

Scioto Preserve

(proposed planned unit development)



Questions and Answers

These questions were asked at the City Council meeting on August 4th, 2026 at 7:00 pm, at the Planning & Zoning Public Hearing on August 5th, 2026 at 5:30 pm, and submitted directly to city officials via email or the Community Q&A survey

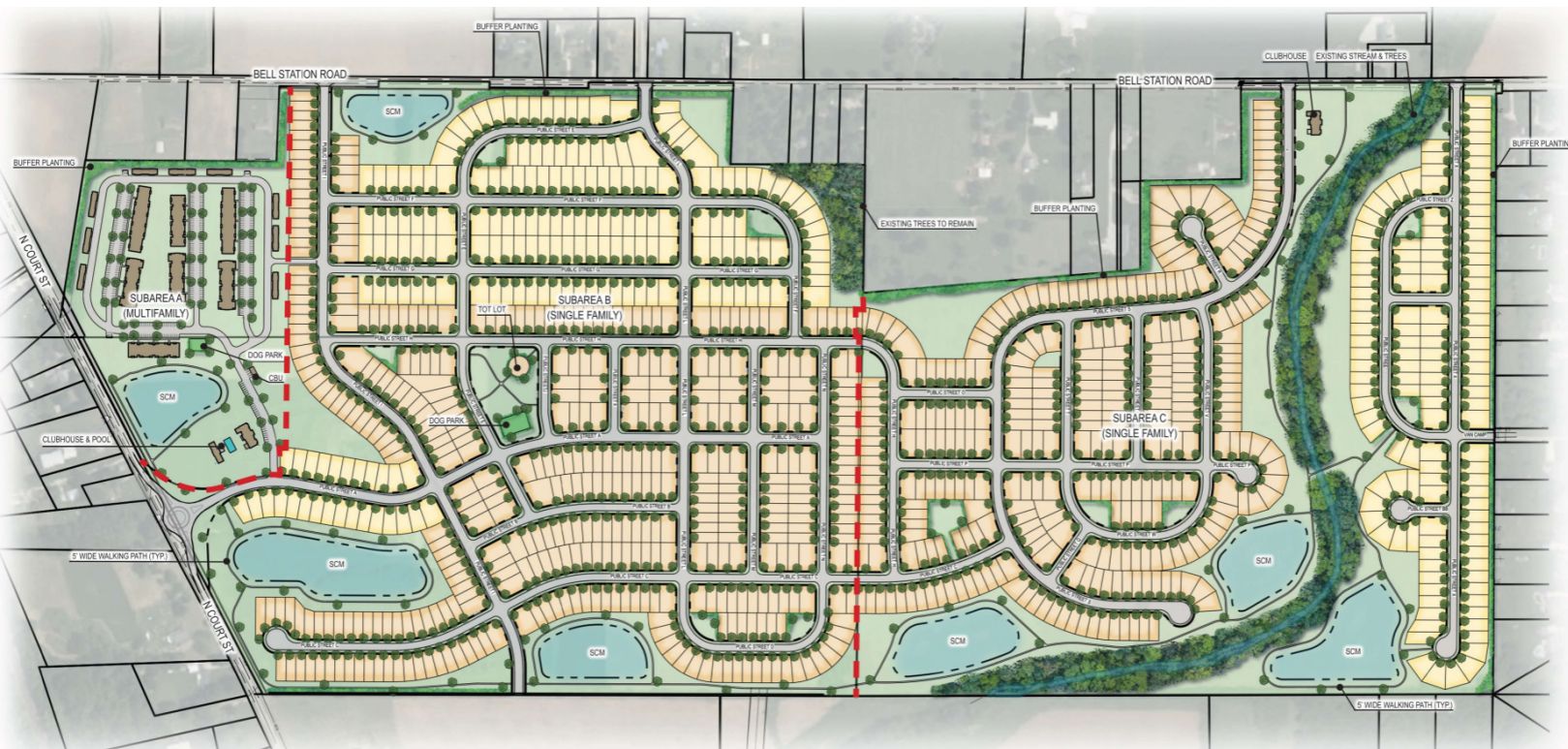
The agenda, minutes, and audio recording can be found here: [Agendas & Minutes - City of Circleville](#)

A video recording of the City Council meeting can be found on YouTube here: [City Council 08-04-2026](#)

Some questions have been edited for brevity or clarity.

