

ORDINANCE NO: 2023-BC-O-17

**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP AS TO
CERTAIN REAL ESTATE WITHIN THE COUNTY OF MADISON,
INDIANA, AS HEREIN DESCRIBED**

WHEREAS, an Ordinance has been referred to the duly authorized Plan Commission of Madison County, Indiana, for a change in the Official Zone Map as to certain real estate in said County as hereinafter described; and,

WHEREAS, the Madison County Plan Commission has given proper notice and conducted a public hearing for this Ordinance and, thereafter, made a favorable recommendation with condition, to the Board of Commissioners of Madison County, Indiana, on August 8, 2023; being Petition 2023-Z-006.

NOW THEREFORE, BE IT ORDAINED by the Commissioners of Madison County, Indiana, under the authority of Indiana Code § 36-7-4-608, and all acts amendatory thereto as follows:

SECTION 1. That the Zoning Ordinance of Madison County, Indiana, be amended to change the Zone Map as incorporated therein and the following described real estate commonly known as 2867 North 200 East, Anderson, Madison County, Indiana, to wit:

Parcel No. 48-07-32-800-001.000-029.

(See attached Map - Exhibit A)

be and the same is hereby rezoned with the following condition, from the present zoning of Conservation Residential (CR) to General Commercial (GC) zoning:

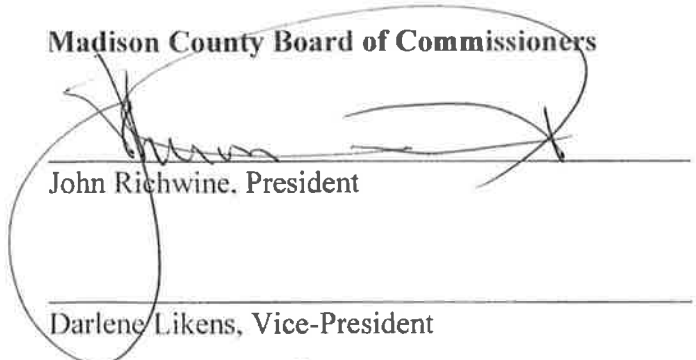
1. Only recreation uses, classified as “small scale, medium scale, and large scale” shall be permitted on this parcel.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage by the Commissioners of Madison County, Indiana, and publications as by law provided.

[Signature Page Follows]

SO ORDAINED by the Board of Commissioners of Madison County, Indiana, this 15th day of August, 2023.

Madison County Board of Commissioners



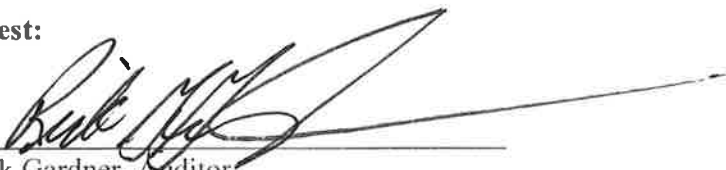
John Richwine, President

Darlene Likens, Vice-President



Olivia Pratt, Member

Attest:



Rick Gardner, Auditor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Jeffrey K. Graham

Prepared By:
Jeffrey K. Graham #26380-29
GRAHAM, FARRER & WILSON, P.C.
1601 S. Anderson Street, PO Box 494
Elwood, IN 46036
(765) 552-9878
jgraham@gfwlawyers.com



NJ Pride, LLC site

Zoning

The site is zoned Conservation Residential.



Exhibit A

**CERTIFICATION OF PROPOSED AMENDMENT TO THE
ZONING ORDINANCE OF MADISON COUNTY, INDIANA, CONTAINED
IN THE MADISON COUNTY LAND USE AND DEVELOPMENT CODE**

The Madison County Plan Commission hereby certifies with a **FAVORABLE** recommendation the Amendment attached hereto (Petition No: 2023-Z-006) to the Madison County Zoning Ordinance contained in the Madison County Land Use and Development Code, with the following condition:

1. Only recreation uses, classified as “small scale, medium scale, and large scale” shall be permitted on this parcel.

SO CERTIFIED THIS 8th day of August, 2023.

MADISON COUNTY PLAN COMMISSION

By: /s/ Wesley Likens
WESLEY LIKENS, President

Attest:

/s/ Stacey Hinton
Stacey Hinton

Prepared By:
Jeffrey K. Graham
GRAHAM, FARRER & WILSON, P.C.
1601 S. Anderson Street, PO Box 494
Elwood, IN 46036
(765) 552-9878
jgraham@gfwlawyers.com