



December 8th 2020 Board of Zoning Appeals Agenda

The Jackson County Board of Zoning Appeals will meet Tuesday, December 8th 2020 for their regularly scheduled meeting at 7:30 PM at the Jackson County Courthouse, 111 S. Main St. Brownstown, IN. 47220.

+ ROLL CALL

+ APPROVAL OF MINUTES

+ FINDING OF FACTS

+ NEW BUSINESS

- Application 20-12666 Christina McMurray (Continuance)

Applying for Special Exception to construct a 50.00' x 70.00' (3500.00' sq. ft.) wedding/event barn venue in a Forest & Recreational Zoning District.

(Chapter 4, Section 2 Uses, Convention/Assembly Halls & Centers (S)).

- Application 20-12672 Crothersville-Vernon Twp. Fire District

Applying for Special Exception to construct a "public safety building" in an Agricultural Zoning District.

(Chapter 3, Section 3 (Uses), Public Safety Buildings).

+ OLD BUSINESS

- Miscellaneous

+ ADJOURNMENT

Applicant Last Name	Applicant First Name	Applicant Phone Number	
McMurray	Christina L.	(812) 525-1787	
Applicant Address (Site Location)	Applicant City	Applicant State	Applicant Zip
2668 W State Rd 58	Seymour	IN	47274
Owner Last Name	Owner First name		
McMurray	Christina L.		
Owner Address	Owner City	Owner State	Owner Zip
2690 W State Road 58	Seymour	IN	47274
Road/Street	Number	Subdivision (If Applicable)	Lot
S.R. 58	2690	Inst. #:201607682	-
		Acreage	
		3.040 Ac. 14.65 Ac.	
Section/Township/Range	Township	Present Zoning	
28 7N 4E	Pershing	FR	

Nature & Size of Existing Improvements

N/A

JACKSON COUNTY
PLANNING & ZONING

Detailed Description of Special Exception Applied For

Applying for a Special Exception to construct 50.00' x 70.00' (3500.00' sq. ft.) wedding/event barn venue in a Forest & Recreational zoning district.

* Petition Amended at Plan Commission Hearing to include the adjoining 11.61 Acres for spillover parking (10/20/20) & three cabins to host the bridal party.

Of Section Number of Ordinance

Chapter 4, Section 2 Uses, Convention/Assembly Halls & Centers (S)

Duration of Use

Lifespan of Business Operations

Note: In addition to all other requirements of the Jackson County Code, this application shall be accompanied by a site plan of the premises drawn to scale showing the location of the land and the location & size of proposed and existing structures. The site plan shall be complete with dimensions of premises and the size of entrances to and exits from the land and all adjacent streets & highways.

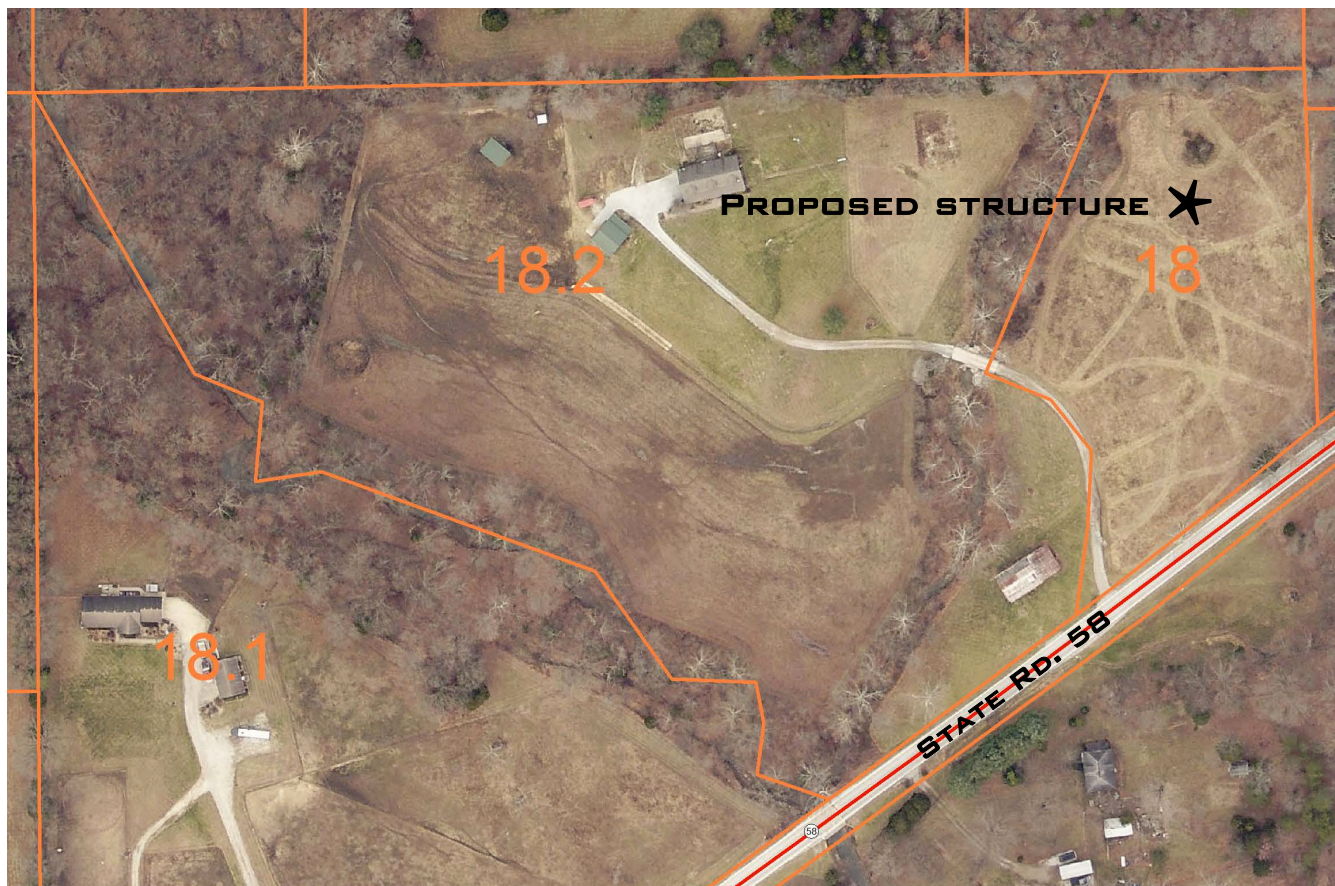
I/We affirm, under the penalties for perjury, that the foregoing representation(s) are true. (This application must be submitted in duplicate and signed by the owner of the premises or his duly authorized agent.)

