fka Boley CAD)*	6	35.82	Single-Family Residential CAD
November	Berlin	Summer Crest Drive	10	18.76	Single-Family Residential
November	Kingston	Royal Green Estates	12	28.55	Single-Family Residential
December	Liberty	Rosewood Village	1	19.4	Multi-Family Residential
December	Trenton	Anthony CAD on SR 605	5	63.85	Single-Family Residential CAD



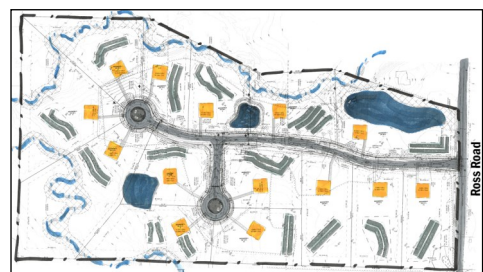
March - Evans Farm Section 6 (Orange)



June - Painter Farm (Concord)



March - Ravines at Hoover (Genoa)



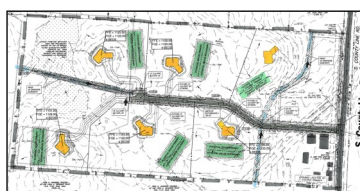
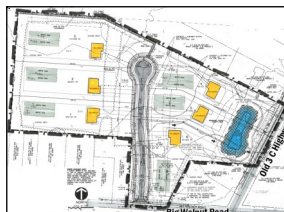
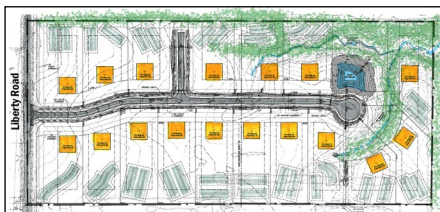
February - Oaks at Big Walnut (Trenton)

Final plats Indicate buildable lots when the plat is recorded.

Month	Township	Subdivision Name	Lots	Acres	Type
January	Berkshire	Northstar, Sec. 1, Ph. A, Lot 645, Div#1	3	127.779	Commercial
January	Concord	7300 Concord Road	4	9.25	Single-Family Residential CAD
February	Berkshire	Northstar, Sec. 1, Ph. A, Lot 644, Div#2-Portrush	4	256.434	Commercial
February	Liberty	Woodcrest Crossing, Section 4	25	13.32	SF Residential & Condos
February	Orange	Evans Farm Marchketplace West Sec 2 & 3	6	4.056	Commercial
March	Kingston/Porter	SR 61 CAD	5	38.896	Single-Family Residential CAD
March	Liberty	Hyatts Meadows Section 1	22	35.822	Single-Family Residential
April	Harlem	Neverman CAD	3	9.054	Single-Family Residential CAD
April	Harlem	Calaway Run CAD	5	19.51	Single-Family Residential CAD
April	Harlem	RC Lehner CAD	4	23.78	Single-Family Residential CAD
May	Berlin	Piatt Preserve Extension, Section 1	33	22.659	Single-Family Residential
May	Berlin	Piatt Preserve Extension, Section 2	24	17.0105	Single-Family Residential
May	Liberty	Liberty Grand District, Section 7	35	15.169	Single-Family Residential
May	Liberty	Liberty Grand District, Section 9	38	13.56	Single-Family Residential
May	Orange	Evans Farm, Section 3	18	13.254	Single-Family Residential
May	Genoa	Lanetta, Lot 1233, Div #1 (PF)	2	4.812	Single-Family Residential
June	Berlin	Howard Farms, Section 2	25	13.811	Single-Family Residential
June	Berlin	Howard Farms, Section 3	26	43.84	Single-Family Residential
June	Brown	JES CAD	4	12.15	Single-Family Residential CAD
June	Orange	Orange Centre Dvlpt., resub. of lots 7518 & 7519	1	2	Commercial
June	Genoa	Sheffield Park, Sec. 1, Ph. B, Lot 6903, Div #1 (PF)	3	1.823	Single-Family Residential
July	Liberty	Hyatts Meadows Sec. 3, Ph. A	3	34.471	Single-Family Residential
August	Orange	Slate Ridge Lot 9088 Div #1 (Newgen Tennis) (PF)	1	3.736	Commercial
August	Concord	The Reserve at Scioto Bluff	18	12.02	Single-Family Residential
August	Liberty	Liberty Grand District, Sec. 8, Ph. A	35	14.482	Single-Family Residential
August	Liberty	Liberty Grand District, Sec. 8, Ph. B	20	3.073	Single-Family Residential
August	Genoa	Pleasant Hills Addition Plat vacation	2	4.343	Plat Vacation
September	Brown	Brenner CAD	2	17.34	Single-Family Residential CAD
September	Concord	Clarkshaw Moors, Sec. 6, Ph. A	19	8.311	Single-Family Residential
September	Genoa	The Grove	30	19.849	Condominium
September	Genoa	Vinmar Village, Section 5	30	31.85	Single-Family Residential
September	Harlem	Woodtown Estates CAD	3	34.188	Single-Family Residential CAD
September	Harlem	Woodtown Farms CAD	3	34.188	Single-Family Residential CAD
September	Liberty	Nelson Farms, Sec. 3, Ph. A	18	16.239	Single-Family Residential
September	Liberty	Nelson Farms, Sec. 3, Ph. B	15	10.96	Single-Family Residential
September	Scioto	Little Riga Estates plat vacation			Plat Vacation
October	Berlin	Berlin Farm, Section 1	49	34.804	Single-Family Residential
October	Berlin / Orange	Jennings Sports Park at Evans Farm	1	55.514	Commercial
October	Kingston	Fairways at Blue Church, Sec 1, Lot 171, Div #1	5	13.519	Single-Family Residential
October	Kingston	Zortman CAD	3	24.24	Single-Family Residential CAD
October	Orange	Meijer 143, Sec. 2, Lot 3551, Div. #1 (PF)	2	2.7	Commercial
November	Berlin	Maev Meadows	35	23.83	Single-Family Residential
November	Berlin	Berlin Manor, Section 2	22	12.654	Single-Family Residential
November	Liberty	Woodcrest Crossing, Section 5	45	10.479	Single-Family Residential
December	Brown	The Conservation Club CAD	6	41.482	Single-Family Residential CAD
December	Liberty/ Orange	Riverwood Farm CAD	6	51.683	Single-Family Residential CAD
December	Orange	Meijer 143, Lot 2782, Div #1	1	2	Commercial

