



# STAFF REPORT

## Floyd County Plan Commission

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Docket Number: FC-02-26-05

Petitioner: John Kraft

Location: 6060 State Road 62, Georgetown, Indiana 47122 22-02-01-100-097.00-002

Request: Zoning Map Amendment

Zoning District: Rural Residential (RR), requesting Residential Suburban (RS)

Date: 02/27/2026

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### Overview:

Applicant is requesting a zoning map amendment to rezone 16.682 acres from Rural Residential to Residential Suburban with a conservation overlay in the Georgetown Township. The property lies to the north of State Road 62 near the intersection with Yenowine Lane and Hancock Road, located in close proximity to Gary E Cavan Park and the Edwardsville Gateway District.

This rezone is accompanying the proposal of a 53 lot single family detached residential conservation subdivision with a proposed density of 3.17 dwellings per acre with 116,348.76 square feet of right of way and 256,000 square feet of open space.

### Staff Comments:

1. **The re-zoning of the subject property (IS / IS NOT) consistent with the Floyd County Comprehensive Plan because:** As this is intended as a conservation subdivision, the proposal meets the vision for growth areas by locating development in close proximity to both sanitary sewers and primary arterial transportation corridors while preserving natural features. This is in line with the principles of smart growth by having smaller lots which require less infrastructure per unit for the community to maintain and is in line with the conservation development designs associated with Randal Arendt, author of Rural by Design. (pg 41)
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:** Other single family residential developments occur just to the north of the site with Sandi Acres Plat 789 and Woodbridge Farm Plat 1285, to the west with Cherry Grove Plat 1193, and to the east with Pear Ridge Plat 1053. Just west of Garry E Cavan park is another conservation subdivision that was approved in 2024. Further up Hwy 62 within the Edwardsville Gateway District are other single family and multi family residential developments. Further, as a conservation subdivision, this development would intentionally preserve contiguous portions of the existing tree canopy and landscape.
3. **The re-zoning of the subject property (IS / IS NOT) necessary for the most desirable use of the land because:** As this is intended as a conservation subdivision, it will provide an alternative housing option to the county while preserving natural features. The smart growth visions outlined in the comprehensive plan encourage a compact building design, creating a range of housing opportunities and choices, and preservation of open space and natural beauty. Further, development should be encouraged to concentrate in areas with sanitary sewer access and in proximity to primary arterial transportation corridors.



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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 conservation subdivision will preserve 41.9% of the development as usable recreational open space or retained natural features. The constructed homes are intended to be built to a housing price comparable to other newly constructed homes in the area.
5. **The re-zoning of the subject property (WILL / WILL NOT) support responsible growth and development in the area because:** As this is accompanied by a conservation subdivision the proposed re-zoning follows smart growth principles and is consistent with County Planning documents and nearby land uses such as Gary E Cavan Park, the Edwardsville Gateway District, and residential uses. Adequate infrastructure is available nearby and can be brought to the properties.

#### Staff Recommendations:

Favorable recommendation contingent on the approval of the Conservation Subdivision proposal.



*6060 State Road 62, view of property from the road- image from Google Maps*

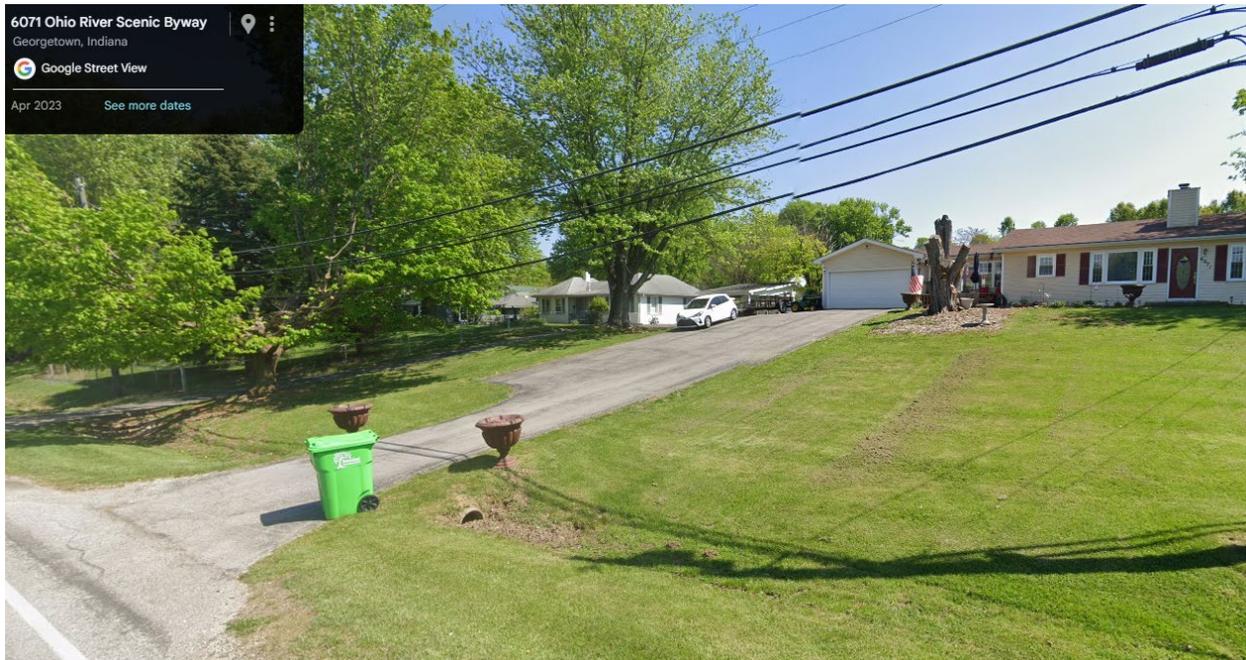


# STAFF REPORT

## Floyd County Plan Commission



*Apartment PUD to the west, view of property from the road- image from Google Street View*



*Properties across Hwy 62 from the site, images from Google Street View*



# STAFF REPORT

## Floyd County Plan Commission



*Properties across Hwy 62 from the site, images from Google Street View*



*Platted Subdivision properties north of the site, images from Google Street View*



