



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: Phyllis C. & James D. Foor, Trustees

Owner:	Phyllis C. & James D. Foor, Trustees
Owner's Address:	13410 Worthington Road, New Albany, Ohio 43054
Parcel Number:	064-068634-00.000
Property Location:	9246 Creek Road
Acres:	158 acres

Staff Review

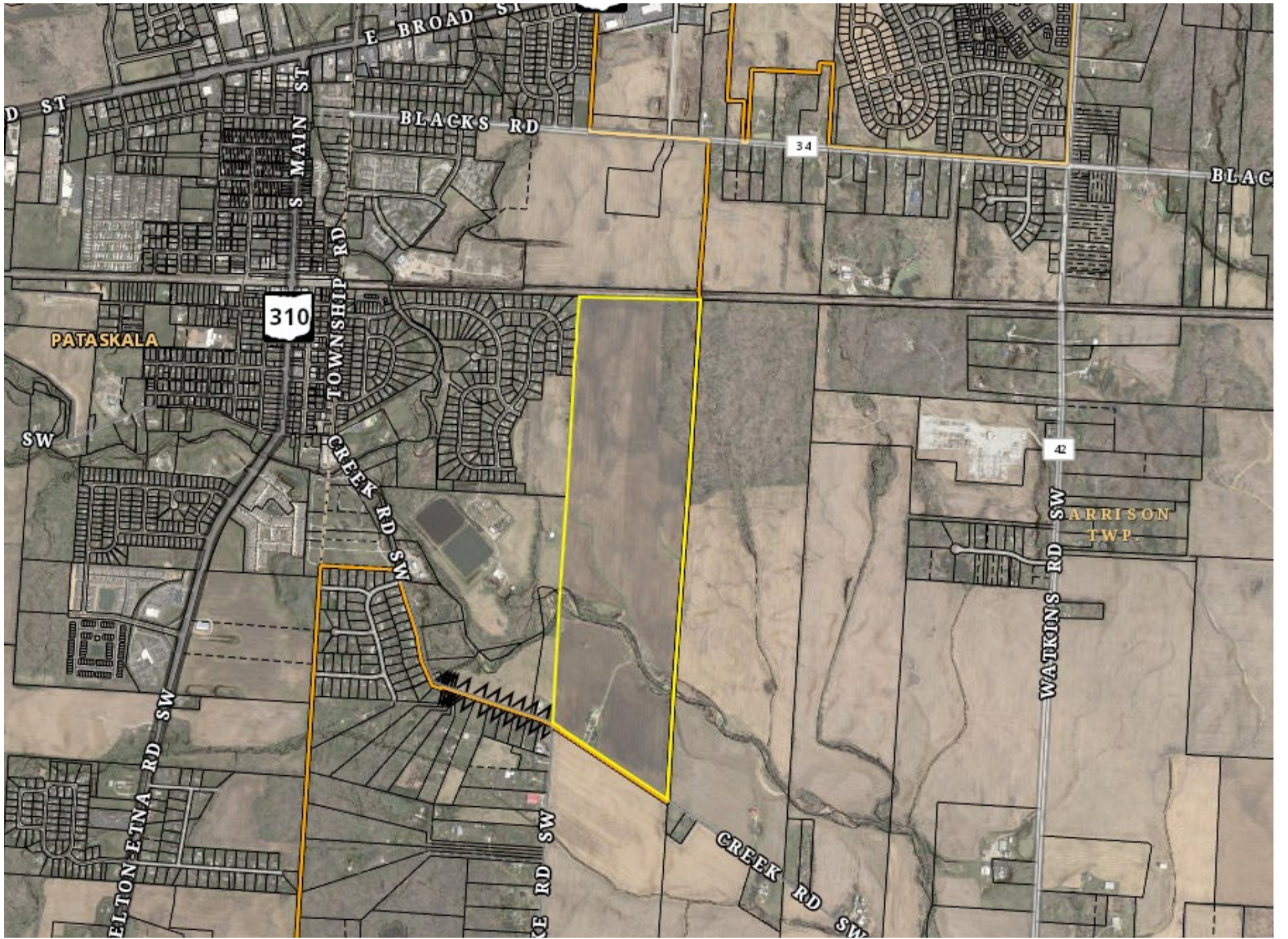
- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned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

Direction	Zoning
North	M-1 – Light Manufacturing
East	Harrison Township
South	Harrison Township
West	AG – Agricultural/GB – General Business/R-10 – High 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	Medium Density Residential
East	Harrison Township
South	Harrison Township
West	Conservation Rural/Public, Parks, Open Space

