



PETITION FOR REZONE  
THE MONTGOMERY COUNTY ZONING ORDINANCE

CASE# RZ 2021-4  
DATE FILED 11/3/21

REZONE FEE \$300.00 FOR 2 ACRES; \$300.00 PLUS \$25.00 FOR EACH  
ADDITIONAL ACRE IN EXCESS OF 2 PAID \$325.00 DATE 11/3/21

PETITIONER The Overland Group LLC PHONE# 417-256-4790 or 417-256-8150 (Engr)  
ADDRESS 1598 Imperial Center Suite 2001, West Plains MO 65775  
REPRESENTATIVE FOR PETITIONER Rodney Parrott PE

DESCRIBE THE REZONE REQUEST

The proposed rezoning request is to change a 2.5 acre parcel from Ag to  
Commercial for a Dollar General retail store use.

PURPOSE OF REQUEST

The proposed rezoning request is for a 10,640 sq ft Dollar General retail  
store and parking area.

COMPREHENSIVE PLAN RECOMMENDATION Ag use.

PARCEL # 54-14-02-500-004.000-001 SECTION 2 TOWNSHIP 17N RANGE 5W

NAMES AND ADDRESSES OF ALL LANDOWNERS ADJACENT OR WITHIN 100 FEET OF PROPERTY  
(Parent Parcel - Seller) MITCHELL LAND LLC - S STATE ROAD 47

(North of Parcel) REWERTS MARY LOU LIFE ESTATE ETAL REWERTS DIRK MAURICE & REWERTS  
KIRK HENRY & REWERTS CHRIS CHARLES - 5990 S STATE ROAD 47

I AFFIRM UNDER PENALTIES OF PERJURY THIS 2nd DAY OF NOVEMBER 20 21, THAT THE  
INFORMATION CONTAINED IN PETITION IS TRUE.

[Signature]  
OWNER/REPRESENTATIVE SIGNATURE



PETITION FOR REZONE  
THE MONTGOMERY COUNTY ZONING ORDINANCE  
REASON TEST  
(IC-36-7-4-603)

Explain how and why your rezone complies or is consistent with the comprehensive plan?  
The proposed rezoning is at the Southwest intersection of Hwy 47 and County  
Road 600 S. It lies between the town of New Market and the Lake Holiday  
area. The proposed retail use would be complimentary to these residential  
uses and would "add local amenities such as shopping & retail" per the 'Things  
to Improve' section of the Comprehensive Plan.

Explain how and why the proposed rezone will be consistent with current conditions or the character of  
uses in the immediate neighborhood?  
The existing land use is agricultural with some residential uses nearby.  
The proposed retail store is a small footprint which is typical for low  
density residential areas.

Explain how and why the proposed rezone will be consistent with the most desired use for which the  
land is suited for.  
The comprehensive plan shows Ag as the desired use. The proposed retail use  
will minimize the developed area to keep adjacent Ag land use the same.

Explain how and why the rezone will substantially conserve property values in the jurisdiction.  
The rezoning is not immediately adjacent to residential areas. It is bordered  
by the County Rd 600 S to the north, Hwy 47 to the east, and open Ag use  
to the west and south. Property values should not be affected.

Explain how and why the rezone is responsible development and growth for the jurisdiction.  
As noted, the proposed rezoning will be a complimentary use to nearby  
residential areas of Lake Holiday and the New Market community.  
This



**Notification of Landowners**  
**REZONE OF REAL PROPERTY IN MONTGOMERY COUNTY**

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Date: 11-03-21

Re: **REZONE**

Property involved Case# RZ2021-4

To Whom It May Concern:

Notice is hereby given that the Advisory Plan Commission of Montgomery County will hold a public hearing at 4:00 pm, **November 24<sup>th</sup> 2021 in room 103 of the Montgomery County Courthouse, located at 100 E Main St., Crawfordsville, IN 47933** to hear a request to Re-zone a parcel of real property from Agricultural to Commercial.

The proposed rezoning request is to change a 2.5 acre parcel from AG to Commercial for the purpose of a Dollar General retail store.

Petitioner: The Overland Group LLC  
1598 Imperial Center Suite 2001  
West Plains, MO 65775

Rodney Parrott, PE –Representative

The property location: 6100 S block of State Rd 47 in S Union Township  
Parcel #s 54-14-02-500-004.000-001

The petition is on file and may be examined in the office of the, Montgomery County Building / Zoning Department 110 W SOUTH BLVD, Crawfordsville, Indiana. (765) 364-6490). Office hours are 8:00 am to 4:30 pm weekdays.

