

August 9, 2021

Council Chambers
Vigo County Annex
Terre Haute, Indiana


Present: Mike Morris, Chris Switzer and Brendan Kearns

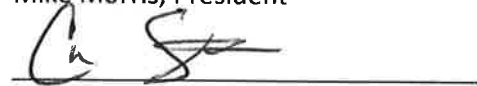
Others Present: Jared Bayler, Richard Shagley

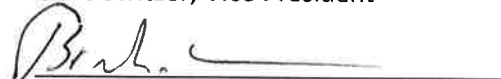
10:30 AM the Board held a rezoning hearing.

UZO #9-21: Parcel Nos. 84-09-27-228-002.000-004/001/003/006. This property is comprised of Lots 1, 11, 12 and 13 in Scarlet Oaks Court, Terre Haute, Indiana. Property is located on East Scarlet Oaks Court and South US Highway 41. Lot 11 is currently zoned R-1 Single Family Residential District, Lots 12 and 13 are currently zoned R-3 Multifamily Residential District and Lot 1 is currently zoned C-3 Regional Commercial District. The proposed zoning for all three lots is C-7 General Commercial District. Proposed use is commercial. Property owner and Petitioner is Wilton Armstrong. The area is residential with commercial uses along South Highway 41. There were remonstrators at the Area Plan Commission meeting and two letters of remonstrance submitted at the hearing. Attorney Richard Shagley was present representing the petitioner. This is a commercial intrusion into a residential neighborhood. After considering all evidence, a favorable recommendation was offered with the following conditions to be met: 1) a site plan to accommodate all necessary commercial development standards including, but not limited to, landscape and buffering plan, lighting plan, storm water drainage, and fire protection; 2) the commercial development must utilize a commercial drive cut from Hwy 41 for Lots 11, 12 & 13 or Jessica Drive and Hwy 41 for Lot 1 or improve the existing road to commercial standards; 3) approval from INDOT or Vigo County Engineering for any commercial drive cuts or road improvements must be obtained as a portion of the site plan approval; 4) submittal of and approval of a Major Subdivision for Lots 11, 12 & 13; and 5) staff would also recommend the petitioner voluntarily restrict businesses to those that do not utilize outside entertainment or prolonged hours of operation. A short discussion revealed that even if this is moved forward, there would still be many steps that would have to be met in order to be developed. Chris Switzer made a motion to approve the zoning for the Lots 1, 11, 12 and 13 located on East Scarlet Oaks Court and South US Highway 41, changing them to C-7 General Commercial District. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion was unanimously passed.

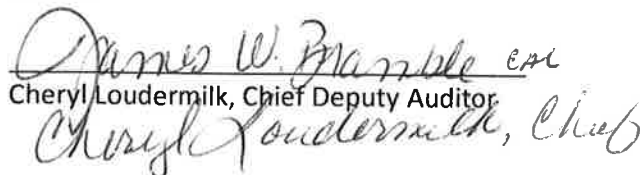
There being no further business, it is now ordered the Board be recessed.


Mike Morris, President


Chris Switzer, Vice President


Brendan Kearns, Secretary

Attest:


Cheryl Loudermilk, Chief Deputy Auditor