



# ORDINANCE 2021-15 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE FOR THE REZONING OF ONE-POINT-FOUR-FOUR-FOUR (+1.444) OF LAND OWNED BY PRAIRIE ACRES, INC. 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. Prairie Acres, Inc. Parcel Number D1300270004203 with one-point-four-four-four (+1.444) Acres from Residential Estate to Limited Industrial

### 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: Randy S. Loveless

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   Tracie N. Sorvillo   Darryl E. Ward

PASSED THIS 6<sup>th</sup> DAY OF DECEMBER, 2021

ATTEST:

April D. Grube, Clerk-Fiscal Officer

DATE: 12/7/2021

APPROVED:

Charles K. Wise, Mayor

DATE: 07-DEC-2021

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



(Original signature of April D. Grube)

Clerk-Fiscal Officer  
(TITLE)



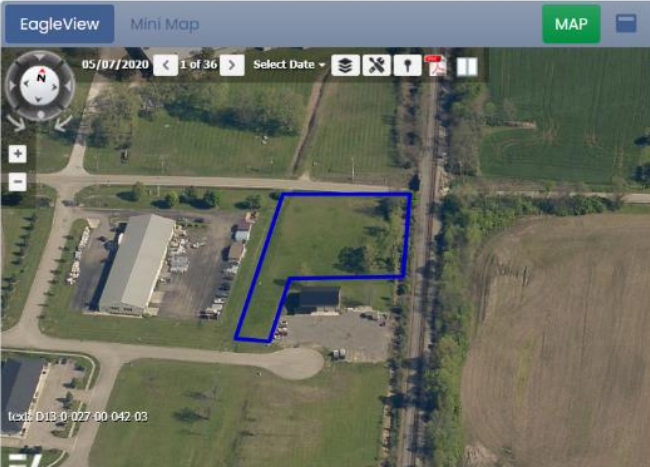
Melissa A. Betz  
County Auditor | Pickaway County, Ohio

HOME SEARCH MAP INFO TOOLS

Search by Parcel, Owner or Address

<b>Parcel</b> D1300270004203 C - COMMERCIAL VACANT LAN.	<b>Address</b> 0 COMMERCE CT TEAYS VALLEY LSD	<b>Owner</b> PRAIRIE ACRES INC SOLD: 12/10/2018 \$154,560.00	<b>Appraised</b> \$40,200.00 ACRES: 0.090
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Sketches  
No Sketches for this Parcel



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

**Location**

View In

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

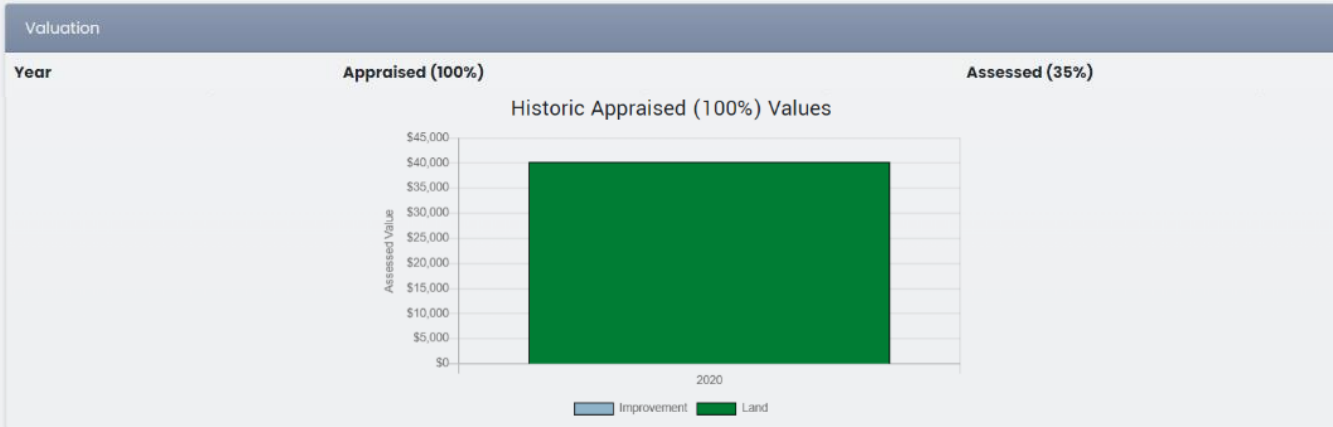
Parcel	D1300270004203
Owner	PRAIRIE ACRES INC
Address	0 COMMERCE CT
City / Township	HARRISON TWP - ASHVILLE
School District	TEAYS VALLEY LSD