Signature: Christina L. McMurray Date: 10/8/20

Signature: _____ Date: 10/8/20

Fee \$300.00 Received by Conner J. Barnette on 10/8/20

CJB
Signature



PARCEL INFORMATION

OWNER
MCMURRAY, CHRISTINA L.

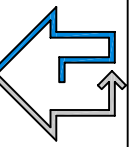
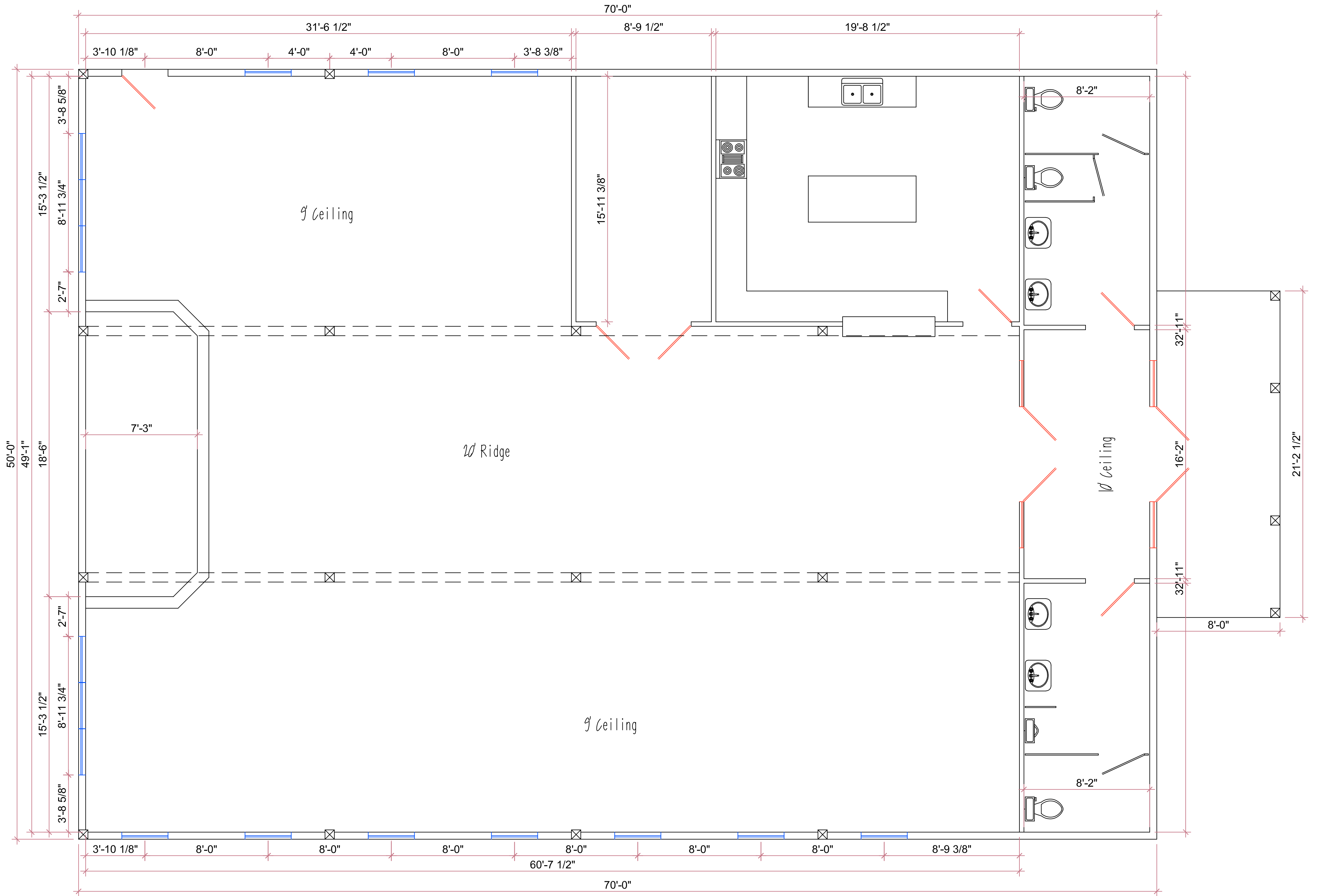
PARCEL #
36-74-28-300-018.000-011
36-74-28-300-018.002-011

