

Shelby County Plan Commission

March 25, 2025, at 7:00 PM

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MEETING AGENDA

Shelby County Plan Commission
March 25, 2025, at 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the February 25, 2025, meeting.

BUSINESS CONTINUED TO APRIL 22, 2025

RZ 25-04 – FEINSTEIN REZONING: Rezoning of +/- 1.4-acres from the A2 (Agricultural) District to the R1 (Single-Family Residential) District to establish an existing accessory structure on a separate lot from the associated existing single-family residence. Located at 6184 W 900 S, Edinburgh, Jackson Township.

OLD BUSINESS

RZ 25-02 – MCFARLAND REZONING: Findings of Fact.

RZ 25-03 – SHORT-TERM RENTAL STANDARDS TEXT AMENDMENT – Amendment of Article 2 and Article 5 to add Section 5.86 STR-01: Short-Term Rental Standards. Applies to unincorporated Shelby County.

SHELBY COUNTY 2025 SUB-AREA ECONOMIC DEVELOPMENT PLAN & AMENDMENT TO SHELBY COUNTY 2019 COMPREHENSIVE PLAN. Applies to unincorporated Shelby County.

NEW BUSINESS

None.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **April 22, 2025, at 7:00 PM.**

Rezoning FINDINGS OF FACT

Applicant: McFarland Rezoning

Case #: RZ 25-02

Location: 1273 N 350 E, Shelbyville, Addison Township.

1. Current Conditions and the Character of Current Structures and Uses in Each District

Approval of the rezoning would not result in a significant increase to the rural residential density of the area or impact the continued use of adjacent property for agricultural production.

2. The Most Desirable Use for Which the Land in Each District Is Adapted

Approval of the rezoning would allow for development of a rural residential lot which would not result in the residential density of the surrounding area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan.

3. The Conservation of Property Values throughout the Jurisdiction

Development of the property for residential purposes would have no perceivable impact on property values throughout the County.

4. Responsible Development and Growth

The property would sit a significant distance from the public road and would only have access to the public road through an easement. However, the Board has previously allowed use of an easement by one lot, emergency vehicles would also have access to the property through an adjacent property owned by a family member of the petitioner, and creation of a larger property with fee-simple access would result in a property larger than a lot previously split from the parent tract and gifted to a family member of the petitioner. Therefore, allowing for the development of one lot with access to the public road through an easement would not conflict with responsible development and growth.

5. The Comprehensive Plan.

Approval of the rezoning would not result in the residential density of the surrounding area exceeding one lot per five acres as recommended for rural residential development in agricultural areas by the Comprehensive Plan.

Shelby County Plan Commission

Memo

To: Shelby County Plan Commission

From: Desiree Calderella, Planning Director

RZ 25-3: Amendment of Article 2 and Article 5 to add Section 5.86 STR-01: Short-Term Rental Standards

Ordinance Amendment Revisions

The Board initially reviewed the proposed short-term rental ordinance at their February 25, 2025 meeting. After hearing testimony from a member of the public and after discussion (detailed in the February 25, 2025 Plan Commission meeting minutes) the Board recommended the following revisions:

- Section B – Six-month deadline from ordinance adoption for short-term rental properties to register with the County.
- Section C 2 – Clarification regarding BZA review of variance to increase occupancy limit.
- Section F - Replacement of the ‘grandfathering’ clause with a ‘sunset’ clause which requires existing short-term rental properties to come into compliance with all requirements of the ordinance within one-year of ordinance adoption. Note that Mike McCain and Andrew Newkirk voted against this amendment.

The attached ordinance shows these revisions in red.

The Board also requested further information regarding septic system requirements for short-term rentals. The State Department of Health previously notified the County that the State would require State review of commercial septic system plans for all short-term rentals. Jody Butts has placed an

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inquiry with the State Department of Health to discuss this requirement but has not received a response at the time of the writing of this memo.

Approval Process

Approval of the Ordinance requires a public hearing before the Plan Commission and an approval, denial, or approval with conditions recommendation of the document by the Plan Commission to the County Commissioners. The County Commissioners may then adopt the final ordinance, deny the final ordinance, or send the ordinance back to the Plan Commission with amendments for consideration. This month's Plan Commission agenda includes a public hearing on the ordinance, revised to reflect the revisions requested by the Board at their February 25th meeting. If the Board does not choose to make any further revisions to the ordinance, Staff recommends that the Plan Commission provide a favorable recommendation on the Ordinance as presented to the County Commissioners.