**Floyd County**  
**Department of Building & Development Services**  
2524 Corydon Pike Suite 202  
New Albany, IN 47150  
Phone: (812) 981-7611  
Fax: (812) 948-4744  
Building@floydcounty.in.gov

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## Zoning Map Amendment Application

**Please Note:**

*This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.*

### 1. General Information:

Applicant:	
Applicant Address:	
Applicant Phone:	
Applicant Email:	

### Applicant's Interest in Property:

Owner      Option Holder      Purchase Agreement      Legal Representative      Other

### Owner(s) of Property: (complete this section if *owner* is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

### Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

### 2. Site Information:

Parcel ID Number:	
Total Acreage:	
Address of Property/Location:	
Current Use of Property:	
Current Zoning District:	

**3. Zoning Map Amendment Request:**

Detail the zoning map amendment request:

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Requested Zoning District: \_\_\_\_\_

**4. Zoning Map Amendment Justification:**

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria to which both the Plan Commission and County Commissioners must "pay reasonable regard" when considering a zoning map amendment request. Explain how this request addresses each criterion.

*1. The rezoning of the subject property is consistent with the Floyd County Comprehensive Plan and any other applicable, adopted planning studies or reports:*

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*2. The rezoning of the subject property is consistent with the current conditions and the character of current structures and uses in the area:*

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*3. The rezoning of the subject property is necessary for the most desirable use of the land:*

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*4. The rezoning of the subject property will not be injurious to the value of other properties in the area:*

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5. The rezoning of the subject property will support responsible growth and development:

High density residential land use will be directed towards existing infrastructure and near existing residential uses. The Georgetown Township provides opportunities for conservation subdivision design, utilizing smart growth to allow for compatibility in uses along a major arterial corridor.

5. Required Documents:

- \$500.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- A conceptual site plan drawn to scale showing all existing and any proposed structures, setbacks, easements, rights-of way, floodplains, and any other feature relevant to the petition.
- A vicinity map showing the use and zoning of all properties within 1,000 feet of the property subject to the re-zoning request.
- A letter of intent to the Plan Commission stating the reasons for the Zoning Map Amendment, including a detailed description of any proposed development for which the re-zoning is sought. The letter should include any written commitments being made by the petitioner.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Ethan Ammon, Treasurer

Signature: *Ethan Ammon*

Date: 1/20/2026

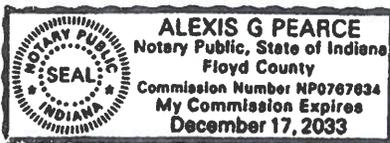
SUBSCRIBED AND SWORN BEFORE ME

THIS 20<sup>th</sup> DAY OF Jan, 2026.

*Alexis Pearce*

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 12/17/33





Floyd County Plan Commission  
 Floyd County Board of Zoning Appeals

### AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Ernstberger Planning Trust, do hereby certify that I am (we are)  
(Owners of subject property)

the owner(s) of the property legally described as 22-02-01-100-097.000-002,  
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Discovery Developers, Inc.,  
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Ernstberger Planning Trust	22-02-01-100-097.000-002	<i>Marcia Ernstberger</i>	1/23/26
		<i>Jy S</i>	1/23/26

STATE OF Indiana )  
 ) SS:  
 COUNTY OF Floyd )

Subscribed and sworn to before me, a Notary Public within and for said County and

State, this 23 day of January 2026.

MY COMMISSION EXPIRES:

4/5/2030

*Carrie S. Chapman*

Notary Public

MY COUNTY OF RESIDENCE:

Harrison

Carrie S. Chapman

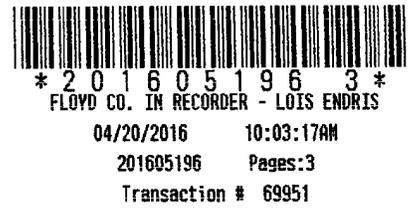
Printed Signature

Carrie S. Chapman  
 Notary Public Seal State of Indiana  
 Harrison County  
 Commission Number NP0740310  
 My Commission Expires: 4/5/2030

APR 20 2016

Send tax bill to:

Gregory J. Ernstberger, Trustee  
c/o 6060 State Road 62  
Georgetown, IN 47122  
NO:



**QUITCLAIM DEED**

**THIS INDENTURE WITNESSETH** that **Mary Ruth Ernstberger**, Grantor, of Floyd County, Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged,

**CONVEYS and QUITCLAIMS**

Unto Gregory L. Ernstberger, Trustee of the Ernstberger Planning Trust dated February, 27, 2016, in fee simple, all of the Grantor's rights, title and interest in and to the real estate in **Floyd County**, Indiana, described as follows:

SEE EXHIBIT A

The above described real estate is conveyed subject to any and all easements and is also conveyed subject to any and all valid and enforceable restrictions and protective covenants of record affecting the same.

Grantor represents under oath that she is the surviving spouse of **Huston F. Ernstberger**, deceased; that **Huston F. Ernstberger** and **Mary Ruth Ernstberger** were the Grantees, as husband and wife, in a deed dated July 18, 1958 and recorded on July 18, 1958 in Deed Record 154, Page 400, in the Floyd County Recorder's Office, conveying the above-described real estate; and that **Huston F. Ernstberger** died on September 4, 2005 while married to Grantor herein, whereupon title to the above-described real estate vested in this Grantor as surviving spouse.

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

APR 20 2016

  
AUDITOR FLOYD CO. IND.

IN WITNESS WHEREOF, the Grantor has executed this deed this 27<sup>th</sup> day of February, 2016.

*Mary Ruth Ernstberger*  
Mary Ruth Ernstberger, Grantor

STATE OF INDIANA        |  
                                      |   SS.  
COUNTY OF FLOYD       |

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Mary Ruth Ernstberger**, Grantor herein, and acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this 27<sup>th</sup> day of April, 2014.



