



*Ashville, Ohio*



Village of Ashville

P.O. Box 195

200 East Station Street

Ashville, OH 43103

Office: 740/983-6367 • Fax: 740/983-4703

Website: [www.ashvilleohio.gov](http://www.ashvilleohio.gov)



# Projects Update Ashville





# Ashville, Ohio



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## IN 3 WORDS ...

## WHAT WE HEARD





*Ashville, Ohio*



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200 East Station Street

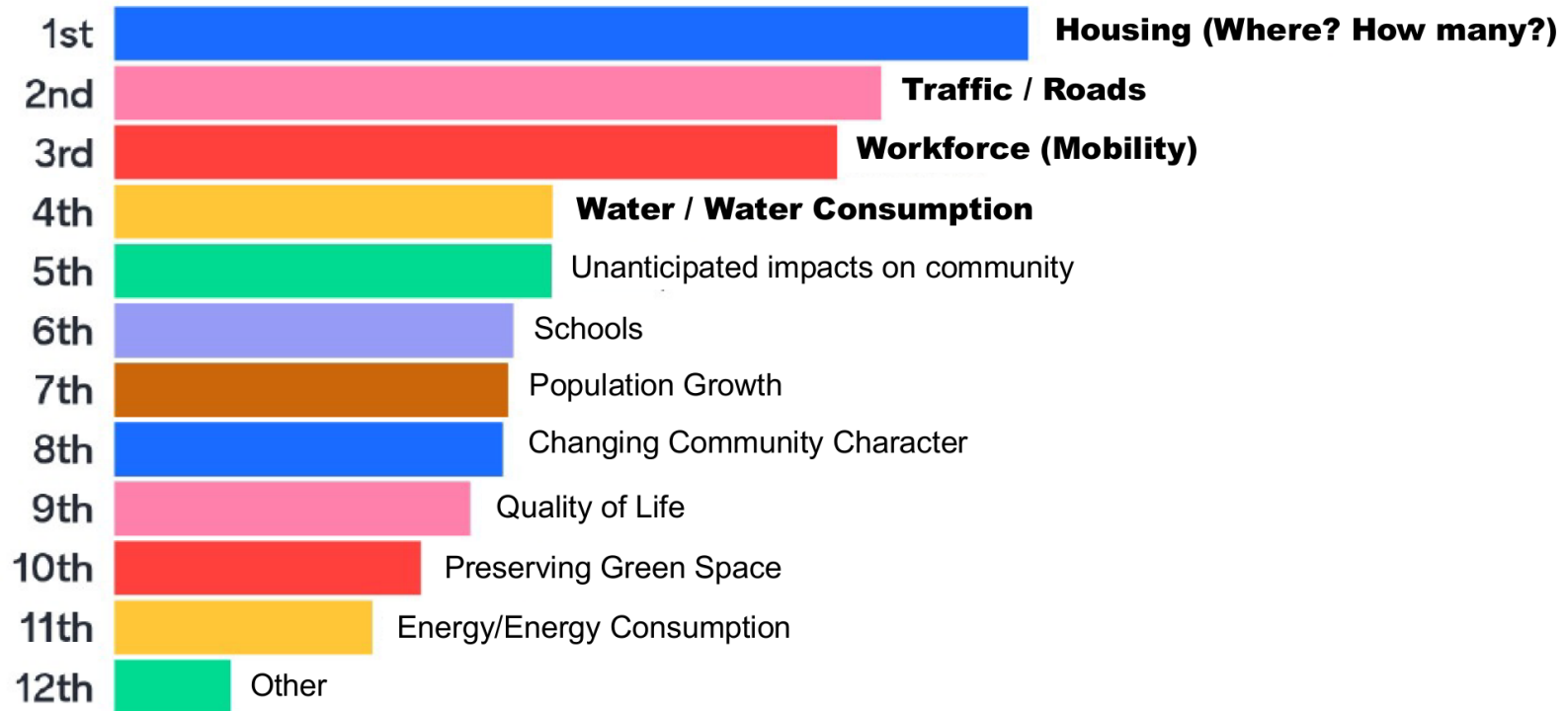
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## MAIN CONCERNS





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## CONCERNS

“I’m concerned that housing won’t be plentiful enough and I’ll be priced out of my own community.”

“Structural barriers in planning process, esp. for smaller jurisdictions.”

**HOUSING**

“We need to protect and integrate rural character into new development.”

“Too much suburban style development that hurts rural character.”

**RURAL CHARACTER**

“Roads are not designed to handle additional traffic.”

“So much to do on infrastructure, so little time.”

“We need transit options beyond simple buses, both regionally and statewide.”

**TRANSPORTATION**



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## CONCERNS

“Extreme demand on water is so concerning.”

“Need closed loop water system.”

**WATER**

“How can we get to zero carbon emissions?”

“We need to include more solar developments.”

**ENERGY**

“I’m worried that this opportunity will result in short-term pain for well-established regional companies trying to compete for talent.”

**TALENT**



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## REGIONAL COLLABORATION & SUPPORT

“I’m concerned about current lack of collaboration between area communities.”

“Unsure of how to take advantage of the opportunity.”

“How can we help communities evolve to allow needed changes to occur?”



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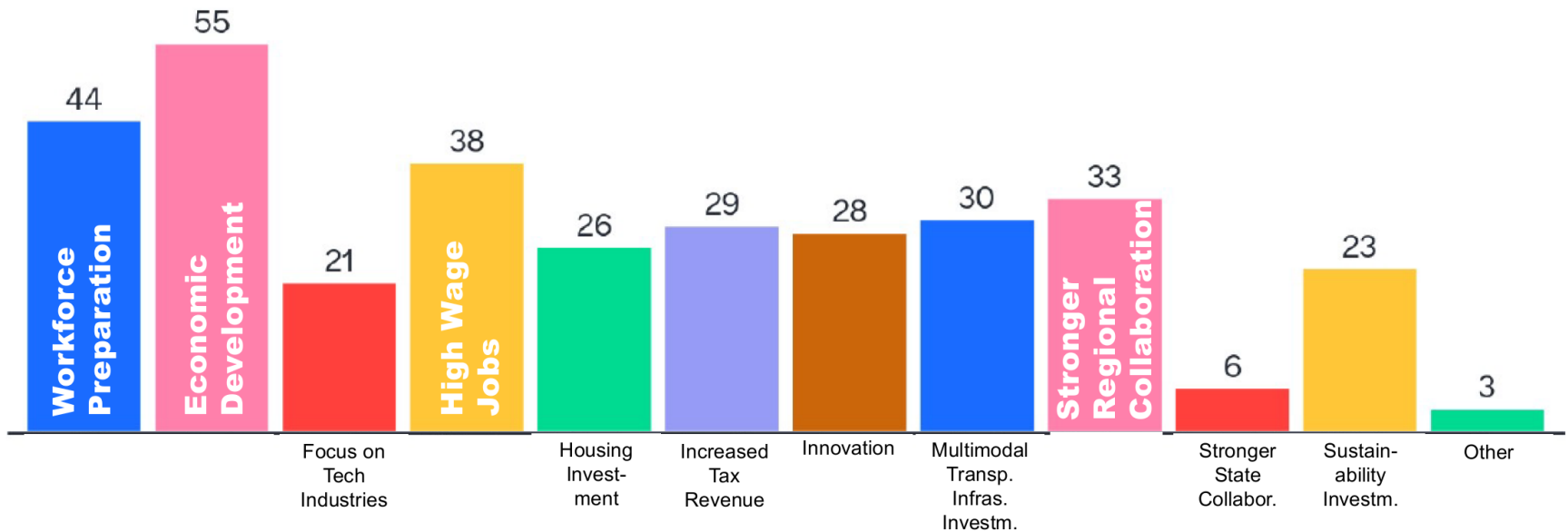
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## MAIN OPPORTUNITIES





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## OPPORTUNITIES

“Balancing growth and quality of life.”

**HOUSING**

“Doing housing in a connected community with farmland preservation.”

**RURAL CHARACTER**

“I’m excited for major investment in transit.”

“New interconnectivity between regions.”

**TRANSPORTATION**





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## OPPORTUNITIES

“Be a national example of how to grow sustainably with an eye towards inclusion.”

**SUSTAINABILITY**

“Create opportunities in the tech field for people of color.”

**TALENT**



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## REGIONAL COLLABORATION & SUPPORT

“Economic development cooperation will be very important.”

“How cool is it to work on a once-in-a-lifetime project?”



