

AGRICULTURAL PROTECTION DISTRICT REPORT

February 6, 2017



*Planning and Zoning
Department*

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. 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: Cameron

Owner:	Mary Kay Cameron, Trustee
Owner's Address:	4108 Hazelton-Etna Rd. SW
Parcel Number:	064-152946-00.000 & 063-141390-00.000
Property Location:	4108 Hazelton-Etna Rd. SW
Acres:	108.26 Acres & 35 Acres. 143.26 Total Acres

Staff Review

- Average Gross Income Qualification: This 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 - Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	PDD – Planned Development District
East	Outside of City Limits & AG – Agriculture
South	AG – Agriculture
West	AG - Agriculture

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

Direction	Future Land Use Designation
North	Public/Private Golf Course & Conservation Residential
East	Outside of City Limits & Conservation Residential
South	Conservation Residential
West	Conservation Residential

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- Comments: Staff has no objections to this application.

**APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT**

R.C. Section 929.02

1072
FILE NUMBER
PAID

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

JAN - 3 2017

New Application _____
Renewal Application X

A. Owner's Name: CAMERON MARY KAY TRUSTEE
 Owner's Address: 4108 HAZELTON-ETNA RD SW PATASKALA OH 43062
 Description of land as shown on property tax statement: 108.261 AC LOT 11 PT AWP/ 35.00 AC 15-1-1 Lot 12
 Location of Property 4108 HAZELTON-ETNA RD SW, PATASKALA Licking County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>PATASKALA SW-LK LSD-WLJFD</u>	<u>064-152946-00.000</u>	<u>108.2600</u>
<u>PATASKALA LK HGHTS LSD-WLJFD</u>	<u>063-141390-00.000</u>	<u>35.0000</u>
TOTAL # OF ACRES:		143.2600

- 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 X 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 X 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: Mary Kay Cameron (TRUSTEE) Date: 1/3/17

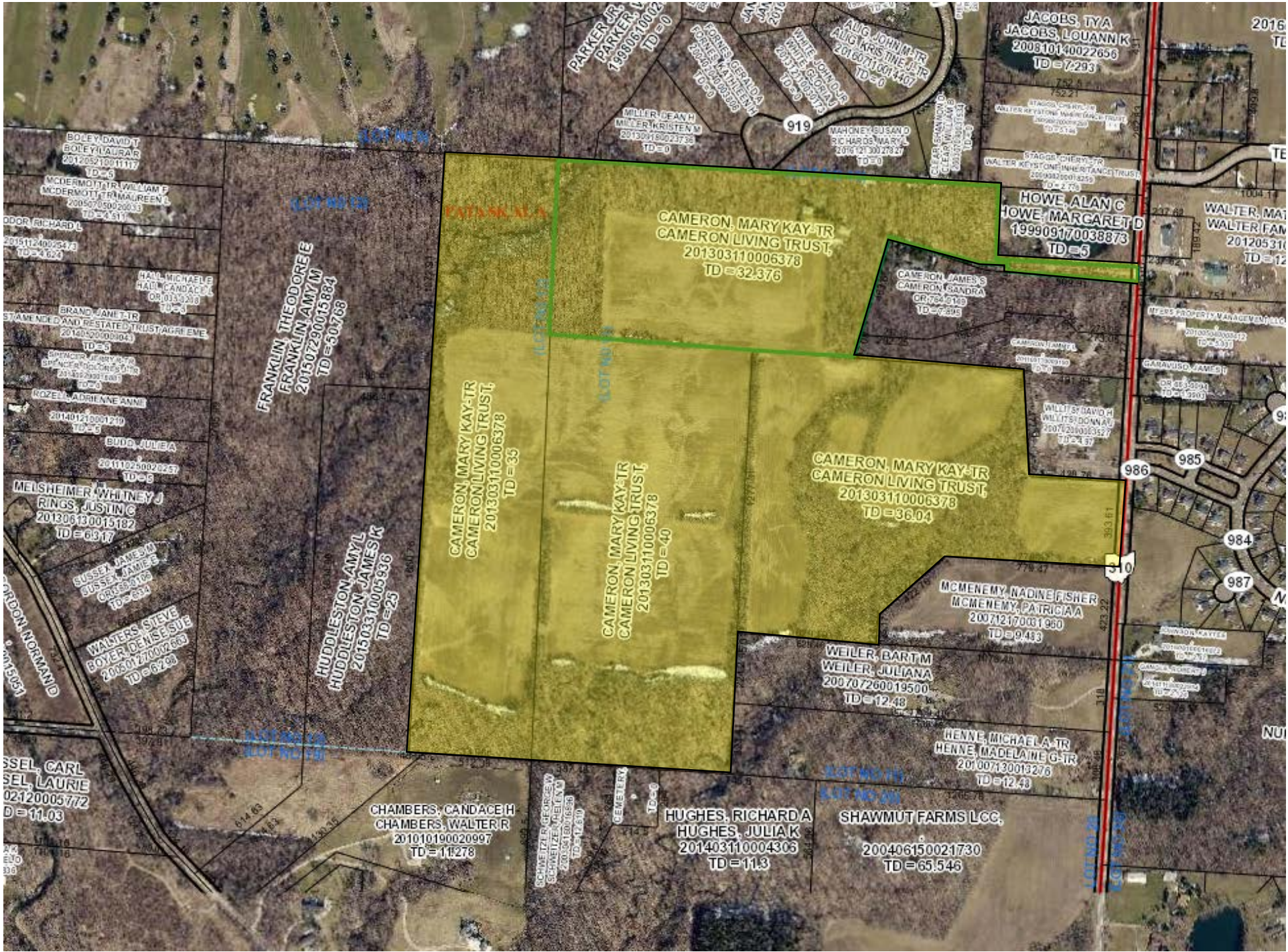
BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____
 County Auditor's Signature: _____
 Date Filed (if required) with Clerk of Municipal Corporation: January 11, 2017
 Clerk's Signature: Kathy M. Hankins

