



## BZCU-24-52

### Conditional Use Permit

Status: Active

Submitted On: 6/21/2024

### Primary Location

2301 LANIER DR  
MADISON, IN 47250

### Owner

Kempton Jared & Kelly S  
LANIER DR 2300 MADISON, IN  
47250

### Applicant

 Kelly Kempton  
 575-517-0883  
 kemptonjared@gmail.com  
 2301 Lanier Dr  
Madison, IN 47250

## General Information

Are you the property owner?\*

Yes

## Permit Information

Type of Application

Initial Application

Zoning Classification

Medium Density Residential (R-8)

Legal Description of Property

Description of Existing Use

Single Family Residence

## Description of Proposed Use

I would like to use my home to run a laser firing range. Customers would be able to rent a simulated firearm that shoots a laser instead of a projectile. I would provide a shooting lane, targets, and software that would allow them to practice marksmanship without the noise hazard, danger, and expense of using live ammunition.

## Proposed Schedule of Uses Category #

11.71

## Narrative

**Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?\***

Yes, this is a conditional use.

**Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?\***

Yes, this use will be harmonious with the zoning ordinance. It will not have any appreciable effect on the appearance, noise levels, traffic, or general feel of the area.

**Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?\***

Yes, this use will harmonious with the character of the general vicinity. Not outside modifications will be made to the property. The building and landscaping will maintain the same appearance.

**Will this use not be hazardous or disturbing for existing or future neighboring uses?\***

This use will not be hazardous or disturbing to any neighbors. The "firearms" being used are only able to fire lasers. They are safe and do not create any noise nuisance.

**Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?\***

Yes, this use will be served adequately by existing essential utilities. I expect to only have a few customers each day (probably less than ten). A customer will only be on site for about 30 minutes, so there will not be much demand for use of sewage, water, or garbage. The property is on Highway 7, so the effect on traffic will be negligible. The home was previously used as a church, and it has a 7,200 square foot paved parking lot so that customers can park safely away from the street.

## Narrative (Continued)

**Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?\***

This use will not create any additional requirements for public facilities.

**Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?\***

This use will not involve activities, processes, materials, or equipment that will be detrimental to the neighborhood. The business will not produce excessive noise, fumes, glare, or waste.

**Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?\***

The property is located on a busy road, so the small amount of business coming in will not significantly affect traffic. The large amount of off-street parking will ensure that traffic is not impeded by parked cars.

**Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?\***

This use will not result in the loss of natural, scenic, or historic features. I do not plan to make any physical changes to the exterior of the building or the landscaping.