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## STRATEGIC RESPONSE (12 MONTHS)

### National Advisory Team

- Equity
- Housing
- Transportation
- Mobility Services
- Sustainability (Water & Energy)
- Workforce

### Local Consultancy

- Housing (TAP)
- Communications
- Digital Infrastructure
- Data

## REGIONAL COORDINATION & DEPLOYMENT (36 MONTHS)

All require: Need Assessment, Analysis, and Coordination

### Housing

- Attract innovation
- Support policy updates
- Assist with NIMBYism

### Infrastructure & Mobility

- Coordinate planning & construction
- PPP
- Attract funding

### Resource Consumption

- Water
- Energy
- Greenspace

### Workforce

- Coordinate w/ schools
- ID programs
- Promote



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## UPDATE REGIONAL INTEL LISTENING SESSION

Thea Ewing, Chief Regional Development Officer  
Kerstin Carr, Chief Regional Strategy Officer



MID-OHIO REGIONAL  
**MORPC**  
PLANNING COMMISSION

# What about Ashville?



# Ashville, Ohio



Village of Ashville

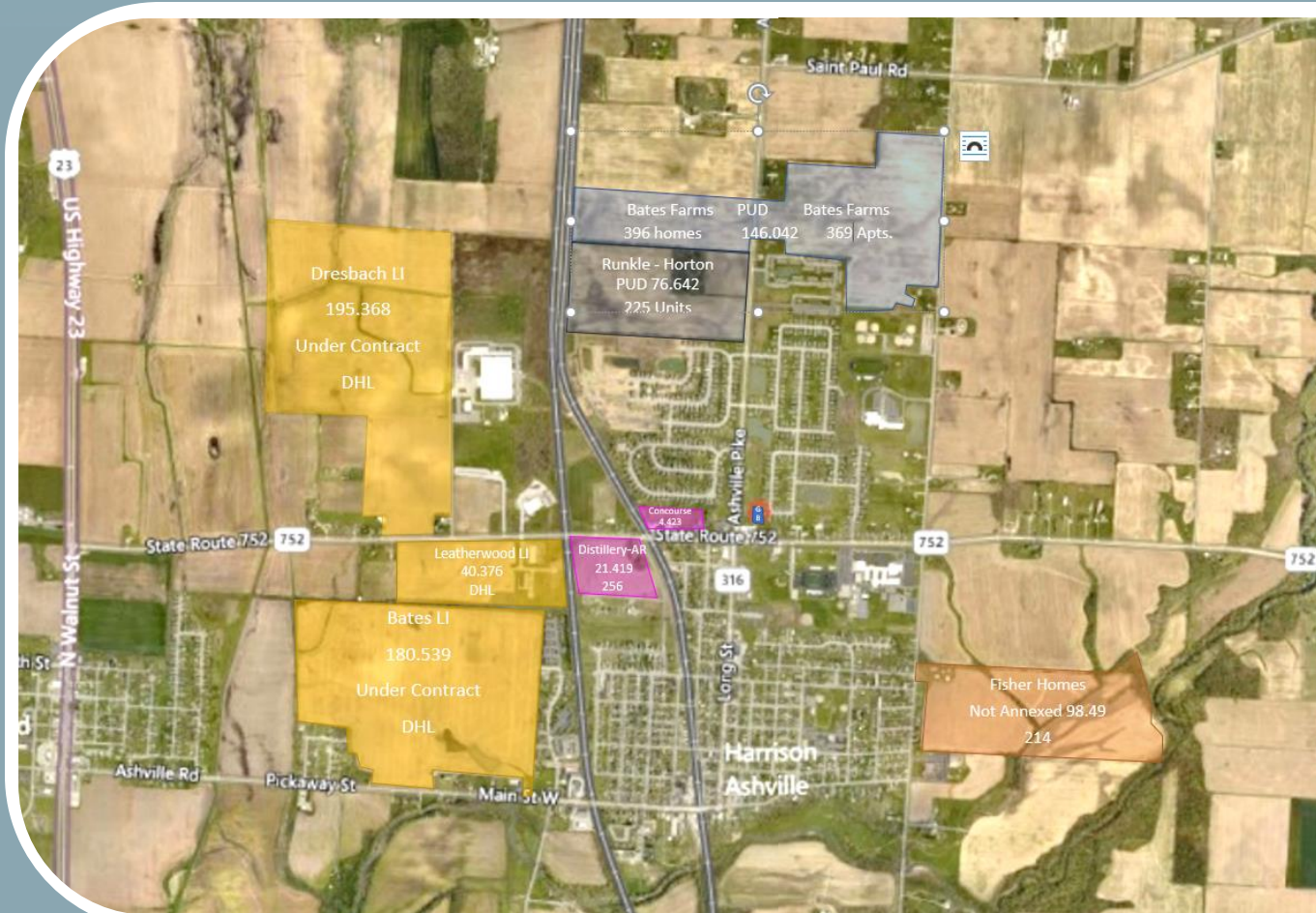
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- HARRISON TWP (KRAWAL COUNTY - OHIO)
- CEC Civil & Environmental Consultants, Inc.
- CONIE CONSTRUCTION COMPANY
- D.R. HORTON America's Builder
- DHL
- FARIS PLANNING & DESIGN
- FISCHER HOMES
- G2 PLANNING + DESIGN
- isaac wiles ATTORNEYS AT LAW
- JBM Development
- MARONDA Homes
- PICKAWAY COUNTY Visitors Bureau
- TEBBE CIVIL ENGINEERING, LLC
- AMERICAN STRUCTUREPOINT INC.
- VIKINGS
- WATCON CONSULTING ENGINEERS & SURVEYORS
- Toole & Associates
- The Montrose Group, LLC



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**Discussion Topic for Committee of the Whole  
December 13, 2021**



The Montrose Group, LLC

**ASHVILLE VILLAGE COUNCIL  
ECONOMIC DEVELOPMENT INCENTIVES**

Jamie Beier Grant

Nate Green



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Tax Increment Financing Districts

New Community Authorities

Downtown Redevelopment Districts

Community Reinvestment Areas

Discussion

**December 13, 2021**



AGENDA



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## Workforce housing

- Average salary at Rickenbacker is \$57,591
- Average Median Income in census tract 18140-39-129-0212.00 (north of 752) is \$70,454.
  - 80% AMI is \$56,363,20
  - 60% AMI is \$42,272
- Average Median Income in Pickaway County is \$83,900
  - 80% AMI is \$67,120
  - 60% AMI is \$50,340

- Median Gross Rent in Pickaway County is \$812(\$9,744)
  - Rent is 14% of AMI in census tract 18140-39-129-0212.00
  - Rent is 17% of 80% AMI in census tract 18140-39-129-0212.00
  - Rent is 23% OF 60% AMI IN in census tract 18140-39-129-0212.00
- Rent is 17% of average wage at Rickenbacker
- National average, rent is 29% of average wage





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[Pay Utility Bill Online](#)

Emergency alert ON



This webpage was created to connect you with the Village of Ashville on reporting items of interest. Click on Image

VILLAGE GOVERNMENT ▾

VILLAGE DEPARTMENTS ▾

SERVICES ▾

COMMUNITY & LINKS

HOW DO I...? ▾

Page 1 of 8

This page was developed to provide information on local government actions and projects.



[Next >](#)

## Article Index



<a href="#">Government News, Activities and Projects</a>
<a href="#">Joint Economic Development Districts (JEDDs)</a>
<a href="#">Cooperative Economic Development Agreement (CEDA)</a>
<a href="#">Strategic Land Use Plan for Harrison Township and Ashville</a>
<a href="#">Ashville Economic Development Initiatives</a>
<a href="#">Village Projects</a>
<a href="#">JEDD Audit Reports</a>
<a href="#">Rules of Council</a>
<a href="#">All Pages</a>



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## Strategic

## h 10, 2013



“SHAPING OUR FUT

North Gate  
Cooperative Economic Developme



STRATEGIC LAND USE

Final Plan and

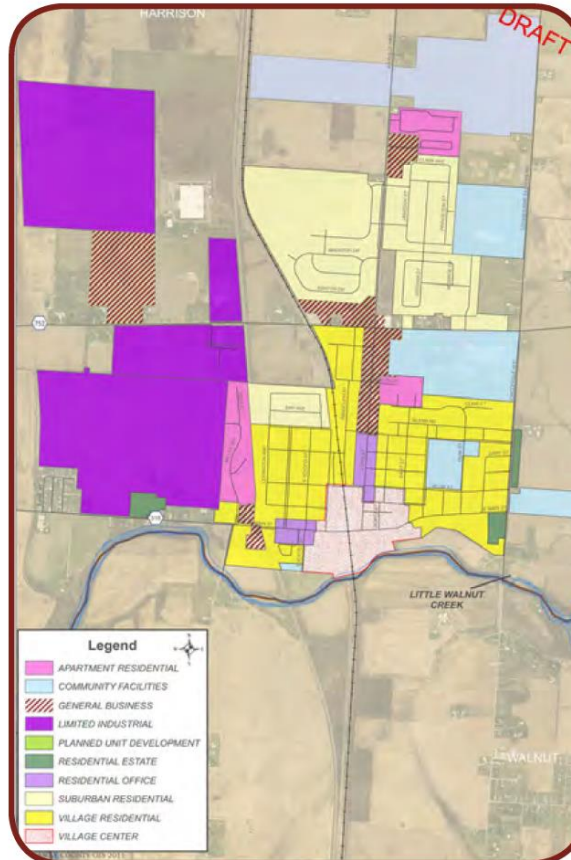


Fig. 3-19 - Village of Ashville Existing Zoning (Source: Pickaway County GIS)

- Agriculture, Preservation, & Recreation
- Agriculture, Recreation, & Commercial
- Agriculture & Low Density Residential
- Flex Industrial
- Warehousing & Logistics
- Industrial & Commercial Support
- Commercial Node
- Village Planning Boundary
- Proposed Roads

