



AGRICULTURAL PROTECTION DISTRICT REPORT

February 21, 2017

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.

*Planning and Zoning
Department*

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: Thomas

Owner:	Ronald Thomas
Owner's Address:	1291 Poppy Hills Dr., Blacklick, Ohio 43004
Parcel Number:	063-141198-00.000 & 063-141192-00.000
Property Location:	Mink St. SW
Acres:	45.90 Acres & 46.28 Acres. 92.18 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 properties are zoned RR – Rural Residential & R-87 Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	RR – Rural Residential
East	RR – Rural Residential R-87 – Medium-Low Density Residential
South	R-87 – Medium-Low Density Residential R-MH – Manufactured Home Residential
West	R-MH – Manufactured Home Residential RR – Rural Residential

- Future Land Use Map: The subject properties are designated for Low-Medium Residential and Medium Density Residential. Surrounding properties are designated as follows :

Direction	Future Land Use Designation
North	Low-Medium Density Residential
East	Low-Medium Residential Medium Density Residential
South	Medium Density Residential
West	Low-Medium Residential Medium Density 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

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____

Renewal Application X

A. Owner's Name: THOMAS RONALD A

Owner's Address: 1291 POPPY HILLS DR BLACKLICK OH 43004

Description of land as shown on property tax statement: _____

Location of Property _____ Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>██████████ LK HGHTS LSD-WLJFD</u>	<u>063-141198-00.000</u>	<u>45.9000</u>
<u>██████████ LK HGHTS LSD-WLJFD</u>	<u>063-141192-00.000</u>	<u>46.2800</u>
TOTAL # OF ACRES:		92.1800

B. Does any of the land lie within a municipal corporation limit? ██████████ 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	<u>80</u>	<u>80</u>	<u>80</u>
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	<u>1037</u>	<u>1037</u>	<u>1037</u>
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: [Signature] Date: 1/4/17

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 30, 2017

Clerk's Signature: [Signature]

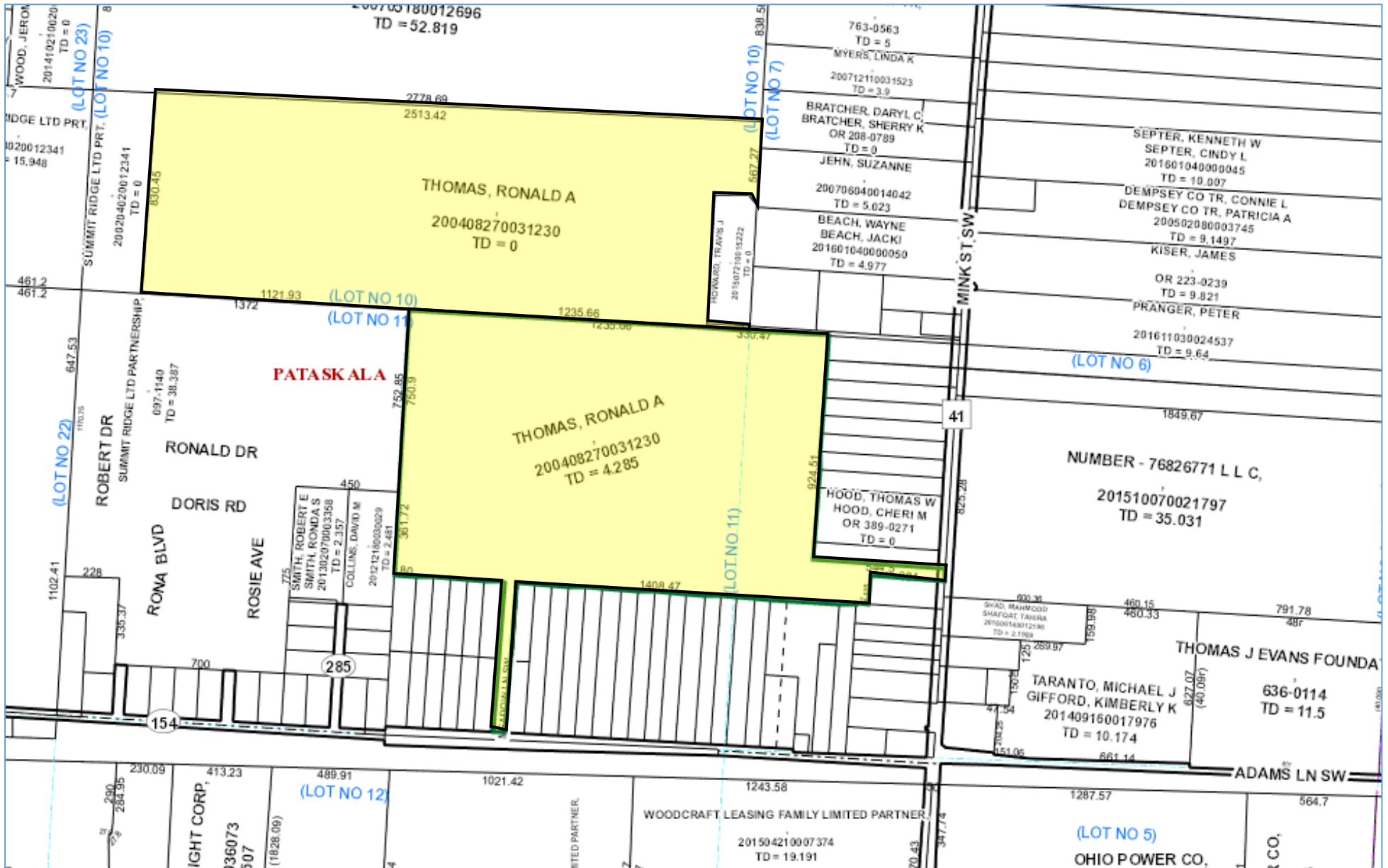
Action of legislative body of Municipal Corporation