PF—indicates a **Combined Preliminary/Final** process

additional Preliminary graphics

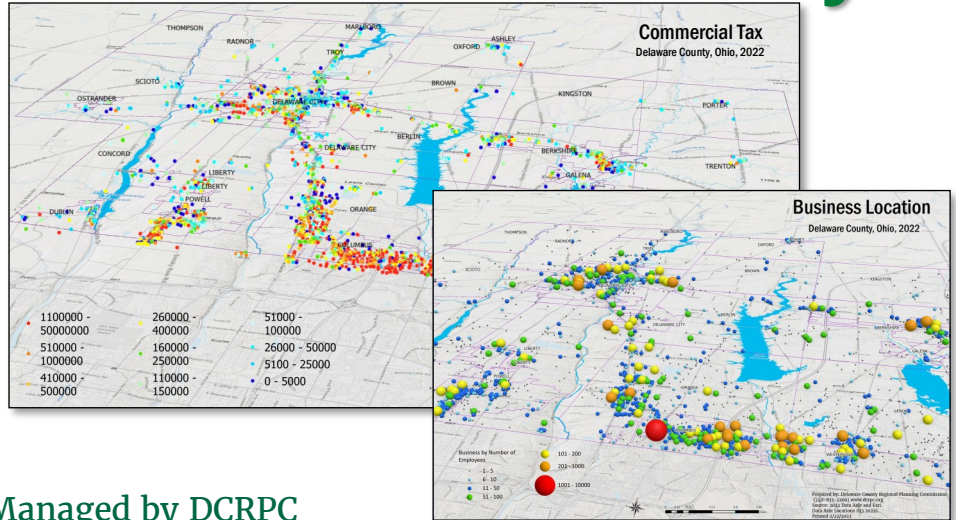


Clockwise, from top:
 July - Liberty Trail (Liberty)
 August - Mulberry Estates (Genoa)
 May - Hidden Ravines Crossing (Orange)
 September - Highborne Estates (Harlem)

GIS activity

Commercial Tax Collection

As part of a township comprehensive planning project, we created a map (top) indicating the location of uses that generate commercial tax, sorted and displayed based on the amount of taxes generated, according to the County Auditor's information. The other map shows employment locations throughout Delaware County, colored by number of employees.