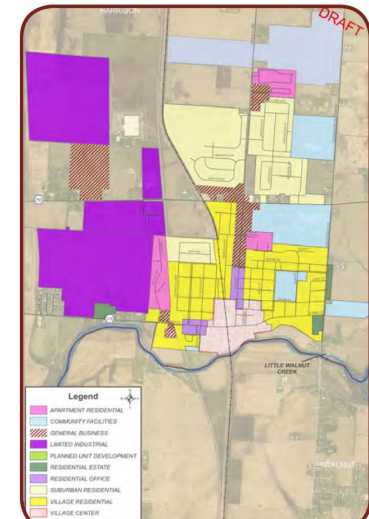
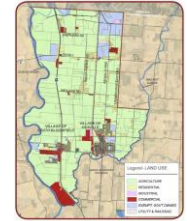


Fig. 3-19 - Village of Ashville Existing Zoning (Source: Pickaway County GIS)



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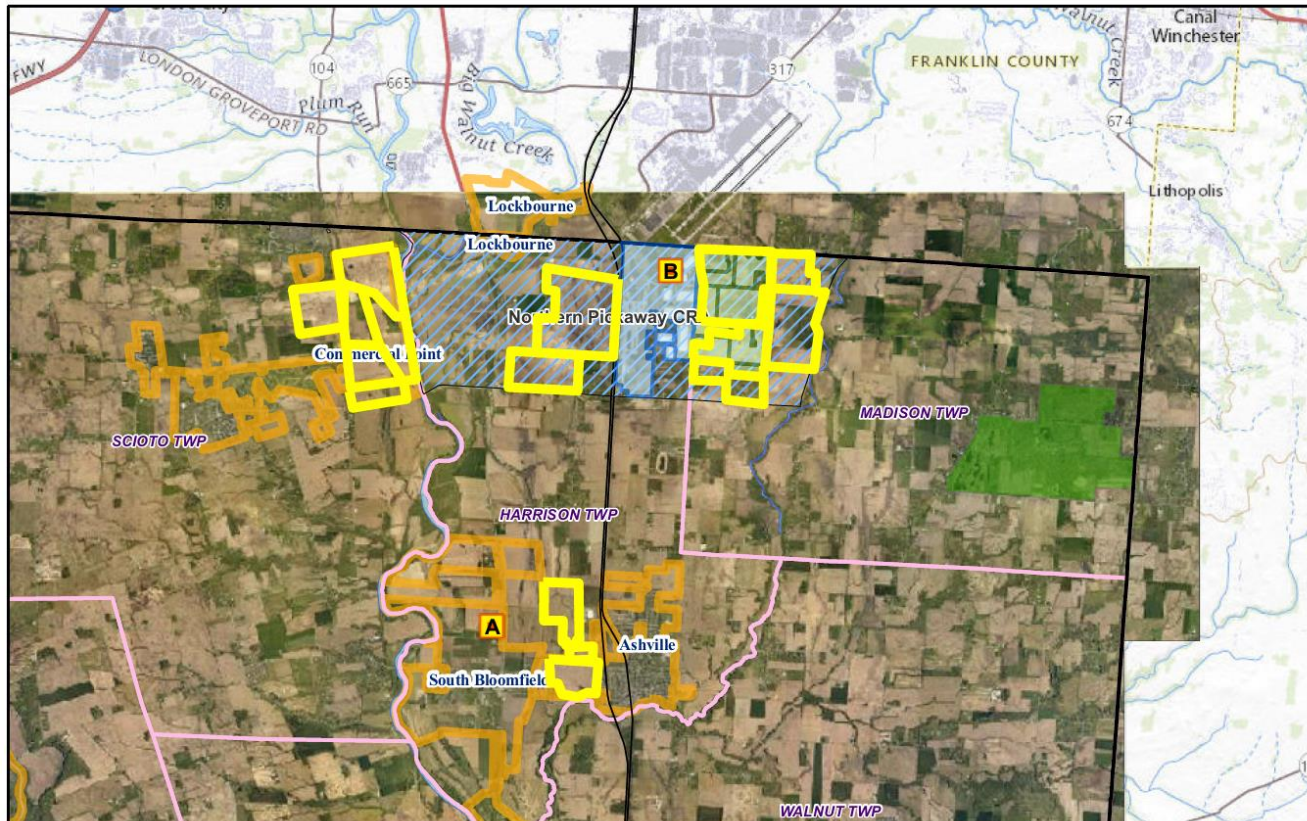
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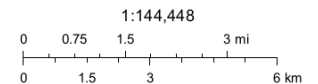


## Pickaway County, Ohio



10/7/2021, 3:22:27 PM

- Override 1
- TAX INCENTIVE FINANCE SITES
- Economic Areas - Harrison Twp JEDD
- Economic Areas - Madison Twp JEDD
- Economic Areas - Scioto Twp JEDD
- Economic Areas - Community Reinvestment Area (CRA)
- Railroad
- County
- Townships
- Corp Boundaries
- Water
- Parks



USGS The National Map: National Boundaries Dataset, 3DEP Elevation

Pickaway County GIS Dept.

DISCLAIMER: FOR REFERENCE ONLY - All data has been developed from public records that are constantly undergoing change and is not warranted for content, completeness or accuracy. Pickaway County does not warrant, guarantee or represent the data to be fit



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## Welcome to the September 28<sup>th</sup> Ashville



Planning & Zoning Meeting

### Planning & Zoning Board (PZB)/Technical Review Committee (TRC) Check List

On Date: \_\_\_\_\_ The Planning & Zoning Board authorized the following area of the TRC Committee:

- Planning & Zoning Inspector
- Building Inspector
- Engineer
- Service Department-Street
- Service Department-Stormwater
- Law Enforcement
- Green & Park Space
- Utility Department-Water
- Utility Department-Wastewater
- Urban Forestry
- Fire Department
- Community - Schools
- Community - Museum
- Community - Park District
- Community - Other

To Review the following application area: \_\_\_\_\_

- Concept Plan
- Preliminary Plat
- Final Plat
- Plan Unit Development (PUD)
- Construction Plan
- Development Plan
- Street Plan
- Other \_\_\_\_\_

Action Taken by TRC Member:

- Recommended
- Conditionally Recommended
- Not Recommended





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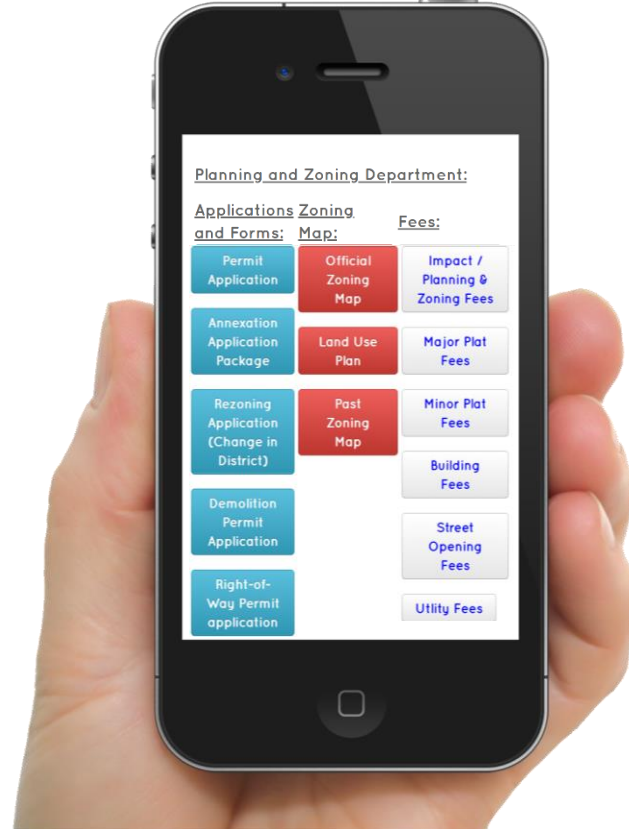
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# New Planning & Zoning Webpage Design





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# *Village of Ashville's* **Water Processing Facility Project**



*Ashville, Ohio*

Founded 1882





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Projected Water Needs for Village of Ashville  
Date: 1/24/22

Development Name:	Additional Units		Yearly Impact		Assumptions:											Additional Gallons			
	Homes [3.5 g/unit]	Duplex [3.0 g/unit]	# of Units	Usage [Additional Gallons Per Day]	- Usage 100 gcpd - City of Columbus Sanitary Design Manual Densities											Homes [3.5 g/unit]	Duplex [3.0 g/unit]		
	Apartment [2.7 g/unit]	Commercial [As listed]			2022	2023	2024	2025	2026	2027	2028	2029			Commercial [As listed]	Total			
<b>Ashton Crossing - Section 3</b>	68		32	11,200	36	12,600										23,800			
<b>Walnut Mill - Section 1, Part 1 [Runkle Property]</b>	26				20	7,000	6	2,100								9,100			
<b>Walnut Mill - Section 1, Part 2</b>	52						52	18,200								18,200			
<b>Walnut Mill - Section 2</b>	90						72	25,200	18	6,300						31,500			
<b>Walnut Mill - Section 3</b>	57								47	16,450	10	3,500				19,950			
<b>Bates Farms</b>	396						32	11,200	73	25,550	76	26,600	76	26,600	75	26,250	64	22,400	138,600
	369								120	32,400	120	32,400	129	34,830					99,630
<b>The Distillery Apartments</b>	256		36	9,720	180	48,600	40	10,800											69,120
<b>Hedges Development ~ Fischer Homes</b>	160				20	7,000	55	19,250	25	8,750	31	10,850	29	10,150					56,000
	54								30	9,000	24	7,200							16,200
<b>DHL</b>																			
						20,000		20,000		20,000									80,000
<b>Totals: [Units]</b>	1,528		68		256		185		320		316		244		75		64		562,100
<b>Totals: [Gallons]</b>				20,920		95,200		81,550		120,900		109,800		85,080		26,250		22,400	562,100
<b>Cumulative Totals:</b>			68	20,920	324	116,120	509	197,670	829	318,570	1,145	428,370	1,389	513,450	1,464	539,700	1,528	562,100	



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## Public Hearings & Project Information Page



**No hearing (s) scheduled at this time**

Click on project name to the right for information about that development

# 7 Public Hearings

Location: 200 East Station Street, Ashville, Ohio - Council Room  
Click on this page for all public hearing & development information



The Distillery  
Apartments





Ashville, Ohio



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# Public Hearing & Project Information Page

## FEBURARY 22, 2022 PUBLIC HEARING

## Article Index

This page was established for two purposes;

- to provide notification about date, time, and place of a public hearing. Also, to provide informaton concerning the public hearing.
- to provide on going project informaton on commercial and residential development. That informaton can be accessed by clicking on the developers name to the right.

