



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

March 2, 2020

#### 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: KcKee

<b>Owner:</b>	Shelley M. McKee
<b>Owner's Address:</b>	12410 Cable Road
<b>Parcel Number:</b>	063-141138-01.005
<b>Property Location:</b>	12410 Cable Road
<b>Acres:</b>	35.12 acres

#### 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 property is designated for Agriculture/Low Density Residential. Surrounding properties are designated as follows:

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

- Area Development: None
- Infrastructure Plans: None
- 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: MCKEE SHELLEY M

Owner's Address: 12410 CABLE RD PATASKALA OH 43062-9370

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 LK HGHTS LSD-WLJFD	082-141138-01.005	35.1200
<b>TOTAL # OF ACRES:</b>		<b>35.1200</b>

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: 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 *Shelley McKee* Date: 2/28/2000

**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: \_\_\_\_\_

Clerk's Signature: \_\_\_\_\_

**Action of legislative body of Municipal Corporation**

Application Approved \_\_\_\_\_ Approved with Modifications \_\_\_\_\_ \* Rejected \_\_\_\_\_ \*

Date of Legislative Action \_\_\_\_\_, Clerk's Signature \_\_\_\_\_







# Michael L. Smith

## Auditor, Licking County, Ohio

### MCKEE SHELLEY M

### 12410 CABLE RD

Parcel #: 063-141138-01.005

Rt #: 063-004.00-031.006

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07500 Pataskala -- NW Quarter  
 Classification: 112 Cauv Livestock  
 Acreage:  
 Property Desc: 35 .12 AC SEC 7-8

1 of 1



#### ATTRIBUTES

Story Height: 1  
 Exterior Wall: Frame  
 Heating: Electric baseboard  
 Cooling: Central  
 Basement: Full Basement  
 Attic: None

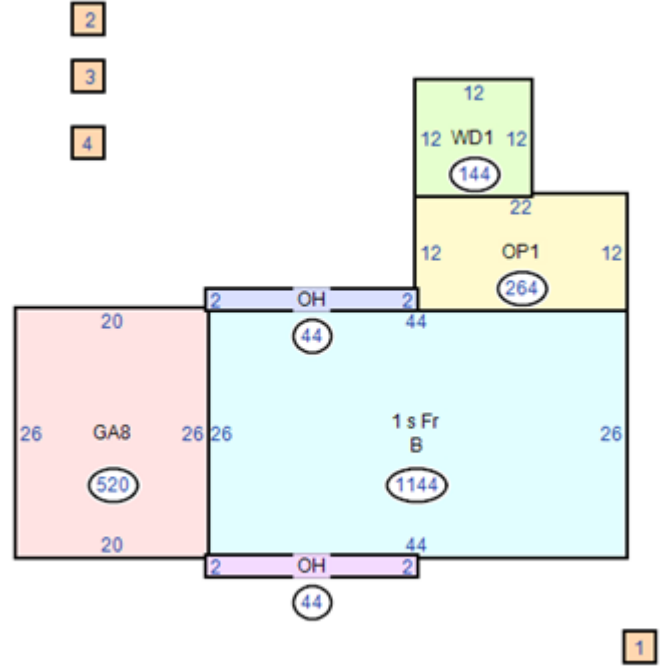
Total Rooms: 6.0  
 Bedrooms: 3.0  
 Family Rooms: 0.0  
 Dining Rooms: 0.0

Full Baths: 2.0  
 Half Baths: 0.0  
 Other Fixtures: 0.0

Year Built: 1992  
 Finished Living Area: 1,232

Fireplace Openings: 1.0  
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0  
 Basement Finished: No



#### AREA

First Floor: 1,232  
 Upper Floor: 0  
 Attic: 0  
 Half Story: 0  
 Crawl: 0  
 Basement: 1,144

#### VALUES

(by tax year)		Land	Improvement	Total
2017	Market	272,300	168,100	440,400
2017	CAUV	92,650	0	92,650
2016	Market	272,300	168,100	440,400
2016	CAUV	92,650	0	92,650
2015	Market	272,300	168,100	440,400
2015	CAUV	92,650	0	92,650

#### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/09/2012	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	MCKEE CHARLES P & SHELLEY M

#### IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 PB1 - Pole Barn Average Dflr 4 Side	2000	600	5,300
4 PB3 - Pole Barn Average Dflr 3 Side	1900	360	800
1 GD8 - Detached Fr, Stco or Pole Garage	1992	440	8,000
3 PB1 - Pole Barn Average Dflr 4 Side	1992	4,439	28,900

#### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	3080.68	3080.68	6161.36
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	3080.68	3080.68	6161.36
Payments	0.00	3080.68	0.00	3080.68
Net Due	0.00	0.00	3080.68	3080.68