GIS Data Created and Managed by DCRPC

Available on the RPC Webmap

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

Other available datasets created and/or managed by DCRPC

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

DCRPC continues to maintain ArcGIS Online web maps and applications. The web applications include six preset web maps. Staff maintains a Map Gallery, providing maps in pdf, web map, or web mapping app format. Through these web maps, staff can create, manage, and share data layers while the public can view, inquiry, and use other interactive tools to view and use information. **Print maps are available by request.**

Webmaps

Zoning

Development Pattern

Parks and Trails

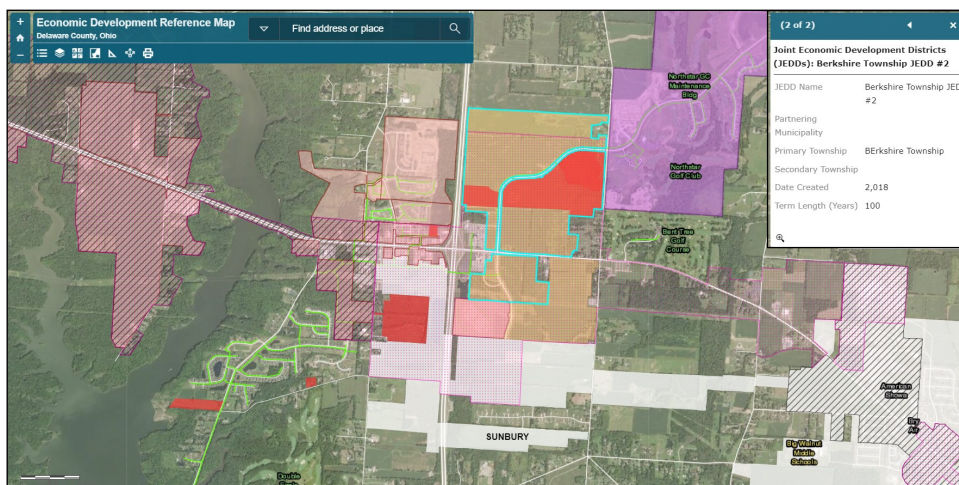
Historical Features

Combined Comprehensive Plans

(click links above or visit

www.dcrpc.org and go to Map Center)

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



Economic Tools

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

We're continuously doing quality checks, but it's available for viewing at regionalplanning.co.delaware.oh.us/dcrpcgis/maphome/

Building Permits

JURISDICTION	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Berkshire	25	26	38	45	91	55	84	269	75	284*	234	137
Berlin	30	26	19	28	24	50	73	62	119	125	210	123
Brown	3	4	3	6	3	6	3	4	10	6	15	12
Concord	75	83	67	32	39	31	70	185	155	212	162	117
Delaware	9	6	7	1	7	4	2	20	9	6	18	9
Genoa	83	116	110	39	66	109	77	74	51	48	45	40
Harlem	13	9	21	13	22	29	44	38	28	38	48	31
Kingston	2	1	9	5	7	10	9	33	27	26	18	17
Liberty	73	115	133	89	104	117	178	137	115	474	573	357
Marlboro	0	0	0	2	0	0	1	4	0	0	2	0
Orange	136	181	214	209	213	358	205	119	101	222	282	217
Oxford	1	1	1	1	1	1	0	7	4	2	3	2
Porter	6	5	13	10	13	11	13	15	17	10	12	16
Radnor	1	3	6	6	2	5	10	3	3	4	12	10
Scioto	8	7	8	9	9	21	22	11	34	16	50	15
Thompson	2	2	1	0	2	1	2	1	0	4	7	5
Trenton	3	3	4	4	5	9	5	11	19	14	20	9
Troy	2	5	1	3	8	7	2	4	6	2	12	12
TWP TOTAL	472	593	655	502	616	824	800	997	773	1,493	1,723	1,129
Delaware	98	204	313	259	186	306	246	587	674	454	506	475
Galena	7	11	4	6	7	5	10	4	66	87	120	22
Sunbury	19	34	73	36	36	31	241	91	61	34	56	111
Shawnee Hills	3	1	10	10	5	11	3	1	3	1	4	1
Powell	55	58	95	110	66	388	73	59	40	59	98	75
Ashley	0	1	1	0	0	0	1	0	0	0	0	0
Ostrander	8	10	23	12	12	7	31	25	13	29	34	29
Dublin	0	0	0	2	0	9	18	9	8	4	7	4
Westerville	36	89	10	121	111	136	65	0	109	16	1	0
Columbus	35	277	921*	255	560*	379	0	10	557	1	2	0
			708*		498*					144*		
MUNI TOTAL	261	685	1,450	811	983	1,272	688	786	1,531	685	828	717
GRAND TOTAL	733	1,278	2,105	1,313	1,599	2,096	1,488	1,783	2,088	2,178	2,551	1,846