ADDRESS
2690 W STATE RD. 58
SEYMOUR, IN 47274

ACREAGE
11.61 Ac. & 3.04 Ac.
14.65 AC. TOTAL

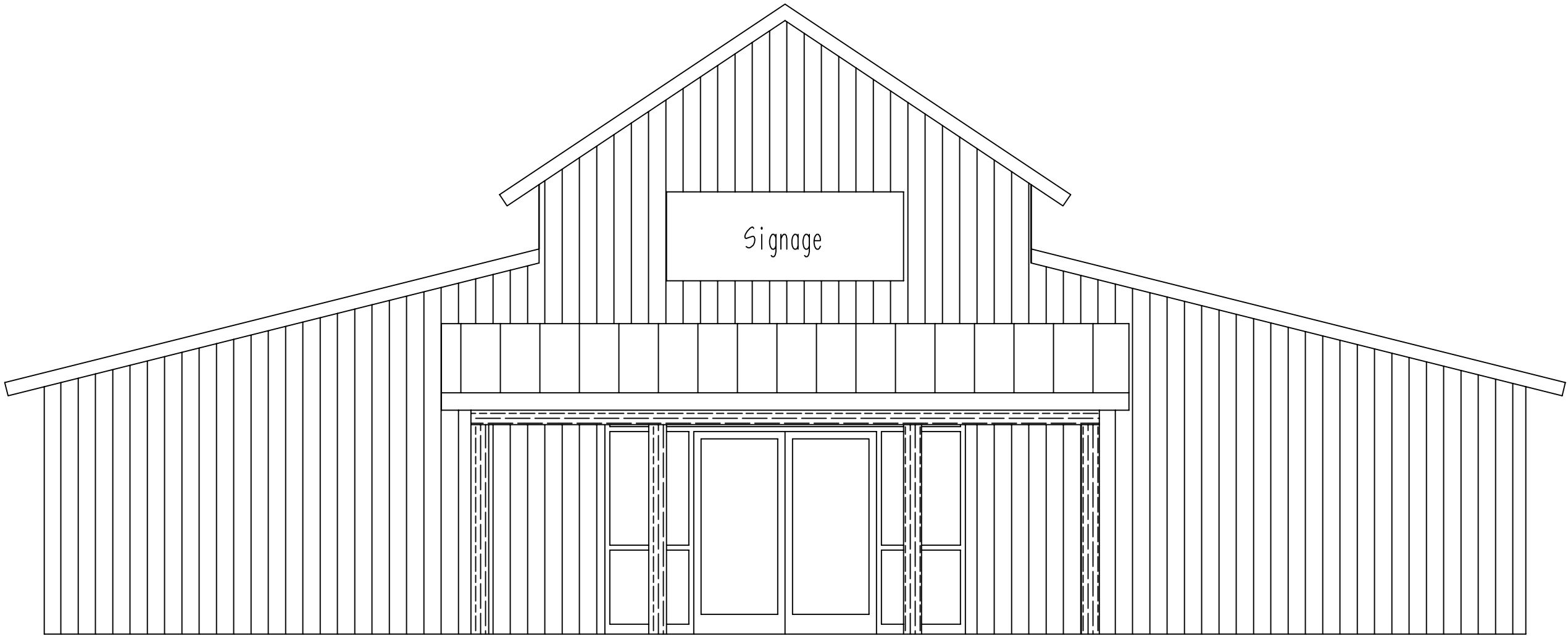
LOCATION
PT SE 1/4, SW 1/4, 28-7N-4E

CURRENT ZONING
FOREST & RECREATIONAL

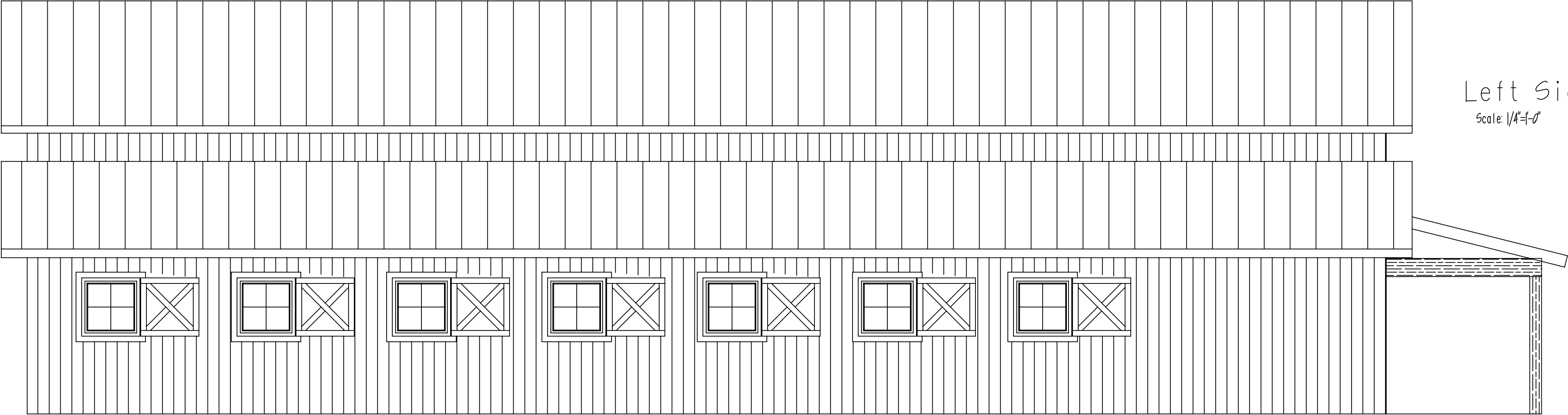




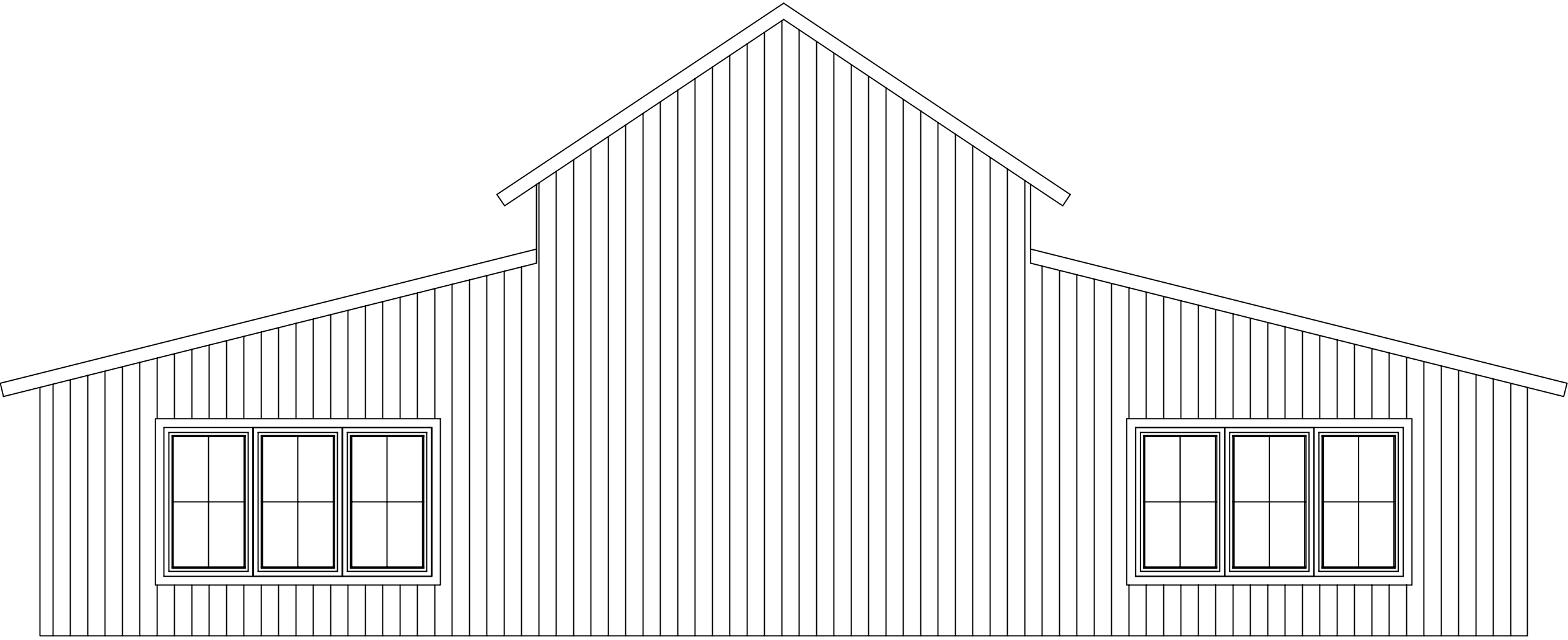
Site Plan
Civil = 1"=50'



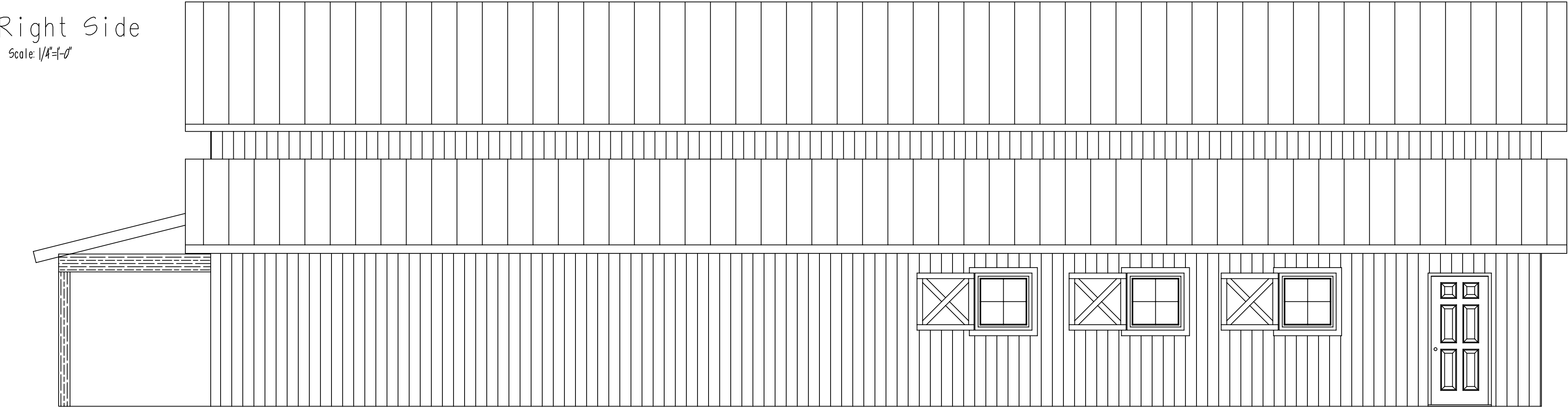
Front Elevation
Scale: 1/4"=1'-0"



Left Side
Scale: 1/4"=1'-0"



Rear Elevation
Scale: 1/4"=1'-0"



Right Side
Scale: 1/4"=1'-0"

CHAPTER 4**FOREST & RECREATIONAL****SECTION 4-1 INTENT**

FOREST & RECREATIONAL DISTRICT: The Forest & Recreational District (FR) is established to include areas that are substantially rough wooded terrain and there is extensive public ownership where little or no urbanization has occurred, or is likely to occur in the near future, in accordance with the Jackson County Comprehensive Plan.

SECTION 4-2 USES

Use and development of land and structures shall only be for the following specified uses, unless Special Exception approval is granted. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or structures in the district referenced at the top of the table may be used for the purposes denoted by the following abbreviations:

P: PERMITTED- Land and/or structures in this district may be used for the purposes listed on the given chart.

