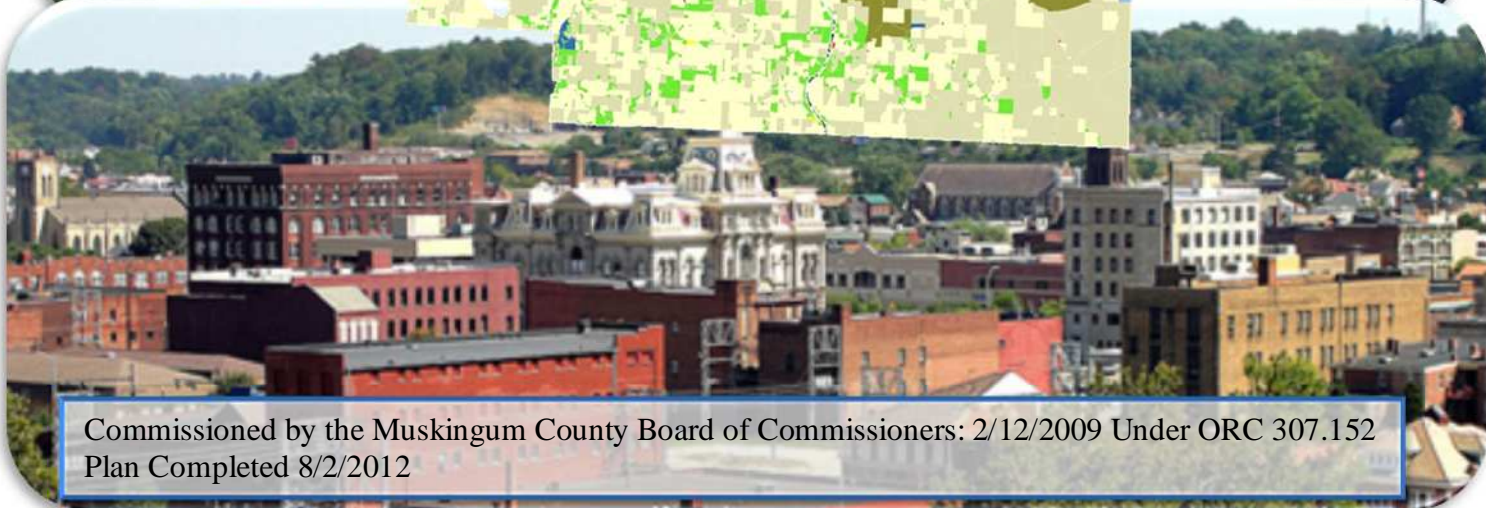
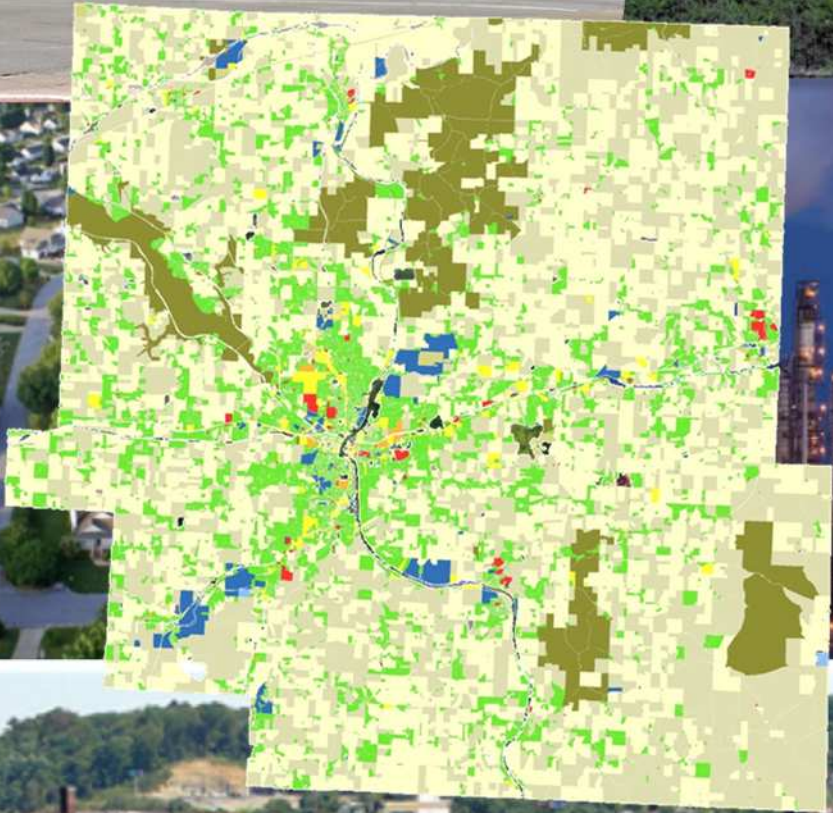