5.86 STR-01: Short-Term Rental Standards

This Short-Term Rental section applies to the following zoning districts:



The intent of the Short-Term Rental Standards is to ensure compliance with the provisions of IC 36-1-24 and to protect the health, safety, and welfare of the residents of the County, while providing an income opportunity for owners of residential property and addressing the unmet demand for lodging within the County. The following standards apply:

A. Exemptions:

1. Short-term rental of a dwelling on owner-occupied short-term rental property is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
2. Rental of a dwelling for (30) days at a time or more is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
3. Rental of a dwelling not through a short-term rental platform is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
4. Any structure not defined as a type of dwelling in *Section 11.02 Defined Words* is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated by the development standards applicable to the defined use.

B. Short Term Rental Permit: Subsequent to (six months from ordinance adoption) any property used for a short-term rental shall be registered separately and annually with the County.

1. Application: Application for a Short-Term Rental Permit shall be made on forms provided by the Zoning Administrator in accordance with IC 36-1-24-11 (b) and the requirements for an ILP established in *Section 9.05 Improvement Location Permit* to ensure that the structure is safe and habitable. The application shall be signed by the property owner.
2. Duty to Update Permit Information: If any information provided by an owner to the County in the Short-Term Rental permit application changes, the owner shall provide updated information to the County in writing within thirty (30) business days.
3. Expiration: A Short-Term Rental permit expires one (1) year after the date the permit is issued.
4. Short-Term Rental Permit Fees:
 - a. The initial permit application fee shall be one hundred and fifty dollars (\$150).
 - b. There shall be no fee for permit renewals.
5. Revocation of Short-Term Rental Permits: In accordance with IC 36-1-24 (14-16) the County Board of Zoning Appeals may revoke a Short-Term Rental permit if three (3) or more citations for ordinance violations are issued to the owner of the permitted short-term rental within a calendar year.
6. A Short-Term Rental Permit is nontransferable to a new property owner.

C. Occupancy Limits:

1. Maximum Occupancy: Two (2) people per short-term rental structure plus two (2) people per bedroom in the structure. The number of bedrooms shall be determined by septic system capacity.
2. Requests to Increase the Maximum Occupancy Limit: The owner of a short-term rental may request an increase to the maximum occupancy limit when the owner submits a Short-Term Rental Permit Application. The Zoning Administrator shall have the discretion to approve an increase to the maximum occupancy limit for short-term rental structures exceeding the typical size of dwellings in the zoning district or for property not adjacent to other residential development. The Zoning Administrator may place conditions on approval. The Zoning Administrator may also request submittal of a variance application to the Board of Zoning Appeals seeking approval to increase the maximum occupancy limit. ~~shall also have the discretion require Board of Zoning Appeals approval of any request to increase the maximum occupancy limit.~~

D. Structure Standards:

1. Permitted Structures: Short-term rentals shall be permitted in:
 - a. A legally established primary dwelling in compliance with all residential building code requirements.
 - b. An accessory dwelling legally established by the Board of Zoning Appeals and in compliance with all residential building code requirements.
2. Prohibited Structures, Vehicles, and Facilities: Short-term rentals shall be prohibited in:
 - a. Mobile homes.
 - b. Passenger vehicles, trucks, tractors, tractor-trailers, truck-trailers, trailers, boats, recreational vehicles, semitrailers, and any other vehicle propelled or drawn by mechanical power.
 - c. Pools, game courts, and similar outdoor recreational facilities without the short-term rental of a dwelling on the property.
 - d. Any structure not legally established for human occupancy.

E. Site Standards:

1. Appearance: The appearance of any short-term rental structure and site shall not conflict with the character of the community. Determination of a conflict of appearance shall be at the discretion of the Zoning Administrator.
2. Off-Street Parking: A minimum of one (1) parking space plus one (1) parking space per bedroom.
3. Utilities: Water and sewage disposal shall comply with all requirements of the Indiana Department of Health and Shelby County Health Department.
4. Signage: One (1) wall sign not to exceed three (3) square feet in area is permitted on the structure used for a short-term rental. All other signage, other than signage permitted in *Section 5.73: General Sign Standards*, is prohibited.
5. Additional Standards: All other development standards of the subject zoning district shall apply.

F. Existing Short-Term Rentals: Any property including a short-term rental structure established prior to (date of ordinance adoption) shall be granted relief from the standards of Section 5.86 for a period of one year. After (one year from date of ordinance adoption) all standards of Section 5.86 shall apply to any property including a short-term rental structure.

