

WORKING COMMITTEE

MEETING #2 FOCUSED FEEDBACK FORM RESULTS

IN-MEETING FEEDBACK



VISION STATEMENTS

Vision statements are desired outcomes expressed in simple terms. They are the broadest way to express your aspirations as a community, and serve as the basis for preparing more specific recommendations (goals and actions)

LAND USE

A "rural-residential" landscape and lifestyle	Keep It 6	Change It 1	Remove "residential" in the vision statement - Brown wants rural
Limited, attractive businesses that serve residents	Keep It 5	Change It 2	"Limited" to what? Keep it very limited
Preserved open spaces that sustain scenic and environmental quality	Keep It 6	Change It 0	Not the same as what was presented in the meeting

COMMUNITY

A strong community identity	Keep It 6	Change It 1	What is Brown's current identity?
A prominent and economically viable agricultural community	Keep It 2	Change It 6	Change "prominent" to "visible" (x6)
Well-established partnerships with neighboring jurisdictions	Keep It 5	Change It 1	Keep partnerships with Metro Parks and Madison Co. Need to show benefits of an agricultural community

TRANSPORTATION

A well-maintained road system that enhances safety and preserves rural character	Keep It 2	Change It 2	Remove "well-maintained" (x3)
A bicycle network that provides connections to nearby trails and destinations	Keep It 0	Change It 5	Drop entirely (x2) Modify based on Scott and Beth's feedback

CONSERVATION DEVELOPMENT

CONSERVATION DEVELOPMENT

Conservation development preserves land and increases property values. Below is a comparison of conventional versus conservation development.

Pre-Development site *(top image)*

A site prior to development may contain large amounts of farmland and environmentally sensitive features. These areas can provide land for food production, wildlife and aquatic species habitats, and open space.

Conventional Development *(center image)*

In a conventional development, land is divided into lots without considering farmland and environmental preservation. This practice results in losing farmland, wildlife habitats and open space.

Conservation Development *(bottom image)*

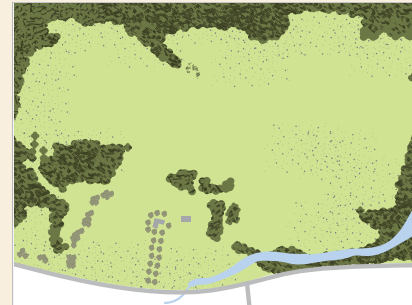
In a conservation development, farmland and environmentally sensitive areas are set aside before land is divided into lots. Setting these areas aside before dividing the land preserves farmland, wildlife habitats and open space. Studies show homes in developments with protected open space sell for higher prices and better retain their value. Each lot is slightly smaller than in a conventional development, allowing the total number of lots to remain the same.

Density

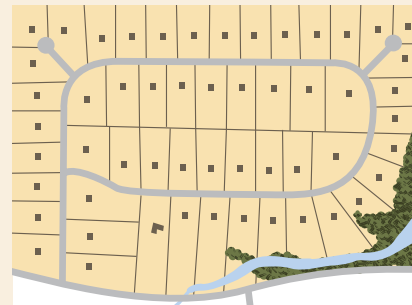
The density of a conservation development is typically based on the existing zoning of the site. Often, density “bonuses” are awarded to the developer in return for providing more open space than is required, completing environmental restoration projects, or using alternative wastewater treatment techniques.

Wastewater Treatment

Septic systems are increasingly difficult to implement in Brown Township due to poorly drained soils and a high water table. The smaller house lots in a conservation development make septic systems even more difficult. Alternative wastewater treatment systems are necessary in order for conservation development to work. However, the design and financial feasibility of such systems is unknown.



Pre-Development



Conventional Development



Conservation Development

All images: landchoices.org

Look at the images above.
Which do you prefer for Brown Township: Conventional Development or Conservation Development?

Conventional Development Conservation Development

3

6

Consider density issues. Need alternative WWT options.

Need more education. Encourage density bonuses for developers.

FARMLAND PRESERVATION OVERLAY

ABOUT THE FARMLAND PRESERVATION OVERLAY

The Farmland Preservation Overlay is intended to identify prime agricultural land and prioritize it for protection and continued production.

