



Jersey Township
Village of Johnstown
City of New Albany

ADDITIONAL FREQUENTLY ASKED QUESTIONS

Q WHAT ARE THE ADVANTAGES OF THE WLC ACCORD?

A The proposed WLC Accord is a non-binding policy document to help the participating jurisdictions work together to determine what areas might benefit from future development and what areas should be preserved. By collaborating, the jurisdictions help prevent the types of development that are not consistent with the small-town, rural character residents want to retain and help ensure that, when land is developed, the plan preserves the natural features of the land which benefits all three communities.

Property owners benefit because they know what is happening around them and can make informed decisions about their private land and property. Because townships have limited development controls and resources to dedicate to development review, an accord will benefit Jersey Township by increasing its ability to control if, how and where development happens. Johnstown and New Albany benefit from the accord by knowing what types of development will occur adjacent to their borders.

In an accord, collaboration can range from stronger communications among the jurisdictions to a review panel made up of representatives from the three communities who would make recommendations to the jurisdiction planning the development. Ultimately, that jurisdiction decides what is best for their community.

Q WHO WILL MAKE THE FINAL DECISIONS ON DEVELOPMENT FOR EACH COMMUNITY?

A The final decisions on development will remain with each community as they occur today. For example, if there were a WLC Accord panel, the panel would be comprised of appointees from Jersey Township, Johnstown and New Albany. New development applications in the WLC Accord area would be reviewed by the panel. The panel would make recommendations for the development plan based on the WLC Accord design guidelines and future land use map. These recommendations would be passed on to the home jurisdiction for that parcel(s) of land. Then the application would go through the normal development review process in its jurisdiction. This allows every jurisdiction to be aware of development occurring within the Accord area.

Q WHAT RIGHTS DO PROPERTY OWNERS HAVE?

A All the land in the study area is governed by existing zoning. All land owners have the right to sell their land to a willing buyer or develop their land according to their property's existing zoning (which specifies such things as permitted land use(s), densities, lot sizes, setbacks, etc.). Land owners may go to their zoning authority to request to rezone, but it is not guaranteed that the zoning authority will allow a change. A significant consideration of whether to approve a rezoning request from a property owner is based upon the future land use plan. For this reason, the Accord would be helpful to property owners by establishing expected future land uses.

Q HOW DOES ANNEXATION WORK?

A Annexation occurs when property in a township is incorporated (brought) into a village or municipality. There are several ways property can be annexed into another jurisdiction. The most common way is for a land owner to petition (request) their property to be annexed from their township into a neighboring village or municipality. This can only occur when a certain percentage of the property is adjacent to that jurisdiction. In the Accord area, annexation would occur from Jersey or Monroe Townships to New Albany or Johnstown. The following is a link to the Ohio Revised Code section covering annexation law. <http://codes.ohio.gov/orc/709>

Q WHY WOULD PROPERTY OWNERS WANT TO ANNEX INTO A VILLAGE OR CITY?

A Typically, land owners request to annex because they wish to receive water and sewer services. Central water and sewer services allow certain types of commercial, industrial and retail developments that are difficult or impossible to achieve on well and septic. It also allows for residential development on lots smaller than two or three acres. To be able to build this type of development is a primary reason land owners request to have their property annexed.

Q THERE HAS BEEN DISCUSSION OF A JEDD. WHAT IS A JEDD?

A A Joint Economic Development District (JEDD) is a mechanism for cooperative service provision and revenue sharing among jurisdictions and is formed when multiple jurisdictions agree to facilitate economic development in a specific area within a township. Land within a JEDD is not annexed. A JEDD allows a township to partner with a city or village to provide additional services (like water and sewer) and apply its taxing authority to that portion of property in a township. The township receives income tax that can be used to provide community resources and amenities, initiate joint projects in the planning area or pay off debt incurred to build roads or water lines for a new development. Land owners must agree to be part of a JEDD. The proposed Western Licking County Accord will not enact a JEDD, but may identify tools, such as JEDDs, that could be explored for future economic development in the planning area.

Q WHAT HAPPENS IF THE WLC ACCORD IS NOT APPROVED?

A If the three jurisdictions choose to not coordinate land use, each community will continue to plan and develop independently. Lack of coordination leaves communities vulnerable to development that detracts from the character of the community, including traffic congestion, sprawl and lower quality development, while straining local government resources. Lack of an accord can hamper or prevent each community from thinking about associated impacts, character issues, infrastructure issues and desires of adjacent communities. Having an understanding and agreement on needs, priorities and goals for each jurisdiction should improve considerations and reduce negative impacts.