Of Ohio's 88 counties, Licking County checks in as the third-largest county by area, behind Ashtabula and Ross County, this is according to the National Association of Counties. When you consider this information and the fact that Licking County is located in the fastest growing region of the state (Central Ohio), the potential for more development is exponential. This development includes the expansion of existing residential, commercial, manufacturing, and the still very prominent agricultural land uses that help make Licking County a great place to locate. Licking County like many communities across the country, took a big hit in terms of new development during the economic downturn in late 2007, lasting until about 2012. However, since 2013 those numbers have begun to increase and developments both residential and commercial have made a comeback. As a result, the County as a whole is seeing land divisions in preparation of new development (plats and minor land divisions) that it has not seen since around 2006. The information in this document intends to show the growth trends of new lots/parcels that have been created county wide from 2014 to 2018. Plats and minor land divisions/lot splits are two (2) processes for creating new parcels.

Plat = Recorded map of lots
Minor Land Division/Lot Split = Legal description for inclusion in a deed

Since January 1, 2014, to August 2018, Licking County has seen nearly 1,900 new lot/parcel creations, which equates to roughly 400 new lots/parcels per year. From this data of the "new" properties that have been created, roughly 56% are platted lots within residential subdivisions. An additional 441 unplatted parcels, are classified as residential according to the Licking County Auditor. Therefore, of the 1,885 parcels that have been created, 1,499 (nearly 80%) of parcels/ lots that are being created are intended to be used for residential purposes. With an average household size of 2.58-people per household, according to the 2010 U.S. Census Bureau, there is the potential of 3,800-plus new residents that could located to Licking County, just based on these new parcels and the potential of single-family development. The map above indicates where every new parcel/lot is located, that has been created and recorded, from January 1, 2014 to August 31, 2018. Each dot on the larger map above and the four (4) smaller maps on the back side of this document indicate a new parcel/lot that has been split and recorded in this timeframe. In the areas where there have been more lots created, the "density" is higher. The larger the cluster of dots as in the map above shows a high intensity by color (red-orange glow). At first glance, one can see three (3) "larger" clusters where intense parcel development has occurred. These include the State Route 16 / U.S. 40 Corridors in Southwestern Licking County, the southwestern sides of (Granville, Newark, and Heath), and the New Albany and Johnstown area. However, it should be noted that much of the portions of New Albany within Licking County are mainly Industrial-type uses with very few residential uses in that area.
...since 2014, new parcel/ lot creations have grown exponentially in Licking County.

As the maps to the left indicate, since 2014, new parcel/lot creations have grown exponentially in Licking County. The data displayed in the line graph in the lower left hand corner shows these trends over the last decade-plus.

The data starts right at the beginning of the recession, up through the projected numbers for 2018. While there was a significant drop-off in platted lots, minor land divisions were the second highest since 2006. There are still a handful of residential subdivisions that are under review, had they been completed this year, they would have boosted the final plat numbers. Over this course of time the southwestern quadrant of the County has remained the most consistent area for growth as compared to the rest of the County. Beyond the major roadways that run through this portion of the County, this area provides residents closer proximity to schools (including universities), jobs, entertainment, and roadway networks, all of which play a role in land-use and development, there may be other factors at the local level that the communities with “higher clusters” have in common. Many of the areas where there are higher clusters of new parcels/ lots being created have the availability of public utilities such as water and wastewater (sewer).

Because of this factor many of these communities such as the City of Pataskala, Harrison Township, and Etna Township, allow for higher density developments with smaller lot sizes that other areas of the County cannot always offer. By having utility services such as water and wastewater, lot sizes do not have to be large enough to support both septic and well systems, in addition to having enough area to allow for backup systems, should the first options fail. This is often a requirement of the Licking County Health Department, when an individual wishes to divide their property and do not have the availability of public water and wastewater hookups.

The Licking County Board of Realtors provided MLS Sale data for land transactions in Licking County from January 2014 to August 2018. The red and green bar graph to the left breaks this data down into two categories, “Total Land Sales” and “Land Sales (0.0 acres to 3.0 acres)”. So why is this important? If you look at the communities with a higher volume of sales; Granville, Johnstown, Newark, Heath, and Pataskala, these correlate with the clusters identified on the front map. Where these new parcels/ lots have been created there have also been increased sales. While it is hard to determine if the exact parcels that have been created are the same ones being sold, it does show that there is growth and interest for individuals in these communities.

YEAR BY YEAR RESIDENTIAL LOT BREAKDOWN

- 2014 - 182 New Parcels / Lots
- 2015 - 228 New Parcels / Lots
- 2016 - 446 New Parcels / Lots
- 2017 - 298 New Parcels / Lots

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