



## 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: West

|                           |   |
|---------------------------|---|
| <b>Owner:</b>             | William S. and Jerre D West                       |
| <b>Owner's Address:</b>   | 3670 Headleys Mill Road SW, Pataskala, Ohio 43062 |
| <b>Parcel Number:</b>     | 063-141780-00.000                                 |
| <b>Property Location:</b> | 3670 Headleys Mill Road SW, Pataskala, Ohio 43062 |
| <b>Acres:</b>             | 26 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      | AG - Agricultural |

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

| <b>Direction</b> | <b>Future Land Use Designation</b> |
|------------------|------------------------------------|
| North            | Conservation Residential           |
| East             | Conservation Residential           |
| South            | Conservation Residential           |
| West             | Conservation Residential           |

- 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 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS CONCERNING COMPLETING APPLICATION)

JAN 17 2019  
Municipal Auditor  
Lima, Ohio

New Application \_\_\_\_\_  
Renewal Application

A. Owner's Name: WEST WILLIAM S & JERRE D  
 Owner's Address: 3670 HEADLYS MILL RD S W PATASKALA OH 43082  
 Description of land as shown on property tax statement: 063-141780-00.000  
 Location of Property 370 HEADLYS MILL RD SW PATASKALA Licking County  
 Street or Road

| TAX DISTRICT(S)                  | PARCEL NUMBER(S)         | # OF ACRES     |
|----------------------------------|--------------------------|----------------|
| <u>WILSON TOWNSHIP LSD WLJFD</u> | <u>063-141780-00.000</u> | <u>28.0000</u> |
| TOTAL # OF ACRES:                |                          | <u>28.0000</u> |

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<br># of Acres | 2 Years Ago<br># of Acres | 3 Years Ago<br># of Acres |
|--|-------------------------|---------------------------|---------------------------|
| Cropland   | <u>8.5</u>              | <u>9.5</u>                | <u>9.5</u>                |
| Permanent Pasture used for animal husbandry <u>WOODS PASTURE</u>         | <u>14</u>               | <u>14</u>                 | <u>14</u>                 |
| 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                        | <u>1.5</u>              | <u>1.5</u>                | <u>1.5</u>                |
| Roads, building areas, and all other non agricultural areas <u>HOUSE</u> | <u>1</u>                | <u>1</u>                  | <u>1</u>                  |
| Total Acres  | <u>26</u>               | <u>26</u>                 | <u>26</u>                 |

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: William S. West Date: 1-4-2019

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: 1-9-2019  
 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





# Michael L. Smith

## Auditor, Licking County, Ohio

**WEST WILLIAM S & JERRE D**  
**3670 HEADLEYS MILL RD PAT**

Parcel #: 063-141780-00.000

Rt #: 063-001.00-163.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07400 Pataskala-Vil-Maps 1 & 2  
 Classification: 111 CAUV general farm  
 Acreage:  
 Property Desc: 26.00 AC LOT 7

1 of 1



### ATTRIBUTES

Story Height: 1 1/2  
 Exterior Wall: Frame  
 Heating: Central Warm Air  
 Cooling: None  
 Basement: Pt Bsmt/Pt Crawl  
 Attic: None

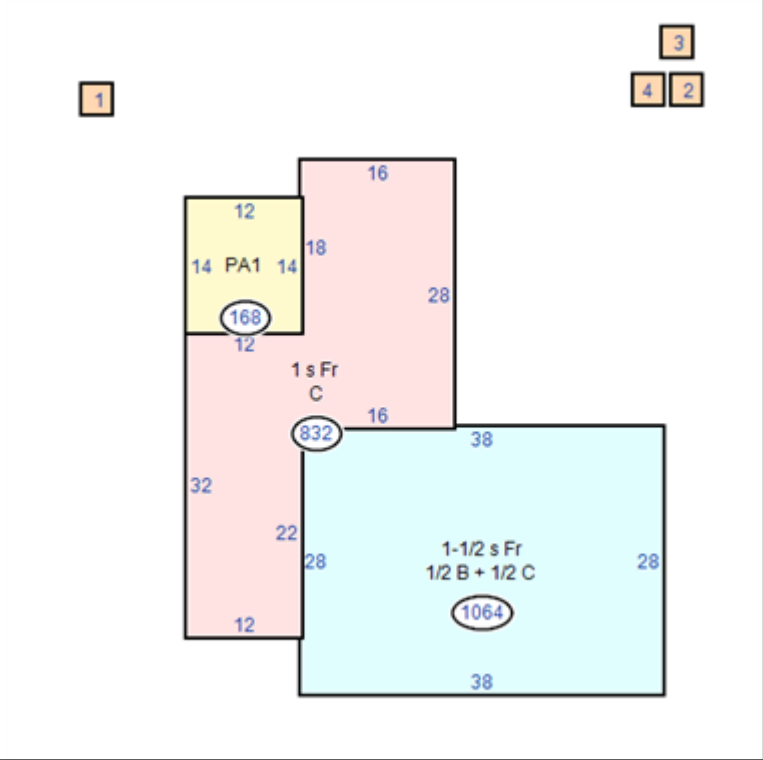
Total Rooms: 9.0  
 Bedrooms: 4.0  
 Family Rooms:  
 Dining Rooms: 1.0

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

Year Built: 1835  
 Finished Living Area: 2,747

Fireplace Openings: 0.0  
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0  
 Basement Finished: No



### AREA

First Floor: 1,896  
 Upper Floor: 0  
 Attic: 0  
 Half Story: 851  
 Crawl: 1,364  
 Basement: 532

### VALUES

| (by tax year) |             | Land    | Improvement | Total   |
|---------------|-------------|---------|-------------|---------|
| 2017          | Market CAUV | 218,800 | 118,800     | 337,600 |
| 2016          | Market CAUV | 65,190  | 0           | 65,190  |
| 2015          | Market CAUV | 218,800 | 118,800     | 337,600 |
| 2015          | Market CAUV | 221,100 | 53,100      | 274,200 |
| 2015          | Market CAUV | 76,720  | 0           | 76,720  |

### SALES HISTORY

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

### IMPROVEMENTS

| Description                           | Yr Built | SqFt  | Value  |
|---------------------------------------|----------|-------|--------|
| 1 PB1 - Pole Barn Average Dflr 4 Side | 1975     | 2,520 | 13,200 |
| 2 PB1 - Pole Barn Average Dflr 4 Side | 1960     | 3,600 | 11,700 |
| 3 PB1 - Pole Barn Average Dflr 4 Side | 1968     | 1,600 | 7,100  |
| 4 MK1 - Milk House                    | 1968     | 1,200 | 13,000 |

### TAXES

|                  | Prior | 1st Half | 2nd Half | Total   |
|------------------|-------|----------|----------|---------|
| Taxes/Reductions | 0.00  | 1901.61  | 1901.61  | 3803.22 |
| 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  | 1901.61  | 1901.61  | 3803.22 |
| Payments         | 0.00  | 0.00     | 0.00     | 0.00    |
| Net Due          | 0.00  | 1901.61  | 1901.61  | 3803.22 |

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