

FROM THE DESK OF

Standard Issue Armory

13260 Buffalo Trace Road
Palmyra, IN 47164

(812) 364-1466



March 5th, 2024

To: Department of Building & Development

Cover Letter explaining our request:

Hello Building & Development Board,

I am Jc Cheshire the owner of Standard Issue Armory also known as SIA. As of today we are located in Palmyra Indiana. I am a husband, father of 5, US Army Veteran, and an entrepreneur. I started this Sporting goods company in 2020 and have grown into a trusted company in the community and Indiana as a whole. We have grown so much that we are the Indiana State Police Dealer with several government agencies interested in our products. The property we had in Palmyra for SIA we also had a home on, and rented both on the same land. We closed that location and no longer rent that property. We wanted to become home owners and we also wanted a business on a busy highway. We recently purchased a home in Greenville and the empty lot of property next to it. The property we would like to build our sporting goods (gun shop) at is located at 8510 U.S Highway 150 Greenville, IN 47124. There is several shops and businesses within this area. Next door is the Greenville Dollar General to name one. This is a very busy road and will be great for business and the community. It is currently zoned RS and we would like to request the special exception to have our shop at this location.

Owner

Jc cheshire



Floyd County
Department of Building & Development
Services 2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Special Exception (Variance of Use)

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.

Special Exception: A variance of use from a base zoning district's permitted or conditional uses.

1. General Information:

Applicant:	Jc Cheshire
Applicant Address:	8600 Highway 150 Greenville, IN 47124
Applicant Phone:	812-525-7116
Applicant Email:	standardissuearmory@gmail.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

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

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

2. Site Information:

Parcel ID Number:	22-03-00-400-326-000-005
Address of Property/Location:	8510 Highway 150 Greenville, IN 47124
Current Use of Property:	empty lot
Current Zoning District:	RS

3. Special Exception Request:

Detail the special exception request:

Neighborhood Commercial special exception to have a Retail Gun store at this location. See Cover Letter.

4. Special Exception Justification:

Indiana Code and the Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a Special Exception (Use Variance) to be approved. Describe how the request meets each of the following criteria:

1. The special exception will not be injurious to the public health, safety, morals, and general welfare of the community:

Standard Issue Armory retail store and this special exemption will not be injurious to the public health and safety because a 3rd lane is being added to hwy 150 in front of where we are building. The front of the property will have two lanes for incoming and outgoing traffic and plenty of parking spaces.

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

No not at all. SIA will operate at regular store hours. There will be no loud noises the people behind the property will not notice our business at all.

3. The need for the special exception (variance of use) arises from some condition peculiar to the property involved:

The need is because it is currently zoned for residential and for us to have our shop we need the variance according to the law. The property next door is Dollar General so we assume to get a variance to legally conduct business as retail at this location.

4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:

We purchased this property with the intentions to run our business and make a living here. Its a high visible traffic area on highway 150. Dollar General is next to our home and our home is next to this property.

5. Approval of the Special Exception will not contradict the goals and objectives of the Floyd County Comprehensive Plan:

It does not contradict the goals and plan because the dollar General does not contradict. There is already residential and commercial mixed all in the area.

5. Required Documents:

- \$500.00 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 request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

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

Name: JC Chesire Cecelia Chesire
 Signature: [Handwritten Signature] Date: 2/28/2024

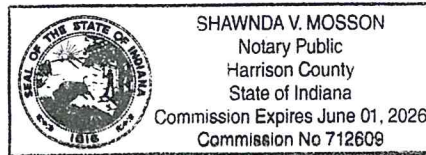
SUBSCRIBED AND SWORN BEFORE ME

THIS 28th DAY OF February, 2024.

