

**VILLAGE OF SOUTH LEBANON, OHIO  
RESOLUTION NO. 2021-22**

**A RESOLUTION SETTING A PUBLIC HEARING ON TUESDAY, JULY 13, 2021, at  
6:30 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER  
THE RECOMMENDATION OF THE PLANNING COMMISSION IN  
ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 FOR A  
ZONING MAP AMENDMENT RELATING TO THE [INITIAL] ZONING UPON  
5379 ZOAR ROAD CONTAINED IN THE CREEDON ANNEXATION IN  
ACCORDANCE WITH SECTION 15.7.13, AND PUBLISHING NOTICE OF THE  
SAME, AND DECLARING AN EMERGENCY**

**WHEREAS**, the annexation into the Village of the property commonly known as 5379 Zoar Road, Morrow, Ohio 45152 (Parcel# 17-36-200-002), containing 29.2093 acres, was recorded in the Warren County Recorder's Office on March 26, 2021; and

**WHEREAS**, said property was zoned R-1-Single Family Residence (Unincorporated Zoning) prior to annexation; and

**WHEREAS**, Drees Homes has submitted an application to rezone said property to R-3 - Single- and Multi-Family District; and

**WHEREAS**, per Sec. 15.7.13(3) of the Village Zoning Regulations, the Village Planning Commission conducted a public hearing on May 26, 2021, to review the rezoning request for this property; and

**WHEREAS**, the Planning Commission recommends the rezoning of this property to R-3 – Single- and Multi-Family District, as attached; and

**WHEREAS**, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulations, the Council is required to conduct a public hearing on such matters and cause notice of the same to be published in a newspaper of general circulation in the Village, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed Zoning Map Amendment and any reports of a Village Officer, Board or Commission relating thereto available for public inspection at the Village Offices during said thirty (30) day period; and,

**WHEREAS**, immediate action is required to publish notice of a public hearing for a zoning resolution map amendment and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Village of South Lebanon, at least two-thirds of all members elected thereto concurring:

**Section 1.** That the proposed Zoning Map Amendment relating to initial zoning upon 5379 Zoar Road, Morrow, Ohio 45152 shall be set for a public hearing on July 13, 2021, at 6:30 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.

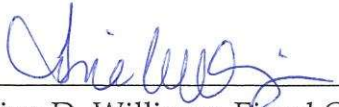
**Section 2.** That the Fiscal Officer shall cause a notice of said public hearing to be published in a newspaper of general circulation in the Village at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed Zoning Map Amendment, and any reports of the Planning Commission or any other Village Officer, Board, or Commission relating thereto, at the Village Offices between the hours of 8:00 a.m. and 4:30 p.m.

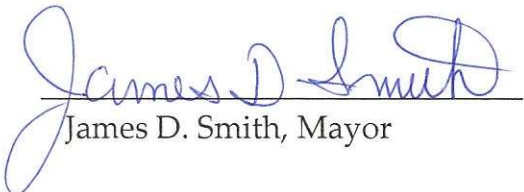
**Section 3.** That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

**Section 4.** That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

**Section 5.** That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution 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 3<sup>rd</sup> day of June, 2021.

Attest:   
Petrina D. Williams, Fiscal Officer/Clerk

  
James D. Smith, Mayor

Rules Suspended: / /2021 (if applicable)

Effective Date – / /2021

Vote - 6 Yeas

\_\_\_\_ Nays

First Reading – / /2021

Effective Date – / /2021

Second Reading – / /2021

Third Reading– / /2021

Vote - \_\_\_\_ Yeas

\_\_\_\_ Nays

Prepared by and approved as to form:

ANDREW P. MEIER

VILLAGE SOLICITOR

SOUTH LEBANON, OHIO

By:  \_\_\_\_\_

Date: 6/3/2021



**Village of South Lebanon**  
**10 N. High Street, South Lebanon, Ohio 45065**  
**513-494-2296      fax: 513-494-1656**  
**[www.southlebanonohio.org](http://www.southlebanonohio.org)**

**RECOMMENDATION TO VILLAGE COUNCIL**  
**ZONING MAP AMENDMENT OF 29.2093 ACRES OF PROPERTY AT 5379 ZOAR ROAD**  
**(PARCEL NO. 17-36-200-002)**

**FROM: Village Planning Commission**

On March 26, 2021, the annexation known as the “Creedon Annexation” was recorded in the Warren County Recorder’s Office. This annexation included one parcel in Hamilton Township owned by Mary Jo Creedon, 5379 Zoar Road.

Under Hamilton Township’s zoning, the property was zoned R-1 Single Family Residence. Drees Homes (Applicant) has submitted a Zoning Map Amendment application for the property at 5379 Zoar Road (Parcel# 17-36-200-002) to rezone the property from R-1 (Township) to R-3 Single- & Multi-Family Residential under the Village zoning. The Applicant is proposing to create 74 single family lots on 29.2093 acres at the property located along Zoar Road between Route 22-3 and Emerald Drive.

On May 26, 2021, the Village Planning Commission conducted a required public hearing per Section 15.7.13(3) of the Village Zoning Code. After receiving public comment and reviewing the zoning map amendment, the Planning Commission voted to recommend approval of said amendment based on the following factors:

1. Said change is consistent with the existing surrounding land uses; and
2. The requested change is consistent with the adopted Village Comprehensive Plan.

Per Sec. 15.7.8 of the Village Zoning Code, the next step in the Zoning Map Amendment process is for the Village Council shall schedule a public hearing at the next regular meeting following receipt of the Planning Commission report.