PLANNING & ZONING FEBRUARY 22, 2022 6:30 PM FOR:

- Bates Farms Planned Unit Development (PUD) Preliminary Plan

- [Legal Discription](#)
- [Neigbor List for D1300400000100](#)
- [Maronda Asvhille Bates PUD Text](#)
- [314502-CV02 Bates Farm Preliminary Plan-Plat 20211109](#)
- [Maronda Ashville Traffic Study](#)
- [Rezoning Application](#)

- The Distillery Preliminary Plan

- [Preliminary Development Plan \(1-3-2022\)](#)

<a href="#">Public Hearing Information Page</a>
<a href="#">General Information Page</a>
<a href="#">DHL Limited Industrial District Development</a>
<a href="#">D.R. Horton's PUD Development Walnut Mills</a>
<a href="#">Fisher Homes Residential Development</a>
<a href="#">Maronda Homes Residential Development</a>
<a href="#">Scott &amp; Larry Wills AR Development The Distillery Apartments</a>
<a href="#">All Pages</a>



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- Viking Festival
- Ashville Developments update
- Legislation
- Streets during bad weather events
- TV Field House open to community
- Police Report.

February 28, 2022
The Friendly Community Newsletter
Volume 20, Issue 2

**Founded 1882**

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**Email:** [ashvilleohio@ashvilleohio.gov](mailto:ashvilleohio@ashvilleohio.gov)  
**Emergency Contact Numbers:**  
 Police Department 911 Street Department 740/601-5650  
 Utility Department Water 614/214-9223 Sanitary 740/402-9875

**The Mayor's Column: Viking Festival Returns**

I am very pleased to inform you that the Viking Festival is returning for 2022. It was suspended to protect people during the Covid 19 Pandemic. While the pandemic is still with us many things have changed to allow our community to resume this event and many other activities. Nancy Vallette in the Circleville Herald indicated many events are returning, including ven-

**Where to get information**  
 Ashville has a website: [www.ashvilleohio.gov](http://www.ashvilleohio.gov). The third banner about the Viking Festival and things have changed to allow our community to resume this event and many other activities. Page: <https://www.facebook.com/Ashville-Viking-Festival-16505190188608/>  
 More information in next Month's Newsletter.

**The Legislative Corner**

This section provides the title to Ordinances and Resolutions being considered by Village Council. To read the entire text go to our website. Enacted legislation will be found under "Village Government"; and Legislation that is being considered can be found under "Village Council-Agenda".

- Ordinance 2022-04 An Ordinance to Make Permanent Appropriations for The Current Year's Expenses and Other Expenditures of the Village of Ashville, State of Ohio, Based upon the Amended Certificate of Resources Issued by the Pickaway County Budget Commission for the Fiscal Year Ending December 31, 2022, and Declaring an Emergency.
- Resolution 04-2022 A Resolution Authorizing and Directing the Village Administrator and Fiscal Officer to Execute A Payment Processing Cloud Agreement with InvoiceCloud and Declaring an Emergency.
- Resolution 05-2022 A Resolution Authorizing the Village Administrator and Fiscal Officer to Amend and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program (s) and to Execute Contracts as Required.
- Resolution 06-2022 A Resolution that Approves the Use of Coronavirus Aid, Relief, and Economic Security Act, 116 Public Law 136, CARES Act and to Execute Contracts as Required.

**IMPORTANT NOTICE**

Daylight Saving Time begins at 2:00 a.m. local time on Sunday, March 13<sup>th</sup>. Turn your clocks ahead one hour. Daylight Saving Time gives us the opportunity to enjoy sunny summer evenings by moving our clocks an hour forward in the spring.

**Update on last month's "The Mayor's Column—Significant Announcement"**

Last month's article about DHI, D.R. Horton's Walnut Mill, Fisher Homes, Maronda Home's Bates Farm, The Distillery Apartments inspired both conversation and questions. This is a follow-up to answer some of those inquiries. While the total number of possible residential units being planned are almost 1,500 units, this will not happen in one year. Ashton Crossing is a 232 single family home development that began selling homes in 2008 and now is finishing in 2022/23, an average of 15.5 per year. This subdivision began planning in 2005. The number of home permits has been between 20 and 31. An analysis of the building schedule for all developments reflect an optimistic building schedule from 2023 until 2029. The Village Engineer expects the following dates to be pushed back one to two years. It is a good idea to provide you what information we have and we can provide updates with new data. Ashton Crossing is expected to build 32 in 2022. In 2023, 3 developers project 292 units. In 2024, four developers project 185. In 2025, three developers project 320 units. In 2026, three developers project 316. In 2027, three developers project 244. In 2028, one developer projects 75. In 2029, one developer projects 64 units.

The gap of time from now until 2023/24 is for the construction of infrastructure: roads, water, sanitary, and storm. Most of 2022 will be used for preliminary and final plan design and approval processes. During that process there will be public hearings. Our website will be used to announce those hearing and to communicate information. To the right is a sample of the banner to access information. This banner and the information on the webpage will be updated through the development of these projects and how they progress through the Planning & Zoning and Village Council process.

DHI is in a Limited Industrial District, Chapter 1157. It has just begun the process as a permitted use of the property, Chapter 1157.02(b) following development standards found in Chapter 1157.04, 1173 and 1131.02(g). More information to come since they have presented a concept plan.

**Public Hearings & Project Information Page February 22<sup>nd</sup> Meetings**

Bates Farms Preliminary Plan

• The Distillery Preliminary Plan

Planning & Zoning Board February 22<sup>nd</sup> @ 6:30 pm  
 Location: 200 East Station Street, Ashville, Ohio - Council Room  
 Open on Wed 2/23 at 6:00am at Ashville, Ohio - Council Room

**ASHVILLE VISION STATEMENT**

Remembering our rural heritage, Ashville will be a vibrant and friendly community, offering an enhanced quality of life achieved through planning, progress and collaboration.

It will be a welcoming place where people want to live and businesses prosper.

**Next Month....**

	Inside this issue:	
• Viking Festival	Snow & Ice Removal	2
	Police Report	2

Volume 20, Issue 2

## Seasonal Advice from the Service & Police Department

We have had a back and forth winter thus far. One day is 50 to 60 degrees followed by snow, ice, and 20 degrees. It seems a good time to do an annual reminder about street, driveways, and sidewalks during these weather events.

Most of this is covered by Village Ordinances, Chapter 351.14 Snow Removal Policy. The goal of the service department is to maintain the safe flow of traffic. The crews work many different hours as needed for snow plowing and salt application.

The other secondary benefit from going curb to curb would be more mail boxes would be cleared. On the other side of this issue, sidewalks located close to roadways may have snow blown onto them. The bottom line to all of this process, as snow is plowed and ice removed there needs to be a place for it to go.

You can help the service department during sleet, hail, ice, and snow removal. This can only be done if cars are not parked along the curb. Please remove car (s) to an area that has been plowed. They can be returned once plowed. Main and secondary roads are given first priority for plowing and salting to assure emergency accessibility and to ease traffic congestion. Residential streets are plowed afterwards.

- \* Primary Streets = Main, Long, Station, Ordeville Ave., & State Route 752.
- \* Secondary Streets = Jefferson, Miller, Scioto, Cromley, East, Powell, Randolph, Walnut, Plum and Park. After primary and secondary roads are cleared all remaining streets in

Ashville are done. That happens as a part of the process.

**Parking Ban** - Parking is prohibited in Village Center District when snow has accumulated to a depth of two (2) inches. Signs are posted in these designated areas. This has not been enforced but because of recent snow and ice falls that action is also being reconsidered. This is to provide you notice that if these circumstances arise and a vehicle is in these areas, there is a good chance the vehicle will be towed.

Property owners are responsible for snow and ice removal from sidewalks in front of their property. Depositing of snow or ice onto any public street or sidewalk is prohibited. Snow must be kept on the property it falls. Snow from your driveway may not be taken across the street. Also, please keep fire hydrants and storm sewer drains clear.

If you need the Service Department, call 983-6367 and ask for Greg Sturgill. He is our Chief of the Service Department and he will return your call. (We would like to call your attention to pot holes. If you happen to see them, please call 983-6367). Potholes will increase as a consequence of salt.

