



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: Wheeler

Owner:	Thomas A. and Sally E. Wheeler Trustees
Owner's Address:	5130 Deeds Road, Pataskala, Ohio 43062
Parcel Numbers:	063-140058-00.000 and 063-140052-00.000
Property Location:	Cable Road
Acres:	70 acres and 48 acres (118 total)

Staff Review

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

Direction	Zoning
North	AG – Agriculture
East	AG – Agriculture
South	AG – Agriculture
West	AG – Agriculture

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

Direction	Future Land Use Designation
North	Conservation Residential
East	Conservation Residential
South	Agriculture/Low Density Residential
West	Agriculture/Low 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

A. Owner's Name: WHEELER THOMAS A & SALLY E TRUSTEES

Owner's Address: 5130 DEEDS RD PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property _____
Street or Road _____ Licking County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LR HGHTS LSD-WLJFD	083-140058-00.000	70.0000
PATASKALA LR HGHTS LSD-WLJFD	083-140052-00.000	48.0000
TOTAL # OF ACRES:		118.0000

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	104	104	104
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	2	2	2
Roads, building areas, and all other non agricultural areas	12	12	12
Total Acres	118	118	118

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: Thomas A. Wheeler Date: 1-12-19

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: 1-18-2019

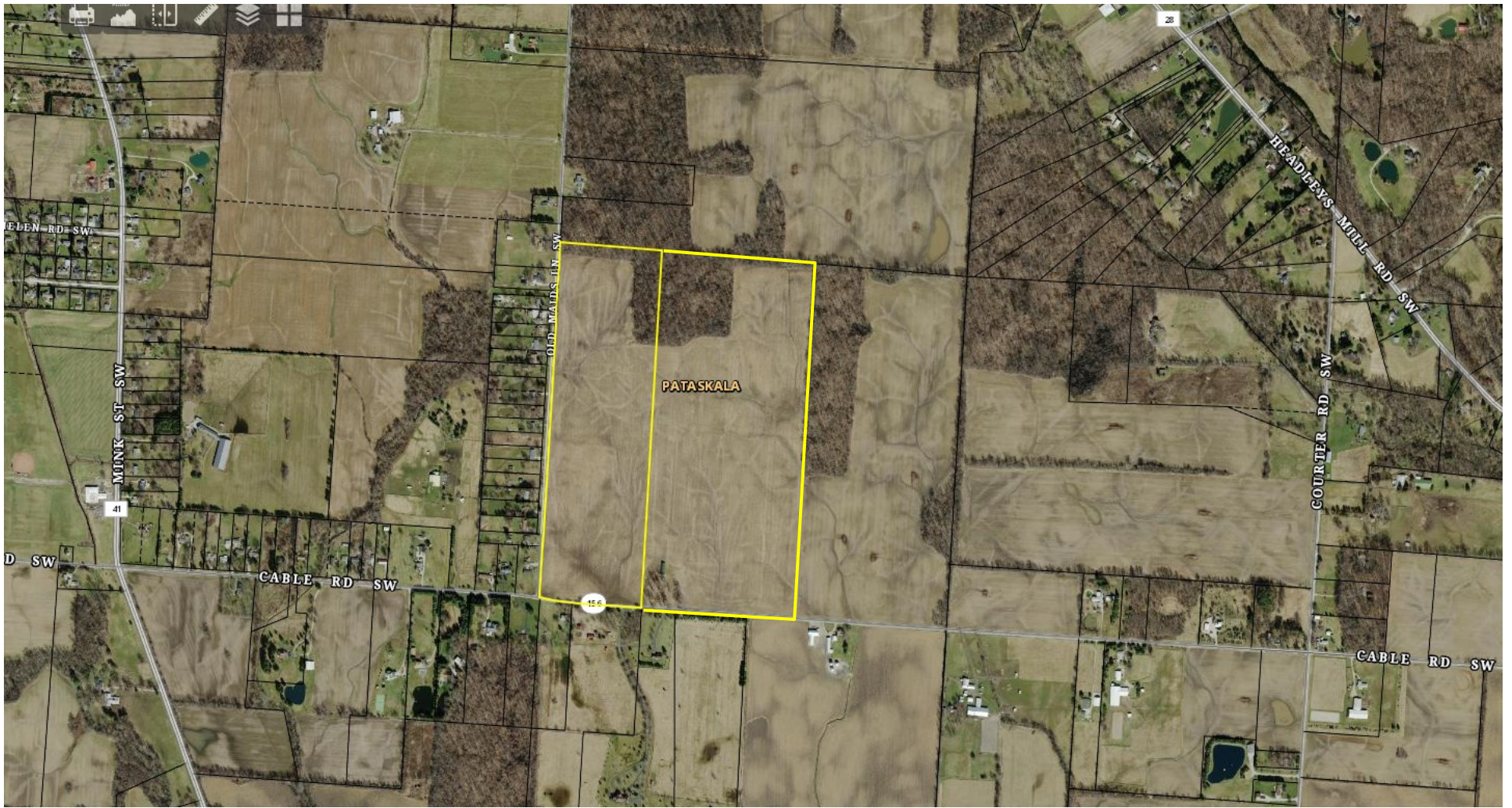
Clerk's Signature: Ratty McHale

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

WHEELER THOMAS A & SALLY E TRUSTEES
12152 CABLE RD

Parcel #: 063-140058-00.000

Rt #: 063-001.00-181.000

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07400 Pataskala-Vil-Maps 1 & 2
 Classification: 190 CAUV other agricultural use
 Acreage:
 Property Desc: 70.00 AC LOT 15 R15 T1 Q1



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



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	521,000	7,900	528,900
	CAUV	102,040	0	102,040
2016	Market	521,000	7,900	528,900
	CAUV	102,040	0	102,040
2015	Market	536,000	0	536,000
	CAUV	178,700	0	178,700

SALES HISTORY

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

Description	Yr Built	SqFt	Value
1 FB1 - Flat Barn	1920	2,288	7,900

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1330.95	1330.95	2661.90
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	1330.95	1330.95	2661.90
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1330.95	1330.95	2661.90

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Michael L. Smith

Auditor, Licking County, Ohio

WHEELER THOMAS A & SALLY E TRUSTEES
CABLE RD

Parcel #: 063-140052-00.000

Rt #: 063-001.00-180.000

1 of 1



Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07400 Pataskala-Vil-Maps 1 & 2
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 48.00 AC LOT 15 R15 T1 Q1

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:

 Fireplace Openings:
 Fireplace Stacks:

 Basement Garage(s):
 Basement Finished: No

AREA

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

VALUES (by tax year)		Land	Improvement	Total
2017	Market	348,100	0	348,100
	CAUV	90,200	0	90,200
2016	Market	348,100	0	348,100
	CAUV	90,200	0	90,200
2015	Market	348,100	0	348,100
	CAUV	107,340	0	107,340

SALES HISTORY

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

IMPROVEMENTS

Description Yr Built SqFt Value

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1091.95	1091.95	2183.90
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	1091.95	1091.95	2183.90
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1091.95	1091.95	2183.90

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