

**ORDINANCE NO. 2024 - 15**

**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 east of and adjoining 4477 W 900 S, Edinburgh, Jackson 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 Jackson 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) (8 acres). A petition was filed by Teresa Lain of R & V Lain Farms Inc. on August 5, 2024 under Case No. RZ 24-06, 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 Jackson 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 Jackson Township Zoning District Map as lying in an "A1" Conservation Agricultural District is hereby rezoned to "RE" Residential Estate.

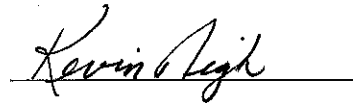
**Section 3: Effective Date.** This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

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Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 23<sup>rd</sup> day of September, 2024 by a vote of 2 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Don Parker, President



Kevin Nigh, Member

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Jason Abel, Member

ATTEST:



Amy Glackman  
Shelby County, Indiana

## EXHIBIT A

**Description of Lot #1 being a 5.000 acre tract split from the lands owned by R & V Lain Farms Inc., described in Deed Record Book 276, Page 414 per this subdivision.**

A part of the West half of the Northeast Quarter of Section 21, Township 11 North, Range 6 East, Shelby County Indiana, being created from a survey (Job # 63-2024) by Jeffery Powell and being more particularly described as follows:  
Commencing at the Northwest corner of the of the said half-quarter section, said point being a pk nail per the Shelby County ties, thence North 88 degrees 52 minutes 19 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the North line of the of the said half-quarter section a distance of 300.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence continuing North 88 degrees 52 minutes 19 seconds East, along the said line a distance of 300.00 feet to a mag nail with a Powell washer; thence South 00 degrees 37 minutes 02 seconds West, parallel to the West line of the said half-quarter section a distance of 726.34 feet to a Powell capped rebar; thence South 88 degrees 52 minutes 19 seconds West, parallel to the North line of the said half-quarter section a distance of 300.00 feet to a Powell capped rebar; thence North 00 degrees 37 minutes 02 seconds East, parallel to the West line of the said half-quarter section a distance of 726.34 feet to the point of beginning, containing 5.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

**SUBJECT TO a 20' wide Drainage Easement along the South side of the above described 5.000 acre tract with the North and West lines of the said easement being described as follows.**

A part of the West half of the Northeast Quarter of Section 21, Township 11 North, Range 6 East, Shelby County Indiana, being created from a survey (Job # 63-2024) by Jeffery Powell and being more particularly described as follows:  
Commencing at the Northwest corner of the of the said half-quarter section, said point being a pk nail per the Shelby County ties, thence South 00 degrees 37 minutes 02 Seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the West line of the of the said half-quarter section a distance of 706.33 feet to the point being the point of beginning of the easement herein described; thence North 88 degrees 52 minutes 19 Seconds East a distance of 579.99 feet; thence North 00 degrees 37 minutes 02 Seconds East a distance of 290.54 feet to the end of the said easement;

**Description of Lot #2 being a 3.000 acre tract split the lands owned by R & V Lain Farms Inc., described in Deed Record Book 276, Page 414 per this subdivision.**

A part of the West half of the Northeast Quarter of Section 21, Township 11 North, Range 6 East, Shelby County Indiana, being created from a survey (Job # 63-2024) by Jeffery Powell and being more particularly described as follows:  
Commencing at the Northwest corner of the of the said half-quarter section, said point being a pk nail per the Shelby County ties, thence North 88 degrees 52 minutes 19 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the North line of the of the said half-quarter section a distance of 600.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence continuing North 88 degrees 52 minutes 19 seconds East, along the said line a distance of 300.00 feet to a mag nail with a Powell washer; thence South 00 degrees 37 minutes 02 seconds West, parallel to the West line of the said half-quarter section a distance of 435.80 feet to a Powell capped rebar; thence South 88 degrees 52 minutes 19 seconds West, parallel to the North line of the said half-quarter section a distance of 300.00 feet to a Powell capped rebar; thence North 00 degrees 37 minutes 02 seconds East, parallel to the West line of the said half-quarter section a distance of 435.80 feet to the point of beginning, containing 3.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

**ALSO with and SUBJECT TO a 20' wide Drainage Easement along the South side and a part of the East of the above described Lot #1 with the North and West lines of the said easement being described as follows.**

A part of the West half of the Northeast Quarter of Section 21, Township 11 North, Range 6 East, Shelby County Indiana, being created from a survey (Job # 63-2024) by Jeffery Powell and being more particularly described as follows:  
Commencing at the Northwest corner of the of the said half-quarter section, said point being a pk nail per the Shelby County ties, thence South 00 degrees 37 minutes 02 Seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates), along the West line of the of the said half-quarter section a distance of 706.33 feet to the point being the point of beginning of the easement herein described; thence North 88 degrees 52 minutes 19 Seconds East a distance of 579.99 feet; thence North 00 degrees 37 minutes 02 Seconds East a distance of 290.54 feet to the end of the said easement;



EXHIBIT B

