

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2024-06**

**AN ORDINANCE APPROVING ZONING UPON COMPLETION OF ANNEXATION
AT 1770 MASON-MORROW-MILLGROVE ROAD CONTAINED IN THE HUDAWN
ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13 OF THE CITY 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 City of South Lebanon (Zoning Regs), the Council held a public hearing on February 1, 2024, at 6:15 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 City, effective July 13, 2023; and:

<u>Owner(s)</u>	<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>
1770 MMM LLC	1770 Mason-Morrow- Millgrove Road South Lebanon, OH 45065	12-07-100-003-1 12-07-100-003-2	6.603 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 City 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 City of South Lebanon, Ohio for the following identified parcel:


<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Permanent Zoning Classification</u>
1770 Mason-Morrow- Millgrove Road South Lebanon, OH 45065	12-07-100-003-1 12-07-100-003-2	1.003 ac.	B-2 (General Business District)

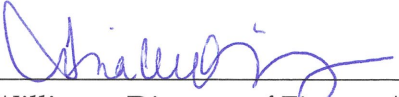
Section 2. Upon the expiration of all readings and the period of referendum provided by law (the effective date), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments]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

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

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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 7th day of March, 2024.

Linda S. Burke, Mayor

Attest: 
Petrina D. Williams, Director of Finance/Clerk

Rules Suspended:	<u>-</u>	(if applicable)
First Reading:	<u>2/15/24</u>	
Second Reading:	<u>3/7/24</u>	
Vote:	<u>6</u> Yeas	
	<u> </u> Nays	
Effective Date:	<u>4/7/24</u>	

Prepared by and approved as to form:

Andrew P. Meier
Law Director
City of South Lebanon, Ohio

By: 
Date: 3/7/2024