Written comments or objections to the petition may be filed with the Montgomery County Building/ Zoning Department prior to the date and time of said hearing and will be considered. All comments shall be sent c/o **Montgomery County Building/ Zoning Department 110 W SOUTH BLVD, CRAWFORDSVILLE, INDIANA**, or emailed to ([marc.bonwell@montgomerycounty.in.gov](mailto:marc.bonwell@montgomerycounty.in.gov)) Oral comments concerning the petition will be heard by the Commission at the time of said hearing. The hearing may be continued from time to time as may be found necessary.

As an adjoining property owner, you have the right to be notified and appear at the public hearing. All files associated with the project are available and can be reviewed prior to the meeting.

Montgomery County Advisory Plan Commission

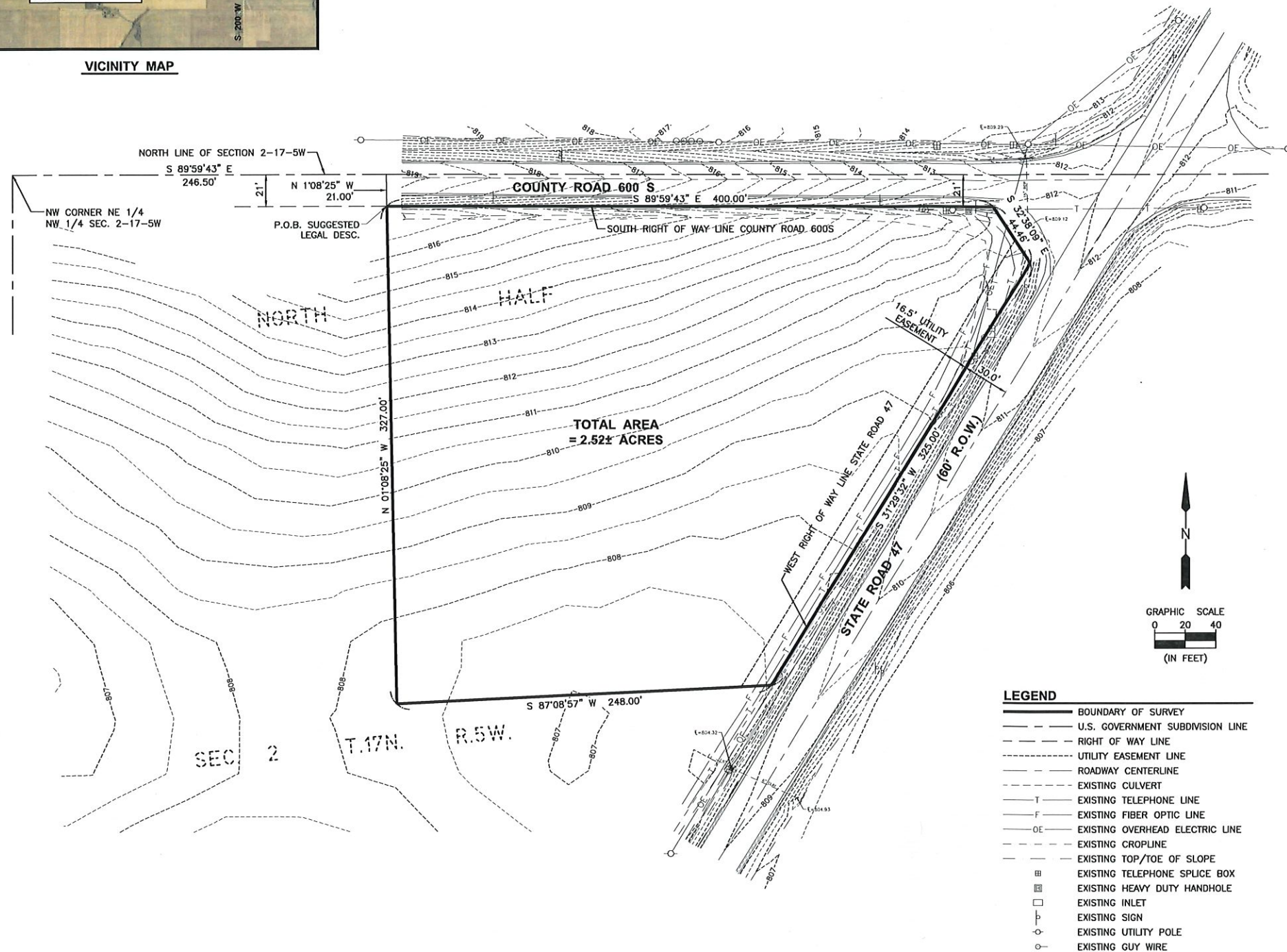


CHAMLIN & ASSOCIATES, INC. © 2021  
Drawing Name: R:\USERS\J\N8164.00 - Dolar General Crawfordville\CAD\ALTA-CRAWFORDVILLE, IN DC.dwg  
Last Modified: Thursday, September 23, 2021 3:48:55 PM  
Plotted On: Thursday, September 23, 2021 3:52:39 PM  
by Kurt Becker



VICINITY MAP

ALTA / NSPS LAND TITLE SURVEY  
FOR  
PART OF THE NORTH HALF OF SEC. 2, T. 17 N., R. 5 W.  
BROWN TOWNSHIP  
MONTGOMERY COUNTY, INDIANA  
SEPTEMBER, 2021



LEGEND

- BOUNDARY OF SURVEY
- U.S. GOVERNMENT SUBDIVISION LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT LINE
- ROADWAY CENTERLINE
- EXISTING CULVERT
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CROPLINE
- EXISTING TOP/TOE OF SLOPE
- EXISTING TELEPHONE SPLICE BOX
- EXISTING HEAVY DUTY HANDHOLE
- EXISTING INLET
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY WIRE

LEGAL DESCRIPTION PARENT TRACT

The North Half of Section 2, Township 17 North, Range 5 West, in Brown Township, Montgomery County, Indiana, containing 274.74 acres, more or less.

EXCEPT:

Part of the North Half of Section 2, Township 17 North, Range 5 West, in Brown Township, Montgomery County, Indiana, more particularly described as follows:  