- 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: FOOR PHYLLIS C & JAMES D TRUSTEES

Owner's Address: 13410 WORTHINGTON RD NEW ALBANY OH 43054

Description of land as shown on property tax statement: _____

Location of Property _____ Street or Road _____ Licking County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>PATASKALA SW-LK LSD-WLJFD</u>	<u>064-068634-00.000</u>	<u>158.0000</u>
<u>JERSEY T-LICKING HEIGHTS LSD</u>	<u>035-106770-00.000</u>	<u>10.8300</u>
TOTAL # OF ACRES:		168.8300

- 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: Rebecca Burns Trustee Date: 1-12-2023

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. 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

FOOR PHYLLIS C & JAMES D TRUSTEES
9246 CREEK RD

Parcel #: 064-068634-00.000

Rt #: 064-012.00-010.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 08100 Pataskala -- Old Pataskala Village South
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 158.091 AC LOT 16

1 of 1



ATTRIBUTES

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

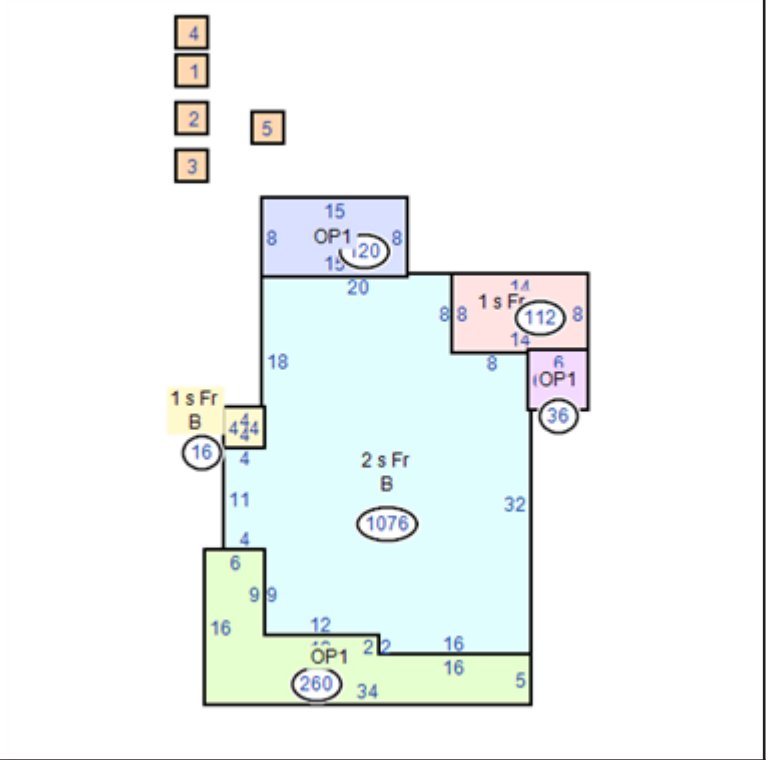
Total Rooms: 6.0
 Bedrooms: 4.0
 Family Rooms: 1.0
 Dining Rooms: 1.0

Full Baths: 2.0
 Half Baths: 1.0
 Other Fixtures: 0.0

Year Built: 1900
 Finished Living Area: 2,280

Fireplace Openings: 1.0
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,204
 Upper Floor: 1,076
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 1,092

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	1,580,000	141,000	1,721,000
	CAUV	183,040	0	183,040
2020	Market	1,580,000	141,000	1,721,000
	CAUV	183,040	0	183,040
2019	Market	1,170,400	117,500	1,287,900
	CAUV	304,680	0	304,680

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
11/23/2011	1	FD - FIDUCIARY	1000000.00	2455	N	N	MOORHEAD ERNEST V & JEAN A TRUSTEES
12/05/2006	1	EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
4 PB4 - Pole Barn Average Slab 3 Side	1960	3,900	16,700
1 PB4 - Pole Barn Average Slab 3 Side	1900	2,250	5,900
5 GD8 - Detached Fr, Stco or Pole Garage	1900	280	3,000
3 MK1 - Milk House	1900	168	2,000
2 FB1 - Flat Barn	1900	2,400	11,100

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2798.04	2798.04	5596.08
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	3.00	3.00	6.00
Gross Due	0.00	2801.04	2801.04	5602.08
Payments	0.00	2801.04	2801.04	5602.08
Net Due	0.00	0.00	0.00	0.00

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