S: SPECIAL EXCEPTION- Land and/or structures in this district may be used for the purposes listed on the given chart with Special Exception approval. All applicable standards cited in Chapter 14 Special Exception Review Requirements and procedures and Specific Requirements in Chapter 8 must be met unless a Variance is granted.

Table		
Schedule of Permitted Uses		
Forestry & Recreational		
<i>Use</i>	<i>P/S</i>	<i>Requirements</i>
Residential		8-1
Single-family dwellings	P	
Two-family dwellings	P	
Mobile homes & Manufactured dwellings on individual lots	P	8-1 (1)
Temporary Occupations	P	8-1 (2)
Accessory dwellings	P	8-1 (3)
Low impact home occupations	P	8-1 (4)
Agricultural, Forestry, Fishing & Hunting		8-2
Bait Sales	P	
Commercial Greenhouse, Nursery, & Floriculture production	P	8-2 (1)
Farm sales & services	P	
Farms (general)	P	
Farms Confined Feeding	S	8-2 (2)
Keeping of Livestock & other animals (Non CAFO)	P	
Kennels	S	
Liquid Fertilizer storage	P	8-2 (3)
Riding Stables	P	8-2 (4)
Roadside produce sales	P	
Sales barn for livestock resale	S	8-2 (5)
Saw Mill & Lumber Yards	P	8-2 (6)
Seasonal Farm Employee Housing	S	
Seasonal Hunting & Fishing Housing	P	
Slaughter House, Locker, Cold Storage (Commercial)	S	8-2 (7)
Grain Storage (Commercial)	P	
Wineries, Breweries, Taverns	S	8-2 (8)
Wholesale produce terminal	S	
Business (Sales & Services)		8-3
Bakery	S	
Barber/Beauty Salon	S	
Business or Professional Office	S	
Clothing Services	S	
Electric Appliance Service & Sales	S	
Food Sales & Services (Restaurants, Bakeries, Markets, etc.)	S	8-3 (1)
Pet Shops (Retail, Grooming, Supplies)	S	
Photographic Studio	P	
Retail Sales	S	
Wholesale Business	S	
Sexually Oriented Businesses	S	8-3 (2)
Similar Uses	S	
Auto Dealers, Service, Parts		8-4
Motorized Vehicle sales/service/parts	S	8-4 (1)
Lodging Accommodation		8-5
Boarding	S	
Bed & Breakfast	S	
Elderly Living/Nursing Home	S	
Hotels/Motels	S	
Mobile Home Park	S	
Planned Residential Development	S	
Recreational Camps & Public Camp Grounds	P	8-5 (1)
Technical Services/Towers		8-6
Cellular Towers	S	8-6 (1)
Radio Towers	S	8-6 (1)
Wireless Communication Facilities, Tower, and Services	S	8-6 (1)
Health Care & Social Assistance		
Child care facilities	S	
Veterinary clinics	S	
Recreational Entertainment		
Country Clubs	S	
Golf Courses	S	
Artificial Lake (Under 3 Acres)	P	
Race Tracks	S	
Shooting Ranges (Indoor)	S	
Shooting Ranges (Outdoor)	S	

Stadiums/Coliseum/Athletic Fields	S	
Swimming Pools (Commercial)	S	10-3
Swimming Pools (Residential)	P	10-3
Theater (Indoor/Outdoor)	S	
Religious, Civic, Social Organizations		8-7
Assembly Halls	S	
Charitable Institutions	S	
Churches, and similar places of worship	S	
Convention centers & halls	S	
Lodges & Private Clubs	S	8-7 (1)
Cemetery & Crematory	S	8-7 (2)
Educational Services		8-8
School Buildings (public, private, & parochial)	S	8-8 (1)
Libraries & Museums	S	
Vocational & Trade Schools	S	
University & College Buildings	S	
Public Administration		
Executive, Legislative, & Other General Gov. Buildings	S	
Public Safety Buildings	S	
Penal Institution (Correctional & Juvenile Facilities)	S	
Transportation		
Airports/Heliports	S	
Utilities & Waste Disposal		
Commercial & Waste Disposal	S	
Commercial composting facilities	S	
Sanitary landfills	S	
Sewage Disposal & Treatment Facilities	S	
Water Treatment Facilities	S	
Construction		
Asphalt, Concrete, and Gravel Plants & Storage	S	
Construction Offices, Showrooms, & Storage Yards	S	
Industrial		
Industry (General)	S	
Industrial Park	S	
Junk Yard	S	
Truck Freight Terminal	S	
Signs		12
Advertising Sign or Billboard (over 36.00' sq. ft.)	S	12-1
Signs under 36.00' sq. ft.	P	12-2

SECTION 4-3 LOT REQUIREMENTS

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a means that does not comply with the following requirements as referenced below.

LOT AREA & WIDTH REQUIREMENTS		
District	Min. Lot Area	Min. Lot Width (Home Site)
Forest & Recreational	1 Acre (43,560 sq. ft.)	150.00 ft.

* Note: All lots shall also require approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.

- A- Non-conforming Lots of Record:** New residential or commercial structures to be erected prior to the passage of the original Jackson County Zoning Ordinance, on lots of record which are smaller in area than the prescribed minimums of the table above, may be issued a building permit, contingent on the approval of two (2) approved septic sites or one (1) repairable system by the Jackson County Health Department.
- B- Subdivision of Land:** All divisions to land shall be subject to the requirements set forth in the Jackson County Subdivision Control Ordinance.
- C- Access:** 50.00' deeded access required on all residential building lots.

