

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2025-46**

A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, DECEMBER 11, 2025, AT 6:00 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 RELATED TO THE [INITIAL] ZONING UPON ANNEXATION OF VARIOUS PROPERTIES ALONG ZOAR ROAD CONTAINED IN THE OEDER-THORNTON ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

WHEREAS, the City Planning Commission, in accordance with Section 15.7.7 has certified to the Council a proposed Zoning Map Amendment, a copy of which is attached hereto and made a part hereof, relating to various properties along Zoar Road (Parcel #s 13-31-400-041, 13-31-400-034 & 13-25-300-001); and,

WHEREAS, the annexation into the City of the properties commonly known as Oeder & Thornton Properties along Zoar Road (Parcel #s 13-31-400-041, 13-31-400-034 & 13-25-300-001), containing 156.019 acres, was recorded in the Warren County Recorder's Office on October 14, 2025; and

WHEREAS, Under Hamilton Township's zoning, the property was zoned R-1 Single Family Residence prior to annexation; and

WHEREAS, per Sec. 15.7.13(3) of the City Zoning Regulations, the City Planning Commission conducted a public hearing on October 23, 2025, to review the permanent zoning for the properties; and

WHEREAS, the Planning Commission recommends the permanent zoning of these properties to be R-3 Single & Multi-Family Residential, as attached: and

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulation, 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 City, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed Zoning Resolution Map Amendment and any reports of a City Officer, Board or Commission relating thereto available for public inspection at the City 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 City.

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

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Section 1. That the proposed Zoning Map Amendment for properties located on Zoar Road (Parcel#s13-31-400-041, 13-31-400-034 & 13-25-300-001) consisting of 156.019 acres from R-1 [Township] to R-3 [Single & Multi-Family Residential] shall be set for a public hearing on Thursday, December 11, 2025, at 6:00 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065.

Section 2. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

Section 3. All formal actions of City Council regarding this Resolution were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution is hereby declared to be an emergency measure in accordance with Section 731.30 of the Ohio Revised Code 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.

Remainder of page left blank intentionally

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Adopted this 6th day of November, 2025.

Linda S Burke

Linda S. Burke, Mayor

Attest: Jennifer O'Brien
Jennifer O'Brien, Clerk of Council

Rules Suspended:	<u>11/6/25</u> (if applicable)
First Reading:	<u>—</u>
Second Reading:	<u>—</u>
Vote:	<u>0</u> Yeas <u>—</u> Nays
Effective Date:	<u>11/6/25</u>

Prepared by and approved as to form:

Chase T. Kirby
Chase T. Kirby
Law Director
City of South Lebanon, Ohio



VICINITY MAP
NOT TO SCALE

SUBDIVISION OWNER INFORMATION

LOT	PARCEL NO.	OWNER
1	131000001	WILLIAM BAKER AND PATTI BAKER
2	131000002	WILLIAM BAKER AND PATTI BAKER
3	131000003	WILLIAM BAKER AND PATTI BAKER
4	131000004	WILLIAM BAKER AND PATTI BAKER
5	131000005	WILLIAM BAKER AND PATTI BAKER
6	131000006	WILLIAM BAKER AND PATTI BAKER
7	131000007	WILLIAM BAKER AND PATTI BAKER
8	131000008	WILLIAM BAKER AND PATTI BAKER
9	131000009	WILLIAM BAKER AND PATTI BAKER
10	131000010	WILLIAM BAKER AND PATTI BAKER
11	131000011	WILLIAM BAKER AND PATTI BAKER
12	131000012	WILLIAM BAKER AND PATTI BAKER
13	131000013	WILLIAM BAKER AND PATTI BAKER
14	131000014	WILLIAM BAKER AND PATTI BAKER
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98	131000098	WILLIAM BAKER AND PATTI BAKER
99	131000099	WILLIAM BAKER AND PATTI BAKER
100	131000100	WILLIAM BAKER AND PATTI BAKER

APPLICANT & DEVELOPER
DEER HOMES, INC.
 211 GRANDVIEW DRIVE
 FORT MITCHELL, KY 41017
 (859) 578-4200

ENGINEER/SURVEYOR
McGILL SMITH PUNSHON, INC.
 3700 PARK 42 DRIVE, SUITE 1908
 CINCINNATI, OH 45241
 (513) 759-0004

BOUNDARY INFORMATION BASED ON A FIELD SURVEY BY MCGILL SMITH PUNSHON, INC.
 PROJECT ADDRESS: 5274 ZOAR RD, MORROW, OH 45552
 PROJECT DATE: 12/15/2011
 PRESENT ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL (HAMILTON TOWNSHIP)
 PROPOSED ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL HOMES
 PROPOSED ZONING DISTRICT: R-1 SINGLE FAMILY AND MULTIFAMILY RESIDENCE
 PROJECT NUMBER: 131000001
 SHEET NUMBER: 131000001

THE SUBJECT AREA IS NOT LOCATED WITHIN THE LIMITS OF "SOILS IN LIBRARY COMPENSATIVE ZONING DISTRICTS" AND THEREFORE IS NOT ELIGIBLE FOR THE LAND USE S SINGLE FAMILY RESIDENTIAL EXEMPTION FROM PRELIMINARY AGREEMENT.

NEIGHBORING PROPERTIES:
 131000002: WILSON, JAMES L & ANITA C
 131000003: FARMER, JAMES L & TRICIA E
 131000004: MARSHALL, JOHN W & JANE L
 131000005: 297 COTTON RIDGE PLACE
 131000006: ROCK HILL, SC 29791

TOWNSHIP PARKS
 HAMILTON TOWNSHIP
 1556.00 ACRES TOTAL MEASURED

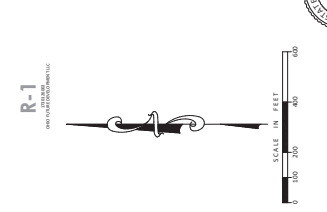
R-1
 SINGLE FAMILY RESIDENTIAL

M-1
 MULTIFAMILY RESIDENTIAL

M-2
 MULTIFAMILY RESIDENTIAL

R1-A
 SINGLE FAMILY RESIDENTIAL

NZ
 (COUNTY ORDERED NO ZONE)
 HAMILTON TOWNSHIP



1556.00 ACRES TOTAL MEASURED

(10,000 ACRES MEASURED)
 HAMILTON TOWNSHIP
 10,000 ACRES TOTAL MEASURED

(1,000 ACRES MEASURED)
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 HAMILTON TOWNSHIP
 1,000 ACRES TOTAL MEASURED

OEDER & THORNTON
PROPERTIES
 5274 ZOAR ROAD
 MILITARY SURVEY NUMBER 1546
 CITY OF SOUTH LEBANON,
 HAMILTON TOWNSHIP,
 WARREN COUNTY, OHIO

ZONING MAP

MSP
 MCGILL SMITH PUNSHON
 131000001

DATE: 12/15/2011
 BY: J. OEDER
 CHECKED: J. OEDER
 PROJECT NUMBER: 131000001
 SHEET NUMBER: 131000001

SEAL
 JAMES H. OEDER
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO
 No. 11486
 Exp. 12/31/2012

10811.org
 811 OR 1-800-362-2764
 HAMILTON TOWNSHIP
 HAMILTON TOWNSHIP, OHIO

OVERALL PROJECT MAP
 1/10/2012

10811.org
 811 OR 1-800-362-2764
 HAMILTON TOWNSHIP
 HAMILTON TOWNSHIP, OHIO