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ORDINANCE NO. 2024-28

AN ORDINANCE REZONING LAND WITHIN
THE JURISDICTION OF MORGAN COUNTY, INDIANA

WHEREAS, the Morgan County Commissioners have adopted a Unified Development Ordinance (UDO) for the County that includes a map showing the zoning classifications assigned to land within the County's jurisdiction; and

WHEREAS, a petition has been filed by Rodney Parrott with Overland Engineering, on behalf of DGOGEminencein04242024 LLC, requesting the County to rezone certain real estate located in a part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 13 North, Range 2 West of the Second Principal Meridian, Morgan County, Indiana. This real estate is fully described in the attached legal description Exhibit A and illustrated in attached Exhibit B; and

WHEREAS, the petitioner requested approximately 2.324 acres to be rezoned from Agriculture (AG) to Business 1 (B-1) for construction of a Dollar General Store; and

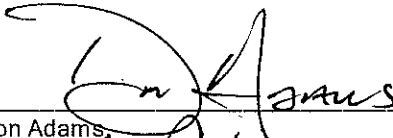
WHEREAS, the Morgan County Plan Commission conducted a public hearing on December 9, 2024 for the petitioner's proposed zone classification and the Plan Commission has certified the proposal with a **favorable recommendation** to the Morgan County Commissioners; and

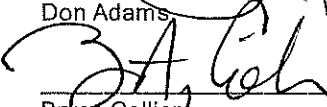
WHEREAS, the Morgan County Commissioners have reviewed and considered the Plan Commission's recommendation.

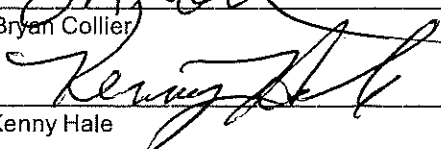
NOW THEREFORE BE IT ORDAINED BY THE MORGAN COUNTY COMMISSIONERS
THAT: the real estate described in the attached legal description shall have the zoning classification of **Business 1 (B-1)**.

This ordinance is hereby passed and adopted this 16th day of December 2024 and shall be effective as of the execution of this ordinance.

MORGAN COUNTY COMMISSIONERS



Don Adams


Bryan Collier


Kenny Hale

ATTEST:



Linda Pruitt, Morgan County Auditor

Exhibit A

Legal Description for Dollar General

Part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 13 North, Range 2 West of the Second Principal Meridian, described as follows (description prepared by Robert Sluis, Indiana Professional Land Surveyor No. 20400033 on May 23, 2024 for Chamlin and Associates, Project P8342.00):

Commencing at the Southeast corner of the Northwest Quarter of said Section 33; thence North 00 degrees 06 minutes 54 seconds West along the East line of the said Northwest Quarter 1592.35 feet to the Northeast corner of a parcel recorded as Document 2021104331; thence South 89 degrees 34 minutes 58 seconds West along the North line of said parcel 337.50 feet; thence North 00 degrees 06 minutes 54 seconds West 300.00 feet; thence North 89 degrees 34 minutes 58 seconds East 337.50 feet to the East line of said Northwest Quarter; thence South 00 degrees 06 minutes 54 seconds East along the said East line 300.00 feet to the Point of Beginning.

Exhibit B
SR 42 - Eminence, Indiana