**We thank the dedicated drivers for working long cold hours to make our streets safer to drive.**

**2022 Monthly & YTD Activity Report**

The information below can be viewed as a pdf with larger text at [www.ashvilleohio.gov](http://www.ashvilleohio.gov) under Community & Lives "Newsletters"

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Projection	Ave	Mean Measure
Incident Report	87												87	1,044	87.00	87.00
Criminal Arrest/Charges Filed	9												9	108	9.00	9.00
Warrant Served/Arrests	1												1	12	1.00	1.00
Traffic Citations	45												45	540	45.00	45.00
Parking Tickets	0												0	0	0.00	0.00
Warning Citations	65												65	780	65.00	65.00
Crash Reports	1												1	12	1.00	1.00
Code Violations	2												2	24	2.00	2.00
Patrolled Miles	7,440												7,440	89,280	7,440.00	7,440.00
Reserve Unit Hours	49.25												49.25	591	49.25	49.25

**TV Field House**  
 WALKING TRACK, BASKETBALL ARENA, COMMUNITY WORKS

Mon-Sat: 9 AM-Noon & Mon-Fri: 6-9 PM

**Police Department Village of Ashville**

**2022 Monthly & YTD Activity Report**

The information below can be viewed as a pdf with larger text at [www.ashvilleohio.gov](http://www.ashvilleohio.gov) under Community & Lives "Newsletters"



# Ashville, Ohio



Village of Ashville

P.O. Box 195

200 East Station Street

Ashville, OH 43103

Office: 740/983-6367 • Fax: 740/983-4703

Website: [www.ashvilleohio.gov](http://www.ashvilleohio.gov)



January 28, 2022

The Friendly Community Newsletter

Volume 20, Issue 1



**Village of Ashville**  
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 200 East Station Street  
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**Emergency Contact Numbers:**  
 Police Department 911 Street Department 740/601-5650  
 Utility Department Water 614/214-9233 Sanitary 740/402-9875



## The Mayor's Column - Significant Announcement

At the January 24, 2022 Village Council Meeting a significant announcement was made and updates on the status on development projects in the Village of Ashville. I think it is vital that we keep you informed about what is going on now and what events that will end up having a momentous impact on our future.

**DRI Concept Plan Presented**  
 Steve Hess, Vice President Real Estate Development Americas Lead and Jason Stevens, Preconstruction Engineer presented the concept plan for DRI. This included:

- 4,000,000 to 5,000,000 square feet distribution warehousing on approximately 400 acres.
- Employees 600 to 1,500
- Projected seven buildings
- Connector between 316 and 752
- Buffers between residential & development

**Fisher Homes** is requesting to annex 58 acres into the Village. The development is on the outside of Viking Way. They are indicating 214 homesites.

**Larry and Scott Willis** have presented The Distillery Apartment. Preliminary plans call for eleven to twelve buildings on 21 acres located on the southeast of 752 between Norfolk and CSX Railroad. That Preliminary Plan shows 256 units between 1 and 3 bedrooms.

There is another 50 unit apartment developer that considering submitting a plan or rezoning.

There are currently five planned developments plans at different P & Z stages. You can see some of those stages by review "The Legislative Corner". All those items were approved by Village Council. The following is a summary of the status of these undertakings:

- Ashton Crossing is completing the last section of a 232 home site in a Suburban Residential Development or about 35 units.
- Walnut Mill is just north of Ashton Crossing. It is a Planned Unit Development (PUD) being built by DR Horton. They plan on approximately 206 **DR Horton** homesites on 77 acres.
- Marcoda Homes (Bates Farms) north of the Runkle property on both sides of Long Street to Lockwood East is planning 396 homesites on 146 acres. As a PUD they are recommending 369 apartments on the eastside.

**What this Means?**

- There are about 851 single family homesites being planned or now approved.
- There are 54 Paired Patio homesites
- There are about 556 to 646 multifamily units (apartments) planned.
- Limited Industrial Development (warehousing) providing 600 to 2,500 jobs.

**Where to get information**  
 Ashville has a website: [www.ashvilleohio.gov](http://www.ashvilleohio.gov). As these projects move through the system you will be able to find information on the:

- The Village Council Agenda
- The Planning & Zoning Board Agenda
- The Village Government Ordinance Page

A good page to get all information at one time will be the "Public Meeting" webpage. It will always be the second banner through 2022. More information about the changes in future Newsletters.



## The Legislative Corner

This section provides the title to Ordinances and Resolutions being considered by Village Council. To read the entire text go to our website. Enacted legislation will be found under "Village Government", and legislation that is being considered can be found under "Village Council—Agenda".

- Ordinance 2022-01 to Accept the Citron Brothers Land LLC landowners (hereinafter referred to as "Landowner") and Larry & Scott Willis (hereinafter the "Developer") Application for Annexation by the Landowner and Developer, Et Al for Annexation of Certain Territory Containing 21419 +/- Acres in the Harrison Township, County of Pickaway, State of Ohio to the Village of Ashville and Declaring an Emergency.
- Ordinance 2022-02 for the Rezoning of One Hundred Forty Six Polk Zero-Four-Two (146-042) of Land Owned by Bates Real Estate, LLC Within the Village of Ashville to Planned Unit Development.
- Ordinance 02-203 Authorizing the Village Administrator and Fiscal Officer to Execute a Personal Service Agreement for Legal Services with Isaac Wiles & Burkholder, LLC, and Declaring an Emergency.
- Resolution 02-202 Authorizing the Village Administrator and Fiscal Officer to Submit an Application to the Ohio Department of Transportation (ODOT) for their Transportation Alternatives Program (TAP).
- Resolution 02-202 Authorizing and Directing the Village Administrator and Fiscal Officer to Execute Another Sewer Service Development Agreement with D. B. Horton and Declaring an Emergency.
- Resolution 02-202 Authorizing and Directing the Village Administrator and Fiscal Officer to Execute A Water Modeling Agreement with Tobeck Call and Declaring an Emergency.

**Reminder**  
 The Village Office will be closed on February 21<sup>st</sup> for President's Day. We will open on February 22<sup>nd</sup> at 8:00 am. Trash & Recycle pick-up will be on Monday, February 21<sup>st</sup>.

**Ace Hardware Ashville**  
 Every Sunday 12:00PM-5:00PM  
 This will be starting February 6<sup>th</sup>  
 For more information go to: <https://www.facebook.com/AshvilleAceHardware/> or <https://www.schmidtshaus.com/sausage-truck/>

**Real German Food.**  
**Renewal of Alarm Permits go to: www.ashvilleohio.gov**  
**Go to Village Departments "Police"**  
**This is due the beginning of each year.**

**ASHVILLE VISION STATEMENT**  
 Remembering our rural heritage, Ashville will be a vibrant and friendly community, offering an enhanced quality of life achieved through planning, program and collaboration. It will be a welcoming place where people want to live and businesses prosper.

Volume 20, Issue 1

## Update on Recycle and Refuse Eco-O-Ashville

This article is about recycle/refuse data from 2015 through 2021 and monthly for 2021. Displayed in the below tables are averages, means, and yearly totals. Two important numbers can be seen in the tables. First, recycling has increased over 300% since 2015. Second, refuse quantity has actually decreased from 2020 while the population of Ashville increased. This is a positive trend. Recycling remains at 12% of the total. A good objective would be a drop in refuse. With an increasing population, Ashville can increase recycling and decrease landfill refuse. Celebrate the good news of the recycling trend in Ashville.

DESCRIPTION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG/MO	MEAN/MO
TRASH	134.59	115.11	106.87	159.60	181.29	198.01	158.98	194.36	156.06	151.38	198.09	181.93	1,936.27	161.36	159.29
RECYCLE	20.88	14.63	13.83	19.38	22.05	28.37	23.65	27.33	19.42	18.05	26.60	22.15	267.24	21.44	21.37
TOTAL	155.27	129.74	120.80	178.98	203.34	226.38	182.63	221.69	175.48	170.43	224.69	204.08	2,203.51	182.79	180.61

YEAR	TONNAGE	2015	2016	2017	2018	2019	2020	2021
DESCRIPTION	TOTAL	AVG/MO	TOTAL	AVG/MO	TOTAL	AVG/MO	TOTAL	AVG/MO
TRASH	1,267.28	115.21	1,798.65	149.89	1,946.68	162.22	1,874.38	156.20
RECYCLE	78.28	6.52	101.23	8.44	131.03	10.92	207.87	17.32
TOTAL	1,267.28	115.21	1,798.65	149.89	1,946.68	162.22	1,874.38	156.20
ACCOUNTS	1,266.00	1.50%	1,358.00	1.79%	1,338.00	2.29%	1,387.00	3.66%

Now lets see if we can increase our efforts in less refuse. Some of the things in refuse may be to people working home. Most of that work material—paper, cardboard, plastic, and glass can be recycled. Put a recycle container next to your desk. Once filled empty it into the red totter that was provided by Local Waste Services. Help our planet and save money. It cost less to recycle!



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## Two New Council Members Matt Scholl and Steve Welsh Taking the Oath of Office by Mayor Charles Wise

On January 3, 2022 Mayor Charles Wise gave the Oath of Office to Matt Scholl and Steve Welsh. They were elected to a four year term on November 2, 2021.

