



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-02-26-07

Petitioner: Nathan Grimes on behalf of Troy Striegel

Location: 5386 Navilleton Road (22-03-01-100-011.000-004) and 5390 Navilleton Road (22-03-01-100-012.000-004)

Request: Zoning Map Amendment

Zoning District: Rural Residential (RR), requesting Neighborhood Commercial (NC)

Date: 2/27/2026

Overview:

Applicant is requesting a zoning map amendment to rezone two properties from Rural Residential RR to Neighborhood Commercial NC located on 0.65 acres. Properties are located at the corner of Navilleton Road and Brown Street, just off of US 150. These properties are adjacent to a previously approved zoning map amendment that changed the zoning from RR to NC with docket FC-05-19-17 and was approved with the following written commitments-

- 1) Any future development will be required to be connected to a sanitary sewer system.
- 2) The future commercial use of this property must be compatible and compliment the adjoining residential properties.
- 3) Buffer yard standards will be required.
- 4) All signage will meet county standards.

This zone amendment is to accommodate a proposed conceptual plan for a new 5,000 square foot health care practitioner's office building. This conceptual proposal would still need an approved development plan. The site does not currently have approved sewer connection.

Staff Comments:

1. **The re-zoning of the subject property (IS / IS NOT) consistent with the Floyd County Comprehensive Plan because:** The rezoning of the subject property fits the character of adjoining parcels to the south, east, and west. "Future commercial land use will be directed towards the Galena area and the Town Greenville." (Greenville Township, pg 50). The site does NOT have approved sewer connection at this time, but development would require such a connection or a variance before it could be approved.
2. **The re-zoning of the subject property (IS / IS NOT) consistent with the current conditions and the character of current structures and uses in the area because:** The rezoning of the subject property fits the character of adjoining parcels of the church to the west, the rezoned properties to the south, and the Jacobi gas station on US 150. However, there are homes across Brown Street. Buffer yard standards will be required for commercial use, if the amendment is approved.
3. **The re-zoning of the subject property (IS / IS NOT) necessary for the most desirable use of the land because:** Subject property is located at a signalized intersection of a minor arterial (US 150) and major collector roadway (Navilleton Road). Property is located in a commercial node (Galena).



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4. **The re-zoning of the subject property (WILL NOT / WILL) be injurious to the value of other properties in the area because:** Subject property is located near other commercially zoned properties and per Section 5.09 of the FCZO will require a Type 2 buffer yard with an additional 15' setback with required landscape plantings and a berm or fence.

5. **The re-zoning of the subject property (WILL / WILL NOT) support responsible growth and development in the area because:** Subject property is located in an area designated for commercial growth and is located at a major, signalized intersection. 2017 Vision Floyd County Comprehensive Plan: "The community also has several smaller commercial areas. These areas provide local commercial needs for residents. These areas include the Navilleton Road/US 150, Charlestown Road/County Line Road, Paoli Pike/Scottsville Road, and Corydon Pike. Small commercial activities presently occur in these vicinities and should continue." (Growth Areas-Commercial, pg 43).

Staff Comments: Conceptual plan will need several modifications before submission as a development plan.

Staff Recommendation: Written commitment to not develop without sewer connection.



Parcel to be rezoned, 5386 Navilleton Road – image from Google Street View



Parcel to be rezoned, 5390 Navilleton Road – image from Google Street View



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Image of intersection with Hwy 150 from perspective of Navilleton Rd- image from Google Street View



Residential property to the north, 5400 Navilleton Road – image from Google Street View

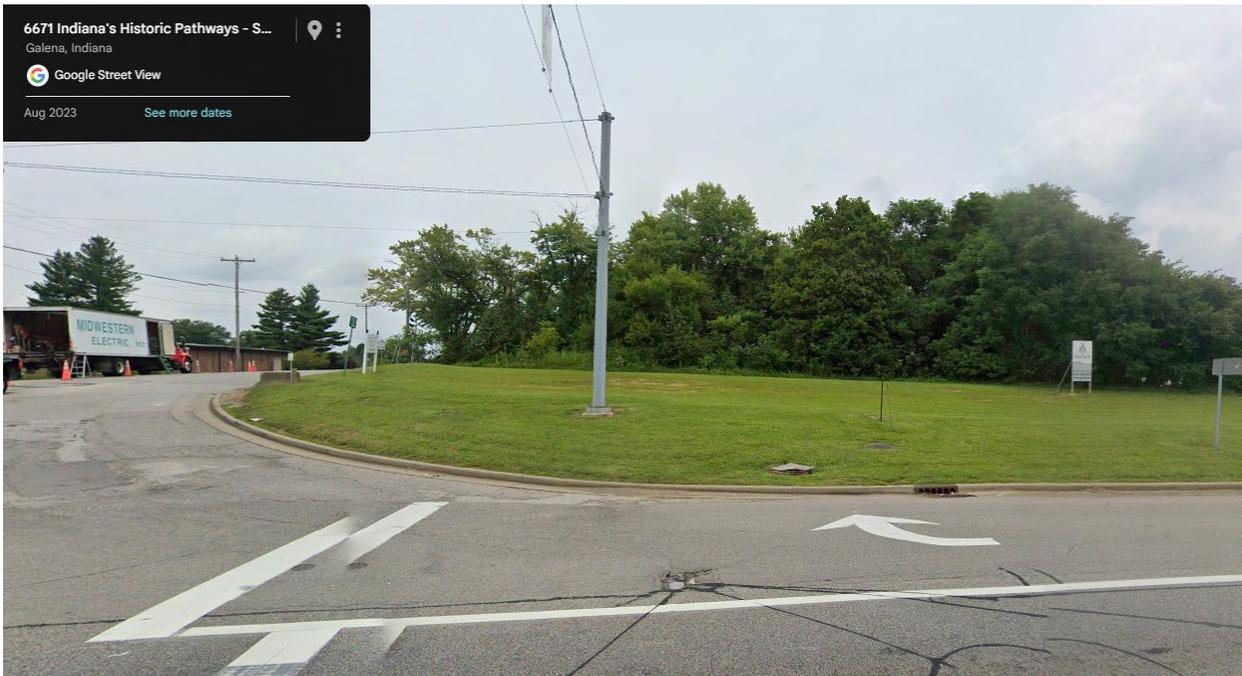


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Jacobi's Gas Station, just southeast of site- image from Google Street View



Property just south of proposed area, already rezoned, to be included in future development proposal – image from Google Street View



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Faithpoint Church, 5323 Navilleton Road, west of proposed site- image from Google Street View

Growth Areas

Residential

Directing higher residential density development towards areas within proximity of adequate infrastructure and public services is a key component for the plan update. High density single family residential should be considered as 6,000 to 12,000 square foot lots for single family detached. These types of development should be located in close proximity to both sanitary sewers and be in close proximity to primary arterial transportation corridors following the precepts of smart growth. Smaller lot sizes should be considered in these areas if connected to sanitary sewers and associated with conservation development design proposed in the styles associated with Randal Arendt.

Where appropriate, higher density patio-style housing should be considered in areas in close proximity to main commercial areas. Multi-family development should be directed towards established urban areas based on proximity to existing services and density. Multi-family development should be limited to existing zoned areas or when development can provide immediate access to commercial, alternate forms of transportation and is incorporated as part of innovative conservation design. Senior housing developments should be considered for higher density if associated with auxiliary services and transportation options are available or proposed.

