

FCO 2021-6

**Floyd County Board of Commissioners  
Ordinance Amending FCO-2006-6 Zoning Map**

Whereas, the Floyd County Board of Commissioners met on April 6, 2021 on this matter pursuant to IC 36-7-4-600 series,

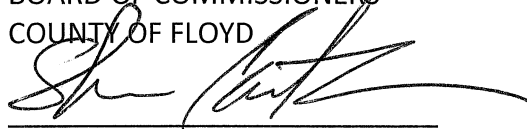
Whereas, The Board of Commissioners received a favorable recommendation to amend the Floyd County Zoning Map from the Floyd County Plan Commission by a vote of 6-0;

NOW, THEREFORE,

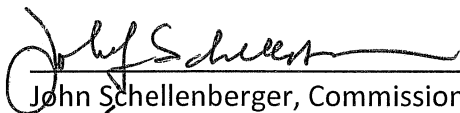
BE IT ORDAINED that Floyd County Board of Commissioners hereby amends the Floyd County Zoning Map for the property described in Exhibit A from Rural Residential (RR) to Neighborhood Commercial (NC).

SO ORDAINED this 6<sup>th</sup>, Day of April, 2021.

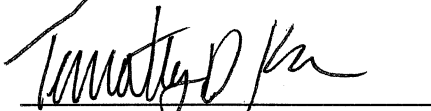
BOARD OF COMMISSIONERS  
COUNTY OF FLOYD



Shawn Carruthers, President

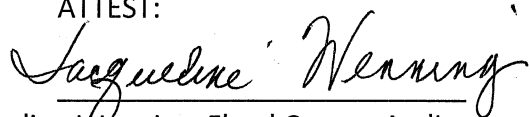


John Schellenberger, Commissioner



Tim Kamer, Commissioner

ATTEST:



Jacqueline Wenning, Floyd County Auditor

Exhibit A

RECEIVED  
FOR RECORD

TIME 8:27 AM  
DATE July 15, 1991  
RECORDED IN ORA 23  
INSTR. NO. 8633

**GENERAL WARRANTY DEED**

*Lynn L. Sheffield*  
RECORDER OF FLOYD COUNTY

**SEND TAX INFORMATION TO:**

Ann E. Atherton  
7015 High Street  
Floyds Knobs, IN 47119  
Key # \_\_\_\_\_

THIS INDENTURE WITNESSETH, that **RICHARD GENE ENGLEMAN AND JO ANN ENGLEMAN**, husband and wife, of Floyd County, Indiana (the "Grantors"), for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby

**CONVEY AND WARRANT**

with covenant of General Warranty, unto **ANN E. ATHERTON**, of Floyd County, Indiana (hereinafter the "Grantee"), the following described real property located at 7015 High Street, Floyds Knobs, Floyd County, Indiana (the "Property"), more particularly described as follows, to-wit:

THE EAST ONE-HALF (1/2) OF LOT 9 BORDERING LOT 10 ON HIGH STREET IN CROOK ADDITION TO THE TOWN OF GALENA, BEING PLAT NO. 137 OF THE FLOYD COUNTY, INDIANA, RECORDS CONTAINING 0.0826 OF ACRE OF LAND, MORE OR LESS.

ALSO LOT 10 AND 11 ON HIGH STREET IN CROOK ADDITION TO THE TOWN OF GALENA, BEING PLAT NO. 137 OF THE FLOYD COUNTY RECORDS.

Subject to all easements and restrictions of public record.

Being the same property conveyed to Grantors by Viola S. Engleman by deed dated March 4, 1975 and recorded in Deed Drawer 2, Instrument No. 1051 in the Office of the Recorder, Floyd County, Indiana.

TO HAVE AND TO HOLD, the Property, unto the Grantee forever.



# FLOYD COUNTY PLAN COMMISSION

## ZONING MAP AMENDMENT BALLOT

Docket No. FC-2-21-2

Petitioner's Name: Keith and Jami Weckstein

STATUTORY AUTHORITY: Indiana Code § 36-7-4-608

ORDINANCE AUTHORITY: Floyd County Zoning Ordinance 2006

In reviewing the zoning amendment petition, the Plan Commission and County Commissioners shall pay reasonable regard to the following: (1) The Floyd County Comprehensive Plan and any other applicable, adopted planning studies or reports; (2) The current conditions and the character of current structures and uses in each district; (3) The most desirable use of which the land in each district is adapted; (4) The conservation of property values throughout Floyd County; and (5) Responsible growth and development.

### DECISION:

After careful review, the Floyd County Plan Commission finds that:

1. The re-zoning of the subject property (IS IS NOT) consistent with the Floyd County Comprehensive Plan because: *the*

*Subject property is next to existing NC zoning district to the north. Property has been utilized as a commercial use since the 1990's.*

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2. The re-zoning of the subject property (IS IS NOT) consistent with the current conditions and the character of current structures and uses in the area because:

*The rezoning of the subject property fits the character of adjoining parcels to the north and is in close proximity to the Galena commercial area.*

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3. The re-zoning of the subject property (IS IS NOT) necessary for the most desirable use of the land because: *the*

*Subject property has been used for a commercial site since original 1990's conditional use approval, with an additional conditional use approved in 2019. Future use of this property as a residential use (its current zoning), is limited to non-existent.*

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4. The re-zoning of the subject property (WILL NOT/ WILL) be injurious to the value of other properties in the area because:

*The* Subject property is located in close proximity to a commercial node and major thoroughfare. Building and property have been for small scale commercial uses since the 1990's. The Neighborhood Commercial (NC) zoning district provides for the opportunity for commercial uses that serve and compliment residential areas (small scale service, food, etc.).

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5. The re-zoning of the subject property (WILL/ WILL NOT) support responsible growth and development in the area because: *the*

*per the* Subject property is located near a commercial node and has been utilized as a commercial property since the 1990' s, with an existing commercial building on site. Vision Floyd County Comprehensive Plan: "The community also has several smaller commercial areas. These areas provide local commercial needs for residents. These areas include the Navilleton Road/US 150, Charlestown Road/County Line Road, Paoli Pike/Scottsville Road, and Corydon Pike. Small commercial activities presently occur in these vicinities and should continue."

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Upon careful review, the Floyd County Plan Commission hereby makes a(n) (FAVORABLE/ UNFAVORABLE ) recommendation on the Petitioner's Zoning Amendment Application at the meeting held on the 8<sup>th</sup>, day of March , 2021.

A favorable recommendation is made based on the following written commitments:

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**Board Members in Favor:**

*Sam B. Blanton*

*Christopher T. Webb*

*Scott A. ...*

*W. ...*

*Eric ...*

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**Board Members Opposed:**

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**Board Members Abstaining:**

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