

**BROWN COUNTY AREA PLAN COMMISSION
STAFF REPORT PARSONS REZONE**

Docket #: 24-RZ-01

Hearing Date: July 23, 2024

Request: To rezone 10.92 acres from Secondary Residential (R2) to General Business (GB)

Petitioner: Craig Parsons

Owner: Parsons Design Commercial Contracting, LLC

Location: 2518 Lanam Ridge Road, Nashville, Indiana on the north side of the road in Jackson Township. The property is located approximately 960 feet south of the intersection of Helmsburg Road.

Zoning and Current Use: The site is zoned Secondary Residential (R2). A dwelling, a pond, garage, and shed exist on the property.

General Findings:

1. The property consists of 10.920 acres and the petitioner wishes to rezone the property from Residential to General Business so that he may operate a motel from the existing home.
2. The statement of request explains that the existing home was built as a hunting lodge in 1939 and was used as such until the property sold in the late 1990's or early 2000's. He further explains that when the zoning ordinance was created in 1964 that the property was automatically zoned as residential and without the allowance of the intended use, the property has foreclosed on several times.
3. The uses chart in chapter 3 of the Brown County Zoning Ordinance allows hotels and motels in both Forest Reserve (FR) and Primary Residential (R1) with special exception approval. Both uses are allowed without the necessity of a special exception in a General Business District.
4. Under the newly adopted definitions in the Brown County Zoning Ordinance 1.2 Definitions:
 - ***Motel*** An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space, located on a single lot, and designed for use by transient automobile tourists. A motel furnishes customary services such as maid service and laundering of linen, telephone, secretarial, or desk service, and the use and upkeep of furniture.

- **Hotel** *A building in which temporary lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. A hotel furnishes customary services such as maid service and laundering of linen, telephone, secretarial, or desk service, and the upkeep of furniture. As such, it is open to the public. Compensation is usually assessed on a day-to-day basis.*
5. Neighboring tracts are zoned Secondary Residential (R2) with residential uses in existence. However, two tourist homes, both approved by special exception are nearby.
 6. General Business Districts (GB) are established to include areas that are appropriate to all kinds of business and services.
 7. The petitioner provided a driveway inspection dated June 28, 2024, by Glenn Elmore of the Jackson Township Volunteer Fire Department. The letter has recommendations that include adding an emergency reflective sign at the entrance and trimming of trees and bushes to meet acceptable clearance requirements. The petitioner states that these recommendations have already been completed.
 8. On June 2, 2011, under permit number 11-25636, the Brown County Health Department records confirm that a repair to the 5-bedroom Presby septic system was completed and approved.
 9. Brown County Water Utility, Inc. provides water service to the property.
 10. SCI REMC provides electrical service to the property.
 11. The Brown County Comprehensive Plan page 5, under Elements That Guide the Plan, provides that: *"...the desire to preserve extends not only to natural features but also to ways of life."*
 12. The Plan under Development (Commercial Uses) Objectives, provides: *"To encourage commercial development that takes into consideration the county's environment and culture. "*
 13. I.C. 36-7-4-603 describes the criteria to be used for review of zoning requests by the Plan Commission and the legislative body. Both shall pay reasonable regard to:
 - a. the comprehensive plan;
 - b. the current conditions and the character of current structures and uses in each district;
 - c. the most desirable use for which the land in each district is adapted;
 - d. the conservation of property values throughout the jurisdiction and
 - e. responsible development and growth.

Recommendation: Staff recommends that, if the Plan Commission sends a favorable recommendation to rezone the subject property, it should be conditional upon the restriction that the property may only be used as a hotel or motel and that none of the other uses allowed by right in GB Zoning Districts may be operated.



BROWN COUNTY GOVERNMENT
Plan Commission

201 Locust Lane
P.O. Box 401
Nashville, Indiana 47448

Phone: (812) 988-5490
www.browncounty-in.gov

AREA PLAN COMMISSION - APPLICATION FOR HEARING

This application must be typed or printed neatly in ink.
Applications that do not include all the required items are incomplete and will **NOT** be docketed.
Complete applications must be submitted by 2:30 pm of the submission deadline day.
Complete applications and all checklist items must be delivered in person.