SECTION 4-4 HEIGHT REQUIREMENTS

Any structure over the maximum height requirements referenced below must receive Variance approval.

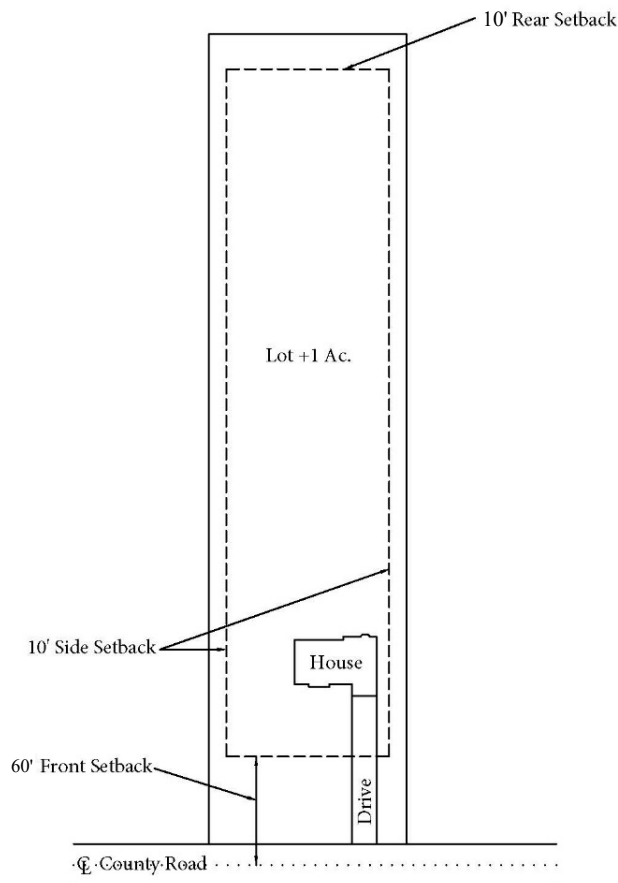
MAXIMUM HEIGHT REQUIREMENTS	
RESIDENTIAL & LAKE RESIDENTIAL DISTRICTS	35'
AGRICULTURAL & FOREST & REC. DISTRICTS	35'
BUSINESS DISTRICTS	45'
INDUSTRIAL DISTRICTS	75'

SECTION 4-5 BUILDING SETBACK REQUIREMENTS

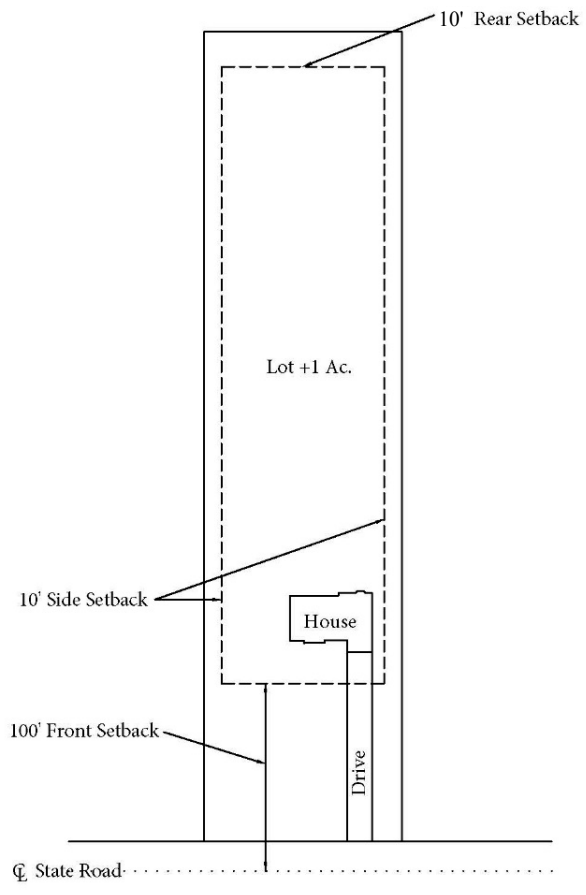
All structures shall be subject to the dimensional regulations set forth by this ordinance and referenced in the following table & charts.

BUILDING DIMENSION REQUIREMENTS						
Districts	Front SB County Rd.	Front SB State Rd.	Side SB	Rear SB	One Story Dwelling (sq. ft.)	Two or more Story Dwelling (sq. ft.)
Forest & Recreational	60.00'	100.00'	10'	10'	720'	720'

FR DISTRICT (COUNTY ROAD)



FR DISTRICT (STATE ROAD)



- A- Accessory Structure:** See Chapter 10 for setbacks and restrictions applicable to Accessory Structures.
- B- Projections into Yards:** Accessory Structures & Architectural features may project into the required setbacks as provided in Section 9-4.
- C- County Regulated Drains:** A minimum Setback of 75.00' (top of bank) shall be maintained from the top of adjacent bank of a county regulated drain.
- D- Corner Lots-** Corner lots shall meet the minimum setback requirements from both road frontages.
- E- Road Setbacks:** The road or front yard setback shall be measured from the Centerline of County & State Roads.
- F- Alley Setbacks:** A minimum of ten (10') feet shall be maintained from all alley right of way.
- G- Grandfathered Exemptions:** A grandfather clause is applicable to homes built prior to the adoption of the original Jackson County Zoning Ordinance (1968), but are subject to the requirements referenced in Section 9-5.

INDUSTRIAL DISTRICTS	75'
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F ACCESS

All parcels occupying proposed tower locations must have adequate access as required by the Jackson county Subdivision control ordinance.

