



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

AGRICULTURAL PROTECTION DISTRICT REPORT

February 5, 2024

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: Glenn

Owner:	George Russell Glenn Jr.
Owner's Address:	13595 Havens Corner Road SW
Parcel Number:	063-140676-00.000
Property Location:	13595 Havens Corner Road SW
Acres:	19.88 acres

Staff Review

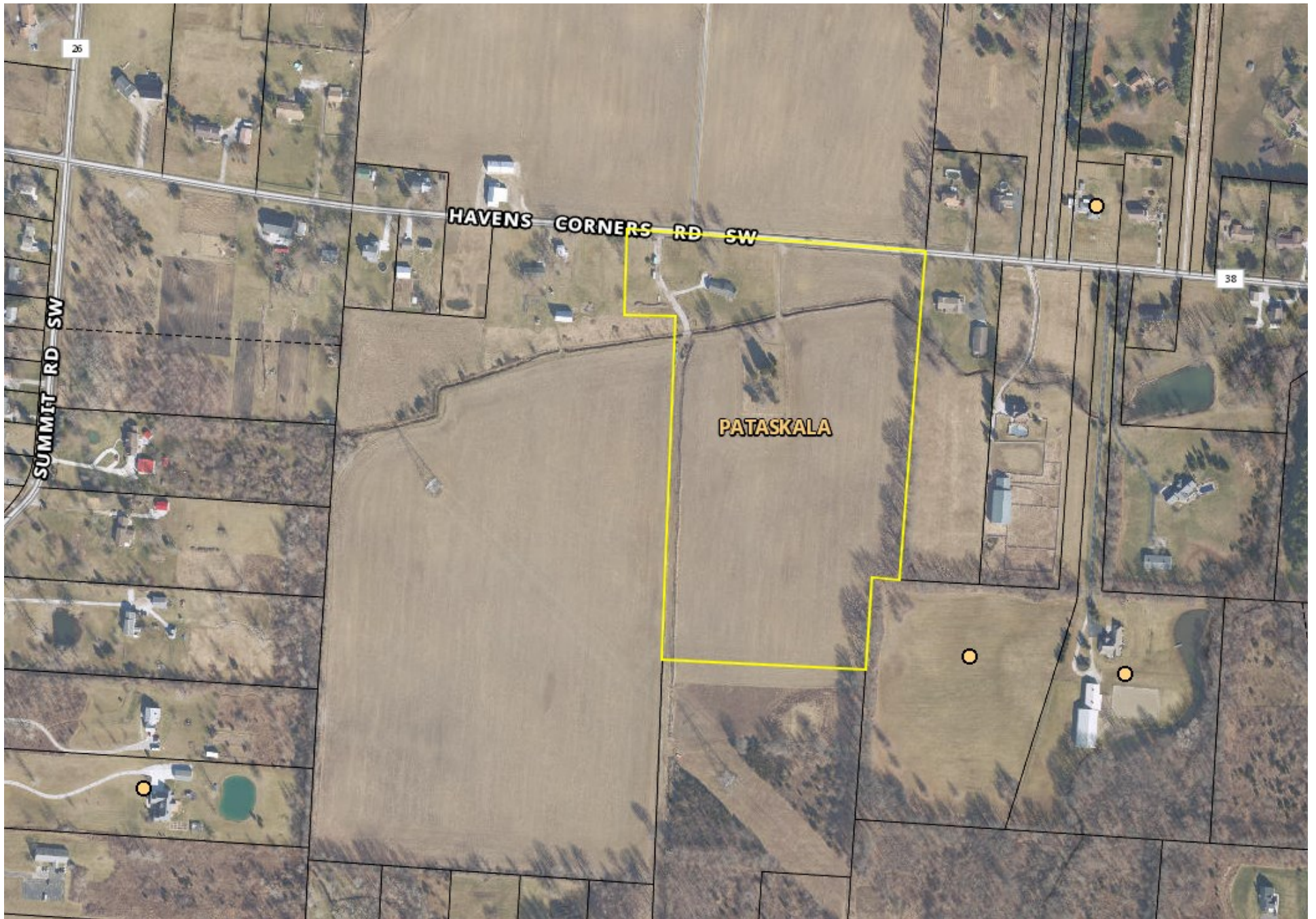
- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned RR - Rural Residential. Surrounding properties are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

Direction	Zoning
North	RR - Rural Residential
East	RR - Rural Residential
South	RR - Rural Residential
West	RR - Rural Residential

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

Direction	Future Land Use Designation
North	Conservation Suburban
East	Conservation Suburban
South	Conservation Suburban
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 Name: GEORGE RUSSELL GLENN JR
Owner Address: GEORGE RUSSELL GLENN JR 13595 HAVENS CORNER RD SW PATASKALA OH 43062

Description of land as shown on property tax statement:

Location of Property: HAVENS CORNERS RD Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140676-00.000	19.88
TOTAL NUMBER OF ACRES:		19.88

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.

740-927-2543

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: 1/8/2024
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: January 8, 2024
Clerk's Signature: [Signature]

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

GEORGE RUSSELL GLENN JR
13595 HAVENS CORNERS RD

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: 19.88 AC 15 -1 -2 SEC 14

Parcel #: 063-140676-00.000

Rt #: 063-074.17-005.000

1 of 1



ATTRIBUTES

Story Height: 1
Exterior Wall: Frame
Heating: Central Warm Air
Cooling: None
Basement: Pt Bsmt/Pt Crawl
Attic:

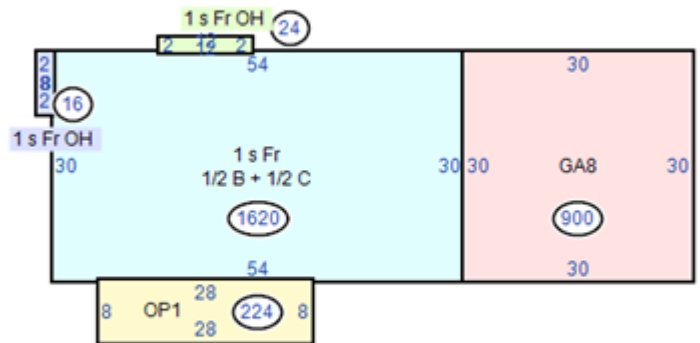
Total Rooms: 6.0
Bedrooms: 3.0
Family Rooms:
Dining Rooms: 0.0

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

Year Built: 1993
Finished Living Area: 1,660

Fireplace Openings: 1.0
Fireplace Stacks: 0.0

Basement Garage(s): 0
Basement Finished: No



AREA

First Floor: 1,660
Upper Floor: 0
Attic: 0
Half Story: 0
Crawl: 810
Basement: 810

VALUES

(by tax year)		Land	Improvement	Total
2022	Market	306,900	173,100	480,000
	CAUV	102,110	0	102,110
2021	Market	219,500	156,100	375,600
	CAUV	62,270	0	62,270
2020	Market	219,500	156,100	375,600
	CAUV	62,270	0	62,270

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2322.52	2322.52	4645.04
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	2322.52	2322.52	4645.04
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	2322.52	2322.52	4645.04

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