FOR OFFICE USE ONLY:

Hearing Date: July 23, 2024

Docket # 24-RZ-01 Fee 315.00 Receipt # 24-33380 Date 6/28/24

PLEASE COMPLETE THE FOLLOWING:

Minor Subdivision _____ Major Subdivision _____ Primary _____ Secondary _____

NO. Lots _____ Rezoning ☒ PUD _____ Other _____

MAIN CONTACT PERSON: If additional information is needed, this individual is responsible for contacting all other parties involved with this application.

CRAIG PARSONS

Name(s)

7222 TULIPTREE TRAIL

CKPARSONS@PARSONSDSIGNIN.COM

Address

Email

(317) 727-1860

()

Phone number

Fax number

PROPERTY OWNER(S):

PARSONS DESIGN COMMERCIAL CONTRACTING LLC

Name(s)

7222 TULIPTREE TRAIL

(317) 727-1860

Address INDPLS, IN 46256

Phone number

APPLICANT(S):

CRAIG PARSONS

Name(s)

7222 TULIPTREE TRAIL

CKPARSONS@PARSONSDSIGNIN.COM

Address

Email

(317) 727-1860

(317) 727-1860

Home telephone

Cell phone

Revised 6/11

BRIEFLY EXPLAIN TYPE OF REQUEST:

REQUEST REZONE FROM RZ to GB

CURRENT ZONING: RZ

SIZE OF PROPERTY: 11 ACRES OR _____ SQ. FT. _____

If applying for a SUBDIVISION/PUD LIST NAME: _____

If REZONING: FROM RZ TO GB CURRENT USE: VACANT

FLOOD PLAIN DESIGNATION: _____ TOWNSHIP: _____

PROPERTY ADDRESS: 2518 LANAM RIDGE ROAD

LAND SURVEYOR INFORMATION:

NAME: _____ PHONE NO. (____) _____

The site is on the _____ corner of the intersection of
NE, NW, SE, SW

Name of Road

AND

Name of Road

OR

The property is on the _____ side of
N, E, S, W

Name of Road

AND the nearest cross roads are:

Name of Road

Distance N, E, S, W

Name of Road

Distance N, E, S, W

THIS SECTION MUST BE SIGNED BY ALL OWNER(S) OF RECORD

I (we) hereby attest that the foregoing information is true and complete to the best of my (our) knowledge and belief.

I (we) authorize this application and authorize the Board of Zoning Appeals, its staff and any other person(s) designated by the staff or the Board to enter the property designated in this application in order to conduct a review of the proposed request.

Signature

Date

6-20-24

Signature

Date

Signature

Date

Signature

Date

To Whom it May Concern:

There is Brown County history with the Timberly Lodge located at 2518 Lanam Ridge Road. The Timberly Lodge was built in 1939 to be a Hunter's Lodge for all to come to Brown County to hunt and have a place to sleep. Imagine the topics of bragging rights that were held, how many deer, turkey, quail, duck, did you get today while cooking their kills over the fire.

The Timberly Motor Lodge has 40 plus years of hotel history that was lost over time.

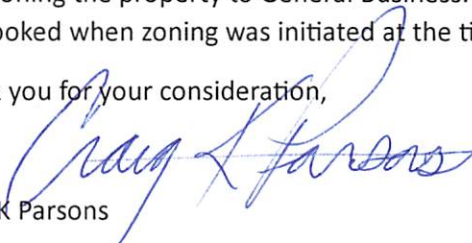
In 1939 when the Timberly Lodge was built, Brown County had no zoning. In 1964, zoning ordinances were created in Brown County. From the research, that area of Lanam Ridge became R-2. At that time the Timberly was still a hotel and accepted to all that surrounded the Timberly Lodge.

Roughly in the late 1960's the Timberly was sold but continued to be a hotel, renting rooms to those that needed a place to stay overnight.

