

2025 MOUNT STERLING

COMPREHENSIVE PLAN

December 2010



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COMPANIES



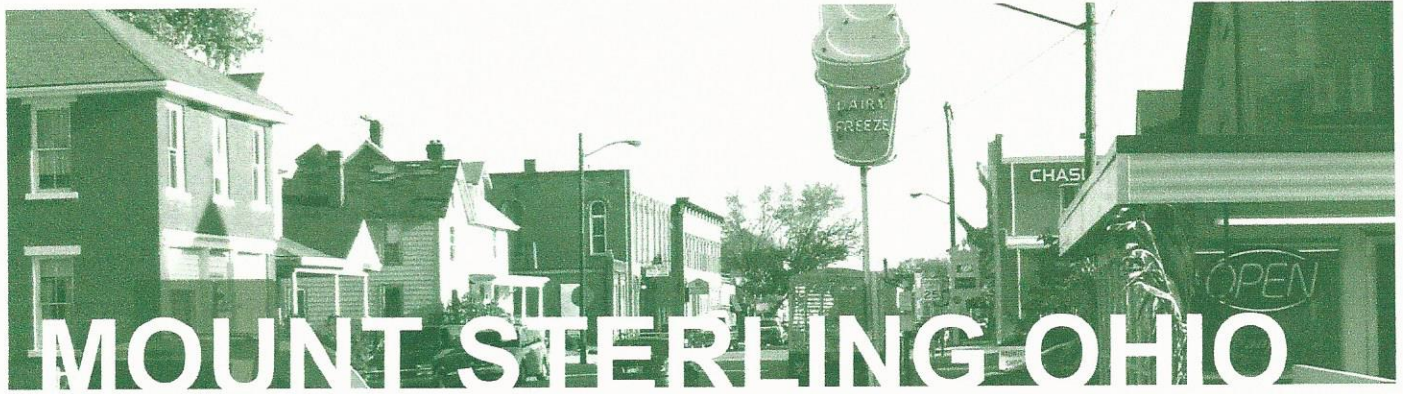
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OHIO





ACKNOWLEDGEMENTS

2025 MOUNT STERLING COMPREHENSIVE PLAN [2010]

MOUNT STERLING VILLAGE OFFICIALS

CHARLES NEFF	Village Mayor
DUSTIN PARKER	Village Administrator
LANA CYPRUS	Fiscal Officer

MOUNT STERLING VILLAGE COUNCIL

LOWELL ANDERSON	Council President
JIM WILLIAMS	
DIANE SPRADLIN	
GARY COOPER	
JIM DAVIS	
JASON HUNT	

MOUNT STERLING PLANNING COMMITTEE

JIM WILLIAMS	Chairperson
LOWELL ANDERSON	
JOSEPH JOHNSON	
CHARLES NEFF	
DUSTIN PARKER	
SEAN HUGHES	

MOUNT STERLING COMPREHENSIVE DEVELOPMENT PLAN [1995]

MOUNT STERLING VILLAGE OFFICIALS

DIANE SPRADLIN	Village Mayor
JEFF MORRISON	Interim Village Administrator
CINDY MILLER	Administrative Assistant
VIRGINIA LEHMAN	Clerk/Treasurer

MOUNT STERLING VILLAGE COUNCIL

GLEN MEADE	Council President
DAVID BRYANT	
PAM CHAMBERS	
ROBERT HASSON	
JOYCE STUART	
GISELA WILLIAMS	

MOUNT STERLING PLANNING COMMITTEE

GISELA WILLIAMS	Chairperson
GLEN MEADE	
STEVEN BROOKS	
PAM CHAMBERS	
ROBERT HASSON	
GREG LINGERFELT	
CHARLES NEFF	



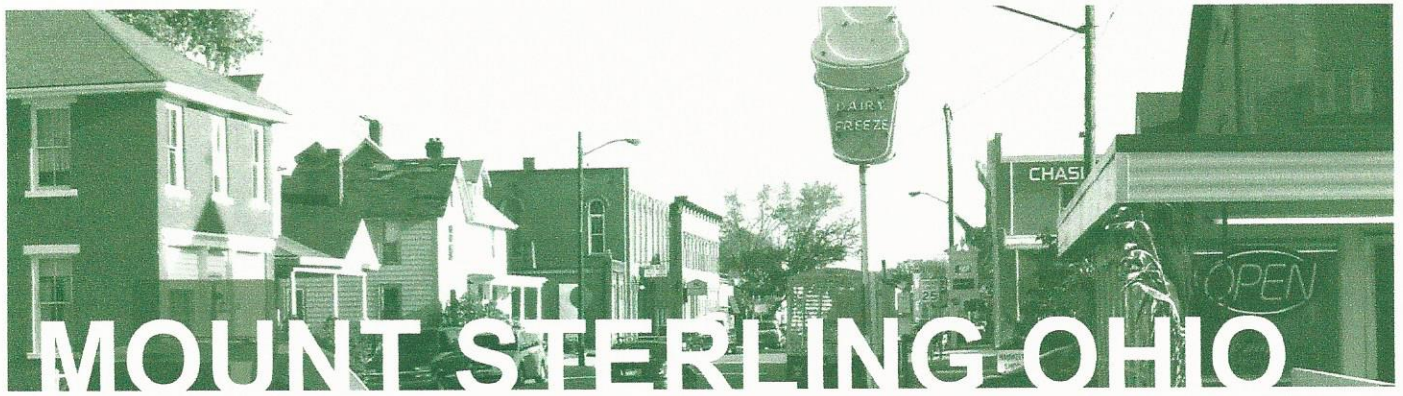


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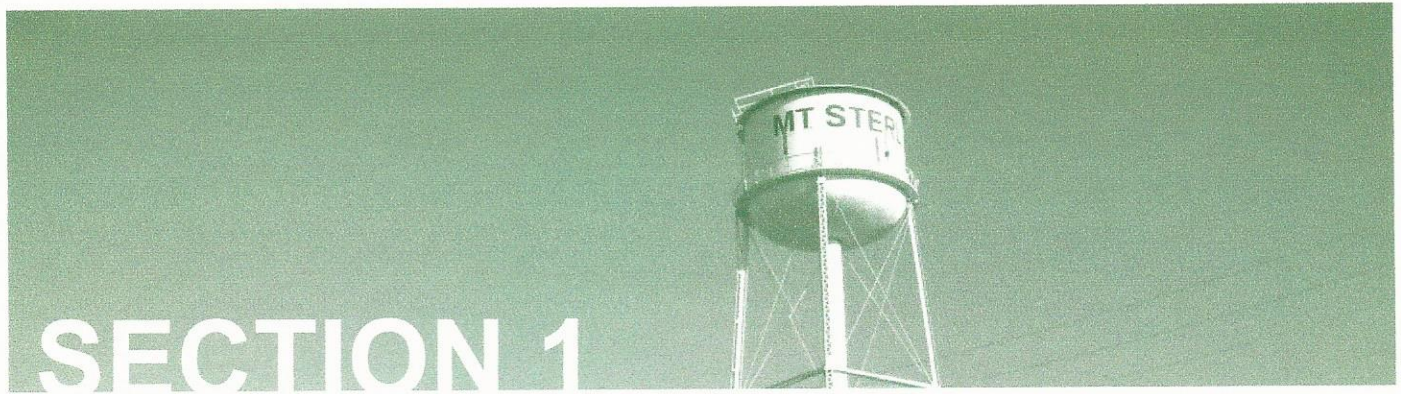


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INTRODUCTION

In 2010, the Village of Mount Sterling, in conjunction with the Madison County Commissioners and the Madison County Chamber of Commerce, utilized a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development to update their comprehensive plan to the target year of 2025. M•E Companies, Inc. was procured by the Village of Mount Sterling, in August 2010, to update the information in the previous comprehensive plan.

