

South Main Street/River Road Annexation

The purpose of this article is to provide information to the residents of Granville regarding a potential development project, referred to as the “Mill District” project, which involves the possible annexation of properties on Lancaster Road (South Main Street) into the Village. The Village Council will hold a public hearing on the proposed annexation of the properties during the regular Council meeting on Wednesday, November 18.

Through this article, the Village Staff is providing background information on the project, but strongly encourages you to review all of the related information on the Village website at www.granville.oh.us.

The owners of the properties would prefer to develop within the Village because they would have access to public water and sewer, but are prepared to develop within the Township if that annexation request is denied or delayed.

The potential benefits to the Village if the properties are annexed include:

- Because of differences in authorized legislative authority, the Village would have greater authority than the Township to regulate the development and to impose requirements upon the developers.
- The Ohio Department of Transportation has future plans to eliminate direct access from State Route 16 to River Road, adjacent to the Raccoon Valley Park. It is also anticipated that ODOT will restrict the existing River Road and Lancaster Road intersection so that no left turns will be allowed into or from River Road. These future modifications would significantly reduce vehicular access to River Road.

If the Mill District properties are annexed to the Village, the developers have agreed to reserve land within the project area that could be used by the Village to construct a future roadway that would provide full vehicular access from Lancaster Road to the River Road area, thereby accommodating the traffic that would be impacted by ODOT’s future changes.

- Through zoning restrictions, the architectural style of the buildings would be consistent with the historical heritage of the Village.
- The developers would be required to construct an 8-foot-wide leisure path along the entire frontage of the property so that the new pedestrian bridge and pathway on South Main Street would be connected to River Road, providing a critical link in the creation of a multi-use pathway from the downtown area to Raccoon Valley Park.
- The proposed development would create 35,000 square feet of commercial area (Ross' Market is approximately the same total square footage) divided among four separate buildings and would contribute significant commercial tax dollars to the Granville School District.

The developers have stated that if the annexation request is denied or is delayed, the property will be developed in the Township. (See the Village website for the developer's alternative plan for development in the Township.)

If the land is developed in Granville Township, instead of the Village:

- The Township would not have the authority to require that public roadways be built to serve this area.
- The land would develop as a much smaller commercial complex because there would be no public water and sewer provided to the property. There would be fewer commercial tax dollars available for the school district.
- The Township would not have the authority to impose architectural standards on the new development.
- The Township could not require that the extension of the leisure path be constructed with the development of this property.

This project is important to the Village because it represents the gateway to the community.