

**Floyd County Board of Commissioners  
Ordinance Pertaining to Map Amendments to the Floyd County Zoning Ordinance**

Whereas, the Floyd County Board of Commissioners met on September 19th, 2023, on this matter pursuant to IC 36-7-4-608; and

Whereas, the Board received from the Floyd County Plan Commission a favorable recommendation of the proposed zoning map amendment from Residential Urban (RU) to General Commercial (GC) for the following 7 parcels:

- |                             |                             |
|-----------------------------|-----------------------------|
| 1. 22-02-03-600-129.000-002 | 5. 22-02-03-600-134.000-002 |
| 2. 22-02-03-600-130.000-002 | 6. 22-02-03-600-135.000-002 |
| 3. 22-02-03-600-132.000-002 | 7. 22-02-03-600-139.000-002 |
| 4. 22-02-03-600-133.000-002 |                             |

Whereas, the Plan Commission heard from both proponents and opponents of the map amendments to the zoning ordinance in accordance with IC 36-7-4-604

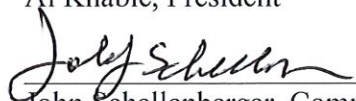
NOW, THEREFORE,

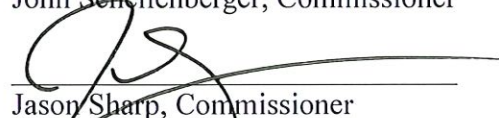
BE IT ORDAINED that Floyd County Zoning Ordinance Map is amended as indicated on attached exhibits (Exhibit A – Written Commitments & Legal Description; Exhibit B – Plan Commission Ballots & Certification; Exhibit C – Location & Concept Plan).


SO RESOLVED this 19th day of September, 2023.

BOARD OF COMMISSIONERS  
OF THE COUNTY OF FLOYD

  
Al Knable, President

  
John Schellenberger, Commissioner

  
Jason Sharp, Commissioner

ATTEST:  
  
Diana Topping, County Auditor

**STATEMENT OF DEVELOPMENT COMMITMENTS  
CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN  
CONNECTION WITH AN APPLICATION FOR ZONING MAP AMENDMENT**

This Statement of Development Commitments is made on SEPTEMBER 8, 2023, by William J. Sprigler ("Sprigler") and William J. Sprigler Development, Co., an Indiana corporation ("Developer") the addresses of which for purpose hereof is 100 Lafollette Station, Suite 103, Floyds Knobs, IN 47119, pursuant to Indiana Code 36-7-4-1015.

Whereas, Sprigler owns the real estate described on Exhibit A, attached hereto and incorporated herein (the "Real Estate"); and

Whereas, the Real Estate is identified on the records of Floyd County, Indiana, as Parcel Numbers 22-02-03-600-129.000-002, 22-02-03-600-130.000-002, 22-02-03-600-132.000-002, 22-02-03-600-133.000-002, 22-02-03-600-134.000-002, 22-02-03-600-135.000-002, and 22-02-03-600-139.000-002; and

Whereas, the Developer, of which Sprigler is a principal, made application the Floyd County Plan Commission to change the zoning of the Real Estate from RU to GC and Sprigler consented to the requested zoning change; and

Whereas, Sprigler and Developer, in connection with such application, desires to make certain commitments regarding the future development of the Real Estate;

Now, Therefore, Sprigler and Developer do hereby impose the following Development Commitments as to the intended future development of the Real Estate upon the conditions and terms set forth herein below:

**A. Effectiveness.**

The Development Commitments set forth herein below shall become effective and binding only upon the adoption of an ordinance by the Board of County Commissioner of Floyd County, Indiana, changing the current zoning classification of the Real Estate, from RU to GC (General Commercial) zoning classification, and if such an ordinance is not adopted the Development Commitments shall be null and void.

