



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 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: Mary Hite

<b>Owner:</b>	Mary L. Hite
<b>Owner's Address:</b>	3740 Mink Street
<b>Parcel Number:</b>	063-140880-00.004
<b>Property Location:</b>	0 Mink Street
<b>Acres:</b>	10 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-87 – Medium-Low Density Residential
East	R-87 – Medium-Low Density Residential
South	R-87 – Medium-Low Density Residential
West	R-87 – Medium-Low Density 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: The new Licking Heights High School is being constructed in close proximity to the southwest of the subject property.
- Infrastructure Plans: As part of the new Licking Heights High School construction, new water, sewer and stormwater facilities will be installed on the school property.
- Comments: Staff has no objections to this application.





# Michael L. Smith

## Auditor, Licking County, Ohio

**HITE MARY L  
MINK ST**

**Parcel #: 063-140880-00.004**

**Rt #: 063-003.00-019.001**

**1 of 1**

**Tax District:** 063 - PATASKALA LK HGHTS LSD-WLJFD  
**School District:** LICKING HEIGHTS LSD  
**Neighborhood:** 07500 Pataskala-Vil-Maps 3 & 4  
**Classification:** 502 Resid Unplat 10-19.99 acres  
**Acreage:**  
**Property Desc:** 10.00 AC SEC 4 PT



### 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	113,700	0	113,700
	CAUV	16,060	0	16,060
2016	Market	113,700	0	113,700
	CAUV	16,060	0	16,060
2015	Market	101,200	0	101,200
	CAUV	25,520	0	25,520

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	Y	HITE MELVIN
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	Y	Refer to deed

### IMPROVEMENTS

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

### TAXES

	Prior	1st Half	2nd Half	Total
<b>Taxes/Reductions</b>	0.00	194.38	194.38	388.76
<b>Pen/Int/Adj</b>	0.00	19.44	0.00	19.44
<b>Recoupment</b>	0.00	0.00	0.00	0.00
<b>Specials</b>	0.00	0.00	0.00	0.00
<b>Gross Due</b>	0.00	213.82	194.38	408.20
<b>Payments</b>	0.00	0.00	0.00	0.00
<b>Net Due</b>	0.00	213.82	194.38	408.20



**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: HITE MARY L.  
 Owner's Address: 3740 MINK ST PATASKALA OH 43082  
 Description of land as shown on property tax statement: \_\_\_\_\_  
 Location of Property \_\_\_\_\_ Licking County  
 Street or Road \_\_\_\_\_  

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HIGHTS LSD-WLJFD	063-140880-00.004	10.0000
TOTAL # OF ACRES:		10.0000

- 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	10		
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	10		

- 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: Mary L. Hite Date: 2/28/19

**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 28, 2019  
 Clerk's Signature: Randy M. Hawkins

**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