Reservations for open space must be a consideration in any high density level, single family or multi-family development. Development planning for this multi-family style density should consider including components of mixed land uses and exhibit a pedestrian-friendly environment. Connecting to commercial centers should be strongly encouraged.

Another factor will be the development of a planned unit development zoning classification, which offers the community the flexibility to consider conservation

subdivision developments where clustering of home sites in combination with open space reservations and other types of development activities.

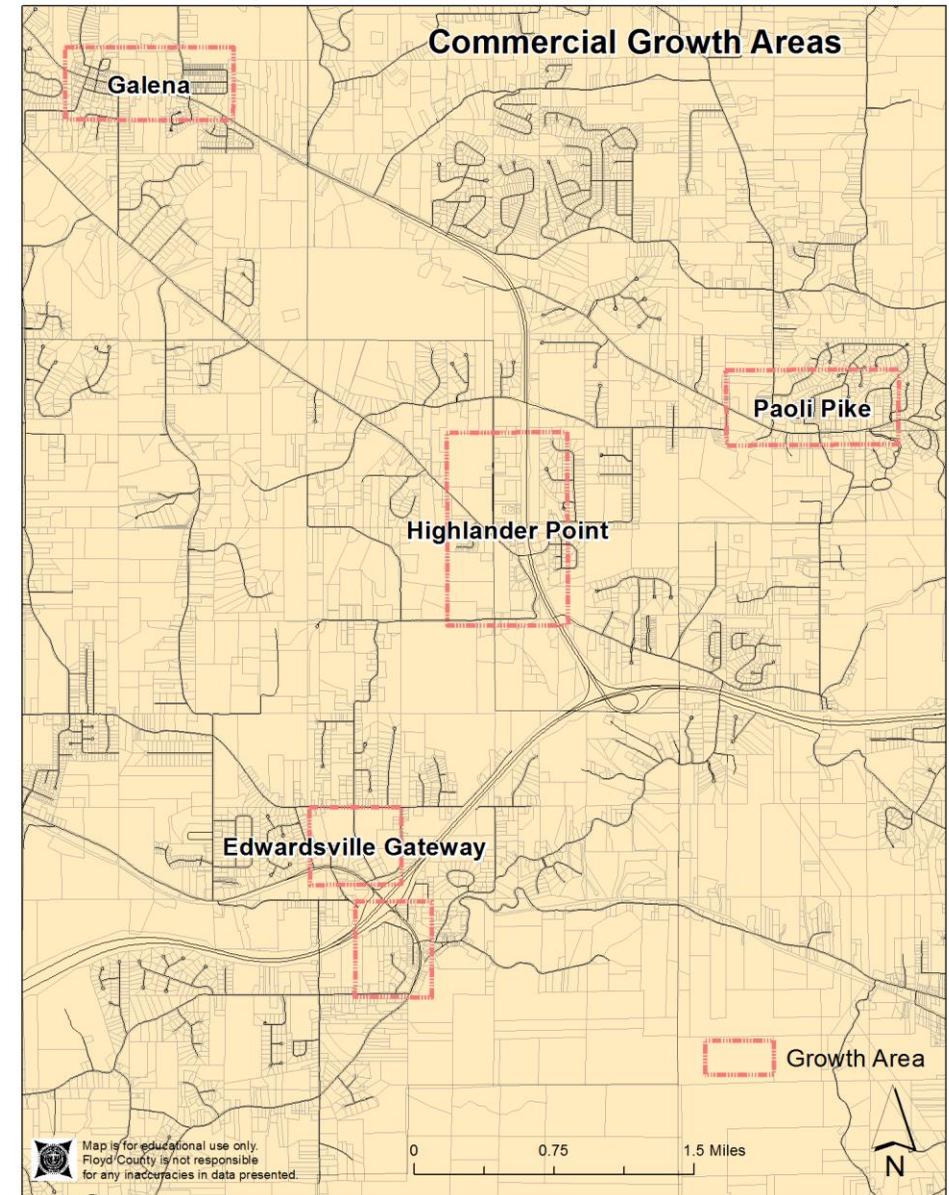
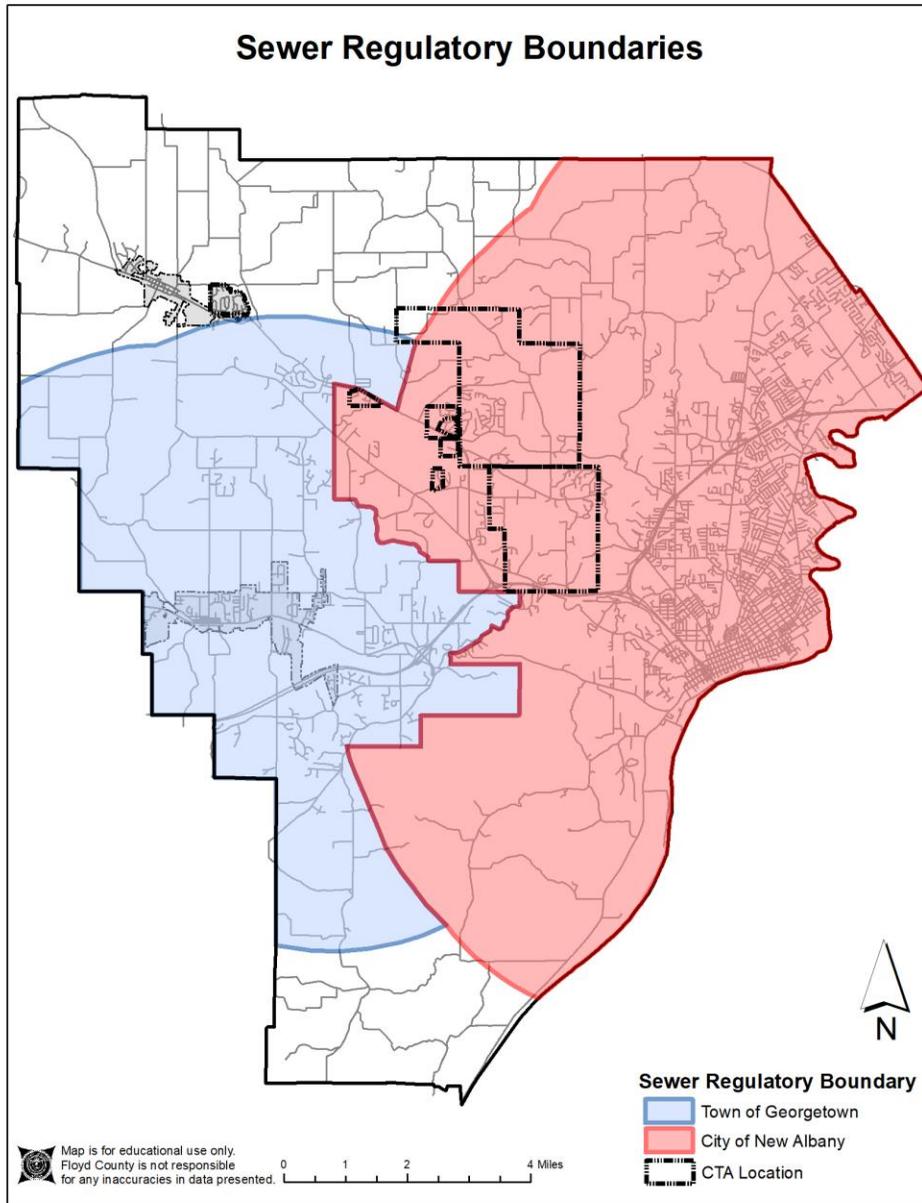
Moderate-level residential development with a minimum density of one dwelling unit per .85 acre should occur in areas outside the highest residential development areas.