**B. Development Commitments.**



1. Developer shall comply with the requirements of the GC zoning classification in the development of the Real Estate or any lot which is part of the Real Estate.
2. Developer shall set aside and cause to be dedicated to the public use as a right of way, a strip 30 feet in width, as measured from the centerline of Tunnel Hill Road, and running for the entire length of the Real Estate along Tunnel Hill Road.
3. Any private roadway or driveway to be located in the area of the Real Estate to be developed shall be installed and constructed so that the subsurface and driving surface of such roadway or driveway meets the standards, then in place, as set by Floyd County, Indiana, for the installation and construction of public roadways.
4. Stormwater drainage for the lots in the Real Estate will be detained in a single regional detention area which will be designed to comply with applicable local and state requirements. Detailed design of the stormwater detention facility will be included within the site construction plans and will be subject to applicable Floyd County and Indiana Department of Transportation approvals.

**C. General.**

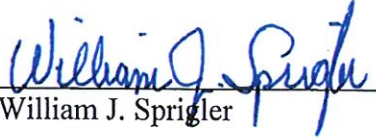
1. The Development Commitments shall, once effective, be binding on Sprigler, the Developer, and their respective heirs, successors or assigns and any subsequent developer intending the same use as the Developer.
2. The Development Commitments shall run with the Real Estate until such time as the Floyd County Plan Commission may add to, modify or terminate such Commitments at a duly called and noticed public meeting/hearing.
3. Upon the approval of the requested Zone Map Amendment by the Board of Commissioners of Floyd County, Indiana, Sprigler and the Developer shall cause this document to be recorded in the Office of the Recorder of Floyd County, Indiana.

**D. Enforcement.**

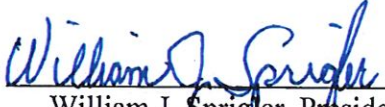
1. The Development Commitments, or any one thereof, may be enforced jointly or severally by the Floyd County Plan Commission, Floyd County, Indiana, or the record owner(s) of all properties directly adjoining the Real Estate. The standing of adjoining owners entitled to file and maintain any such enforcement action shall be determined by identification of the current owners(s) of record from the records maintained by the office of the Floyd County Auditor.
2. An action to enforce the Development Commitments, or any one thereof, may be brought in the Circuit Court of Floyd County, Indiana. A permitted party bring an action to enforce the

Development Commitments, or any one thereof, may request mandatory or prohibitory injunctive relief through the granting of a temporary restraining order, preliminary injunction, or permanent injunction. If an action of enforce the Development Commitments, or any one thereof, is successful, the substantially prevailing party shall be entitled to recover its costs, including their reasonable attorney's fees. A change of venue from Floyd County shall not be granted in such action, although any part of the action may seek and obtain a change of venue from judge.

In Witness Whereof, William J. Sprigler has executed this Statement of Development Commitments and William J. Sprigler Development Co., has caused the execution hereof by its duly authorized officer, on the date first set forth hereinabove.

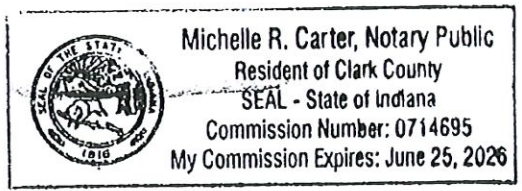
  
\_\_\_\_\_  
William J. Sprigler

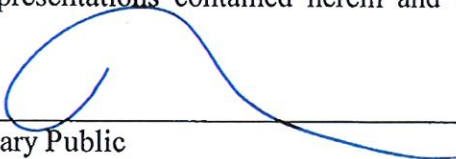
William J. Sprigler Development Co.

By:   
\_\_\_\_\_  
William J. Sprigler, President

STATE OF INDIANA COUNTY OF CLARK )

Before me, a Notary Public in and for said County and State, on \_\_\_\_\_, 2023, personally appeared William J. Sprigler, individually and as President of William J. Sprigler Development, Co., who swore to the truth of the representations contained herein and who acknowledged the free and voluntary execution hereof.



  
\_\_\_\_\_  
Notary Public  
Printed: \_\_\_\_\_  
Resident of \_\_\_\_\_ County, Indiana  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

Prepared by Culler Law Office, LLC, Ronald D. Culler, Attorney, 2123 Veterans Parkway, Jeffersonville, Indiana 47130, phone 812-284-2685.