*Margaret F. Timmel*  
Margaret F. Timmel, Notary Public  
County of Residence: Floyd  
My Commission Expires: 10/16/2021

Prepared by:

TIMMEL LAW, LLC  
Margaret F. Timmel  
Attorney No. 24546-22  
2676 Charlestown Rd., Suite 2  
New Albany, IN 47150  
Telephone: (812)590-2771  
Fax: (812)590-3634  
peggy@timmellaw.com

No title exam has been performed prior to preparing this deed.

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.

*Margaret F. Timmel*  
Margaret F. Timmel

## Exhibit A

A portion of the Southwest Quarter of Section 2, Township 3, South, Range 5, and Northeast Quarter of Section 11, Township 3, South Range 5 East, further described as follows:

Beginning at an iron pin in the line between Sections 1 and 2, Township 3 South, Range 5 East, 660 feet North of the Southeast corner of said Section 2, thence South 89 degrees 24 minutes West 262.2 feet to a stone, the true place of West, 992.9 feet to an iron pin; thence South 905.1 feet to thence Northeasterly 876.6 feet to the true place of the beginning; thence continuing South 79 degrees, 24 minutes West, 992.9 feet to an iron pin; thence South 905.1 feet to thence Northeasterly along said R/W line 999.1 feet to a stone; thence North 876.6 feet to the true place of beginning containing 20.00 acres, more or less.

Expecting therefrom, however, the 3.74 acres thereof heretofore conveyed to Merrill Dillman and Gail Dillman, husband and wife, by deed dated January 10, 1955, recorded in Deed Record 143 page 296 of the Floyd County, Indiana Records, such 3.47 acres being described as follows, to-wit:

Part of Section 2 and 11, Township 3 South, Range 5 East, Floyd County, Indiana, described as follows:

Beginning at the Northwest corner of Amiel Deuser's 20 acres in the Deed Record 131 page 566; thence running South along Deuser's West line 905.35 to an iron pin in the Northern right of way line of the New Albany and Corydon Turnpike; thence running North 76 ° 20 ° East 175.1 feet to an iron pin; thence running North 448 ° East 899.5 to an iron pin in the North Line of the above said 20 acre tract; thence running South 79° 28° West along said North line 197.3 feet to the place of beginning, containing 3.74 acres.



# PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

February 4, 2026

Jason M. Copperwaite,  
PE, PS, FAA-UAS  
President

David A. Sanders,  
PE  
Vice President

Travis Andres,  
PE  
Principal Geotechnical  
Engineer

William McDonough,  
EIT  
Sr. Project Manager

J. Michael Rich,  
PE, CPESC  
Sr. Project Manager

L. Matthew Blake,  
PWS  
Director of  
Ecological Services

Erik Merten  
Sr. Project Coordinator

Daniel Hartman,  
PE  
Project Manager

Chase Blakeman,  
FAA-UAS  
Project Manager

Paul Primavera,  
PE, PS  
President Emeritus

Floyd County Plan Commission  
2524 Corydon Pike, Suite 203  
New Albany, IN 47150

Re: Maplewood Crossing  
Conservation Subdivision  
6060 SR RD 62  
Georgetown, Indiana  
Zoning Map Amendment

Commission Members,

Discovery Builders is proposing to develop a Single-Family Residential Conservation Subdivision on a 16.682 acre parcel of land located at 6060 SR RD 62 in Georgetown, Indiana. The property is currently zoned Rural Residential (RR). The proposed request is to rezone the property to Residential Suburban (RS) for a Conservation Subdivision. The proposed subdivision consists of 53 lots and provides 5.87 acres of open space. An area of 1.417 acres of public recreation area has been designated within the open space area. The conservation subdivision design will provide clustered single family residential homes allowing for 41.9% of the net development area to remain as open space and housing pricing comparable to other new construction homes in the area. The developer is also proposing to provide a horse board fence row and landscaping along Highway 62 frontage to help buffer the backyards of the proposed homes from the corridor viewshed allowing for a 5% density bonus per the Floyd County Subdivision Control Ordinance's qualifying bonus density criteria.

The proposal is consistent with the comprehensive plans vision for growth areas by locating higher density subdivisions in close proximity to both sanitary sewers and primary arterial transportation corridors following the precepts of smart growth. Smaller lot sizes should be considered in these areas if connected to sanitary sewers and associated with conservation development design proposed in the styles associated with Randal Arendt.

Rezoning the property will be necessary for the most desirable land use. Buffer areas have been provided on all bordering property lines to the adjoining neighbors and by clustering the development it will allow for the pond area to remain in an active public recreational setting. The Georgetown Township provides opportunities for conservation subdivision design, utilizing smart growth to allow for compatibility in uses along the 62 corridor.

The proposed use of single family residential is consistent with the current conditions of the area. The area consists of single family residential to the east, north, south and an existing multi-family residential planned unit development to the west.



# PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

Jason M. Copperwaite,  
PE, PS, FAA-UAS  
President

The proposed subdivision will have a homeowner's association and recorded covenants. All lots will be served by sanitary sewer.

David A. Sanders,  
PE  
Vice President

For the reasons stated above, strict adherence to the Comprehensive plan and compliance with Georgetown Township's growth initiative, we respectfully request approval of the change in zoning request.

Travis Andres,  
PE  
Principal Geotechnical  
Engineer

Sincerely,

William McDonough,  
EIT  
Sr. Project Manager

Jason M. Copperwaite, PE, PS, FAA-UAS

J. Michael Rich,  
PE, CPESC  
Sr. Project Manager

JMC/ms

L. Matthew Blake,  
PWS  
Director of  
Ecological Services

Erik Merten  
Sr. Project Coordinator

Daniel Hartman,  
PE  
Project Manager

Chase Blakeman,  
FAA-UAS  
Project Manager

Paul Primavera,  
PE, PS  
President Emeritus



January 13, 2026

Mr. Erik Merten  
Primavera & Associates  
1000 Bell Lane  
New Albany, IN 47150

Re: 6060 State Road 62, Floyd County, IN  
**Sewer Availability**

Dear Mr. Merten,

The Town is in receipt of your request for sewer availability for the proposed 53 lot single family residential subdivision to be located at 6060 State Road 62 in Floyd County, IN. This letter shall serve as confirmation the Town has sufficient capacity to provide sanitary sewer service to this parcel.

