

ORDINANCE NO. 2026 -10

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 1060 E 850 N, Morristown, Van Buren 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 Van Buren 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 Charlie Thompson on March 3, 2026 under Case No. RZ 26-06, 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 Van Buren 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 Van Buren 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 13th day of April, 2026 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 LOT 1

Part of the northwest quarter of Section Twenty-one (21), Township Fourteen (14) North, Range Seven (7) East, Van Buren Township, Shelby County, Indiana, being part of a 30.013 acre tract as described in Deed Book 325 Pages 528-530, recorded November 27, 1996 in the Office of the Shelby County Recorder and being part of survey Job #14N7E21-26-011 by Scott T. Sumerford, RLS#29800017, certified March 24, 2026 and being more particularly described as follows:

Commencing at the southeast corner of the northwest quarter of said section 21-14-7, said point being marked by a 5/8" rebar; thence along the south line of said northwest quarter, South 89° 36' 46" West (basis of bearings being Indiana State Plane East Zone) 1273.35 feet to the southeast corner of said 30.013 acre tract, said point also being the southwest corner of a 52.15 acre tract as described in Instrument No. 2025003154, recorded July 8, 2025 in the Office of the Shelby County Recorder; thence along the east line of said 30.013 acre tract, North 00° 59' 51" West 977.50 feet to a capped rebar stamped "S. Sumerford 29800017", said monument being hereinafter referred to as a capped rebar, said point being the point of beginning of the herein described tract;

Thence at right angles, South 89° 00' 09" West 272.61 feet to a capped rebar; thence parallel to the east line of said 30.013 acre tract, North 00° 59' 51" West 493.84 feet to a capped rebar; thence North 84° 22' 14" East 103.49 feet to a capped rebar; thence South 55° 12' 18" East 70.30 feet to a capped rebar; thence perpendicular to the east line of said 30.013 acre tract, North 89° 00' 09" East 112.44 feet to a capped rebar on said east line; thence along said line, South 00° 59' 51" East 461.08 feet to the point of beginning, containing 3.000 acres.

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

EXHIBIT B