Council Member Scholl stated, "I feel being a part of village council is a great Honor and Privilege. I've been a firefighter/Paramedic since 2012 serving the public and community I work in. Being on council and working for the community is another way to give back to the community where I live. All roles of council are important to help set the community going in the right direction.

Council Member Welsh stated, "I worked in the Ashville Utility Department for six (6) years and was a Fire-Fighter/Paramedic for Harrison Township Fire Department for nineteen (19) years. I also served on the Board of Public Affairs and Ashville Council years ago. I served in the US Army and the Ohio Army National Guard in Supply. I recently retired after thirty (30) years of service with the Millfin Township Division of Fire in Galena and was the Fire Marshal. I feel serving on the Board and Council helps me understand the current issues in our village and understand any problem that arises in the operation of the village".



## 2021 Monthly & YTD Activity Report

The information below can be viewed as a pdf with larger text at [www.ashvilleohio.gov](http://www.ashvilleohio.gov) under Community & Links "Newsletter"

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Precedent	Ass	Mean
Accident Report	16	86	133	109	123	97	168	171	136	124	126	140	1,403	1,176	17.67	16.50
Criminal Arrest/Charges Filed	1	10	25	30	17	22	29	11	11	13	24	2	212	172	17.67	16.50
Minor/Severe Injuries	1	5	5	4	1	5	5	1	1	1	1	3	36	36	3.00	3.00
Traffic Citations	17	13	42	21	26	42	65	41	51	15	17	5	375	375	31.25	30.50
Building Permits	0	2	2	2	2	2	2	2	2	2	2	2	20	20	1.67	1.67
Warning Citations	0	10	45	30	43	46	76	48	65	28	28	14	501	501	41.75	40.50
Crash Reports	5	4	7	3	5	5	5	2	7	6	4	5	56	56	4.67	4.50
Code Violations	4	2	2	3	3	5	3	0	4	8	0	0	40	40	3.33	3.00
Parish/Rel Mile	8,008	7,466	9,184	7,962	8,020	8,363	8,141	8,498	7,707	7,817	7,887	6,961	94,780	94,780	7,897.50	7,897.50
Reserve Fuel Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Total	Precedent	Ass	Mean
General Revenue Fund Total	1,085,915.11	1,181,000.00	1,300,000.00	1,208,000.00	1,211,000.00	1,250,000.00	1,250,000.00	1,250,000.00	1,250,000.00	1,250,000.00	1,250,000.00	1,250,000.00	13,500,000.00	13,500,000.00	1,125,000.00	1,125,000.00
Revenue Tax	503,000.00	510,000.00	520,000.00	530,000.00	540,000.00	550,000.00	560,000.00	570,000.00	580,000.00	590,000.00	600,000.00	610,000.00	6,200,000.00	6,200,000.00	516,666.67	516,666.67
Police Expense 1000-310	50,000.00	52,000.00	54,000.00	56,000.00	58,000.00	60,000.00	62,000.00	64,000.00	66,000.00	68,000.00	70,000.00	72,000.00	700,000.00	700,000.00	58,333.33	58,333.33
Police Expense 1000-310	571,915.11	581,000.00	590,000.00	599,000.00	608,000.00	617,000.00	626,000.00	635,000.00	644,000.00	653,000.00	662,000.00	671,000.00	6,800,000.00	6,800,000.00	566,666.67	566,666.67
Percentage of General Fund	10.38%	10.27%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%	10.20%
Percentage of Income Tax	46.46%	42.72%	40.00%	43.20%	44.60%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%	44.00%

Village Council Meetings Every 1st and 3rd Monday Time: 6:30 pm  
 Council Committee Meetings Every 2nd Monday at 6:30 pm  
 - Holiday Mondays will move the meeting forward by one week

**Next Month...**  
 • **Viking Festival**  
 • **Recycling in Ashville & Police Report**

**Next Month...**  
 • **New Council Members**  
 • **Recycling in Ashville & Police Report**



# Ashville, Ohio



Village of Ashville

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## Project Status Tracking & Revenue Impact

To be completed by: Franklin Christman and Adam Trimmer

Development	Acres	Units	Projected Income Tax	Projected Stormwater	Projected Water	Projected Wastewater	Projected Debt Service	Water Capacity Fee	Wastewater Capacity Fee	Building Department	Planning & Zoning	Impact	Greenspace	Property Tax	Sub-total	TIF	Community Development Authority	Grand Total	
1 Rumpke-Horton	76.54	225	\$180,000.00	\$8,100.00	\$43,200.00	\$86,400.00	\$86,400.00	\$972,000.00	\$1,248,750.00	\$146,250.00	\$326,250.00	\$157,500.00	\$56,250.00	\$22,725.00	\$3,311,100.00	\$0.00		\$3,311,100.00	
2 Bates Farms Housing	146.042	396	\$316,800.00	\$14,256.00	\$76,032.00	\$152,064.00	\$152,064.00	\$1,710,720.00	\$2,197,800.00	\$257,400.00	\$574,200.00	\$277,200.00	\$99,000.00	\$39,996.00	\$5,827,536.00	\$0.00		\$5,827,536.00	
2 Bates Farms Apartment	146.042	369	\$295,200.00	\$13,284.00	\$70,848.00	\$141,696.00	\$141,696.00	\$1,594,080.00	\$2,047,950.00	\$239,850.00	\$535,050.00	\$258,300.00	\$92,250.00	\$37,269.00	\$5,430,204.00	\$0.00		\$5,430,204.00	
4 Concourse LLC	4.423	90	\$72,000.00	\$3,240.00	\$17,280.00	\$34,560.00	\$34,560.00	\$388,800.00	\$499,500.00	\$58,500.00	\$130,500.00	\$63,000.00	\$22,500.00	\$9,090.00	\$1,324,440.00		\$0.00	\$1,324,440.00	
5 Wills-Clifton	20.882	278	\$222,400.00	\$10,008.00	\$53,376.00	\$106,752.00	\$106,752.00	\$1,200,960.00	\$1,542,900.00	\$180,700.00	\$403,100.00	\$194,600.00	\$69,500.00	\$28,078.00	\$4,091,048.00		\$0.00	\$4,091,048.00	
5 Aurthur-Fisher	20.882	250	\$200,000.00	\$9,000.00	\$48,000.00	\$96,000.00	\$96,000.00	\$1,080,000.00	\$1,387,500.00	\$162,500.00	\$362,500.00	\$175,000.00	\$62,500.00	\$25,250.00	\$3,679,000.00		\$0.00	\$3,679,000.00	
4 Bates LI	4.423	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
6 Dresbach LI	195.358	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
6 Leatherwood LI	195.358	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
7 Savings Bank	1.832	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
8	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
9	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	
<b>Total</b>	<b>0</b>		<b>\$1,286,400.00</b>	<b>\$57,888.00</b>	<b>\$308,736.00</b>	<b>\$617,472.00</b>	<b>\$617,472.00</b>	<b>\$6,946,560.00</b>	<b>\$8,924,400.00</b>	<b>\$1,045,200.00</b>	<b>\$2,331,600.00</b>	<b>\$1,125,600.00</b>	<b>\$402,000.00</b>	<b>\$162,408.00</b>	<b>\$23,663,328.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>\$23,663,328.00</b>

## Project Status Tracking & Expense Impact

To be completed by: Franklin Christman and Adam Trimmer

Development	Current Zone	New Zoning	Acres	Units	Projected General Fund	Projected Service	Projected Highway	Projected Motor Vehicle	Projected Water Operations	Projected Wastewater Operations	Projected Wastewater Debt Service	Projected Water Capacity	Projected Wastewater Capacity	Projected Stormwater	Projected Balance	Grand Total
1 Rumpke-Horton	NA	PUD	76.54	225	\$128,253.70	\$8,006.72	\$734.38	\$3,871.63	\$23,955.76	\$64,742.95	\$25,946.13	\$5,184.48	\$4,389.41	\$5,447.12	\$3.73	\$270,837.56
2 Bates Farms Housing	RE	PUD	146.042	396	\$225,726.52	\$14,091.82	\$1,292.51	\$6,814.07	\$42,162.14	\$113,947.59	\$45,665.19	\$9,124.69	\$7,725.37	\$9,586.94	\$6.56	\$476,685.44
2 Bates Farms Apartment	RE	PUD	146.042	369	\$210,336.07	\$13,131.01	\$1,204.38	\$6,349.48	\$39,287.45	\$106,178.44	\$42,551.66	\$8,502.55	\$7,198.64	\$8,933.28	\$6.11	\$444,194.12
4 Concourse LLC	GB	PUD	4.423	90	\$51,301.48	\$3,202.69	\$293.75	\$1,548.65	\$9,582.31	\$25,897.18	\$10,378.45	\$2,073.79	\$1,755.77	\$2,178.85	\$1.49	\$108,308.83
5 Wills-Clifton	NA	AR	20.882	278	\$158,464.58	\$9,892.74	\$907.37	\$4,783.62	\$29,598.68	\$79,993.51	\$32,057.89	\$6,405.72	\$5,423.37	\$6,730.22	\$4.60	\$334,561.17
5 Aurthur-Fisher	NA	?	20.882	250	\$142,504.11	\$8,896.35	\$815.98	\$4,301.81	\$26,617.51	\$71,936.61	\$28,829.04	\$5,760.54	\$4,877.13	\$6,052.36	\$4.14	\$300,866.46
4 Bates LI	LI/GB/S	R	4.423	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.42
6 Dresbach LI	LI	LI	195.358	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.36
6 Leatherwood LI	LI	LI	195.358	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.36
7 Savings Bank	GB/HC	GB/HC	1.832	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.83
8			0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9			0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>			<b>0</b>		<b>\$916,586.47</b>	<b>\$57,221.33</b>	<b>\$5,248.36</b>	<b>\$27,669.26</b>	<b>\$171,203.85</b>	<b>\$462,696.29</b>	<b>\$185,428.35</b>	<b>\$37,051.76</b>	<b>\$31,369.69</b>	<b>\$38,928.78</b>	<b>\$26.63</b>	<b>\$1,933,430.78</b>