Why we need it

Agriculture supports rural economies, provides access to fresh local food, and contributes to the overall rural character of Brown Township. Well-managed agricultural land also helps control flooding, absorbs and filters stormwater, allows groundwater recharge, and has the potential to produce renewable energy.

Because this land tends to be flat, well-drained, and open, it is ripe for development. As development encroaches on farmland, it increases the costs and risks of production and drives up land values beyond the reach of agricultural producers.

How it was created

The overlay area was defined by identifying parcels of land within the planning area that meet all of the following criteria:

- Composed of the most productive soils (per acre soybean yield greater than 40 bushels)
- Enrolled in the Franklin County Auditor's Current Agricultural Use Value program
- Comprised of at least 50 acres
- Located outside Hilliard Growth Area and Big Darby Town Center Area
- Contiguous to at least one other parcel that meets the above criteria

How it is used

The overlay will be referenced when:

- Revising zoning regulations to maintain and encourage farming (Policy Recommendations document, page 32, Action 8)
- Revising zoning regulations to allow agricultural support businesses (page 33, Action 10)
- Designating "sending areas" for a transfer of development rights program (page 31, Actions 5 and 6)

Refer to the images on the previous page.

If conservation development was not feasible, would you prefer conventional development (center image) or preserved farmland (top image)?

Conventional Development

1

Preserved Farmland

7

It is my preference, but it should be the landowners decision

Do you believe the criteria used to create the Farmland Preservation Overlay is appropriate?

Yes

6

No

2

Allow lower production (30 bushels)?

Too much emphasis on large agriculture -- 20 acres too large

Do you believe that the actions identified above, under "How it is used," will achieve the community's vision?

Yes

6

No

2

There's a good chance this will achieve community vision.

Bullets 1/3 are fine

2nd Bullet is inviting commercial activity

ANNEXATION AGREEMENTS

An annexation agreement is a valuable asset in helping townships maintain a role in all issues related to planning and development, especially in the portions of the township with the highest probability for development.

Agreements must address a specific area and can address many topics, including the following:

- Economic development and revenue sharing
- Provision of public services
- Areas for development and conservation
- Standards for development

This type of agreement helps to ensure that any future growth by Hilliard into Brown Township is mutually agreed upon, protects residents' property rights, and provides adequate public services for the area.

The process of formulating a Hilliard-Brown Township Annexation Agreement would consist of regular discussions by officials of the involved jurisdictions (Hilliard, Brown Township, Franklin County and Columbus) over multiple months.

Do you think Brown Township should work with the cities of Hilliard and Columbus on an annexation agreement?

Yes	No
5	1

Seems like a good option -- but can it happen?

BIKEWAYS

Paved Shoulders

A paved shoulder is a paved area beyond outside travel lanes, usually 4 feet wide.

Adding or improving paved shoulders is often the best way to accommodate bicyclists and pedestrians in rural areas.

Paved shoulders help keep travel lanes clear for motorists, improving traffic flow.



Do you believe that a striped, paved shoulder would detract from the rural character of the township?

Yes	No
6	1

4 feet will encourage 2 abreast riding. putting bikers in the road

Bike paths do not contribute to a "rural lifestyle"

Do you support the locations of paved shoulders shown on the Bikeways Map?

Yes	No
1	4

Not all routes shown should be implemented -- too many.

The map is unclear. Patterson is too dangerous for biking

ADDITIONAL ACTIONS

Instructions: Below, please describe any additional actions that you feel are necessary to accomplish the goals of the plan.

ACTION TITLE	ACTION DESCRIPTION
Maps	Show Hilliard expansion area on all maps.
Traffic - Morris Road	Recommend working with the county engineer and Hilliard on no 4-ways.
General	Most recommendations seem directed toward Franklin Co. and agencies rather than Brown. Lots of Actions with little direction on how to actually accomplish them.
Stormwater Fee	An additional tax on already overtaxed residents should not be in the plan.
	Realignment of Morris Road? Speak with the county engineers.
Lot Sizes	I believe 20 acre lot sizes will benefit Brown's rural landscape. Discuss this issue in more detail.