



ORDINANCE 2021-12 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE FOR THE REZONING OF SIX-POINT-TWO-SEVEN-ONE (6.271) ACRES OF LAND OWNED BY BATE REAL ESTATE LLC WITHIN THE VILLAGE OF ASHVILLE TO LIMITED INDUSTRIAL DISTRICT

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 Limited Industrial District (LI). 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 D1300270004300 with six-point-two-seven-one (6.279):
 - o 6.279 Acres Residential Estate District (RE) to Limited Industrial District (LI)
 - o A second adjacent Parcel Number D1300050002100 is zoned Limited Industrial District (LI) which is one-hundred and eighty point five-three-nine (180.539) acres

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:

Secinded to the Motion Offered by:

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	<input type="checkbox"/>	<input type="checkbox"/>	Nelson R. Embrey	<input type="checkbox"/>	<input type="checkbox"/>	Randy S. Loveless	<input type="checkbox"/>	<input type="checkbox"/>	R. David Rainey	<input type="checkbox"/>	<input type="checkbox"/>	Tracie N. Sorvillo	<input type="checkbox"/>	<input type="checkbox"/>	Darryl E. Ward	<input type="checkbox"/>	<input type="checkbox"/>

PASSED THIS 6th DAY OF DECEMBER, 2021

ATTEST:

April D. Grube, Clerk-Fiscal Officer


APPROVED:

Charles K. Wise, Mayor

Prepared: 10/15/2021
Revised Date:
Review Date:

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 6th day of December 2021, and that I am duly authorized to execute this certificate.



(Original signature of April D. Grube)

Clerk-Fiscal Officer
(TITLE)



Melissa A. Betz
County Auditor | Pickaway County, Ohio

HOME SEARCH MAP INFO TOOLS

Search by Parcel, Owner or Address



Parcel

D1300270004300

A - CASH GRAIN OR GENERAL F...

Address

638 W MAIN ST

TEAYS VALLEY LSD

Owner

BATES REAL ESTATE LLC

SOLD: 11/15/2019 \$0.00

Appraised

\$89,470.00

ACRES: 0.000

Sketches

EagleView Mini Map

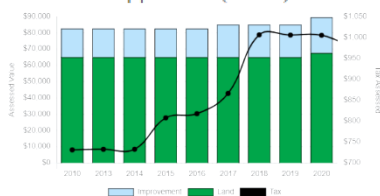
LOCATION VALUATION LEGAL RESIDENTIAL PERMITS AGRICULTURAL COMMERCIAL IMPROVEMENTS SALES LAND TAX 15 OF 35 PRC

Location	Deeded Owner Address	Tax Payer Address
<p>View In</p> <ul style="list-style-type: none"> ArcGIS Online Advanced One-Stop Parcel Map ArcGIS School District Map ArcGIS Flood Map ArcGIS Soils & Wetland Map 	<p>Mailing Name: BATES REAL ESTATE LLC</p> <p>Mailing Address</p> <p>City, State, Zip</p>	<p>Mailing Name: BATES REAL ESTATE LLC</p> <p>Mailing Address: 8615 LANCASTER CIRCLEVILLE RD SW PO BOX 158</p> <p>City, State, Zip: AMANDA OH 43102</p>
<p>Parcel: D1300270004300</p> <p>Owner: BATES REAL ESTATE LLC</p> <p>Address: 638 W MAIN ST</p> <p>City / Township: HARRISON TWP - ASHVILLE</p> <p>School District: TEAYS VALLEY LSD</p>		

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2020	\$67,550.00 (\$39,610.00)	\$21,920.00	\$89,470.00	\$23,640.00 (\$13,860.00)	\$7,670.00	\$21,530.00
2019	\$64,900.00	\$20,140.00	\$85,040.00	\$22,720.00	\$7,050.00	\$29,770.00
2018	\$64,900.00	\$20,140.00	\$85,040.00	\$22,720.00	\$7,050.00	\$29,770.00
2017	\$64,900.00	\$20,140.00	\$85,040.00	\$22,720.00	\$7,050.00	\$29,770.00
2016	\$64,900.00	\$17,640.00	\$82,540.00	\$22,720.00	\$6,170.00	\$28,890.00
2015	\$64,900.00	\$17,640.00	\$82,540.00	\$22,720.00	\$6,170.00	\$28,890.00

Historic Appraised (100%) Values



Legal			
Legal Acres	6.271	Homestead Reduction	NO
Legal Description	PT SE SW 1/4	Owner Occupied Reduction	UNKNOWN
Land Use	(01) A - CASH GRAIN OR GENERAL FARM	Neighborhood	00101000
Section	11	Town	02
Range	22	Appraisal ID	
Card Count	1	Annual Tax	\$0.00