The Timberly motor lodge was sold at some point in the 1990's to the early 2000's. Since the early 2000's the Lodge was not allowed to be what the Lodge was originally built to be, a hotel for renting rooms, that has led the property to be foreclosed on multiple times. In 2017, it was purchased as a foreclosure and unfortunately, that owner died while working on the cleanup of the property.

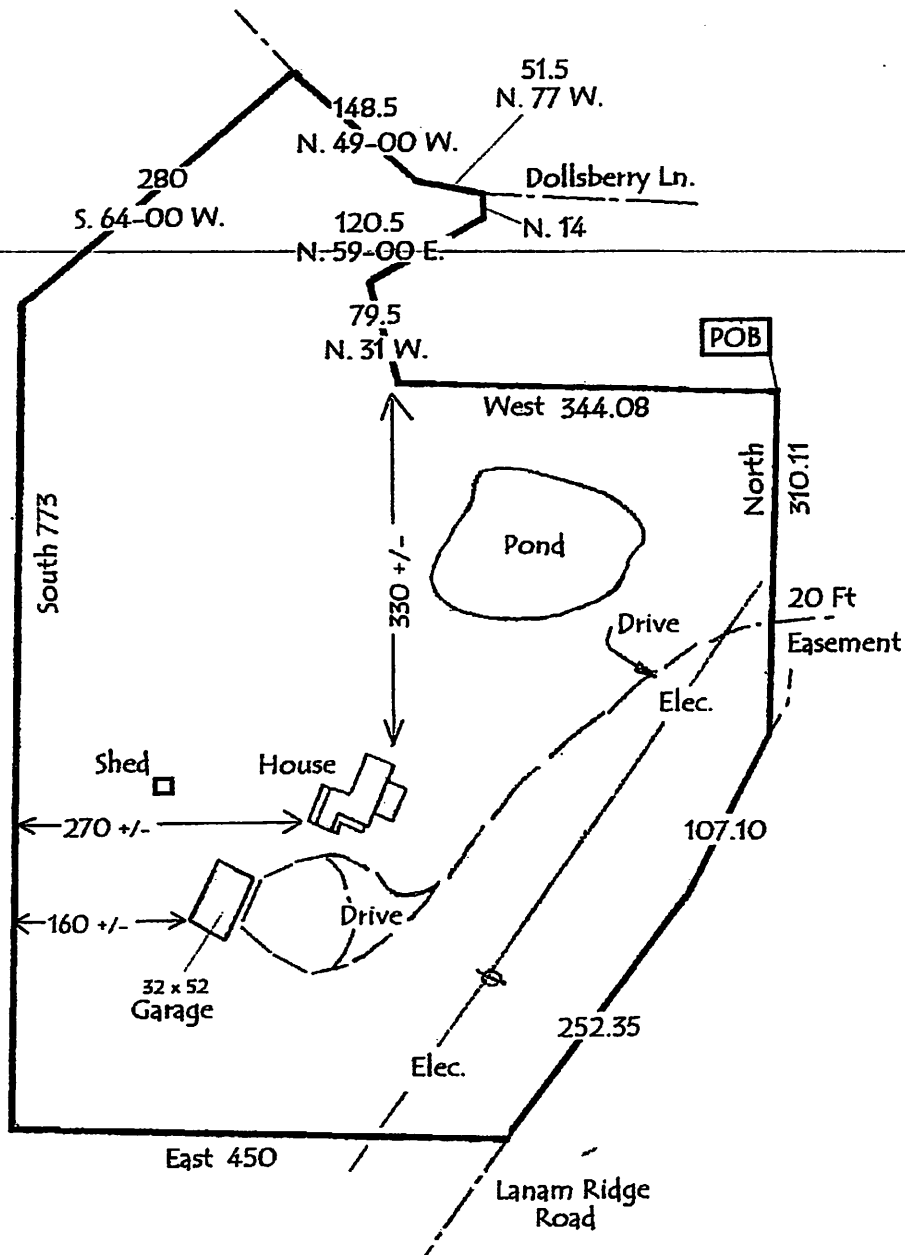
Now, this is an opportunity for Brown County to preserve one of the most beautiful Lodges in the county by rezoning the property to General Business. In 1964, it appears that the Timberly Lodge was overlooked when zoning was initiated at the time.