~~Short-term rentals established prior to 2025 shall be granted relief from the standards of Section 5.86-B 4-3, Section 5.86 C-1, and Section 5.86 E-2 of the Short-Term Rental Standards as indicated below. This section shall no longer apply to an existing short-term rental if the short-term rental property changes ownership.~~

- ~~a.—The Short-Term Rental Permit Fee shall be waived.~~
- ~~b.—Maximum Occupancy: The maximum occupancy for the short-term rental established on the short-term rental platform prior to 2025 or the occupancy limit established in Section C-1, whichever is greater.~~
- ~~c.—Minimum Off-Street Parking: The number of parking spaces established on-site prior to 2025 or the number of parking spaces established in Section E-2, whichever is less.~~

G. Variance: The standards of Section 9.17: Variance apply to any request for a Use Variance or Development Standards Variance related to Short-Term Rentals.

Definitions (added to Article 11, Section 11.02):

Owner-Occupied Property: In accordance with IC 36-1-24-6, property that is the owner's primary residence and is offered to the public as a short-term rental. Homestead Deduction documentation may be used to show proof of primary residence.

Short-Term Rental: In accordance with IC 36-1-24-6, the rental of a dwelling unit for terms of less than thirty (30) days at a time through a short-term rental platform.

Short-Term Rental Platform: In accordance with IC 36-1-24-7, an entity that provides an online platform through which unaffiliated parties offer to rent a short-term rental to an occupant and collect fees for the rental from the occupant.

ORDINANCE NO 2025 -

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF SHELBY COUNTY, INDIANA, AMENDING THE SHELBY COUNTY UNIFIED DEVELOPMENT ORDINANCE - SPECIFICALLY AMENDING ARTICLE 2: ZONING DISTRICTS AND ADDING ARTICLE 5, SECTION 5.86 STR-01: SHORT-TERM RENTAL STANDARDS

WHEREAS, the Board of Commissioners of Shelby County, Indiana recognize the need for orderly growth and development within Shelby County and those areas within its planning jurisdiction;

WHEREAS, Shelby County has an existing Unified Development Ordinance that regulates development within its jurisdictional areas;

WHEREAS, Shelby County desires to update its development regulations to meet current economic conditions, current trends, and to promote quality growth;

WHEREAS, Public Notice was given for at least one public hearing as required by Indiana Code 36-7-4-604; and

WHEREAS, the Shelby County Plan Commission has recommended approval of the amendment to the Unified Development Ordinance as required by Indiana Code 36-7-4-605.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of Shelby County, Indiana as follows:

SECTION 1: Amendment of Article 2, Sections 2.03, 2.05, 2.11, 2.13, 2.15, 2.17, 2.19, 2.21, 2.25 to add Short-Term Rental as a Permitted Use.

SECTION 2: Add Article 2, Section 5.86 STR-01: Short-Term Rental Standards: **see attached**

SECTION 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

SECTION 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this ____th day of ____, 2025 by a vote of _____ ayes and _____ nays of members of the Board of Commissioners of Shelby County, Indiana.

Jason Abel, President

David Lawson, Member

Nathan Runnebohm, Member

ATTEST:

Amy Glackman, Auditor
Shelby County, Indiana

5.86 STR-01: Short-Term Rental Standards

This Short-Term Rental section applies to the following zoning districts:



The intent of the Short-Term Rental Standards is to ensure compliance with the provisions of IC 36-1-24 and to protect the health, safety, and welfare of the residents of the County, while providing an income opportunity for owners of residential property and addressing the unmet demand for lodging within the County. The following standards apply:

A. Exemptions:

1. Short-term rental of a dwelling on owner-occupied short-term rental property is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
2. Rental of a dwelling for (30) days at a time or more is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
3. Rental of a dwelling not through a short-term rental platform is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated as a residential dwelling.
4. Any structure not defined as a type of dwelling in *Section 11.02 Defined Words* is exempt from the regulations of *Section 5.86: Short Term Rental Standards* and shall be regulated by the development standards applicable to the defined use.

B. Short Term Rental Permit: Subsequent to (six months from ordinance adoption) any property used for a short-term rental shall be registered separately and annually with the County.

1. **Application:** Application for a Short-Term Rental Permit shall be made on forms provided by the Zoning Administrator in accordance with IC 36-1-24-11 (b) and the requirements for an ILP established in *Section 9.05 Improvement Location Permit* to ensure that the structure is safe and habitable. The application shall be signed by the property owner.
2. **Duty to Update Permit Information:** If any information provided by an owner to the County in the Short-Term Rental permit application changes, the owner shall provide updated information to the County in writing within thirty (30) business days.
3. **Expiration:** A Short-Term Rental permit expires one (1) year after the date the permit is issued.
4. **Short-Term Rental Permit Fees:**
 - a. The initial permit application fee shall be one hundred and fifty dollars (\$150).
 - b. There shall be no fee for permit renewals.
5. **Revocation of Short-Term Rental Permits:** In accordance with IC 36-1-24 (14-16) the County Board of Zoning Appeals may revoke a Short-Term Rental permit if three (3) or more citations for ordinance violations are issued to the owner of the permitted short-term rental within a calendar year.
6. A Short-Term Rental Permit is nontransferable to a new property owner.

