

CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2023-02

**AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN
PROPERTY IN THE CITY OF SOUTH LEBANON, CONSISTING OF 10.655 ACRES
FROM R-1 [SINGLE FAMILY RESIDENTIAL DISTRICT] TO B-2 [GENERAL
BUSINESS DISTRICT]**

WHEREAS, Gayle Froehlich has submitted an application for a zoning map amendment for certain properties on State Route 48 (Parcel# 12-01-451-002) consisting of 10.655 acres from R-1 [Single Family Residential District] to B-2 [General Business District]; and,

WHEREAS, in accordance with Section 15.7.7 of the City of South Lebanon Zoning Regulations, on January 10, 2023, the City Planning Commission, heard the aforementioned Rezoning Application and issued its recommendation to the City Council that the zoning amendment be granted, as requested; and,

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulations, the City Council scheduled the Rezoning Application for a public hearing; and,

WHEREAS, the City Council held the public hearing on February 23, 2023 at 6:00 P.M., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission; and,

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and the testimony given during the public hearing, the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and adopts the recommendation of the Planning Commission; and,

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

Section 1. That the Council does hereby amend the official Zoning Map of the City of South Lebanon, Ohio, as follows:

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<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
State Route 48- South Lebanon, OH 45065	12-01-451-002	10.655 ac.	from R-1 [Single Family Residential] to B-2 [General Business District]

Section 2. Upon the expiration of the period of referendum provided by law (the effective date being 30 days after the date of adoption), 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 Regulations.

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 the adoption of 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.

Approved this ____ day of _____, 2023.

Attest: _____
Petrina D. Williams, Fiscal Officer/Clerk James D. Smith, Mayor

First Reading – \ / 19 / 2023	Effective Date – / / 2023
Second Reading – 2 / 2 / 2023	
Third Reading – / / 2023	
Vote - ____ Yeas	
<u>6</u> Nays	

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Prepared by and approved as to form:

ANDREW P. MEIER

CITY SOLICITOR

SOUTH LEBANON, OHIO

By: _____

Date: _____