



## PROJECT BRIEF – PCGB-25-1

Application Date: 2/13/25

Meeting Date: 3/10/25

### Application Description:

An application has been filed for General Business Setbacks. The applicant is requesting 20-ft on the north lot line, 50-ft on the east lot line, 20-ft on the south lot line and 100-ft on the west lot line of the property with the parcel ID: 39-08-28-111-030.004-007.

<b>Current Zoning:</b> General Business	<b>Project Location:</b> 2106 Lanier Dr (2112 Lanier Dr)
<b>Applicant:</b> Vivian McIntosh-Gregory	<b>Owner:</b> Gregory Properties LLC

### Preliminary Staff Recommendation: Approve

#### Conditions:

1. None

#### Reasoning:

Proposed retail business should meet the zoning requirements of the district and matches the proposed future land use designation within the comprehensive plan.

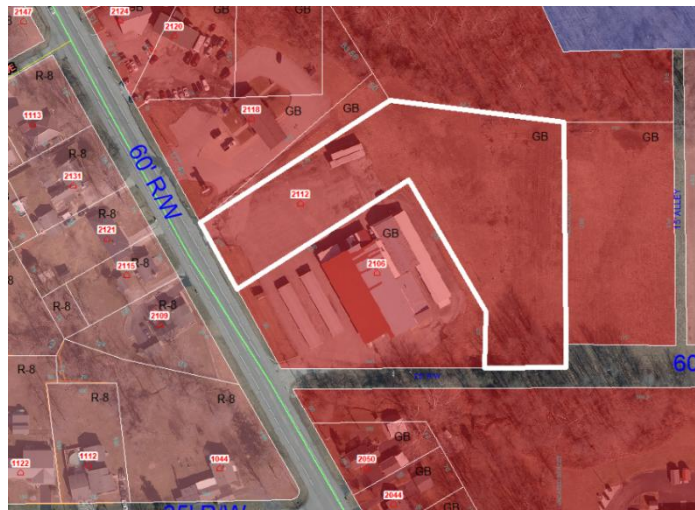
### History, Relevant Information, & Prior Approvals:

#### History:

Parcel was recently split from 2106 Lanier Drive. The proposed building was assigned the address of 2112 Lanier Drive by 911.

### Surrounding Zoning and Land Use:

North: General Business
South: General Business
East: General Business
West: Medium Density Residential



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (Page 74-78)*

#### COMMUNITY COMMERCIAL

Community commercial includes higher intensity uses including national retailers, offices, food services, lodging, and entertainment, which draw customers from the City and adjacent communities. The designation may also contain medium to high density multifamily residential. These developments ideally are located on major thoroughfares and at prominent intersections as these uses require high visibility (enough daily traffic to support significant sales) and convenient access, on larger parcels with dedicated parking. While most community commercial uses are predominately one-story, uses may be mixed both vertically (in the same structure with retail below and residential or office above), or horizontally -- uses adjacent. New commercial centers should have cohesive architectural styles using high quality materials, and provide landscaping, lighting, pedestrian accommodations, and even open space if over a certain size. Controlled access (limiting curb cuts) and cross-access easements between businesses (connecting parking lots) should be considered to mitigate potential traffic congestion.

### Ordinance:

*Zoning Ordinance, Section 6.20 – General Business District (pg. 78)*

The Plan Commission shall determine setbacks. Each site should be individually checked by the Building Inspector to determine what the most appropriate setback should be. Landscaping, ease of access, light and air, and costs should all be taken into account. Adjacent uses should also be considered so as to not locate a noisy use next to a quiet one, or some similar misfortune.



## PCGB-25-1

General Business

Setback Application

Status: Active

Submitted On: 2/13/2025


## Primary Location


2106 LANIER DR  
MADISON, IN 47250


## Owner


Gregory Properties LLC  
HENRY RD 9186 LEXINGTON, IN  
47138

## Applicant

 Vivian McIntosh-Gregory

 812-599-2331

 viviangregory12@gmail.com

 9186 West Henry Road  
Lexington, Indiana 47138

## General Information

Are you the property owner? \*

Yes

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## Permit Information

Address or Legal Description of Property\*


2112 Lanier Drive, Madison, IN 47250  
011-00372-04 NE 28-4-10 2.274 AC 11-7-5.4

Zoning Classification: GB


Description of Proposed Use\*

Commercial Building for Retail Business

Setback Requests (from edge of right-of-way)

North Lot Line\* 


20 feet

East Lot Line\* 

50 feet

South Lot Line 

20 feet

West Lot Line\* 

100 feet

Note: For lots with angles/odd shapes, an approximation can be listed above; however, details must be shown on site plan

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## 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\***

 **Mattie Vivian McIntosh-Gregory**

Feb 13, 2025



Lanier Drive Retail Building & 10' Road



Flood INDR Best Avail  
Flood Zone:

□ A - Approximate Flo

Regional Counties

County Boundary

Townships

■ Water

□ Parcels

□ Corporate Boundaries

△ Addresses

Regional Count

Regional Roads

Regional Highw

Water

Railroad

Dimensions

Roads

Highways

THINK



0 125



1" = 125ft