C. Occupancy Limits:

1. **Maximum Occupancy:** Two (2) people per short-term rental structure plus two (2) people per bedroom in the structure. The number of bedrooms shall be determined by septic system capacity.
2. **Requests to Increase the Maximum Occupancy Limit:** The owner of a short-term rental may request an increase to the maximum occupancy limit when the owner submits a Short-Term Rental Permit Application. The Zoning Administrator shall have the discretion to approve an increase to the maximum occupancy limit for short-term rental structures exceeding the typical size of dwellings in the zoning district or for property not adjacent to other residential development. The Zoning Administrator may place conditions on approval. The Zoning Administrator may also request submittal of a variance application to the Board of Zoning Appeals seeking approval to increase the maximum occupancy limit.

D. Structure Standards:

1. Permitted Structures: Short-term rentals shall be permitted in:
 - a. A legally established primary dwelling in compliance with all residential building code requirements.
 - b. An accessory dwelling legally established by the Board of Zoning Appeals and in compliance with all residential building code requirements.
2. Prohibited Structures, Vehicles, and Facilities: Short-term rentals shall be prohibited in:
 - a. Mobile homes.
 - b. Passenger vehicles, trucks, tractors, tractor-trailers, truck-trailers, trailers, boats, recreational vehicles, semitrailers, and any other vehicle propelled or drawn by mechanical power.
 - c. Pools, game courts, and similar outdoor recreational facilities without the short-term rental of a dwelling on the property.
 - d. Any structure not legally established for human occupancy.

E. Site Standards:

1. Appearance: The appearance of any short-term rental structure and site shall not conflict with the character of the community. Determination of a conflict of appearance shall be at the discretion of the Zoning Administrator.
2. Off-Street Parking: A minimum of one (1) parking space plus one (1) parking space per bedroom.
3. Utilities: Water and sewage disposal shall comply with all requirements of the Indiana Department of Health and Shelby County Health Department.
4. Signage: One (1) wall sign not to exceed three (3) square feet in area is permitted on the structure used for a short-term rental. All other signage, other than signage permitted in *Section 5.73: General Sign Standards*, is prohibited.
5. Additional Standards: All other development standards of the subject zoning district shall apply.

F. Existing Short-Term Rentals: Any property including a short-term rental structure established prior to (date of ordinance adoption) shall be granted relief from the standards of Section 5.86 for a period of one year. After (one year from date of ordinance adoption) all standards of Section 5.86 shall apply to any property including a short-term rental structure.

G. Variance: The standards of *Section 9.17: Variance* apply to any request for a Use Variance or Development Standards Variance related to Short-Term Rentals.

Definitions (added to Article 11, Section 11.02):

Owner-Occupied Property: In accordance with IC 36-1-24-6, property that is the owner's primary residence and is offered to the public as a short-term rental. Homestead Deduction documentation may be used to show proof of primary residence.

Short-Term Rental: In accordance with IC 36-1-24-6, the rental of a dwelling unit for terms of less than thirty (30) days at a time through a short-term rental platform.

Short-Term Rental Platform: In accordance with IC 36-1-24-7, an entity that provides an online platform through which unaffiliated parties offer to rent a short-term rental to an occupant and collect fees for the rental from the occupant.

Shelby County Plan Commission

Memo

To: Shelby County Plan Commission

From: Desiree Calderella, Planning Director

2025 Shelby County Sub-Area Economic Development Plan

To view the Draft Plan, please visit the Plan Commission website:

https://www.in.gov/counties/shelby/files/plan-commission/2023.01884-Shelby-County_subarea_digitalDRAFT.pdf

Summary of Public Hearing on February 25, 2025

The Board initially reviewed the Plan at their February 25, 2025 meeting. Members of the public and the elected and appointed officials of Morristown provided comment. Members of the public generally spoke in favor of the Plan, however, the elected and appointed officials of Morristown expressed concern with the reduction of land designated for industrial development adjacent to the Town limits as compared to the Shelby County 2019 Comprehensive Plan. The Board suggested that the County's Plan consultant, American Structurepoint, and Morristown's comprehensive plan consultant, HWC engineering, discuss a compromise and present a potential amendment to the Morristown Area Map for review by the Plan Commission at their March meeting. The Board did not express any concern with the other portions of the Plan. See February 25, 2025 Plan Commission Meeting Minutes for additional information.

