

Scioto Preserve

(proposed planned unit development)



Questions and Answers - Part 2 (8/29/2026)

These questions were asked at the City Council meeting on August 18th, 2026 at 7:00 pm.

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

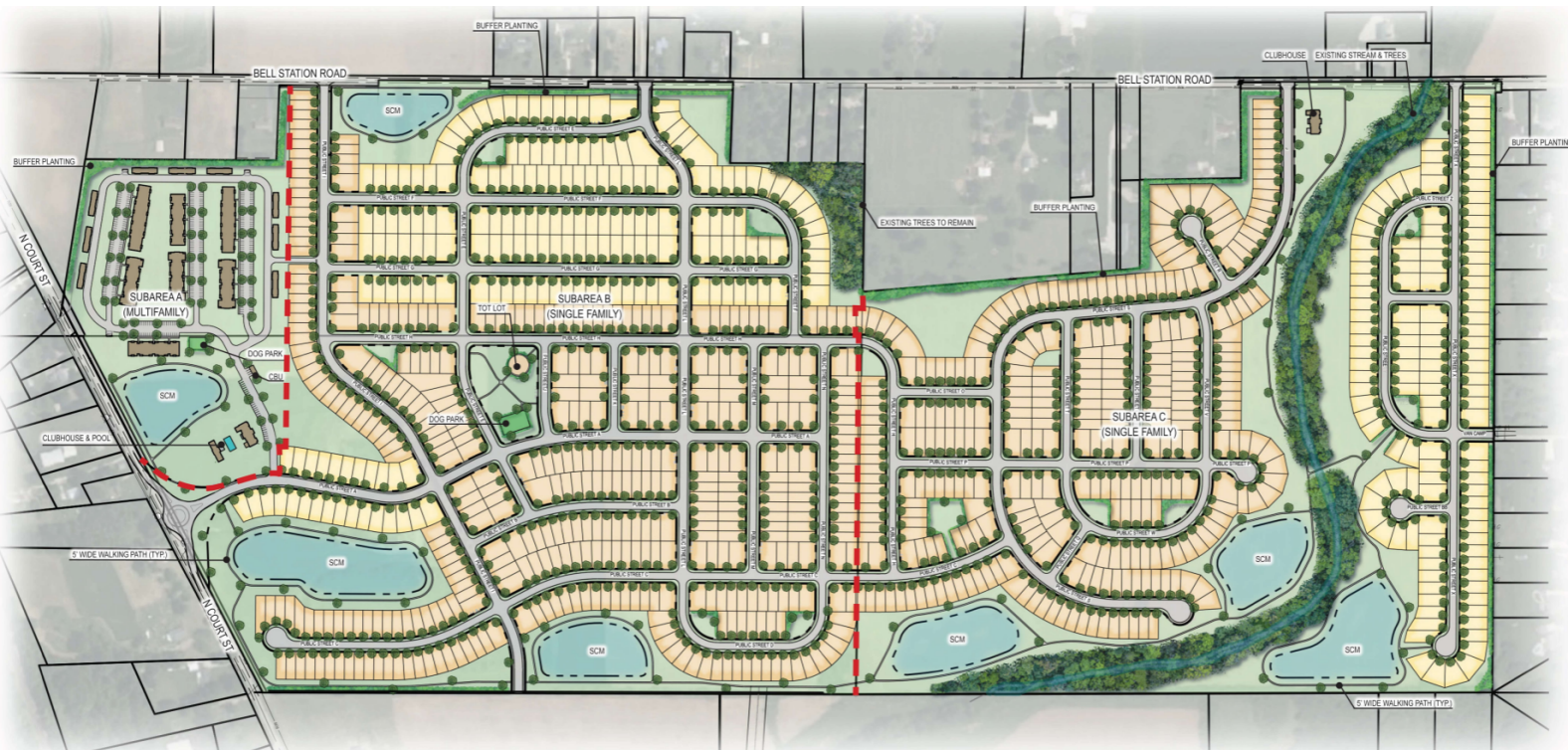
A video recording of the City Council meeting can be found on YouTube here: [City Council 08-18-2026](#)

Some questions have been edited for brevity or clarity.

Scioto Preserve PUD - proposed site plan

[Scioto Preserve Annexation Petition Documents](#)

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



Annexation

How does an expedited annexation occur?

What is an expedited type 1 annexation?

An expedited type of annexation is one in which 100% of owners of the property to be annexed have signed the petition. An expedited annexation does not require signatures of adjacent property owners. The Scioto Preserve annexation only includes two property owners, T D Van Camp and Dwight A. Imler, both of whom have signed the petition.