[Handwritten Signature: Shawnda V. Mosson]

NOTARY PUBLIC COUNTY OF Harrison

MY COMMISSION EXPIRES 6-1-2026





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), Jc Cheshire, Cecelia Cheshire, do hereby certify that I am (we are)
 (Owners of subject property)

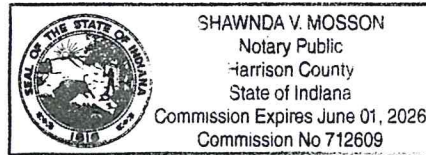
the owner(s) of the property legally described as 22-03-00-400-326-000-005,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to [Signature]
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Jc Cheshire Cecelia Cheshire	22-03-00-400-326-000-005		2/28/2024

STATE OF Indiana)
) SS:
 COUNTY OF Harrison)



Subscribed and sworn to before me, a Notary Public within and for said County and State,

this 28th day of February, 2024.

MY COMMISSION EXPIRES:

6-1-2026

[Signature]

Notary Public

MY COUNTY OF RESIDENCE:

Harrison

[Signature]

Printed Signature

FLOYD COUNTY ASSESSOR

FEB 25 2024



DocId:8137513

Tx:4077380

File IN-24-7718

202401793

MAIL TAX STATEMENTS TO:
8600 Highway 150
Greenville, IN 47124

PROPERTY ADDRESS:
8600 Highway 150
Greenville, IN 47124

FLOYD CO. IN RECORDER
LOIS ENDRIS
03/06/2024 02:06 PM
Pages: 5

TAX PARCEL#: 22-03-00-400-056.000-005
& 22-03-00-400-326.000-005

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Glenna R. Binkley, Trustee of the Cook Family Irrevocable Trust, dated May 4, 2023, Grantor

Conveys and Warrants

unto JC McKinley Cheshire and Cecelia Cheshire, husband and wife, Grantees, whose mailing address is 8600 Highway 150, Greenville, IN 47124, for and in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the real estate in the County of Floyd, State of Indiana, described as follows, to wit:

See attached Exhibit "A"

Subject to any and all easements and/or restrictions of public record that may apply to the above described real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple.

This conveyance is made free and clear of all liens and encumbrances, except the Spring Installment of 2023 taxes payable in 2024, which the Grantees, by the acceptance of this deed, assume and agree to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 23rd day of February, 2024.

FLOYD COUNTY ASSESSOR

MAR 06 2024

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

MAR 06 2024

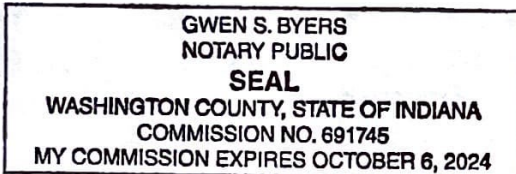
Cook Family Irrevocable Trust

By: Glenna R. Binkley, Trustee
Glenna R. Binkley, Trustee

STATE OF INDIANA
COUNTY OF FLOYD

BEFORE the undersigned, a Notary Public, in and for said County and State, this 23rd day of February, 2024, personally appeared Glenna R. Binkley, Trustee of the Cook Family Irrevocable Trust dated May 4, 2023, and acknowledged the execution of the above and foregoing WARRANTY DEED.

IN WITNESS WHEREOF, I have hereto subscribed by name and notarial seal.



[Signature]
NOTARY PUBLIC
RESIDES IN FLOYD COUNTY, INDIANA
MY COMMISSION EXPIRES: 10/6/2024

THIS INSTRUMENT PREPARED BY:
CHARLES L. TRIPLETT
300 LAFOLLETTE STATION S, STE 301
FLOYDS KNOBS, IN 47119
(812) 949-4888

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

C. Triplett
CHARLES L. TRIPLETT

Exhibit "A"

A part of the Southwest Quarter of Section 4, Township 2 South, Range 5 East, Floyd County, Indiana.