G REMOVAL

Wireless communication facilities shall be removed by the owner if the facility is no longer in use. The facilities must be removed within a year of the end of use. A performance guarantee shall be provided to the County at the time of receiving an improvement location permit for the facility to ensure removal of the facility when it is abandoned or is no longer needed. The applicant shall demonstrate that funds will be available to the County for removal of any structure used for wireless communication in an amount which reasonably reflects the cost of removal of the facility and restoration of the property or structure upon which the facility is located or placed. Adequate funds shall also be provided to cover the County's administrative costs in the event that the applicant or its successor does not remove the Wireless Communication Facility in a timely manner.

H) LIGHTING & APPEARANCE

All Towers shall meet the minimum FAA (Federal Aviation Authority) requirements pertaining to lighting & appearance (paint, striping, etc.), regardless of structure height.

SECTION 8-7 LODGES & PRIVATE CLUBS

- A)** Off-street parking spaces and circulation aisles shall not be located within twenty (20) feet of the front lot line.
- B)** Appropriate licenses shall be required should alcoholic beverages be served.

SECTION 8-8 EDUCATIONAL SERVICES (SCHOOL BUILDINGS)

- A)** Off-street parking spaces and circulation aisles shall not be located within twenty (20) feet of the front lot line.
- B)** An emergency plan approved by the Emergency Management Director must be kept on file in the Emergency management office.
- C)** All Educational Services must meet the minimum Front, Side, & Rear Setbacks as referenced in the table below.

REQUIRED SETBACKS & LOT AREA				
FRONT	SIDE	REAR	FROM RESIDENCE	LOT AREA
40'	40'	40'	N/A	5 Acres

Applicant Last Name	Applicant First Name	Applicant Phone Number		
Crothersville-Vernon Twp.	Fire District	(812) 216-0483		
Applicant Address (Site Location)	Applicant City	Applicant State	Applicant Zip	
334 S US Highway 31	Crothersville	IN	47274	
Owner Last Name	Owner First name			
Napier	Matthew			
Owner Address	Owner City	Owner State	Owner Zip	
334 S US Highway 31	Crothersville	IN	47274	
Road/Street	Number	Subdivision (If Applicable)	Lot	Acreage
US Hwy 31	334	Inst. #: 201401510	-	5.00 Ac.
Section/Township/Range	Township	Present Zoning		
14 5N 6E	Vernon	AG		

Nature & Size of Existing Improvements

Existing Stick-built home to be demolished upon approval.

Detailed Description of Special Exception Applied For

Applying for a Special Exception to construct a "public safety building" in an Agricultural Zoning District.

Of Section Number of Ordinance

Chapter 3 Agricultural, Section 3 (Uses), Public Safety Buildings (S).

Duration of Use

Duration of Structure Use.

Note: In addition to all other requirements of the Jackson County Code, this application shall be accompanied by a site plan of the premises drawn to scale showing the location of the land and the location & size of proposed and existing structures. The site plan shall be complete with dimensions of premises and the size of entrances to and exits from the land and all adjacent streets & highways.

I/We affirm, under the penalties for perjury, that the foregoing representation(s) are true. (This application must be submitted in duplicate and signed by the owner of the premises or his duly authorized agent.)

