



August 21, 2025

Mussel Mound LLC
4939 IN Highway 111
New Albany, IN 47150

Re: Violation of Conditions for Special Exception (Variance of Use) – 4939 Highway 111

To whom it may concern,

On August 6th, 2025, our office received a complaint regarding the archery event that was scheduled to take place at the Sporting Club at the Farm from August 8th, 2025 through August 10th, 2025. Photographs submitted to our office indicate that multiple targets and shooting stations had been set within the restricted boundary area (attached below) that was outlined in the conditions for the Special Exception (FC-04-19-13).

On August 7th, 2025, staff visited the property and provided copies of the boundary map to Sporting Club at the Farm staff, explicitly advising them of the restricted area in advance of the scheduled event, and were assured that the targets would be moved from the restricted area.

On August 11th, 2025, our office received complaints from at least two neighboring property owners, documenting multiple violations of the conditions specified in your Special Exception approval. After an investigation, staff determined that the Sporting Club at the Farm was in violation of the Special Exception conditions. The violations stated below are provided pursuant to Section 15.03 – Item E of the Floyd County Zoning Ordinance.

- On 8/9/2025, over 500 vehicles were photographed on the property, violating the maximum number of 500 people per day stipulated in the conditions of the approved use, as well as the Temporary Use Permit issued for the event on 6/30/25.
- There are multiple reports and photographic evidence of guests shooting within 300 yards of the restricted boundary area.
- Traffic control was not provided for the duration of the event as stipulated in the Temporary Use Permit.

Our office has documented multiple instances of noncompliance with the conditions of the Special Exception approval. On September 9, 2024, we issued a Notice of Violation regarding a boundary violation and indicated that further violations could result in revocation of the approved use. Despite prior notice and discussion, these violations have persisted.



Floyd County
Department of Building & Development Services

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Due to the recurring nature of these violations, staff has scheduled a public meeting before the Board of Zoning Appeals on Wednesday, October 15th, 2025, at 5:00PM to consider revocation of the Special Exception. This letter serves as official notice of violation of the conditions as well as notice of the scheduled public meeting. Please contact our office if you have questions or require clarification regarding this letter.

Thank you,
Ray Dibaya
Planner
Floyd County Building & Development

Attachments: Documentation of Violations



8/9/2025

506 cars- not counting the
vehicles parked by the camping
areas or the vehicles that have
already left



Shooting in buffer
zone



Targets setup in
buffer zone-
shooting stations
facing Five Mile

Shooting from
berm along Five
Mile Lane (buffer
zone)



Shooting station on
berm along Five
Mile Lane (buffer
zone)



Shooting station on
berm along Five
Mile Lane (buffer
zone)



Shooting station on
berm along Five
Mile Lane (buffer
zone)



Shooting station on
berm along Five
Mile Lane (buffer
zone)



Shooting station on
berm along Five
Mile Lane (buffer
zone)



No traffic control.
Traffic backed up
on Five Mile Lane,
trucks pulling out in
front of traffic.



Traffic control left while event still had hundreds in attendance. Trucks pulling out in front of traffic.



No traffic control-
hundreds of
vehicles and event
still underway.
Tucks pulling out in
front of traffic.

