



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## AGRICULTURAL PROTECTION DISTRICT REPORT

February 6, 2023

### 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: Thomas C. & Gail E. Lee

<b>Owner:</b>	Thomas C. & Gail E. Lee
<b>Owner's Address:</b>	7482 Columbia Road
<b>Parcel Number:</b>	064-152922-00.001
<b>Property Location:</b>	7482 Columbia Road
<b>Acres:</b>	5.17 acres

### Staff Review

- Average Gross Income Qualification: This is a new application as the property has not previously been placed in an Agricultural Protection District; however, the property has been enrolled in CAUV since at least 2019.
- 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 recommended for Flex Industrial. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Flex Industrial
East	Conservation Suburban
South	Flex Industrial
West	Flex Industrial

- Area Development: Red Chip Farms industrial development located to the west.
- Infrastructure Plans: Sewer installation along Etna Parkway to the west.
- Comments: Staff has no objections to this application.



APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT (R.C. Section 929.02)

1499 file number

(SEE REVERSE SIDE FOR INSTRUCTION BEFORE COMPLETING APPLICATION)

New Application X

Renewal Application

A. Owner's Name LEE Thomas C. + Gail E.
Owner's Address 7482 Columbia Rd. SW Pataskala Oh 43062
Description of land as shown on property tax statement:

Table with columns: Location of Property, Street or Road, TAX DISTRICT(S), PARCEL NUMBER(S), LICKING County, #OF ACRES. Includes handwritten entry for Pataskala SW-LK LSD-WLSPD, 064-152922-00.001, 5.1700.

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

1. if "NO" show the following evidence of land use

Table with columns: Land Use Category, Last Year # Of acres, 2 Years Ago # Of acres, 3 Years Ago # Of acres. Includes categories like Cropland, Permanent Pasture, Woodland, etc.

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 X 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 Thomas C. Lee Date: 1-13-2023

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 17, 2023
Clerk's Signature Kathy M. Haskins

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

**LEE THOMAS C & GAIL E**  
**7482 COLUMBIA RD**

Parcel #: 064-152922-00.001

Rt #: 064-008.00-012.001

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD  
 School District: SOUTHWEST LICKING LSD  
 Neighborhood: 07700 Pataskala -- SE Quarter  
 Classification: 511 Single family unplatted 0-09.9  
 Acreage:  
 Property Desc: 5.172 AC

1 of 1



### ATTRIBUTES

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

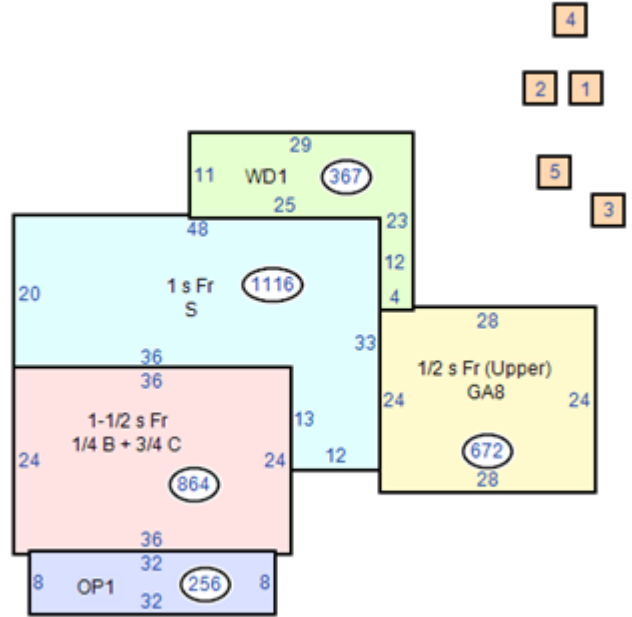
Total Rooms: 5.0  
 Bedrooms: 3.0  
 Family Rooms:  
 Dining Rooms: 0.0

Full Baths: 2.0  
 Half Baths: 1.0  
 Other Fixtures: 0.0

Year Built: 1890  
 Finished Living Area: 3,209

Fireplace Openings: 1.0  
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0  
 Basement Finished: No



### AREA

First Floor: 1,980  
 Upper Floor: 0  
 Attic: 0  
 Half Story: 1,229  
 Crawl: 648  
 Basement: 216

### VALUES

(by tax year)		Land	Improvement	Total
Market		85,300	194,000	279,300
2021 CAUV		38,770	0	38,770
Market		85,300	194,000	279,300
2020 CAUV		38,770	0	38,770
Market		85,300	149,200	234,500
2019 CAUV		42,740	0	42,740

### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
08/12/2005	1 EX - EXEMPT CONVEYANCE	0.00	99999	Y	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 PB2 - Pole Barn Average Slab 4 Side	1982	1,260	14,100
2 PB1 - Pole Barn Average Dflr 4 Side	1982	2,592	21,800
3 PB1 - Pole Barn Average Dflr 4 Side	1990	936	11,800
4 SH8 - Shed - Personal Property	1900	0	0
5 SH8 - Shed - Personal Property	1990	840	0
6 LT1 - Lean To	1990	1,200	5,700
7 PB3 - Pole Barn Average Dflr 3 Side	1990	2,100	19,300

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1979.41	1979.41	3958.82
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	1979.41	1979.41	3958.82
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1979.41	1979.41	3958.82