



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 21, 2023

#### 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: Elizabeth A. Douglas, Trustee

<b>Owner:</b>	Elizabeth A. Douglas, Trustee
<b>Owner's Address:</b>	4525 Summit Road SW
<b>Parcel Number:</b>	063-140994-01.000
<b>Property Location:</b>	4525 Summit Road SW
<b>Acres:</b>	16.23 acres

#### Staff Review

- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-87 – Medium-Low Density Residential
East	R-87 – Medium-Low Density Residential
South	R-87 – Medium-Low Density Residential
West	R-87 – Medium-Low Density Residential

- Future Land Use Map: The subject properties are recommended for Conservation Suburban. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Suburban
East	Conservation Suburban
South	Conservation Suburban
West	Conservation Suburban

- 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

1031  
FILE NUMBER

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application \_\_\_\_\_  
Renewal Application ☒

A. Owner's Name: DOUGLAS ELIZABETH A TRUSTEE  
Owner's Address: 4525 SUMMIT RD SW PATASKALA OH 43062  
Description of land as shown on property tax statement: \_\_\_\_\_  
Location of Property \_\_\_\_\_  
Street or Road \_\_\_\_\_ Licking County

TAX DISTRICT(S)  
PATASKALA LK HGHTS LSD-WLJFD

PARCEL NUMBER(S) 063-140994-01.000 # OF ACRES 16.2300

TOTAL # OF ACRES: 16.2300

- 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: Elizabeth A. Douglas Date: 1/18/2023

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: 1-23-2023  
Clerk's Signature: Kathy M. Haskins

## 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

### DOUGLAS ELIZABETH A TRUSTEE 4525 SUMMIT RD

Parcel #: 063-140994-01.000

Rt #: 063-074.36-012.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07500 Pataskala -- NW Quarter  
Classification: 111 CAUV general farm  
Acreage:  
Property Desc: 16.23 AC 015-01-02 SEC 7

1 of 1



### ATTRIBUTES

Story Height: 2  
Exterior Wall: Frame  
Heating: Central Warm Air  
Cooling: None  
Basement: Pt Bsmt/Pt Crawl  
Attic: None

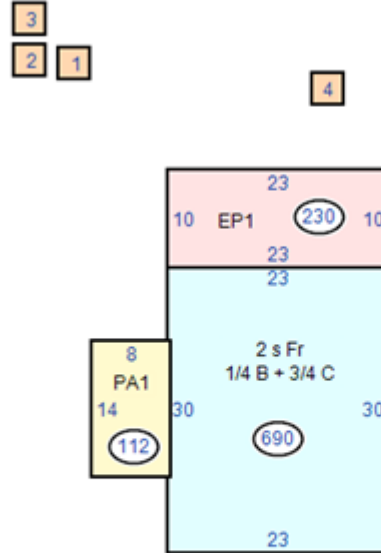
Total Rooms: 6.0  
Bedrooms: 3.0  
Family Rooms:  
Dining Rooms: 1.0

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

Year Built: 1855  
Finished Living Area: 1,380

Fireplace Openings: 0.0  
Fireplace Stacks: 0.0

Basement Garage(s): 0.0  
Basement Finished: No



### AREA

First Floor: 690  
Upper Floor: 690  
Attic: 0  
Half Story: 0  
Crawl: 518  
Basement: 172

### VALUES

(by tax year)		Land	Improvement	Total
2021	Market	187,800	83,200	271,000
	CAUV	52,090	0	52,090
2020	Market	187,800	83,200	271,000
	CAUV	52,090	0	52,090
2019	Market	139,100	69,300	208,400
	CAUV	66,670	0	66,670

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/20/2021	1	AF - AFFIDAVIT	0.00	99999	N	N	DOUGLAS GERALD R & ELIZABETH A TRUSTEES
07/24/2013	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	DOUGLAS GERALD R & ELIZABETH A

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 PB1 - Pole Barn Average Dflr 4 Side	1997	936	11,600
4 SH7 - Shed - No Value	1988	140	0
2 FB1 - Flat Barn	1900	1,980	11,600

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1195.39	1195.39	2390.78
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	1195.39	1195.39	2390.78
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1195.39	1195.39	2390.78

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