



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: Shawmut Farm, LLC

Owner:	Shawmut Farm, LLC
Owner's Address:	299 Ferry Landing Drive, Sanibel, Florida 33957
Parcel Numbers:	064-152664-00.001, 064-152664-00.000 & 064-152652-00.000
Property Locations:	5080 Hazelton-Etna Road & 0 Hazelton-Etna Road
Acres:	76.53 acres (Total)

Staff Review

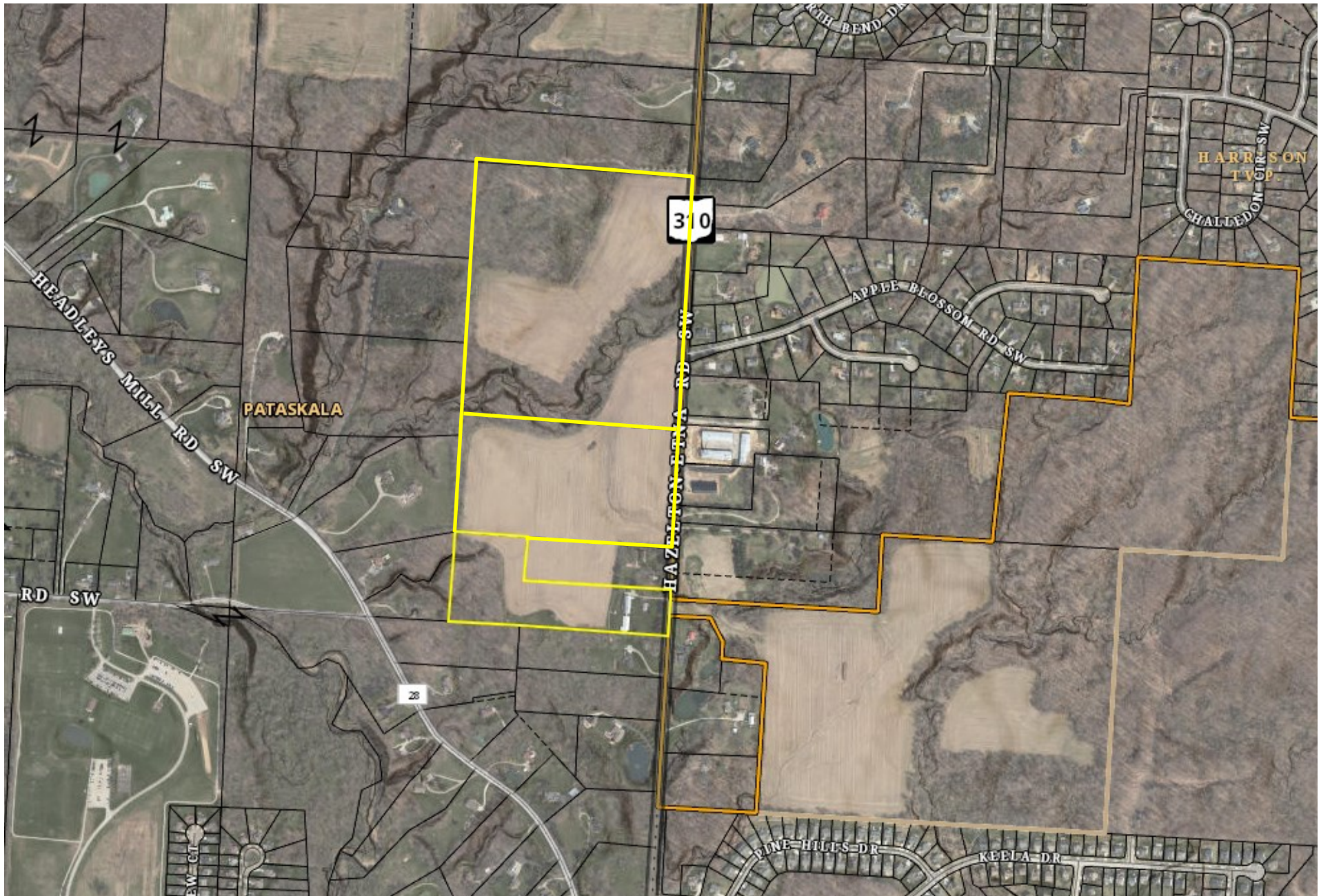
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned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

Direction	Zoning
North	AG - Agricultural
East	R-15 – Medium-High Density Residential/Harrison Township
South	AG - Agricultural
West	AG - Agricultural

- Future Land Use Map: The subject properties are recommended for Medium Density Mixed Use. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Medium Density Mixed Use
East	Medium Density Residential/Harrison Township
South	Conservation Rural
West	Conservation Rural

