



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: McGowan

Owner:	Dennis C. and Carol Sue McGowan Trustees
Owner's Address:	7660 Hollow Road
Parcel Number:	063-141728-00.000
Property Location:	10569 McIntosh Road
Acres:	50 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 AG – Agricultural. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG – Agricultural
East	AG – Agricultural
South	AG – Agricultural R-10 – High Density Residential
West	AG – Agricultural

- 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	Conservation Residential (10 ac.)
East	Agriculture/Low Density Residential
South	High Density Residential Low-Medium Density Residential (R-87)
West	Agriculture/Low Density Residential

- Area Development: The proposed Heron Manor subdivision is currently in the approval process for the property to the south. The Planning and Zoning Commission approved the subdivision proposal and recommended approval of a rezoning on February 6, 2019. The rezoning request will have a public hearing before Council on April 1, 2019.
- Infrastructure Plans: If the rezoning request is approved by Council, water, sewer, storm sewer and road way improvements will be constructed on the property to the south.
- 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: MCGOWAN DENNIS C & CAROL SUE TRUSTEES

Owner's Address: 7660 HOLLOW 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
<u>PATASKALA LR HIGHTS LSD-WLJFD</u>	<u>063-141728-00.000</u>	<u>50.0000</u>
<u>HARRISON T-NR DGE LSD-WLJFD</u>	<u>024-067014-00.001</u>	<u>20.0180</u>
TOTAL # OF ACRES:		<u>70.0180</u>

- 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	<u>50</u>	<u>50</u>	<u>50</u>
Permanent Pasture used for animal husbandry	<u>20</u>	<u>20</u>	<u>20</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			
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: _____ Date: _____

BELOW THIS LINE FOR OFFICIAL USE ONLY

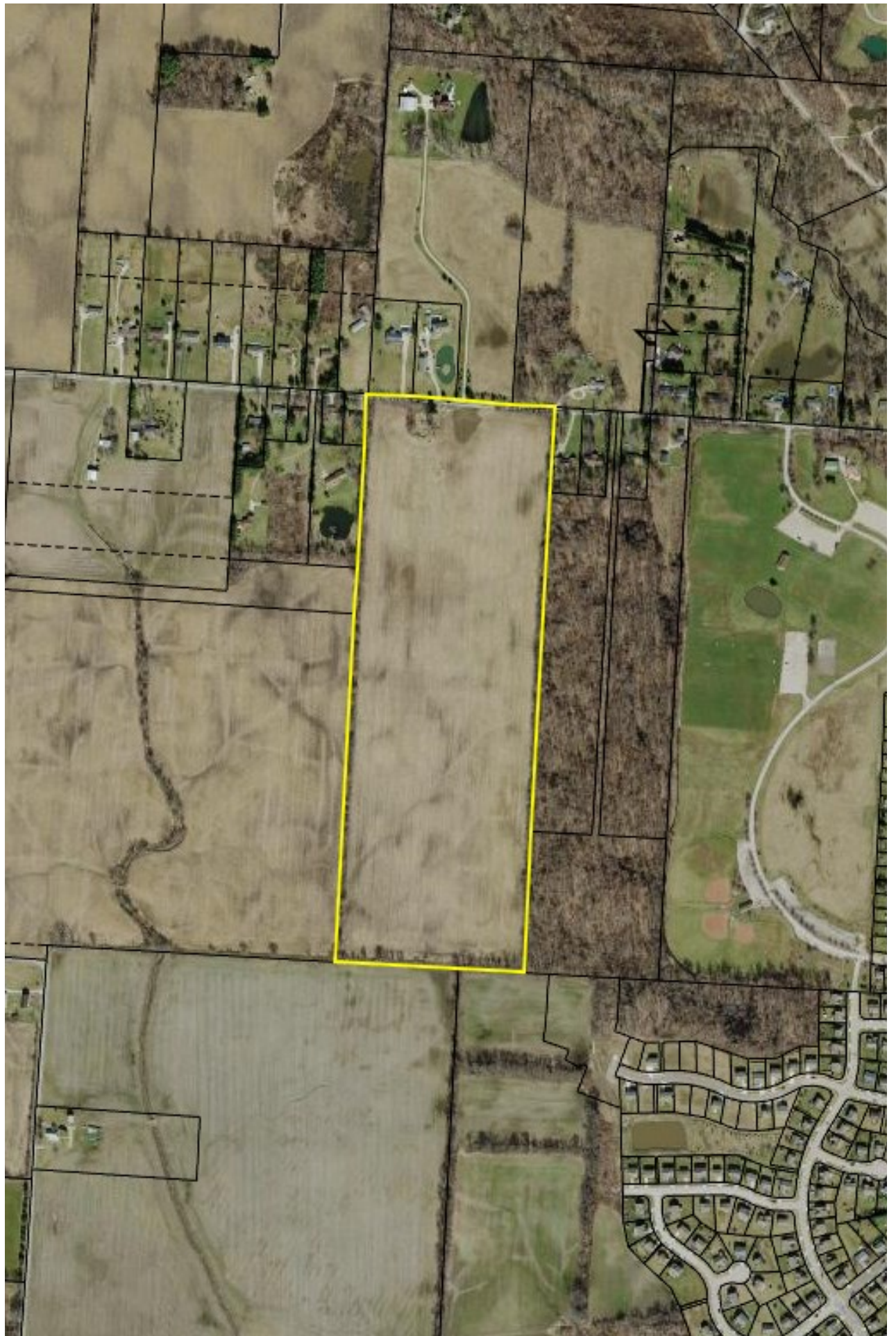
Date filed with County Auditor: _____

County Auditor's Signature: _____

Date Filed (if required) with Clerk of Municipal Corporation: February 4, 2019

Clerk's Signature: Kathy M. Hoskins

Action of legislative body of Municipal Corporation





Michael L. Smith

Auditor, Licking County, Ohio

MCGOWAN DENNIS C & CAROL SUE TRUSTEES
10569 MCINTOSH RD

Parcel #: 063-141726-00.000

Rt #: 063-002.00-059.000

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: 50.00 AC 15 -1 -1 LOT NO 22

1 of 1



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	371,300	0	371,300
	CAUV	106,050	0	106,050
2016	Market	371,300	0	371,300
	CAUV	106,050	0	106,050
2015	Market	406,000	0	406,000
	CAUV	140,010	0	140,010

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/15/2002	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	MCGOWAN DENNY & SUE
12/14/2000	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
-------------	----------	------	-------

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1283.90	1283.90	2567.80
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	1283.90	1283.90	2567.80
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1283.90	1283.90	2567.80