

ORDINANCE NO. 2024 -07

ZONING ORDINANCE AMENDMENT

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinance of the County of Shelby as it relates to a certain tract of property located at on the east side of Sand Creek Rd, ¼-mile south of CR 100 N, Sugar Creek Township. Specifically amending the Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008 as amended, showing the boundary lines of certain Zoning Districts thereon.

BE IT ORDAINED by the Board of Commissioners of Shelby County Indiana, as follows:

Section 1: Purpose. The purpose of this Ordinance shall be to amend the Zoning Map of Sugar Creek Township of the Shelby County Code and the zoning ordinances thereunder as it relates to the real estate specifically described in Section 2 of this Ordinance to change the designation of said real estate from being zoned A1 (Conservation Agricultural) to RE (Residential Estate) (5.94 acres). A petition was filed by Devin Law on April 30, 2024, under Case No. RZ 24-03, to amend the zoning map of Shelby County, Indiana to change the zoning of said real estate.

Section 2: Amendment. Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008, as amended, showing the boundary lines of certain Zoning Districts thereon, are hereby amended by adding the following sub-section:

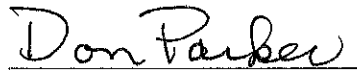
Land rezoned from “A1,” Conservation Agricultural, to “RE” Residential Estate:

The parcel of land and real estate located in Sugar Creek Township, Shelby County, Indiana and particularly described by the attached legal description Exhibit "A" and shown on the attached map, Exhibit "B", being formerly zoned and shown on the Sugar Creek Township Zoning District Map as lying in an "A1" Conservation Agricultural District is hereby rezoned to "RE" Residential Estate.

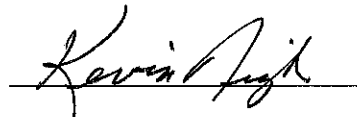
Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

Section 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

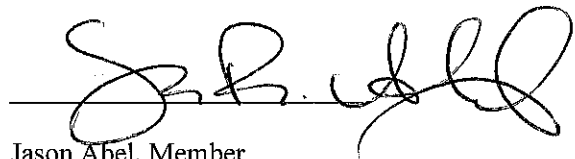
ADOPTED this 10th day of June, 2024 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Don Parker, President



Kevin Nigh, Member



Jason Abel, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

Part of the west half of the northeast quarter of Section Thirty-six (36), Township Thirteen (13) North, Range Five (5) East of Sugar Creek Township, Shelby County, Indiana, being part of survey Job #13N5E36-24-012 by Scott T. Sumerford, RLS#29800017, certified May 28, 2024 and also being the south portion of a 24.666 acre tract as described in Instrument No. 2014000900, recorded February 26, 2014 in the Office of the Shelby County Recorder, being more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of said section 36-13-5, said point being marked by a buried Shelby County Surveyor Monument; thence along the north line of the east half of said northeast quarter, South $88^{\circ}45'59''$ West (basis of bearings being Indiana State Plane East Zone) 1322.71 feet to the northeast corner of the west half of said northeast quarter, said point marked by a magnail; thence along the east line of said west half, South $00^{\circ}37'18''$ East 1101.82 feet to a capped rebar stamped "S. Sumerford 29800017" at the point of beginning of the herein described tract;

Thence continuing along said east line, South $00^{\circ}37'18''$ East 324.37 feet to a large stone at the southeast corner of said 24.666 acre tract; thence along the south line of said tract and parallel with the north line of said quarter, South $88^{\circ}45'59''$ West 811.30 feet to the centerline of Sand Creek Road, said point being marked by a magnail and washer stamped "S. Sumerford 9800017"; thence along said centerline, North $04^{\circ}10'10''$ East 325.80 feet to a magnail and washer stamped "S. Sumerford 9800017"; thence parallel with the north line of said quarter, North $88^{\circ}45'59''$ East 784.09 feet to the point of beginning, containing 5.940 acres.

Subject to all easements, restrictions and right-of-ways of record.

EXHIBIT B

