

Farmland Preservation

DRAFT
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SUPPLEMENTAL RECOMMENDATIONS

This page contains additional Policy Recommendations reviewed by the Blacklick-Madison Area Plan Working Committee. The recommendations will preserve farmland and promote local foods.



Form a Land Trust

Land trusts are private, nonprofit organizations dedicated to protecting open space and farmland. Landowners who desire to keep their land agricultural can donate their property or agricultural easements to a land trust. Land trusts are tax-exempt organizations that monitor and maintain easements. Land trust donations can qualify as federal income tax deductions for donors.

Franklin County should work with Madison Township, the Mid-Ohio Regional Planning Commission and township residents to form a land trust or join an existing land trust.

Provide a buffer between existing agricultural uses and new residential subdivisions

In rural areas, conflicts often arise between existing farmers and new residents over farming activities that result in unwelcome noises, smells and dust. To limit conflicts, new residential developments should be separated a minimum of 75 feet from existing agricultural uses.

Franklin County should require this buffer for all new residential developments next to agricultural uses.

Require subdivision plat notes indicating active farms are located nearby

People moving to a rural setting for the first time are often unaware of the loud equipment, manure smell and dust associated with agricultural activities. All new residential subdivision plats should contain a note warning future

residents of the potential downsides associated with living near agricultural uses. This will increase awareness of these issues and reduce conflicts between new residents and farmers.

Franklin County should revise subdivision regulations in conjunction with Madison Township, MORPC and the building industry to require this plat note whenever a subdivision proposal is adjacent to agricultural land.

Encourage agricultural support businesses to locate near the community

Farming and livestock production require support services to remain viable. Support services include food processors, seed and fertilizer providers, and veterinarians. Having these services located nearby helps keep agricultural production costs low and creates jobs.

Franklin County can work with MORPC, the Southeast Franklin County Chamber of Commerce, the Ohio Farm Bureau and farmers to identify the support services existing and missing from the area. Following this business inventory, these agencies should provide technical, educational and marketing support, and funding to these businesses to encourage them to locate in the area.

Allow the transfer of housing units

Allowing the number of houses permitted on one property to be transferred to another property is a method to preserve farmland and encourage development in appropriate areas.

For example: Take two properties, each permitted to have five homes built on them. One property is owned by a farmer and one is owned by a developer. The developer would like to build more than the five homes permitted on her property. The farmer wants to continue farming and not build any homes on his property. Transferring housing units allows the developer to pay the farmer for his five permitted homes and build those on the developer's property instead. The total number of homes built between the two properties remains 10 but those homes are built on just one property, preserving the second property as farmland. The transfer of housing density benefits farmers, developers and the public by efficiently using land.

Allowing housing units to be transferred can protect land in the Farmland Preservation Overlay. The density should be transferred to appropriate areas indicated on the Future Land Use map.