Muskingum County

Land Use Plan

Executive Summary



Commissioned by the Muskingum County Board of Commissioners: 2/12/2009 Under ORC 307.152
Plan Completed 8/2/2012

100 Purpose

Initiated by the Muskingum County Commissioners, the Landuse Plan is a set of guidelines that seeks to define the best use of land resources within Muskingum County. These cohesive guidelines intend to utilize existing infrastructure, protect natural resources, prime landuses, and sensitive areas, as well as to coordinate planning efforts to maximize the use of county funding and resources.

This plan is set forth with the express intent to lend guidance and thoughtful information to governmental entities, community leaders, the development sector, and existing and potential businesses, so that they may make the most well informed decision in regards to landuse within Muskingum County. The following will outline the various landuses defined within Muskingum County and give some criteria to base future growth upon.

200 Introduction

In 2008 Muskingum County developed its first comprehensive plan since 1974. The comprehensive plan was composed of reports from ten different task forces that represented a broad perspective of the community. Each task force developed recommendations for elected officials and policy makers to make well informed decisions to guide the development of Muskingum County. One of the recommendations from several of the task forces was to develop a county land use plan.

In 2011 the Muskingum County Commissioners appointed a number of county residents to a committee to develop a land use plan. These individuals represented a broad cross-section of the community. This committee reviewed other county's land use plans. During the process of this plan the committee received input from City of Zanesville Officials (Jeff Tilton, Stacy Clapper, Pat Denbow), the County Engineer, Doug Davis, and the Zanesville-Muskingum County Port Authority Director, Mike Jacoby.

An important consideration in the development of the plan has been the limited availability of local public funding. With the economic downturn of 2008, continued high unemployment, the reduction of Local Government Funds from the state and the elimination of state estate tax, local governments (county, township and municipal) will have less revenue for operations and services. With our limited resources it becomes even more imperative for local governments utilize existing resources, and carefully plan the expenditure of funds for future development.

The following plan has been developed to set forth guidelines and recommendations for thoughtful planning for the next ten years.

Residential Development Summary

- i. Keep as high of density as is manageable for a particular area
- ii. Proximity to existing public infrastructure
- iii. Access to economic/cultural centers
- iv. Appropriate Soils
- v. Outside FEMA 100 Year Flood Plain
- vi. Redevelop areas for all landuses within the City of Zanesville and adjoining areas that have existing infrastructure.
- vii. Re-Align the Planning Commission fee schedule to include impact/development fees and implement access management practices to guide smart growth and infrastructure improvements.
- viii. Encourage residential infill and cluster housing through tax incentives, fee breaks and other modes of assistance.
- ix. Enact Access Management
- x. More Restrictive Flood Plain Administration
- xi. Enact Subdivision Regulations Requiring Higher Density Residential

Commercial Development Summary

- i. Infill existing corridors
- ii. Redevelop areas for all landuses within the City of Zanesville and adjoining areas that have existing infrastructure.
- iii. Re-Align the Planning Commission fee schedule to include impact/development fees and implement access management practices to guide smart growth and infrastructure improvements.
- iv. Protect the corridor that connects I-70 and Northpointe Drive, to reduce congestion on Maple Ave.
- v. Investigate the possibility of utilizing Transfer of Development Rights to guide thoughtful development.

