

TOWN OF GEORGETOWN, INDIANA

ORDINANCE NO. G-23-04

**AN ORDINANCE PERTAINING TO MAP AMENDMENTS TO THE TOWN OF
GEORGETOWN, INDIANA ZONING ORDINANCE**

Whereas, the Town of Georgetown Town Council met on May 15, 2023, on this matter pursuant to IC 36-7-4-608; and

Whereas, the Town Council received from the Town of Georgetown Plan Commission a favorable recommendation of the proposed zoning map amendment from Residential R-2 to General Business B-3.

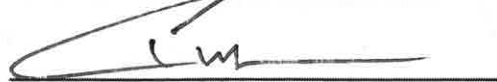
Whereas, the Plan Commission heard from both proponents and opponents of the map amendments to the zoning ordinance in accordance with IC 36-7-4-604.

NOW, THEREFORE,

BE IT ORDAINED that Town of Georgetown Zoning Ordinance Map is amended as indicated on attached exhibits. Attached: map location, Plan Commission Ballot and Certification.

SO RESOLVED this 15th day of May 2023.

GEORGETOWN TOWN COUNCIL



Christopher Loop, President



Ben Stockdale, Vice President

Billy Haller



Gary Smith



Brandon Hopf

Attest:



Julia Keibler, Clerk Treasurer



TOWN OF GEORGETOWN PLAN COMMISSION

ZONING MAP AMENDMENT BALLOT

Docket No. G -01-70-31

Petitioner's Name: THREE RAYS, LLC

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

ORDINANCE AUTHORITY: The Town of Georgetown Zoning Ordinance

In reviewing the zoning amendment petition, the Plan Commission and Town Council shall pay reasonable regard to the following: (1) The Town of Georgetown Zoning Ordinance 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 the Town of Georgetown; and (5) Responsible growth and development.

DECISION:

After careful review, the Town of Georgetown Plan Commission finds that:

1. The re-zoning of the subject property (IS) IS NOT) consistent with the Town of Georgetown Zoning Ordinance because:

IT ALLOWS FOR A GENERAL BUSINESS COMMERCIAL USE TO BE

LOCATED IN AN AREA THAT SUPPORTS THE RESIDENTS IN THE SURROUNDING AREA. THE COMP PLAN ENCOURAGES MIXED-USE PROJECTS

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 SITE WAS ONCE HOME TO AN ANTIQUE STORE AND HAS EXISTING INGRESS/

EGRESS DRIVEWAYS AS WELL AS EXISTING PARKING. THE SITE ALSO CONTAINS EXISTING SIGNAGE FROM THE FORMER BUSINESS LOCATED ON THE PARCEL.

3. The re-zoning of the subject property (IS) IS NOT) necessary for the most desirable use of the land because: AS HOME TO A FORMER COMMERCIAL BUSINESS THERE IS ALREADY

EXISTING PARKING AND ACCESS DRIVEWAYS THAT CAN BE UTILIZED WITHOUT CAUSING ADDITIONAL DISRUPTIONS TO THE AREA. THE EXISTING BUILDING & PARKING LOT CAN BE PUT BACK TO A COMMERCIAL USE. THE EXISTING MONUMENT SIGN COULD ALSO BE UTILIZED FOR ANY NEW BUSINESS THAT UTILIZES THE SITE.

4. The re-zoning of the subject property (WILL NOT) WILL) be injurious to the value of other properties in the area because: THE SITE HAS OPERATED AS A COMMERCIAL BUSINESS IN

THE PAST. PROPERTY VALUES OF SURROUNDING PARCELS HAVE NOT BEEN IMPACTED IN THE PAST DUE TO ALLOWING A COMMERCIAL BUSINESS TO OPERATE AT THIS

ADDRESS WITHOUT THE PROPER ZONING

5. The re-zoning of the subject property (WILL) WILL NOT) support responsible growth and development in the area because: IT ALLOWS FOR THE CONTINUED USAGE OF THE SITE AS A

COMMERCIAL BUSINESS. GIVEN THE SET UP OF THE PROPERTY (SIGNAGE, DUAL ACCESS

DRIVES, & PARKING LOT). AS WELL AS ITS LOCATION BEING IN CLOSE PROXIMITY

TO SR 64 AND LOCATED ALONG A THROUGH STREET AND NOT WITHIN A SUBDIVISION

Upon careful review, the Town of Georgetown Plan Commission hereby makes a(n) (FAVORABLE / UNFAVORABLE) recommendation on the Petitioner's Zoning Amendment Application at the meeting held on the 4th day of APRIL, 2023

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

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3.

