



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: Jackie D. & Ronald Wayne Gordon

Owner:	Jackie D. & Ronald Wayne Gordon
Owner's Address:	13386 Snyder Church Road SW, Baltimore, Ohio 43105
Parcel Number:	063-140616-00.001
Property Location:	0 Mink Street
Acres:	22.4 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 AG - Agricultural. Surrounding properties are zoned as follows:

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

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

Direction	Future Land Use Designation
North	Conservation Rural
East	Conservation Rural
South	Conservation Rural
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

1114
FILE NUMBER

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

Jackie/craftyjak@msn.com New Application

614-605-6202

Renewal Application ☒

Ron/rwg1989@msn.com
614-605-6241

A. Owner's Name: GORDON JACKIE D & RONALD WAYNE

Owner's Address: 13386 SNYDER CHURCH RD SW BALTIMORE OH 43105

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)

063-140616-00.001

OF ACRES

22.4000

TOTAL # OF ACRES:

22.4000

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: Jackie Gordon

Date: 1/15/23

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. Harkins

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

GORDON JACKIE D & RONALD WAYNE
MINK ST

Parcel #: 063-140616-00.001

Rt #: 063-003.00-007.001

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07500 Pataskala -- NW Quarter
Classification: 503 Resid Unplat 20-29.99 acres
Acreage:
Property Desc: 22.400 AC SEC 4 R15 T1 Q2



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: 1

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

AREA

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

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	207,700	0	207,700
	CAUV	22,730	0	22,730
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
04/13/2021	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	NICHOLS JODY D ET AL

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 SH2 - Shelter House Economy	1983	576	6,700

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	315.42	315.42	630.84
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	315.42	315.42	630.84
Payments	0.00	315.42	315.42	630.84
Net Due	0.00	0.00	0.00	0.00

