



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

AGRICULTURAL PROTECTION DISTRICT REPORT

February 16, 2021

Background

An Agricultural District provides protection for farmers against nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

Application: May

Owner:	Tim & Cheryl L May
Owner's Address:	13861 East Broad Street
Parcel Numbers:	063-140454-00.000
Property Location:	13861 East Broad Street
Acres:	50.3 acres

Staff Review

- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject property is zoned GB – General Business and R-20 – Medium Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	GB – General Business
East	GB – General Business and R-20 – Medium Density Residential
South	PDD – Planned Development District
West	GB – General Business, R-20 – Medium Density Residential and LB – Local Business

- Future Land Use Map: The subject property is designated for Office and Medium Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Office
East	Office and Medium Density Residential
South	High Density Residential
West	Office and Medium Density Residential

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.

**APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT**

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: MAY TIM & CHERYL L

Owner's Address: 13861 E BROAD ST PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property: _____ Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140454-00.000	50.3000
	TOTAL # OF ACRES:	50.3000

B. Does any of the land lie within a municipal corporation limit? Yes No
If **YES, REMEMBER** a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?
Yes No If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government: Yes No

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: *Jim May* Date: Jan 15 21

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____

County Auditor's Signature: _____

Date Filed (if required) with Clerk of Municipal Corporation: January 25, 2021

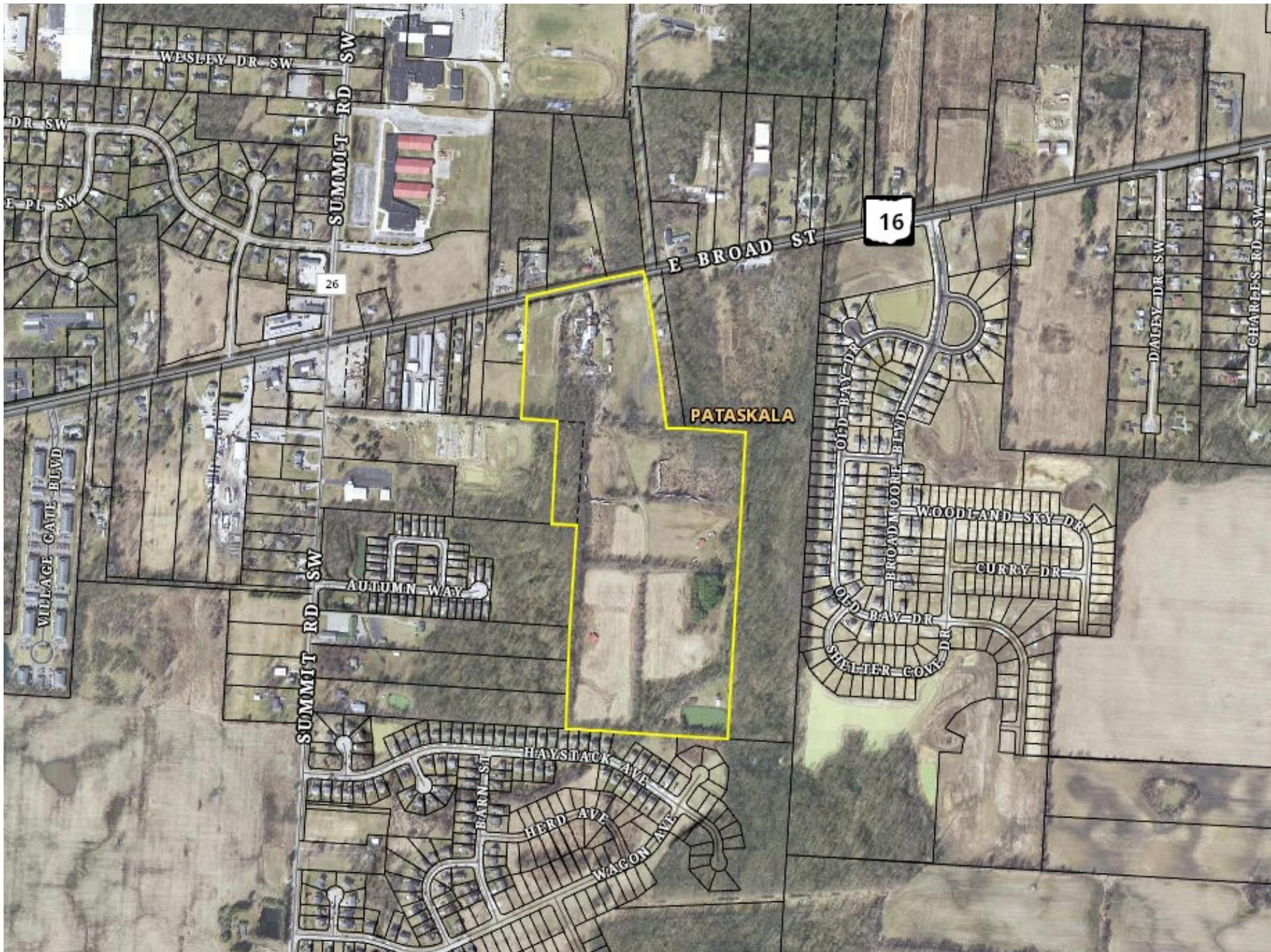
Clerk's Signature: *Kathy Hawkins*

Action of legislative body of Municipal Corporation

Application Approved _____, Approved with Modifications _____, * Rejected _____ *

