

ORDINANCE NO. 2021 - 3C

AMENDING  
HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

AMENDING TITLE XV, CHAPTER 156, ZONING  
OF THE HANCOCK COUNTY CODE OF ORDINANCES

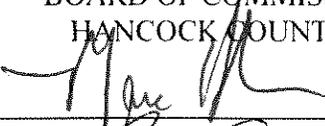
SECTION I

Title XV, Chapter 156 of the Hancock County Code, is amended as follows: The Zoning Map referenced in Section 156.020 for Buck Creek Township is hereby amended by rezoning the subject area from Industrial General (IG) to Industrial Light (IL).

The subject area is described herein as Exhibit A.

ADOPTED THIS 16<sup>th</sup> DAY OF FEBRUARY 2021.

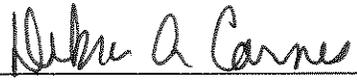
BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

  
\_\_\_\_\_  
Marc Huber

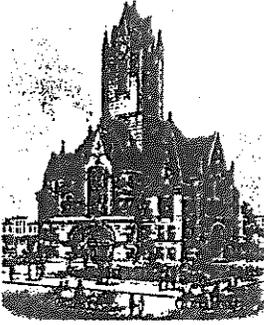
  
\_\_\_\_\_  
John Jessup

  
\_\_\_\_\_  
Bill Spalding

ATTEST:

  
\_\_\_\_\_  
Debra Carnes, Hancock County Auditor

Petitioner: GDI Holdings, LLC



*The Hancock County Area Plan Commission  
Court House Annex  
111 American Legion Place, Suite 146  
Greenfield, IN 46140  
Phone: (317) 477-1134  
Fax: (317) 477-1184*

**CERTIFICATION**  
**Hancock County Area Plan Commission**

Project Name: GDI Holdings, LLC. - Rezone  
Petitioner: GDI Holdings, LLC  
Project Location: 6556 W 400 N  
Township: Buck Creek

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached rezoning ordinance is a true and accurate record of the meeting of the Plan Commission on 26 January 2021. The attached ordinance received a favorable recommendation by a vote of seven (7) ayes and zero (0) naves.

The attached ordinance is hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

\_\_\_\_\_  
Michael Long, Secretary

HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140

PLAN COMMISSION MINUTES

DATE: January 26, 2021 TIME: 6:30 P.M.

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3. GDI Holdings, LLC  
6556 W 400 N  
12 - 16 - 5

Industrial General  
Rezoning 21-2074  
Buck Creek

Rezoning 62.61 acres from IG (Industrial: General) to IL (Industrial: Light) at 6556 W 400 N. Mr. Dale stated the purpose for this rezoning is to accommodate future construction of a logistics (warehouse/distribution) facility at this location. He stated the Comp Plan shows this area for industrial and conservation. He stated the site is surrounding by industrial zoning. He stated the petitioner is purchasing additional land in this area and wants the zoning all the same (IL) and that he plans to construct 300,000 sf speculative logistics building at this site. Mr. Dale wanted to make note that fabrication and manufacturing operations in the IL zone are subject to limitations regarding floor area, outdoor storage, loading, and service areas pursuant to HCC 156.021(C). He stated the proposed rezoning is consistent with the Comp Plan, the most desirable use of the land, with conservation of property values, and responsible growth and development but is not consistent with the current conditions and character of current structures (as the land is currently being used for agricultural). He stated the petitioner could build in the current IG zoning but the setbacks are much larger in the IG than the IL and he would need to ask for variances. He stated the petitioner is actually down zoning. Mr. Briane House, attorney for GDI and Mr. Mike Sheek, GDI were present. Mr. House stated his client request the zoning change to be consistent with the other zoning and with the zoning of other developments in this area. Mr. Sheet stated there will be a detention pond north of the proposed building and south of the ditch to handle any flooding. He stated the pond will meet the county's requirements per the Surveyor's office. There were no remonstrators. Mr. Holden made the motion for a favorable recommendation to the County Commissioners. Mr. Spalding seconded. Motion carried. Seven (7) approved the favorable recommendation, Zero (0) denied.

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## Item 3: GDI Holdings, LLC

Rezone 62.61 acres from Industrial General (IG) to Industrial Light (IL).