Industrial Development Summary

- i. Constrain Industrial development to industrial parks and other areas defined in this plan as conducive to such use.
- ii. Utilize Agricultural buffers to abate noise, light and air pollution.
- iii. Develop Existing Sites
- iv. Utilize existing infrastructure
- v. Redevelop areas for all landuses within the City of Zanesville and adjoining areas that have existing infrastructure.
- vi. Create regulated corridors along major thoroughfares to protect prime industrial real estate in Falls, Washington, Perry and Union Townships.
- vii. Create an inventory of brownfields in the county for potential development sites.
- viii. Future Industrial Parks should make all attempts to not hinder current traffic patterns, and should be located in close proximity to existing major thoroughfares

Agricultural Development Summary

- i. Protect Prime Farmland Soils.
- ii. Adjust fee schedule to shy away from large lot green field development.
- iii. Enact transfer of development rights.

General Development Recommendations:

1. Foster cooperation between Muskingum County and the City of Zanesville in planning economic growth opportunities and sharing services.
2. Create regulated corridors along I-70 and U.S. 40 for economic growth and job creation and upgrade infrastructure (water, sewer, electric, natural gas and high speed internet) in these areas as needed.
3. Redevelop areas for all landuses within the City of Zanesville and adjoining areas that have existing infrastructure.
4. Adjust the Planning Commission fee schedule to include impact/development fees and implement access management practices to guide smart growth and infrastructure improvements.
5. Encourage residential infill and cluster housing through tax incentives, fee reductions and other modes of assistance.
6. Protect the corridor that connects I-70 and Northpointe Drive, to reduce congestion on Maple Ave.
7. Create an inventory of brownfields in the city & county for potential development sites.
8. Create a committee comprised of citizens to advise City and County officials on economic development issues.

Muskingum County Landuse Plan Committee

Co-Chairs

Mark Mechling

Jim Swingle

Andrew Roberts

Members

Irv Bell

Duane Deal

Durb Dunzweiler

Alan Wilson

Larry Good

Beth Shook

Don Madden

Connie Fink

John Huey

Mike Jacoby

Rich Lueckel

Commissioners

Jerry Lavy

Jim Porter

Steve Strauss

Map Definitions

Residential Development Sectors - Areas set out in this plan as being most well suited for residential development. In creating these overlays several factors were taken into consideration, such as: Proximity of needed infrastructure, distance from impediments, suitable soils, and proximity to other landuses.

Commercial & Industrial Development - Utilizing all of the factors needed for thoughtful development, this overlay depicts the areas most conducive to commercial and industrial development, with an emphasis on utilization of existing infrastructure.

Agricultural Retention - Areas designated as Prime Farmland Soils, in the "Soil Survey of Muskingum County, Ohio" that are not included in other future development areas.

Recommended Corridor Development- Areas (of mostly commercial and industrial interest) that could benefit from being zoned. These "Corridors" have been identified within this plan as those areas most likely to be developed in the near future for commercial. Zoning of these areas could increase availability of land, and potentially reduce cost of development.