Ashville, Ohio



Village of Ashville

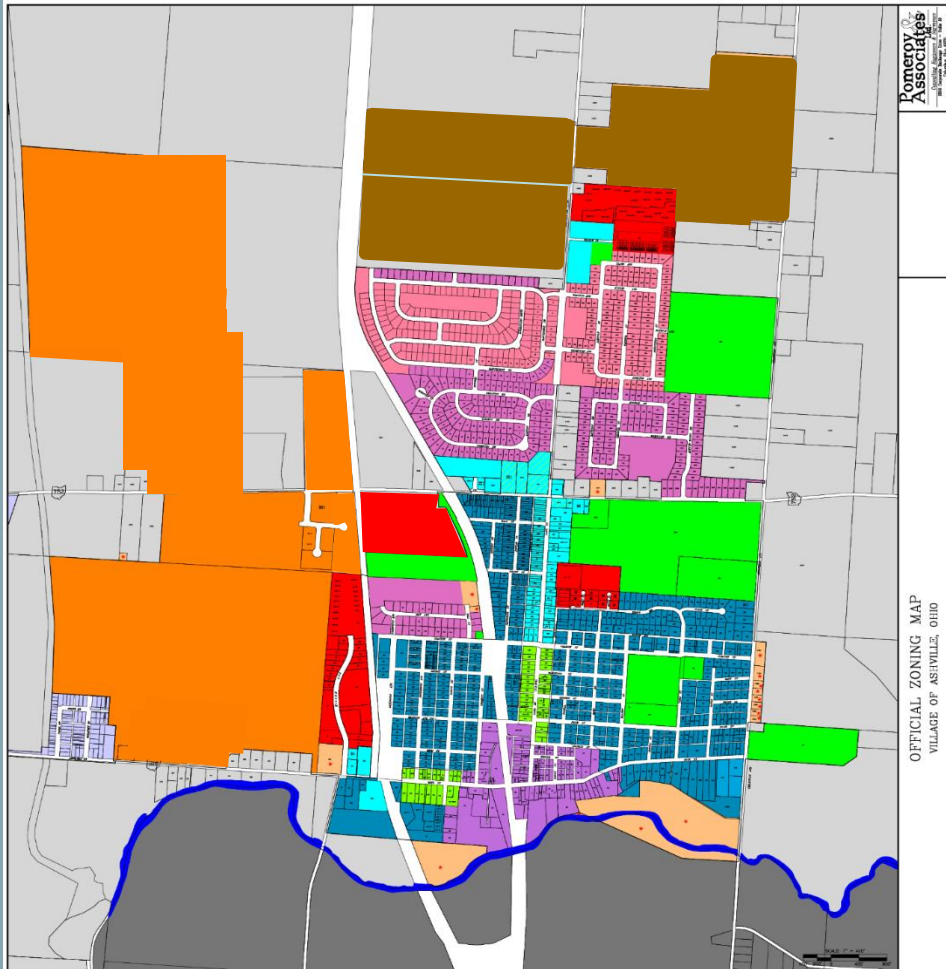
P.O. Box 195

200 East Station Street

Ashville, OH 43103

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Website: [www.ashvilleohio.gov](http://www.ashvilleohio.gov)



Pomeroy & Associates  
100 Harrison Avenue, Suite 100  
Ashville, Ohio 43103  
Phone: 740-983-6367

OFFICIAL ZONING MAP  
VILLAGE OF ASHVILLE, OHIO

# Zoning Codes

## OFFICIAL ZONING MAP

VILLAGE OF ASHVILLE  
PICKAWAY COUNTY, OHIO



- Railroad or Public Right-of-Way
- Harrison Township
- Walnut Township
- Municipal Boundary
- Existing Stream
- Planned Unit Development PUD
- VILLAGE OF ASHVILLE ZONING**
- Apartment Residential District(AR)
- Community Facilities District(CF)
- General Business District(GB)
- Highway Corridor Overlay District(HCO)
- Limited Industrial District(LI)
- Condominium Residential District(R5)
- Residential Estate District(RE)
- Residential Office District(RO)
- Suburban Residential District(SR1)
- Suburban Residential District(SR2)
- Suburban Residential District(SR3)
- Village Center District(VC)
- Village Residential District(VR)
- Zoning - Incomplete or Incompatible with Usage

*This is the official zoning district map of the Village of Ashville, Ohio.  
Adopted by the Village Council of Ashville, Ohio.*

*Official Map as amended \_\_\_\_\_*

*Mayor  
Village of Ashville, Ohio.*

*Village Clerk  
Village of Ashville, Ohio.*

Prepared by: Pomeroy & Associates Ltd (014) 051-2488  
Parcel Information Provided by: Pickaway County Auditor's office  
Zoning Information Provided by: the Village of Ashville  
Last Updated: 5/22/2017



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# Action by Planning & Zoning

## 1115.05 RECOMMENDATION BY PLANNING AND ZONING BOARD.

- Within sixty (60) days after the first regular meeting of the Planning and Zoning Board after the receipt of the proposed amendment, the Planning and Zoning Board may recommend to the Village Council that the amendment be:
  - approved as requested,
  - approved with modification,
  - or it may recommend that the amendment be denied.

A public hearing **may** be held by the Planning and Zoning Board for consideration of the proposed amendment. If such a hearing is held, the Planning and Zoning Board shall follow the same requirements for notification as specified in Section [1115.06](#) NEXT PAGE.



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## Action by Village Council

### 1115.06

(a) Public Hearing. Before the proposed Ordinance may be passed, the Village Council shall hold a public hearing, and shall give at least thirty (30) days notice of the time and place thereof in a newspaper of general circulation in the Village. If the proposed Ordinance intends to remove or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be made by the Village Fiscal Officer, by first-class mail, at least twenty (20) days before the date of the public hearing to the owners of property within 200 feet or contiguous to, and directly across the street from such parcel or parcels to be redistricted to the address of such owners appearing on the Pickaway County Auditor's current tax list, as provided by the applicant. The failure of delivery of such notice shall not invalidate such proposed Ordinance.



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## Action by Village Council

### 1115.06

(b) Display of Relevant Materials. During such thirty (30) days, the text or copy of the text of the proposed Ordinance, together with maps, plans, and reports submitted by the Planning and Zoning Board shall be on file, for public examination, in the office of the Village Fiscal Officer.

(c) Action by Village Council. No such Ordinance which is in accordance with the recommendation submitted by the Planning and Zoning Board shall be deemed to pass or take effect without the concurrence of at least a majority of the membership of the Village Council. No such Ordinance which violates, differs from, or departs from the recommendation submitted by the Planning and Zoning Board shall take effect unless passed or approved by not less than three-fourths (3/4) of the membership of the Village Council.

(d) Criteria. In reviewing the proposed amendment and arriving at its decision, the Village Council shall consider the following factors:

(1) Compatibility of the proposed amendment with the zoning and use of adjacent land, and with land use plans for the general area.

(2) The effect of the adoption of the proposed amendment on motor vehicle access, traffic flow, and the provision of public services in the general area.

(3) The effect of the adoption of the proposed amendment upon the public health, safety and general welfare of the residents of the Village. (Ord. 2000-14. Passed 7-24-00.)





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## Limited Industrial District (LI) Chapter 1157

1157.01 Purpose.      1157.02 Permitted uses.      1157.03 Conditional uses.      1157.04 Development standards.

CROSS REFERENCES Variances - see P. & Z. Ch. 1117 Conditional uses - see P. & Z. Ch. 1119 General development requirements - see P. & Z. Ch. 1167 Signs - see P. & Z. Ch. 1169 Landscaping - see P. & Z. Ch. 1173 Accessory uses - see P. & Z. Ch. 1175

### 1157.01 PURPOSE.

The purpose of the Limited Industrial District is to provide suitable areas for a range of industrial activities, while protecting the character of nearby residential and commercial areas. Permitted uses within the Limited Industrial District must operate:

- (a) Primarily within enclosed structures.
- (b) Free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.
- (c) Without imposing unusual additional burdens upon utility or governmental services.

### 1157.02 PERMITTED USES.

- (a) Light manufacturing, compounding, processing, assembling, packaging, or treatment of goods, materials, and products, consistent with the purpose of the LI District.
- (b) Warehousing, distribution and related uses, including truck and transfer terminals.
- (c) Administrative, professional and business offices associated with and incidental to another permitted use.
- (d) Essential services.
- (e) Similar uses, as determined by the Planning and Zoning Board, in accordance with the provisions of Section 1131.02(e) of this Ordinance, and the purpose of the LI District.