Background

In 1995, a comprehensive plan was completed for the Village of Mount Sterling, Ohio. This comprehensive plan, entitled “Mount Sterling Comprehensive Development Plan” (1995 Comprehensive Plan), was originally prepared by Edsall & Associates and approved by the Village of Mount Sterling. The 1995 Comprehensive Plan included the following topics:

- Zoning
- Purpose of the Plan
- Historical, Regional and Local Context
- Community Profile
- Existing Land Use
- Assessment of Community Services
- Citizen Survey
- Proposed Land Use Plan
- Proposed Thoroughfare Plan
- Proposed Zoning Plan
- Neotraditional Planning
- Growth Management Plan





Comprehensive Plan Review Committee and Framework

A review committee of local and elected officials was organized by the Village of Mount Sterling to provide guidance and input in regard to the framework of the 2025 Mount Sterling Comprehensive Plan (2025 Comprehensive Plan). The review committee met on Friday, November 12, 2010 and laid the framework for the comprehensive plan update. The review committee was charged with deciding which portions of the 1995 Comprehensive Plan to update into the 2025 Comprehensive Plan. They also provided input on how to organize the 2025 Comprehensive Plan and corrected inaccuracies found in the 1995 Comprehensive Plan. The sections of the 1995 Comprehensive Plan, which were not included in the 2025 Comprehensive Plan include:

- Zoning
- Assessment of Community Services
- Citizen Survey
- Proposed Land Use Plan
- Proposed Thoroughfare Plan
- Proposed Zoning Plan
- Neotraditional Planning

Introductory information about zoning, from the 1995 Comprehensive Plan, was not included in the 2025 Comprehensive Plan. While the Village of Mount Sterling is currently zoned, in accordance with the Ohio Revised Code, they were not at the time of the 1995 Comprehensive Plan. The assessment of community services was deemed unnecessary but the types of

Community Services were included in the 2025 Comprehensive Plan. While the citizen survey from the 1995 Comprehensive Plan is informational, many of the discussions are currently out of date in 2010. The proposed Land Use, Thoroughfare and Zoning Plans from 1995 were never followed and removed by the review committee. Finally, the section on neotraditional planning, while informational, was deemed unnecessary and not included in the 2025 Comprehensive Plan.





COMPREHENSIVE PLAN

“The comprehensive plan is one of the most important tools municipalities and counties can use for land use planning and local governance. The plan serves as an official public document that guides public and private decisions about physical development in the community. The comprehensive plan also is a measuring tool for evaluating specific development proposals and their impact on the general public welfare.” ¹

2025 Comprehensive Plan

The 2025 Comprehensive Plan blends together the historical, regional and local context, as well as the socio-economic and community profiles, natural features, land use and planning goals, strategies and policies for the Village of Mount Sterling. It also represents a continual planning program for the future growth and development of the Village. Many decisions are needed to plan effectively for the changes which will take place in the community in the years to come.

Planning decisions must be made by many people. Elected officials must provide needed public services and the framework for future development. Businesses must provide the support for expansion, growth and the protection and use of existing investments. Investors must provide the capital for growth and every citizen must provide for their family, home and neighborhood. All of these activities are involved in planning for a better community. Their diversity clearly points to the need for a coordinated effort which is provided by the Comprehensive Plan and enforced through the Mount Sterling Subdivision





Regulations and Zoning Ordinances.

The need for the Comprehensive Plan is of importance to the success of the community. The Comprehensive Plan will serve as an action plan for the development of the Village. However, the Plan has also been designed to be flexible, taking into consideration the need for future growth, development and needs of the community. It is intended that the Comprehensive Plan be updated at least every fifteen (15) years.

Purpose of the Comprehensive Plan

The purpose of the Comprehensive Plan for the Village of Mount Sterling involves several goals. A list of completed goals (from the 1995 Comprehensive Plan) is listed below, followed by a list of current goals.

Completed Goals:

- Development of Zoning Regulations and Ordinance.
- Development of a Zoning Map which is respectful of current land uses and includes new districts as desired.
- Establish a formal Zoning/ Planning Commission as stipulated in the Ohio Revised Code.
- Carefully address how infill development can occur.
- Reduce controversy as infill, redevelopment and new development occurs.
- Addresses the relationship of single family residential uses to multi-family

uses and to business and industrial uses.

- Creation of a Plan for the Village for the next five (5) to ten (10) years.

Current Goals:

- Develop a Plan which is complementary to other planning efforts currently underway in the County.
- Ensure the involvement of Village Officials and others who will have to enforce the documents once the Consultant finalizes the planning documents.
- Ensure citizen participation throughout the preparation of plans.
- Establish policies for annexations which will protect the Village's best interest.
- Evaluate existing land uses and make recommendations which are compatible with those existing uses.
- Develop Subdivision Regulations which include a review of Ohio's Model Subdivision Regulations and their applicability to the Village.
- Development of a Plan which can be used by the public and private sector to upgrade properties.
- Create a document which may serve as a tool to educate those outside the community about the Village and may be used to seek grants and used for future economic development.
- Develop a Plan which can realistically be serviced by the Village's current





infrastructure such as water and sewer. Identify those areas where capital improvements are required if further development is to occur.

- Creation of a Plan for the Village for the next fifteen (15) years.

The Value of Comprehensive Planning

“Communities are based on group interaction with acceptance of mutually beneficial laws and policies. The benefits of a well planned community are worth the effort and expense.

Citizen participation leads to better interaction between government and citizens. Citizens are not always able to describe urban problems before they result in a formal hearing before a zoning or council board but the comprehensive planning process allows interaction and resolution of potential disputes and conflicts. Citizen information is critical to effective community planning and promotes a democratic process.

A comprehensive plan allows government officials to describe appropriate long range development goals prior to the zoning hearing process. A zoning hearing is not the appropriate place to decide long range planning objectives. A zoning review should be concerned with appropriate uses within a requested zone and compliance with subdivision regulations but without an approved land use map the discussion can involve complex discussions on general land uses.

The council and village staffs are at a disadvantage without the basic land use, environmental, housing, public service, traffic, historic and other information provided within the comprehensive plan. The plan provides updated mapping information and serves as a policy guide for all land use decisions. Land use attorneys, contractors, engineers and architects will always promote the benefits of their project with little regard for surrounding development and no understanding of the overall community. The policies and goals serve to direct all proposed development requests while background information within the plan gives the village an information advantage.

The comprehensive plan is based on the consensus of citizens, council and village staff and is a written statement of policy and planning objectives. The document is very strong protection against legal challenges for inappropriate land uses. The plan also is a record for citizens of the intent to provide service and a well planned community. Variation from the plan can be used by neighborhoods or citizens as a breach of faith by community leaders.

The comprehensive plan is a record of existing and proposed land uses and is therefore a record of development patterns and land use demand. The inventory within the comprehensive plan serves as a measure of village service demand and land use viability. Most communities don't conduct housing inventories or vacant land inventories outside of a comprehensive plan. The plan requires staff or consultant





time to inventory the village and verify neighborhood conditions and that maintains accurate records and knowledge about the village.

Growth controls are much easier to establish within a comprehensive plan than during a development hearing or as part of public service budgets. Sewer service limits, highways, water service, stormwater systems and other public service requirements are best served by a comprehensive plan that considers the village's ability to provide service as well as demand for certain land uses.

