



# ORDINANCE 2021-14

## OF THE VILLAGE OF ASHVILLE



AN ORDINANCE FOR THE REZONING OF TWO-POINT-SEVEN-FIVE-ONE (±2.751) ACRES 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 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. Prairie Acres, Inc. Parcel Number D1300270004201 with two-point-seven-five-one (±2.751) 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:

Seconded 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"/>

Excused Absences

PASSED THIS 6<sup>th</sup> 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 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)



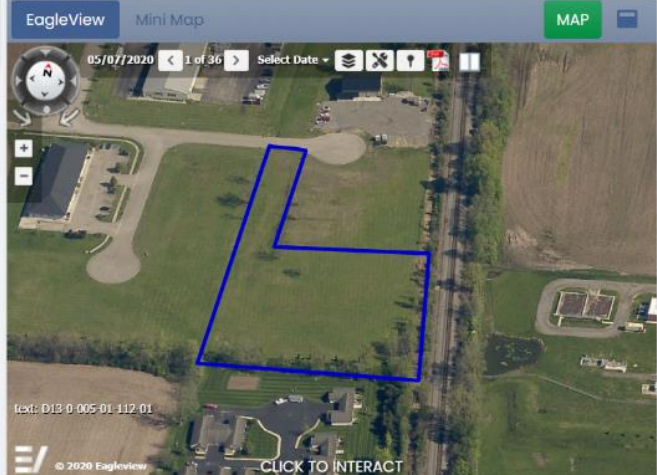
Melissa A. Betz  
County Auditor | Pickaway County, Ohio

HOME SEARCH MAP INFO TOOLS

Search by Parcel, Owner or Address

<b>Parcel</b> D1300050111201 C - COMMERCIAL VACANT LAN...	<b>Address</b> 3005 S R 752 TEAYS VALLEY LSD	<b>Owner</b> PRAIRIE ACRES LLC SOLD: 12/10/2018 \$0.00	<b>Appraised</b> \$40,360.00 ACRES: 0.000
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Sketches  
No Sketches for this Parcel



<b>Parcel</b> D1300050111201 C - COMMERCIAL VACANT LAN...	<b>Address</b> 3005 S R 752 TEAYS VALLEY LSD	<b>Owner</b> PRAIRIE ACRES LLC SOLD: 12/10/2018 \$0.00	<b>Appraised</b> \$40,360.00 ACRES: 0.000
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LOCATION VALUATION LEGAL RESIDENTIAL PERMITS AGRICULTURAL COMMERCIAL IMPROVEMENTS SALES LAND TAX



**Location**

View In

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

Parcel	D1300050111201
Owner	PRAIRIE ACRES LLC
Address	3005 S R 752
City / Township	HARRISON TWP - ASHVILLE
School District	TEAYS VALLEY LSD

**Deeded Owner Address**

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

**Tax Payer Address**

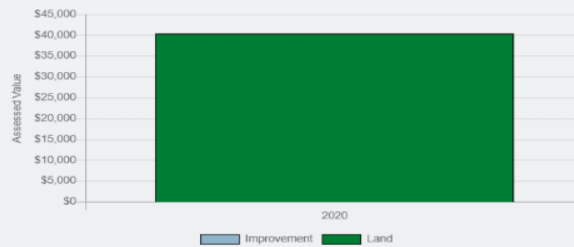
Mailing Name	PRAIRIE ACRES LLC
Mailing Address	184 WEST MAIN STREET
City, State, Zip	ASHVILLE OH 43103



**Valuation**

Year	Appraised (100%)			Assessed (35%)		
	Land	Improvements	Total	Land	Improvements	Total
2020	\$40,360.00	\$0.00	\$40,360.00	\$14,130.00	\$0.00	\$14,130.00

Historic Appraised (100%) Values



**Legal**

Legal Acres	2.751	Homestead Reduction	NO
Legal Description	NW 1/4 SEC 12	Owner Occupied Reduction	UNKNOWN
Land Use	(400) C - COMMERCIAL VACANT LAND	Neighborhood	00101000
Section	12	Town	02
Range	22	Appraisal ID	
Card Count	0	Annual Tax	\$0.00