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Morristown Area Map Amendment

American Structurepoint and County Staff have provided three alternative maps for the Morristown Area (see attached maps) for consideration by the Plan Commission.

- **Map A – Map currently included in the Plan**
- **Map B – Map including areas designated for industrial development approved by the Morristown Town Council at their March 12, 2025 meeting.**
 - Revises approximately 350-acres of land adjacent to the east side of the CGS property from agriculture & open space to industrial.
 - Revises approximately 350-acres of land adjacent to the west side of the CGS property from agribusiness & agriculture to industrial.
 - The current Map and Morristown's Map both show industrial for approximately 140-acres of land within the interior of the CGS property.
- **Map C – Map currently included in the Plan with a Morristown Comprehensive Plan Overlay recommendation over the areas desired for industrial development approved by the Morristown Town Council.**
 - The overlay would not change the land use recommendations on the Map currently included in the Plan.
 - Morristown has begun their planning process for an upcoming Town Comprehensive Plan. The overlay would show that the County supports the Town including this area in their Comprehensive Plan. Morristown would designate land uses for the area during its Comprehensive planning process, which would include public input and public hearings.
 - This approach would allow Morristown to have a role in planning for the areas that have a reasonable chance of becoming incorporated during the lifespan of the Sub-Area Plan, while maintaining the right of the County to plan for these areas in the short-term.
 - The 2019 County Comprehensive Plan currently has a similar overlay for the City of Shelbyville and the City has designated land uses for these areas. When the County receives a land use petition for property in this area, the County requests comment from City. The City uses their land use map to make recommendations. However, the County makes the final decision regarding any land use petition in the overlay.

Approval Process

Approval of the Plan requires a public hearing before the Plan Commission and an approval, denial, or approval with conditions recommendation of the document by the Plan Commission to the County Commissioners. The County Commissioners may then adopt the final document by resolution, deny the final document, or send the document back to the Plan Commission with amendments for consideration. This month's Plan Commission agenda includes the second public hearing before the Plan Commission.

Staff recommends that the Plan Commission first vote to approve either Morristown Area Map A, B, or C. After approval of the Map, Staff recommends that the Plan Commission vote to recommend approval of the Plan by resolution (see attached), conditional on any amendment to the Morristown Map. The Plan Commission may also vote to continue the vote on the Plan to their April meeting if further revisions are desired.

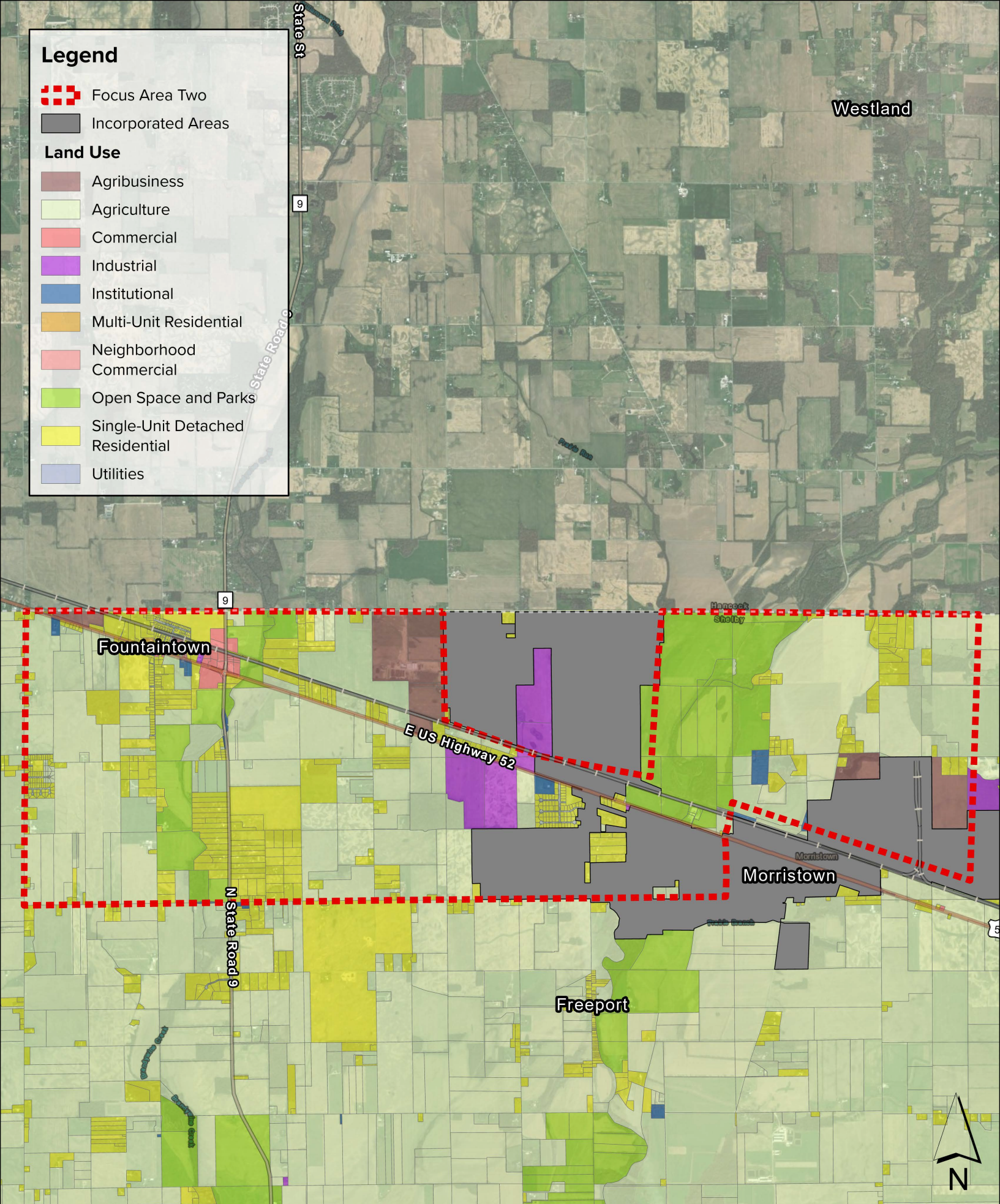
County Commissioners review of the Plan is tentatively scheduled for April 14th, 2025, at 8:00 AM in Conference Room 208A located in the Shelby County Courthouse Annex at 25 W. Polk St, Shelbyville.