The comprehensive plan can address all of the village's needs in one document rather than a variety of committees or boards. The umbrella nature of a comprehensive plan allows citizens easy access to the community goals and policies. The plan unifies the village under a set of uniform goals and reduces conflicts.

The big advantage of creating a comprehensive plan is the ability to inventory and assess the current village so that goals and plans can be established for the benefit of the future village. The early basis for planning was the zoning ordinance but zoning alone has proven inadequate to control growth or prepare for future demand. The comprehensive plan establishes goals for the zoning ordinance. Zoning must fulfill the plan and the plan is the pattern for development.”²





SECTION 3

COMMUNITY CONTEXT

Though Mount Sterling, Ohio doesn't have a mountain, as the name suggests, some of the most scenic countryside in Madison County can be found just southeast of town.³ The Village of Mount Sterling not only enjoys a rich history and incorporates a small town feel but it is also strategically located, within the Central Ohio Region and the eastern-half of the country.

Historical Context

Pleasant Township and the area now known as Mount Sterling was one of the earliest settled areas in Madison County because its location was close to the settled counties of Fayette, Pickaway and Franklin. The Signing of the Treaty of Greenville in 1795 opened the territory to early settlement by Colonists from Virginia and Kentucky. The Hewey and Martin families first settled Pleasant Township and built cabins on the east side of Deer Creek in 1797, five years before Ohio became a state. William Alkire arrived in 1799. Later, John J. Smith, a resident of Mount Sterling, Kentucky, purchased the land on which

the Village now stands. In 1828, Smith surveyed and mapped the Village and named it after his hometown of Mount Sterling, Kentucky. The Village was platted on June 26, 1829 and was incorporated on March 12, 1845. A map of Mount Sterling in 1875 can be found on Figure 1. The historical development of Mount Sterling includes the following significant events:

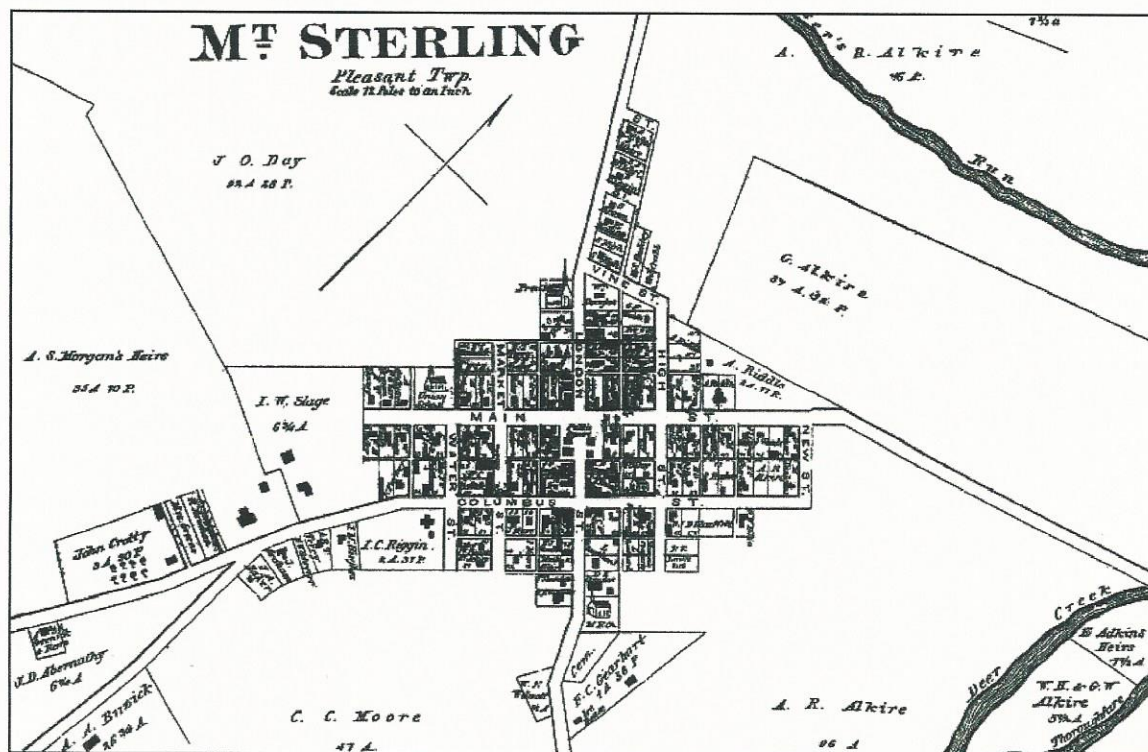
- Pleasant Township was organized in 1810.
- The first post office was established in 1840.
- The first Village Mayor was elected in 1845.





- Mount Sterling was incorporated August 15, 1845 (Same day as first formal election).
- In 1871 the Village's first newspaper, "The Mount Sterling Review" was created.
- The Village's first Town Hall was built in 1883.
- On November 21, 1910 the first meeting to organize a Village library was held.
- In 1913 the Carnegie Library, a gift from Andrew Carnegie was dedicated and opened.
- Since 1831 the Mount Sterling Methodist (Episcopal) Church has had numerous name changes.
- Mt. Sterling is home to Ohio Governor and U.S. Senator John William Bricker who served as the Governor of Ohio from 1939 to 1945 and U.S. Senator from 1947 to 1959.
- In 1967 a new pool was opened.
- On November 7, 1982, the Village's Town Hall was destroyed by fire.
- In 1983 the Village formulated and passed an ordinance establishing a Landmark Historic District to preserve the Village's Historic Downtown.
- In 1985 the Village's new Town Hall was constructed for \$560,000.00 and officially dedicated across the street from the Village's first Town Hall. A portion of the cost for the Village Town Hall was donated by the philanthropist John W. Galbreath, who grew up near Mount Sterling, Ohio.

Figure 1 | Mount Sterling in 1875





- In 1986 the Village sought financing for the SHOWA industrial development from the State Department of Development.
- In 1986 84.72 acres were annexed to the Village for the SHOWA development and future Industrial development.

Regional and Economic Context

The Village of Mount Sterling is situated in the southeastern corner of Madison County, which is located in central Ohio and part of the Columbus Metropolitan Statistical Area (MSA). The Village is centrally located within the central Ohio market place, in relation to Circleville, Grove City, London and Washington Court House, and is directly connected to nearby I-71 and US 62 (SR 3). A map of the Village and its corporation limits can be found on Exhibit 1.

The Village is also within 30-35 minutes of Downtown Columbus, the state capital of Ohio and Rickenbacker International Airport. Rickenbacker International Airport is an international cargo-dedicated airport, a multi-modal logistics hub, a charter passenger terminal, and a U.S. Foreign-Trade Zone (FTZ). The Deer Creek Lake State Park Resort and Conference Center is immediately south of Mount Sterling. Vehicular access to this State Resort Center is through downtown Mount Sterling and brings many visitors to the Village yearly. A map showing Mount Sterling and its' regional context can be found on Exhibit 2.

The growth of the Columbus MSA could influence the development pattern of Mount Sterling over the next twenty (20) years. Suburban growth has expanded the urbanized area of Columbus close to the eastern boundary of Madison County.

Additional expansion of the urbanized area is already filtering into Madison County by those wishing to escape the congestion of the urban area for a more rural, open setting. Its physical location is both one of Mount Sterling's greatest assets to its development future.

