WORKING COMMITTEE

MEETING #2 FOCUSED FEEDBACK FORM

BROWN TOWNSHIP COMPREHENSIVE PLAN

Instructions: Please complete this feedback form as we discuss each item. We will collect the forms after the meeting.

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 ☐ Change It ☐

Limited, attractive businesses that serve residents — Keep It ☐ Change It ☐

Preserved open spaces that sustain scenic and environmental quality — Keep It ☐ Change It ☐

COMMUNITY

A strong community identity — Keep It ☐ Change It ☐

A prominent and economically viable agricultural community — Keep It ☐ Change It ☐

Well-established partnerships with neighboring jurisdictions — Keep It ☐ Change It ☐

TRANSPORTATION

A well-maintained road system that enhances safety and preserves rural character — Keep It ☐ Change It ☐

A bicycle network that provides connections to nearby trails and destinations — Keep It ☐ Change It ☐

CONSERVATION DEVELOPMENT

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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)*

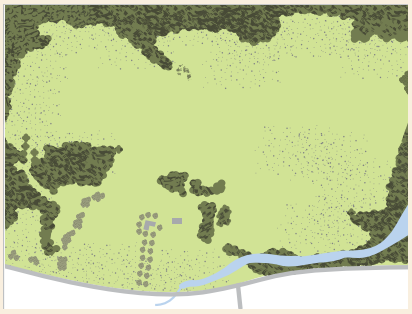
In a conservation development, farmland and environmentally sensitive areas are set aside before land is divided into lots. Setting these areas aside before dividing the land preserves farmland, wildlife habitats and open space. Studies show homes in developments with protected open space sell for higher 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

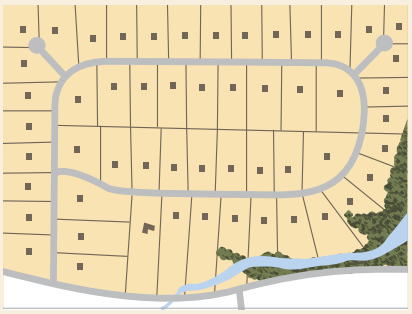
The density of a conservation development is typically based on the existing zoning of the site. Often, density "bonuses" are awarded to the developer in return for providing more open space than is required, completing environmental restoration projects, or using alternative wastewater treatment techniques.

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
☐	☐

_____

_____

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 ☐ Preserved Farmland ☐

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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 ☐

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 ☐

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

Yes ☐ No ☐

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