Scioto Preserve PUD - proposed site plan

[Preliminary PUD #1-26 \(Scioto Preserve\) Application Materials](#)



Annexation

<i>Does Council intend to declare the annexation vote an emergency measure?</i>	No, an emergency clause is not included on the proposed ordinance. If the ordinance is passed, it will take 30 days to go into effect. Additionally, City Council is holding the ordinance for all three readings, instead of “suspending the rules” to vote on the first or second reading of an ordinance,
<i>How many township residents will become part of the city and subject to Rita?</i>	The only residents who will become part of the city and subject to city income tax (RITA) will be those who live in the Scioto Preserve development, if the property is annexed and the development is approved. No current township residents will be forced to annex or be subject to city income tax.
<i>Does the township continue to be responsible for public services with the City annexation? In the annexation agreement, the township still has some responsibility for those services, so if the City of Circleville is annexing, why wouldn't [the City] cover all that funding and maintenance (streets, snow removal, etc.)</i>	Per the Annexation Agreement between the City of Circleville and Circleville Township, land may be annexed to the City but the land also remains part of the township. This means that the township gets to keep their millage (property tax revenue). In exchange for keeping their millage, the township agreed to perform certain services. The breakdown in public services is below. City provides: 1. Sanitary sewer services 2. Water services 3. Enforcement of the City's Codified Ordinances including zoning ordinances, subdivision code ordinances, and building code ordinances and provision of any related inspection services 4. Street sweeping 5. The following right-of-way maintenance services: cleaning and fixing road drainage ditches and storm water retention areas, and repairing and replacing guardrails 6. Maintenance of traffic signals 7. Fire/EMS, subject to a transition plan with Circleville Township 8. Police, subject to a transition plan with the Pickaway County Sheriff Township provides: 1. Clearing snow and ice from streets and roads 2. Salting/deicing streets and roads 3. Pavement maintenance including berm and shoulder repair, pothole repair and chip and seal resurfacing

	4. Right-of-way maintenance including repairing or replacing turf, mowing grass, cleaning up trash and litter 5. All crack sealing, resurfacing, striping, and setting reflective safety devices in pavement f. Subject to 75% reimbursement by the City when development has increased to significant levels Read the full annexation agreement here: Circleville Twp Annexation Agreement 3-22-2006.pdf
<i>What specific obligations does the city take on in the annexation agreement, and what recourse exists if the developer doesn't meet its side?</i>	The annexation agreement is between the City of Circleville and Circleville Township, not the developer. If the property is annexed and rezoned, the developer will have timelines, established in the Zoning Code, to submit final development plans and begin construction. The City will also have a separate Developer's Agreement with the developer if the project is approved to ensure that the public improvements (water, sewer, streets, etc.) are built. This agreement is legally binding.
<i>At the August 4th meeting, a nearby landowner testified that a sewer easement request implied he'd need to annex to hook up, citing ORC 6117.51's mandatory-connection provision. I'd note that a subsequent amendment (SB 58) allows property owners with a working septic system to opt out under specified conditions – has the city clarified this option for affected township landowners, or is mandatory connection still being presented as the only path?</i>	ORC 6117.51 allows the Public Health Department to require residents to connect to sanitary sewer to reduce or eliminate existing public health problems or hazards of water pollution. Often, this refers to failing septic systems. However, ORC 6117.51 is completely unrelated to the Scioto Preserve development. All properties within Scioto Preserve would be on the City's sanitary sewer and the surrounding township residents will not be required to connect as a part of this development. If a township property owner desires to connect to city sanitary sewer, they can contact the Utilities Office at 740-477-8255 for more information.