Because the Village of Mount Sterling is immediately adjacent to I-71 and the central Ohio interstate highway network, the community is within a day's drive of several major market areas (shown in Table 1 and Figure 2).

Table 1 | Major Market Distance to Mount Sterling

Major Market Areas	Miles to Mount Sterling
Columbus	25 Miles
Cincinnati	86 Miles
Cleveland	159 Miles
Indianapolis	190 Miles
Louisville	190 Miles
Pittsburgh	202 Miles
Detroit	206 Miles
Chicago	331 Miles
Nashville	364 Miles
Charlotte	445 Miles
Washington, D.C.	451 Miles
Atlanta	572 Miles
New York	609 Miles





Figure 2 | Major Market Cities and Mount Sterling



Madison County and Mount Sterling were added to the new Foreign Trade Zone (FTZ) 138 in December 2010 to help companies reduce operating costs while increasing profits. The new FTZ allows the entire county including Mt. Sterling to operate as a dormant FTZ. Any parcel can be activated within a 30 day time period to serve any existing or new company.

Within each FTZ, special customs procedures may be utilized that allow domestic value-added activity of foreign origin merchandise prior to formal customs entry. Duty-free treatment is available to items that are re-exported, and duty payment is deferred on items sold in the U.S. market, thus offsetting customs advantages available to overseas producers who compete with producers located in the United States.

Foreign origin items may be assembled/manufactured in an FTZ and achieve a lower duty rate, or duty-free status, for finished goods that exit the FTZ for sale in the United States. Ohio's Foreign Trade

Zones can provide:

- Improved cash flow
- Scrap/waste savings
- Reduced/eliminated taxes
- Production machinery duty savings
- Duty reduction, elimination and tax deferral
- Quota management
- Inventory costs, broker fee and insurance savings
- Inventory control and security measures
- Logistical and exhibition advantages
- Zone-to-zone transfers
- Direct delivery (without customs clearance)
- Weekly entry





SOCIO-ECONOMIC PROFILE

Socio-Economic information for the Village of Mount Sterling was obtained from the 2000 U.S. Census Bureau and the Ohio Department of Development (ODOD), Office of Policy, Research and Strategic Planning. Population, housing and income trends from 1980 and 1990 have also been included in this profile and are compared to the data sets from 2000.

Population and Income Trends

In 1880, the Census noted that Mount Sterling had a population of 842 people. Table 2 shows the population of Mount Sterling from 1900 to 2009.

Table 2 | Population From 1900 to 2009

Census Year	Population
2009*	1,835
2000	1,865
1990	1,651
1980	1,569
1970	1,536
1960	1,338
1950	1,172
1940	1,115

Census Year	Population
1930	1,090
1920	1,113
1910	1,071
1900	986

*Estimate - 07/01/2009

From 1900 to 2000, the population of Mount Sterling has generally increased, though the ODOD, Office of Policy, Research and Strategic Planning projects a slight decline (30 people) in population by 2009. The decline in population can most likely be attributed to the economic issues affecting Ohio and most other areas of the country during the past decade (2000-2010).





According to the 1980 census the population of Mount Sterling was found to contain the following households resulting in the following population (see Table 3).

Table 3 | 1980 Household Population

1980 Persons/ Household	Number of Households	Total People
1 Person	169	169
2 Persons	201	402
3 Persons	121	363
4 Persons	73	292
5 Persons	41	205
6 or more Persons	23	138
Total	628	1,569

From this census data for 1980 the median income was \$14,087.00. The mean income was \$16,383.00. The household summary of income for all households in Mount Sterling is noted in the Table 4.

Table 4 | 1980 Household Income

1980 Income Level	Households
\$ 0 - 2,499	13
\$ 2,500 - 4,999	90
\$ 5,000 - 7,499	56
\$ 7,500 - 9,999	52
\$ 10,000 - 12,499	63
\$ 12,500 - 14,999	63
\$ 15,000 - 17,499	40
\$ 17,500 - 19,999	39
\$ 20,000 - 22,499	48
\$ 22,500 - 24,999	30
\$ 25,000 - 27,499	26
\$ 27,500 - 29,999	28
\$ 30,000 - 34,999	24
\$ 35,000 - 39,000	35
\$ 40,000 - 49,000	19

1980 Income Level	Households
\$ 50,000 - 74,999	2
\$ 75,000 or More	0

By 1990 the population of the Village had grown from 1,569 to 1,651 or 5.2% resulting in the following population demographics. A summary of the 1990 household population is shown in the Table 5.

Table 5 | 1990 Household Population

1990 Persons/ Household	Number of Households	Total People
1 Person	188	188
2 Persons	208	416
3 Persons	116	348
4 Persons	97	388
5 Persons	45	225
6 Persons	12	72
7 or more Persons	2	14
Total	668	1,651

The median income between 1980 and 1990 grew from \$14,087.00 to \$22,500.00 or an increase of \$8,413.00 or 59.7%. At the same time the mean income increased from \$16,383.00 to \$26,902.00 or an increase of \$10,519.00 or 64.2%. The household summary of income for all households in Mount Sterling in 1990 is noted in Table 6.

Table 6 | 1990 Household Income

1990 Income Level	Households
\$ 0 - 4,999	54
\$ 5,000 - 9,999	97
\$ 10,000 - 12,499	38
\$ 12,500 - 14,999	39
\$ 15,000 - 17,499	40





1990 Income Level	Households
\$ 17,500 - 19,999	27
\$ 20,000 - 22,499	39
\$ 22,500 - 24,999	33
\$ 25,000 - 27,499	28
\$ 27,500 - 29,999	30
\$ 30,000 - 32,499	35
\$ 32,500 - 34,999	18
\$ 35,000 - 37,499	28
\$ 37,500 - 39,999	19
\$ 40,000 - 42,499	30
\$ 42,500 - 44,999	12
\$ 45,000 - 47,499	14
\$ 47,500 - 49,999	13
\$ 50,000 - 54,999	19
\$ 55,000 - 59,999	23
\$ 60,000 - 74,999	21
\$ 75,000 - 99,999	9
\$ 100,000 - 124,999	0
\$ 125,000 - 149,999	0
\$ 150,000 or More	2

In 2000 the population of the Village was 1,865 and grew by 13%. Household population demographics for the year 2000 are shown in the Table 7. In 2009, the ODOD estimated the population of the Village at 1,835 which is a decline of 1.61%.

Table 7 | 2000 Household Population

2000 Persons/ Household	Number of Households	Total People
1 Person	251	251
2 Persons	230	460
3 Persons	143	429
4 Persons	92	368
5 Persons	40	200
6 Persons	16	96

2000 Persons/ Household	Number of Households	Total People
7 or more Persons	8	61
Total	780	1,865

The median income between 1990 and 2000 grew from \$22,500.00 to \$33,412.00 or an increase of \$10,912.00 or 48.5%. At the same time the mean income increased from \$26,902.00 to \$40,439 or an increase of \$13,537.00 or 50.3%. The household summary of income for all households in Mount Sterling in 2000 is noted in the Table 8.

Table 8 | 2000 Household Income

2000 Income Level	Households
\$ 0 - 10,000	70
\$ 10,000 - 14,999	57
\$ 15,000 - 19,999	47
\$ 20,000 - 24,999	73
\$ 25,000 - 29,999	70
\$ 30,000 - 34,999	82
\$ 35,000 - 39,999	46
\$ 40,000 - 44,999	43
\$ 45,000 - 49,999	30
\$ 50,000 - 59,999	88
\$60,000 - 74,999	81
\$75,000 - 99,999	41
\$ 100,000 - 124,999	16
\$ 125,000 - 149,999	5
\$ 150,000 - 199,999	0
\$ 200,000 or More	2

Housing Trends

According to Census and ODOD data, the majority of residential units in the Village of Mount Sterling are single family





detached units, built prior to 1940. A minor residential construction “boom” occurred within the Village in the 1950’s and from 1980 to 1994. The history of housing development in the Village is summarized in the Table 9.