There are 3 types of expedited annexations under the Ohio Revised Code:

- Expedited Type 1: Used when the municipality and the affected township(s) sign off or have a cooperative agreement in place
- Expedited Type 2: Does not require township consent an the land remains part of the township unless an agreement says otherwise
- Expedited Type 3: Used for certified large-scale economic development projects backed by the state development director

The Scioto Preserve annexation is a Type 1 annexation since the City of Circleville and Circleville Township have an annexation agreement in place.

Expedited Type 1 Annexation process

Step 1: A petition is submitted to the Board of County Commissioners. The petition must include signatures from 100% of the property owners, a plat map and a legal description of the land to be annexed.

Step 2: The Board of County Commissioners examine the petition to **ensure all legal requirements are met** (i.e. 100% of owners have signed, land is contiguous) and the annexation agreement is included.

Step 3: If the Board of County Commissioners determine the petition is valid, they are **required to grant the annexation**. No notice is required to be provided to contiguous or nearby landowners. There is no hearing and the board's decision cannot be appealed.

Step 4: Once approved, the Board of County Commissioners forwards the petition to City Council.

Step 5: City Council must take action between 60-120 days after receiving the petition from the County. The proposed ordinance is simply to accept the annexation, not make a determination on the validity of the petition.

Step 6: If accepted by City Council, the annexation goes into effect 30 days after acceptance.

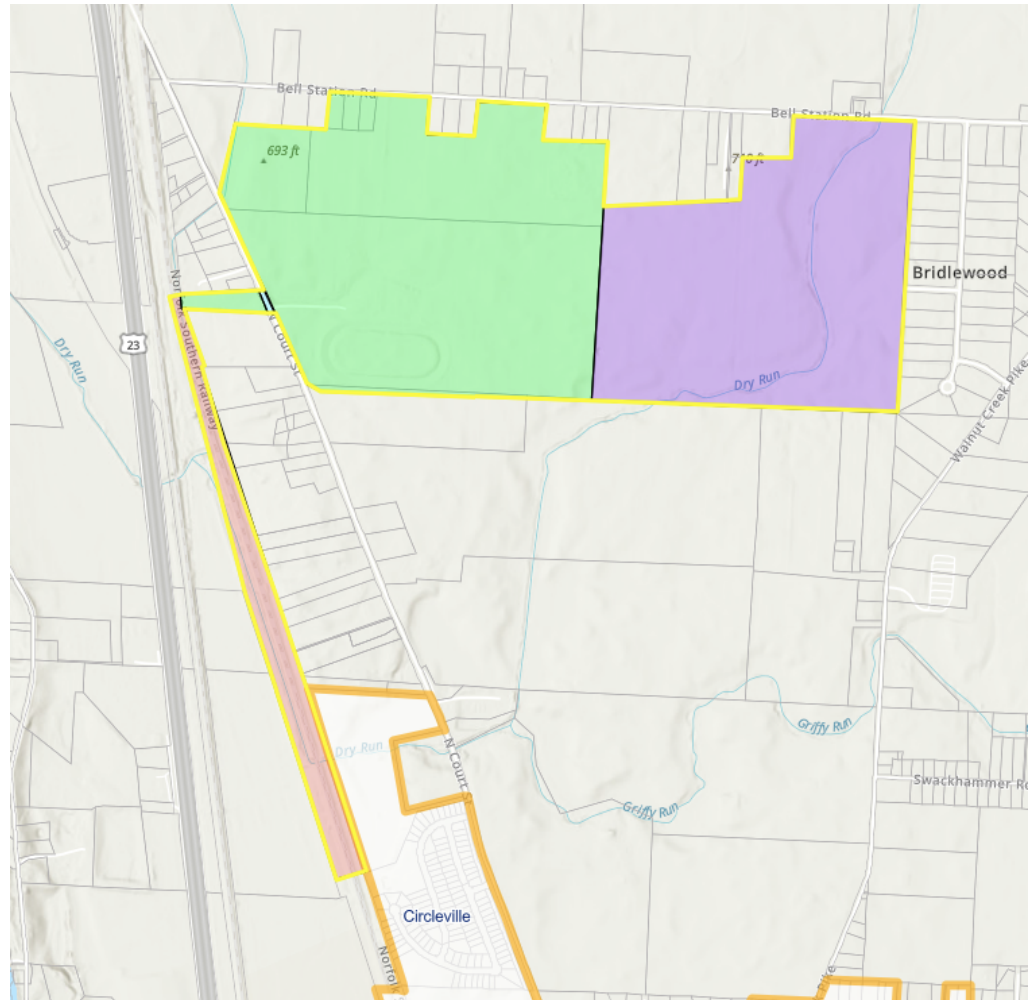
What is the path for annexation?