Planning & Development

<i>Why does the City of Circleville need 612 acres of land to build new houses and apartments?</i> <i>Why are we expanding out to the country to build this humongous development?</i>	The proposed annexation includes +/- 369 acres of land and the proposed development site is +/- 315 acres. The City recognizes that there are undeveloped properties currently sitting within municipal boundaries. However, it is not entirely up to the city which property gets developed and when. Development must be initiated by a property owner or developer with interest in the property. The City cannot force development on a property owner who is not willing to participate.
<i>With all of the development going on, where are we going to put a grocery store? Where is that building on the north side going to come?</i>	City and P3 (Pickaway Progress Partnership) officials have been working to bring a new grocery store to Circleville for many years. So far, the answer has been that we need more rooftops to support an additional grocery store. Essentially, grocery stores are looking for more housing built before they decide to open a location. As Circleville grows, City and P3 officials will continue working to attract a new grocery store.
<i>What is the vision for the future of Circleville?</i>	The City of Circleville has multiple long-range planning documents, including: • The 1998 Comprehensive Plan • The 2006 Annexation Agreement with Circleville Township • The 2008 City/Township Land Use Plan • The 2023 Strategic Economic Development Plan and Fiscal Analysis. • The 2026 Downtown Redevelopment Report • The Active Transportation Plan, currently in progress • The Master Parks Plan, currently in progress All of these plans set the vision for the future of Circleville.

Water, Sewer & Storm Water

How will the population growth effect the infrastructure?

The city is already discussing a \$56 million water treatment plant rebuild and rate increases tied to aging infrastructure, independent of this project. Has that planning accounted for Scioto Preserve's additional units, or is this development a separate demand layered on top of a system already being rebuilt?

The upgrades to the water treatment plant are to improve the water treatment process by implementing reverse osmosis membrane filtration. This filtration system can filter PFAS out of the water, which is a new mandate by the EPA. The upgrades will not increase the capacity of the plant.

The water treatment plant capacity was upgraded in the early 1990s from 2 MGD (million gallons per day) to 4 MGD to handle the additional water usage RCA was demanding along with the anticipated growth in the City. The average the water plant put out back then was roughly 2.4 to 2.5 MGD. This was while GE, RCA, Purina, Manna Pro and the Container corporation still existed in town. None of these major industrial water consumers are in operation today.

Today, both the water treatment plant and wastewater treatment plant operate at approximately **1.4-1.5 MGD, or 35-37.5% capacity.**

Conservative design standards estimate 120 gallons per day per person. Based on the number of units and the number of residents/unit, the City estimates the following water usages:

- Scioto Preserve (252 multi-family units, 1,031 single family units): **~350,000 gallons/day**
- Heritage Ponds (68 SF units): **~20,000 gallons/day**
- River Ridge (116 SF units) **~34,000 gallons/day**
- Alto PUD AKA. 252 @ the Circle & Atwater Glen (252 MF units, 155 SF units): **~110,000 gallons/day**
- Wesley Commons (92 MF units, 78 SF units): **~47,000 gallons/day**
- The Reserve at Clifton Estates (65 SF units): **~19,000 gallons/day**
- Jodiro PUD @ US 22, across from OCU (358 MF units, 239 SF units): **~160,000 gallons/day**

This brings the running total to an additional 740,000 gallons/day of water and wastewater usage if these developments reach full build out. That brings the plants to about 2.25/4 MGD, which is based on *very conservative* design standards. The City believes there is more than enough water and sanitary sewer capacity to support all of the current and proposed developments, as well as additional residential, commercial, and/or industrial development in the future.