You will be required to construction any improvements needed to extend the sewer lines to reach this site. In addition, you will be responsible for any upgrades needed to the Town's existing sewer infrastructure to support this development (e.g. pump station upgrades may be needed). All costs associated with the construction of sanitary sewer lines or upgrades to existing infrastructure shall be borne by the developer.

As the sanitary sewer provider, the Town verifies the following information:

- a. Present average daily flow is 0.29635 MGD, representing 42% of actual design flow.
- b. There are no IDEM violations.
- c. The estimated daily use for your proposed development is 16,430 gpd (0.01643 MGD).

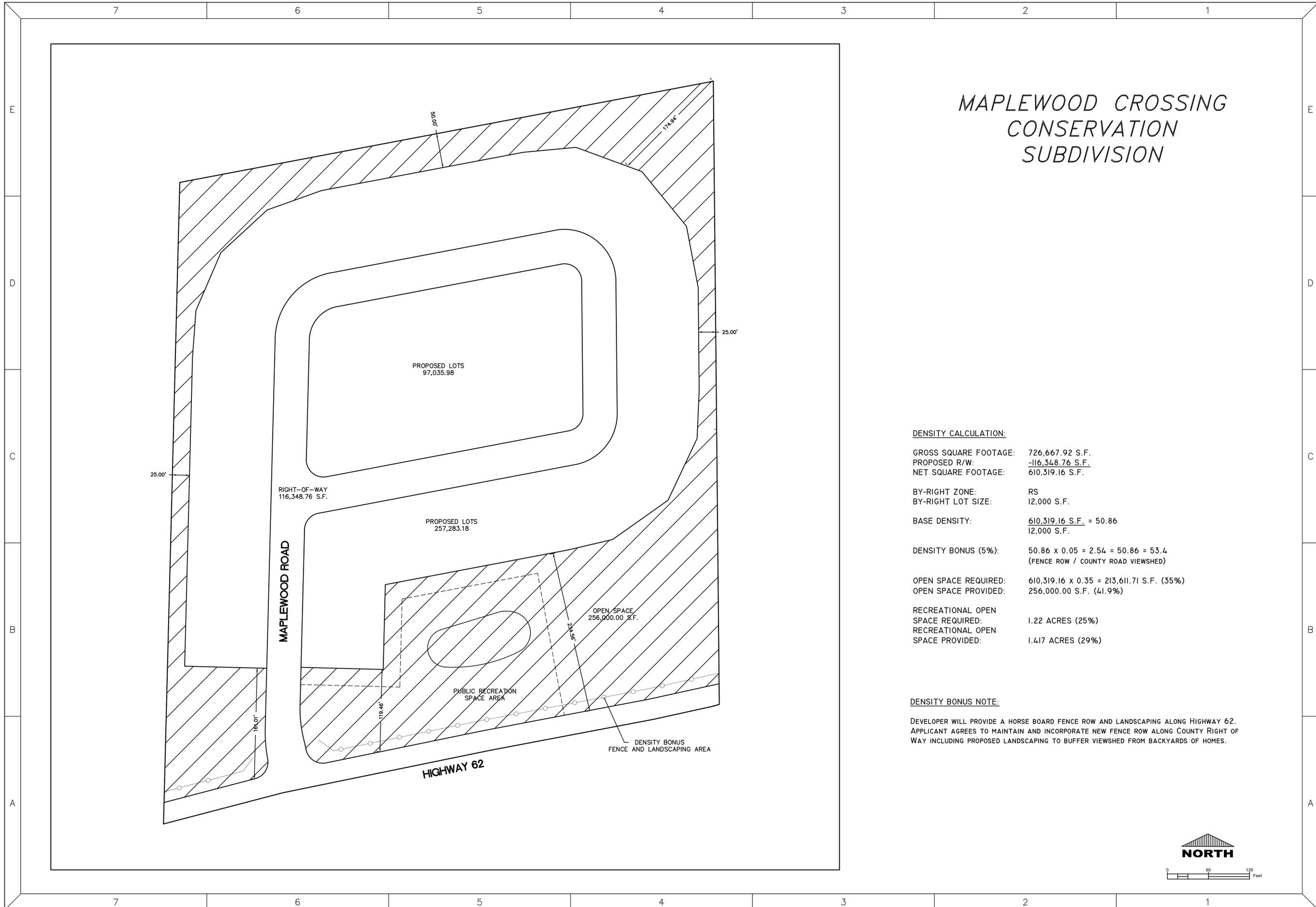
Please let me know if you require any additional information.

Sincerely,



Robert L. Woosley Jr., P.E.  
Town Engineer





# MAPLEWOOD CROSSING CONSERVATION SUBDIVISION

**DENSITY CALCULATION:**

GROSS SQUARE FOOTAGE: 726,667.92 S.F.  
 PROPOSED R/W: -116,348.76 S.F.  
 NET SQUARE FOOTAGE: 610,319.16 S.F.

BY-RIGHT ZONE: RS  
 BY-RIGHT LOT SIZE: 12,000 S.F.

BASE DENSITY:  $\frac{610,319.16 \text{ S.F.}}{12,000 \text{ S.F.}} = 50.86$

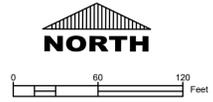
DENSITY BONUS (5%):  $50.86 \times 0.05 = 2.54 = 50.86 + 2.54 = 53.4$   
 (FENCE ROW / COUNTY ROAD VIEWSHED)

OPEN SPACE REQUIRED:  $610,319.16 \times 0.35 = 213,611.71 \text{ S.F. (35\%)}$   
 OPEN SPACE PROVIDED: 256,000.00 S.F. (41.9%)

RECREATIONAL OPEN SPACE REQUIRED: 1.22 ACRES (25%)  
 RECREATIONAL OPEN SPACE PROVIDED: 1.417 ACRES (29%)

**DENSITY BONUS NOTE:**

DEVELOPER WILL PROVIDE A HORSE BOARD FENCE ROW AND LANDSCAPING ALONG HIGHWAY 62. APPLICANT AGREES TO MAINTAIN AND INCORPORATE NEW FENCE ROW ALONG COUNTY RIGHT OF WAY INCLUDING PROPOSED LANDSCAPING TO BUFFER VIEWSHED FROM BACKYARDS OF HOMES.

