



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 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: George

Owner:	Russell Glenn George Jr.
Owner's Address:	13595 Havens Corner Road SW
Parcel Number:	063-140676-00.000
Property Location:	13595 Havens Corner Road SW
Acres:	19.88 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 properties are zoned RR – Rural Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	RR – Rural Residential
East	RR – Rural Residential
South	RR – Rural Residential
West	RR – Rural Residential

- Future Land Use Map: The subject property is designated for Agriculture/Low Density Residential. Surrounding properties are designated as follows:

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

2271
FILE NUMBER

R.C. Section 829.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application

A. Owner's Name: GEORGE RUSSELL GLENN JR

Owner's Address: 13595 HAVENS CORNER RD SW PATASKALA OH 43082

Description of land as shown on property tax statement: _____

Location of Property _____

Street or Road _____ Licking
County

TAX DISTRICT(S)
PATASKALA, LK HGHTS LSD-WLJFD

PARCEL NUMBER(S)
063-140876-00.000 # OF ACRES
19.8800

TOTAL # OF ACRES: 19.8800

- 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?
If "NO", complete the following: Yes No
- Attach evidence of the gross income for each of the past three (3) years, or
 - 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: George Russell Glenn Jr. Date: 2/5/19

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: February 5, 2019

Clerk's Signature: Kathy M. Harkins

Action of legislative body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

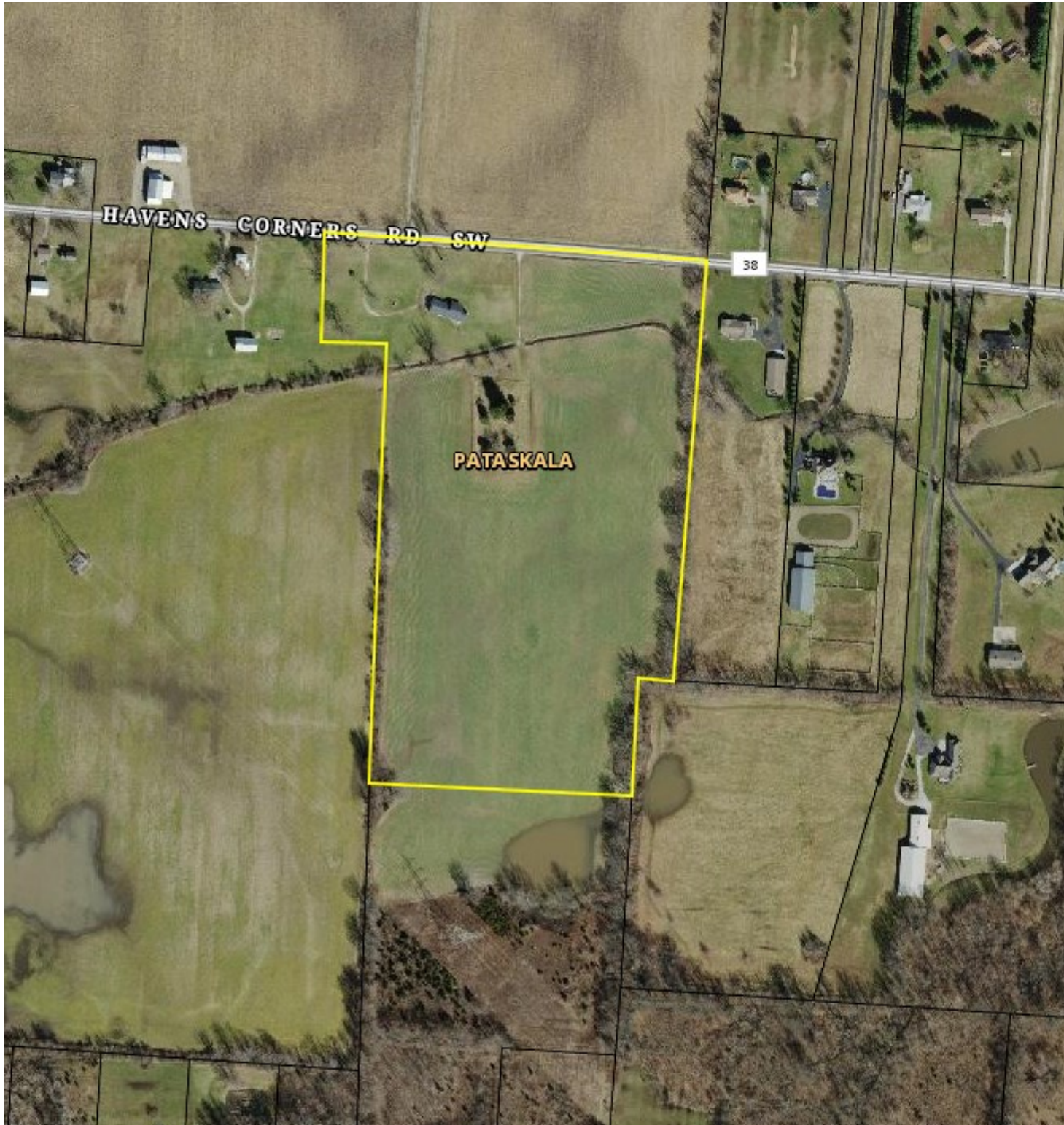
Date of Legislative Action _____, Clerk's Signature _____

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

RECEIVED

FEB - 5 2019

Michael L. Smith, Auditor
Licking Co., Ohio





Michael L. Smith

Auditor, Licking County, Ohio

GEORGE RUSSELL GLENN JR
13595 HAVENS CORNERS RD PAT

Parcel #: 063-140676-00.000

Rt #: 063-074.17-005.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala-Vil-Maps 3 & 4
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 19.88 AC 15 -1 -2 SEC 14

1 of 1



ATTRIBUTES

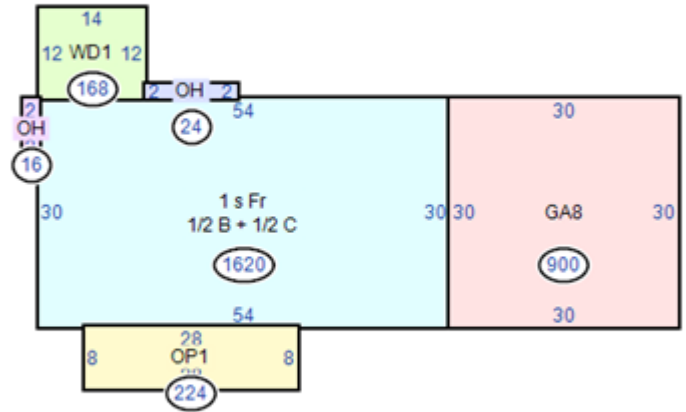
Story Height: 1
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: None
 Basement: Pt Bsmt/Pt Crawl
 Attic: None

Total Rooms: 6.0
 Bedrooms: 3.0
 Family Rooms: 0.0
 Dining Rooms: 0.0
 Full Baths: 2.0
 Half Baths: 0.0
 Other Fixtures: 0.0

Year Built: 1993
 Finished Living Area: 1,660

Fireplace Openings: 1.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,660
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 810
 Basement: 810

VALUES

(by tax year)		Land	Improvement	Total
Market		162,500	130,100	292,600
2017	CAUV	62,500	0	62,500
Market		162,500	130,100	292,600
2016	CAUV	62,500	0	62,500
Market		214,500	134,200	348,700
2015	CAUV	75,490	0	75,490

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	2286.24	2286.24	4572.48
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	2286.24	2286.24	4572.48
Payments	0.00	2286.24	0.00	2286.24
Net Due	0.00	0.00	2286.24	2286.24

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