<i>What will this development do to everyone's water (referring to those on wells)? Is it going to force us onto city water?</i>	This development will be served by City water that is drawn from wells at the City Water Treatment Plant on Island Road. Since water is not being drawn from the site, it will not affect the surrounding properties that are on water wells. Similarly to sanitary sewer, no property owner will be forced onto City water. Annexation and utility connection must be initiated by the property owner.
<i>How will the increased growth rate effect the model that the water rate study was based on?</i> <i>Will the water and sewer rates go higher?</i>	The rate study will not be affected for the 5-year term of the current ordinance, which is in effect until 2030. It should however affect the future rate ordinances by reducing the burden on each individual user because of the ability to spread the costs over more customers versus the current number of customers. We will update the rate study in 2030 to reflect the conditions at that time.
<i>What studies have been completed to demonstrate that downstream flooding will not worsen?</i>	The developer and their engineering team will have to demonstrate that they can collect and retain stormwater onsite and slowly release it, so downstream flooding is not worsened. This is why there are 7 stormwater ponds currently shown on the site plan. In many cases, the installation of storm sewers and storm water retention ponds will improve downstream flooding. Detailed stormwater calculations will be reviewed by the City's engineering team as a part of the civil engineering plans for the site.
<i>How will erosion of the creek banks be prevented?</i> <i>What measures will protect water quality during the years of construction?</i>	The city requires erosion control measures (silt fences, dandy bags, riparian buffers) be taken during construction to prevent soil or other material from running off in the stream and/or degrading the stream bank.
<i>How will existing wildlife habitat along the creek be preserved?</i>	Dry Run stream will be preserved with a 50-foot setback on each side of the stream. The only development that will occur in this 100-foot stream corridor is a pedestrian walking path, and existing trees will be preserved as much as possible.

Traffic & Streets

<i>1. What is happening with the US 23/North Court Street intersection and traffic study?</i>	The City of Circleville and the Pickaway County Engineer's Office have both approved the MOU (Memorandum of Understanding) for the Traffic Impact Study. The MOU sets the scope for the study, including how data will be collected and analyzed ODOT is currently reviewing the MOU.
<i>Does the traffic study's scope include the full corridor to US-23 and downtown, or just the immediate frontage?</i> <i>Walnut Creek Pike intersects Bell Station Road, and is the natural route north toward Ashville. A resident at the July 21st meeting testified she's already seeing increased traffic from a separate nearby apartment project. Does the traffic study include Walnut Creek Pike's capacity for the additional volume Scioto Preserve would generate, or is it scoped only to North Court Street and US-23?</i>	There are two separate Traffic Impact Studies being conducted for the Scioto Preserve development. The first study includes only the City of Circleville and Pickaway County Engineer's Office controlled roadways/intersections. The scope of this study includes: • 1 development entrance on North Court Street • 3 development entrances on Bell Station Road • North Court Street & Bell Station Road • North Court Street & Walnut Creek Pike • Walnut Creek Pike & Bell Station Road The second study includes the Ohio Department of Transportation (ODOT), the City of Circleville, and the Pickaway County Engineer's Office. The scope of this study includes: • North Court Street & US 23
<i>Is the project's viability contingent on the proposed US-23 interchange, and on what funding timeline?</i>	The N. Court St intersection with US 23 is not within the City and is under ODOT jurisdiction. ODOT has taken a preliminary look at configurations to improve that intersection. This development is being required to help facilitate further study with ODOT and the Pickaway County Engineers Office to help advance a project at that intersection. The current intersection is considered a regional issue and is being looked at more globally.

