

**VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2018-19**

**AN ORDINANCE APPROVING ZONING MAP AMENDMENTS UPON
COMPLETION OF ANNEXATION BY REZONING CERTAIN PROPERTIES
CONTAINED IN THE RIVER CORRIDOR 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 November 15, 2018, 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 for the zoning of the following identified properties that were annexed into the Village, effective February 1, 2018:

<u>Owner(s)</u>	<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>
State of Ohio Department of Natural Resources (ODNR)	None	12-01-255-002	2.8474
	None	12-01-300-002	5.814
	None	16-12-400-009	32.874
	None	16-12-400-010	25.600
	None	12-01-502-001	3.850
	None	12-07-502-005	3.332
	None	16-10-502-002	8.408
	None	16-12-502-001	6.282
	None	16-11-502-001	15.007
	None	16-12-502-002	10.052
Warren County Board of Commissioners	None	16-11-100-002	18.396
Deborah L. Hamer fka Deborah L. Hillard	834 Grandin Road Maineville, OH 45039	16-11-230-004	4.010
TEJ Holdings, Inc.	Grandin Road Maineville, OH 45039	16-12-400-004	0.258
Peter Cartridge Factory, LLC	Grandin Road Maineville, OH 45039	16-12-400-012	1.298
	1415 Grandin Road Maineville, OH 45039	16-12-453-004	3.650

and,

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.

WHEREAS, as permitted by Sec. 15.7.11 of the Zoning Regs, the Village Council desires to dispense with the three (3) readings rule with respect to the passage of this Ordinance.

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

Section 1. That the Council does hereby amend the Zoning Map of the Village of South Lebanon, Ohio, by rezoning the following identified parcels as follows:

<u>Owner(s)</u>	<u>Address/Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
State of Ohio Department of Natural Resources (ODNR)	12-01-255-002	2.8474	from None to RFP
ODNR	12-01-300-002	5.814	from M-2 to I-1
ODNR	16-12-400-009	32.874	from M-2 to I-1
ODNR	16-12-400-010	25.600	from M-1 to I-1
ODNR	12-01-502-001	3.850	from None to RFP
ODNR	12-07-502-005	3.332	from None to RFP
ODNR	16-10-502-002	8.408	from None to RFP
ODNR	16-12-502-001	6.282	from None to RFP
ODNR	16-11-502-001	15.007	from None to RFP
ODNR	16-12-502-002	10.052	from None to RFP
Warren County Board of Commissioners	16-11-100-002	18.396	from M-2 to I-1

<u>Owner(s)</u>	<u>Address/Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
Deborah L. Hamer fka Deborah L. Hillard	16-11-230-004 834 Grandin Road Maineville, OH 45039	4.010	from R-1 to R-1
TEJ Holdings, Inc.	16-12-400-004	0.258	from M-2 to I-1
Peter Cartridge Factory, LLC	16-12-400-012	1.298	from R-3PUD to R-3PUD
Peter Cartridge Factory, LLC	16-12-453-004 1415 Grandin Road Maineville, OH 45039	3.650	from R-3PUD to R-3PUD
Peter Cartridge Factory, LLC	16-12-453-005 1409 Grandin Road Maineville, OH 45039	9.343	from R-3PUD to R-3PUD

Section 2. Upon the expiration of the thirty (30) day referendum period provided by law (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 Council is acting in its legislative capacity in approving this Ordinance.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. 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 15th day of November, 2018.

Attest: Nicole Armstrong James D. Smith
Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended: <u>11/15</u> 2018 (if applicable)	Effective Date - <u>12/15</u> /2018
Vote - <u>5</u> Yeas	
<u>1</u> Nays	
First Reading - / /2018	Effective Date - / /2018
Second Reading - / /2018	
Third Reading - / /2018	
Vote - ___ Yeas	
___ Nays	

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: [Signature]
Date: 11/15/18