

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):
Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ 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 202

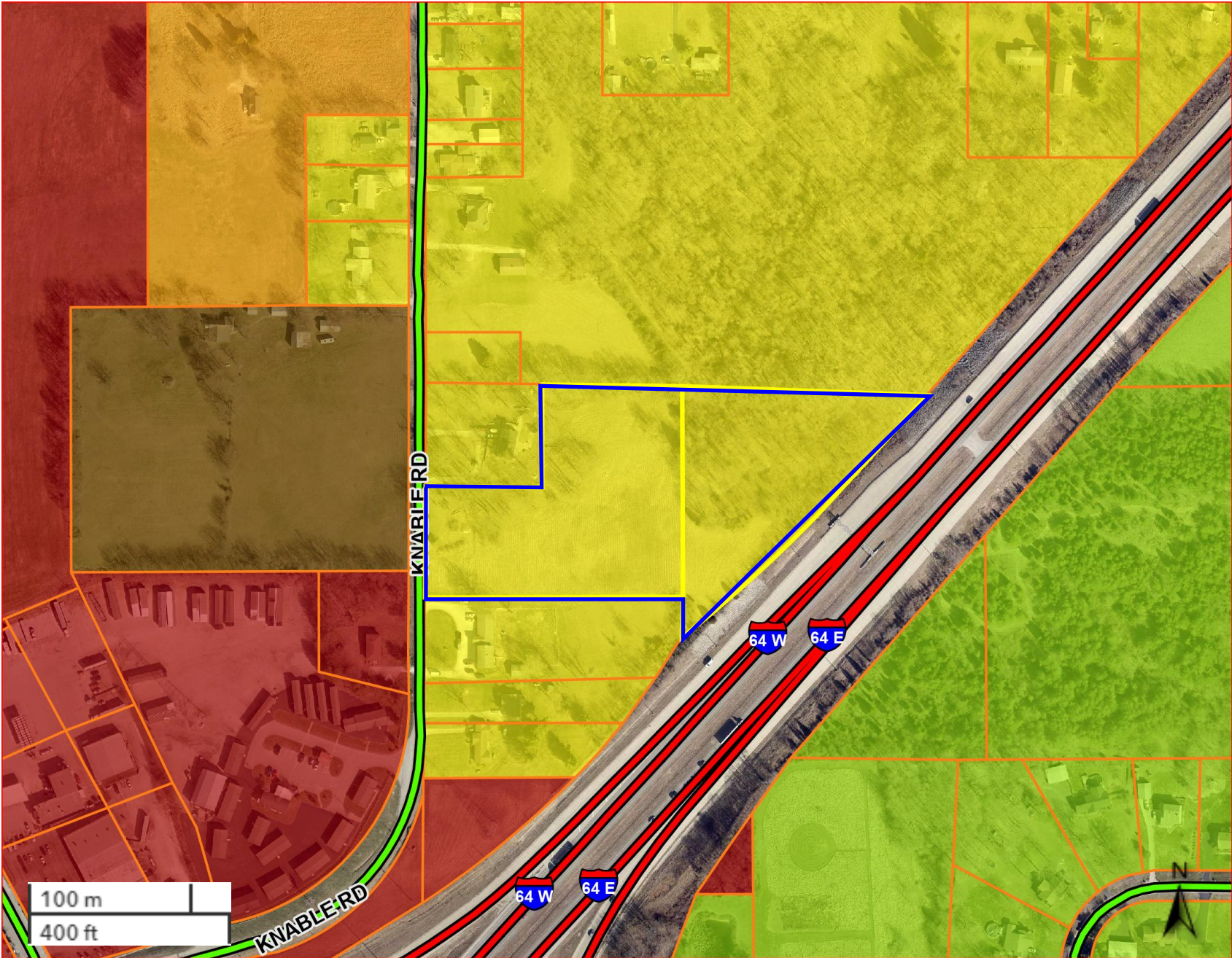
New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov



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

Floyd County Board of Zoning Appeals Frequently Asked Questions

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

You can either visit to 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 under the Plan Commission page

2. How does this process work?

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

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling



November 1, 2024

Floyd County Department of
Building & Development Services
c/o Board of Zoning Appeals
2524 Corydon Pike Suite 202
New Albany, IN 47150

*** Sent via email to: Building@floydcounty.in.gov ***

**Re: Petition for a development standards variance for property located at 1320 W. Knable Rd.,
Georgetown, IN**

Dear Board of Zoning Appeals:

I write this letter as part of our application to seek development standards variances (hereinafter collectively referred to as the "Variances") for 1320 W. Knable Rd., Georgetown, IN (the "Property"). The requested Variances are for a mini-storage unit development. The Property is currently zone Residential Suburban and is within the Edwardsville Gateway Overlay. The land is vacant and is approximately 6.78 +/- acres.