How is Norfolk Southern involved in the annexation?

Does it cross N Court Street or Bell Station Road?

How is crossing the road contiguous?

See the annexation map below:



Red - Norfolk Southern Railroad Right-of-Way

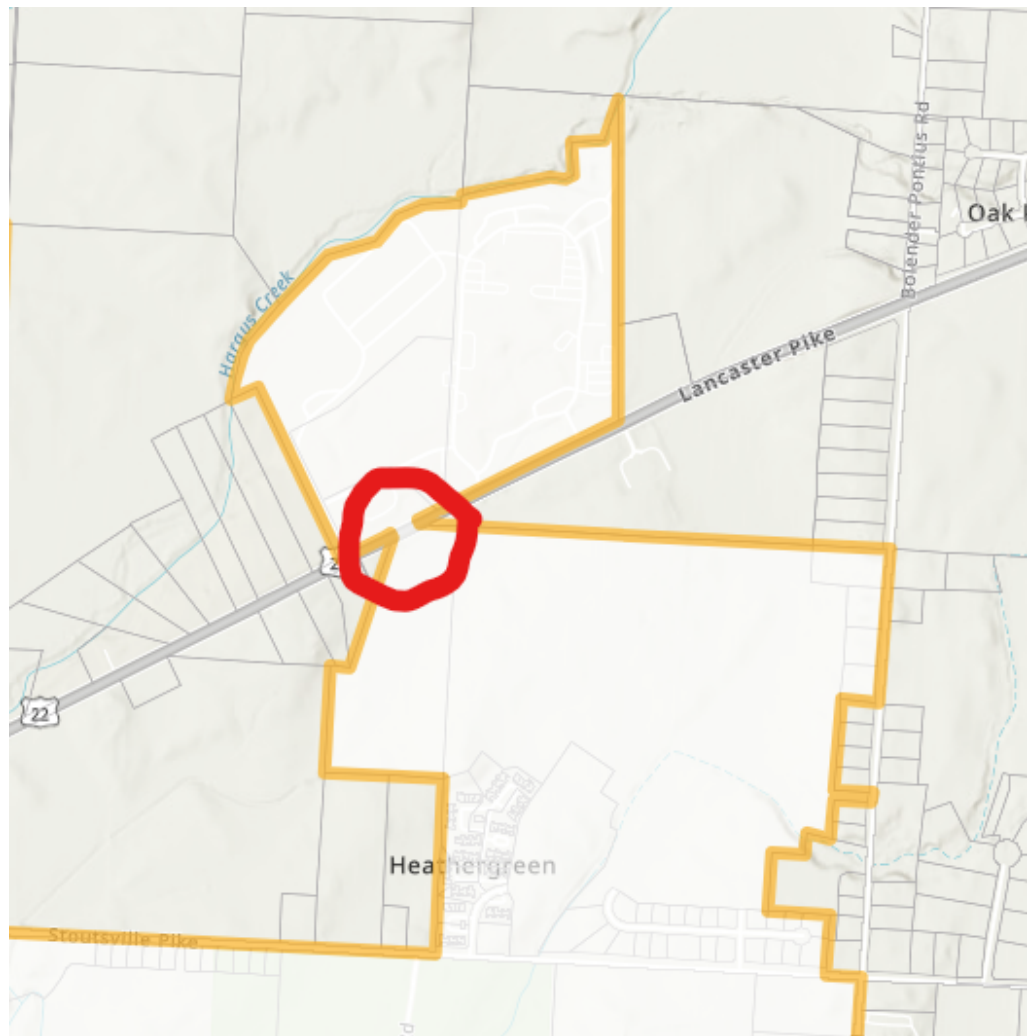
Green - property owned by T D Van Camp, annexation petitioner

Purple - property owned by Dwight A. Imler, annexation petitioner

The total area included in the annexation petition is highlighted with the bright yellow border.

[ORC 709.2](#) says, that holders of public rights-of-way, including railroad, are excluded from being “owners” that must sign the petition.

Annexations can cross roadways and maintain contiguity. When the Ohio Christian University campus was annexed to the city, US 22 had to be crossed (see below).