Thank you for your consideration,


Craig K Parsons

Survey Location Report

Brown Co, Indiana



Sewage Disposal System 004074

PERMIT

No. 11-25636

Is hereby issued to [x]

() Owner Mike Chapel

() System Contractor A I

() Building Contractor

For a (system size) 5 BRm - Presby

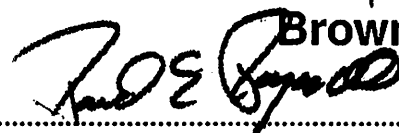
at 2518 Lanham Ridge Rd

Lot

Subdivision

Road or Drive

on this 11th day of MAY 11 by the



Brown County Department of Health

County Health Officer

Backfill Approval

BROWN COUNTY HEALTH DEPARTMENT

SITE EVALUATION FORM

DATE: 5-4-11

SITE LOCATION: 2518 Lanam Ridge

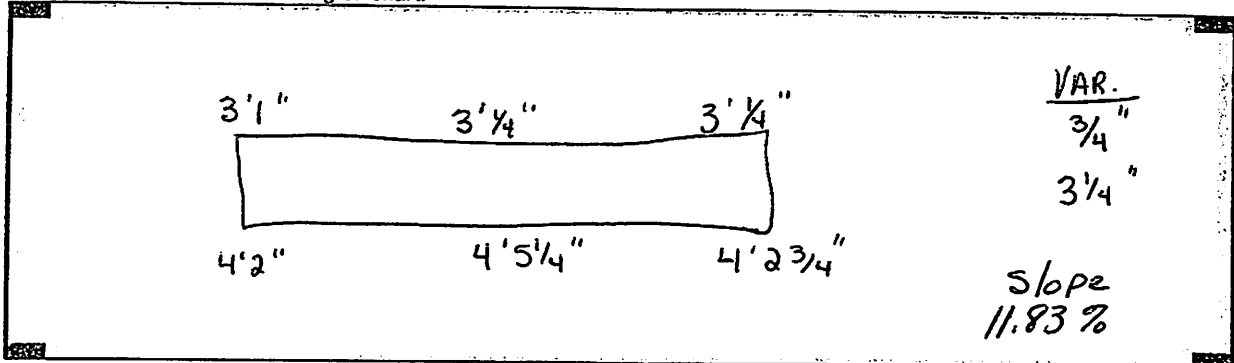
OWNER: Mike Chapel

CONTRACTOR: A-1 Septic

	<u>Yes</u>	<u>No</u>
On Contour	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Slope approved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Meets setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Correct size field	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drawing approved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Field/bed in soil boring site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTES:

Septic field/bed contour drawing or chart:



☒ Site approved ☐ Site unapproved

EHS:

Apur Reese

PRESBY SEPTIC SYSTEM BACKFILL INSPECTION REPORT

Date: 6-1-11

Property Owner: Mike Chapel

Site Address: 2518 Laramie Bridge

Contractor: A-1 Septic

SEPTIC TANK

Circle one: New Existing

Type:

Cement

Plastic

Manufacturer:

Shelby

Hudson

Size:

1000

1250

1500

Other: Approx 2000

Filter:

Distance from house: 33'

N

Fall from tank:

N

Y

PUMP TANK NA

Pump Brand: Zoeller Other:

Model:

Dose:

DISTRIBUTION BOX NA

Type: Cement Plastic Other:

Baffle end max. 2" from bottom? Y

Y

Fall from d-box (if gravity flow)? Y

N

PERIMETER DRAIN

Trench depth: 60"