## Acknowledgement

*Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.*

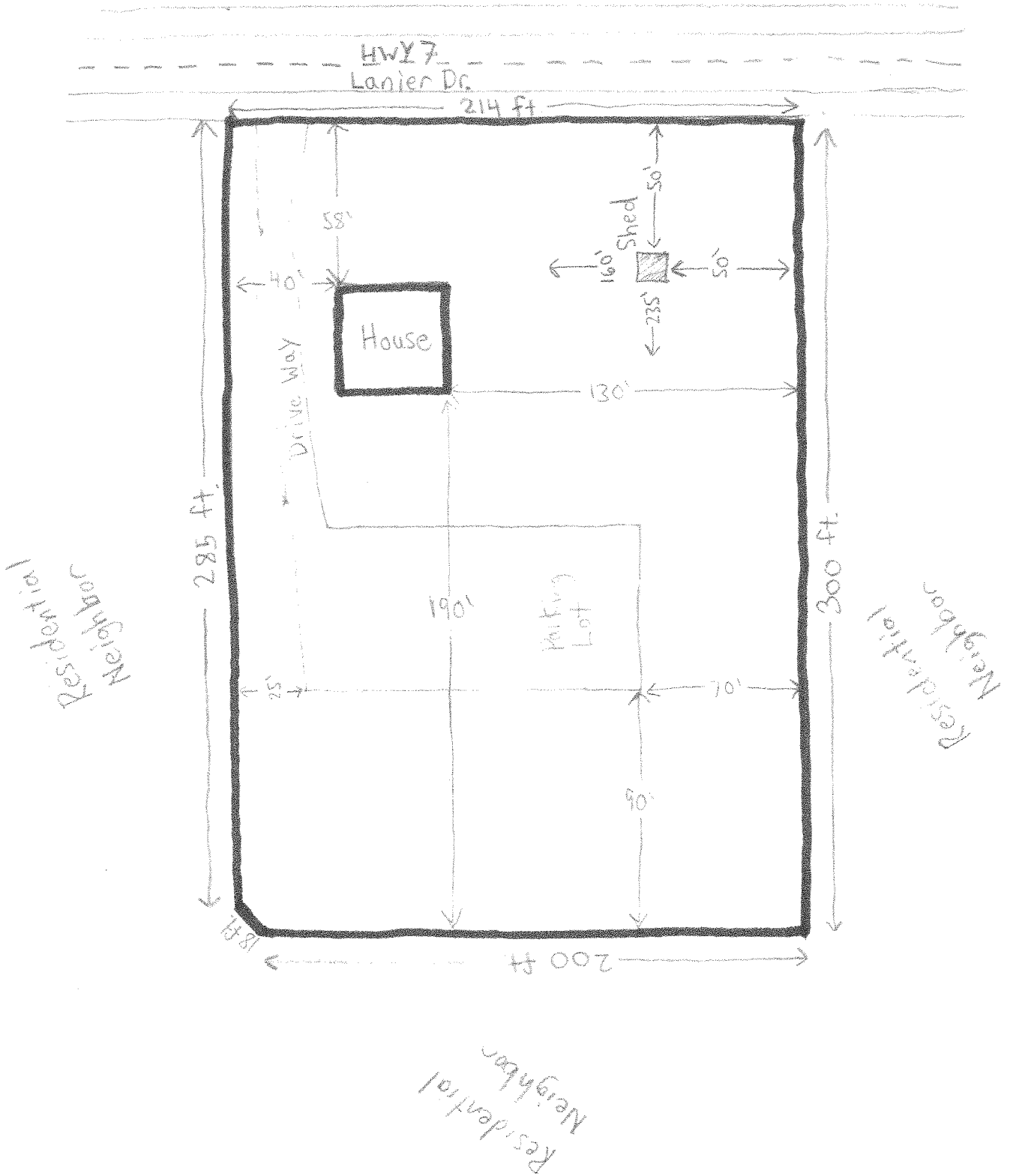
**I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.**

**Digital Signature\***

 Jared Kempton

Jun 17, 2024

Buildings  
Ave. 1700



To whom it may concern:

I am requesting permission to operate a business out of the building that I currently use as a residence. I would like to operate under 11.71, general conditional use.

The business I am proposing is a smokeless firing range. Instead of using real firearms, customers would use replica models that fire a laser. Firing lanes would be equipped with computer and sensor equipment that register the laser dots and give the shooter a visual of where they hit.

The advantage of this activity is that people can work on accuracy, handling, and safety in an environment that is safe and not harmful to their hearing. It is also far cheaper than expending real ammunition. I hope this provides a real service to experienced shooters who want to become better marksmen, and new shooters who are just entering the sport.

I want to operate eight firing lanes, which means that I would have a maximum of eight customers at any given time. My residence used to be a church, and has a large parking lot that can accommodate up to 20 cars, so there is plenty of room for parking. There would be no parking along the road to hinder traffic. Also, I am on Highway 7, so there would not be an increase in traffic from such a small number of customers. I do not plan on adding signage along the street or adding structures. I would not have any employees, and I plan on only being open a few days each week.

I hope that this business will provide a valuable service and safe recreation to the community. Thank you for your consideration.

Respectfully,

Jared Kempton

ThinkMap Parcel Number

ProVal Parcel Numbers

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	443	010	000	007

Tax Bill ID	0110006300
Parcel ID	39-08-21-443-010.000-007

Owner Information

Name	White Tina		
Name 2			
Address	2311 Lanier Dr		
City State Zip	MADISON	IN	47250

Property Information

Address	2311 LANIER Dr		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.4900	taxYearBuilt	1945
Legal Description	011-00063-00 SE SE 21-4-10 .49A 11-2-41 2311 LANIER DR.		

