



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: Charles Noel Baird, Trustee

Owner:	Charles Noel Baird, Trustee
Owner's Address:	2151 Green Oaks Road, Apartment 4502, Fort Worth, Texas 76116
Parcel Number:	063-140082-00.000
Property Location:	12781 Cable Road
Acres:	29.88 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

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

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: BAIRD CHARLES NOEL TRUSTEE

Owner's Address: 2151 GREEN OAKS RD APT 4502 FORT WORTH TX 76116-1750

Description of land as shown on property tax statement: _____

Location of Property 12781 CABLE RD PATASKALA, OHIO 43062 Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140082-00.000	29.8800
TOTAL # OF ACRES:		29.8800

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: Charles N. Baird Date: 10 JAN 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: 1-24-2023

Clerk's Signature: Patty M. Hoskins

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

BAIRD CHARLES NOEL TRUSTEE
12781 CABLE RD

Parcel #: 063-140082-00.000

Rt #: 063-004.00-036.000

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: 29.885 AC SEC 7 PT

1 of 1



ATTRIBUTES

Story Height: 1 1/2
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: Central
 Basement: Full Basement
 Attic: None

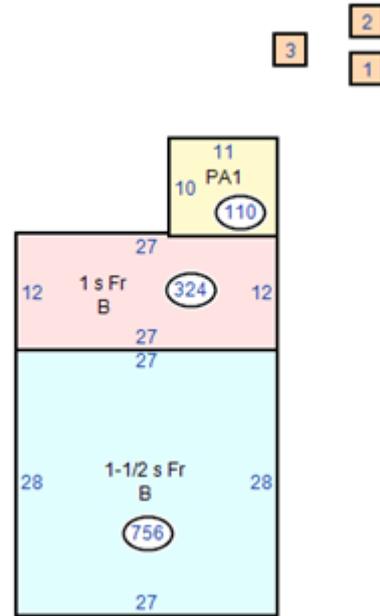
Total Rooms: 5.0
 Bedrooms: 2.0
 Family Rooms:
 Dining Rooms: 1.0

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

Year Built: 1880
 Finished Living Area: 1,685

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,080
 Upper Floor: 0
 Attic: 0
 Half Story: 605
 Crawl: 0
 Basement: 1,080

VALUES

(by tax year)		Land	Improvement	Total
2021	Market CAUV	306,800	76,400	383,200
2020	Market CAUV	88,050	0	88,050
2019	Market CAUV	306,800	76,400	383,200
2019	Market CAUV	227,200	63,700	290,900
2019	Market CAUV	101,200	0	101,200

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
04/05/2002	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	BAIRD CHARLES NOEL
01/07/2000	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 SH1 - Shed	1980	180	3,100
2 SH1 - Shed	1980	120	2,100
3 SH8 - Shed - Personal Property	1980	192	0

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1810.17	1810.17	3620.34
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	1810.17	1810.17	3620.34
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1810.17	1810.17	3620.34

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