A main planning component regarding densities level in this transitional development area is proximity to the county's major collector roads, avoiding environmentally constrained areas, and within proximity to public services.

Transitional residential development areas should be readily accessible for the delivery of emergency public services. Transitional areas should take special consideration in terms of soils suitability for on-site wastewater treatment. All sites must have the ability for placement of a redundant lateral field system.

In terms of low-density, Agricultural-Residential areas should have density levels not to exceed one dwelling unit per two acres. Due to the high concentrations of prime farmland soils, environmentally constrained land and compatibility agricultural-residential uses, these areas shall be considered for low density development. Also, the development of a voluntary agricultural preservation district should be considered as a tool to assist in the protection of agricultural uses. Densities in these areas should not exceed 1 dwelling unit per 10 acres per voluntary agreements with participating land owners. County should also review possibilities of developing transferable development rights programs in low-density areas.

The county plan should allow for expansion of sewer services in line with federal, state and local rules. Proposed expansion should conform to municipal service boundaries or existing CTA's. Efforts to extend outside these services shall be strongly discouraged. Land Use Map 1 indicates the Growth, Transitional and Agricultural areas for residential development.



Commercial

Following the commercial land use principles outlined previously, Floyd County has two main commercial corridors and three minor commercial areas. These corridors can be defined as the Highlander Point corridor and the State Road 62/64 corridor. Having accessibility to adequate infrastructure systems and compatibility uses, these commercial corridors lend themselves to future commercial development. One of the primary commercial goals and policies is the planned development of these corridors.

As stated in the goals and community policies section, these areas present the two primary gateways into the county. Special considerations and development standards must be part of the future development of these areas to ensure the creating an area that blends into the rural characteristics of the community. Through the establishment of gateway overlay districts, the community can develop a series of standards to ensure the quality of development along these corridors.

The community also has several smaller commercial areas. These areas provide local commercial needs for residents. These areas include the Navilleton Road/US 150, Charlestown Road/County Line Road, Paoli Pike/Scottsville Road, and Corydon Pike. Small commercial activities presently occur in these vicinities and should continue.

Renovation or revitalization efforts should be focused in areas experiencing decline, however, these areas should not be seen as primary commercial areas and development should be directed to the previously mentioned primary corridors whenever possible and feasible. Efforts need to be in place that requires required expansion of commercial areas to be able to show need and lack of existing structures that are underutilized.

Efforts should also be made to encourage the development and creation of locally owned businesses. The review of planned unit developments that incorporate commercial space should be strongly encouraged to set aside a percentage of space for locally owned businesses.

Industrial

As part of the plan update, the development of an economic development strategy is a primary goal in determining possible development areas. The economic development strategy will entail the types of employment clusters that the community should pursue in terms of economic development. These potential development areas could possibility serve the business/industrial needs of the community. Any future business/industrial development areas will need immediate access to necessary infrastructure especially transportation systems and municipal sanitary sewer systems.

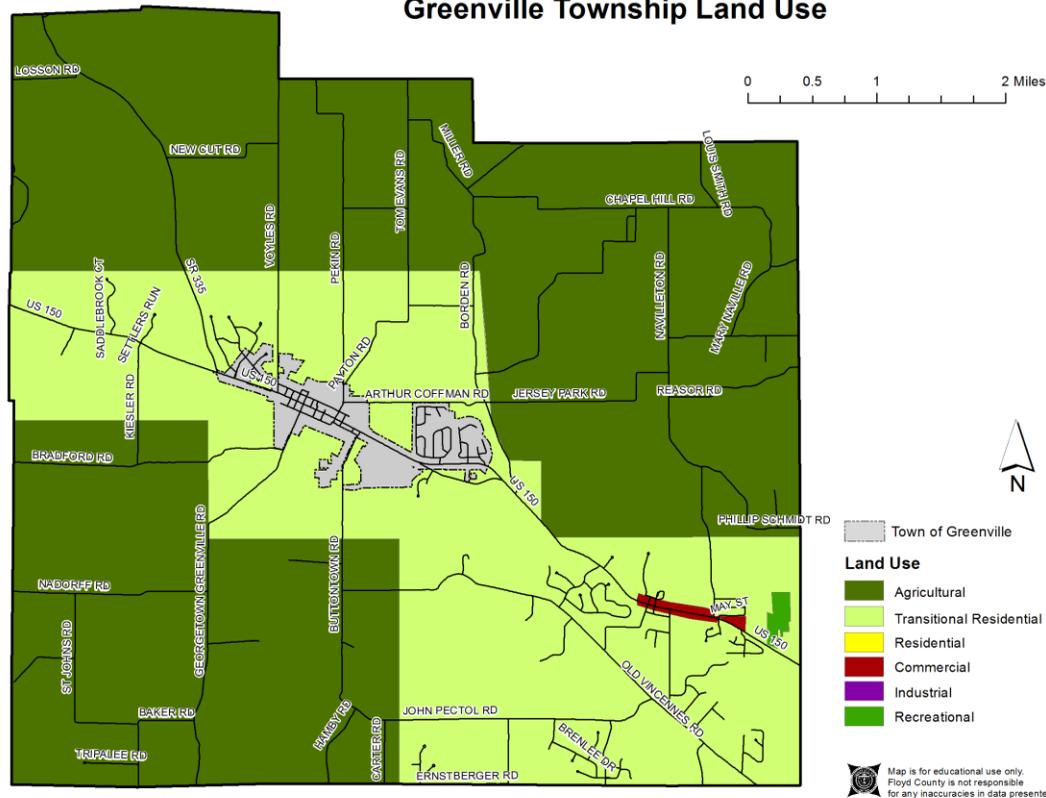
Economic development should be centered and encouraged through the development of locally owned businesses. Emphasis should be given to promote technology-based, advanced engineering-manufacturing, and sustainable agricultural businesses. Fostering entrepreneurship should also be considered including review of residential components to promote live-work, co-work opportunities, and other innovative approaches. Additional considerations need to be given to tourism related commercial development.

Non Development Area

The main components for the identification of non-development areas are proximity of environmentally constrained lands and areas with the highest concentration of agricultural uses and prime farmland soils. Through the identification process of areas such as steep slope and flood-prone areas, the community is meeting a primary land use principle associated with land use planning. Additionally, the identification of agricultural uses and prime farmlands outside the proximity of infrastructural capacities protects the community's agricultural endeavors and protects its natural resources and beauty. The maps on the next page highlight the flood prone and steep slope areas throughout the county.