Since the base zoning designation is Residential Suburban, there are several Variances requested. We respectfully request the ability to build the development consistent with the attached site plan and the County's development standards found in the General Commercial and Office Business Zoning Districts. It is important to note that the proposed site plan does meet a number of the Residential Suburban development standards as well.

If the Variances are approved, we intend on developing a locally owned and managed mini-storage warehouse company to fill a need in our community. We believe this proposed development will be a great addition to Floyd County and we look forward to presenting our thoughts at the meeting. Lastly, we respectfully request that the local TIF district be expanded to capture the increment this project will generate to assist with the growth and amenities the public requested in the Comprehensive Plan in 2016.

Sincerely,

Jacob C. Elder

Jacob C. Elder

The Elder Company, LLC
501 Pearl St., New Albany, IN 47150
jelder@theelderco.co / 502.938.8115



Department of Building & Development Services

NOV 20 2024

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

Development Standards Variance 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.

Variance: A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

1. General Information:

Table with 2 columns: Field (Applicant, Applicant Address, Applicant Phone, Applicant Email) and Value (The Elder Co., LLC, 501 E. Pearl St. New Albany, IN 47150, 502-938-8115, jelder@theelderco.com)

Applicant's Interest in Property:

Owner [] Option Holder [] Purchase Agreement [x] Legal Representative [] Other []

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

Table with 2 columns: Field (Owner Name, Owner Address, Owner Phone, Owner Email) and Value (SNR, LLC, 1404 & 1406 Edwardsville Galena Road, n/a, g.dunaway@lopprealestate.com)

Applicant's Representative:

Table with 2 columns: Field (Representative Name, Representative Address, Representative Phone, Representative Email) and Value (Jacob C. Elder, 501 E. Pearl St. New Albany, IN 47150, 502-938-8115, jelder@theelderco.com)

2. Site Information:

Parcel ID Number:	22-02-03-600-086.000-002 & 22-02-03-600-082.000-002
Total Acreage:	Approximately 6.78 acres
Address of Property/Location:	1320 W. Knable Rd. Georgetown, IN
Current Use of Property:	Vacant Land
Current Zoning District:	Residential Suburban & Edwardsville Gateway Overlay

3. Variance Request:

Detail the variance request:

The development standards variances requested are to allow mini-storage units to be constructed in the manner consistent with the attached site plan and GC and OB District standards. The base zoning designation is residential and only allows for one primary structure; 50% max lot coverage; minimal parking; fence height of 4' on the frontage. In addition, the EGO has some other development standards specific to building materials. We would adhere to the standard that the building sides of the main large building sides facing W. Knable Road will be constructed of masonry material, but request the variance to allow the interior mini-storage buildings to be constructed out of metal as in standard for the use. The specific variance requested in this application is for: 13 primary structures.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

The proposed use will have security fencing all the way around the property and will have gated access entry only. In addition, the parking lots will have security cameras and will be well lit by wall packs. The use is of the lowest intensity and should not present any public health, safety, moral or general welfare concerns. Please see attached letters from the Floyd County Sheriff Steve Bush and Jeffersonville Police Department Asst. Chief Michael "Scott" McVoy supporting this our position.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

The surrounding zoning designations and uses are a multi-family which will end up having approximately 150 units constructed on it, Clayton Homes (commercial use), Edwardsville Animal Clinic (commercial / business use), and single-family homes. Mini-storage warehouses will not substantially adversely affect any of the surrounding properties in use or value. Please see attached letter from two major real estate agent/brokerages: Troy Stiller and Mark Hack supporting our position.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

because the issues surrounding the property were not self-created and strict enforcement will result in significant economic injury to the owner since the value of the property is about 80% less if all the owner can do is build (4) homes. Furthermore, there are not feasible alternative because bringing utilities to the property far exceeds what a reasonable return would be.

4. This variance (DOES /DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable *n/a*
- Cover letter summarizing variance request.

