

**ORDINANCE NO. 2020 - 2 - D**

AMENDING  
HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

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

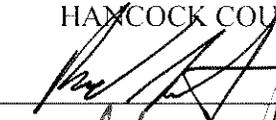
SECTION I

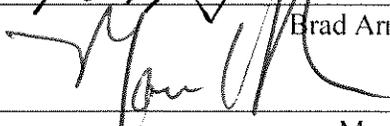
Title XV, Chapter 156 of the Hancock County Code, is amended as follows: The Zoning Map referenced in Section 156.020 for Green Township is hereby amended by rezoning the subject area from Agricultural (A) to Rural Residential (RR).

The subject area is described herein as Exhibit A.

ADOPTED THIS 18<sup>th</sup> DAY OF FEBRUARY, 2020.

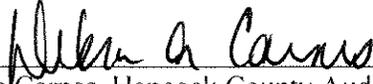
BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

  
\_\_\_\_\_  
Brad Armstrong

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

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

ATTEST:

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

Petitioner: Steven Hargrove



*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: Hargrove - Rezone  
Petitioner: Steven Hargrove  
Project Location: 7901 N 250 E  
Township: Green

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 January 28, 2020. The attached ordinance received a favorable recommendation by a vote of five (5) ayes, zero (0) nays, and two (2) absent.

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

EXHIBIT A

A part of the West Half of the Northeast Quarter of Section 29, Township 17 North, Range 7 East in Green Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a Harrison monument marking the Northwest corner of said Northeast Quarter Section; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) along the North line of said Quarter Section 423.00 feet to the Northwest corner of The Don and Fern Hargrove Minor Subdivision as per the plat thereof recorded as Instrument Number 201505955 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 00 minutes 00 seconds East along the West line of said Minor Subdivision 320.00 feet to the Southeast corner of a 0.48 acre tract of land per Instrument Number 020011977 in the Office of said Recorder, and being the POINT OF BEGINNING of this description; thence continuing South 00 degrees 00 minutes 00 seconds East along the West line of Lot 1 in said Don and Fern Hargrove Minor Subdivision 56.28 feet to the Southwest corner of said Lot 1; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Lot 1 a distance of 21.49 feet to a capped 5/8 inch rebar (Accura); thence South 00 degrees 00 minutes 00 seconds East 267.27 feet to the South line of a 19 acre tract of land as described in a Quitclaim Deed recorded as Instrument Number 201809405 in the Office of said Recorder; thence South 89 degrees 52 minutes 47 seconds West along said South line 441.29 feet to the West line of said Half-Quarter Section; thence North 00 degrees 17 minutes 04 seconds West along said West line 324.48 feet to the Southwest corner of the previously named 0.48 acre tract; thence North 90 degrees 00 minutes 00 seconds East along the South line of said 0.48 acre tract 421.41 feet to the Point of Beginning, containing 3.261 acres, more or less.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

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

**PLAN COMMISSION MINUTES**

**DATE: January 28, 2020**

**TIME: 6:30 P.M.**

- |  |   |
|--|---|
| 4. Hargrove, Steven<br>Approx. 7901 N 250 E<br>29 - 17 - 7 | Agricultural<br>Rezoning 20-1965<br>Green |
|--|---|

Mr. Dale presented a staff report with a recommendation to rezone to RR (Rural Residential). Mr. Phil Going, with Accura Express Surveying along with Mr. Steve Hargrove, was present to request rezoning so that 2 additional lots can be split for family members on the family homestead parcel. Mr. Going said they requested to rezone to R1.0 due to his oversight of the RR zoning classification as an option. He said they are in agreement with the RR zoning suggestion. Mr. Going said Mr. Hargrove's parents were the first to build on the property in 1969 on less than an acre in size. He said the 19 acres tract has been in the family for over 50 years. Mr. Hargrove said he and his siblings were raised on the property. He said he built his home on a minor subdivision lot that was approved prior to the lot of record date. Mr. Going said in 2015, Mr. Hargrove's sister split a minor subdivision lot to build her home. He said currently Mr. Hargrove is requesting to rezone the property to form 2 additional lots that would require a major subdivision approval due to the number of splits. Mr. Going said Mr. Hargrove plans to build another home on one of the lots and a different sister wishes to build a home on the other so the property will remain in the family. He said when the comprehensive plan was written growth was anticipated in Green Township. Mr. Going said the proposed RR zoning and 2 lots are consistent to the development and uses intended. Mr. Nigh asked for remonstrators and none were present. Mr. Holden moved to forward to the County Commissioners a favorable recommendation for the RR zoning district. Mr. Armstrong seconded. Motion carried. There was no further discussion. Five (5) approved and zero (0) denied.

