

ORDINANCE NO. 2025-07

AN ORDINANCE APPROVING RESOLUTION NUMBER 2025-03 OF THE TOWN OF EDINBURGH PLAN COMMISSION REZONING CERTAIN PROPERTY FROM GB TO RB

WHEREAS, the Town of Edinburgh, Indiana Plan Commission (referred to hereafter as the “Plan Commission”) is an advisory Plan Commission to the Town of Edinburgh, Indiana (referred to hereafter as the “Town”), and has, by Resolution Number 2025-03 forwarded a favorable recommendation that the Edinburgh Town Council amend the Zoning Map and rezone the property described in **Exhibit “A”**, attached hereto, from General Business (GB) to Roadside Business (RB);

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2025-03 has been certified to the Edinburgh Town Council; and

WHEREAS, the Town Council, after paying reasonable regard to: 1) Town of Edinburgh Comprehensive Plan, 2) the current conditions and the character of current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the Town of Edinburgh’s planning jurisdiction, and 5) responsible development and growth, finds the rezoning of the property described in **Exhibit “A”** should be approved.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF EDINBURGH, INDIANA, ORDAINS AND ENACTS THE FOLLOWING:

1. **Zoning Map Amended:** The subject property described in **Exhibit “A”** is hereby rezoned from General Business (GB) to Roadside Business (RB).

Subject to the following conditions:

- a. The following uses shall be prohibited on the subject property:
 - a. Construction supply yards;
 - b. Manufactured or mobile Home park or sales;
 - c. Wholesale trade;
 - d. Gun Store;
 - e. Vape Shop;
 - f. Tattoo Parlor;
 - g. Check Cashing Store
 - b. The established boundaries of the Highway Corridor Overlay District along U.S. 31 shall remain and are not amended by the rezoning request.
2. **Construction of Clause Headings.** The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain.
 3. **Repeal of Conflicting Ordinances.** The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect upon the remaining provisions of this ordinance.

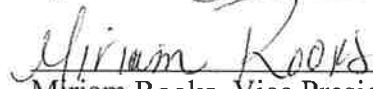
4. **Severability of Provisions.** If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance.
5. **Duration and Effective Date.** The provisions set forth in this ordinance become and will remain in full force and effect (until their repeal by ordinance) on the day of passage and adoption of this ordinance by signature of the executive in the manner prescribed by Indiana Code § 36-5-2-10.

INTRODUCED on the 9th day of June 2025.

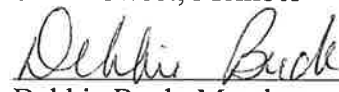
DULY PASSED on this 23 day of June, 2025, by the Town Council of the Town of Edinburgh, Indiana, having been passed by a vote of 5 in Favor and 0 Opposed.

EDINBURGH TOWN COUNCIL


Ryan Piercefield, Council President


Miriam Rooks, Vice President


Sherri Sweet, Member


Debbie Buck, Member


Michael Bryant, Member

ATTEST:


Rhonda Barrett, Clerk-Treasurer

EXHIBIT A

Lot Numbered 2A in Replat of John C. Groub Minor Plat as recorded in Plat Book S, page 104C in the Office of the Recorder of Bartholomew County, Indiana.

Property Address: Eisenhower Drive, Edinburgh, IN 46124

Parcel No.: 03-05-04-140-000.103-023