Non-residential building activity
2020: 43 2021: 25 2022: 55
(unincorporated areas)

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

County Road Projects

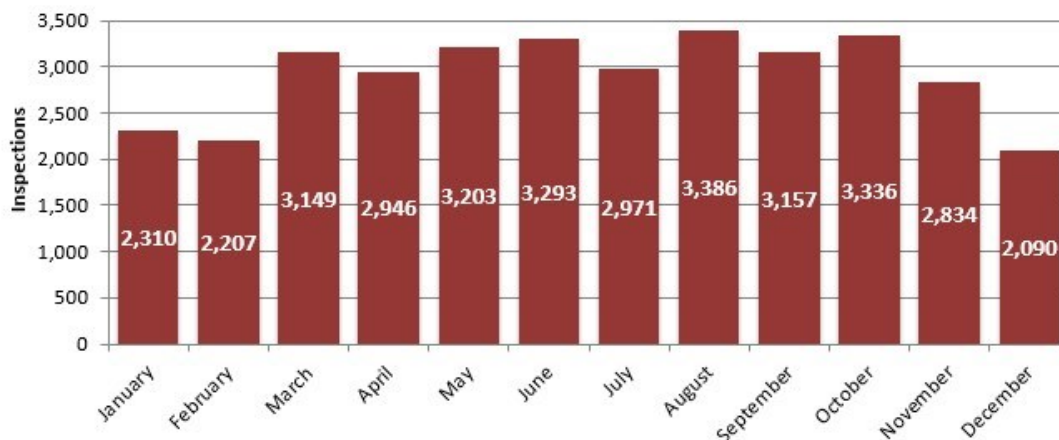
The County Engineer's office worked on several significant road and bridge projects in 2021, some of which were completed during the year. The following is a list of those projects. *Source: County Engineer's office*

Project/Road Name	Location	Description of Work	Comp. Date/Projected
East Powell Road Widening	Orange	Widening from S. Old State to 71 overpass	Fall 2021
Hyatts/Shanahan/US 23 Intersection	Orange/Berlin	Widening and turn lanes at 23	Summer 2021
East Orange Road Phase 2	Orange	Additional lanes, signals from Orange to Green Meadows	Fall 2021
North Road—Shanahan to Peachblow	Berlin	Extension from Peachblow to school site	Summer 2021
Worthington and Africa Intersection	Orange	Widening to 5 lanes, turn lanes for SB	Summer 2021
Sawmill Parkway/Hyatts Crossing	Liberty	Crossover and salt barn access	Summer 2021
Liberty/Salisbury Intersection	Liberty	Turns lanes, widening, shared use path	Fall 2021
Home Road/Perry to 23	Liberty/Orange	Widening to three lanes	Fall 2021
2022/2023 Projects:			
<i>Home Road and 745; Old Sawmill and Presidential; US 36/SR 37 and Carter's Corner Road; Worthington and Lewis Center; Berlin Station Phase 1; Berlin Station and Braumiller; Byxbe Parkway Phase 1; Seldom Seen S Curve Realignment; Green Meadows, Home to Lewis Center; North Road, school site to Peachblow; Reed Parkway Phase 1</i>			