Table 9 | Housing Development History

Year Built	Total Units	Percentage
1999 to March 2000	5	0.6 %
1995 to 1998	20	2.4 %
1990 to 1994	93	11.1 %
1980 to 1989	113	13.5 %
1970 to 1979	72	8.6 %
1960 to 1969	70	8.4 %
1950 to 1959	91	10.9 %
1940 to 1949	49	5.8 %
1939 or Earlier	325	38.8 %
Total	838	100.0%

In 1980, housing units were mostly detached single family units. A summary of the housing units is shown in the Table 10. The mean value of housing in 1980 was \$39,440.00.

Table 10 | 1980 Housing Units

Housing Units/ Structure (1980)	Total Units	Percentage
1, Detached	502	73.9 %
1, Attached	4	0.6 %
2, Attached	81	11.9 %
3 or 4, Attached	34	5.0 %
5 or More, Attached	42	6.2%
Mobile Home/ Trailer	16	2.4 %
Total	679	100.0%

By 1990 the number of single family housing units in Mount Sterling had decreased from

502 units to 453, which represents a 9.7% decrease. However the total number of housing units expanded from 679 to 718, an increase of 5.74%. The mean value of housing units in the Village increased from \$39,440.00 to \$56,860.00 within the ten (10) year period. A summary of the housing units for 1990 is shown in the Table 11.

Table 11 | 1990 Housing Units

Housing Units/ Structure (1990)	Total Units	Percentage
1, Detached	453	63.1 %
1, Attached	16	2.2 %
2, Attached	69	9.6 %
3 or 4, Attached	76	10.6 %
5 to 9, Attached	24	3.3 %
10 to 19, Attached	15	2.1 %
20 to 49, Attached	42	5.8 %
Mobile Home/ Trailer	23	3.3 %
Total	718	100.0%

In 2000 the number of single family housing units in Mount Sterling increased from 453 units to 542, which represents a 19.64% increase. In addition the total number of housing units expanded from 718 to 838, an increase of 16.71%. The median value of all owner-occupied housing units in the Village is \$87,500. A summary of the housing units for 2000 is shown in the Table 12.

Table 12 | 2000 Housing Units

Housing Units/ Structure (2000)	Total Units	Percentage
1, Detached	542	64.7 %
1, Attached	12	1.4 %
2, Attached	58	6.9 %
3 or 4, Attached	67	8.0 %





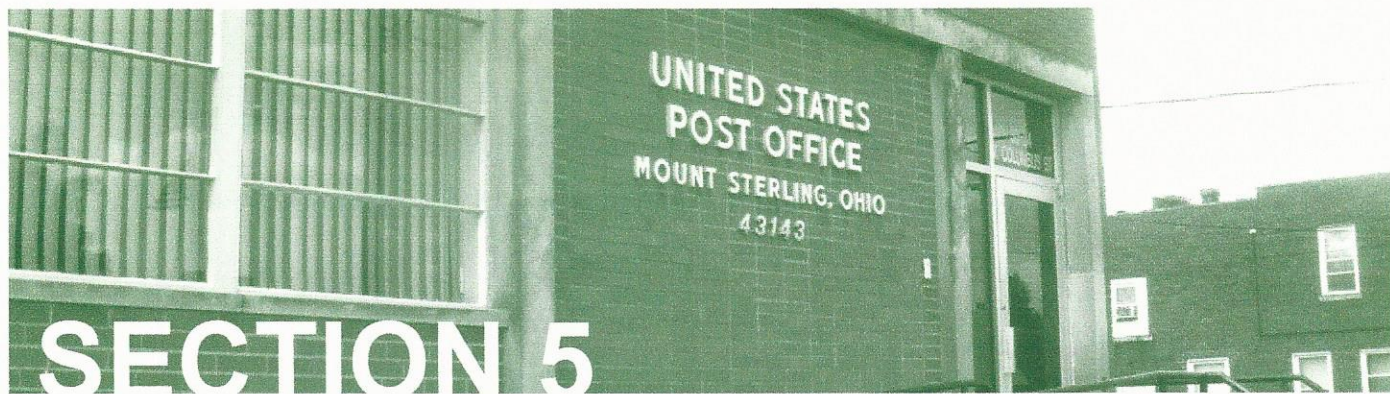
Housing Units/ Structure (2000)	Total Units	Percentage
5 to 9, Attached	68	8.1 %
10 to 19, Attached	15	1.8 %
20 to 49, Attached	49	5.8 %
50 or More	4	0.5 %
Mobile Home	23	2.7 %
Boat, RV, Van, etc.	0	0.0 %
Total	838	100.0%

The Village of Mount Sterling is participating in a county-wide Community Housing Improvement Strategy (CHIP) for Madison County to assist low and moderate income owner-occupied families to:

- Repair their homes.
- Substantially renovate their homes
- Assist tenants with the purchase of a home.

In 1994, the Villages of Mount Sterling and Plain City were identified by Community Development Consultants of Ohio, study consultants, as having the highest number of housing units in need of rehabilitation. Mount Sterling and Pleasant Township were subsequently targeted in Madison County to receive grants within the first grant period.





PUBLIC FACILITIES and INFRASTRUCTURE

Communities include residential, commercial and industrial properties, but in order for those entities to function they need an infrastructure system – roads, water and sewer; along with public facilities – government buildings, libraries and emergency services. The infrastructure of a community is important, to keep citizens happy and attract new businesses and residents.

Public Buildings

Public buildings found within the Village include Village facilities, Village-Township emergency facilities, US Post Office, a Carnegie Library along with an Ohio Department of Transportation Maintenance Garage. The Village's Town Hall, destroyed by fire in 1982, was reconstructed in 1985 within the previously defined Village Historic District. In 1911, the Village purchased and donated the land for the Carnegie Library. The Carnegie Institute gave the Village \$10,000.00 for the building and books. A recent building expansion of the original Library was funded by means of an eight (8) year savings program and

donations. Operation of the Library is currently funded by the Carnegie Institute, State of Ohio funds and donations. The Library serves residents within the Mount Sterling mailing and school address plus southwestern Madison County and Five Points area.

The Village participates in a three (3) county volunteer fire and emergency squad service agreement. These services are funded from County and Township revenue. The joint emergency squad is located at 24 South London Street while the fire station is located at 7 West Columbus Street. Public Facilities can be found on Exhibit 3.





Schools

The Village of Mount Sterling is located within the Madison-Plains School District. The School District currently includes a high school, middle school and three elementary schools, one of which is located in the Village. The Mount Sterling Elementary School (Kindergarten-Grade 5) currently has an enrollment of 217 students.⁴ The school building was originally built in 1898 as a high school.

“On May 11, 2010 the Madison-Plains School Board voted unanimously to accept an offer from the State of Ohio to pay for a percentage of a new K-12 school building. The School Board also voted to close two of the District’s facilities for the 2011-2012 school year, one of which is the Mount Sterling Elementary School. The reason for eliminating the elementary school was to reduce spending on repairs to the districts aging buildings.”⁵

Park and Recreation Facilities

A listing of the Village’s existing public park and recreation facilities is shown in the Table 13. Exhibit 4 shows a map of the existing Village Public Park Spaces.