A series of maps have been developed to illustrate these environmentally sensitive areas. Potential development shall demonstrate how development in these areas can

Greenville Township Land Use



Greenville Township

Current Land Use

Greenville Township has the highest concentration of agricultural land use within Floyd County. Residential land uses are concentrated around the Town of Greenville, the Galena area and along the US 150 corridor, with commercial land uses following a similar pattern of development. Industrial land uses are located in the Town of Greenville and off of Louis Smith Rd on the edge of the county line.

Greenville Township Current Land Use	Acreeage
Agriculture	13,637
Residential	7,131
Commercial	170
Industrial	70
Recreational	50

Source: Floyd County Assessor's Office

Future Land Use

Residential

Future residential land use will be focused towards existing municipal infrastructure located near the Town of Greenville. Expansion of higher density development shall be discouraged until municipal services have been adequately provided within the municipality borders to allow for infill development rather than green-field development in the township areas. Use of conservation design development shall be strongly encouraged in transitional and agricultural areas.

Commercial

Future commercial land use will be directed towards the Galena area and the Town of Greenville. Expansion along US 150 outside of these areas should be discouraged unless a detailed access management is developed. The County should aggressively pursue the development of this type of planning with INDOT.

Industrial

Future industrial land use expansion in the Greenville Township is not expected. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

Recreational

Both Greenville Park and Galena-Lamb Park both provide opportunities for revitalization in the future. Additional recreational opportunities should be explored. Identifying possible connections and expansions to provide recreational venues in the community should be viewed as a community asset. Review should center as with all uses around safety, service, and blending of uses with existing land uses to promote and not diminish property values and use.



RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
Fax: 812-248-4320

rdbi@rdbi-inc.com

KENTUCKY OFFICES
1012 S. Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
Fax: 502-587-0931

web: rdbi-inc.com



January 15, 2026

Floyd County Plan Commission
2524 Corydon Pike # 203
New Albany, IN 47150
ATTN: Plan Commissioner

Subject: Parcel 22-03-01-100-011.000-004 5390 Navilleton Rd Floyds Knobs IN 47119
Parcel 22-03-01-100-012.000-004 5386 Navilleton Rd Floyds Knobs IN 47119

Letter of Intent

Dear Reviewing Board,

The purpose of this letter is to submit Description of Plan, on behalf of the property owner. The property owner is requesting to rezone the above mentioned parcels from RR to NC to match the surrounding parcels also owned by the same person. The owner intends to construct a commercial 2 story building (approximately 5,000 SF) of possibly mixed use Mercantile/Retail and Business offices with estimated 100 occupancy including the parking to accommodate this occupancy and required detention for drainage on the property in accordance with the local and state code.

Sincerely,
Renaissance Design Build, Inc.


Nathan R. Grimes P.E., P.L.S.



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

Zoning Map Amendment 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.

1. General Information:

Applicant:	Nathan R. Grimes --Renaissance Design Build, Inc
Applicant Address:	117 S. Indiana Avenue, Sellersburg, IN 47172
Applicant Phone:	812-246-5897
Applicant Email:	rdbi@rdbi-inc.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:	NC LLC- Troy Striegel
Owner Address:	4812 River Rd, Louisville, KY 40222
Owner Phone:	502-639-4083
Owner Email:	troystriegel@gmail.com

Applicant's Representative:

Representative Name:	Joy Durall --Renaissance Design Build, Inc.
Representative Address:	117 S. Indiana Avenue, Sellersburg, IN 47172
Representative Phone:	812-246-5897
Representative Email:	jlopez@rdbi-inc.com

2. Site Information:

Parcel ID Number:	22-03-01-100-011.000-004 and 22-03-01-100-012.000-004
Total Acreage:	0.65
Address of Property/Location:	5386 and 5390 Navilleton Road
Current Use of Property:	Residential
Current Zoning District:	R-1

3. Zoning Map Amendment Request:

Detail the zoning map amendment request:

Residential Parcels 22-03-01-100-012.000-004 and 22-03-01-100-011.000-004 are being requested to be rezoned as Neighborhood Commercial properties for the property owner to submit a commercial development on all properties that are owned

Requested Zoning District: NC

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria to which both the Plan Commission and County Commissioners must "pay reasonable regard" when considering a zoning map amendment request. Explain how this request addresses each criterion.

1. The rezoning of the subject property is consistent with the Floyd County Comprehensive Plan and any other applicable, adopted planning studies or reports:

Property owner owns adjacent properties which are already NC and would like to match the existing surrounding properties, so they can building a commercial development.

2. The rezoning of the subject property is consistent with the current conditions and the character of current structures and uses in the area:

yes Refer to Existing Site and New Site plans

3. The rezoning of the subject property is necessary for the most desirable use of the land:

yes

4. The rezoning of the subject property will not be injurious to the value of other properties in the area:

no Adjacent properties are owned by the same person.

5. The rezoning of the subject property will support responsible growth and development:

yes property owner is wanting to building commercial building with required parking and detension area

5. Required Documents:

- \$500.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- A conceptual site plan drawn to scale showing all existing and any proposed structures, setbacks, easements, rights-of way, floodplains, and any other feature relevant to the petition.
- A vicinity map showing the use and zoning of all properties within 1,000 feet of the property subject to the re-zoning request.
- A letter of intent to the Plan Commission stating the reasons for the Zoning Map Amendment, including a detailed description of any proposed development for which the re-zoning is sought. The letter should include any written commitments being made by the petitioner.
- 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: JOY DURALL

Signature: Joy Durall

Date: 01/02/2020

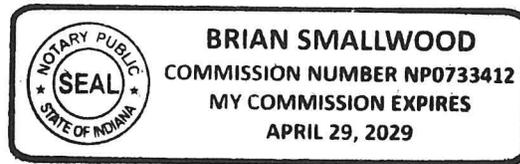
SUBSCRIBED AND SWORN BEFORE ME

THIS 2nd DAY OF JAN, 2020

B Smallwood

NOTARY PUBLIC COUNTY OF CLARK

MY COMMISSION EXPIRES 4-29-2029





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), MC LLC Noeen Choshan, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-03-01-100-011.000-004 & 22-03-01-100-012.000-004
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to Renaissance Design Build, Inc
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
MC LLC	22-03-01-100-011.000-004		
MC LLC	22-03-01-100-012.000-004		

STATE OF Indiana)

COUNTY OF _____) SS:)

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

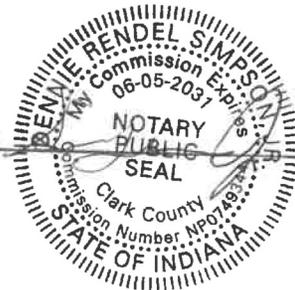
State, this 31st day of December 2025

MY COMMISSION EXPIRES:

06-05-2031

MY COUNTY OF RESIDENCE:

Dennie
 Notary Public



Dennie Simpson

Printed Signature

FLOYD COUNTY
ASSESSOR

Oct/18/2022

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

Oct 18 2022 - TDB

Jaqueline Wrenning
AUDITOR FLOYD CO. IND.