## Item 4: Hargrove

Rezone 3.261 acres from Agricultural (A) to Residential (R1.0) zone.

Location: 7901 N 250 E

- ◆ Green Township

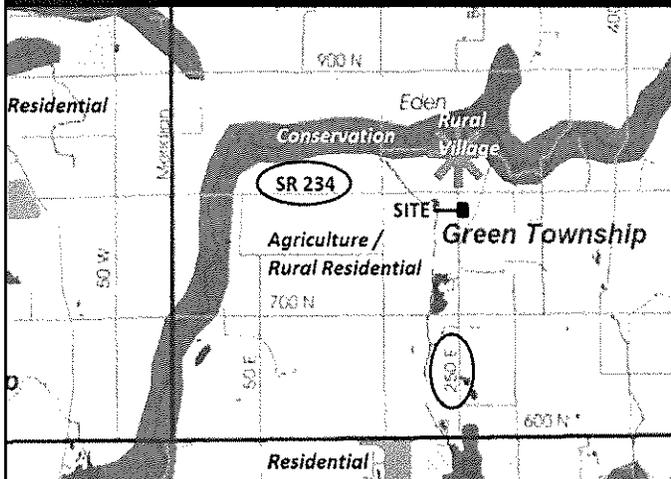
Purpose:

- ◆ To establish two additional residential home sites on the parent tract.

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## Hargrove / Comprehensive Plan



### Agriculture/Rural Residential:

Meant to remain largely rural, with uses primarily focusing on farming and other agricultural operations. Residential development is appropriate in this area at less than one unit/acre.

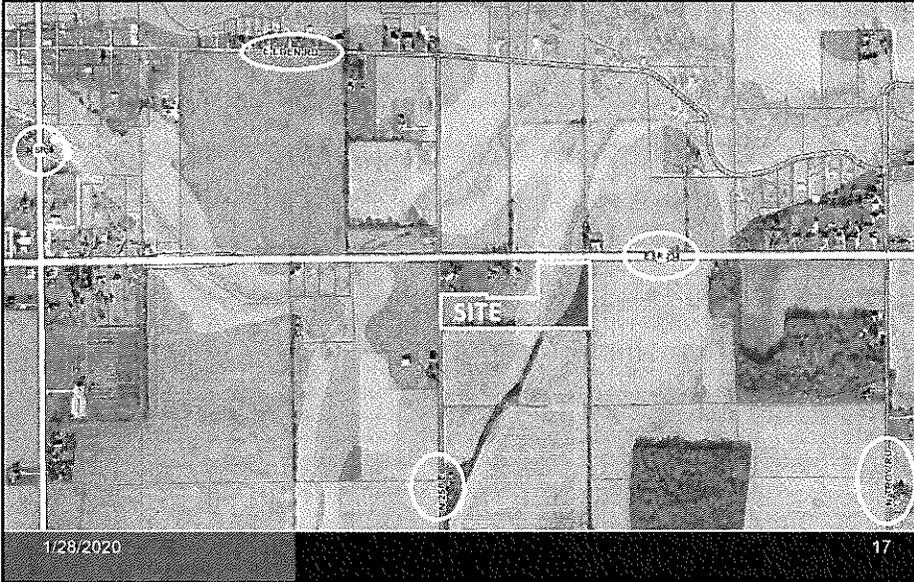
### Design:

Single-lot subdivisions to small groupings of several lots in a cluster arrangement. Homes should be grouped on small lots (1-2 acres), preserving large tracts of land for continued agricultural use.

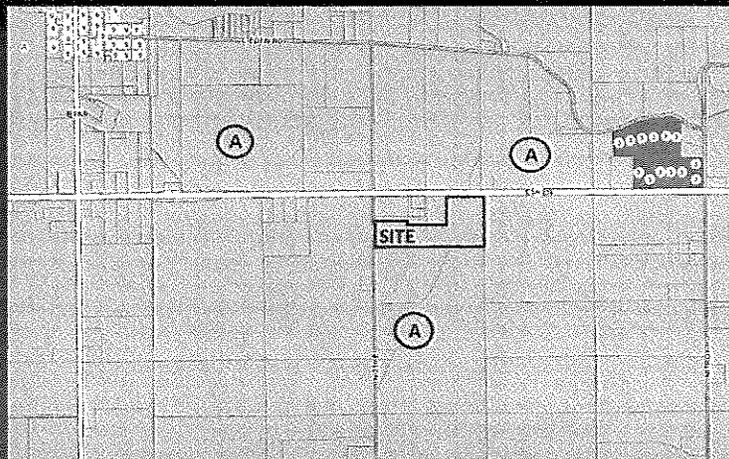
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## Hargrove / Vicinity