Gravel < 6" from grade? Y

N

5' solid pipe at exit? Y

Y

N

Piping installed? Y

Y

N

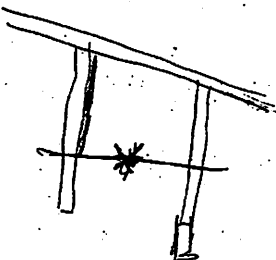
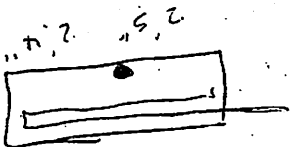
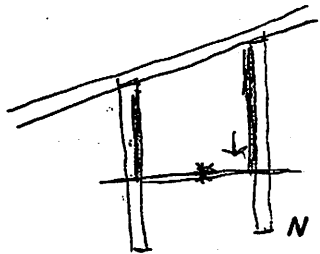
Rodent guard? Y

Y

N

Fall toward exit? Y

Y



Card #: 4074

Permit #: 25636

PRESBY SPECS

Soil Class: (E) ~~G~~ Bedrooms: 1 2 3 4 (5) Type: Elevated (Subsurface)

Line length required: 80 Bed width required: 12 Bed depth: 7"

Actual line length: 80 Actual bed width: 13 # of beds: 1

of lines: 1 2 3 (5)

Smeared bed? Y (N) 10' between low and high vent? (Y) N

Low vent w/ guard? (Y) N High vent (if required) w/ guard? Y N

Base sand depth 6" (subsurface) or 12" (elevated)? (Y) N

Sand over pipe 6"? (Y) N Soil cover 6-12"? (Y) N

Observation port: (Y) N Connector level with top of pipe? (Y) N

Comments: 6/2/11 shot 5 lengths of pipe - OK JK + JNR

APPROVED

DISAPPROVED

INSPECTED BY:

DATE:

FINAL INSPECTION:

Seeded & Strawed?

INSPECTED BY:

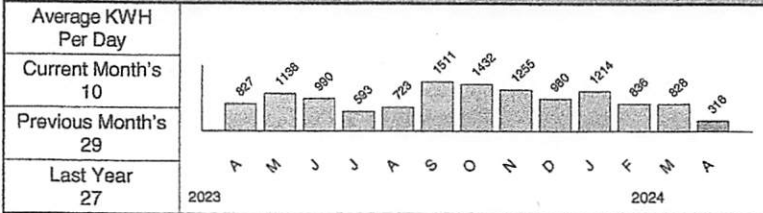
DATE:

South Central Indiana

SCI REMC

UTILITIES 8

Statement ID	11348609
Account Number	1104275
Statement Date	04/15/2024
Current Charges	\$96.76
Due Date	05/05/2024
Total Amount Due	\$96.76
Amount After the 5th	\$101.60

KWH USAGE CHART (By Billing Statement Month)

Residential & Farm Service Address: 2518 LANAM RIDGE RD HOUSE
Nashville IN 47448

Account Number	Meter Number	Service Period From	To	Number Of Days	Meter Readings Prev	Pres	Usage
1104275	96134911	03/10/2024	04/10/2024	31	64106	64422	316 Kwh

Prior Billing Amount **\$178.04**

Current Charges / Adjustments **Amount**

Payment -- Thank You -178.04
Power You Consumed 316 KWH @ .12738 40.25
Basic Service Charge 48.47
Power Cost Adjustment - 316 KWH @ 0.00541 1.71
Indiana Sales Tax @ 7.00% 6.33

Stay informed about our 2024 rate adjustment! Visit sciremc.com for details and FAQs. Updated rates are reflected on this billing statement.