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, \_\_\_\_\_.  
Person's name presenting for recording



# EXHIBIT A

## Property 1:

The real estate located in Floyd County, IN, more particularly described as follows:

A part of the Southwest Quarter of Section 36, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being part of the same land conveyed to Harold Yenowine at Deed Record 62, Page 155, and more fully described as follows: Commencing at a stone, the southeast corner of said Southwest Quarter of Section 36, running thence North 0 degrees 04' West, 305.58 feet with the Quarter Section line to an iron pin in the Knable Road; thence South 89 degrees 45' West, 1320 feet to a stone; thence North 0 degrees 15' West 248.16 feet to a stone, thence South 89 degrees 45' West, 192.44 feet with Ernest Wright's line (Deed Record 94, page 289) to an iron pipe, the true place of beginning; thence continuing South 89 degrees 45' West 283.45 feet to an iron axle; thence continuing South 89 degrees 45' West, 17.13 feet to a point in the county road; thence North 27 degrees 15' West, 78.90 feet to a point in said road; thence North 89 degrees 45' East, 19.78 feet to an iron axle; thence continuing North 89 degrees 45' East, 319.10 feet to an iron pipe in Carl Dempster's line (Deed Record 137, Page 398) thence with Dempster's line South 1 degree 20.5' West 70.0 feet to the true place of beginning and containing 0.513 acre of land.

Subject to any and all easements and/or restrictions apparent or of public record which may apply to the above described real estate.

## Property 2:

The real estate located in Floyd County, IN, more particularly described as follows:

A part of the southwest quarter of the southwest quarter of section 36, Township 2 South, Range 5 East, in Floyd County, Indiana, and being more particularly described as follows:

Beginning at an iron pipe located at the intersection of the south right-of-way line of State Road No. 64 (coincident with the fence line) and the northeasterly corner of the Cox property (as recorded in D-8, 5945) and the easterly corner of the Collins property being described; thence from the described iron pipe and with the north line of Cox, South 88 degrees 23' West 189.29 feet to a point in the Tunnel Hill Road, thence with the Tunnel Hill Road North 25 degrees 21' West 55.50 feet to a point; thence departing from the Tunnel Hill Road and in a line coincident with the State Road No. 64 right-of-way fence South 78 degrees 07' East 217.64 feet to the point of beginning, containing 0.11 acres, more or less.

Subject to any and all easements and/or restrictions apparent or of public record which may apply to the above described real estate.

**PAUL PRIMAVERA & ASSOCIATES**  
**REGISTERED ENGINEERS AND LAND SURVEYORS**

**ESTATE OF HELEN JEAN BOUTELLE**

The following is a legal description prepared this 17<sup>th</sup> day of October, 2005, of real property being a part of the Southwest quarter of Section #6, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 05-10359B, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter, thence along the South line of said Southwest quarter North 90° 00' 00" East 1261.16 feet to a #5 reinforcing bar, thence continuing along said South line North 90° 00' 00" East 229.47 feet to a #5 reinforcing bar on the West right of way of Interstate #64, thence along said right of way as follows: along a curve concave Southeasterly (said curve having a radius of 1567.42 feet, and whose long chord bears North 40° 48' 20" East, having a chord length of 242.92 feet) distance of 243.17 feet, thence North 11° 38' 05" East 110.47 feet to the South right of way of State Road #64, thence along said right of way as follows: North 44° 45' 00" West 170.00 feet to a #5 reinforcing bar with a yellow plastic cap stamped, "Primavera & Assoc., #0049", this type of monument hereinafter referred to as a capped reinforcing bar, thence North 54° 47' 16" West 102.49 feet to a capped reinforcing bar at the point of beginning, thence leaving said right of way South 89° 28' 34" West 209.34 feet to a capped reinforcing bar, thence North 00° 31' 26" West 81.80 feet to a screw nail, thence South 88° 41' 19" East 100.16 feet to a capped reinforcing bar on the South right of way of State Road #64, thence along said right of way South 54° 47' 16" East 134.57 feet to the point of beginning, containing 0.283 Acre, more or less.