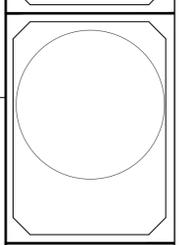


Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:			

**SUBDIVISION**  
 DISCOVERY BUILDERS  
 CONSERVATION WORKSHEET

1000 BELL LANE  
 NEW ALBANY, IN 47150  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740

PAUL PRIMAVERA  
& ASSOCIATES



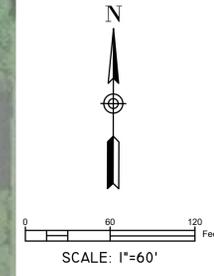
Date: 02-05-2026  
 Drafted By: EJM  
 Checked By: JMC  
 Directory:  
 File: 25184CONWORKST  
 Job No.: 25-25184

Drawing No.  
**EXB**

# PRELIMINARY PLAT OF MAPLEWOOD CROSSING CONSERVATION SUBDIVISION



LOCATION MAP:  
NOT TO SCALE



**PROJECT DATA:**

SINGLE FAMILY LOTS: 53  
 SETBACKS FRONT SETBACKS: 20'  
 SIDE SETBACKS (EACH SIDE): 5'  
 REAR SETBACKS ALL: 10'  
 GROSS LAND AREA: 16.682 ACRES, M/L  
 NET LAND AREA: 14.011 ACRES  
 OPEN SPACE REQUIRED: 213,611.71 S.F. (35%)  
 OPEN SPACE PROVIDED: 256,000.00 S.F. (41.9%)  
 25% = 1.22 ACRES PUBLIC RECREATION SPACE MIN.  
 1.417 ACRES PROVIDED (29%)

**PROJECT APPLICANT:**

DISCOVERY BUILDERS  
 4206 CHARLESTOWN ROAD,  
 SUITE 210  
 NEW ALBANY, IN 47150  
 (812) 949-3624  
**PROPERTY OWNER:**  
 ERNSTBERGER PLANNING TRUST  
 118 ROSTREVOR CIRCLE  
 LOUISVILLE, KY 40205  
**PROJECT ENGINEER:**  
 PRIMAVERA & ASSOCIATES  
 JASON COPPERWAITE  
 1000 BELL LANE  
 NEW ALBANY, IN 47150  
 (812) 738-4124

**UTILITY SERVICE PROVIDERS:**

DUKE ENERGY  
 329 E CHESTNUT STREET  
 CORDYDUN, IN 47122  
 HARRISON REMC  
 1165 OLD FOREST ROAD NW  
 CORDYDUN, IN 47122  
 TOWN OF GEORGETOWN UTILITIES  
 911 STATE ROAD 64  
 GEORGETOWN, IN 47122  
 EDWARDSVILLE WATER CORP  
 545 MAPLEWOOD BLVD  
 GEORGETOWN, IN 47122  
 FLOYD COUNTY FIRE  
 5203 CHARLESTOWN ROAD  
 NEW ALBANY, IN 47150

**NOTES:**

- THERE IS NO FEMA FLOOD PLAIN ON THIS SITE.
- THERE ARE NO STEEP SLOPES ON THIS SITE.
- ADDITIONAL EASEMENTS MAY BE NECESSARY AND WILL BE PROVIDED ON THE SECONDARY PLAT.
- CURB, GUTTER, STORM SEWERS, AND SIDEWALKS PROVIDED.
- ROAD CONSTRUCTION TO MEET COUNTY STANDARDS.
- ROAD CONNECTION TO HIGHWAY 62 TO MEET INDOT STANDARDS FOR RESIDENTIAL SUBDIVISION ENTRANCES.

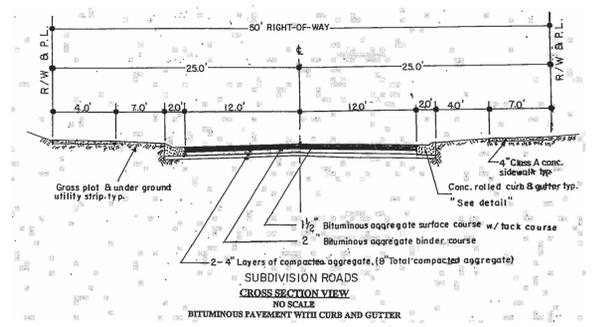
**LEGAL DESCRIPTION**

A PARCEL OF PROPERTY BEING PART OF SOUTHEAST QUARTER OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11 BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 EAST, GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA, PREPARED BY CHRISTOPHER HOWELL, PS #20600006, OF BLANKENBEKER & ASSOCIATES, DEPICTED ON A PLAT OF SURVEY, JOB #25-25184, DATED 12/05/2025, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