**Deeded Owner Address**

Mailing Name	PRAIRIE ACRES INC
Mailing Address	
City, State, Zip	

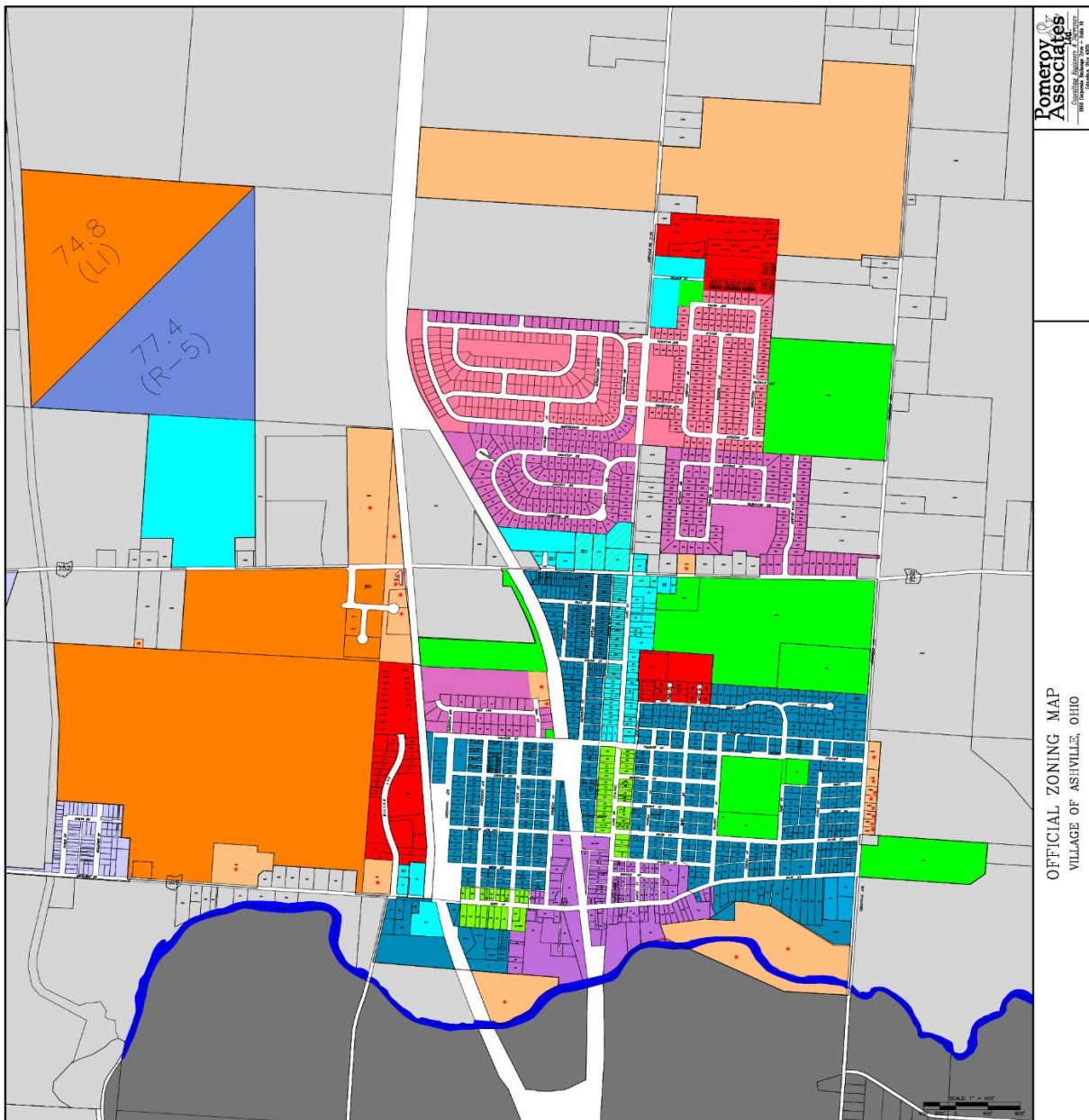
**Tax Payer Address**

Mailing Name	PRAIRIE ACRES LLC
Mailing Address	184 W MAIN STREET
City, State, Zip	ASHVILLE OH 43103



**Legal**

Legal Acres	1.444	Homestead Reduction	NO
Legal Description	LOT 2 ASHVILLE COMMERCE CENTER SEC II SECTIONS 11 & 12	Owner Occupied Reduction	UNKNOWN
Land Use	(400) C - COMMERCIAL VACANT LAND	Neighborhood	00101000
Section		Town	02
Range	22	Appraisal ID	
Card Count	0	Annual Tax	\$0.00



Pomeroy & Associates  
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 Fax: 614.291.8801  
 www.pomeroy.com

OFFICIAL ZONING MAP  
 VILLAGE OF ASHVILLE, OHIO

OFFICIAL ZONING MAP  
 VILLAGE OF ASHVILLE  
 PICKAWAY COUNTY, OHIO

- Railroad or Public Right-of-Way
- Harrison Township
- Walnut Township
- Municipal Boundary
- Existing Stream

- VILLAGE OF ASHVILLE ZONING**
- Apartment Residential District (AR)
  - Community Facilities District (CF)
  - General Business District (GB)
  - Highway Corridor Overlay District (HCO)
  - Limited Industrial District (LI)
  - Condominium Residential District (R5)
  - Residential Estate District (RE)
  - Residential Office District (RO)
  - Suburban Residential District (SR1)
  - Suburban Residential District (SR2)
  - Suburban Residential District (SR3)
  - Village Center District (VC)
  - Village Residential District (VR)
  - Zoning - Incomplete or Incompatible with Usage

This is the official zoning district map of the Village of Ashville, Ohio.  
 Adopted by the Village Council of Ashville, Ohio.

Official Map as amended \_\_\_\_\_

Mayor  
 Village of Ashville, Ohio.

Village Clerk  
 Village of Ashville, Ohio.

Prepared By: Pomeroy & Associates Ltd. (614) 885-2498  
 Parcel Information Provided By: Pickaway County Auditor's office  
 Zoning Information Provided By: the Village of Ashville  
 Last Updated: 2/22/2017

REVISIONS

NO.	DATE	DESCRIPTION