Legend

-  Focus Area Two
-  Incorporated Areas

Land Use

-  Agribusiness
-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Multi-Unit Residential
-  Neighborhood Commercial
-  Open Space and Parks
-  Single-Unit Detached Residential
-  Utilities

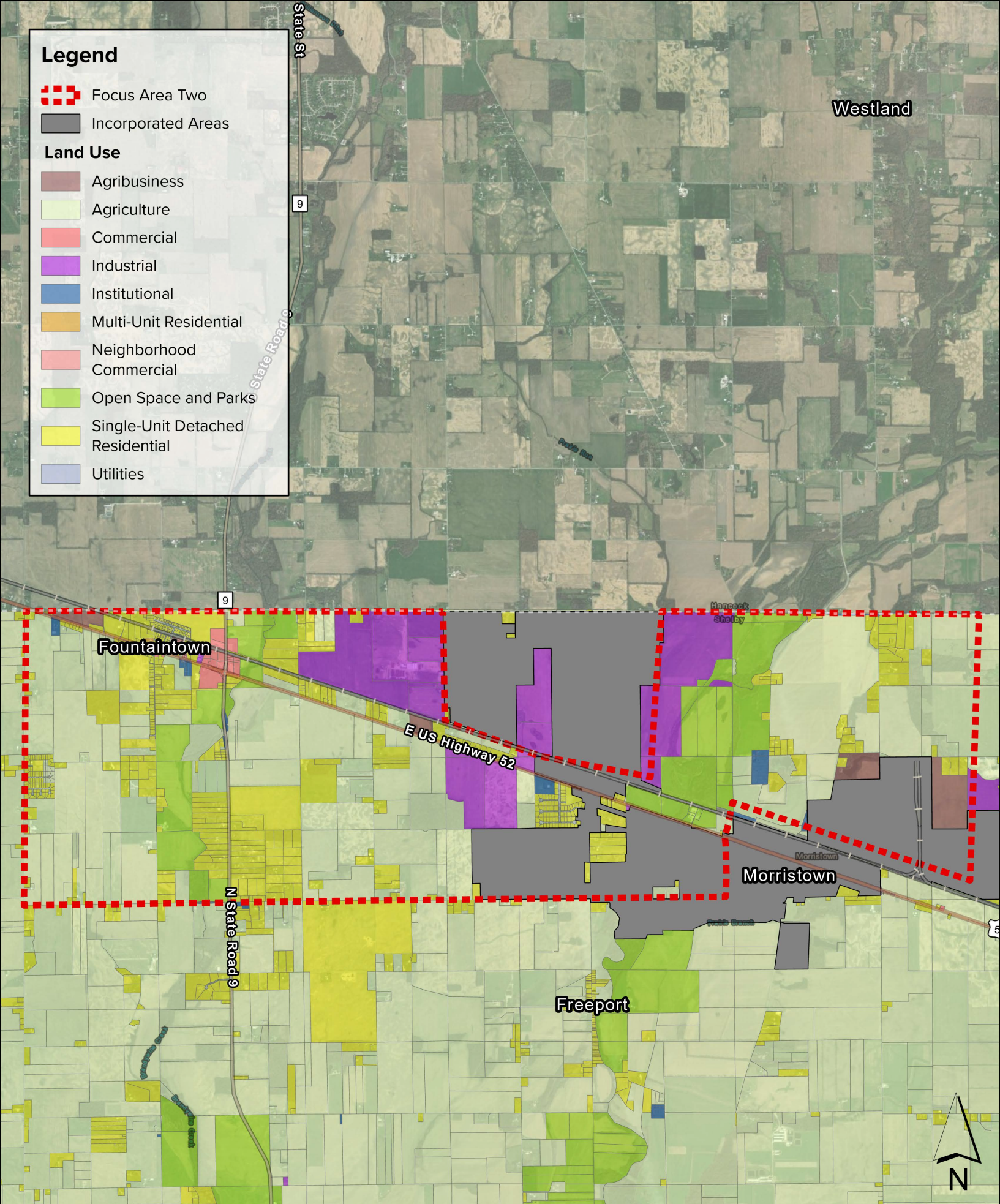


Legend

-  Focus Area Two
-  Incorporated Areas

Land Use

-  Agribusiness
-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Multi-Unit Residential
-  Neighborhood Commercial
-  Open Space and Parks
-  Single-Unit Detached Residential
-  Utilities