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



PARKER JR
PARKER JR
19980610002
TD=0

MILLER DEAN H
MILLER KRISTEN M
2013011800273
TD=0

FORNER GERANDA
FORNER MATTHEW
201204092929
TD=0

919

AUG JOHN M TR
AUG KRIS DINE J TR
2016071001447
TD=0

JACOBS, TYA
JACOBS, LOUANN K
20081014002656
TD = 7293

WALTER KEYSTONE INHERITANCE TRUST
20090820018255
TD = 270

HOWE, ALAN C
HOWE, MARGARET D
199909170038873
TD=5

WALTER, MAT
WALTER FAN
201205310
TD=12

BOLEY, DAVID T
BOLEY LAURAR
20120521001117
TD=5

MCDERMOTT, WILLIAM F
MCDERMOTT, TERMA GREEN L
20050700020033
TD=511

DODD, RICHARD L
20151124002543
TD=4 624

HALL, MICHAEL E
HALL, CANDACE L
08, 0130208
TD=3

BRAND, JANE TR
STAMENED AND RESTATED TRUST AGREEMENT
2014050000004
TD=5

SPENCER, JERRY W JR
SPENCER, JERRY W JR
2011010001001
TD=0

KOZEL, ADRIENNE ANNE
201401210001240
TD=5

BUDA, JULIE A
20110250020257
TD=8

MELSHEIMER, WHITNEY J
RINGS, JUSTIN C
201306130015182
TD=6817

SUSSEX, JAMES H
SUSSEX, JAMIE E
0805-010
TD=634

WALTERS, STEVE
BOYER, DENISE SUE
200801270027683
TD=6208

GORDON, NORMAND
2015097

SEL, CARL
SEL, LAURIE
02420005772
D=11.03

FRANKLIN, THEODORE E
FRANKLIN, AMY M
201507290015884
TD=50,768

HUDDLESTON, AMY L
HUDDLESTON, JAMES K
201503310005936
TD=25

CAMERON, MARY KAY-TR
CAMERON LIVING TRUST,
201303110006378
TD=33

CAMERON, MARY KAY-TR
CAMERON LIVING TRUST,
201303110006378
TD=40

CAMERON, MARY KAY-TR
CAMERON LIVING TRUST,
201303110006378
TD=36.04

CAMERON, JAMES S
CAMERON, SANDRA
0875-010
TD=9295

MC MENEMY, MADINE FISHER
MC MENEMY, PATRICIA A
20072170031960
TD=9,433

WEILER, BART M
WEILER, JULIANA
200707260019500
TD=12.48

HENNE, MICHAEL A-TR
HENNE, MADELAINE G-TR
201007130013276
TD=12.43

SCHWETLER, GEORGE W
SCHWETLER, MELISSA W
2013040001001
TD=12670

HUGHES, RICHARD A
HUGHES, JULIA K
201403110004306
TD=11.3

SHAWMUT FARMS LCC,
200406150021730
TD=65,546

CEMETERY
TD=0

986

985

984

987

910

LOT NO 10

LOT NO 11

LOT NO 12

LOT NO 13

LOT NO 14

2016

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TE

91

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OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 064-152946-00.000

Owner: CAMERON MARY KAY TRUSTEE

Address: 4108 HAZELTON-ETNA RD PATASKALA 43062

Tax District: 064 PATASKALA SW-LK LSD-WLJFD

2016 Rates: 62.92000 (Full) / 58.16055 (Effective)

Land Use: 111 CAUV general farm

Class: Agricultural

Legal Description: 108.261 AC LOT 11 PT

Mailing Address: CAMERON MARY KAY TRUSTEE

4108 HAZELTON-ETNA RD

PATASKALA OH 43062

Market Land Value: \$1,075,300

Market Improvement Value: \$151,600

Total Market Value: \$1,226,900

Market CAUV Value: \$234,630

Market Improvement Value: \$151,600

Total CAUV Value: \$386,230

Sale Date: 3/11/2013

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: Yes

Owner Occupied Reduction: Yes

On Contract: No

Tax Lien Sold: No

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-141390-00.000

Owner: CAMERON MARY KAY TRUSTEE

Address: HAZELTON-ETNA RD PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2016 Rates: 86.61000 (Full) / 77.99956 (Effective)

Land Use: 110 CAUV Vacant land

Class: Agricultural

Legal Description: 35.00 AC 15 -1 -1 LOT 12

Mailing Address: CAMERON MARY KAY TRUSTEE

4108 HAZELTON-ETNA RD

PATASKALA OH 43062

Market Land Value: \$341,300

Market Improvement Value: \$

Total Market Value: \$341,300

Market CAUV Value: \$60,680

Market Improvement Value: \$

Total CAUV Value: \$60,680

Sale Date: 3/11/2013

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number: 99999

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No