Being a more particular description of that property conveyed to the Estate of Helen Jean Boutelle in Instrument #200326767 in the Office of the Recorder of Floyd County, Indiana.

Being subject to all easements, restrictions and rights of way of record.

T:\documents\2005\05-10359B project wpd



**PAUL PRIMAVERA & ASSOCIATES**  
**REGISTERED ENGINEERS AND LAND SURVEYORS**

---

**BOUTELLE PROPERTY**

The following is a legal description prepared this 17<sup>th</sup> day of October, 2005, of real property being a part of the Southwest quarter of Section #6, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 05-10359A, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter, thence along the South line of said Southwest quarter North 90° 00' 00" East 1261.16 feet to a #5 reinforcing bar, thence continuing along said South line North 90° 00' 00" East 229.47 feet to a #5 reinforcing bar on the West right of way of Interstate #64, thence along said right of way as follows: along a curve concave Southeasterly (said curve having a radius of 1567.42 feet, and whose long chord bears North 40° 48' 20" East, having a chord length of 242.92 feet) distance of 243.17 feet, thence North 11° 38' 05" East 110.47 feet to the South right of way of State Road #64, thence along said right of way North 44° 45' 00" West 170.00 feet to #5 reinforcing bar with a yellow plastic cap stamped, "Primavera & Assoc., #0049" at the point of beginning, this type of monument hereinafter referred to as a capped reinforcing bar, thence leaving said right of way South 89° 28' 34" West 292.66 feet to a capped reinforcing bar, thence North 00° 31' 26" West 59.86 feet to a capped reinforcing bar, thence North 89° 28' 34" East 209.34 feet to a capped reinforcing bar on the South right of way of State Road #64, thence along said right of way South 54° 47' 16" East 102.49 feet to the point of beginning, containing 0.345 Acre, more or less.

Being a more particular description of that property conveyed to Tamara J. Boutelle Ward and Max W. Boutelle in Instrument #200326770 in the Office of the Recorder of Floyd County, Indiana.

Being subject to all easements, restrictions and rights of way of record.

**PAUL PRIMAVERA & ASSOCIATES**  
**REGISTERED ENGINEERS AND LAND SURVEYORS**

**DEMPSTER TRACT**

The following is a legal description prepared this 17<sup>th</sup> day of October, 2005, of real property being a part of the Southwest quarter of Section #6, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 05-10359C, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter, thence along the South line of said Southwest quarter North 90° 00' 00" East 1261.16 feet to a #5 reinforcing bar, thence continuing along said South line North 90° 00' 00" East 229.47 feet to a #5 reinforcing bar on the West right of way of Interstate #64, thence along said right of way as follows: along a curve concave Southeasterly (said curve having a radius of 1567.42 feet, and whose long chord bears North 40° 48' 20" East, having a chord length of 242.92 feet) a distance of 243.17 feet, thence North 11° 38' 05" East 110.47 feet to the South right of way of State Road #64, thence along said right of way as follows: North 44° 45' 00" West 170.00 feet to #5 reinforcing bar with a yellow plastic cap stamped, "Primavera & Assoc., #0049", this type of monument hereinafter referred to as a capped reinforcing bar, thence North 54° 47' 16" West 237.06 feet to a capped reinforcing bar at the point of beginning, thence leaving said right of way North 88° 41' 19" West 100.16 feet to a screw nail, thence South 89° 47' 53" West 191.93 feet to a capped reinforcing bar, thence North 00° 36' 12" East 149.32 feet to a capped reinforcing bar on the South right of way of State Road #64, thence along said right of way as follows: South 74° 55' 50" East 129.50 feet to a capped reinforcing bar, thence South 54° 47' 16" East 202.63 feet to the point of beginning, containing 0.597 Acre, more or less.