Date of Legislative Action _____, Clerk's Signature _____

*if modified or rejected, attach reason for modification or rejection





Michael L. Smith

Auditor, Licking County, Ohio

MAY TIM & CHERYL L
13861 E BROAD ST

Parcel #: 063-140454-00.000

Rt #: 063-006.00-035.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07600 Pataskala -- SW Quarter
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 50.30 AC LOTS 19 & 20 PTS
 DEFERRED S/A T-8236

1 of 1



ATTRIBUTES

Story Height: 1
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: Central
 Basement: Pt Crawl
 Attic: None

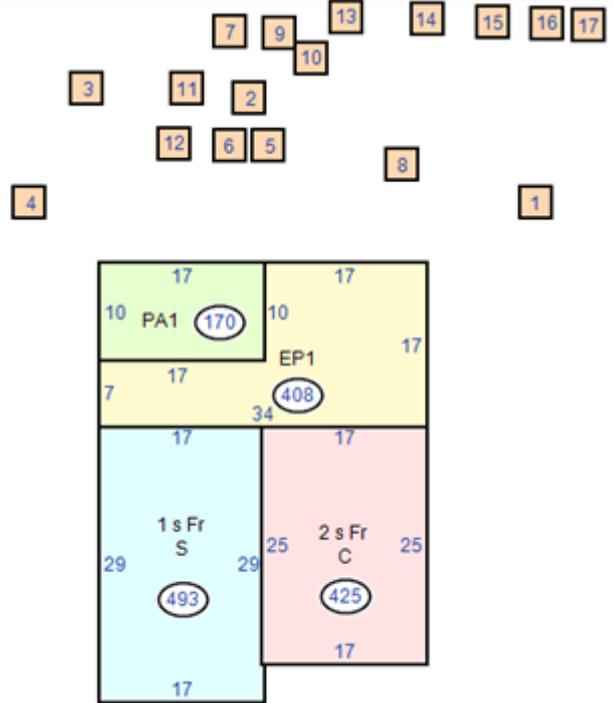
Total Rooms: 7.0
 Bedrooms: 3.0
 Family Rooms: 1.0
 Dining Rooms: 0.0

Full Baths: 1.0
 Half Baths: 1.0
 Other Fixtures: 0.0

Year Built: 1890
 Finished Living Area: 1,343

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 918
 Upper Floor: 425
 Attic: 0
 Half Story: 0
 Crawl: 425
 Basement: 0

VALUES

VALUES (by tax year)		Land	Improvement	Total
2017	Market	381,300	173,800	555,100
	CAUV	199,000	0	199,000
2016	Market	381,300	173,800	555,100
	CAUV	199,000	0	199,000
2015	Market	381,300	173,800	555,100
	CAUV	199,000	0	199,000

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/11/2000	2	UN - UNKNOWN	0.00	11111	N	N	MAY TIM & CHERYL L
02/11/2000	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	MAY TIMOTHY M & CHERYL L
08/04/1999	1	WD - WARRANTY	70000.00	02621	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
8 SH1 - Shed	1968	260	2,300
2 PB2 - Pole Barn Average Slab 4 Side	2003	1,400	24,300
1 GD8 - Detached Fr, Stco or Pole Garage	1881	1,000	6,700
6 LT2 - Lean To CF	2003	1,400	11,100
5 FB1 - Flat Barn	1900	2,100	13,900
7 SH8 - Shed - Personal Property	1900	0	0
4 FB1 - Flat Barn	1900	1,352	9,900
3 PB1 - Pole Barn Average Dflr 4 Side	1974	2,048	17,800
9 FB1 - Flat Barn	1900	560	2,900
10 LT1 - Lean To	1900	2,000	3,100
11 SI1 - Silo - No Value	1900	300	0
12 SI1 - Silo - No Value	1900	300	0
13 PB1 - Pole Barn Average Dflr 4 Side	1980	1,584	12,000
14 GD1 - Detached Conc Blk Garage	1980	1,216	15,900
15 PB1 - Pole Barn Average Dflr 4 Side	1980	960	9,100
16 GD1 - Detached Conc Blk Garage	1980	440	5,600
17 SH1 - Shed	1980	280	3,600

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	4866.66	4866.66	9733.32
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	4866.66	4866.66	9733.32
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	4866.66	4866.66	9733.32

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