

**ORDINANCE NO. 2017-03**  
**TOWN OF NASHVILLE INDIANA**

This ordinance amends the zoning maps of the Town of Nashville, Indiana.

**WHEREAS**, Scott and Erika Rudd have petitioned the Town of Nashville, Indiana ("Town") for the rezoning of certain lands owned by them in Brown County commonly known as 221 Locust Lane, Nashville, IN 47448;

**WHEREAS**, said petition has been assigned Petition Number 17-RZ-03 by the Brown County Area Plan Commission;

**WHEREAS**, the Brown County Area Plan Commission conducted a public hearing on the proposed rezoning and certified its recommendation thereon to the Town;

**WHEREAS**, the Council of the Town find that the approval of the proposed rezoning would promote the purposes of the Comprehensive Plan and the Town of Nashville Zoning Ordinance and have given due consideration to, *inter alia*, the Comprehensive Plan, the current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.


**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Town as follows:

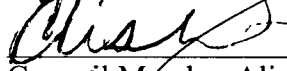
Section 1. Petition Number 17-RZ-03 is hereby APPROVED. The property subject to that Petition more particularly described in "Exhibit A" affixed hereto is hereby rezoned to Restricted Buffer (RB) Zoning under the Town of Nashville Zoning Ordinance.

Section 2. Should any portion of this Ordinance be declared or determined illegal, unenforceable or invalid by a court of competent jurisdiction, then such illegal, unenforceable, or invalid provision(s) shall be severed from the remaining legal, valid and enforceable portions hereof, which shall continue to be in full force and effect.

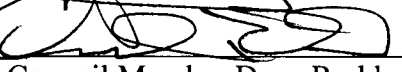
**PASSED AND ADOPTED** by the Nashville Town Council this 4th day of MAY 2017.

  
\_\_\_\_\_  
Council Member Charles B. King      ☒ yea    ☐ nay    ☐ abstain

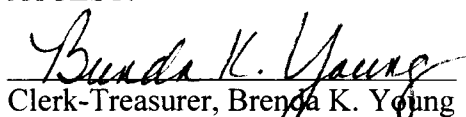
  
\_\_\_\_\_  
Council Member Jane Gore      ☒ yea    ☐ nay    ☐ abstain

  
\_\_\_\_\_  
Council Member Alisha Jacoba      ☒ yea    ☐ nay    ☐ abstain

  
\_\_\_\_\_  
Council Member Arthur Omberg      ☒ yea    ☐ nay    ☐ abstain

  
\_\_\_\_\_  
Council Member Dave Rudd      ☒ yea    ☒ nay    ☐ abstain

ATTEST:

  
\_\_\_\_\_  
Clerk-Treasurer, Brenda K. Young

ORDINANCE NO. 2017-03

EXHIBIT A

PARCEL NO. 1:

Part of the Northwest quarter of Section 19, Township 9 North, Range 3 East, Washington Township, Brown County, Indiana, described as follows:

Commencing at an iron pin found in Locust Lane marking the Northeast corner of Lot Number One (1) in Barnes Addition to the Town of Nashville, Brown County, Indiana, as recorded in Miscellaneous Record Number 3, page 502, in the office of the Recorder of Brown County, Indiana;  
thence North 00 degrees 00 minutes 00 seconds East (bearing from deed) 20.00 feet to a railroad spike found in the apparent center of Locust Lane marking the most Southerly corner of a 0.70-acre tract deeded from Robert Morse and Marsha Morse Stiles to True Value Hardware of Brown County, Inc. and recorded in Deed Record Number 140, page 113, in the office of the Recorder of Brown County, Indiana;  
thence the following Three (3) courses are with the apparent center of said Locust Lane on and along the Easterly line of said True Value Hardware Tract:  
North 45 degrees 11 minutes 17 seconds East 101.40 feet to an iron pin found,  
North 26 degrees 29 minutes 31 seconds East 46.10 feet to an iron pin found, and  
North 07 degrees 50 minutes 22 seconds East 64.16 feet to an iron pin found in the intersection of said Locust Lane and a private driveway and the beginning;  
thence continuing with the apparent center of Locust Lane on and along the Easterly line of said True Value Hardware Tract the following Two (2) courses:  
North 21 degrees 51 minutes 20 seconds West 92.51 feet to an iron pin found, and  
North 12 degrees 42 minutes 08 seconds East 75.67 feet to an iron pin found in the intersection of said Locust Lane and said private driveway;  
thence the following Five (5) courses are with the apparent center of said private driveway:  
South 73 degrees 47 minutes 17 seconds East 39.34 feet to an iron pin set,  
South 17 degrees 55 minutes 40 seconds East 23.20 feet to an iron pin set,  
South 02 degrees 55 minutes 33 seconds East 35.98 feet to an iron pin set,  
South 10 degrees 49 minutes 23 seconds West 30.97 feet to an iron pin set, and  
South 21 degrees 00 minutes 14 seconds West 64.56 feet to the beginning, containing 0.148 acre, more or less.