Beginning at the Southwest corner of the 0.115 acre tract conveyed to Vernon McKown in Deed Record 147 page 306 on the Northern line of the Paoli Pike; thence North 1 degree 35 minutes West along the Western line of said tract 99.4 feet to an iron pin; thence North 87 degrees 03 minutes East along the Northern line of said tract 44.3 feet to a stone; thence North 1 degree 13 minutes West 190.3 feet to an iron pin; thence South 88 degrees 37 minutes West 200.00 feet to an iron pin; thence South 2 degrees 35 minutes East 295.3 feet to an iron pin on the Northern line of Paoli Pike; thence North 87 degrees East along the Northern line of said pike 150.0 feet to the place of beginning, containing 1.20 acres.

EXCEPT: a part of Section 4, Township 2 South, Range 5 East, 2nd Principal Meridian, Floyd County, Indiana and also being part of the land of Jimmie G. Cook and Donna Cook as described in Deed Drawer 11, Instrument No. 1855, Office of Recorder, Floyd County, Indiana, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:

Commencing at a stone at the center of Section 4, Township 2 South, Range 5 East and running north 1 degree 00 minutes west along the line dividing the East and West halves of said Section 4 for 132.00 feet to an iron pipe in the center line of a 40 foot Road; thence running south 87 degrees 00 minutes west along the center line of said road 614.9 feet to an iron pipe; thence at right angles south 3 degrees 00 minutes east, 20.0 feet to an iron pipe on the south line of said road;

thence running north 86 degrees 54 minutes west along the southern line of said road 50.0 feet to an iron pipe; thence north 66 degrees 03 minutes west along said road 24.2 feet to an iron pipe; thence south 2 degrees 12 minutes west, 85.0 feet to an iron pipe (the foregoing calls are quoted from Deed Drawer 14, Instrument 2253); thence continuing south 2 degrees 12 minutes west, 113.76 feet to the northern right of way of US Highway 150; thence with the northern right of way of US 150 south 87 degrees 51 minutes 08 seconds west, 224.84 feet to a point and the TRUE POINT OF BEGINNING; thence continuing along said right of way south 87 degrees 51 minutes 08 seconds west, 160.99 feet to the grantor's west line; thence with the grantor's west line north 01 degrees 48 minutes 17 seconds West, 10.00 feet; thence north 87 degrees 51 minutes 08 seconds east, 161.17 feet; thence south 00 degrees 48 minutes 07 seconds east, 10.00 feet to the TRUE POINT OF BEGINNING; said described tract containing 0.037 acres, more or less.

Exhibit "A" Continued

ALSO:

Being a part of Section 4, Township 2 South, Range 5 East, Floyd County, Indiana, and being more fully described as follows:

Commencing at a stone at the center of Section 4, Township 2 South, Range 5 East and running North 1 degree 00 minutes West along the line dividing the East and West halves of said Section 4 for 132.0 feet to an iron pipe in the center line of a 40 foot road; thence running South 87 degrees 00 minutes West along the center line of said Road for 614.9 feet to an iron pipe; thence at right angles South 2 degrees 00 minutes East 20.0 feet to an iron pipe on the South line of said Road; thence running North 86 degrees 54 minutes West along the Southern line of said Road for 50.0 feet to an iron pipe; thence North 66 degrees 03 minutes West along said Road 24.2 feet to an iron pipe; thence South 2 degrees 12 minutes West

for 85.0 feet to an iron pipe, the true place of beginning of the tract to be herein described; thence continuing South 2 degrees 12 minutes West 118.8 feet to an iron pipe on the Northern right-of-way line of US Highway No. 150 (80 feet in width); thence running South 86 degrees 32 minutes West along the Northern line of said Highway No. 150 for 224.5 feet to the Southeast corner of Wendell L. Millers' 1.20 acre tract as recorded in Deed Record Book 157 along Millers' line 99.4 feet to an iron pipe; thence North 89 degrees 17 minutes East 44.3 feet; thence North 1 degree 44 minutes West along Miller's East line for 83.4 feet to an iron pipe; thence running South 75 degrees 55 minutes East 195.0 feet to an iron pipe at the place of beginning, containing .72 acres, more or less.