Commencing at a corner post found at the Southwest corner of the North Half of Section 2, Township 17 North, Range 5 West; thence North 89 degrees 02 minutes 53 seconds East (assumed bearing) on and along the South line of the North Half of said Section 661.02 feet to the point of beginning at the intersection of said South line and the centerline of State Road 47; thence North 30 degrees 54 minutes 25 seconds East along said centerline 1,551.5 feet; thence South 88 degrees 36 minutes 54 seconds East approximately 3,733 feet to the East line of the North Half of said Section; thence South along said East line approximately 1,286 feet to the south line of the North Half of said Section; thence West along the South line of said North Half of Section 2 approximately 4,517 feet to the place of beginning, consisting of 122.6 acres, more or less.

ALSO EXCEPT:

Beginning at a point on the center line of a County Road 724 West of the Northeast corner of Section 2, Township 17 North, Range 5 West; running thence South at a right angle to said road 290.4 feet; thence west 150 feet; thence North 290.4 feet; thence East 150 feet to the point of beginning, containing 1.0 acre more or less.

ALSO EXCEPT:

Beginning at the Northeast corner of Section 2, Township 17 North, Range 5 West, running thence South 290.4 feet; thence West 150 feet; thence North 290.4 feet; thence East 150 feet to the place of beginning, containing 1.0 acre more or less.

SUGGESTED LEGAL DESCRIPTION

Part of the North Half of Section 2, Township 17 North, Range 5 West, in Brown Township, Montgomery County, Indiana, more particularly described as follows:  
Commencing at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 2; thence South 89°59'43" East 246.50 feet along the North Line of said Section 2; thence South 01°08'25" East 21.00 feet to the South Right of Way Line of County Road 600S and the Point of Beginning; thence South 89°59'43" East 400.00 feet along said South Right of Way Line; thence South 32°38'09" East 44.46 feet to the West Right of Way Line of State Road 47; thence South 31°29'32" West 325.00 feet along said West Right of Way Line; thence South 87°08'57" West 248.00 feet; thence North 01°08'25" West 320.00 feet to the Point of Beginning.

GENERAL NOTES

- The property described hereon is the same as that shown in Chicago Title Insurance Company's Commitment for Title Insurance No. CTIN2107996 having an effective date of July 27, 2021.
- No evidence of cemeteries or burial grounds was observed in the process of conducting the survey.
- Indiana Survey oversight provided by Millennia Professional Services.