The written word of the City/Township Annexation Agreement and the map are different. Why is that?

The original written agreement described "Area 1" as ending approximately at Griffy Run to the north, but the map attached to that original agreement showed Area 1 as extending all the way to Bell Station Road. There was another map showing a different Area 1 in the 2008 City/Township Land Use Plan. In 2025, the City Planner went to the Circleville Township Trustees to determine which was correct and should be used for future planning purposes. At this meeting, it was agreed upon to use the original map attached to the Annexation Agreement ordinance (Map #1). Meeting Minutes: [Trustees-Minutes-11.03.25.pdf](#)

Map #1: [2006 City/Township Annexation Agreement](#) (map on pg 17)

Map #2: [2008 City/Township Land Use Plan](#) (map on pg 4)

Earlier this year, the City and Township further amended the annexation agreement to expand "Area 3" to include property at the corner of Kingston Pike and Tarlton Road. A new map was created to clearly show the original territories and additions that have been made over the years. This expansion of Area 3 and the new map were approved by City Council and the Township Trustees.

[Ordinance 6-27-2026 - Amending Annexation Agreement](#) (map on pg 3)

<i>From the City/Township Annexation Agreement, what is a “significant level” referring to the point in which the city would reimburse the township for 75% of major road maintenance and new construction costs?</i>	Since the agreement does not specify what a “significant level” of development is, the City and Township would have to determine what that level is together.
<i>What is the transition plan with fire/EMS?</i> <i>Who pays for the services in the interim?</i>	The process will likely be the same as River Ridge’s transition of services. Once homes were being constructed, Circleville Township and the City of Circleville both passed legislation stating that safety services would be transferred to the City. This transition was back dated since the City of Circleville began responding to service calls in the development before the transfer of services was official. Transfer of Services legislation: 05.23.2026.pdf Until services are transferred to the City, the Township will remain responsible.

Planning & Development

<i>How can/will the site plan change?</i>	A Preliminary Site Plan (PDP) has been submitted as a part of the Preliminary PUD/Rezoning Application. The Planning & Zoning Commission must make a recommendation to City Council, who has the final vote on the Preliminary PUD/Rezoning application. If approved and the site is rezoned to the PUD zoning district, the developer must come back with a Final Development Plan (FDP). The FDP may have minor changes, but it must be substantially the same as the PDP. The FDP is approved by the Planning & Zoning Commission
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Water, Sewer & Storm Water

What impact will this development have on our infrastructure?

Will the water treatment plant be able to handle the number of new residents even with all of the upgrades and improvements?

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.

Will the water and sewer rates be higher in 2030? (next rate study)

The growth should 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.

Schools

Who is looking at the “big picture” and full impact of all the new developments on the school districts?

The City requires developers to complete a school impact study and share it with school districts so they are informed on the impacts of additional students and any financial incentives that the developer may be requesting from the City.

Circleville City Schools completed a building capacity study for the 2024-2025 school year, and it is published on their website: [CES Building Capacity Summary \(3\).pdf - Google Drive](#). The study identified 1,020 available seats across the three school buildings.

Teays Valley School District completed a redistricting study for the 2024-2025 school year that is available online: [TVLSD OH Final Rec Handout 241216.pdf](#). The study identified that average enrollments across all elementary and middle schools was about 89%. While the study identified 423 available seats, some schools were at or over capacity, so the study recommended a redistricting strategy to redistribute students. The Scioto Preserve project lays in the Walnut ES and East MS districts. Current conditions at Walnut ES and East MS were 85% and 78%, respectively. After proposed redistricting the schools would be at 88% and 92% capacity, respectively. The high school was not included in this study.

What is the expected number of students per household, and how were those numbers determined?

The developer’s consultant determined student numbers by looking at national averages and current conditions in the school districts, the City of Circleville, and Pickaway County.