EXCEPT: a part of Section 4, Township 2 South, Range 5 East, 2nd Principal Meridian, Floyd County, Indiana and also being part of the land of Jimmie G. Cook and Donna Cook as described in Deed Drawer 14, Instrument No. 2253, Office of Recorder, Floyd County, Indiana lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:

Exhibit "A" Continued

Commencing at a stone at the center of Section 4, Township 2 South, Range 5 East and running north 1 degree 00 minutes west along the line dividing the East and West halves of said Section 4 for 132.00 feet to an iron pipe in the center line of a 40 foot road; thence running south 87 degrees 00 minutes west along the center line of said road for 614.9 feet to an iron pipe; thence at right angles south 3 degrees 00 minutes east, 20.0 feet to an iron pipe on the south line of said road; thence running north 86 degrees 54 minutes west along the southern line of said road 50.0 feet to an iron pipe; thence north 66 degrees 03 minutes west along said road 24.2 feet to an iron pipe; thence south 2 degrees 12 minutes west, 85.0 feet to an iron pipe (the foregoing calls are quoted from Deed Drawer 14, Instrument 2253); thence continuing south 2 degrees 12 minutes west, 113.76 feet to the northern right of way of US Highway 150 and the TRUE POINT OF BEGINNING; thence south 87 degrees 51 minutes 08 seconds west, 224.84 feet; thence north 00 degrees 48 minutes 07 seconds west, 10.00 feet; thence 87 degrees 51 minutes 08 seconds east, 225.56 feet to the grantor's east line; thence south 03 degrees 18 minutes 53 seconds west along the grantor's east line, 10.05 feet to the TRUE POINT OF BEGINNING; said described tract containing 0.052 acres, more or less.

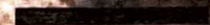
8510 Highway 150 Site Plan 2024

Legend

Property Line



SiA Building



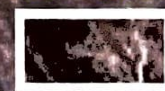
Driveway



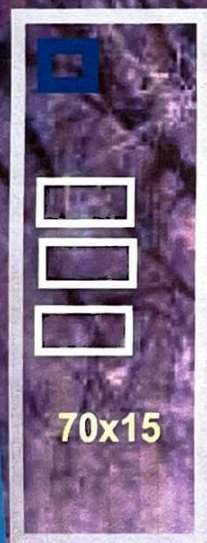
Parking spaces



Parking lot



Dumpster



24'