Safety

<i>Is the police department prepared to handle an increase in crime as population increases?</i>	The police chief and his staff are constantly monitoring and evaluating crime rates in the community to determine which current enforcement efforts are effective and how the department should respond to change.
<i>The South Court Street rail overpass meant to fix [delayed emergency response time due to a train] won't break ground until 2030 and will take up to two years to build. Has fire/EMS response capacity been assessed for the annexed area given that timeline?</i>	Improving emergency response time to the south side of the railroad tracks is one of the main drivers for the railroad grade separation (overpass) project. Until the project is complete, Fire/EMS will continue to operate as they have been up until this point. Since most of the new development is happening on the same side of the railroad tracks as the fire station, the grade separation project will not be a significant limiting factor to response time in these new neighborhoods. Additionally, the mutual aid agreement with Pickaway Township is in place to assist when emergencies occur on the south end of the City and Circleville Fire/EMS is going to be delayed by a train. This mutual aid response time was recently improved after Pickaway Township transitioned from a volunteer to part-time fire/EMS staff.
<i>Will our police department, fire department, EMS, utilities, and other public services have the resources necessary to serve this much larger population?</i> <i>If additional facilities or staffing become necessary in the future, has the long-term financial impact on our community been evaluated?</i>	The safety department is currently working on strategic plans for the Police and Fire/EMS departments. The first major goal is to get both departments to full composition (fully staffed). Once those levels are achieved the departments will be re-assessed for future growth. Please reach out to Safety Director, Paul Pride, for more information at 740-427-8142.

Schools

Has the school district completed an analysis of how many additional students this project is expected to generate, and whether existing schools have the capacity to accommodate them?

The city requires the developer to conduct a School Impact Study and present that to the effected school districts. This study will estimate how many new students the development will put into the school system along with the additional revenue the development will generate for the school district through increased property values/taxes.

The School Impact Studies for Circleville City Schools and Teays Valley School District have been completed and are linked below.

[Circleville City Schools SIS](#)

[Teays Valley School District SIS](#)

Who is looking at the school impact studies cumulatively?

School Impact Studies are a requirement of the City's Preliminary Planned Unit Development (PUD) application. These studies aren't necessarily approved, but rather used as supporting documentation for City Council to make an informed decision on the proposed development.

Who signs off of the school impact studies?

These studies are also used to inform the school districts on the impacts of additional students and any financial incentives that the developer may be requesting from the City.

Are the other proposed developments accounted for in the impact studies?

Each school impact study focuses on that individual development, the number of students it will produce, and the projected property and income tax revenue for the school. It is up to the City and the affected school district to keep a running total.

Teays Valley's own spokesperson has stated their buildings are already at or over capacity, with students in outdoor learning trailers. Has Teays Valley formally signed off on both the enrollment projections and compensation terms, or is that still pending?

School compensation terms will be negotiated through the economic development incentives, which are informed by the school impact studies and approved by City Council. There are certain incentive thresholds which require school district approval as well. The incentive figures used in the SISs were below the school approval threshold (see more in next section).

Given that the city has already set a precedent for formal city-school cost-sharing, the recently passed School Resource Officer agreement splits costs 65% schools / 35% city under a signed, renewable MOU – why wouldn't a comparable formal, public agreement govern the TIF's impact on school operating revenue, rather than the informal terms described so far?

The “informal terms” presented to date have been used for the purpose of projecting revenues in the School Impact Study. A formal TIF agreement will be negotiated and approved by City Council.

Economic Development/Incentives

Is the City considering giving tax abatements to the developers of any of the planned or potentially planned housing developments?

The City has a CRA (Community Reinvestment Area) program that allows property tax abatements for eligible projects. Currently, only industrial, commercial, and multi-family residential developments are eligible to receive a CRA abatement.

The Scioto Preserve developer's School Impact Studies were done factoring a 75%, 15-year CRA property tax abatement on the multi-family portion of the development. A formal request must be submitted to P3 (Pickaway Progress Partnership) and considered by City Council for approval.

City Council has recently approved a 75%, 15-year CRA abatement on [the multi-family portion of the Alto PUD \(aka. 252 @ the Circle\)](#) and [the Towneplace Suites extended-stay hotel](#) (south of Hampton Inn). P3 and the City negotiated PILOT (payment in lieu of taxes) payments in the amount of \$2000/year and \$2500/year, respectively, for the school district.

