

**VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2021-14**

**AN ORDINANCE APPROVING ZONING MAP AMENDMENT UPON
COMPLETION OF ANNEXATION AT 5379 ZOAR ROAD CONTAINED IN THE
CREEDON ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13 OF THE
VILLAGE ZONING REGULATIONS**

WHEREAS, in accordance with Section 713.12 of the Ohio Revised Code and Section 15.7.8 of the Zoning Regulations of the Village of South Lebanon (Zoning Regs), the Council held a public hearing on July 13, 2021, at 6:30 p.m., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission to amend the zoning map of the following identified property that was annexed into the Village, effective March 26, 2021; and:

<u>Owner(s)</u>	<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>
Mary Jo Creedon	5379 Zoar Road Morrow, OH 45039	17-36-200-002	29.2093 ac.

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and any input received prior to and during the public hearing from the property owners, other proponents, and any opponents, the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and specifically satisfies the criteria of Sec. 15.7.13 [Zoning Upon Annexation] of the Zoning Regs and shall be approved without further modification.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Lebanon, at least a majority of all members elected thereto concurring:

Section 1. That the Council does hereby amend the Zoning Map of the Village of South Lebanon, Ohio for the following identified parcel:

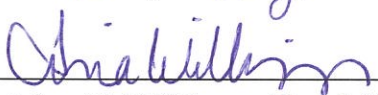
<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
5379 Zoar Road Morrow, OH 45152	17-36-200-002	29.2093 ac.	From R-1 (Single Family Residence) to R-3 (Single & Multi Family)


Section 2. Upon the expiration of all readings and the period of referendum provided by law (the effective date), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments] of the Zoning Regs.

Section 3. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 4. That it is found and determined that all formal actions of the Council concerning and relating to passing this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

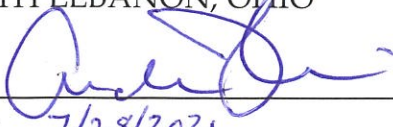
Adopted this 13th day of July, 2021.

Attest: 
Petrina D. Williams, Fiscal Officer/Clerk


James D. Smith, Mayor

Rules Suspended: / /2021 (if applicable)	Effective Date – / /2021
Vote - <u>5</u> Yeas ___ Nays	
First Reading – <u>6/17/2021</u>	Effective Date – / /2021
Second Reading – <u>7/1/2021</u>	
Third Reading – <u>7/13/2021</u>	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:
ANDREW P. MEIER
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

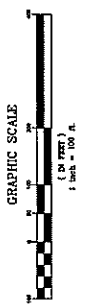
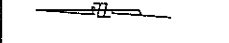
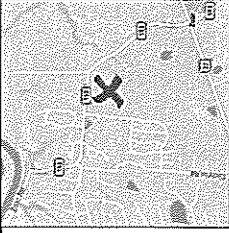
By: 
Date: 7/28/2021

OWNER: MARY Jo CREEDON 5379 ZOAR ROAD MORROW, OHIO 45152

APPLICANT: THE DREES COMPANY 211 GRANDVIEW DRIVE FT. MITCHELL, KENTUCKY 41017

Area to be Returned from P-1 Hamblton Township to P-2 Hamilton Township 20,200 ACRES

Table with columns: PARCEL ID, AREA, OWNER, and ADDRESS. Lists various parcels and their details.



THE VILLAGES AT DREES BEND GRANT'S FREDERICK SECTION 2, BLOCK "A" P.B. 96, P.6, 72 & 73 OPEN SPACE LOT 77

