



# ORDINANCE 2021-18 OF THE VILLAGE OF ASHVILLE



AN ORDINANCE FOR THE REZONING OF THREE-POINT-TWO-TEN-ZERO ( $\pm 3.210$ ) OF LAND OWNED BY FAMILY PARTNER I 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 proposed 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. Family Partners I Parcel Number D1300050000238 with three-point-two-ten-zero ( $\pm 3.210$ ) 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: Roger L. Clark

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:

 DATE: 12/7/2021  
April D. Grube, Clerk-Fiscal Officer

APPROVED:

 DATE: 07 DEC 2021  
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 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)

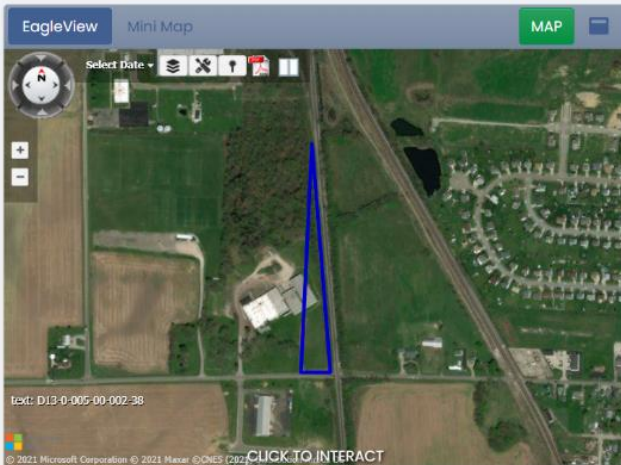
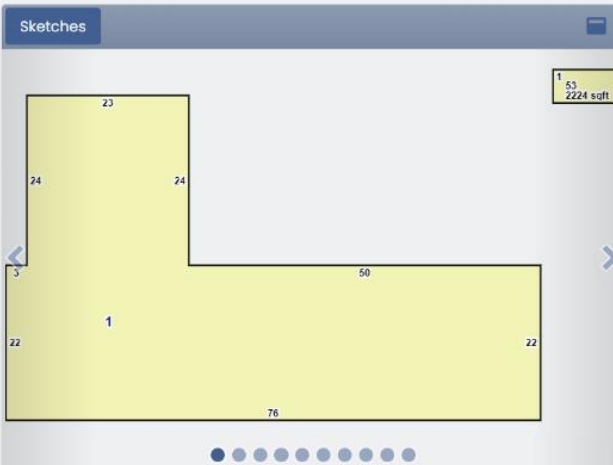


Melissa A. Betz  
County Auditor | Pickaway County, Ohio

HOME SEARCH MAP INFO TOOLS

Search by Parcel, Owner or Address

**Parcel** D1300050000238 **Address** 2938 S R 752 **Owner** FAMILY PARTNERS I **Appraised** \$1,697,560.00  
I - MANUFACTURING & ASSEMBL... TEAYS VALLEY LSD SOLD: NO RECORD FOUND ACRES: 0.000