Being a more particular description of that property conveyed to Carl R. and Selma R. Dempster in Deed Record Book 177, Page 36 and in Deed Record Book 143, Page 415, in the Office of the Recorder of Floyd County, Indiana.

Being subject to all easements, restrictions and rights of way of record.

T:\documents\2005\05-10359C project.wpd



**PAUL PRIMAVERA & ASSOCIATES**  
**REGISTERED ENGINEERS AND LAND SURVEYORS**

---

The following is a legal description prepared this 19<sup>th</sup> day of August, 2005, of real property being a part of the Southwest quarter of Section #36, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 05-10359, more particularly described as follows:

Commencing at the Southwest corner of the Southwest quarter, thence along the south line of said Southwest quarter North 90° 00' 00" East 1093.04 feet to the centerline of Tunnel Hill Road, thence continuing along the south line of said Southwest quarter North 90° 00' 00" East 168.12 feet to the point of beginning, thence leaving said South line North 00° 43' 44" West 140.96 feet to a fence corner, thence North 88° 25' 22" West 298.63 feet to the centerline of Tunnel Hill Road thence with said centerline as follows: North 34° 15' 14" West 60.73 feet, thence North 27° 43' 48" West 126.47 feet, thence North 25° 29' 23" West 265.25 feet, thence leaving said centerline North 89° 47' 53" East 503.78 feet to a screw nail, thence South 00° 31' 26" East 246.80 feet to a screw nail, thence parallel to the South line of said Southwest quarter North 90° 00' 00" East 398.43 feet to the Western right of way of State Road #64, thence along said right of way as follows: South 44° 45' 00" East 19.22 feet, thence South 11° 38' 05" West 110.47 feet to the West right of way of Interstate 64, thence along said right of way and a non-tangent curve concave Southeasterly (said curve having a radius of 1567.42 feet, whose long chord bears South 40° 48' 20" West, a chord length of 242.92 feet) a distance of 243.17 feet to the South line of said Southwest quarter, thence along said South line South 90° 00' 00" West 229.47 feet to the point of beginning, containing 6.209 Acres, more or less.

Being a more particular description of that property conveyed to Herman M. Wright and Sharon R. Wright in Deed Drawer 23, Instrument #14027 in the Office of the Recorder of Floyd County, Indiana.

Being subject to the prescriptive right of way of Tunnel Hill Road and all easements, restrictions and rights of way of record.

T:\documents\2005\05-10359 project.wpd

**PAUL PRIMAVERA & ASSOCIATES**  
**REGISTERED ENGINEERS AND LAND SURVEYORS**

---

**SCHELLENBERGER - ANDERSON PROPERTY**

The following is a legal description prepared this 11<sup>th</sup> day of May, 2009, of real property being a part of the Southwest quarter of Section #6, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, being depicted on a survey by Paul Primavera and Associates, Job No. 05-10359D, more particularly described as follows:

Commencing at the Southwest corner of said Southwest quarter, thence along the South line of said Southwest quarter North 90° 00' 00" East 1261.16 feet to a #5 reinforcing bar, thence continuing along said South line North 90° 00' 00" East 229.47 feet to a #5 reinforcing bar on the West right of way of Interstate #64, thence along said right of way as follows: along a curve concave Southeasterly (said curve having a radius of 1567.42 feet, and whose long chord bears North 40° 48' 20" East, having a chord length of 242.92 feet) distance of 243.17 feet, thence North 11° 38' 05" East 110.47 feet to the South right of way of State Road #64, thence along said right of way North 44° 45' 00" West 19.22 feet to a #5 reinforcing bar with a yellow plastic cap stamped, "Primavera & Assoc., #0049" found in said right of way and the point of beginning, this type of monument hereinafter referred to as a capped reinforcing bar, thence continuing with said right of way North 44° 45' 00" West 150.78 feet to a capped reinforcing bar, thence leaving said right of way South 89° 28' 34" West 292.66 feet to a capped reinforcing bar, thence South 00° 31' 26" East 105.14 feet to a screw nail found, thence North 90° 00' 00" West 398.43 feet to the point of beginning, containing 0.834 Acre, more or less.