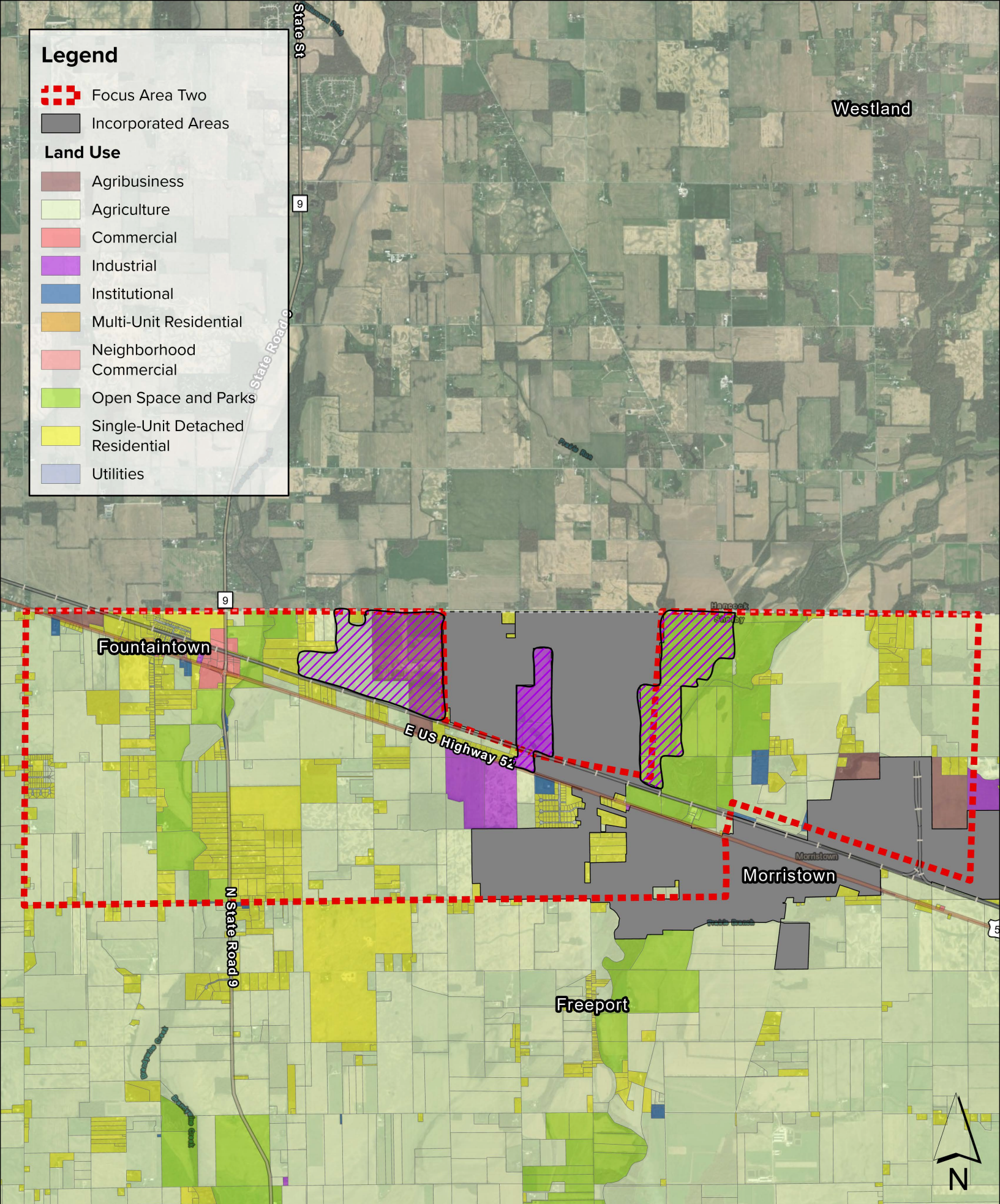


Legend

-  Focus Area Two
-  Incorporated Areas

Land Use

-  Agribusiness
-  Agriculture
-  Commercial
-  Industrial
-  Institutional
-  Multi-Unit Residential
-  Neighborhood Commercial
-  Open Space and Parks
-  Single-Unit Detached Residential
-  Utilities



RESOLUTION NO 2025 -

A RESOLUTION AMENDING THE SHELBY COUNTY COMPREHENSIVE PLAN

WHEREAS, Shelby County has engaged in a planning process to amend elements of its Comprehensive Plan, involving public input, stakeholder feedback, and professional analysis, to develop a vision for the future of the community; and

WHEREAS, the Comprehensive Plan provides guidance on land use, economic development, housing, transportation, parks and recreation, environmental protection, and other areas of concern to the community's growth and development; and

WHEREAS, the Plan has been reviewed by the Shelby County Advisory Plan Commission, which held a series of public hearings as required by law; and

WHEREAS, the Shelby County Advisory Plan Commission has found that the adoption of the Comprehensive Plan is in the best interest of the Shelby County and its citizens; and

WHEREAS, the amendment of the Comprehensive Plan is in compliance with the Indiana Planning and Zoning Enabling Act (IC 36-7-4) and other applicable state and local laws;

NOW, THEREFORE, BE IT RESOLVED, that the Shelby County Advisory Plan Commission hereby recommends the Shelby County Comprehensive Plan amendments, as presented on 25th day of March, 2025 and as set forth in Exhibit A attached hereto, for adoption by the Shelby County Board of Commissioners.

BE IT FURTHER RESOLVED, that the Comprehensive Plan shall be used as a guiding document for the future development, redevelopment, and zoning decisions in the Shelby County, and that the Shelby County Planning Commission is hereby authorized to take the necessary steps to implement the recommendations outlined in the Plan.