Application Approved _____, Approved with Modifications _____, * Rejected _____ *

Date of Legislative Action _____, Clerk's Signature _____

*if modified or rejected, attach reason for modification or rejection

RECEIVED
JAN 09 2017
Michael L. Smith, Auditor
Licking Co., Ohio



OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-141198-00.000
Owner: THOMAS RONALD A
Address: MINK ST PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD
2016 Rates: 86.61000 (Full) / 77.99956 (Effective)
Land Use: 190 CAUV other agricultural use
Class: Agricultural
Legal Description: 45.901 AC LOT 10 PT

Mailing Address: THOMAS RONALD A
1291 POPPY HILLS DR
BLACKLICK OH 43004

Market Land Value: \$314,000
Market Improvement Value: \$
Total Market Value: \$314,000

Market CAUV Value: \$117,850
Market Improvement Value: \$
Total CAUV Value: \$117,850

Sale Date: 2/21/2006
Sale Amount: \$0.00
Deed Type: EX - EXEMPT CONVEYANCE
Conveyance Number:
Valid Sale: No

Foreclosure: No
Homestead/Disability: No
Owner Occupied Reduction: No
On Contract: No
Tax Lien Sold: No

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-141192-00.000
Owner: THOMAS RONALD A
Address: MINK ST 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: 46.285 AC LOTS 6-11-12 PTS

Mailing Address: THOMAS RONALD A
1291 POPPY HILLS DR
BLACKLICK OH 43004

Market Land Value: \$353,900
Market Improvement Value: \$
Total Market Value: \$353,900

Market CAUV Value: \$116,670
Market Improvement Value: \$
Total CAUV Value: \$116,670

Sale Date: 8/27/2004
Sale Amount: \$0.00
Deed Type: FD - FIDUCIARY
Conveyance Number: 03436
Valid Sale: No

Foreclosure: No
Homestead/Disability: No
Owner Occupied Reduction: No
On Contract: No
Tax Lien Sold: No