



ORDINANCE 2022-02 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE FOR THE REZONING OF ONE-HUNDRED-FORTY-SIX-POINT-ZERO-FOUR-TWO (±146.042) OF LAND OWNED BY BATES REAL ESTATE, LLC WITHIN THE VILLAGE OF ASHVILLE TO PLANNED UNIT DEVELOPMENT

WHEREAS, it would be in the best interest of the citizens of the Village of Ashville, Ohio, if certain properties were rezoned,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ASHVILLE, STATE OF OHIO:

SECTION I

The Village of Ashville has determined that it is desirous to zone certain areas of land as Residential Planned Unit Development (PUD). The purposed zoning code would make it consistent with the adopted Harrison Township Land Use Plan -North Gate Alliance Partners (Ordinance 2013-7 adopted May 20, 2013).

SECTION II

1. Bates Real Estate, LLC Parcel Number D1300400000100 with one-hundred-forty-six-point-zero-four-two (±146.042) Acres from Residential Estate to Planned Unit Development (PUD).

SECTION III

THAT THE ZONING MAP SHALL BE AMENDED TO REFLECT SECTION 1 AND 2 ABOVE.

SECTION IV

That his Ordinance will take effect at the earliest time allowed by law.

Wherefore, provided this Ordinance receives the required affirmative votes of Council, this Ordinance shall take effect and be in force immediately upon passage by Council and approval by the Mayor.

Offered by: Nelson R. Embrey
Seconded to the Motion Offered by: Steve Welsh

Upon roll call on the adoption of the ordinance, the vote was as follow:

Council Member Yes No Council Member Yes No Council Member Yes No Council Member Yes No Council Member Yes No Council Member Yes No
Roger L. Clark Nelson R. Embrey Randy S. Loveless R. David Rainey Matt Scholl Steve Welsh

PASSED THIS 24th DAY OF JANUARY, 2022

ATTEST:

April D. Grube, Clerk-Fiscal Officer

DATE: 1/28/2022

APPROVED:

Charles K. Wise, Mayor

DATE: 28 Jan 2022

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify, that the foregoing is a true and correct copy of the ordinance adopted by the Village of Ashville Council held on 24th day of January 2022, and that I am duly authorized to execute this certificate.



Clerk-Fiscal Officer
(TITLE)

(Original signature of April D. Grube)

Prepared: 12/10/2021
Revised Date:
Review Date:



Melissa A. Betz
County Auditor | Pickaway County, Ohio

HOME SEARCH MAP INFO TOOLS

Search by Parcel, Owner or Address



Parcel

D1300400000100

A - AGRICULTURAL VACANT LAND

Address

0 LOCKBOURNE EASTERN RD

TEAYS VALLEY USD

Owner

BATES REAL ESTATE LLC

SOLD: 07/6/2014 \$1,000

Appraised

\$1,799,500.00

ACRES: 8.000

Sketches

No Sketches for this Parcel



EagleView



Location

View In:

- ArcGIS Online
- Advanced One-Stop Parcel Map
- ArcGIS School District Map
- ArcGIS Flood Map
- ArcGIS Soils & Wetland Map

Parcel: **D1300400000100**
 Owner: **BATES REAL ESTATE LLC**
 Address: **0 LOCKBOURNE EASTERN RD**
 City/Township: **HARRISON TWP - ASHVILLE**
 School District: **TEAYS VALLEY LSD**

Deeded Owner Address

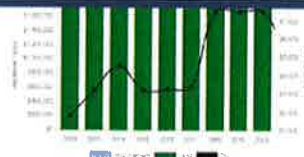
Mailing Name: **BATES REAL ESTATE LLC**
 Mailing Address:
 City, State, Zip:

Tax Payer Address

Mailing Name: **BATES REAL ESTATE LLC**
 Mailing Address: **6615 LANCASTER CIRCLEVILLE RD SW
 PO BOX 158**
 City, State, Zip: **AMANDA OH 43102**

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2020	\$1,799,500.00 (\$225,610.00)	\$0.00	\$1,799,500.00	\$629,820.00 (\$78,960.00)	\$0.00	\$78,960.00
2019	\$1,750,290.00	\$0.00	\$1,780,290.00	\$612,600.00	\$0.00	\$612,600.00
2018	\$1,750,290.00	\$0.00	\$1,750,290.00	\$612,600.00	\$0.00	\$612,600.00
2017	\$1,750,290.00	\$0.00	\$1,750,290.00	\$612,600.00	\$0.00	\$612,600.00
2016	\$1,750,290.00	\$0.00	\$1,750,290.00	\$612,600.00	\$0.00	\$612,600.00
2015	\$1,750,290.00	\$0.00	\$1,750,290.00	\$612,600.00	\$0.00	\$612,600.00



Residential
No Residential Records Found.

Permits
No Permit Records Found.

Agriculture

Land Type	Acres	CAUV Value (2021)
A	217	\$11,460.00
B	12	\$14,750.00
C	214	\$1,142,350.00
D	2	\$420.00
E	663	\$1,142,350.00
Totals	148.043	928,680.00

Map ID	148.043	Ownership Address	NO
Map Version	SEC1 P/N 1/4	Owner/Deeded Address	UNKNOWN
Address	(100) A - AGRICULTURAL VACANT LAND	Registration ID	0012608
Section	01	Year	02
Range	22	Recording ID	
Price/acre	0	Price/acre	\$0.00

