

**AN ORDINANCE REZONING CERTAIN PARCELS OF LAND FROM R-2 MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT TO B-2 LOCAL BUSINESS DISTRICT ZONING
DISTRICT AND AMENDING THE VILLAGE ZONING MAP AND DECLARING AN
EMERGENCY**

WHEREAS, an application has been presented by Sun Wood Properties, LLC DBA Indian Head Restaurant (the "Applicant") to the Russells Point Village Council to rezone certain property, currently commonly known as Logan County Auditor Parcel Numbers 52-032-05-03-020-000, 52-032-05-03-001-000, and 52-032-05-02-004-000 (together the "Property"),

WHEREAS, the request to rezone the Property proposes that it would be rezoned from its current R-2 Medium Density Residential Zoning District into the B-2 Logan Business Zoning District which would permit the operation of the Property as commercial overflow parking and dumpster storage; and

WHEREAS, the Planning and Zoning Committee of the Village has considered the request to rezone the property and the zoning map and has filed its recommendations thereon with this Council; and

WHEREAS, the Council has held a public hearing regarding this ordinance; and

WHEREAS, this Council desires to grant said rezoning.

**NOW THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE VILLAGE OF
RUSSELLS POINT, LOGAN COUNTY, OHIO, AT LEAST A MAJORITY THEREOF
CONCURRING THAT:**

Section 1. Village Council accepts the Planning and Zoning Committee recommendation and approves the rezoning with map amendment from R2 Medium Density Residential Zoning District into the B2 Local Business Zoning District for the Property, which Property includes permanent parcel numbers 52-032-05-03-020-000, 52-032-05-03-001-000, and 52-032-05-02-004-000 and as more particularly described in the Legal Description attached hereto as Exhibit A.

Section 2. The Village Council directs the Village Administrator to update the Official Zoning Map maintained and kept on file by the Village Administrator.

Section 3. The Village Administrator is hereby authorized to take all steps necessary to effectuate this Ordinance.

Section 4. That all ordinances and resolutions inconsistent with this Ordinance be, and the same hereby are, repealed.

Section 5: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 6: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety in the Village of Russells Point, for the reason that it desires to provide consistent and effective zoning regulations, therefore, this Ordinance shall be in effect if it receives two thirds vote of all members of Village Council on the earliest date allowed by law.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect from the earliest period allowed by law.

Passed in Council this 8th day of September, 2025.

John Huffman, Mayor

Attest: _____
Marc McGuire, Fiscal Officer