Table 13 | Existing Village Public Park Spaces

Public Facility	Acreage
Mason Park	20.00 Acres
Swimming Pool	0.53 Acres
Village Square	0.20 Acres
Total Acres	20.73 Acres

Note: The above does not include the playground at the school or the 8.27 Acre Veterans Field.

The Village of Mount Sterling includes several other public park and recreation facilities including:

- Baseball/Softball Fields
- Basketball Court
- Football Fields
- Soccer Fields
- Community Recreation Center
- Outdoor Stage
- Picnicking Areas
- Environmental Areas

In addition to the park and recreation facilities within the Village, the Deer Creek State Park and Lodge and Conference Center, which is located just south of the Village off of State Route 207, offers an 18-hole golf course, indoor and outdoor pools, marinas and boating, tennis courts, biking/hiking/jogging trails, basketball courts and cross country skiing.

Transportation

The Village of Mount Sterling is fortunate to have adequate access to rail and road transportation systems. The Indiana-Ohio railroad bisects the Village in a north/south direction. The rail line, formerly called the Baltimore and Ohio Southwestern Railroad, was established in 1988. The rail line has experienced increased rail activity within the last few years with connections to Columbus and Cincinnati.

The Village of Mount Sterling is just minutes away from I-71. The Village is situated at the intersection of three (3) State Routes: SR 3, SR 56 and SR 207. US 62 and SR 3





share the same route through town. In addition, the Village is located immediately south of SR 323. A summary of the existing street right of ways and a classification for the existing streets is summarized below:

- Arterial streets carry the largest traffic volumes and often connect points of traffic generation with freeways or other major traffic routes or villages or cities.
- Collector streets serve to connect a number of local streets to an arterial street or to local traffic generators such as a downtown, manufacturing areas or shopping areas.
- Local streets carry traffic for a handful or limited number of properties and are often in residential areas, but could be in a commercial district.

Exhibit 5 shows the existing thoroughfare plan for the Village.

A summary of the Average Daily Traffic (ADT) counts provided by the Mid-Ohio Regional Planning Commission (MORPC), from 2007, can be viewed on Exhibit 6. Traffic counts for state highways are generally updated by the Ohio Department of Transportation (ODOT) every three years. Traffic counts for the local streets in the Village were not available.

A review of the Ohio Department of Transportation – District 6 Work Plan for 2010-2014 included one project within the vicinity of the Village of Mount Sterling. The project, scheduled for Fiscal year 2014, includes the road resurfacing (preventative

maintenance) along SR 56 from London, Ohio, through the Village to the Madison/Pickaway County Line.

Utilities

The Village of Mount Sterling has adequate drinking water resources. The Village has two (2) water storage towers including a 100,000 gallon tank at the Village water plant on North High Street and a 200,000 gallon tank in the northwestern portion of the Village near the SHOWA Aluminum plant.

The Village's water supply comes from three (3) wells. Two (2) wells are kept continuously in operation and one (1) well is kept in reserve. The water treatment plant, upgraded in 1986, has adequate treatment capacity.

The Village has improved the storm water collection system through a yearly allocation from the Village's Capital Improvement Funds. Within the Village, some storm drainage facilities were updated with funding provided through a series of grants. To date, the Village's storm water infrastructure had not been precisely recorded.

Mt Sterling is in the process of making upgrades to its sanitary sewer facilities. The refurbished wastewater treatment plant will have peak flow capacity of up to 1,600,000 gallons per day. Approximately 500,000 gallons per day will be available for additional peak flows.





The Village has made improvements to the sewer collection system to increase the capacity of the trunk lines as well.

Maps of water line utilities, storm water sewer utilities and sanitary sewer utilities can be found on Exhibits 7, 8 and 9.





ENVIRONMENTAL CONTEXT

Madison County, with its flat terrain, has long been a strong farming county. Hence, the natural vegetation once associated with the County has long ago been cleared. This is also true for the area in and around the Village of Mount Sterling. The most significant natural features in the planning area for Mount Sterling which could impact development are the flood plain (drainage) and soil conditions. Drinking water resources, wetlands and historic resources are also important components in the environmental context with regard to future development in the Village.

Flood Plain

Based on the available information from the Ohio Department of Natural Resources Division of Water, the Village of Mount Sterling does not currently participate in The National Flood Insurance Program (NFIP). Therefore, there is little data on flood plain information for the Village. It is known that approximately 79.5 acres or 7.4 percent of the total land in the Village is within a flood hazard area. A map depicting the limits of the flood plain in relationship

to the Village's corporation limits can be viewed on Exhibit 10.

A review of the Federal Emergency Management Agency (FEMA) FIRM Floodplain map panels #39097C409DK and #39097C0407D show that the eastern portion of the Village corporate limits encroach upon Zone A floodplain. Zone A includes areas with a one percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year





mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

The National Flood Insurance Program is a voluntary agreement between local communities and the federal government designed to reduce flood risks and damages. By participating in the NFIP, the federal government requires that communities regulate new construction within flood plains and improvements within areas subject to flooding.

Because the Village of Mount Sterling does not participate in the NFIP, the community is not eligible to receive federally backed loans or mortgages for structures existing within potential flood plains.

Nor is the Village eligible to receive aid from FEMA. There is no fee incurred to become a member of NFIP other than operating costs for Village personnel to monitor the issuance of permits and regulating flood plain management. As a member of the NFIP, the Village of Mount Sterling would receive updated flood plain data.

Soil Characteristics

As development continues in the Village, soils will be the most significant natural element which will affect growth and development. Existing soil conditions shall be carefully monitored within the area of the mile and a half plan review as well as within the existing Village Corporation Limits. A summary of the soils found within the planning area and the suitability

of the various soil types for building site development, recreation development and water management and corresponding soil map can be found on Exhibit 11.

Drinking Water Resources

A review of the Ohio Environmental Protection Agency (OEPA) Drinking Water Source Assessment shows that the Village of Mount Sterling has adequate water quality. This assessment included a boundary delineation of Mt. Sterling's "inner" and "outer" well protection zones. A susceptibility analysis indicated that the Village's source of drinking water has a low susceptibility to contamination.

A review of Mt. Sterling's OEPA water quality record did not reveal any evidence of chemical contamination at levels of concern in the aquifer. The report did identify sources of potential contamination within the "inner" and "outer" management zones and recommended protective strategies to ensure water quality.

Wetlands

A review of the United States Fish and Wildlife Service National Wetland Inventory online database identified five freshwater ponds and three emergent freshwater wetland in the outlying area of the Village and freshwater forested scrub/shrub wetlands along Deer Creek. The freshwater ponds, emergent freshwater wetlands and freshwater forest shrub can be found on Exhibit 12.