E-RECORDED
202211928
FLOYD CO. IN RECORDER
LOIS ENDRIS
10/18/2022 09:36 AM
202211928 Pages: 1
Transaction # 4064942

File Number: 53990

WARRANTY DEED

PIN: 22-03-01-100-011.000-004

THIS INDENTURE WITNESSETH, That Walter E. Searcy Jr, (Grantor) of Floyd County, in the State of Indiana, CONVEY AND WARRANT(S) to NC LLC, (Grantee) of Jefferson County, in the State of Kentucky for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Floyd County, State of Indiana:

Lots Numbered Four (4), Five (5), Six (6), and Seven (7) in Harwell Subdivision, Plat No. 755 of the Floyd County, Indiana Records.

TO HAVE AND TO HOLD the same unto said Grantee, in fee simple forever

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 5390 Navilleton Rd., New Albany, IN 47150.

IN WITNESS WHEREOF, Grantor has executed this deed this 17th day of October, 2022.

Walter E. Searcy Jr

Walter E. Searcy Jr

State of Indiana

ss: ACKNOWLEDGEMENT

County of Floyd

Before me, a Notary Public in and for the said County and State, personally appeared Walter E. Searcy Jr, who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of October, 2022.

My commission expires: 10/6/24
Gwen Byers

Gwen Byers
Notary Public
Residing in Washington

GWEN S. BYERS
NOTARY PUBLIC
SEAL
WASHINGTON COUNTY, STATE OF INDIANA
COMMISSION NO. 691745
MY COMMISSION EXPIRES OCTOBER 6, 2024

Prepared by John W. Harpole, Attorney, Agency Title, Inc., 4005 Northside Drive, New Albany, IN 47150

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. Judy Abell
Information from Agency Title, Inc.
Send Tax bills to: 4812 River Road, Louisville, KY 40222
Grantee's street or rural route address is: 5390 Navilleton Rd., New Albany, IN 47150

FLOYD COUNTY
ASSESSOR

May/23/2022

E-RECORDED
202206064
FLOYD CO. IN RECORDER
LOIS ENDRIS
05/24/2022 08:26 AM
202206064 Pages: 2
Transaction # 4060547

Parcel Number:

22-03-01-100-012.000-004

Property Address:

5386 Navilleton Road, Floyds Knobs, IN 47119

**Grantee's(s) Name(s), Address,
and Mail Tax Statements To:**

N C, LLC

4812 River Road

Louisville, KY 40222

WARRANTY DEED

This indenture witnesseth that, on May 20, 2022, **Christopher Kronbach**, an adult, of Floyd County, Indiana, does hereby, for \$10.00 and other valuable consideration the receipt whereof is acknowledged, CONVEY AND WARRANT to **N C, LLC**, an Indiana limited liability company, the following described real estate in Floyd County, Indiana, to-wit:

Lot No. 3, in Harwell Subdivision, Revised Plat No. 755, which is a revision to Plat No. 713, of the Floyd County, Indiana Records.

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

This conveyance is made free and clear of all liens and encumbrances, except the real estate taxes and assessments, which are being apportioned between the parties as of the date hereof and therefore, the Grantee(s) assume(s) payment beginning with the installment due in the Fall of 2022.

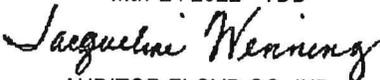
In witness whereof, Christopher Kronbach has executed this Deed on the date first set forth above.



Christopher Kronbach

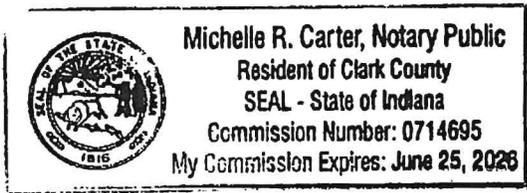
Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

May 24 2022 - TDB


AUDITOR FLOYD CO. IND.

STATE OF INDIANA COUNTY OF CLARK)

Before me, a Notary Public in and for said County and State, on May 20, 2022, personally appeared Christopher Kronbach who swore to the truth of the representations contained herein and who acknowledged the free and voluntary execution hereof.



[Handwritten Signature]

Notary Public
Printed Name: _____
My Commission Expires: _____
Commission Number: _____
Resident of _____ County, Indiana

Prepared without benefit of title search or examination by Culler Law Office, LLC, Ronald D. Culler, Attorney, 2123 Veterans Parkway, Jeffersonville, Indiana 47130, phone 812-284-2685.

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 Michelle Carter.
person's name presenting for recording



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), MC LLC Noeen Choshan, do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as 22-03-01-100-011.000-004 & 22-03-01-100-012.000-004
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Renaissance Design Build, Inc
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
MC LLC	22-03-01-100-011.000-004		
MC LLC	22-03-01-100-012.000-004		

STATE OF Indiana)
) SS:
COUNTY OF _____)

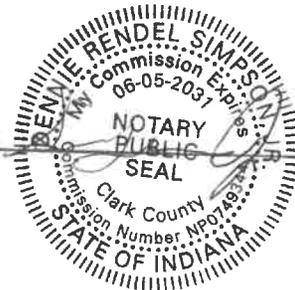
Subscribed and sworn to before me, a Notary Public within and for said County and

State, this 31st day of December 2025

MY COMMISSION EXPIRES:

06-05-2031

Dennie
Notary Public



Dennie Simpson

Printed Signature

MY COUNTY OF RESIDENCE:

