



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: Smith

Owner:	Timothy C. and Amanda N. Smith
Owner's Address:	4671 Headleys Mill Road SW
Parcel Number:	064-152958-00.000
Property Location:	4671 Headleys Mill Road SW
Acres:	17.18 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 (10 Ac.). Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Residential (10 Ac.)
East	Conservation Residential (10 Ac.)
South	Conservation Residential (10 Ac.)
West	Conservation Residential (10 Ac.)

- 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.





Michael L. Smith

Auditor, Licking County, Ohio

SMITH TIMOTHY C & AMANDA N
4671 HEADLEYS MILL RD

Parcel #: 064-152958-00.000

Rt #: 064-002.00-039.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07400 Pataskala-Vil-Maps 1 & 2
 Classification: 512 Single family unplatted 10-19.
 Acreage:
 Property Desc: 17.182 AC 15-1-1
 LOT 20 PT

1 of 1



ATTRIBUTES

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

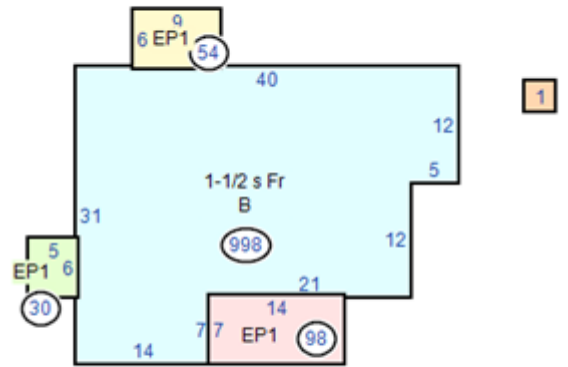
Total Rooms: 6.0
 Bedrooms: 2.0
 Family Rooms: 1.0
 Dining Rooms: 0.0

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

Year Built: 1932
 Finished Living Area: 1,796

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 998
 Upper Floor: 0
 Attic: 0
 Half Story: 798
 Crawl: 0
 Basement: 998

VALUES

		Land	Improvement	Total
2017	Market	175,500	440,100	615,600
	CAUV	48,660	0	48,660
2016	Market	175,500	78,400	253,900
	CAUV	48,660	0	48,660
2015	Market	132,700	41,200	173,900
	CAUV	54,800	0	54,800

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/29/2015	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	SMITH CHARLES O & DEBRA J
11/19/2004	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 SH7 - Shed - No Value	1900	0	0
1 PB1 - Pole Barn Average Dftr 4 Side	2017	2,736	39,700
2 OP1 - Open Porch	2017	240	8,200

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	4788.09	4788.09	9576.18
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	4788.09	4788.09	9576.18
Payments	0.00	4788.09	0.00	4788.09
Net Due	0.00	0.00	4788.09	4788.09

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**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: SMITH TIMOTHY C & AMANDA N

Owner's Address: 4871 HEADLEYS MILL RD SW 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 SW-LK LSD-WLJFD	064-152968-00.000	17.1800
TOTAL # OF ACRES:		17.1800

B. Does any of the land lie within a municipal corporation? 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 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	14.5	16	16
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: Yes 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: [Signature] Date: 2-12-19

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: February 20 2019

Clerk's Signature: [Signature]

Action of legislative body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ Rejected _____

Date of Legislative Action _____ Clerk's Signature _____