

**WHITELAND TOWN COUNCIL  
ORDINANCE NO. 2021-10**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE TOWN OF WHITELAND,  
REZONING CERTAIN PROPERTY FROM R-1 (RESIDENTIAL) TO I-1  
(INDUSTRIAL)  
("Axis Group, LLC", 2.173 acres East of Graham Road and North of 400 N.)**

WHEREAS, the Whiteland Advisory Plan Commission ("Commission") conducted a public hearing on the petition for rezoning of approximately 2.173 acres located on the East side of Graham Road and North of 400 North, within the Town of Whiteland ("Town"), more specifically described and depicted on attached Exhibit A, incorporated herein, (the "Property") from the current zoning of R-1, Residential use to I-1, Industrial use;

WHEREAS, the Commission, after paying reasonable regard to 1) the Whiteland Comprehensive Plan, 2) the current conditions and the character of the 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 jurisdiction, and 5) responsible development and growth, has made a favorable recommendation by a vote of 6 to 0 regarding the requested change in the zone map and has certified the same to the Whiteland Town Council ("Council");

WHEREAS, the Council has considered the recommendation of the Commission and paid reasonable regard to items 1 thru 5 referred to above;

WHEREAS, the amendments herein are consistent with the following purposes, as required under I.C. 36-7-4-601(c):

- a. Securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- b. Lessening or avoiding congestion in public ways;
- c. Promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- d. Otherwise accomplishing the purposes of I.C. 36-7-4;

WHEREAS, the Council has given notice under I.C. 5-14-1.5-5 (the Open Door Law) of its intention to consider the amendment to the Whiteland Zoning Map; and

WHEREAS, the Council desires to adopt the proposed amendment to the Zoning Map of the Town of Whiteland.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHITELAND, INDIANA, AS FOLLOWS:

Section 1. The official Zone Map of the Town of Whiteland, as referred to in Section 156.041 of the Whiteland Zoning Code as incorporated into the Whiteland Municipal Code, is hereby amended to rezone the Property described in Exhibit A from R-1 (Residential) to I-1 (Industrial).

Section 2. The Whiteland Plan Commission is hereby authorized to make the above described change to the official Zone Map of the Town of Whiteland.

Section 3. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Code other than the amendment of the official Zone Map.

Section 4. This Ordinance shall be in full force and effect from and after its adoption.

July ADOPTED by the Town Council of the Town of Whiteland, Indiana, on the 21 day of \_\_\_\_\_, 2021.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

  
\_\_\_\_\_  
Joseph Sayler, President

Voting In Favor

Voting Opposed

  
\_\_\_\_\_  
Joseph Sayler, President


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Joseph Sayler, President

  
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Laura Fleury, Vice President

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Laura Fleury, Vice President

  
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David Hawkins

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David Hawkins

  
\_\_\_\_\_  
Brad Goedeker

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Brad Goedeker

  
\_\_\_\_\_  
Richard Hill

\_\_\_\_\_  
Richard Hill

Attest:

  
\_\_\_\_\_  
Debra L. Hendrickson, Clerk-Treasurer

**EXHIBIT A**

**Legal Description of  
Axis Group, LLC Property  
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A part of the East Half of the Northwest Quarter of Section 26, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, more particularly described as follows:

Commencing at a Mag nail with washer marking the Northwest corner of the East Half of said Northwest Quarter per Johnson County Surveyor's Records; thence South 00 degrees 21 minutes 50 seconds East (assumed bearing) 1606.81 feet (1602.55 feet prior deed) coincident with the West line of said East Half Quarter to the Northwest corner of a 2.848 acre tract of land as described in a deed recorded as Instrument No. 2000-000474 in the Office of the Recorder of said Johnson County, Indiana; thence continuing South 00 degrees 21 minutes 50 seconds East 69.11 feet coincident with the West line of said East Half Quarter to a Mag nail with washer (P&H 890026) marking the Point of Beginning of the property therein described; thence North 89 degrees 06 minutes 44 seconds East 425.00 feet parallel with the North line of said 2.848 acre tract to a capped rebar (P&H 890026); thence South 00 degrees 21 minutes 50 seconds East 222.75 feet parallel with the West line of said East Half Quarter and coincident with the East line of said 2.848 acre tract to a capped rebar (P&H 890026); thence South 89 degrees 06 minutes 44 seconds West 425.00 feet coincident with the South line of said 2.848 acre tract to a Mag nail with washer (P&H 890026) on the West line of said East Half Quarter; thence North 00 degrees 21 minutes 50 seconds West 222.75 feet coincident with said West line to the Point of Beginning, containing 2.173 acres.

**EXHIBIT A**

**Depiction of  
Axis Group, LLC Property  
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