RECORD OF SURVEY

HARWELL SUBDIVISION - PLAT 755

LOTS 3, 4, 5, 6, & 7

FLOYD COUNTY, INDIANA

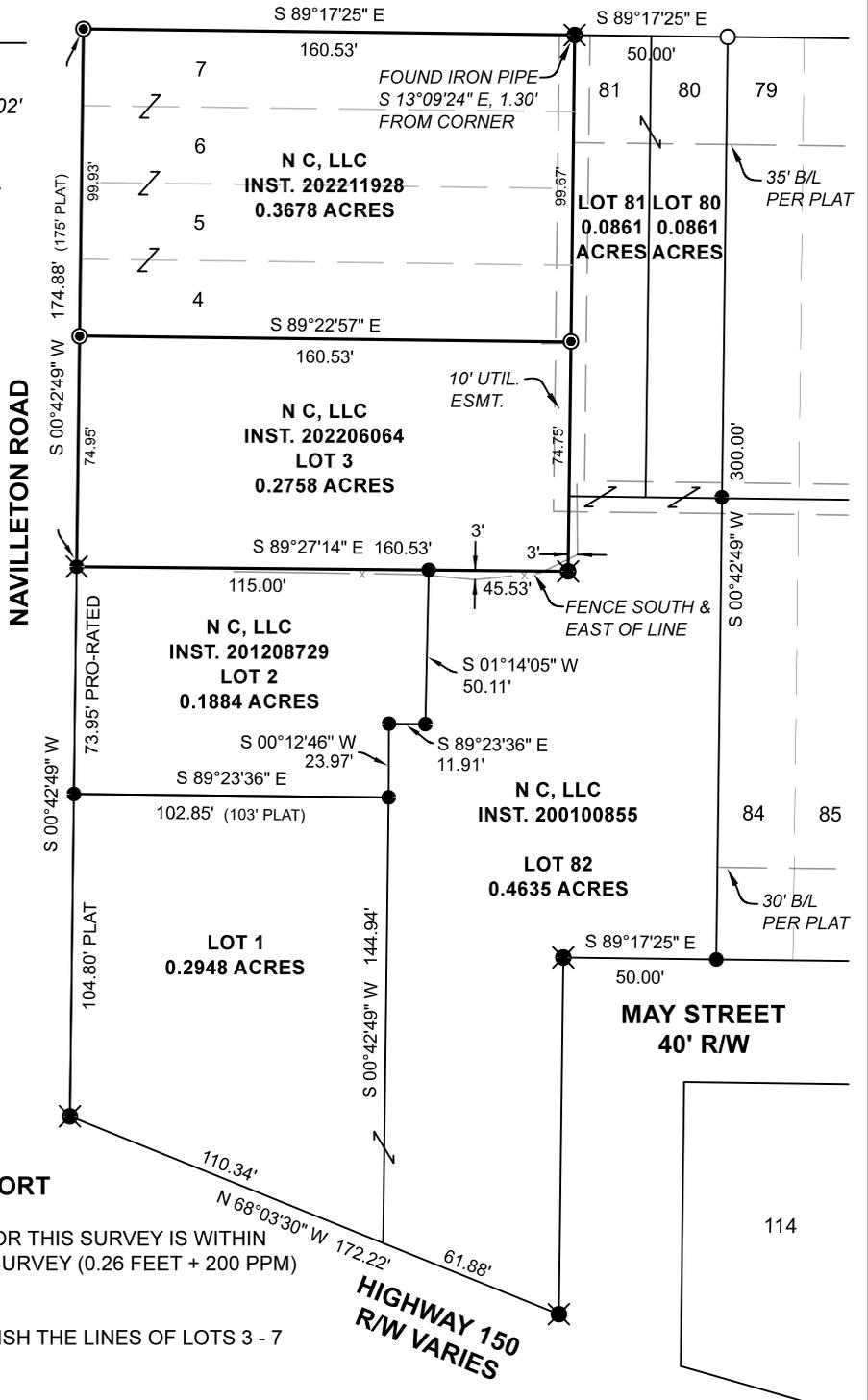
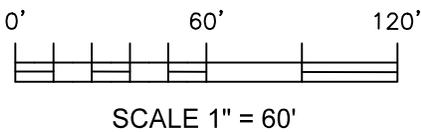
BROWN STREET
40' R/W

- LEGEND**
- SET 5/8" REBAR, 24" IN LENGTH
AFFIXED ORANGE CAP
STAMPED 'J. BRINKWORTH LS21500002'
 - △ SET MAG NAIL
AFFIXED BRASS WASHER
STAMPED 'BRINKWORTH LS21500002'
 - FOUND IRON PIN, 'BOOFTER'
 - FOUND IRON PIPE
 - ⊗ FOUND IRON PIN, PREV. SURVEY



BASIS OF BEARINGS
ESTABLISHED BY REAL TIME
KINEMATIC GPS MEASUREMENTS
MADE WITH REFERENCE TO THE
INDIANA DEPARTMENT OF
TRANSPORTATION'S (INDOT) REAL
TIME GPS NETWORK (INCORS), A
NETWORK OF PERMANENTLY
PLACED AND CONTINUOUSLY
OPERATING GPS REFERENCE
STATIONS.

STATE PLANE COORDINATE
SYSTEM
INDIANA EAST - ZONE 1301
NAD83(2011)(EPOCH 2010.0)



SURVEYOR'S REPORT

THEORY OF LOCATION

THE RELATIVE POSITIONAL PRECISION (RPP) FOR THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN INDIANA RURAL SURVEY (0.26 FEET + 200 PPM) AS DEFINED BY IAC 865.

THIS SURVEY WAS PERFORMED TO RE-ESTABLISH THE LINES OF LOTS 3 - 7 OF HARWELL SUBDIVISION, AS SHOWN.

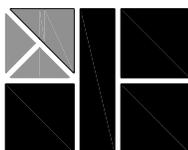
IN SUMMARY, THE FOLLOWING, NOTABLE UNCERTAINTIES OF THIS SURVEY ARE AS FOLLOWS:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. UP TO 0.58' AS SHOWN ALONG THE EAST LINE OF LOTS 3 - 7.
- B. OCCUPATION OR POSSESSION LINES. FENCE LINE SHOWN.
- C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINER'S LINES. EASEMENT INFORMATION SHOWN TAKEN FROM PLAT 713. PLAT 755 DOES NOT PROVIDE DIMENSIONS ON EASEMENTS.

CERTIFICATE

I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2023.

JOHN G. BRINKWORTH, III
PROFESSIONAL SURVEYOR LS21500002
AUGUST 14, 2023



J. BRINKWORTH & ASSOCIATES
SURVEYORS | ENGINEERS | PLANNERS

5150 CHARLESTOWN ROAD, SUITE 3A
NEW ALBANY, INDIANA 47150
812-944-6731

CLIENT: NC, LLC
JOB NO. 2020005
PREPARED BY JOHN G. BRINKWORTH, III

REZONING MULTIPLE LOTS

5390 NAVILLETON ROAD
GALENA, IN ZIPCODE 47119

SHEET INDEX:

G1.0	COVER SHEET & BUILDING CODE INFORMATION
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	SITE DETAILS

GENERAL NOTES:

- CONTRACTOR TO VISIT THE SITE AND FIELD VERIFY EXISTING CONDITIONS PRIOR TO ORDERING MATERIAL OR BEGINNING WORK.
- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
- REMOVE CONSTRUCTION DEBRIS AND RUBBISH TO PROVIDE A CLEAN AND SAFE ENVIRONMENT FOR BUILDING OCCUPANTS AND CONSTRUCTION PERSONNEL.
- CONTRACTOR SHALL COMPLY & COORDINATE WITH EXISTING CLINIC OPERATIONS, PROCEDURES, PROCESS, GUIDELINES & MANDATES THROUGHOUT THE CONSTRUCTION PROCESS.