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5.

6.

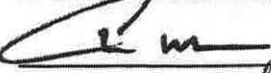
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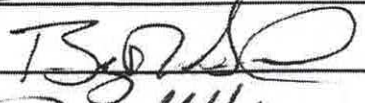
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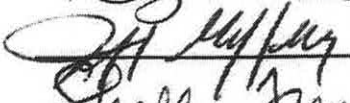
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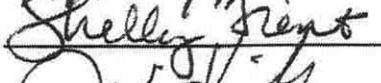
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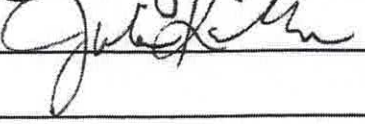
Commission Members in Favor:











April 4, 2023

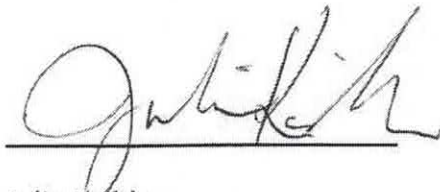
Commission Members Opposed:

Authority: Town of Georgetown Zoning Ordinance

CERTIFICATION OF ACTION

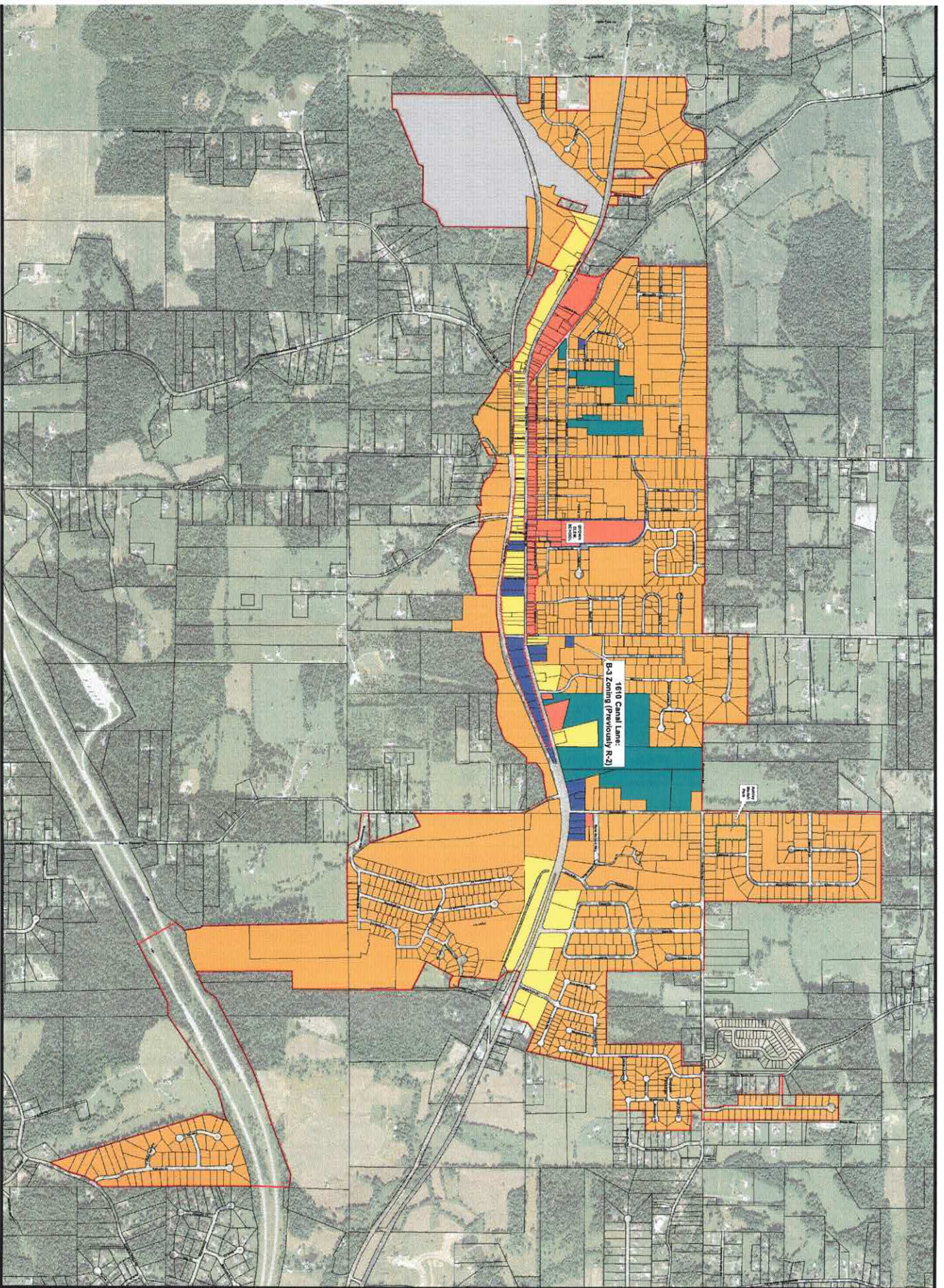
Comes now the Town of Georgetown Plan Commission and hereby certifies that the attached Recommendation on 1610 Canal Lane, Georgetown, IN 47122, Docket No. G-01-70-31 is a true and accurate copy of the Recommendation as made at its regularly scheduled meeting on April 4, 2023. The Ballot accurately reflects the vote of the Town of Georgetown Plan Commission on the Recommendation.