6. Signature:

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

Name: *Jacob E. Ecker*

Signature: *Jacob E. Ecker*

Date: *10/31/24*

SUBSCRIBED AND SWORN BEFORE ME

THIS *31* DAY OF *October*, 20*24*

Jennifer G. Jones *KYNP2373*
NOTARY PUBLIC COUNTY OF *Jefferson*

MY COMMISSION EXPIRES *2/10/2028*





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), Lawrence R Ragland, do hereby certify that I am (we are)
(Owners of subject property)

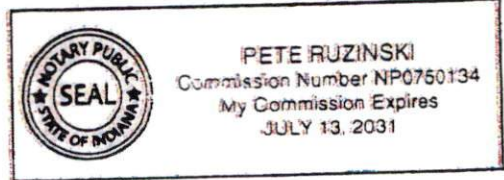
the owner(s) of the property legally described as 22-02-03-600-086.000-002
22-02-03-600-082.000-002
(Parcel ID Number)

And hereby certify that I (we) have given authorization to The Elder Co. LLC
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
<u>Lawrence Ragland</u>	<u>22-02-03-600-086.000-002</u>	<u>[Signature]</u>	<u>10/25/24</u>
<u>Lawrence Ragland</u>	<u>22-02-03-600-082.000-002</u>	<u>[Signature]</u>	<u>10/25/24</u>

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)



Subscribed and sworn to before me, a Notary Public within and for said County and State, this 25th day of October 2024.

MY COMMISSION EXPIRES:
July 13, 2031

[Signature]
 Notary Public

MY COUNTY OF RESIDENCE:
Harrison

Pete Ruzinski
 Printed Signature

* 201516931 3 *
FLOYD CO. IN RECORDER - LOIS ENDRIS
12/03/2015 12:34:17PM
201516931 Pages:3
Transaction # 66050

FLOYD COUNTY ASSESSOR

NOV 23 2015
FLOYD COUNTY ASSESSOR

DEC 03 2015

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Revocable Living Trust of Floyd L. Archibald and Betty J. Archibald of Floyd County, Indiana, Joan Carver ("Grantor") of Harrison County, in the State of Indiana, CONVEYS AND WARRANTS to SNR, LLC, an Indiana Limited Liability Company, ("Grantee") of Harrison County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Harrison County, State of Indiana:

Being a 7.94 acre parcel of land lying in Section 36, Township 2 South; Range 5 East, Georgetown Township, Floyd County, Indiana. Same being part of those same lands as conveyed to Floyd L. & Betty J. Archibald Revocable Living Trust as described in Deed Record 1-200707140, same being bounded as follows:

Commencing at an existing stone with a cross on it at the Northeast corner of the Southwest Quarter of said Section 36; Thence crossing Willis Road, along Knable Road, South 00°03'22" East a distance of 824.84 feet to a point, being THE TRUE PLACE OF BEGINNING; Thence leaving said Road; along an old berm and tree line, South 89°18'07" East, passing a 5/8 inch steel pin and cap at 14.7 feet, for a total distance of 520.66 feet to an existing 1-inch pinched pipe; Thence North 89°41'18" East, along an old tree and fence line, a distance of 481.05 feet to an existing 1-inch round by 2-inches tall at the Limited Access Right of Way fence; Thence along said fence, South 42°22'37" West a distance of 708.59 feet to an existing 4-foot tall steel post; Thence leaving said fence, North 01°06'24" West a distance of 102.30 feet to an existing 2-inch pipe at the Northeast corner of the Rebecca J. Loftus tract as described in Deed Record 1-200212256; Thence along the North line of Loftus, South 89°50'21" West, passing an existing iron pipe at 507.87 feet, for a total distance of 521.68 feet to mag nail in Knable Road; Thence along said Road, North 00°03'22" West a distance of 426.36 feet to the place of beginning.

Subject to any and all easements of record and the legal right of way of Knable Road. BEING a part of the same property conveyed to Revocable Living Trust of Floyd L. Archibald and Betty J. Archibald of Floyd County, Indiana, by Quitclaim Deed dated May 31, 2007, recorded June 1, 2007, in Instrument No. 200707138, in the Office of the Recorder of Floyd County, Indiana.

Parcel Number(s): 22-02-03-600-082.000-002 & 22-02-03-600-086.000-00

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

DEC 03 2015


AUDITOR FLOYD CO. IND.

roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 1312 and 1320 West Knable Road, Georgetown, IN 47122. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered this 28th day of October, 2015.

GRANTOR:
Revocable Living Trust of Floyd L. Archibald and Betty J. Archibald of Floyd County, Indiana

Kathleen Joan Carver trustee
Revocable Living Trust of Floyd L. Archibald and Betty J. Archibald of Floyd County, Indiana

STATE OF Indiana }
 SAD } SS:
COUNTY OF ~~Harrison~~ }
 Floyd }

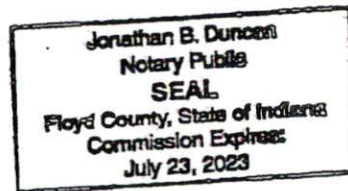
ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Revocable Living Trust of Floyd L. Archibald and Betty J. Archibald of Floyd County, Indiana, Joan Carver who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28th day of October, 2015.