Location: 6556 W 400 N

- ◆ Buck Creek Township

Purpose:

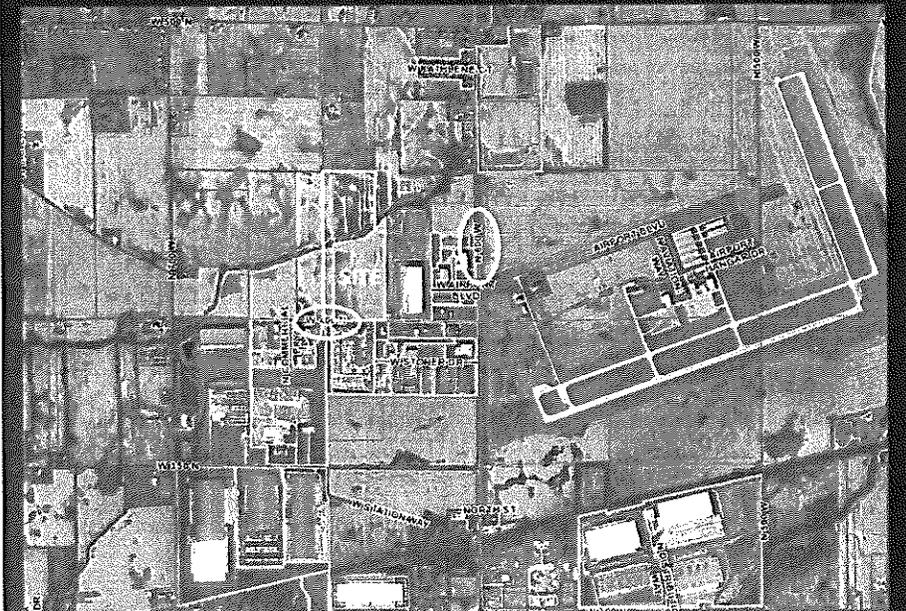
- ◆ To accommodate future construction of a logistics (warehousing/distribution) facility at this location.

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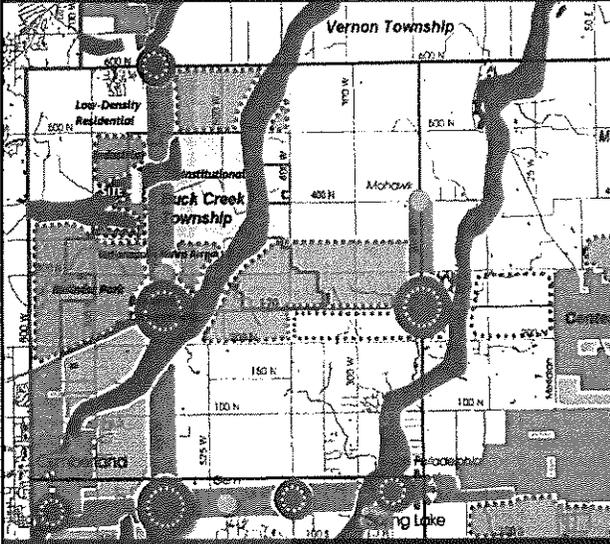
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## GDI / Vicinity



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# GDI / Comprehensive Plan



**Industrial**  
 Intended for manufacturing, warehousing and distribution, production facilities, processing plants, and similar businesses, located near major transportation corridors for moving products to market.

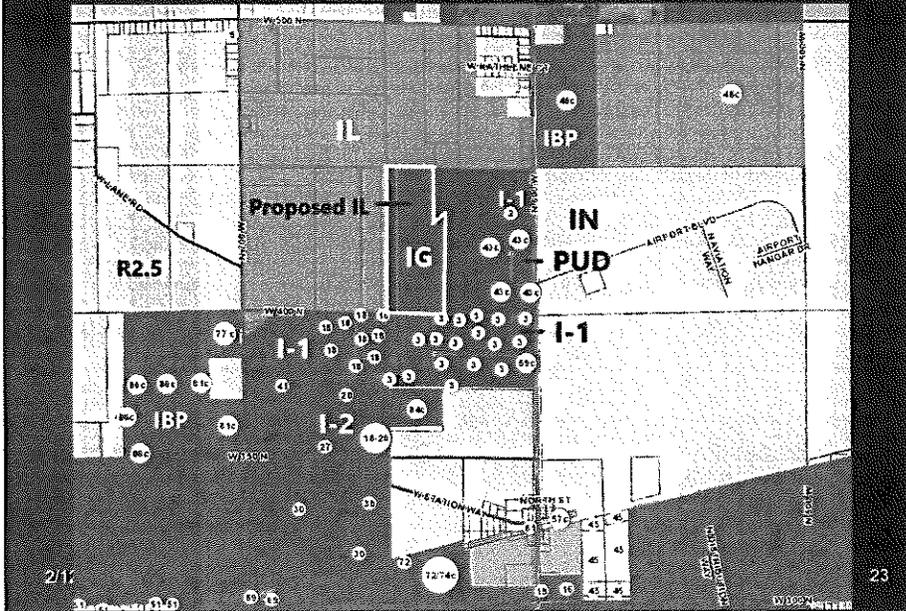
**Conservation**  
 Should be protected from development, include stream corridors, floodplain areas, wooded lots, wetlands, serve important drainage functions, should remain free of infrastructure, integration of active recreation facilities is recommended.