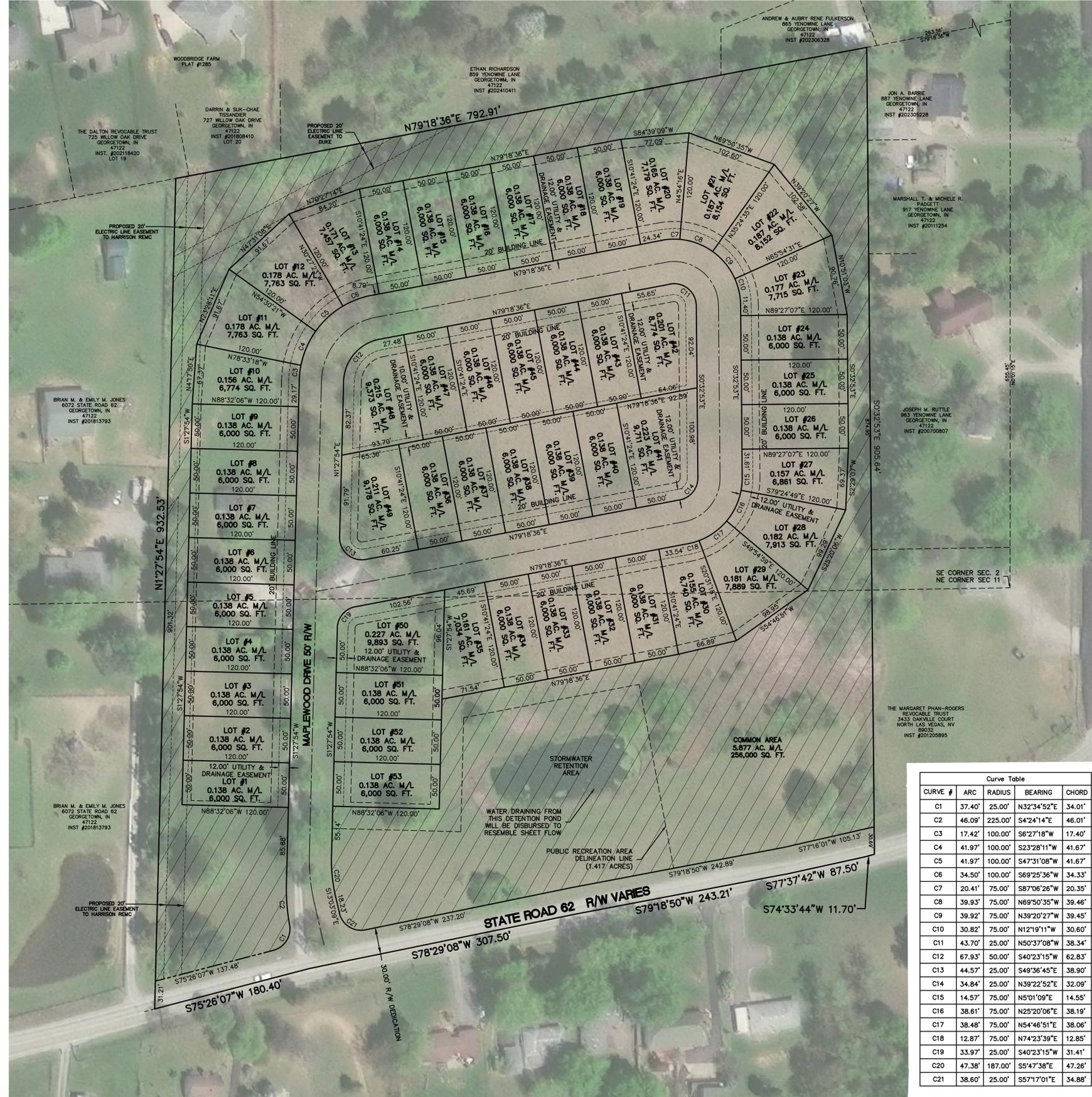
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2:  
 THENCE N 0° 01' 15" E 655.45 FEET TO A STEEL SOUNDING IN THE MIDDLE OF YENOWINE LANE;  
 THENCE S 79° 18' 36" W 263.56 FEET TO A 5/8" STEEL PIN WITH A YELLOW PLASTIC CAP STAMPED "PRIMAVERA & BLANKENBEKER #3" AT THE POINT OF BEGINNING (THIS TYPE OF MONUMENT HEREAFTER REFERRED TO AS A STEEL PIN AND CAP);  
 THENCE S 0° 32' 53" E 905.66 FEET TO A TWO INCH MAGNETIC NAIL WITH A 1-1/4" DIAMETER BRASS TAG STAMPED "PRIMAVERA BLANKENBEKER #3 IN THE CENTER OF STATE ROAD 62 (THIS TYPE OF MONUMENT HEREAFTER REFERRED TO AS A TAGGED MAGNETIC NAIL);  
 THENCE ALONG THE CENTER OF STATE ROAD 62 THE FOLLOWING FIVE (5) CALLS:  
 S 74° 33' 44" W 11.70 FEET;  
 S 77° 37' 42" W 87.50 FEET;  
 S 79° 18' 50" W 243.21 FEET;  
 S 78° 29' 08" W 307.50 FEET;  
 S 75° 26' 07" W 180.40 FEET TO A TAGGED MAGNETIC NAIL;  
 THENCE N 1° 27' 54" E 932.53 FEET TO A STEEL PIN AND CAP;  
 THENCE N 79° 18' 36" E 792.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.682 ACRES, MORE OR LESS.

BEING SUBJECT TO THE DESCRIPTIVE RIGHT OF STATE ROAD 62 AND ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.



Curve Table				
CURVE #	ARC	RADIUS	BEARING	CHORD
C1	37.40'	25.00'	N32°34'52"E	34.01'
C2	46.09'	225.00'	S42°14'E	46.01'
C3	17.42'	100.00'	S62°18'W	17.40'
C4	41.97'	100.00'	S23°28'11"W	41.67'
C5	41.97'	100.00'	S47°31'08"W	41.67'
C6	34.50'	100.00'	S69°25'36"W	34.33'
C7	20.41'	75.00'	S87°06'26"W	20.35'
C8	39.93'	75.00'	N69°50'35"W	39.46'
C9	39.92'	75.00'	N39°20'27"W	39.45'
C10	30.82'	75.00'	N12°19'11"W	30.60'
C11	43.70'	25.00'	N50°37'08"W	38.34'
C12	67.93'	50.00'	S40°23'15"W	62.83'
C13	44.57'	25.00'	S49°36'45"E	38.90'
C14	34.84'	25.00'	N39°22'52"E	32.09'
C15	14.57'	75.00'	N5°01'09"E	14.55'
C16	38.61'	75.00'	N25°20'06"E	38.19'
C17	38.48'	75.00'	N54°46'51"E	38.06'
C18	12.87'	75.00'	N74°23'39"E	12.85'
C19	33.97'	25.00'	S40°23'15"W	31.41'
C20	47.38'	187.00'	S54°7'38"E	47.26'
C21	38.60'	25.00'	S57°17'01"E	34.88'