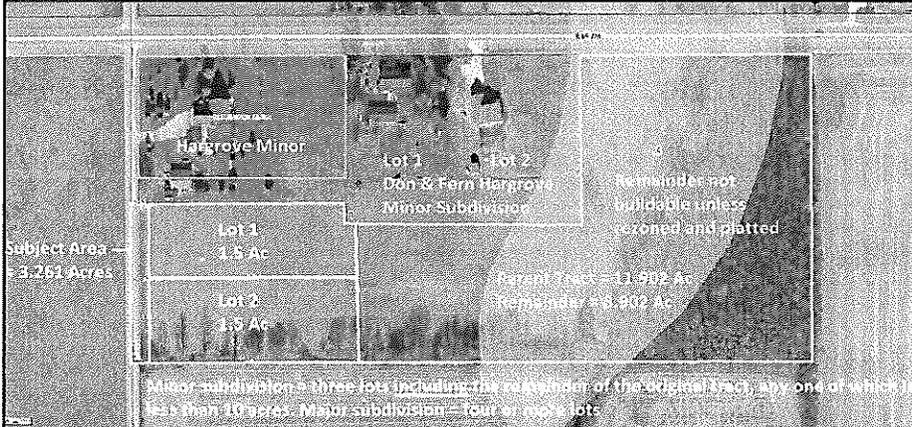


## Hargrove / Zoning Map



156 023. Single-family dwellings are permitted in the "A" district except that major residential subdivisions are not permitted.

# Hargrove / Neighborhood

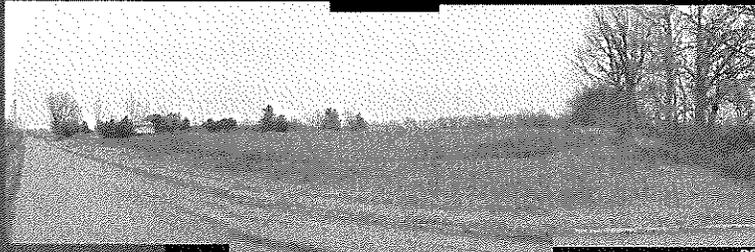
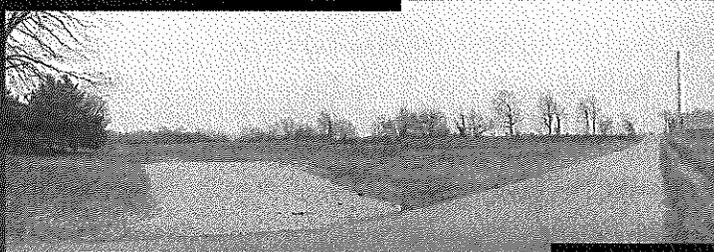


Staff more supportive of rezoning to RR (min lot size = 1.5 ac) which is less intensive yet more restrictive than R1.0 (min lot size = 0.53 acre on community sewer).

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# Hargrove / Ground Photos



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## Hargrove / Proposed Plat



Proposal will result in major subdivision of parent tract, thus warranting rezoning.

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## Hargrove / Consistency with Comp Plan

- 1) Consistent with the Comprehensive Plan: Yes
  - ◆ The recommended RR zoning is consistent with the "Rural Residential" land use designation that promotes densities not exceeding 2 du/ac.
- 2) Consistent with current conditions & character of current structures: Yes
  - ◆ The recommended RR zoning is in keeping with the current use of the property that is presently occupied by agricultural uses.
- 3) Consistent with most desirable use of land: Yes
  - ◆ The recommended RR zoning is in keeping with the owner's intended land use and the "Rural Residential" designation of the Comp Plan.
- 4) Consistent with conservation of property values? Yes
  - ◆ The recommended RR zoning is not anticipated to adversely affect the values of the surrounding land uses.
- 5) Consistent with responsible growth and development: Yes
  - ◆ The recommended RR zoning is consistent with the anticipated future development of the area.

Staff Recommendation: Yes

1/28/2020

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