The City also utilizes TIFs (Tax Increment Financing), which is not a tax abatement, but rather a redirection of the increase in property taxes after a property develops. These tax dollars can go towards infrastructure

	improvements related to the project, such as the US 23/N Court St intersection. The City has utilized TIFs on many occasions in the past. All TIFs are approved by City Council by ordinance. Ordinances can be searched on the City website here: CITY OF CIRCLEVILLE LEGISLATION - City of Circleville
<i>Was the 75%/10-year TIF and 75% CRA percentage specifically structured to fall below the threshold that would otherwise require Circleville City Schools' and Teays Valley's formal consent? If not, I'd ask Council to explain the reasoning behind those specific figures.</i>	The TIF and CRA terms that the developer used in their school impact study are below the threshold that would require school approval. The exact terms of the TIF and CRA have not yet been formally requested by the developer and negotiated by P3. The final agreement for both the TIF and CRA must be approved by City Council.
<i>If PILOT/service payments fall short of covering infrastructure debt service, who is on the hook – the developer, or the city's general fund?</i> <i>What happens to the TIF revenue stream and resulting infrastructure if the developer sells mid-build or Phase 2 never happens?</i>	PILOT payments are payments in lieu of taxes, and may be negotiated for the developer to pay to the school in exchange for a property tax abatement, if approved. The developer is solely responsible for making these PILOT payments. The developer is responsible for all of the up-front costs of new infrastructure, and solely responsible for the on-site infrastructure. A TIF agreement may include some reimbursement for off-site improvements such as the roundabout at N Court St/Bell Station Road. However, if TIF revenues fall short, the developer will not get reimbursed. The city is under no obligation to use any city funds to fund the infrastructure improvements.

Miscellaneous

<i>If the development goes through, does the developer cover all of the impact fees for the schools, EMS, etc?</i>	The developer is responsible for the upfront cost of infrastructure improvements (including water, sanitary sewer, storm water management, streets, etc.) and any payments to the schools that may be negotiated through the economic incentive process. The City of Circleville does not have traditional, one-time “impact fees” like some other communities. Rather, there is a city-wide NCA (New Community Authority) that developers are required to join. It is an additional tax that applies only to the new development properties, not any current residents. The NCA provides a permanent source of revenue that can be used for public improvements.
<i>When do HOA fees kick in?</i>	Draft HOA documents are required as a part of the final development plan submittal, so the City does not yet have that information. Please reach out to Buckeye Partners directly for answers to this and other developer-specific questions on their website: Scioto Preserve Master-Planned Community in Circleville, Ohio Buckeye Development Partners
<i>What will happen to existing farmers adjacent to the development who may experience complaints from new residents in the future relating to their farming activities (smell, noise, etc.)?</i>	“Enacted in 1982, Ohio’s Right to Farm Law offers a nuisance defense for farming activities under certain conditions. Ohio was one of many states that passed a Right to Farm Law in the 1980s after the highly publicized Arizona case of <i>Spur Industries v. Del E. Webb</i>. In that case, the developer of a retirement community in Arizona sought to shut down a cattle feedlot that it claimed was a nuisance to its community residents. But the Arizona Supreme Court noted that the developer “came to the nuisance,” making the previously existing feedlot activities a nuisance only because the developer chose to locate residences near the feedlot, in an agricultural area. Ohio adopted this “coming to the nuisance” approach in its Right to Farm Law soon after the <i>Spur Industries</i> case. The law’s intent is to protect agricultural landowners from nuisance claims made by those who move into an existing agricultural area and later complain about the agricultural activities occurring in the area. If faced with a nuisance complaint by someone who “came to the nuisance,” an agricultural landowner can use the Right to Farm Law as a defense against the

	complaint.” Source: 🌐 Ohio’s Right to Farm Law helps with neighbor nuisance complaints
<i>How can I find more information this development?</i>	Please contact Hannah Jackson (formerly Wynne), City Planner, for additional information. Email: hwynne@circlevilleoh.gov Phone: 740-477-8224

Multiple supporting documents are linked throughout this document. If you have trouble accessing these documents, please reach out to Hannah Jackson (see above) for copies.