### 1157.03 CONDITIONAL USES.

- (a) Motor vehicle towing and storage facilities, provided those uses meet applicable state requirements related to fencing and other standards.
- (b) Contractor equipment and storage yards, provided adequate fencing and screening devices are installed.
- (c) General Business GB 1153.02 as a Conditional Use, (a) Uses Specified in Section 1147.02(b) through (f) in the VC District.

(Ord. 2011-06. Passed 6-20-11.)

### 1157.04 DEVELOPMENT STANDARDS.

- (a) Minimum Lot Area. No minimum lot size is required; however, all principal and subordinate uses and structures, including parking and paved areas, shall be located not less than 100 feet from any district where residences are a permitted use, and not less than fifty (50) feet from any other zoning district.
- (b) Minimum Lot Width. No minimum lot width is required; however, all lots shall abut a publicly dedicated and improved street and shall have adequate width to provide for yard spaces and distances in subsection (a) hereof.
- (c) Side Yards. Minimum side yards shall be required so as to meet the requirements of subsection (a) hereof.
- (d) Front Yard Depth. Twenty-five (25) feet, exclusive of any parking.
- (e) Minimum Rear Yard Depth. Minimum rear yard depth shall be required so as to meet the requirement of subsection (a) hereof.
- (f) Height. No structure shall exceed a height of fifty (50) feet.
- (g) Landscaping. If side or rear yards are located adjacent to any district where residences are a permitted use, landscaping and screening shall be required on the perimeter of those yards, pursuant to the standards of Chapter 1173 of this Ordinance.
- (h) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view.
- (i) Development Plan. New LI uses constructed on land vacant at the time of the effective date of this Ordinance must submit a Development Plan. The Planning and Zoning Board shall review the Plan prior to the issuance of a zoning permit according to the criteria in Section 1131.02 (g) and may impose additional requirements as may be reasonable and appropriate.

(Ord. 2000-14. Passed 7-24-00.)



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1157.02 Permitted uses.

1157.03 Conditional uses.

1157.04 Development standards.

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## Standard Zoning District Regulations Chapter 1131 (g)

(g) Development Plan. For particular uses in specific districts, a Development Plan will be cited as required. In such cases, the Development Plan shall be submitted by the applicant at the time of the application for a zoning permit, or at such time when the property is rezoned into that district. The Development Plan shall contain a site plan for the property, drawn to approximate scale, showing all property lines, existing buildings, access drives, parking areas, and other notable physical features. The Development Plan shall also show the location, outlines and size of all proposed structures including the design of all improvements including drainage, private streets, water and sanitary sewer lines, as well as the size, design, materials and location of all signage proposed for the development. The Development Plan shall also contain a narrative description of the proposed use, and an evaluation of how such use may impact adjacent property.

The Owner/Developer shall provide evidence in the Development Plan that all storm drainage in the development shall be addressed in conformance with the "Stormwater Design Manual" (Mid-Ohio Regional Planning Commission; June, 1977) as may be subsequently amended.

The Development Plan shall be reviewed by the Planning and Zoning Board and must be approved as a condition for the issuance of a zoning permit. In reviewing such Plan, the Planning and Zoning Board may seek the timely input from the Village Engineer, or other specific consultants as may be appropriate in the specific case. In approving a Development Plan, the Planning and Zoning Board shall find that the following criteria have been met:

- (1) The proposed building or use shall have sufficient yard space to provide for adequate parking and screening of adjacent residential areas as may be required in this Ordinance.
- (2) The proposed use and structures, as proposed, can be adequately and efficiently served by public streets and utilities.
- (3) The location, design and operation of the proposed use shall not impose undue adverse impacts on surrounding residential neighborhoods, and/or the Development Plan for the proposed facility has incorporated measures to lessen and/or alleviate such adverse impacts and protect the character of such adjacent residential areas. (Ord. 2000-14. Passed 7-24-00.)



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# Development Status

## Project Status Tracking & Impact

To be completed by: Franklin Christman and Adam Trimmer

Profile of Property

Development	Concept to Staff	Concept to Planning & Zoning Board	Concept to Village Council	Preannexation to Staff	Preannexation to P & Z	Preannexation to Village Council	Annexation to Staff	Annexation to P & Z	Annexation to Village Council	Services Legislation	Rezoning to Staff	Rezoning to P & Z	Rezoning to Village Council	Preliminary Plan to Staff/TRC	Preliminary Plan to P & Z/TRC	Preliminary Plan to Village Council	Final Plan to Staff/TRC	Final Plan to P & Z/TRC	Final Plan to Village Council	Oversizing Legislation	Current Zone	New Zoning	Acres	Units
1 Rumpke-Horton	Completed	Completed	Completed	Completed	Completed	Ordinance 2020-11 1/4/2021	Completed	Completed	Ordinance 2021-06 7/12/2021	Resolution 02-2021 1/2/2021	Completed	NA	Ordinance 2021-06 7/12/2021	Approved 10/26/2021	Approved 10/26/2021	NA	NEXT	NEXT		Resolution 16-2021 12/6/2021 Resolution 02-2022 1/24/2022	NA	PUD	76.54	206
2 Bates Farms Housing	Completed	Completed	Completed	NA	NA	NA	NA	NA	NA	NA	Completed	NA	Ordinance 2022-02 1/24/2022		Presenting 2/22/2022						RE	PUD	146.04	396
2 Bates Farms Apartment	Completed	Completed	Completed	NA	NA	NA	NA	NA	NA	NA	Completed	NA			Presenting 2/22/2022						RE	PUD	146.04	369
4 Concourse LLC	Completed	Completed	Completed	NA	NA	NA	NA	NA	NA	NA	Completed	Completed	Tabled								GB	PUD	4.423	90
5 Wills-Clifton	Completed	Completed	Completed	Completed	Completed	Ordinance 2021-08 8/2/2021	Completed	Completed	Ordinance 2022-22 1/24/2022	Ordinance 2022-01 1/24/2022	Completed	NA	Ordinance 2022-01 1/24/2022	NEXT	Presenting 2/22/2022						NA	AR	20.882	256
5 Author-Fisher	1/25/2022	New	New																		NA	NA	20.882	214
4 Bates LI	New	Presenting 1/31/2022	Presenting 1/24/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	Completed 12/6/2021	NEXT							LI/RE	Completed LI	186.81	5.8 MM
6 Dresbach LI	New	Presenting 1/31/2022	Presenting 1/24/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	Completed 12/6/2021	NEXT							LI/GB/SR	Completed LI	195.36	5.8 MM
6 Leatherwood LI	New	Presenting 1/31/2022	Presenting 1/24/2022	NA	NA	NA	NA	NA	NA	NA	NA	NA	Completed 12/6/2021	NEXT							LI/RE	Completed LI	40.376	5.8 MM
7 Savings Bank	Completed	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NEXT	NA	NA		NA		NA	GB/HC	GB	1.832	



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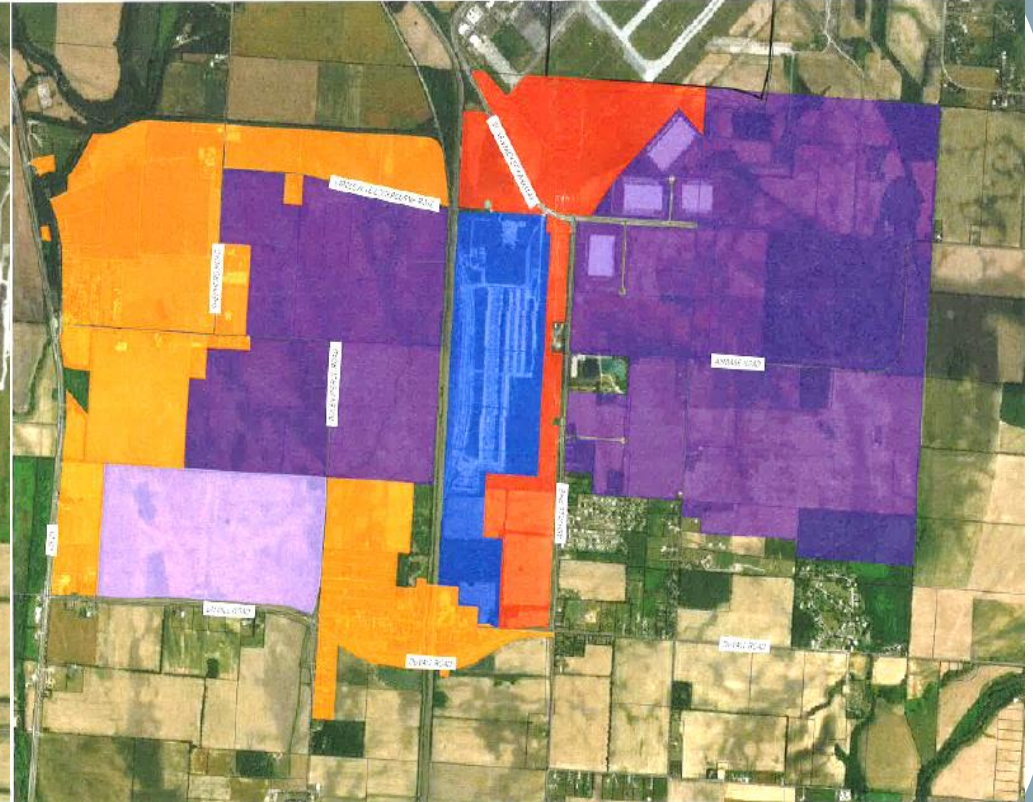
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