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# GDI / Zoning Map

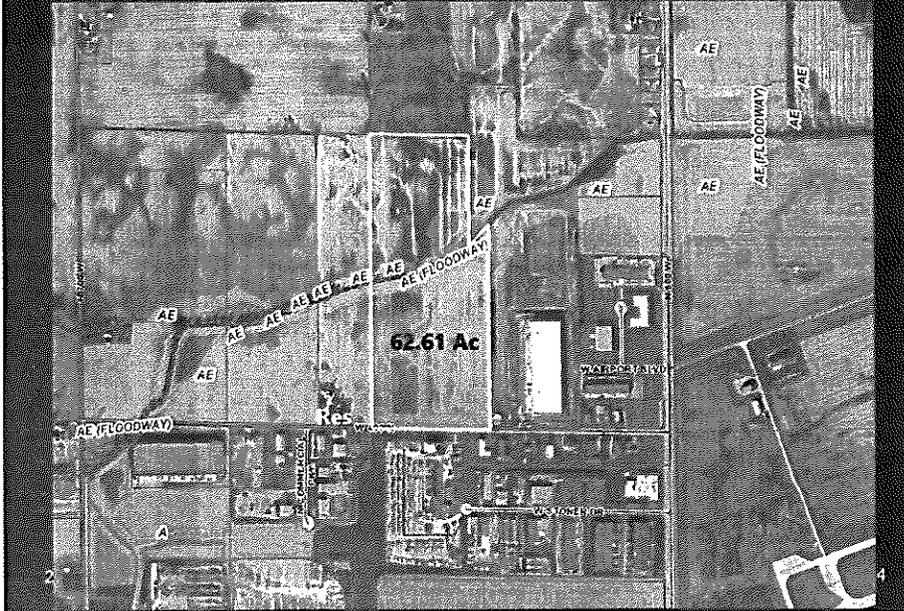


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## GDI / Neighborhood



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## GDI / Statement of Intent

### Petitioner's Statement

- ◆ Currently zoned IG in anticipation of heavy industrial uses in the future. However, much of the surrounding development is light industrial uses. In addition, much of the developable land bordering the IG land is zoned IL.
- ◆ Petitioner, GDI Holdings Inc ("GDI"), is purchasing additional land in this area and developing it for the logistics industry. It makes sense to have all the land in this area zoned the same.
- ◆ GDI is currently under contract for a portion of the Frylane property and plans a 300,000 SF speculative logistics building for the site.
- ◆ This building size and type is in high demand in Hancock County and there is very low inventory for this type of building.

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## GDI / Permitted Uses & Restrictions

Permitted Uses: The following is a list of land uses that are permitted by-right in the IL zone and not in the IG zone. Staff is non-supportive of underlined uses.

- ◆ Agriculture Uses

- Farm equipment sales & services

- ◆ Commercial Uses

- Building finishes shop, building supply store, business/financial services office, investment firm, print shop / copy center, recreational vehicle sales & service, vehicle detailing / accessory shop

Note: Fabrication and manufacturing operations in IL zone are subject to limitations regarding floor area, outdoor storage, loading, and service areas pursuant to HCC 156.021(C).

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## GDI / Consistency with Comp Plan

1) Consistent with the Comprehensive Plan: Yes

- ◆ The proposed IL zoning conforms to the "Industrial" designation that promotes employment-generating businesses and light industrial uses.

2) Consistent with current conditions & character of current structures: No

- ◆ The proposed IL zoning does not conform to the current agricultural use of the property.

3) Consistent with most desirable use of land: Yes

- ◆ The proposed IL zoning conforms to the owner's goal to develop the site for light industrial uses. Staff has not received notice of opposition to the proposal.

4) Consistent with conservation of property values? Yes

- ◆ The proposed IL zoning is not anticipated to adversely affect the value of nearby properties.

5) Consistent with responsible growth and development: Yes

- ◆ The site is bordered by mostly agricultural and industrial land uses.

Staff Position:

- ◆ Favorable
- ◆ Buffer Yard Type 1 will be required along the west boundary bordering a residential land use pursuant to HCC 156.076(B)(2).

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