



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 4, 2019

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: Moreland

Owner:	Ronald E. and Peggy A. Moreland
Owner's Address:	11495 Mill Street, Pataskala, Ohio 43062
Parcel Number:	064-152808-00.001
Property Location:	11495 Mill Street, Pataskala, Ohio 43062
Acres:	30.98 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 property is zoned AG - Agricultural. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG - Agricultural
East	AG - Agricultural
South	AG - Agricultural
West	PM – Planned Manufacturing

Future Land Use Map: The subject property is designated for Heavy Industrial (Recommended PDD). Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Permanent Agricultural Easement
East	Heavy Industrial (Recommended PDD)
South	Heavy Industrial (Recommended PDD)
West	Heavy Industrial (Recommended PDD)

- Area Development: There is no development currently occurring in the 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 829.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: MORELAND RONALD E & PEGGY A
 Owner's Address: 11495 MILL ST SW PATASKALA OH 43082
 Description of land as shown on property tax statement: 30.984 AC Agricultural
 Location of Property: 11495 MILL ST. AVE. Licking County
Street or Road

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>PATASKALA CIVILLSR-WLJED</u>	<u>084-152808-00.001</u>	<u>30.9800</u>
TOTAL # OF ACRES:		30.9800

- 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: Ronald E. Moreland, Peggy A. Moreland Date: 1-14-19

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: 1-16-2019
 Clerk's Signature: Ruth M. Harbison

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

MILL STREET RD SW

PATASKALA

ETNA PKWY





Michael L. Smith

Auditor, Licking County, Ohio

**MORELAND RONALD E & PEGGY A
MILL ST**

Parcel #: 064-152808-00.001

Rt #: 064-008.00-016.001

1 of 1

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala-Vil-Maps 7 & 8
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 30.984 AC



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: 1

Fireplace Openings:
 Fireplace Stacks:

Basement Garage(s):
 Basement Finished: No

1

AREA

First Floor: 0
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2017	Market	214,100	17,400	231,500
	CAUV	58,010	0	58,010
2016	Market	214,100	17,400	231,500
	CAUV	58,010	0	58,010
2015	Market	240,900	0	240,900
	CAUV	79,030	0	79,030

SALES HISTORY

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

Description	Yr Built	SqFt	Value
1 PB1 - Pole Barn Average Dflr 4 Side	1997	2,304	17,400

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	742.39	742.39	1484.78
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	742.39	742.39	1484.78
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	742.39	742.39	1484.78

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