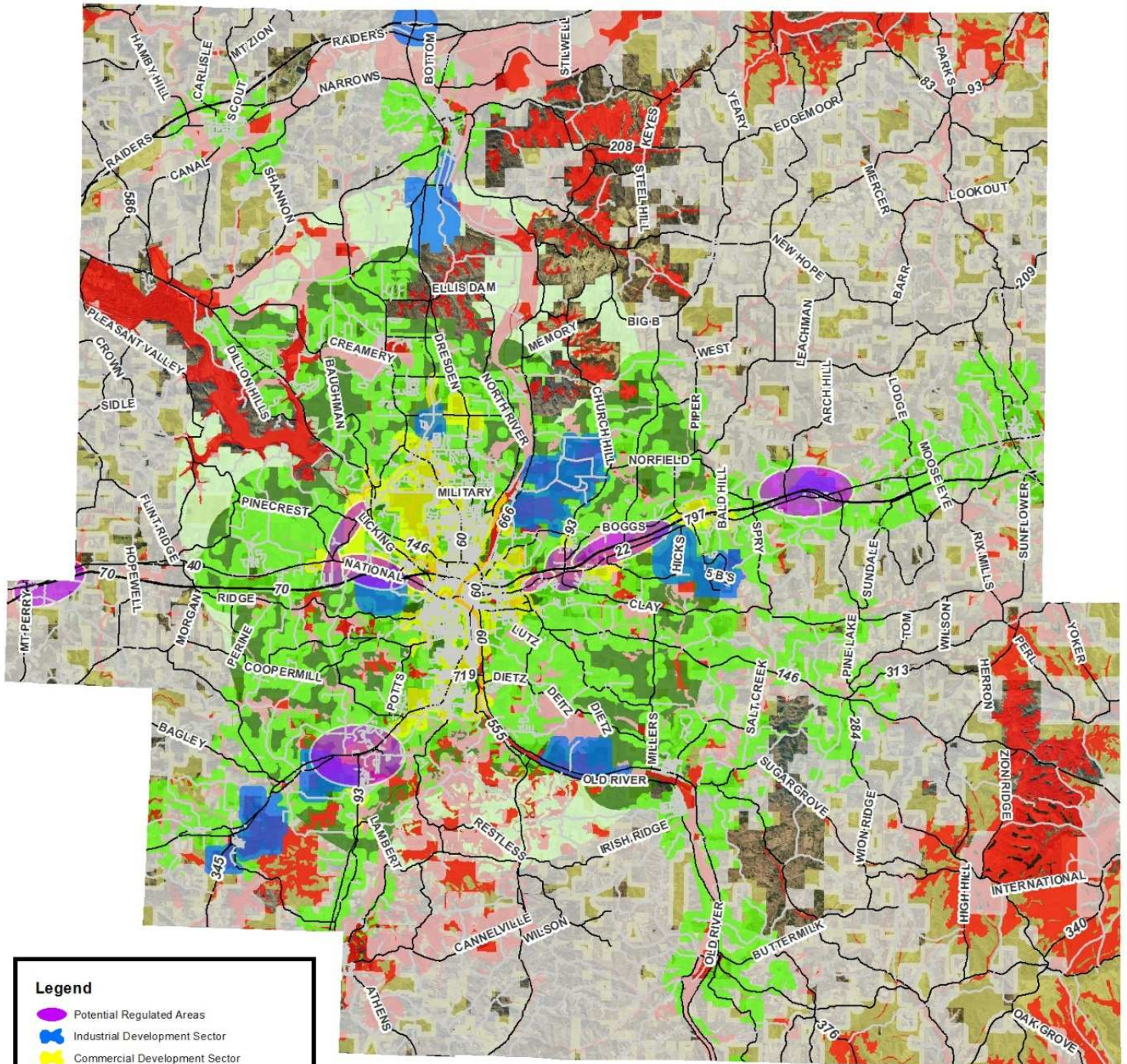
Impediments - This overlay depicts areas within the county that are known to harbor impediments to development. These impediments include Underground Mines, Un-Reclaimed Strip Land, Reclaimed Strip Land, FEMA's 100 Year Flood Zone, and Federal Flood Easements. This map should be utilized when new development is proposed.

****Note**** Due to several overlays being depicted on a single map, some color variation may occur. Such as where Agricultural Retention overlaps an Impediment, the map will show a pinkish color.

Sources: Data represented on the following map may have been acquired from one of the following agencies/entities: Muskingum County Auditor, Muskingum County Planning Commission, City of Zanesville, Muskingum County Utilities Department, Zanesville-Muskingum County Port Authority, Ohio Department of Natural Resources, Ohio Department of Transportation, United States Department of Agriculture, or the Federal Emergency Management Agency.

Proposed 15 Year Landuse

Muskingum County, Ohio



Legend

- Potential Regulated Areas
- Industrial Development Sector
- Commercial Development Sector
- Prime Residential Development Sector
- Secondary Residential Development Sector
- Tertiary Residential Development Sector
- Agriculture Retention
- Parks
- Impediments
- Passive