



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:

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"/>	Matt Scholl	<input type="checkbox"/>	<input type="checkbox"/>	Steve Welsh	<input type="checkbox"/>	<input type="checkbox"/>

PASSED THIS 3rd DAY OF JANUARY, 2022

ATTEST:

April D. Grube, Clerk-Fiscal Officer

DATE: _____

APPROVED:

Charles K. Wise, Mayor

DATE: _____

Prepared: 12/10/2021
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 3rd day of January 2022, 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: D1300400000100 | Address: 0 LOCKBOURNE EASTERN RD | Owner: BATES REAL ESTATE LLC | Appraised: \$1,799,500.00

A - AGRICULTURAL VACANT LAND

TEAYS VALLEY LSD

SOLD: 11/15/2019 \$0.00

ACRES: 0.000

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

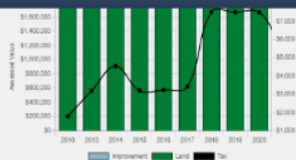
Mailing Name: BATES REAL ESTATE LLC
Mailing Address: [Redacted]
City, State, Zip: [Redacted]

Tax Payer Address

Mailing Name: BATES REAL ESTATE LLC
Mailing Address: 8615 LANCASTER CIRCLEVILLE RD SW
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	\$1,750,290.00	\$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



Legal

Legal Acres	146.042	Homestead Reduction	NO
Legal Description	SEC 1 P T N E 1/4	Owner Occupied Reduction	UNKNOWN
Land Use	(100) A - AGRICULTURAL VACANT LAND	Neighborhood	00101000
Section	01	Town	02
Range	22	Appraisal ID	
Cont Course	0	Annual Tax	\$0.00

Residential

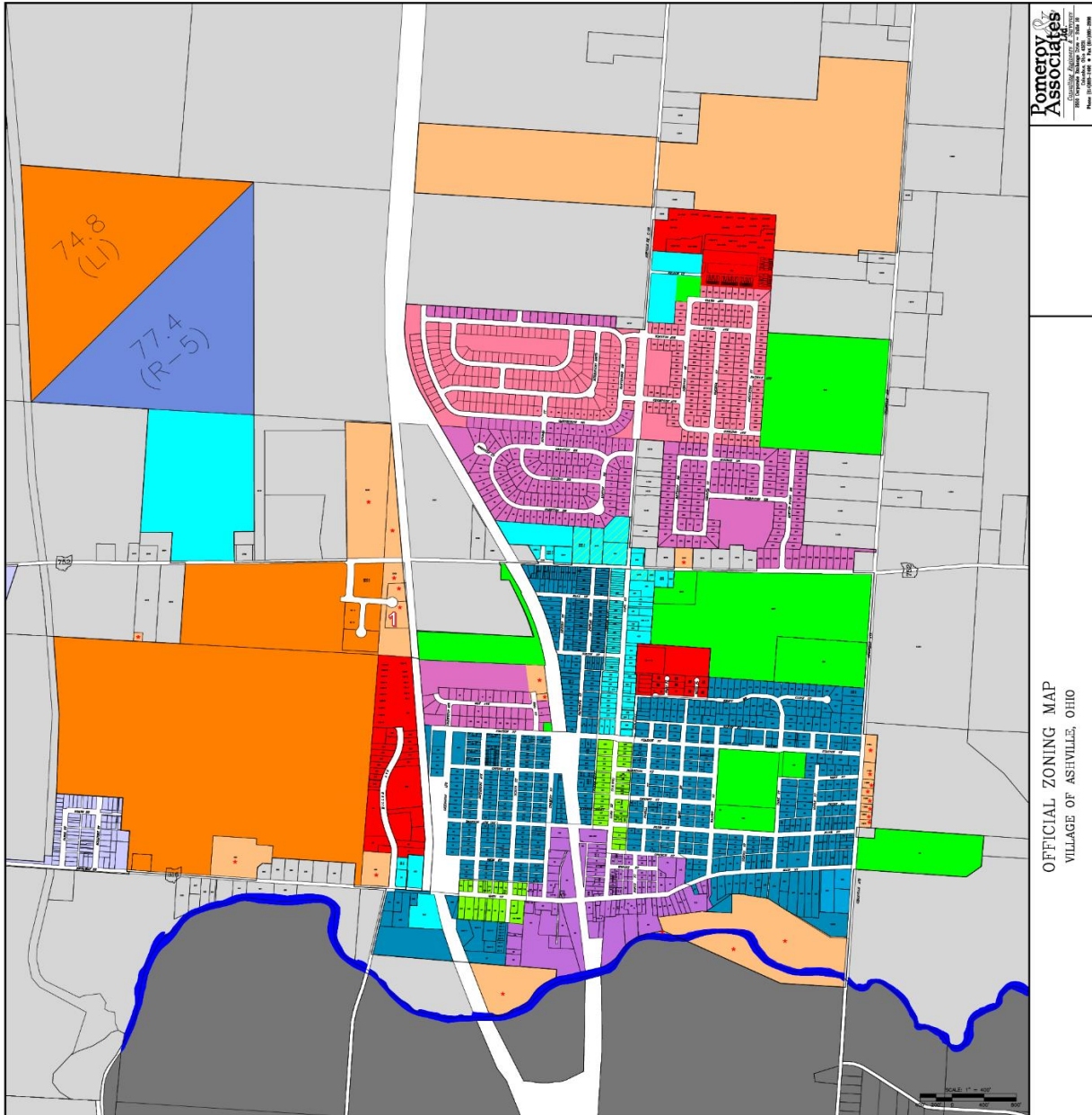
No Residential Records Found.

Permits

No Permit Records Found.

Agricultural

Land Type	Soil	Acres	CAUV Value (100%)
C	ClA	135.042	\$127,260.00
C	ClD	30.000	\$58,750.00
C	ClA	0.900	\$14,000.00
C	ClB	4.400	\$4,000.00
C	MRA	0.400	\$195.00
Totals		146.042	\$225,610.00



Pomeroy & Associates
 CONSULTING ENGINEERS & ARCHITECTS
 8850 Corporate Park, Suite 100
 Columbus, Ohio 43240
 Phone: 614.885.1234 Fax: 614.885.1235

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

FEBRUARY 22, 2017

REVISION

NO. DATE

1 02/22/17

2 02/22/17

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