



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: Middleton Farms, LLC

Owner:	Middleton Farms, LLC
Owner's Address:	22 New Albany Farms, New Albany, Ohio 43054
Parcel Number:	063-141138-01.006
Property Location:	0 Old Maids Lane
Acres:	36.55 acres

Staff Review

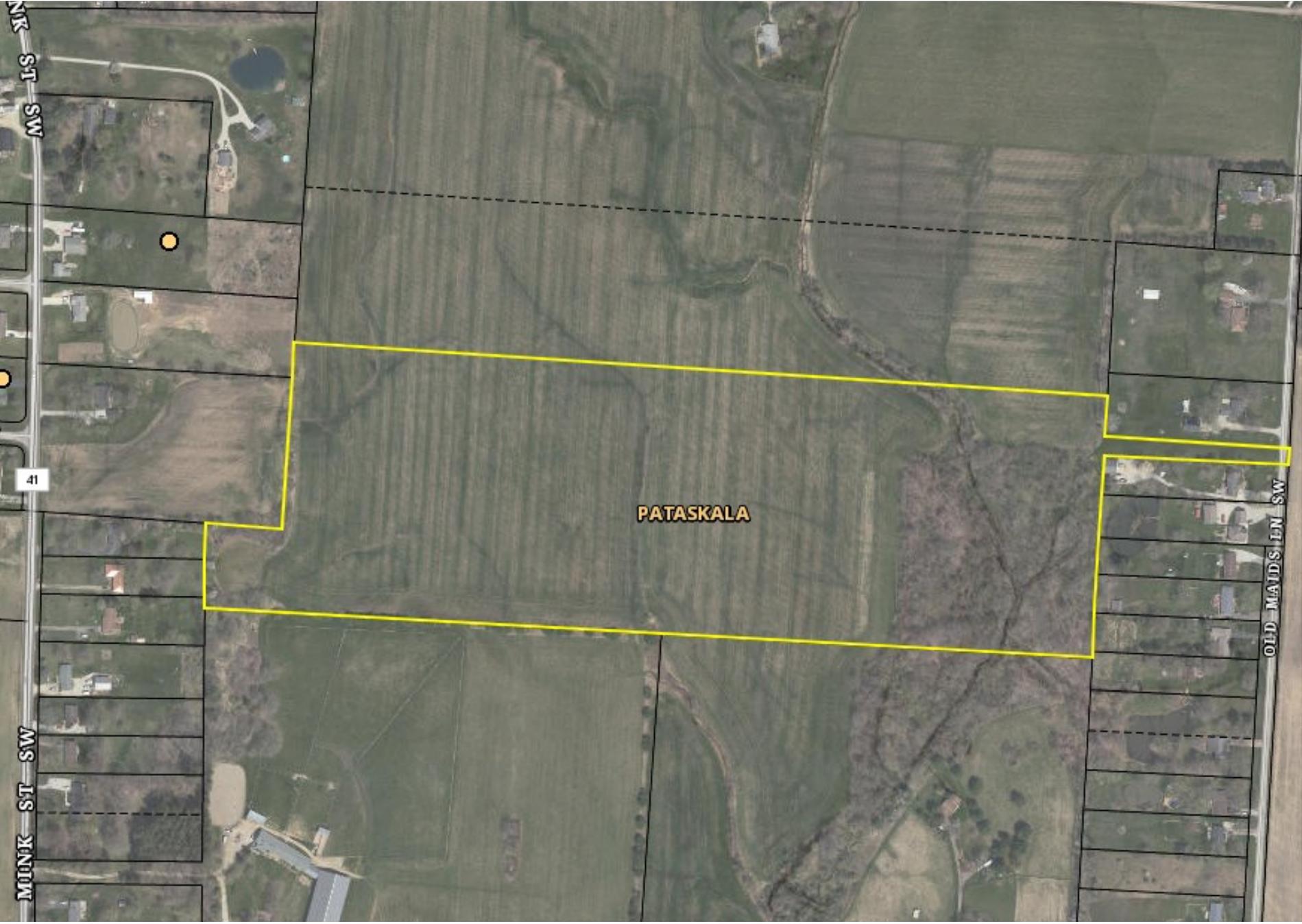
- Average Gross Income Qualification: This is a new application as the property has not previously been placed in an Agricultural Protection District; however, the property has been enrolled in CAUV since at least 2019.
- Zoning: The subject property is zoned AG - Agricultural. Surrounding properties 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 Rural

- 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: MIDDLETON FARMS LLC
 Owner's Address: 22 NEW ALBANY FARMS NEW ALBANY OH 43054
 Description of land as shown on property tax statement: _____
 Location of Property Old Maids Lane Licking County
 Street or Road _____
 County _____
 TAX DISTRICT(S) PATASKALA LK HGHTS LSD-WLJFD PARCEL NUMBER(S) 063-141138-01.006 # OF ACRES 36.55
 TOTAL # OF ACRES: 36.55

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	36.55	36.55	36.55
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	.44	.44	.44
Total Acres	36.55	36.55	36.55

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: [Signature] Date: 1/27/2023

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: 1-27-2023
 Clerk's Signature: Kathy M. Haskins

Action of legislative body of Municipal Corporation

Application Approved _____, Approved with Modifications _____, Rejected _____



Michael L. Smith

Auditor, Licking County, Ohio

MIDDLETON FARMS LLC
OLD MAIDS LN

Parcel #: 063-141138-01.006

Rt #: 063-003.00-001.001

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala -- NW Quarter
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 36.55 AC SEC 7 & 8 R15 T1 Q2

1 of 1



BOR 2021

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

		Land	Improvement	Total
2021	Market	402,100	0	402,100
	CAUV	19,620	0	19,620
2020	Market	345,100	0	345,100
	CAUV	19,620	0	19,620
2019	Market	255,600	0	255,600
	CAUV	54,090	0	54,090

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
04/14/2021	1 WD - WARRANTY	402050.00	1137	Y	Y	RIDGLEY NANCY V

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	216.05	216.05	432.10
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	216.05	216.05	432.10
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	216.05	216.05	432.10