BIA (Building Industry Association) National Study:

Multi-Family (20+ units): 0.14 students / unit

Single Family: 0.39 students / unit

The US Census Bureau does not break student numbers down by housing types, but the most recent ACS (American Community Survey) showed:

Circleville City School District: 0.31 students / household

City of Circleville: 0.31 students / household

Pickaway County: 0.39 students / household

Columbus Metropolitan Area: 0.36 students / household

Ohio: 0.32 students / household

Based on this data, the averages are:

Multi-Family: 0.14 students / unit

Single-Family: 0.35 student / unit

	To be conservative in their models, the developers used: Multi-Family: 0.15 students / unit Single Family: 0.45 students / unit The total projected number of students are: Circleville City Schools: 308 students (270 from single-family, 38 from multi-family) Teays Valley School District: 192 students
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Finances

<i>Has the City’s consultant validated the revenue projections for the infrastructure projects and for the two school districts?</i> <i>Is the city consultant going to be doing a deep dive to determine the hourly costs and averages run times when it comes to [EMS] equipment?</i>	The city does not have a consultant at this time. Revenue projections are reviewed by P3 (Pickaway Progress Partnership) and city staff.
<i>What does the NCA, 8 mills, generate?</i>	The NCA (New Community Authority) is an additional 8 mill charge on the property taxes for all new development within the City of Circleville. This does not apply to any existing residents. The NCA revenue can be used for public infrastructure and community improvements that benefit the project that generated the revenues. Use of NCA funds must be approved by the NCA board. The NCA is not unrestricted general-fund revenue. Eligible uses of NCA funds generated by the Scioto Preserve project include, but are not limited to: ● Off-site sanitary sewer extension ● Roundabout at N Court St/Bell Station Road ● Improvements to N Court St/US 23 intersection This is based on a starting average single-family home value of \$363,943.89 (provided by developer) and total assumed multi-family

	value of \$25,000,000.00 (based on 252 @ the Circle estimate). Single Family NCA Revenue = $((\\$363,943.89 * 1031 \text{ units}) * 0.35) * 0.008$ = \$1,050,633.22 Multi-Family NCA Revenue = $(\\$25,000,000 * 0.35) * 0.008 =$ \$70,000.00 At full build out, the total projected annual NCA revenue is \$1,120,633.22. This is a conservative estimate since property values will likely increase by the time the project is complete. Additionally, NCA charges can be assessed once a Certificate of Occupancy is issued, so NCA revenues will build up as new homes are built and occupied. The total projected revenue over 30 years is \$57M+.
<i>What fraction of the new residents will be paying income taxes to the City of Circleville?</i>	The City Auditor estimates that less than 10% of the new residents will work within the City of Circleville, therefore paying income taxes to the City of Circleville. However, the remaining 90% would not all be working in Columbus. The residents that do work in Columbus would not be paying any income tax to the city, but the residents that work in locations that have an income tax rate under 2.5% would be paying the difference to the City of Circleville. This amount is estimated to be between 5-10% of the total income taxes generated by the new residents. Based on the assumptions, the City would receive 15-20% of the total income taxed generated by the new residents, which is approximately \$14.7-19.5M over 30 years, or \$490,000 - 650,000 per year.
<i>What will it cost to serve a 10% increase in the City's population?</i> <i>How well does the revenue match the cost to provide services?</i>	It is difficult to estimate the true cost because the City's current operating budget cannot simply be increased by 10%. Typical maintenance costs (paving, water/sewer line repairs, etc.) in a new subdivision will be very low for the first few decades since all of the infrastructure is brand new. Emergency service calls are likely to be lower. However, additional staff may be needed. For the purpose of simplicity, the city currently receives about \$10 million in income tax revenue and about \$1 million in property taxes per year, totaling \$11 million per year. Using the estimated income tax and NCA revenue alone (see previous question for calculations), the Scioto Preserve development will generate \$1,610,633-\$1,770,633 per year. This is over 10% of the city's current annual revenues. There will also be additional property tax revenue added to this equation, but it cannot be calculated until tax abatements are negotiated and final.

Miscellaneous

What time do meetings happen?

City Council meetings always occur on the first and third Tuesday of each month at 7:00 pm.

City Council has a number of committees which make recommendations to City Council on proposed legislation and meet as needed. Annexations are reviewed by the Strategic Planning Committee, which previously met on July 21st and made a recommendation for approval of the annexation. Rezoning requests go through the Judicial Committee. A meeting will be scheduled for a future date if this development moves forward. Any incentive (CRA/TIF) agreements will go through the Finance Committee. Again, a meeting will be scheduled for a future date if this development moves forward.

The Planning & Zoning Commission always meets on the first Wednesday of the month at 5:30 pm. P&Z hears and makes recommendations on rezoning applications and approvals for subdivision plats.

Meeting times can always be found on the Community Calendar on the homepage of our website: <https://circlevilleoh.gov>

Meeting agendas and minutes can be found on our website here: <https://circlevilleoh.gov/agenda-minutes/>

How can I find more information this development?

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.

Scan the QR Codes to access a digital version of this document containing links.

Q&A Part 1



Q&A Part 2