Being a more particular description of that property recorded in Instrument #200601079 in the Office of the Recorder of Floyd County, Indiana.

Being subject to all easements, restrictions and rights of way of record.

T:\documents\2009\05-01359D proj.wpd

301 E. Chestnut Street, P.O. Box 123, Corydon, IN 47112  
Phone: (812) 738-4124 Fax: (812) 738-6740 e-mail: pprimavera@primaveraassociates.com



# FLOYD COUNTY PLAN COMMISSION

## ZONING MAP AMENDMENT BALLOT

Docket No. FC- 07 - 23 - 16

Petitioner's Name: William Sprigler Development Co.

**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 Vision Floyd County prescribes the following Smart Growth Principles for development with the following paramount principles: Strengthen and direct development towards existing communities and Foster distinctive, attractive communities with a strong sense of place.

The rezoning would follow these principles by promoting commercial growth to in fill lots. The proposal is adjacent to SR 64, Interstate 64, a cemetery, residential property, and near an institutional use (church) and commercial uses (across SR-64). It will direct and strengthen development towards existing communities. It is also located near the Novaparke Innovation Park and is in the Edwardsville Gateway Overlay District and is identified as part of the Town Center Concept of that plan. Design guidelines of the overlay district as well as commercial development guidelines of the Floyd County Zoning Ordinance will foster attractive and distinctive developments.

Additionally, the Vision Floyd County prescriptions for commercial development in Georgetown Township are to be concentrated at the I-64/SR 64 interchange in the Gateway District, for developments to have accessibility to infrastructure capacity.

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 property itself is vacant agricultural with the view shed including the commercial node across SR-64. Neighboring residential properties are limited but will require buffers. It also is adjacent to major transportation infrastructure, and a relatively restricted development area (cemetery).

3. The re-zoning of the subject property (IS) IS NOT) necessary for the most desirable use of the land because: the properties are located in the Edwardsville Gateway Overlay District. The Master plan for this district identifies the area as the Town Center Concept which includes general commercial types of uses and specifically identifies it as an area for a potential hotel and other hospitality services. Additional commercial development will also support and provide services to the recent residential developments in the area as well as the Novaparke.

4. The re-zoning of the subject property (WILL NOT/ WILL) be injurious to the value of other properties in the area because: The area is adjacent to major thoroughfares and there are existing commercial properties in the area. Commercial development often has higher value than residential and the infill development of vacant lots will encourage future development of nearby properties. Commercial development is consistent with planning documents and will provide goods and services to the community. Buffer yards are required including screening adjacent residential properties

---

---

5. The re-zoning of the subject property (WILL/ WILL NOT) support responsible growth and development in the area because: the proposed re-zoning follows smart growth principles and is consistent with nearby land uses and County Planning documents. Adequate infrastructure is available nearby and can be extended to the properties,

---

---

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 14 day of August, 2023.

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

1. Dedicate 30' right of way <sup>from center line</sup> along Tunnel Hill Road. ~~###~~

---
2. Private Road / Drive will meet County Standards for Public Roadways.

---
3. Per County Stormwater: Stormwater detention is to be served by a regional facility and have INDOT approval of the plans.

---
4. 

---

---
5. 

---

---
6. 

---

---
7. 

---

---
8. 

---

---



9.

10.

**Commission Members in Favor:**

**Commission Members Opposed:**

*Sam Birkhauser*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*  
*Jim Zuber*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

