

ORDINANCE NO. 2025 - 03

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 3179 N 775 E, Shelbyville, Union 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 Union 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) (3 acres). A petition was filed by Logan Theobald on December 19, 2024 under Case No. RZ 25-01, 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 Union 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 Union 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 February, 2025 by a vote of 3 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.



Jason Abel, President



David Lawson, Member



Nathan Runnebohm, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

LEGAL DESCRIPTION OF LOT 1

Part of the south half of the southeast quarter of Section Sixteen (16), Township Thirteen (13) North, Range Eight (8) East of Union Township, Shelby County, Indiana, being part of survey Job #13N8E16-24-064 by Scott T. Sumerford, RLS#29800017, certified January 28, 2025 and being more particularly described as follows:

Commencing at the southwest corner of the south half of the southeast quarter of said section 16-13-8, said point being marked by a stone; thence along the south line of said southeast quarter, South 89° 57' 24" East (basis of bearings being Indiana State Plane East Zone) 1158.97 feet to a 5/8" rebar on the southerly extension of the centerline of County Road 775 East; thence along said extension and centerline, North 00° 32' 41" West 730.00 feet to a magnail with washer stamped "S. Sumerford 98000017" at the point of beginning of the herein described tract;

Thence North 89° 57' 24" West 342.00 feet to a capped rebar stamped "S. Sumerford 29800017", said monument being hereinafter referred to as a capped rebar; thence South 00° 32' 41" East 225.00 feet to a buried capped rebar; thence North 89° 57' 24" West 390.00 feet to a buried capped rebar; thence North 00° 32' 41" West 300.00 feet to a buried capped rebar; thence South 89° 57' 24" East 390.00 feet to a capped rebar; thence South 00° 32' 41" East 35.00 feet to a capped rebar; thence South 89° 57' 24" East 342.00 feet to a magnail with washer stamped "S. Sumerford 98000017" on the centerline of said county road; thence along said centerline, South 00° 32' 41" East 40.00 feet to the point of beginning, containing 3.000 acres.

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

EXHIBIT B