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: **D1300050000238**

Owner: **FAMILY PARTNERS I**

Address: **2938 S R 752**

City / Township: **HARRISON TWP - ASHVILLE**

School District: **TEAYS VALLEY LSD**

**Deeded Owner Address**

Mailing Name: **FAMILY PARTNERS I**

Mailing Address: **ST RT 752**

City, State, Zip: **ASHVILLE**

**Tax Payer Address**

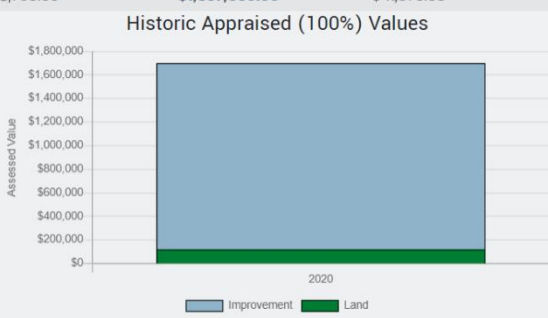
Mailing Name: **FAMILY PARTNERS I**

Mailing Address: **2938 ST RT 752**

City, State, Zip: **ASHVILLE OH 43103**

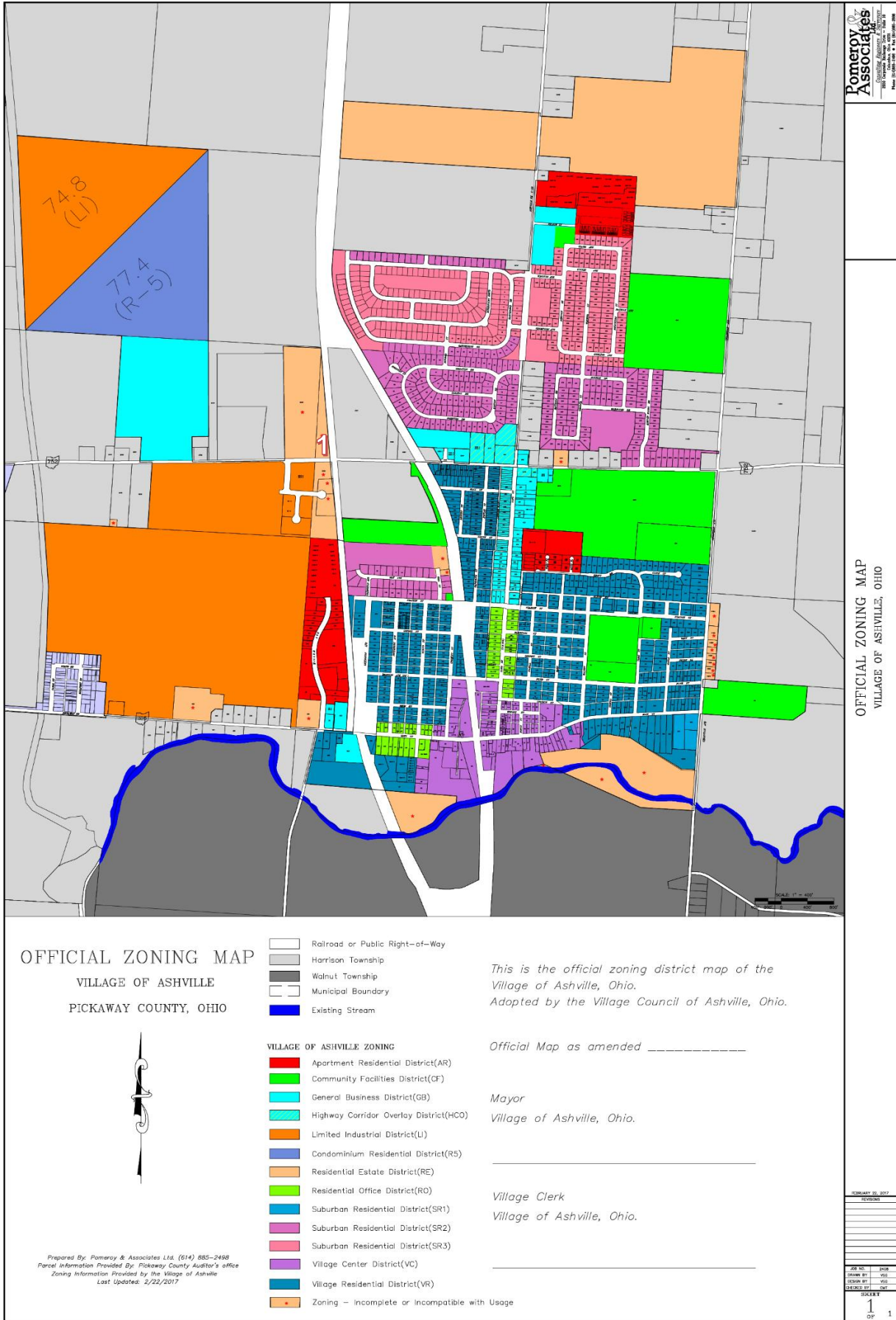
**Valuation**

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2020	\$118,770.00	\$1,578,790.00	\$1,697,560.00	\$41,570.00	\$552,580.00	\$594,150.00



**Legal**

Legal Acres	<b>3.210</b>	Homestead Reduction	<b>NO</b>
Legal Description	<b>PT NW 1/4</b>	Owner Occupied Reduction	<b>UNKNOWN</b>
Land Use	<b>(340) I - MANUFACTURING &amp; ASSEMBLY LIGHT</b>	Neighborhood	<b>00101000</b>
Section	<b>12</b>	Town	<b>02</b>
Range	<b>22</b>	Appraisal ID	
Card Count	<b>6</b>	Annual Tax	<b>\$0.00</b>



**Pomeroy Associates**  
 CONSULTING ENGINEERS & ARCHITECTS  
 8850 Corporate Park, Suite 100  
 Columbus, Ohio 43241  
 Phone: 614.885.1234 Fax: 614.885.1234

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

*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 \_\_\_\_\_*

**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

*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

REVISION	
DATE	
BY	
FOR	
DATE	
BY	
FOR	
DATE	
BY	
FOR	