Inspections

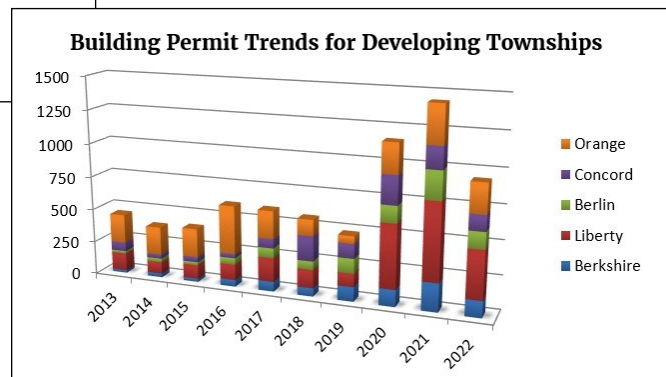
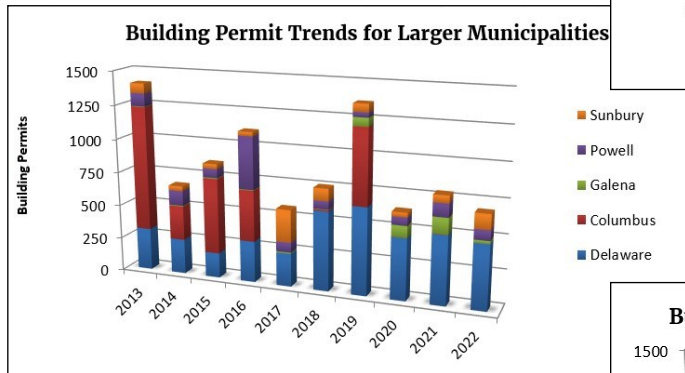
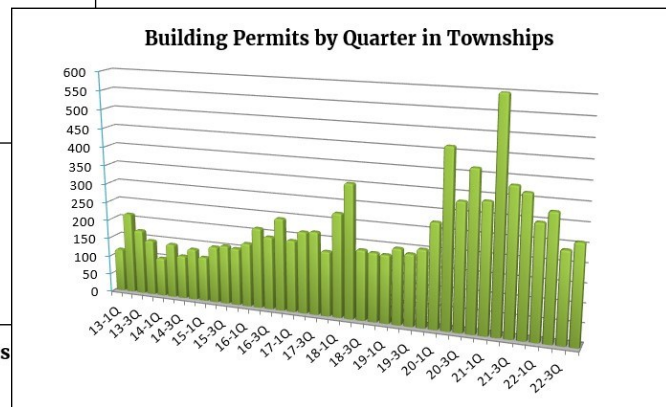
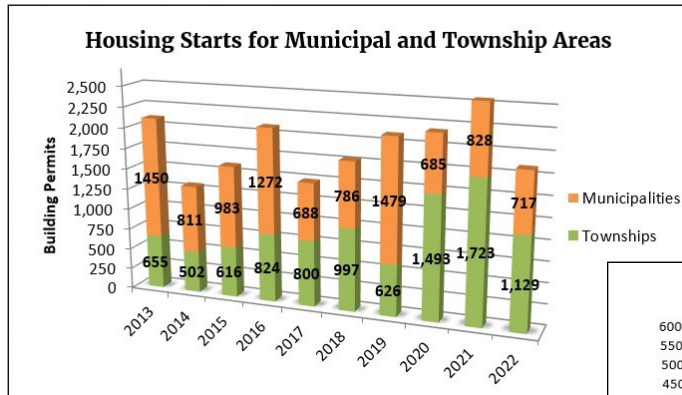
The Building Safety office permits residential and commercial uses in the unincorporated areas and Ashley, Galena, Ostrander, Sunbury, and Shawnee Hills. The office also administers the Floodplain Regulations and serves as the Zoning Office for the townships under the County's zoning code (Marlboro, Radnor, and Thompson Townships). The following chart indicates the building inspections throughout 2022. *(Average increase of 100 per month over 2021). Source: Building Safety*

Building Safety Inspections



I will applaud the time you spent to do your zoning work and your land use planning ... I have a few counties that are fast-growing, maybe ten years behind Delaware County, and they don't have that done. I've used your name, in terms of "I think you need to go talk to Delaware County about the journey they've been on the last decade."

Kenny McDonald, Columbus Partnership



Development Trends



Prepared, designed, and produced in-house by:
Delaware County Regional Planning Commission
www.dcrpc.org
regionalplanning.co.delaware.oh.us

Map page

