

1st READING 06.05.23  
2nd READING 06.20.23  
3rd READING 07.03.23

**ORDINANCE NUMBER 2023-17**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF A  
17.56 ACRE PARCEL OF REAL PROPERTY COMMONLY KNOWN AS 48160  
NATIONAL ROAD FROM OFFICE & INSTITUTION DISTRICT (OI) TO  
COMMERICAL DISTRICT (C-1)**

**WHEREAS**, ICR Property Management, LLC is the owner of a 17.56 acre parcel of real property commonly known as 48160 National Road and which is located in the Office & Institution District (OI) of the City's zoning districts; and

**WHEREAS**, ICR Property Management, LLC, filed a petition with the City and requested a change in the zoning district from Office & Institution District (OI) to Commercial District (C-1); and

**WHEREAS**, the petition was referred to the City's Planning Commission for consideration and report, as required by law, and the Planning Commission has given notice, held a hearing, and returned its report recommending approval of the requested zone change from Office & Institution District (OI) to Commercial District (C-1); and

**WHEREAS**, the recommendation of the Planning Commission was presented to City Council for consideration, as required by law, and the City Council has given notice, held a hearing, and approved of the request for this change in zoning of the subject parcel as recommended by the Planning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. CLAIRSVILLE, OHIO:**

**SECTION 1:** That the City Council hereby approves of the proposed zone change. The zoning district classification of the area hereinafter designated, as shown on the zoning map of the City of St. Clairsville, which is part of the zoning ordinance of the City of St. Clairsville as adopted November 19, 2001, and effective December 19, 2001, which area is now classified Office & Institution District (OI) is hereby changed to and reclassified as Commercial District (C-1) and shall be zoned as follows: all of the 17.56 acre parcel shall be zoned Commercial District (C-1).

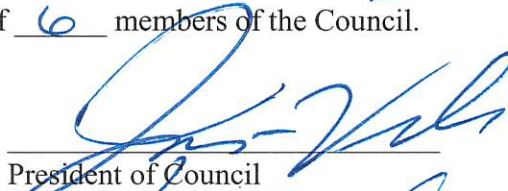
**SECTION 2:** The subject parcel is a 17.560 acre tract situate in the State of Ohio, County of Belmont, City of St. Clairsville, being part of the southwest quarter of Section 10, Township 7, Range 4 and being more particularly described in the Limited Warranty Deed to ICR Property Management, LLC, dated January 6, 2023 and filed for record on January 6, 2023 in Volume 909, Page 468 of the Belmont County Official Records, and being Auditor's Parcel No. 34-02669.000, with the street address of 48160 National Rd., St. Clairsville, Ohio, 43950.

**SECTION 3:** The Planning and Zoning Administrator shall cause the zoning map of the City of St. Clairsville to be amended to incorporate and show the zoning district classification made by this Ordinance.

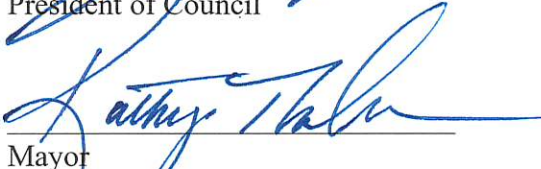
**SECTION 4:** That this ordinance shall take effect and be in full force from and after the earliest period allowed by the Charter of the City of St. Clairsville, Ohio.

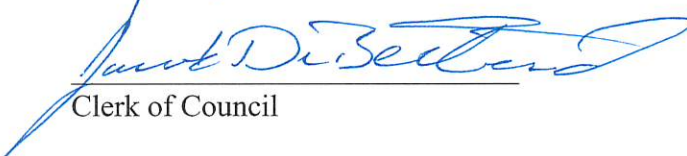
PASSED at a meeting of the Council of the City of St. Clairsville on this 3 day of July, 2023 by the affirmative vote of 6 members of the Council.

Passed: July 03, 2023

  
\_\_\_\_\_  
President of Council

Approved: July 03, 2023

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk of Council