



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 3, 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: Shannon

<b>Owner:</b>	John B. and Beth E. Shannon
<b>Owner's Address:</b>	6100 Summit Road
<b>Parcel Number:</b>	063-141510-00.000
<b>Property Location:</b>	6100 Summit Road
<b>Acres:</b>	25 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 RR- Rural Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	RR- Rural Residential
East	R-87 – Medium-Low Density Residential
South	PDD – Planned Development District
West	PDD – Planned Development District

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

<b>Direction</b>	<b>Future Land Use Designation</b>
North	Medium Density Residential
East	Medium Density Residential
South	High Density Residential
West	High Density Residential

- Area Development: The Sage Point subdivision, currently being consider for rezoning, is located across the street from this property
- Infrastructure Plans: Infrastructure improvements will be made as part of the Sage Point subdivision, if approved.
- Comments: Staff has no objections to this application.

**APPLICATION FOR PLACEMENT OF FARMLAND  
IN AN AGRICULTURAL DISTRICT**

1077  
FILE NUMBER

R.C. Section 829.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application

Renewal Application

A. Owner's Name: SHANNON JOHN B & BETH E

Owner's Address: 8100 SUMMIT RD 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 HIGHTS LSD-WLJFD

PARCEL NUMBER(S)  
25.0000

# OF ACRES  
25.0000

TOTAL # OF ACRES: 25.0000

B. Does any of the land lie within a municipal corporation limit?  No  Yes  
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.

John B. Shannon

Jan 4, 2020

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: January 13, 2020

Clerk's Signature: Kathy M. Haberman

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





# Michael L. Smith

## Auditor, Licking County, Ohio

**SHANNON JOHN B & BETH E**  
**6100 SUMMIT RD**

Parcel #: 063-141510-00.000

Rt #: 063-005.00-015.000

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07600 Pataskala -- SW Quarter  
 Classification: 513 Single family unplatted 20-29.  
 Acreage:  
 Property Desc: 25.00 AC LOT 27



### ATTRIBUTES

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

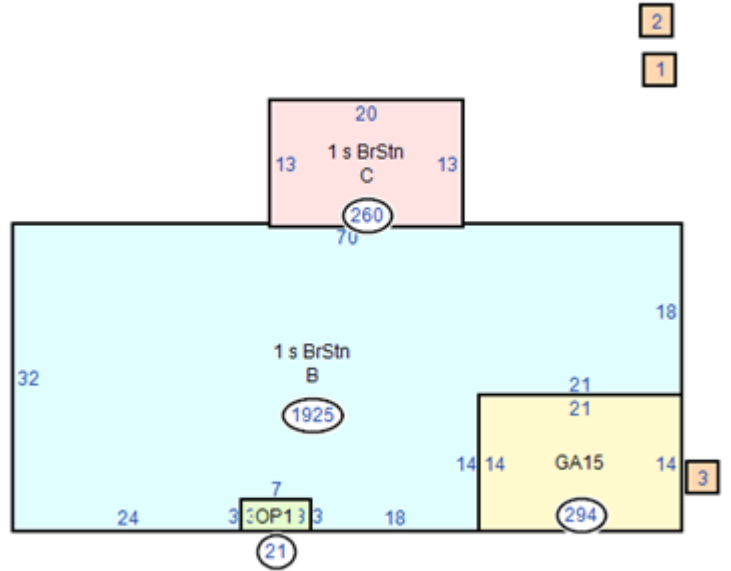
Total Rooms: 7.0  
 Bedrooms: 3.0  
 Family Rooms: 1.0  
 Dining Rooms: 0.0

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

Year Built: 1975  
 Finished Living Area: 2,185

Fireplace Openings: 1.0  
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0  
 Basement Finished: No



### AREA

First Floor: 2,185  
 Upper Floor: 0  
 Attic: 0  
 Half Story: 0  
 Crawl: 260  
 Basement: 1,925

### VALUES

(by tax year)		Land	Improvement	Total
Market		210,800	141,800	352,600
2017	CAUV	85,330	0	85,330
Market		210,800	141,800	352,600
2016	CAUV	85,330	0	85,330
Market		210,800	141,800	352,600
2015	CAUV	85,330	0	85,330

### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
04/27/2010	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	SHANNON BETH E & JOHN B
09/15/2009	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	SHANNON BETH E
12/22/2005	1 EX - EXEMPT CONVEYANCE	0.00		N	N	SHANNON JOHN B
02/07/2001	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 GD15 - Detached Br or Stn Garage	1992	768	15,100
1 CS1 - Carport	2006	336	3,600
3 SH8 - Shed - Personal Property	1992	192	0

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2384.25	2384.25	4768.50
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	2384.25	2384.25	4768.50
Payments	0.00	2384.25	0.00	2384.25
Net Due	0.00	0.00	2384.25	2384.25

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