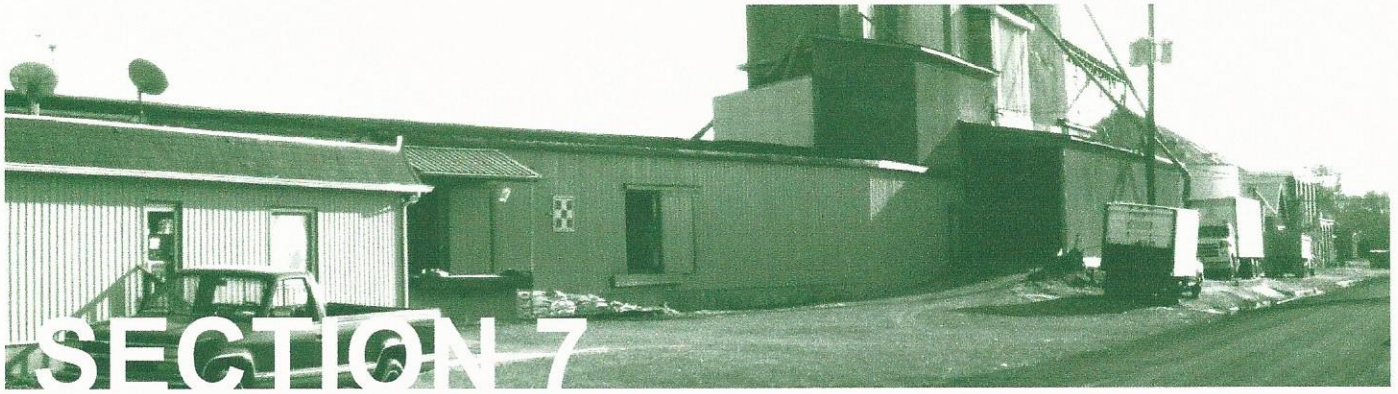




Historic Resources

Using the Ohio Historic Preservation Office online database, a one kilometer radius search from the center of Mt. Sterling was conducted. This review identified fourteen (14) previously inventoried archaeological sites, the Mount Sterling Historic District and twenty (20) structures that have been included in the Ohio Historic Inventory. Five of those structures are within the boundary of the Historic District. In addition, two structures and one archeological site have received Determinations of Eligibility for the National Register of Historic Places.





LAND USE

The land use element of the comprehensive plan shows the general distribution, location, and characteristics of current and future land uses and urban form.⁶ Mount Sterling and it's surrounding area incorporates a diverse set of land uses including single and multi-family residential, office and commercial, industrial, park, public and agricultural uses.

Existing Land Use

The existing land uses within the Village's corporation limit were compiled from the 1995 Comprehensive Plan, the Madison County Auditors website and field reviews. Due to the annexation of properties, during the last fifteen years (mostly south of town), the total land area of the Village is only 39.8 percent developed. The remaining 60.2 percent of the Village's land is agricultural, rural or vacant open space. Vacant buildings/uses were not included in this summation. Table 14, notes the acreage and percentage of land uses within the Village. A map of the existing land use can be found on Exhibit 13.

Table 14 | Existing Land Use Acreage

Land Use Description	Area (Acres)	Percentage of Total
Commercial	22.3	2.3 %
Fraternal/Community	10.1	1.0 %
Industrial	141.2	14.3 %
Office/Residential	7.4	0.7 %
Park	20.6	2.1 %
Public Building	12.7	1.3 %
Religious	4.2	0.4 %
Single/Multi Family	174.7	17.7 %
Subtotal Developed Land	393.2	39.8 %
Agricultural/Open	595.1	60.2 %
Total	988.3	100 %





A summary of the existing developed land uses within the Village's corporation limit are noted below. Single and multi family residential properties make up 17.7 percent of the total land use, while industrial properties are the next largest land use in the Village at 14.3 percent. Commercial properties make up 2.3 percent of the Village, while parks include 2.1 percent. Public buildings account for 1.3 percent of the total land use, while fraternal/community land uses account for one (1) percent and office/residential uses include 0.7 percent. Finally 0.4 percent of all land uses within the Village corporation limits are religious properties.

Future Land Use

The review committee of local and elected officials for the 2025 Comprehensive Plan met to discuss and suggest future land uses for the Village of Mount Sterling. These future land uses and an expansion of the Village's corporation limit were collected on a map during a workshop meeting. A map of future land uses can be found on Exhibit 15, while Table 15 notes the future acreage and percentage of land uses within the Village.

It should be noted that all the future land use maps, acreage, corporation limits and discussion are proposed and flexible, taking into consideration the need for future growth, development and needs of the community. These proposed future land uses map out the vision of how the community should change over time and how development should be managed in the future.

The proposed future land use more than doubles the size of the Village's total area from 988.3 acres to 2,023.2 acres. In addition the proposed developed land would also increase from around 40 percent developed today (393.2 acres) to nearly 95 percent (1930.7 acres) in the future. Vacant buildings/uses were not included in this summation.

Table 15 | Future Land Use Acreage

Land Use Description	Area (Acres)	Percentage of Total
Business/Industrial Development	560.5	27.7 %
Commercial	25.6	1.3 %
Fraternal/Community	10.3	0.5 %
Industrial	457.7	22.6 %
Mixed Use	298.9	14.8 %
Office/Residential	2.6	0.1 %
Park	47.9	2.4 %
Public Building	12.2	0.6 %
Religious	23.1	1.1 %
Single/Multi Family	492.0	24.3 %
Subtotal Developed Land	1930.7	95.4 %
Agricultural/Open	92.5	4.6 %
Total	2023.2	100 %

A summary of the future land uses within the Village's corporation limit are noted below. In addition to the previous land use, business/industrial development and mixed use properties were included within the expanded corporation limits. Mixed use development combines two land uses, residential and commercial uses.

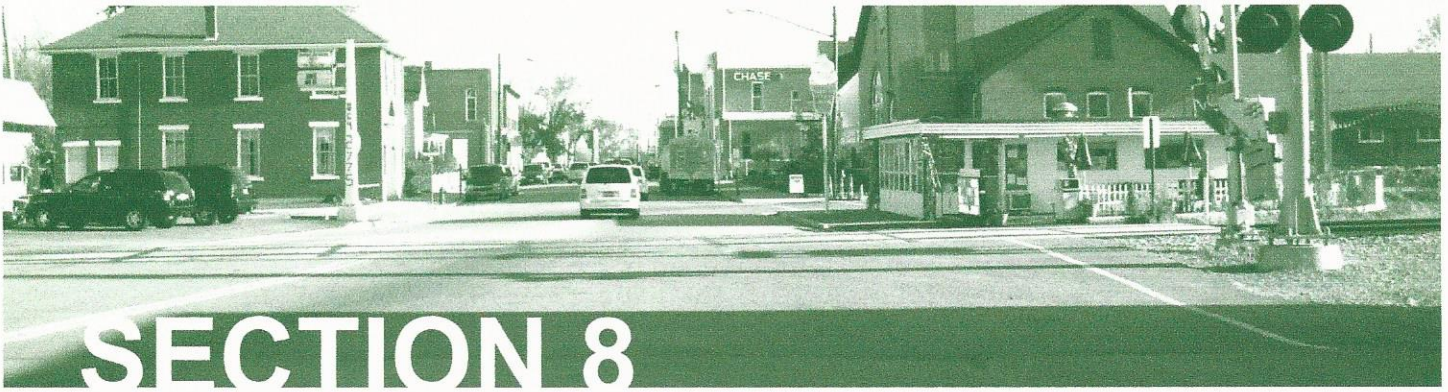
Business and industrial development properties account for 27.7 percent of





the total land use, while single and multi family residential properties are the next largest land use in the Village at 24.3 percent. Industrial properties make up 22.6 percent of the Village, while mixed use developments include 14.8 percent. Agricultural and open spaces make up 4.6 percent of future land use, while parks are 2.4 percent. Finally the remaining future land uses are all under 2 percent including: commercial properties (1.3 percent), religious (1.1 percent), public buildings (0.6 percent), fraternal/community (0.5 percent) and office/residential (0.1 percent).