new turning lane

150

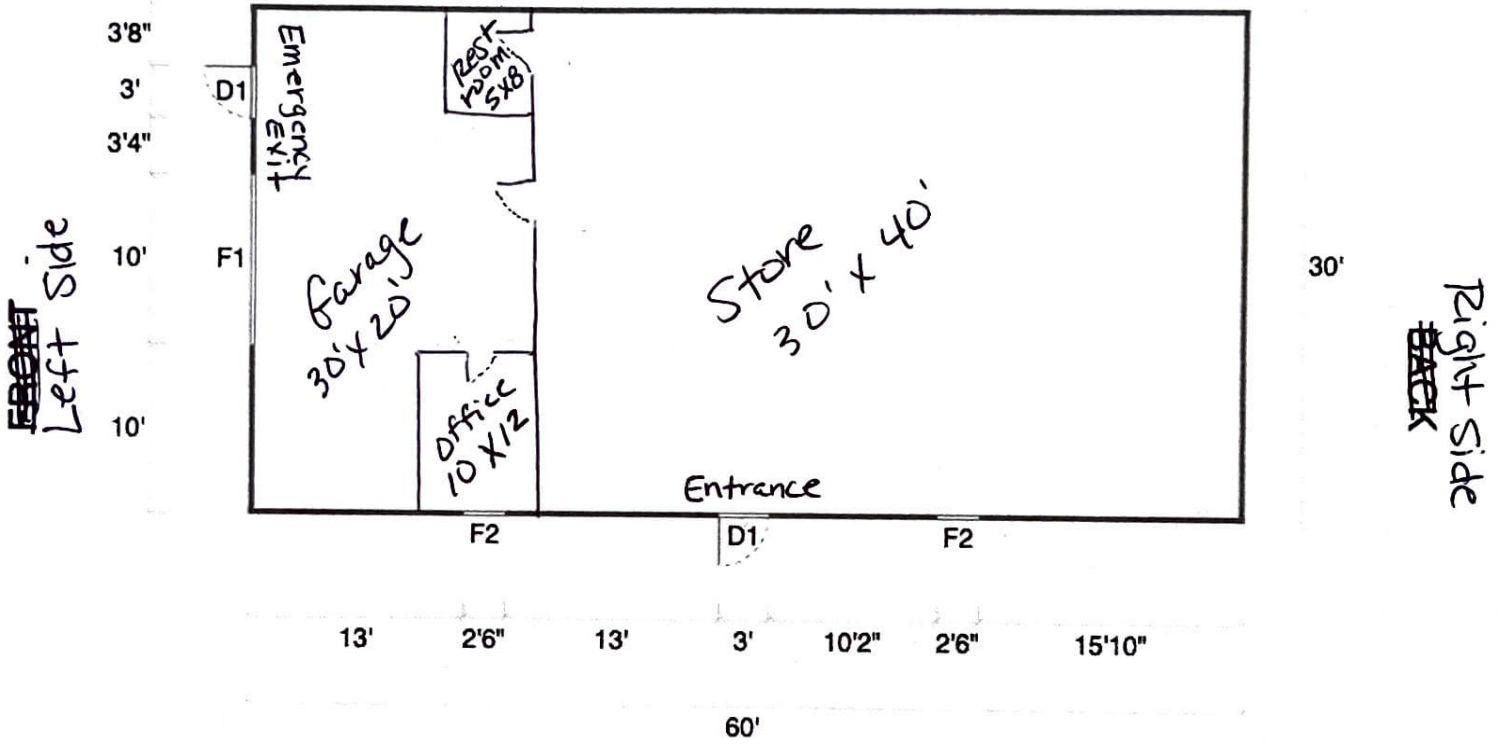


- Inside blue line is
8510 highway 150 Greenville IN
30x60 Bldg



Jc ch 3/5/2024

~~LEFT SIDE~~
Back

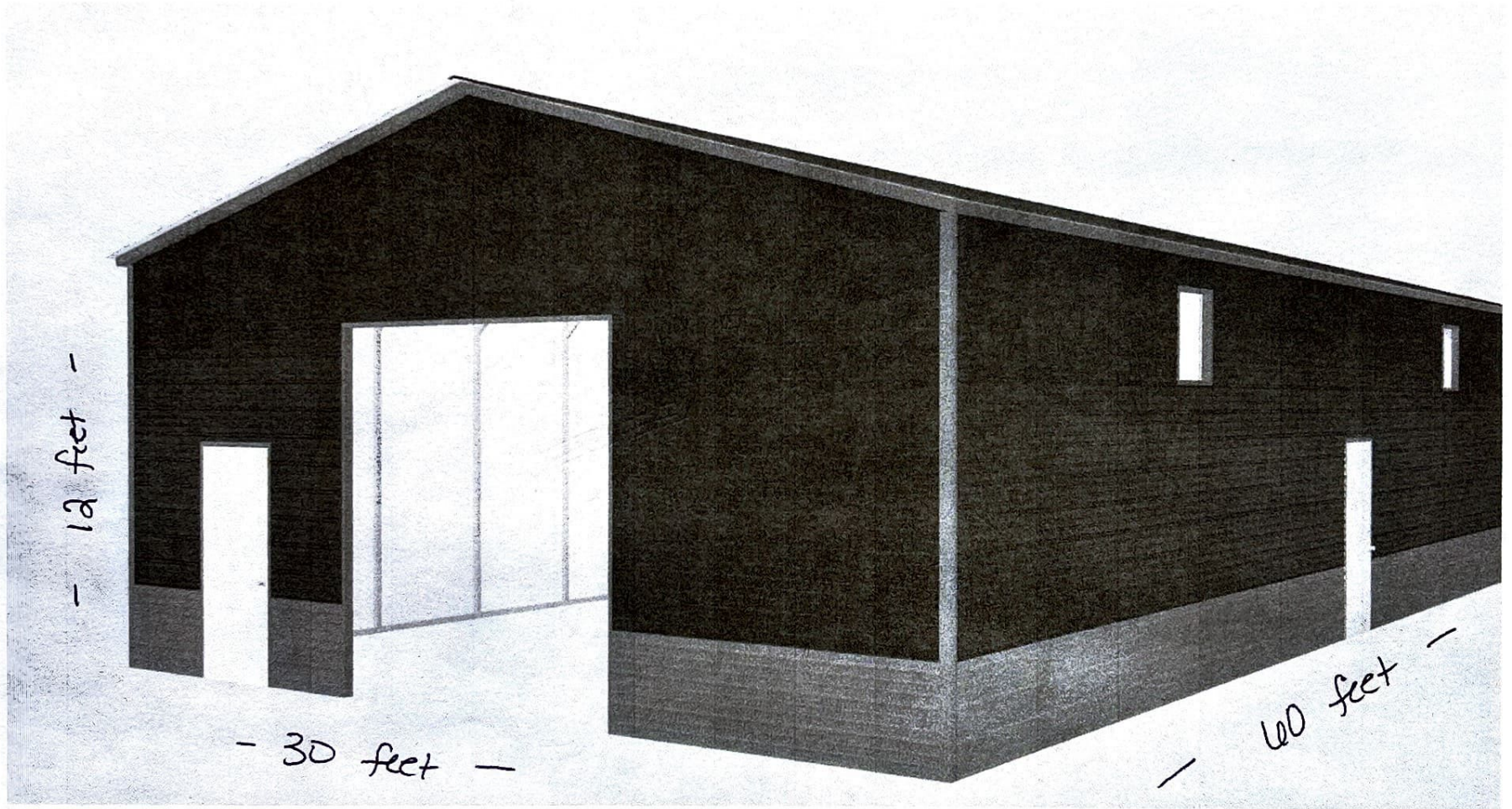


Front
~~RIGHT SIDE~~

SYMBOL LEGEND

F1	10'x10' Garage Door Frameout	D1	Walk-In Door (36 x 80)
F2	Window Frameout (30"x30")	—	Closed Wall

Floor Plan





AMERICAN STEEL CARPORTS, INC.

American Steel Carports
 457 North Broadway St.
 Joshua, TX 76058
 866-730-9865

Customer Order - **Mar 14, 2024**

Ship To			Dealer
Name <u>JC Cheshire</u>	Order # _____		Supreme Metal Buildings Gahanna, OH 43230 Phone: (614) 824-8383 admin@build-supreme.com
Billing Address _____			
City _____	State <u>IN</u>	Zip Code <u>47124</u>	
Install Address _____			
City _____	State <u>IN</u>	Zip Code <u>47124</u>	
Email _____	Phone # _____	Mobile # <u>(386) 801-0394</u>	

Building Info	Size	Color	Anchoring & Site Preparation
Style: Triple Wide (26'-30' Wide)	$\frac{30'}{\text{Width}} \times \frac{60'}{\text{Frame Length}} \times \frac{12'}{\text{Leg Height}}$	Roof: Matte Black 	Installation Surface: Concrete
Roof Overhang: 6"		Trim: Copper 	Installation Surface (Provided by Customer)
Roof Style: A-Frame Vertical		Siding: Matte Black 	Snow Load <input type="checkbox"/>
Gauge: 14-Gauge Framing		Wainscot: Copper 	Wind Warranty: 100mph Wind Warranty Package (Concrete)
Leg Style: Standard			
Brace: Standard Brace			