Notary Public

Printed Name



X:\AA-Projects-2024\24141 - Elder Mini-Storage - Georgetown\N\Pre\primary\24141-004 - Use Variance Plan.dwg PLOT DATE: November 14, 2024 - 5:11pm



NOTE:
 CONCEPT PLAN IS FOR TEST FIT ONLY. ADDITIONAL REVIEW OF PROPERTY BOUNDARY, SITE TOPOGRAPHY AND ZONING REQUIREMENTS WILL BE REQUIRED TO IDENTIFY ADDITIONAL DESIGN REQUIREMENTS.

OWNER
 SNR LLC
 1404 & 1406 EDWARDSVILLE GALENA ROAD
 GEORGETOWN, IN 47122

SITE DATA (CONCEPTUAL)
 WEST KNABLE RD
 GEORGETOWN, IN 47122

TRACT 1
 WEST KNABLE RD
 GEORGETOWN, IN 47122
 22-02-03-600-082.000-002

TRACT 2
 1320 WEST KNABLE RD
 GEORGETOWN, IN 47122
 22-02-03-600-086.000-002

EX. TRACT 1 _____ ±3.91 ACRES (±170,343 SF)
 EX. TRACT 2 _____ ±2.88 ACRES (±125,615 SF)
 TOTAL SITE AREA _____ ±6.79 ACRES (±296,055 SF)

EX. ZONING _____ RESIDENTIAL SUBURBAN
 EX. LAND USE _____ VACANT
 PR. LAND USE _____ MINI STORAGE FACILITY
 LOT COVERAGE MAX _____ 50%
 LOT COVERAGE PROVIDED _____ 69%

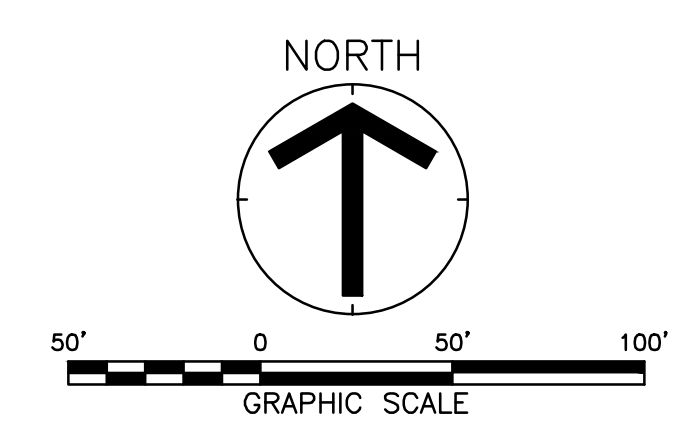
STORAGE UNITS

5' X 10' _____ 112 UNITS
 5' X 15' _____ 20 UNITS
 10' X 10' _____ 66 UNITS
 10' X 15' _____ 192 UNITS
 10' X 20' _____ 146 UNITS
 10' X 25' _____ 84 UNITS
 TOTAL UNITS _____ 620 UNITS

PARKING CALCS
 PARKING PROVIDED _____ 8 SPACES
 (INCLUDES 1 HANDICAP SPACE)

STORAGE CALCULATIONS

BUILDING A _____ ±2,850 SF
 BUILDING B _____ ±10,000 SF
 BUILDING C _____ ±10,800 SF
 BUILDING D _____ ±10,000 SF
 BUILDING E _____ ±8,400 SF
 BUILDING F _____ ±10,000 SF
 BUILDING G _____ ±5,000 SF
 BUILDING H _____ ±8,100 SF
 BUILDING I _____ ±6,300 SF
 BUILDING J _____ ±8,100 SF
 BUILDING K _____ ±4,800 SF
 BUILDING L _____ ±1,500 SF
 BUILDING M _____ ±5,850 SF
 OFFICE / KIOSK _____ ± 400 SF
 MAINTENANCE _____ ± 400 SF
 BUILDING TOTAL _____ 13 BLDGS
 TOTAL BLDG SF _____ ±93,500 SF



HERITAGE ENGINEERING, LLC
 642 South 4th Street
 Suite 100
 Louisville, KY 40202
 (502) 582-1413 Fax

THE ELDER COMPANY, LLC
 501 E. PEARL STREET
 NEW ALBANY, IN 47150

USE VARIANCE PLAN FOR ELDER MINI STORAGE
 1320 W. KNABLE ROAD
 GEORGETOWN, IN 47122

JOB NO: 24141
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 DESIGNED BY: ELM
 DETAILED BY: ELM
 CHECKED BY: SWH
 DATE: NOVEMBER 14, 2024

SHEET
X04

CONCEPT PLAN