

**ORDINANCE NO. 2024 - 08**

**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 5542 W 1100 N, New Palestine, Moral 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 Moral 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 A4 (Agricultural Commercial) to R1 (Single-Family Residential) (1.082 acres). A petition was filed by Keith Hockett on May 6, 2024, under Case No. RZ 24-04, 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 "A4," Agricultural Commercial, to "R1" Single-Family Residential**

The parcel of land and real estate located in Moral 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 Moral Township Zoning District Map as lying in an "A4" Agricultural Commercial District is hereby rezoned to "R1" Single-Family Residential.

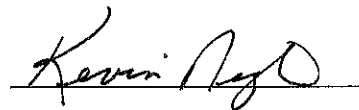
**Section 3: Effective Date.** This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

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Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

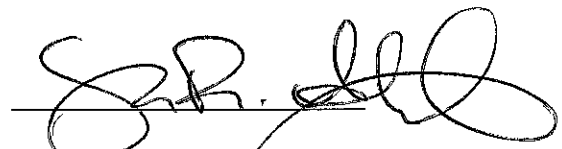
ADOPTED this 10<sup>th</sup> day of June, 2024 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Don Parker, President




Kevin Nigh, Member



Jason Abel, Member

ATTEST:



Amy Glackman  
Shelby County, Indiana

## EXHIBIT A

Part of the east half of the southwest quarter of Section Five (5), Township Fourteen (14) North, Range Six (6) East of Moral Township, Shelby County, Indiana, being part of survey Job #14N6E5-24-016 by Scott T. Sumerford, RLS#29800017, certified May 28, 2024, being more particularly described as follows:

Beginning at the southeast corner of the southwest quarter of said section 5-14-6, said point being marked by a rebar; thence along the south line of the east half of said southwest quarter, South  $89^{\circ}12'39''$  West (basis of bearings assumed per H Farms, LLC Subdivision Inst# 2018002489) 259.26 feet to a magnail and washer stamped "S. Sumerford 9800017"; thence North  $00^{\circ}41'23''$  West 180.98 feet to a capped rebar stamped "S. Sumerford 29800017"; thence parallel to the south line of said quarter, North  $89^{\circ}12'39''$  East 261.72 feet to a capped rebar stamped "S. Sumerford 29800017" on the east line of said quarter; thence along said east line, South  $00^{\circ}05'10''$  West 181.00 feet to the point of beginning, containing 1.082 acres.

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

EXHIBIT B