Signature: _____

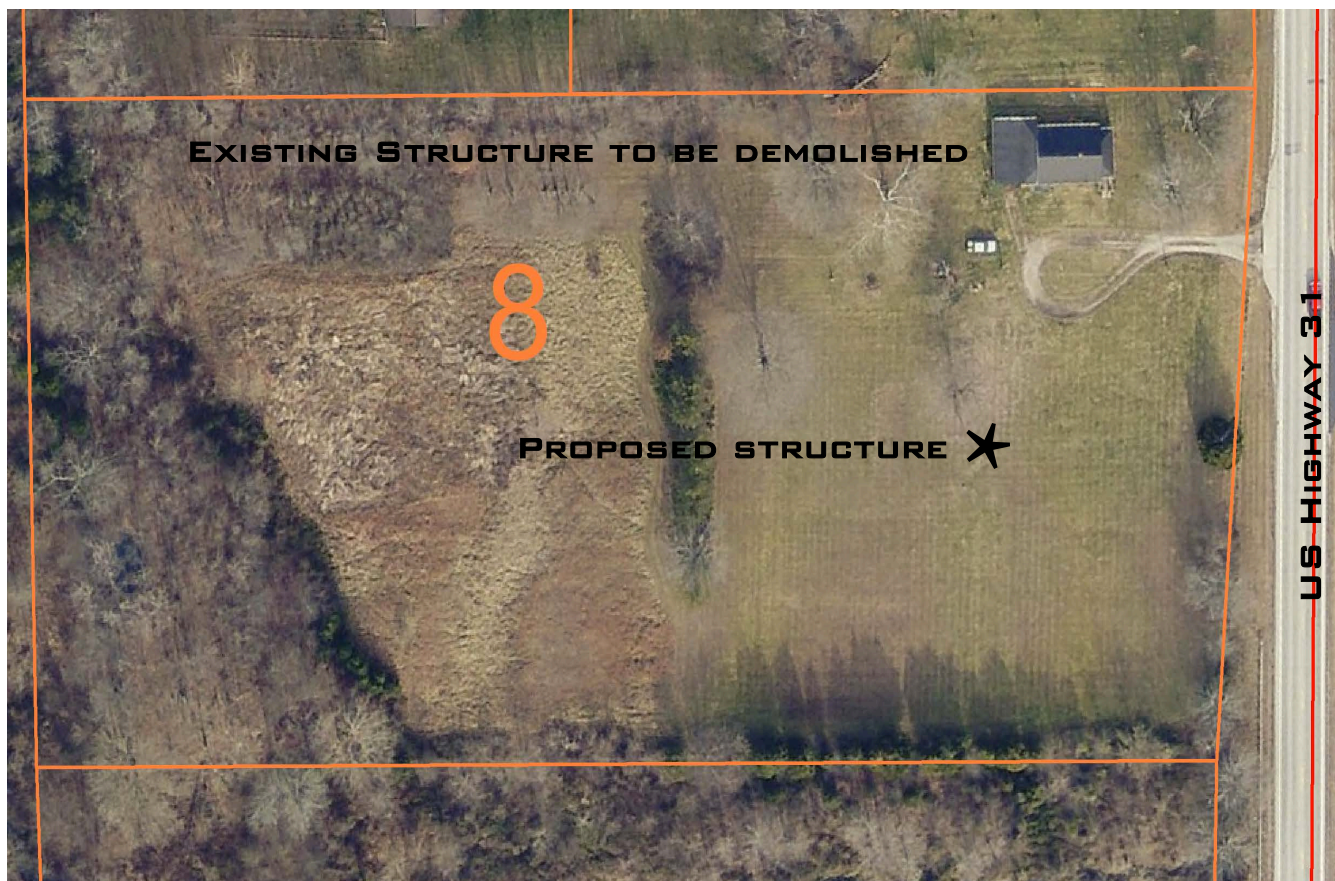
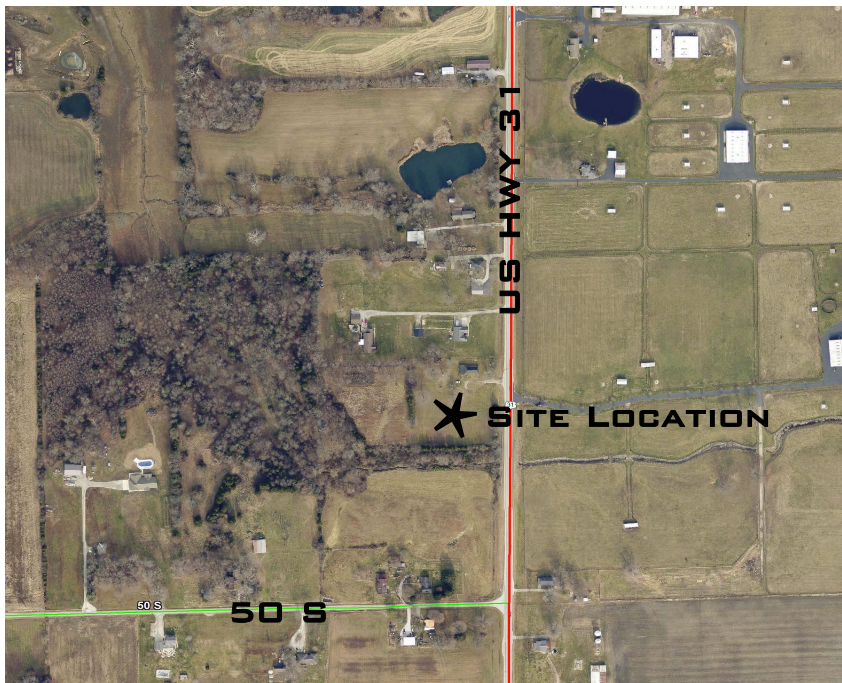
Date: 10/26/20

Signature: _____

Date: 10/26/20

Fee \$300.00 Received by Conner J. Barnette on 10/26/20

Signature



PARCEL INFORMATION

OWNER
NAPIER, MATTHEW

PARCEL #
36-56-14-100-008.000-015

ADDRESS
334 S US HIGHWAY 31
SEYMOUR, IN 47274

ACREAGE
5.00 Ac.

LOCATION
PT SW 1/4, NE 1/4, 14-5N-6E

CURRENT ZONING
AGRICULTURAL

CHAPTER 3

AGRICULTURAL DISTRICTS

SECTION 3-1 INTENT

AGRICULTURAL DISTRICT: The Agricultural District (A) is established to include areas that are substantially tillable or used for a variety of agricultural operations. This district is located where little or no urbanization has occurred or is likely to occur in the near future, in accordance with the Jackson County Comprehensive Plan.

SECTION 3-2 USES

Use and development of land and structures shall only be for the following specified uses, unless Special Exception approval is granted. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or structures in the district referenced at the top of the table may be used for the purposes denoted by the following abbreviations:

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Agricultural		
<i>Use</i>	<i>P/S</i>	<i>Requirements</i>
Residential		8-1
Single-family dwellings	P	
Two-family dwellings	P	
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Bait Sales	P	
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Business or Professional Office	S	
Clothing Services	S	
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Photographic Studio	P	
Retail Sales	S	
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Similar Uses	S	
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Bed & Breakfast	S	
Elderly Living/Nursing Home	S	
Hotels/Motels	S	
Mobile Home Park	S	
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Race Tracks	S	
Shooting Ranges (Indoor)	S	
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Libraries & Museums	S	
Vocational & Trade Schools	S	
University & College Buildings	S	
Public Administration		
Executive, Legislative, & Other General Gov. Buildings	S	
Public Safety Buildings	S	
Penal Institution (Correctional & Juvenile Facilities)	S	
Transportation		
Airports/Heliports	S	
Utilities & Waste Disposal		
Commercial & Waste Disposal	S	
Commercial composting facilities	S	
Sanitary landfills	S	
Sewage Disposal & Treatment Facilities	S	
Water Treatment Facilities	S	
Construction		
Asphalt, Concrete, and Gravel Plants & Storage	S	
Construction Offices, Showrooms, & Storage Yards	S	
Industrial		
Industry (General)	S	
Industrial Park	S	
Junk Yard	S	
Truck Freight Terminal	S	
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Advertising Sign or Billboard (over 36.00' sq. ft.)	S	12-1
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