Revision	Date	Description
7		
6		
5		
4		
3		
2		
1		

**PRELIMINARY PLAT**  
 DISCOVERY DEVELOPERS, INC.  
 PART OF SECTIONS 2 & 11, T-3-S,  
 R-5-E, GEORGETOWN TOWNSHIP,  
 FLOYD COUNTY, INDIANA

1000 BELL LANE  
 NEW ALBANY, IN 47150  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES

Date:	02/05/2026
Drafted By:	CSC
Checked By:	CBH
Directory:	T:/2025/25184
File:	25184PP.DWG
Job No.:	25-25184
Drawing No.:	1 of 1

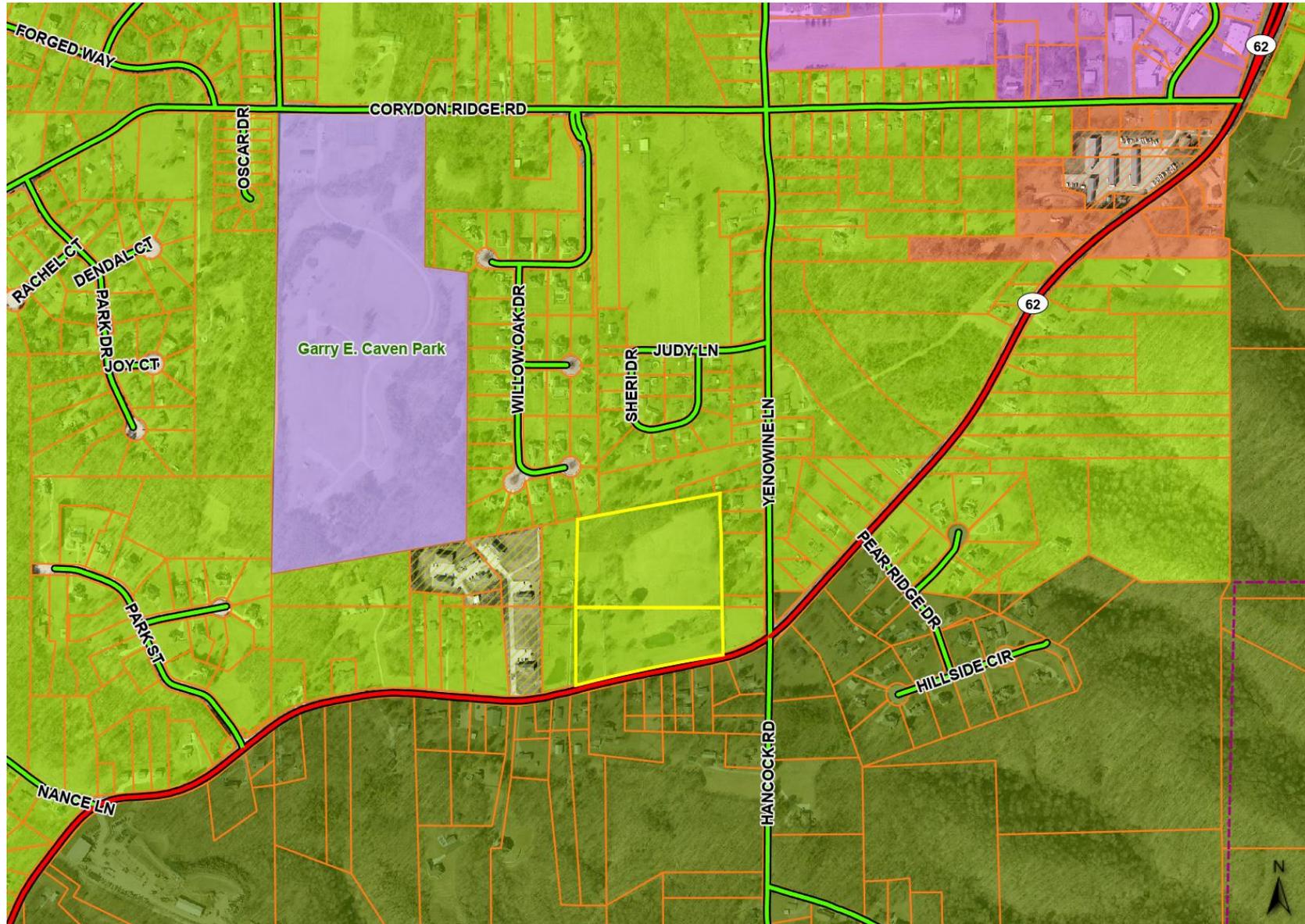


Floyd County, IN

# 6060 STATE ROAD 62, GEORGETOWN, IN

22-02-01-100-097.000-002

Created by: Franklin J Walden



- Parks
- Townships
- Corporate Boundaries
- Parcels
- County Zone Map
  - AR - Agriculture
  - RR - Rural Residential
  - PD-RR - Planned Development
  - RS - Residential Suburban
  - PD-RS - Planned Development
  - RU - Residential Urban
  - MF - Multi-Family
  - NC - Neighborhood Commercial
  - PD-NC - Planned Development
  - HS - Highway Service
  - GC - General Commercial
  - PD-GC - Planned Development
  - PR - Park
  - GI - General Industrial
  - OB - Office Business
  - PU - Plan Unit
  - Other Values
  - Highlander Point

# NOTICE OF PUBLIC HEARING

## Description of Proposed Docket:

The applicant [Discovery Developers, Inc - c/o Alexis Ammon](#) is seeking a:

- Zoning Map Change ( Standard or Planned Unit Development)
- Minor Subdivision ( Five Lots or less)
- Major Subdivision (Five Lots or more as a Traditional Design)
- Conservation Subdivision (Five Lots or more with an Open Space Design)
- Planned Unit Development (PUD)
- Development Review (Site Review for new Structure)
- Administrative Appeal

From the **Floyd County Plan Commission.**

<b>Street Address (see enclosed map):</b>
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<a href="#">6060 STATE ROAD 62, GEORGETOWN, IN 22-02-01-100-097.000-002</a>
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<b>Description of Project:</b>
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<a href="#">REZONE FROM RURAL RESIDENTIAL RR TO RESIDENTIAL SUBURBAN RS W CONSERVATION SUBDIVISION OVERLAY</a>
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<a href="#">FC-02-26-05</a>
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This is a notice that a public hearing regarding the proposed docket item will be on [Monday, March 9th, 7 pm](#) located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

**Please note that information about the proposed docket item can be found at the following:**

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

[Building@floydcounty.in.gov](mailto:Building@floydcounty.in.gov)

Floyd County Government Website [www.floydcounty.in.gov](http://www.floydcounty.in.gov)

## Floyd County Plan Commission Frequently Asked Questions

### 1. How can I find out more about this docket?

You can either visit the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at [www.floydcounty.in.gov](http://www.floydcounty.in.gov) on the Plan Commission page.