Date	Owner	Grantee	Book	Page
10/25/2021	Tina White			
7/30/2020	Ayler George Anthony Wayne and Breeck Jody Sue	2020	03059	
4/5/2016	Lunsford Angela S	2016	01146	
4/30/2014	Lunsford Mike & Angela Cont Day	2014	01628	
1/22/2003	Green Angela S	2003	0619	

Comment	
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Comment Sort	
WTH Date	01/01/2001
acreage	0.5045
PRIVREC	No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	65000	pvAssessmentClass	510
pvLastAssessment	89400	pvNeighborhood	3906096-007	pvLastSoldDate	10/25/2021		

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	000	033	000	007

ProVal Parcel Numbers

Tax Bill ID	0110006900
Parcel ID	39-08-21-000-033.000-007

Owner Information

Name: French Joseph

Name 2:

Address: 2325 Lanier Dr

City State Zip: MADISON IN 47250

Property Information

Address: 2325 LANIER Dr

City State Zip: MADISON IN 47250-0000

Deed Book: Deed Page:

Legal Acreage: 4.8000 taxYearBuilt: 1999

Legal Description: 011-00069-00 SE 1/4 SW 1/4 21-4-10 4.80A 11-2-46 & 48 =2325 LANIER DR.

Transfer History	Date	Owner	Grantee	Book	Page
	2/28/2023	French Joseph			
	7/19/1993	Boggs Terry A & Barbara K			
	1/1/1900	WILSON T JONES, SR.			

Comment:

Comment Sort:

WTH Date: 01/01/2001

acreage: 5.0551

PRIVREC: No

pvFound: Yes taxFoundMVP: Yes pvLastSoldPrice: 0

pvLastAssessment: 191600 pvNeighborhood: 3906134-007 pvLastSoldDate: 02/28/2023

pvAssessmentClass: 511



ThinkMap Parcel Number

ProVal Parcel Numbers

County  Area  Section  Block  Parcel  Split  Tax ID

Tax Bill ID

Parcel ID

Owner Information

Name   
 Name 2   
 Address   
 City State Zip

Property Information

Address   
 City State Zip     
 Deed Book  Deed Page   
 Legal Acreage  taxYearBuilt   
 Legal Description

Date	Owner	Grantee	Book	Page
5/23/1995	Casper Dane S	179-	614	
1/1/1900	ZAGEL, JOEL C			

Comment

Comment Sort   
 WTH Date   
 acreage   
 PRIVREC

pvFound  taxFoundMVP  pvLastSoldPrice   
 pvLastAssessment  pvNeighborhood  pvLastSoldDate  pvAssessmentClass

ThinkMap Parcel Number

ProVal Parcel Numbers

County  Area  Section  Block  Parcel  Split  Tax ID

Tax Bill ID

Parcel ID

Owner Information

Name   
 Name 2   
 Address   
 City State Zip

Property Information

Address   
 City State Zip     
 Deed Book  Deed Page   
 Legal Acreage  taxYearBuilt   
 Legal Description

Date	Owner	Grantee	Book	Page
12/15/2006	Suggett Schmidt Properties LLC	2006 06274		
1/1/1900	BARBER GROCERY COMPANY, INC			

Comment

Comment Sort   
 WTH Date   
 acreage   
 PRIVREC

pvFound  taxFoundMVP  pvLastSoldPrice   
 pvLastAssessment  pvNeighborhood  pvLastSoldDate  pvAssessmentClass

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	000	029	000	007

ProVal Parcel Numbers

Tax Bill ID	0110485100
Parcel ID	39-08-21-000-029.000-007

Owner Information

Name: NOR-ROSE BUILDING CORP

Name 2:

Address: 2250 Lanier Drive

City State Zip: MADISON IN 47250

Property Information

Address: 2250 LANIER DR

City State Zip: MADISON IN 47250-0000

Deed Book: Deed Page:

Legal Acreage: 17.0430 taxYearBuilt:

Legal Description: 011-04851-00 PT SE COR SE 21-4-10 17.0433A SURVEY 11-2-36 2250 Lanier Dr

Date	Owner	Grantee	Book	Page
9/28/2021	NOR-ROSE BUILDING CORP			
1/1/1900	Knights Of Columbus			

Comment:

Comment Sort:

WTH Date: 01/01/2001

acreage: 19.4589

PRIVREC: No

pvFound: Yes taxFoundMVP: Yes pvLastSoldPrice: 0

pvLastAssessment: 355000 pvNeighborhood: 3906180-007 pvLastSoldDate: 09/28/2021 pvAssessmentClass: 699