1/2

MAINSTREAM FIBER NETWORKS, LLC
PO BOX 753
NASHVILLE, IN 47448



PARSONS DESIGN COMMERCIAL CONTRACTING
2518 LANAM RIDGE RD
NASHVILLE, IN 47448

Statement #

237511

Service Period

05-01-2024 to 05-31-2024

Statement Date

05-01-2024

Due Date

05-22-2024

Account Number

2899

Charges \$59.95
Taxes / Fees \$7.90
Credits (\$0.00)
Payments Applied (\$0.00)
Previous Balance \$0.00

5-1-24
703.55



Brown County Water Utility Inc.
5130 N State Road 135
Morgantown IN 46160

TEMP-RETURN SERVICE REQUESTED

UTILITIES :

ACCOUNT NUMBER	0025-06015-005
BILLING DATE	06/03/2024
ACCOUNT NAME	CRAIG PARSONS & DONNA HOWELL
SERVICE LOCATION	2518 LANAM RIDGE RD

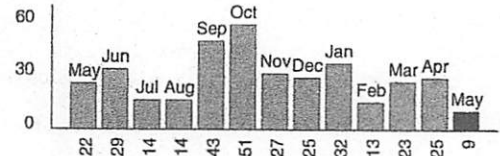
Office Hours: 8:30 AM - 4:30 PM Mon - Fri
Phone (812) 988-6611



1486 1 AB 0.547
CRAIG PARSONS & DONNA HOWELL
7222 TULIPTREE TRL
INDIANAPOLIS IN 46256-2136



Consumption for the Past 12 Months



Gallons X 100

SERVICE PERIOD		READINGS		GALLONS OF WATER USED (IN HUNDREDS OF GALLONS)
FROM	TO	PREVIOUS	CURRENT	
04/16/2024	05/17/2024	642	651	900

2023 Water Quality Report Available Now

Please scan the QR code or visit the URL listed below to view our report. To request a paper copy please contact the office.

SERVICE TYPE

AMOUNT

Prior Bill Balance	-\$63.32
Total Payments	\$0.00
Balance Forward	-\$63.32
Water	\$27.42
State Tax	\$1.92

Warford Silgas

4353 State Rd. 45
Nashville, Indiana 47448
Phone: (812) 988-4373

Filed To:	%	Driver
Invoice No.	126803	Account No.
Name	Craig Parsons	Location
Address		Ridge

Please check tank percentage and call office at 20%
SPECIAL TRIPS ARE SUBJECT TO A SERVICE CHARGE
A FINANCE CHARGE OF 1 1/2% PER MONTH
(18% ANNUAL RATE) WILL BE ADDED TO
ALL BALANCES WHICH ARE 30 DAYS OR MORE PAST DUE.

2-9-24
\$7225

CUSTOMER SIGNATURE	IF PAID BY:	DEDUCT:
DATE	20	

THIS INVOICE HAS BEEN ACCURATELY COMPUTED AND PRINTED BY A COMPUTING REGISTER
L.P. GAS GALLONS AUTOMATICALLY CORRECTED TO 60¢

DATE	2/02/24	72460.12.50
GALS. READING-START		-4716.50
GALS. READING-FINISH		236.2
SALES SEQUENCE NUMBER		12032
PRICE PER GALLONS-CENTS		2.4990
PRODUCT COST		590.26
TAX		41.32
TOTAL PRICE \$		631.58

-\$33.98



2518 Lanam Ridge rd

Volunteer Fire Department* Inspections for

Tourist Home Use

- | | |
|---|-----|
| 1. Driveway meets Department Width Standard: | YES |
| 2. Driveway does not exceed 10% grade: | YES |
| 3. Driveway Meets 32 feet minimum turning radius: | YES |
| 4. Driveway is clear of power line hazards: | YES |
| 5. Driveway is clear of low hanging limbs: | NO |

Recommendations to bring driveway into acceptable status for tourist home use:

1. A 911 emergency reflective sign is needed at the driveway entrance.
2. One overgrown bush needs to be cut back from the driveway entrance. Several trees need to be trimmed for the clearance height of (15) fifteen feet. (The trees have been flagged with tape.)

Date of Inspection: 06/28/2024

Signature of FD Authority: Glenn R Elmore

(Written name): Glenn Elmore *Inspection must be conducted by the Fire Department with jurisdictional authority for the property under consideration.

**Jackson Township Fire Department
4831 Helmsburg Rd
Helmsburg Indiana 47448**