### 2. How does this process work?

Depending on the docket, there are several different processes. The Plan Commission will take public comments on each proposal and values public comment in their decision-making process. The Plan Commission is required to follow state statute when considering each application. Below is a brief description of each application that may come before the commission. Please note the check marked application on the notification form to the corresponding process listed below:

- **Zoning** – The applicant is seeking to change the land use associated with the property in the proposed application. Per Indiana State statute, the Plan Commission holds a public hearing and determines a recommendation to the County Commissioners. The recommendation may be favorable, unfavorable or no recommendation. The recommendation is non-binding on the decision of the commissioners

The application is sent to the County Commissioners Office to place on their agenda following the Plan Commission hearing. The Commissioners have 90 days to make a decision on the application. They can approve, disapprove, or take no action. If no action is taken within 90 days, the recommendation of the Plan Commission then becomes binding.

- **Subdivision** – The applicant is seeking to subdivide the land. There are three types of subdivisions (Minor, Major and Conservation). The County has a set of rules regarding the subdivision of land. These rules include the placement and specifications of any new road, drainage, and sidewalks. It also has rules regarding utility and public safety services to the proposed application. The number of lots and their configuration are also part of the process. Additionally, studies of impacts on drainage, traffic, and the environment are reviewed if required.

If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the subdivision per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

- **Development Review** – The applicant is seeking approval to place a building on a site that must meet County standards. The County sets standards as it relates to building size, façade, sidewalks, parking, lighting, drainage, signage and landscaping. If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the plan per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

Phan-Rogers, Margaret  
Revocable Trust  
3433 Oakville Ct  
North Las Vegas, NV 89032

Ruttle, Joseph M.  
963 Yenowine Ln  
Georgetown, IN 47122

Padgett, Marshall R. &  
Michele  
917 Yenowine Ln  
Georgetown, IN 47122

Barrie, Jon A  
887 Yenowine Rd  
Georgetown, IN 47122

Richardson, Ethan  
859 Yenowine Ln  
Georgetown, IN 47122

Fulkerson, Andrew &  
Aubry Rene  
865 Yenowine Ln  
Georgetown, IN 47122

Tissandier, Darrin &  
Suk-Chae  
727 Willow Oak Dr  
Georgetown, IN 47122

The Dalton Revocable  
Trust  
725 Willow Oak Dr  
Georgetown, IN 47122

Jones, Brian M & Emily  
M  
6072 State Road 62  
Georgetown, IN 47122

Brewer, Jason & Teresa  
6075 State Road 62  
Georgetown, IN 47122

Ward, Darrell III  
6071 State Road 62  
Georgetown, IN 47122

Horbach, Adam Scott  
3397 Hillside Drive Ne  
Lanesville, IN 47136

Willis, Dillion &  
Alexandra  
6051 State Rd 62  
Georgetown, IN 47122

Feck, Woodrow F. &  
Virginia S.  
6045 State Road 62  
Georgetown, IN 47122

Board, Susanna  
6037 State Road 62  
Georgetown, IN 47122

Johnson, James Michael  
& Carter, Sara Elizabeth  
5925 State Road 62  
Georgetown, IN 47122

Posey, Henry & Flora L.  
5700 State Road 62  
Georgetown, IN 47122

Young, Richard &  
Darlene P.  
5820 State Road 62  
Georgetown, IN 47122

Schneider Asset Trust  
910 Yenowine Ln  
Georgetown, IN 47150

Byerley, Steven A. &  
Mary Lou  
872 Yenowine Ln  
Georgetown, IN 47122

Turner, Michael &  
Susan K.  
850 Yenowine Ln  
Georgetown, IN 47122

Clampitt, Janet R.  
821 Yenowine Ln  
Georgetown, IN 47122

Wagner, Nicholas &  
Engle, Abigayle  
207 Sheri Dr  
Georgetown, IN 47122

Nordhoff, Charles F. &  
Carol J.  
8881 Highland Lake Dr  
Georgetown, IN 47122

Sowder, Anna K  
211 Sheri Dr  
Georgetown, IN 47122

Swartz, Leigh &  
Druin, Jesse  
213 Sheri Dr  
Georgetown, IN 47122

Jayawardana, Anuradha  
& Karunaratna, Piyumani  
728 Willow Oak Dr  
Georgetown, IN 47122

Hurst, Jamin David &  
Rebecca Ann  
730 Willow Oak Dr  
Georgetown, IN 47122

Clarke, Aaron & Stacy  
714 Willow Oak Dr  
Georgetown, IN 47122

Bibelhauser, Tom &  
Cindy  
723 Willow Oak Dr  
Georgetown, IN 47122

Development LLC,  
Loftus & Romeo  
2393 N Luther Rd  
Georgetown, IN 47122

Birdwell, Braden  
6100 State Road 62  
Georgetown, IN 47122

Brown, John Gerald  
6087 State Road 62  
Georgetown, IN 47122

Cadle Properties LLC  
8403 Starlight Rd  
Floyds Knobs, IN 47119

Wolf, Timothy C / Trustee Of  
The Russell & Patricia Wolf  
Irrevocable Trust  
1151 Hancock Rd  
GEORGETOWN, IN 47122

Meeks, Ernest & Beverly  
1105 Hancock Rd  
Georgetown, IN 47122

Warneke, Robin  
6003 State Road 62  
GEORGETOWN, IN 47122