PROJECT INFORMATION

BUILDING CODE:	2014 INDIANA BUILDING CODE, (INTERNATIONAL BLDG. CODE, 2012 EDITION, FIRST PRINTING ANSI A117.1, ACCESSIBLE AND USABLE BUILDING & FACILITIES, 2009 EDITION, FIRST PRINTING)
MECHANICAL CODE:	2014 INDIANA MECHANICAL CODE (INTERNATIONAL MECHANICAL CODE, 2012 EDITION, FIRST PRINTING)
ELECTRICAL CODE:	INDIANA ELECTRICAL CODE (2009 EDITION NFPA 70 - NATIONAL ELECTRICAL CODE 2008 EDITION, FIRST PRINTING)
PLUMBING CODE:	2012 INDIANA PLUMBING CODE (INTERNATIONAL PLUMBING CODE, 2006 EDITION, SECOND PRINTING)
FIRE CODE:	2014 INDIANA FIRE CODE INTERNATIONAL FIRE CODE, 2012 EDITION, FIRST PRINTING
ENERGY CODE:	2010 INDIANA ENERGY CONSERVATION CODE (ANSI/ASHRAE 90.1, ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS, 2007 EDITION, LP EDITION)
ADA CODE:	2010 ADA STANDARDS (28 CFR 35.151 NEW CONSTRUCTION AND ALTERATIONS)
LIFE SAFETY CODE:	NFPA CURRENT STANDARDS
BUILDING AREA (GROSS):	LEVEL 1 - M - 5,000 SQ. FT. LEVEL 2 - B - 5,000 SQ. FT.
BUILDING USES:	LEVEL 1 - M - RETAIN SPACE LEVEL 2 - B - BUSINESS OFFICES
BUILDING HEIGHT:	2 STORIES HEIGHT IN FEET
CONSTRUCTION TYPE:	II-B
OCCUPANCY GROUP:	LEVEL 1 - M - RETAIN SPACE LEVEL 2 - B - BUSINESS OFFICES
OCCUPANCY LOAD:	M: 5,000 SQ. FT. / 60 GROSS = 83 OCCUPANTS B: 5,000 SQ. FT. / 100 GROSS = 50 OCCUPANTS
ALLOWABLE BUILDING SIZE:	M: 12,500 SQ. FT. / 2 STORIES B: 23,000 SQ. FT. / 3 STORIES
REQUIRED EXITS:	(2) EXIT(S) REQUIRED (2) EXIT(S) PROVIDED
PROJECT DESCRIPTION:	ONCE 2 PARCELS ARE REZONED THE PROPERTY OWNER WANTS TO BUILDING NEW COMMERCIAL (5,000 SQ. FT.) BUILDING WITH MIXED OCCUPANCY GROUPS LEVEL 1 MERCANTILE (M) AND LEVEL 2 BUSINESS (B) OFFICES ALONG WITH APPROPRIATE PARKING SPACES AND DETENTION AREA FOR APPROPRIATE DRAINAGE ON THE PROPERTY.



LOCATION MAP
SCALE: N.T.S.

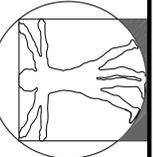


ON-SITE MAP
SCALE: N.T.S.

NOTICE:
The Architect/Engineer does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any sheet numbering system used which identifies disciplines is solely for the Architect/Engineer's convenience, and is not intended to define a subcontractor's scope of work. Information regarding individual trades, subcontractors, material suppliers, and vendors may be detailed, described and indicated at different locations throughout these documents. No consideration will be given to requests for change orders for failure to obtain and review the complete set of drawings and specifications when preparing bids, prices and quotations.



RENAISSANCE DESIGN BUILD, INC.
117 S. Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
www.rdbi-inc.com



COVER SHEET AND BUILDING CODE INFORMATION
REZONING MULTIPLE LOTS
5390 NAVILLETON RD
GALENA, IN. 47119

DATE: DEC 31, 2025
DRAWN BY: J. DURALL
CHECKED BY: N. GRIMES
APPROVED BY: N. GRIMES

REVISIONS:
.....
.....
.....
.....

SCALE: AS INDICATED
JOB NO.: 2025-394

SHEET NUMBER:

G1.0

NOT FOR CONSTRUCTION

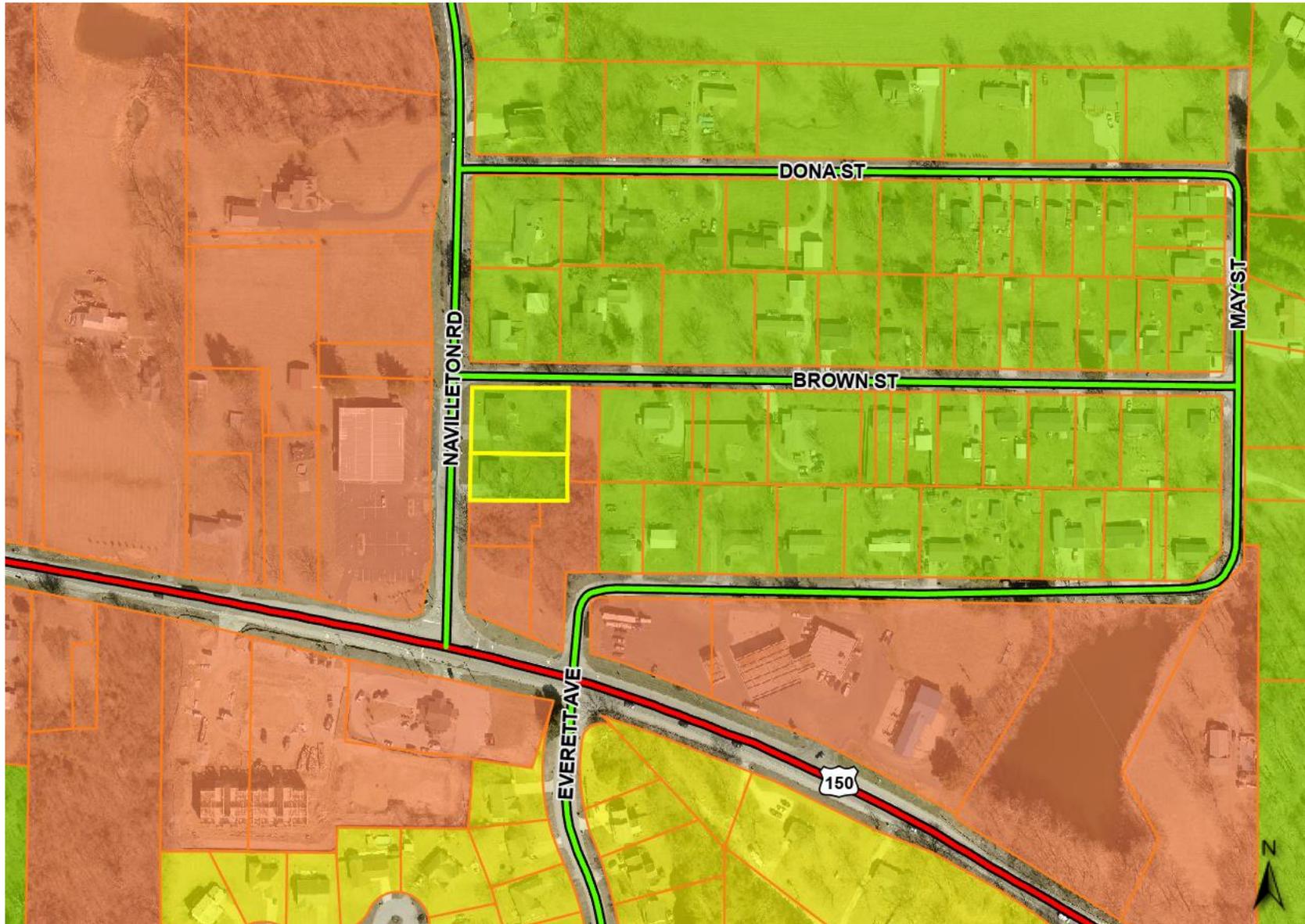


Floyd County, IN

5386 Navilleton Road, 5390 Navilleton Road

22-03-01-100-011.000-004, 22-03-01-100-012.000-004

Created by: Franklin J Walden



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

Description of Project:

REZONE FROM RURAL RESIDENTIAL RR TO NEIGHBORHOOD COMMERCIAL NC

FC-02-26-08

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant Nathan R Grimes - Renaissance Design Build, IN is seeking a:

- Zoning Map Change (Standard or Planned Unit Development)
- Minor Subdivision (Five Lots or less)
- Major Subdivision (Five Lots or more as a Traditional Design)
- Conservation Subdivision (Five Lots or more with an Open Space Design)
- Planned Unit Development (PUD)
- Development Review (Site Review for new Structure)
- Administrative Appeal

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):

5386 NAVILLETON ROAD 22-03-01-100-011.000-004

5390 NAVILLETON ROAD 22-03-01-100-012.000-004

Description of Project:

REZONE FROM RURAL RESIDENTIAL RR TO NEIGHBORHOOD COMMERCIAL NC
FC-02-26-07

This is a notice that a public hearing regarding the proposed docket item will be on Monday, March 9th at 7 pm 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 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

Floyd County Plan Commission Frequently Asked Questions

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

You can either visit 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 on the Plan Commission page.