TABLE A ITEMS

- Monuments placed or recovered as shown hereon.
- Site Address: Subject property is Vacant and Currently has no assigned address.
- The subject property lies within Zone X (Area of Minimal Flooding Hazard) as Identified by Federal Emergency Management Agency (FEMA) Panel No. 18107C0230C dated 2/02/2012.
- The Gross Land Area of the Subject Property equals 2.52 ACRES.
- Elevations shown hereon are based on GPS Observation relative to NAVD 88 Datum.
- 6(a)(b) Zoning information not provided by insurer.  
According to Montgomery County GIS the subject property is Zoned A - Agriculture
- 7(a). Any buildings on site are shown hereon.
- Shown hereon.
- All utilities observed in the process of conducting the survey are shown on survey.
- Access to subject property will be from County Road 600 a Public Roadway.
- There is no observed evidence of current earth moving work, building construction or building additions.

SCHEDULE B ITEMS

- Utility Easement granted to Indiana Bell Telephone Company dated September 2, 1981 and recorded October 9, 1981 as Instrument Number 373408.  
Shown hereon.

SURVEYOR'S CERTIFICATE

TO: THE OVERLAND GROUP, LLC  
CHICAGO TITLE INSURANCE CO.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6,7a, 8,11,13 AND 16 of Table A thereof. The field work was completed on September 17, 2021.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Daniel J. Evans  
Professional Surveyor No. 4001070288



PERU MORRIS  
OTTAWA MENDOTA  
ILLINOIS

DRAWN BY: KD	REVISIONS			
	LEVEL	BY	DATE	DESCRIPTION
CHECKED BY: DE				
DATE: 09/2021				

ALTA / NSPS LAND TITLE SURVEY		CURRENT AS OF: 09/23/2021	
SCALE: AS NOTED		SHEET 1	
FILE NO.: N8164.00Y-		OF 1	





PARKING SPACES/REQD: 35 / 53 (Variance Required)  
BLDG/SALES SF: 10,640 / 8,504  
DEVELOPER: DGOGCRAWFORDSVILLEIN08182021 LLC  
ENGINEER: OVERLAND ENGINEERING, LLC

## GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT OF MONTGOMERY COUNTY, INDIANA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE PLANNING AND DEVELOPMENT DEPARTMENT OF MONTGOMERY COUNTY, INDIANA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER: 1-(800)-382-5544.
5. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF INDIANA.
6. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE COUNTY WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ENGINEER OR PROPERTY OWNER.
8. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
9. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
10. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE COUNTY ENGINEER.
11. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ACROSS SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALK AT ALL SIDEWALK LOCATIONS. SEE DETAIL ON SHEET 4.

**BUILDING DIMENSION NOTE:**  
CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH FOUNDATION AND METAL BLDG. PLANS PRIOR TO CONSTRUCTION.

\* SUGGESTED LOCATION ONLY, SUBJECT TO LOCAL AUTHORITY APPROVAL

### LEGAL DESCRIPTION

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 5 WEST, IN BROWN TOWNSHIP,  
 MONTGOMERY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST  
 QUARTER OF SAID SECTION 2; THENCE SOUTH 89°59'43" EAST 246.50 FEET ALONG THE NORTH LINE OF  
 SAID SECTION 2; THENCE SOUTH 01°08'25" EAST 21.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF  
 COUNTY ROAD 6005 AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'43" EAST 400.00 FEET ALONG  
 SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 32°38'09" EAST 44.46 FEET TO THE WEST RIGHT OF  
 WAY LINE OF STATE ROUTE 47; THENCE SOUTH 31°29'32" WEST 325.00 FEET ALONG SAID WEST RIGHT OF  
 WAY LINE; THENCE SOUTH 87°08'57" WEST 248.00 FEET; THENCE NORTH 01°08'25" WEST 320.00 FEET TO  
 THE POINT OF BEGINNING.



## UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

## BENCHMARKS

BM A  
RAILROAD SPIKE IN NORTHWEST SIDE OF POWER POLE  
SECOND POWER POLE SOUTH OF 600 ROAD ON WEST SIDE  
OF STATE ROAD 47  
ELEV=808.18

BM B  
RAILROAD SPIKE IN POWER POLE AT NORTHWEST  
CORNER OF 600 ROAD AND STATE ROAD 47  
ELEV=813.31

THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOODING HAZARD) AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL NO. 18107C0230C DATED 2/02/2012.