Date: *April 4, 2023*

A handwritten signature in black ink, appearing to read 'Julia Keibler', written over a horizontal line.

Julia Keibler

Secretary Town of Georgetown Plan Commission



ZONING MAP GEORGETOWN, IN

Legend

- Neighborhood
- Residential / Business District
- Public Park
- School Boundary

Zone

- A
- R-2
- R-3
- B-1
- B-2
- B-3
- M-1

- 1. AGRICULTURE
- 2. 1-4 DWELLING UNITS PER ACRE
- 3. 5-8 DWELLING UNITS PER ACRE
- 4. 9-16 DWELLING UNITS PER ACRE
- 5. 17-24 DWELLING UNITS PER ACRE
- 6. 25-32 DWELLING UNITS PER ACRE
- 7. 33-40 DWELLING UNITS PER ACRE
- 8. 41-48 DWELLING UNITS PER ACRE
- 9. 49-56 DWELLING UNITS PER ACRE
- 10. 57-64 DWELLING UNITS PER ACRE
- 11. 65-72 DWELLING UNITS PER ACRE
- 12. 73-80 DWELLING UNITS PER ACRE
- 13. 81-88 DWELLING UNITS PER ACRE
- 14. 89-96 DWELLING UNITS PER ACRE
- 15. 97-104 DWELLING UNITS PER ACRE
- 16. 105-112 DWELLING UNITS PER ACRE
- 17. 113-120 DWELLING UNITS PER ACRE
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- 19. 129-136 DWELLING UNITS PER ACRE
- 20. 137-144 DWELLING UNITS PER ACRE
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- 23. 161-168 DWELLING UNITS PER ACRE
- 24. 169-176 DWELLING UNITS PER ACRE
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- 26. 185-192 DWELLING UNITS PER ACRE
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- 125. 977-984 DWELLING UNITS PER ACRE
- 126. 985-992 DWELLING UNITS PER ACRE
- 127. 993-1000 DWELLING UNITS PER ACRE

MAP APPROVED BY
 AT PUBLIC HEARING
 ON DATE 05-06-18
 (ADOPTED BY TOWN
 COUNCIL ON 5/18/18)

Prepared By
 HERRICK & SONS, LLC

GEORGETOWN
 TOWN OF
 INDIAN