2. How does this process work?

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

- **Zoning** – The applicant is seeking to change the land use associated with the property in the proposed application. Per Indiana State statute, the Plan Commission holds a public hearing and determines a recommendation to the County Commissioners. The recommendation may be favorable, unfavorable or no recommendation. The recommendation is non-binding on the decision of the commissioners

The application is sent to the County Commissioners Office to place on their agenda following the Plan Commission hearing. The Commissioners have 90 days to make a decision on the application. They can approve, disapprove, or take no action. If no action is taken within 90 days, the recommendation of the Plan Commission then becomes binding.

- **Subdivision** – The applicant is seeking to subdivide the land. There are three types of subdivisions (Minor, Major and Conservation). The County has a set of rules regarding the subdivision of land. These rules include the placement and specifications of any new road, drainage, and sidewalks. It also has rules regarding utility and public safety services to the proposed application. The number of lots and their configuration are also part of the process. Additionally, studies of impacts on drainage, traffic, and the environment are reviewed if required.

If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the subdivision per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

- **Development Review** – The applicant is seeking approval to place a building on a site that must meet County standards. The County sets standards as it relates to building size, façade, sidewalks, parking, lighting, drainage, signage and landscaping. If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the plan per Indiana State Statue. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

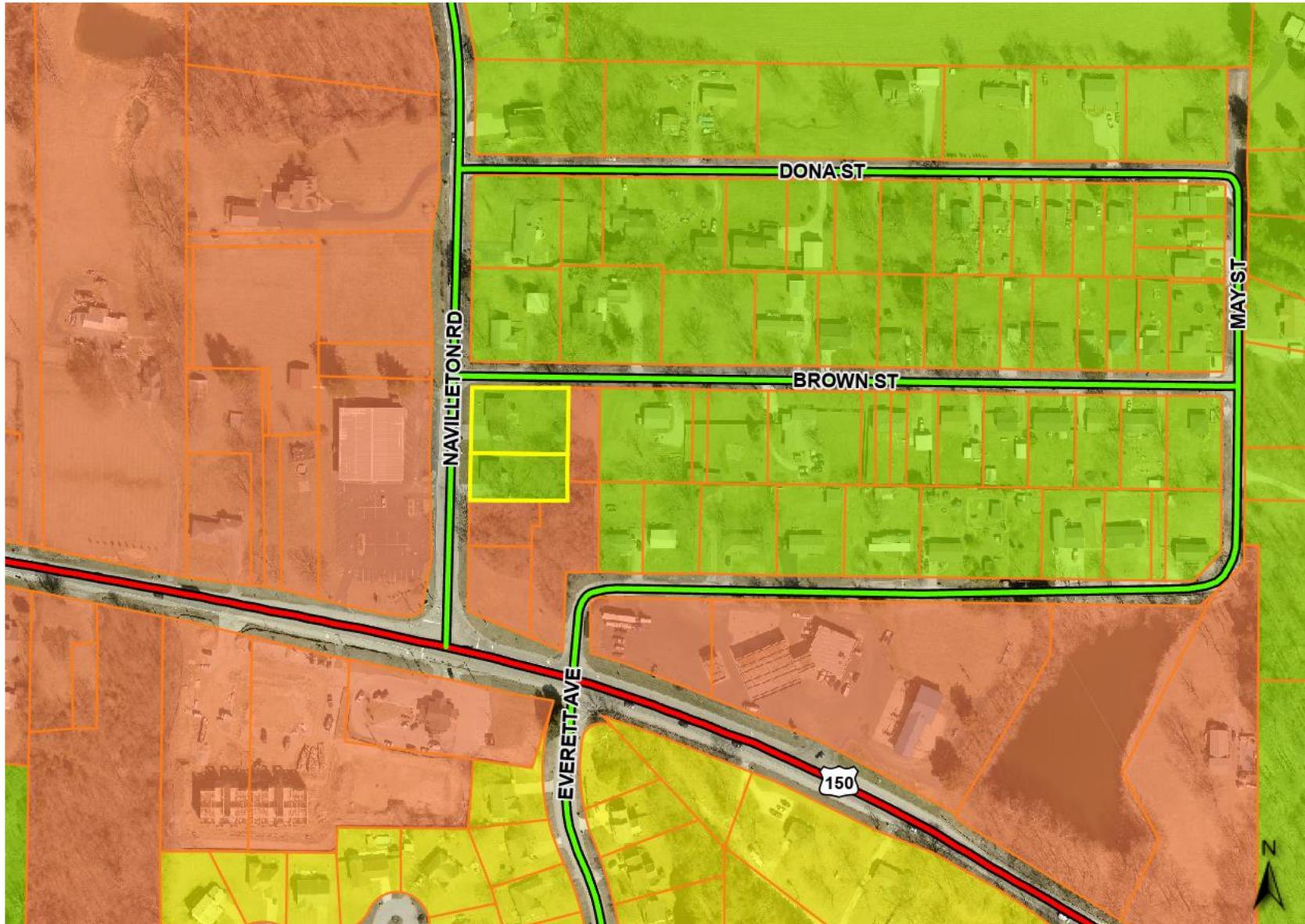


Floyd County, IN

5386 Navilleton Road, 5390 Navilleton Road

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Created by: Franklin J Walden



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- GI - General Industrial
- OB - Office Business
- PU - Plan Unit
- Other Values
- Highlander Point

MIDDLETON, HOLLY M
5400 Navilleton Rd
FLOYDS KNOBS, IN 47119

Church, Faithpoint Inc
6694 Highway 150
FLOYDS KNOBS, IN 47119

ARC-150, LLC
332 Spring St
JEFFERSONVILLE, IN 47130

JACOBI ENTERPRISES, LLC
8304 Navilleton Rd
FLOYDS KNOBS, IN 47119

WARE, SUZANNE E. &
MONICA
6005 May St
FLOYDS KNOBS, IN 47119

O'Lone, Mary & Probus,
Madeline
6125 Brown Rd
FLOYDS KNOBS, IN 47119

DAY, RICHARD A. & DE ANN
W.
6124 Brown St
FLOYDS KNOBS, IN 47119

DANIEL, MICHAEL D.
6219 Dona St
FLOYDS KNOBS, IN 47119

Philpott, Robert L. Jr.
5404 Navilleton Rd
FLOYDS KNOBS, IN 47119

Ridenour, Jason A &
Samantha E
5103 Everett Ave
FLOYDS KNOBS, IN 47119

PHERSON, ALLEN DALE &
JANE ANN
6565 Highway 150
FLOYDS KNOBS, IN 47119