July 22, 2013

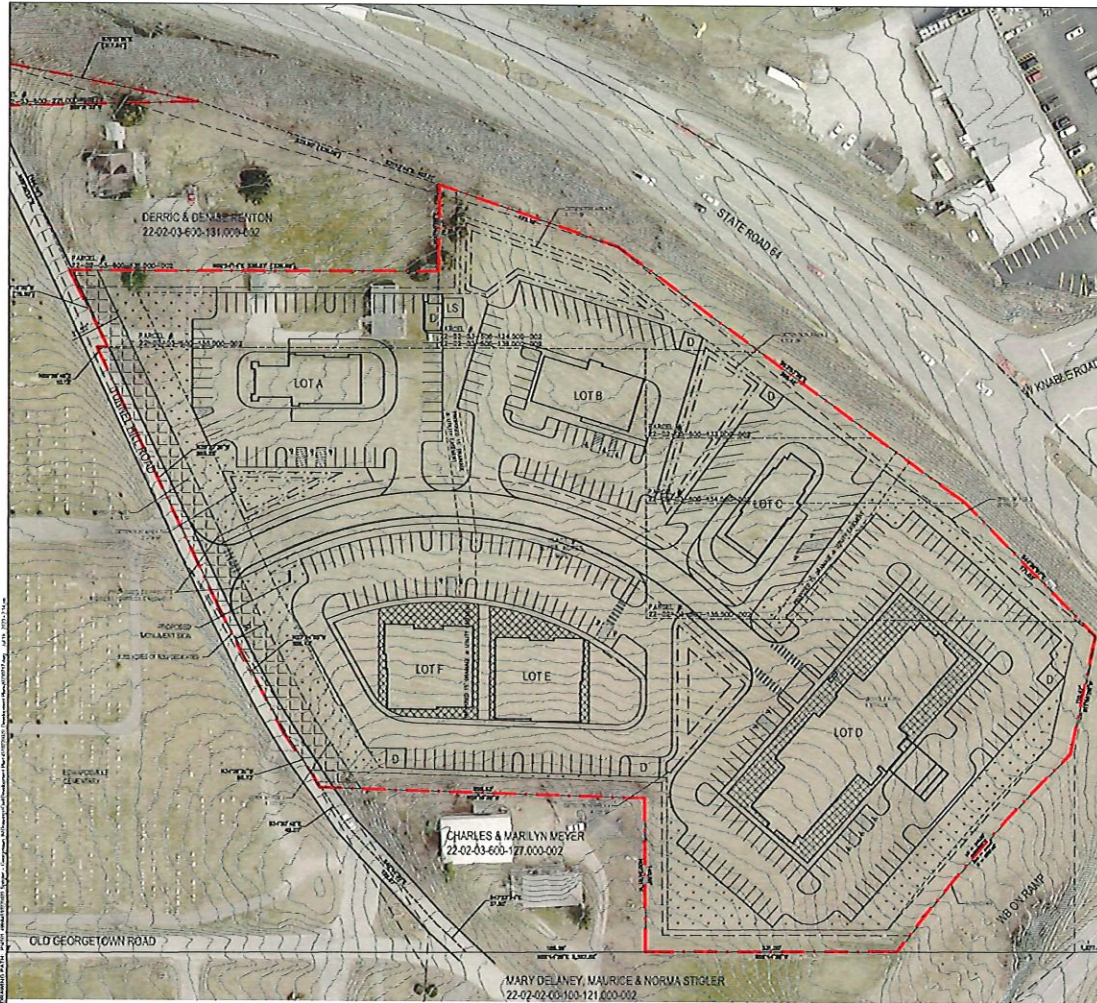
Authority: Floyd County Zoning Ordinance 2006

**CERTIFICATION OF ACTION**

Comes now the Floyd County Plan Commission pursuant to I.C. 36-7-4-608, and hereby certifies that the attached Recommendation on Zoning Amendment is a true and accurate copy of the Recommendation as made at its regularly scheduled meeting on the 14<sup>th</sup> day of August, 2023. The Ballot accurately reflects the vote of the Floyd County Plan Commission on the Recommendation.