- Area Development: The Forest Ridge Subdivision to the east has received Preliminary Plan approval.
- Infrastructure Plans: The Forest Ridge Subdivision to the east has received Preliminary Plan approval.
- 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: SHAWMUT FARM LLC

Owner's Address: HALLIDAY PETER 299 FERRY LANDING DR SANIBEL FL 33957-7443

Description of land as shown on property tax statement: _____

Location of Property HAZELTON ETNA RD. Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA SW-LK LSD-WLJFD	064-152664-00.001	44.6700
PATASKALA SW-LK LSD-WLJFD	064-152664-00.000	20.8700
PATASKALA SW-LK LSD-WLJFD	064-152652-00.000	10.9900
TOTAL # OF ACRES:		76.5300

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: Peter B. Halliday Date: 4/17/23

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

SHAWMUT FARMS LLC

HAZELTON-ETNA RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
School District: SOUTHWEST LICKING LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 44.672 LOT 20 R15 T1 Q1

Parcel #: 064-152664-00.001

Rt #: 064-002.00-045.001

1 of 1



ATTRIBUTES

Story Height:
Exterior Wall:
Heating:
Cooling:
Basement:
Attic:

Total Rooms:
Bedrooms:
Family Rooms:
Dining Rooms:

Full Baths:
Half Baths:
Other Fixtures:

Year Built:
Finished Living Area:

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

AREA

First Floor:
Upper Floor:
Attic:
Half Story:
Crawl:
Basement:

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	0	0	0
	CAUV	0	0	0
2020	Market	0	0	0
	CAUV	0	0	0
2019	Market	0	0	0
	CAUV	0	0	0

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/25/2022	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GAMMA HOLDING & TRADING COMPANY

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	161.11	161.11	322.22
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	161.11	161.11	322.22
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	161.11	161.11	322.22



Michael L. Smith

Auditor, Licking County, Ohio

SHAWMUT FARMS LLC HAZELTON-ETNA RD

Parcel #: 064-152664-00.000

Rt #: 064-002.00-045.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
School District: SOUTHWEST LICKING LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 20.874 AC LOT 20 R15 T1 Q1

1 of 1



ATTRIBUTES

Story Height:
Exterior Wall:
Heating:
Cooling:
Basement:
Attic:

Total Rooms:
Bedrooms:
Family Rooms:
Dining Rooms:

Full Baths:
Half Baths:
Other Fixtures:

Year Built:
Finished Living Area:

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

AREA

First Floor:
Upper Floor:
Attic:
Half Story:
Crawl:
Basement:

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	648,300	0	648,300
	CAUV	32,880	0	32,880
2020	Market	648,300	0	648,300
	CAUV	32,880	0	32,880
2019	Market	480,200	0	480,200
	CAUV	66,680	0	66,680

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/25/2022	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	GAMMA HOLDING & TRADING COMPANY
02/25/2022	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GAMMA HOLDING & TRADING COMPANY
02/25/2022	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	SHAWMUT FARM LLC
06/15/2004	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	292.58	125.33	125.33	543.24
Pen/Int/Adj	29.26	0.00	0.00	29.26
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	321.84	125.33	125.33	572.50
Payments	321.84	0.00	0.00	321.84
Net Due	0.00	125.33	125.33	250.66



Michael L. Smith

Auditor, Licking County, Ohio

SHAWMUT FARM LLC

5080 HAZELTON-ETNA RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07400 Pataskala -- NE Quarter
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 10.999 AC LOT 20

Parcel #: 064-152652-00.000

Rt #: 064-002.00-044.000

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ATTRIBUTES

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

Total Rooms: 4.0
 Bedrooms: 1.0
 Family Rooms:
 Dining Rooms: 0.0

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

Year Built: 1917
 Finished Living Area: 782

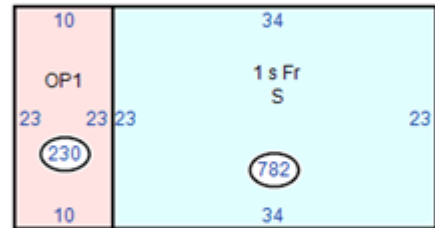
Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No

1

2

3



AREA

First Floor: 782
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	81,800	77,200	159,000
	CAUV	40,430	0	40,430
2020	Market	81,800	77,200	159,000
	CAUV	40,430	0	40,430
2019	Market	60,600	64,300	124,900
	CAUV	36,740	0	36,740

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
06/15/2004	2 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 FB1 - Flat Barn	1918	3,744	26,000
3 SH1 - Shed	1918	240	1,900
1 BA4 - Poultry Barn	1917	3,744	17,800
4 SH2 - Shelter House Economy	2020	240	4,700
5 WD1 - Wood Deck Economy	2020	390	7,700

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1015.74	1015.74	2031.48
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	1015.74	1015.74	2031.48
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1015.74	1015.74	2031.48

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