ADOPTED AND PASSED by the Shelby County Advisory Plan Commission this 25th day of March, 2025

Kevin Carson, President

Megan Hart, Secretary

Exhibit ‘A’

This amendment to the Shelby County Comprehensive Plan dated October 7, 2019 contains the following changes:

Shelby County Sub-Area Economic Development Plan

Chapter 10: Shelby County Sub-Area Economic Development Plan shall be added to the Shelby County Comprehensive Plan (see attached).

The Shelby County Sub-Area Economic Development Plan shall only apply to the Focus Areas outlined on the 2025 Future Land Use Map (other than with regard to transportation as indicated here within). The 2019 Shelby County Comprehensive Plan shall also apply to the Focus Areas outlined on the 2025 Future Land Use Map. In the case of conflicting data or recommendations between the 2019 Shelby County Comprehensive Plan and the Shelby County Sub-Area Economic Development Plan, the data and/or recommendations of the Shelby County Sub-Area Economic Development Plan shall apply to the Focus Areas outlined on the 2025 Future Land Use Map.

The Transportation section of the Shelby County Sub-Area Economic Development Plan (pg. 72, pg. 73, pg. 74) shall apply to the entire unincorporated County in addition to the Transportation data and recommendations of the 2019 Shelby County Comprehensive Plan. In the case of conflicting data or recommendations between the 2019 Shelby County Comprehensive Plan and the Shelby County Sub-Area Economic Development Plan, the data and/or recommendations of the Shelby County Sub-Area Economic Development Plan shall apply to the unincorporated area of the County.

Shelby County 2025 Future Land Use Map

The future land use map on Page 93 shall be replaced with the following map (as adjusted for any Plan Commission updated to Focus Area 2 and including of Shelbyville incorporated planning area referenced on 2019 Comprehensive Plan Map) :