Date: 9/05/2023

*Nicholas Creevy*  
 \_\_\_\_\_  
 Nicholas Creevy, Executive Plan Director  
 Floyd County Plan Commission



**APPLICANT:**  
SPRIGLER LAND HOLDINGS  
214-847-8400  
NEW ALBANY IN 47150

**OWNER:**  
SPRIGLER LAND HOLDINGS  
214-847-8400  
NEW ALBANY IN 47150

**OWNER:**  
OHM CREATIONS  
486 MIDCUM AVE. SUITE 100  
SPRINGFIELD, IN 47150

**SITE ADDRESS:**  
TUNNEL HILL ROAD  
GEORGETOWN, IN 47122

**PARCEL ID:**  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002

**PROJECT DATA:**  
TOTAL AREA 87.9 AC  
EXISTING 20.4 AC  
ESTIM. GOLF COURSE 67.5 AC  
ESTIM. PAVED AREA 18.1 AC  
PROPOSED 20.4 AC

**PROPOSED USE:** RETAIL

**PROPOSED NON-USE AREA:**  
LOT A 34,227 SF  
LOT B 34,227 SF  
LOT C 34,227 SF  
LOT D 34,227 SF  
LOT E 34,227 SF  
LOT F 34,227 SF  
TOTAL 204,384 SF  
PROPOSED 20.4 AC  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
TOTAL 106,848 SF  
TOTAL 211,232 SF

**OPEN SPACE:**  
10% REQUIRED 8.79 AC = 38,818 SF  
15% 13.19 AC = 57,662 SF  
18% 15.74 AC = 68,822 SF  
TOTAL 37.78 AC = 165,302 SF

**MARY DELANEY, MAURICE & NORMA STIGLER**  
22-02-02-00100-121-000-002

**LEGEND:**  
DEMOMITIONAL  
RESIDENTIAL  
TRANSITIONAL RESIDENTIAL

**APPLICANT:**  
SPRIGLER LAND HOLDINGS  
214-847-8400  
NEW ALBANY IN 47150

**OWNER:**  
SPRIGLER LAND HOLDINGS  
214-847-8400  
NEW ALBANY IN 47150

**OWNER:**  
OHM CREATIONS  
486 MIDCUM AVE. SUITE 100  
SPRINGFIELD, IN 47150

**SITE ADDRESS:**  
TUNNEL HILL ROAD  
GEORGETOWN, IN 47122

**PARCEL ID:**  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002  
22-02-03-600-121-000-002

**PROJECT DATA:**  
TOTAL AREA 87.9 AC  
EXISTING 20.4 AC  
ESTIM. GOLF COURSE 67.5 AC  
ESTIM. PAVED AREA 18.1 AC  
PROPOSED 20.4 AC

**PROPOSED USE:** RETAIL

**PROPOSED NON-USE AREA:**  
LOT A 34,227 SF  
LOT B 34,227 SF  
LOT C 34,227 SF  
LOT D 34,227 SF  
LOT E 34,227 SF  
LOT F 34,227 SF  
TOTAL 204,384 SF  
PROPOSED 20.4 AC  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
PROPOSED 17,328 SF  
TOTAL 106,848 SF  
TOTAL 211,232 SF

**OPEN SPACE:**  
10% REQUIRED 8.79 AC = 38,818 SF  
15% 13.19 AC = 57,662 SF  
18% 15.74 AC = 68,822 SF  
TOTAL 37.78 AC = 165,302 SF

**SITE DATA:**

AC	SF	PROPOSED	REQUIRED	ACCESSIBLE	PARKING	MARK	PARKING
RESTAURANT	11,700						
LOT A	143	3,800	3,800	55	62	3	
LOT B	132	4,400	4,400	69	71	2	
LOT C	133	3,500	3,500	59	68	3	
LOODING	57,070						
LOT D	285	14,200	17,800	126	129	5	
MULTI USE	12,300						
LOT E	131	4,300	4,300	69	72	2	
LOT F	132	4,300	4,300	69	72	2	
TOTAL	879	87,700					

**LEGEND:**  
LS LIFT STATION  
D DUMPSTER PAD  
X PATIO SPACE

**SCALE:** 1" = 40'  
40' 20' 0' 20' 40'

**OHM**  
ARCHITECTURAL & ENGINEERING  
214-847-8400  
NEW ALBANY IN 47150

**SPRIGLER LAND HOLDINGS  
TUNNEL HILL DEVELOPMENT  
DEVELOPMENT PLAN**

10 of 1