COMPREHENSIVE PLAN GOALS, POLICIES and STRATEGIES

The 2025 Comprehensive Plan is an “explicit statement of future goals for the community, and serves as a formal vision for the planning commission and other public agencies, elected officials, private organizations, and individuals. The plan goals, policies and strategies are the starting point for change.” ⁷

Goals, Policies and Strategies

To meet the goals and objectives expressed by the citizens of Mount Sterling, it shall be necessary for the Village’s elected and non-elected officials to have the courage to make consistent decisions regarding the Village’s growth and development. The following summarizes a final policy procedure checklist Village officials need to follow to complement the Comprehensive Plan.

Annexation

GOAL:

- Annex land only if the annexation can provide desired economic development and/or housing options.

STRATEGY/POLICY:

- Annex only proposed developments which shall conform to the development standards for the Village which will add to the community’s unique character.
- Annex only those parcels which can be effectively serviced by the Village.

Historic Preservation

GOAL:

- Retain the unique village character.
- Restore the historic downtown.

STRATEGY/POLICY:

- Do not allow land uses which are not





architecturally compatible to those existing at the time of the creation of the Historic District.

- Do not permit new commercial uses within the middle of residential uses which provide disruption to adjoining residential uses; including traffic, noise and lighting.

Housing and Infill Development

GOAL:

- Encourage the reinvestment/rehabilitation of existing Village properties, particularly existing housing.

STRATEGY/POLICY:

- Maintain strong code enforcement policies.
- Enforce the balanced land use and zoning plan. Do not lose sight of long-term objectives to expand the housing options that can be offered.
- Incorporate in the Village's Capital Improvement Budget yearly infrastructure improvements to utilities, roads and streetscape improvements.
- Encourage permitted uses within the Historic District. Persuade non-permitted uses to develop in other permitted land use areas within the Village.

Economic Development

GOAL:

- Maintain a strong tax base.

STRATEGY/POLICY:

- Increase the awareness of the Village within the region and promote the Village's assets.
- Maintain up-to-date databases on roads and utilities. Encourage reinvestment in the Village's commercial Historic District.
- Promote civic pride with the Village's residents, business and industrial leaders.
- Provide for and promote the retention/development of existing small businesses.
- Continue to maintain and update an inventory of large industrial sites in the Village with pertinent information on each site.
- Develop a physical image/enhancement program which shall be specifically unique to Mount Sterling.
- Initiate and maintain contact with private sector industrial/office and residential realtors and utility companies.
- Encourage and promote the establishment of needed medical services, such as physicians, dentists, overall healthcare and eldercare within the Village.
- Establish an Ad Hoc Committee to study the reuse of the Mount Sterling elementary school building for development.
- Work with the Madison County Community Improvement Corporation (CIC) to develop a progressive





economic development plan incorporating:

- ◊ SR 56 Corridor
 - ◊ US 62 Industrial Park
 - ◊ Tourism based economic development in conjunction with the Deer Creek State Park.
- Establish Community Reinvestment Area (CRA) programs at the following locations:
 - ◊ Downtown Historic District
 - ◊ SR 62/Mount Sterling Industrial Park
 - ◊ SHOWA industrial facility

The CRA is an economic development tool administered by municipal and county governments that provides real property tax exemptions to businesses making investments in Ohio. Proposed CRA boundaries can be found on Exhibit 15.

- Update standards for sizes and type of materials desired in all infrastructure improvements, including public and private improvements.
- Maintain a five (5) to ten (10) year capital improvements plan with formalization of capital improvements programming process.
- Develop a thoroughfare plan for the Village.

Utilities and Public Improvements

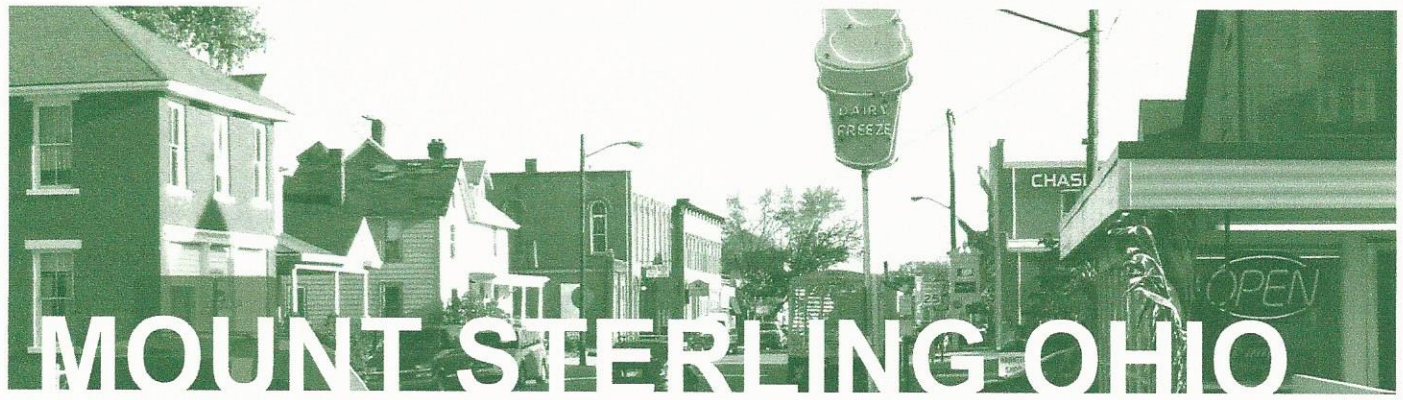
GOAL:

- Improve storm and sanitary and water services.

STRATEGY/POLICY:

- Seek grants for infrastructure improvements.
- Keep an updated inventory of existing storm and water sewers.
- Maintain easements for utilities required for maintaining public utilities.





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-
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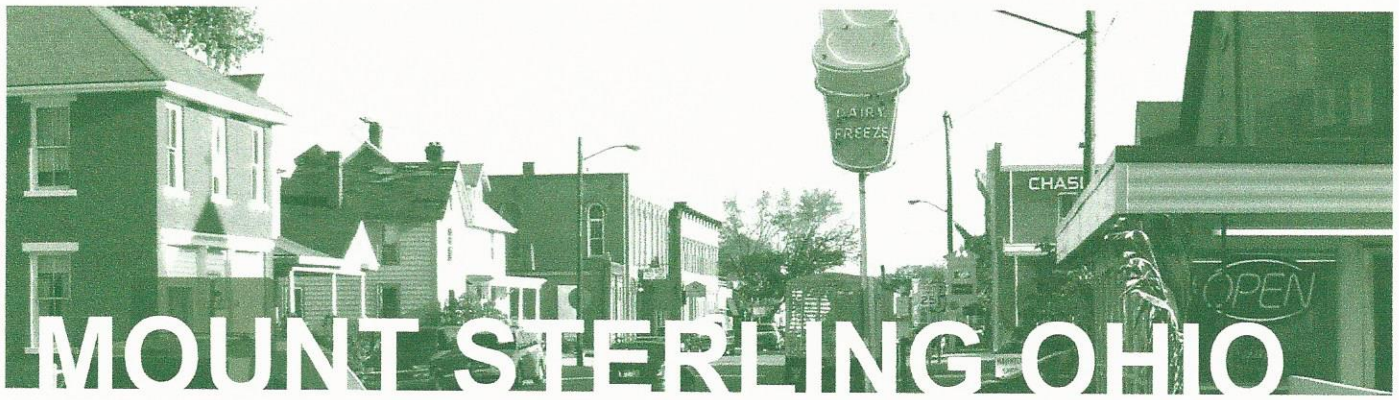


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