

Did not pass.

STATE OF INDIANA

BEFORE THE BOARD OF COMMISSIONERS OF CLARK COUNTY

ORDINANCE NO. 12 -2026

**AN ORDINANCE ESTABLISHING THE
HOLLYHOCK GARDENS PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, Hollyhock Rentals LLC, a Kentucky limited liability company is the record owner of property described in instruments #202604129 in the office of the Clark County Recorder (Parcel Nos. 10-06-27-200-048.000-027, 10-06-27-100-037.000-027 and 10-06-27-100-036.000-027), and the legal description of which property is more particularly described in Exhibit A attached hereto (the "Property"); and,

WHEREAS, Hollyhock Rentals LLC, filed a petition with the Clark County Plan Commission seeking to establish a portion of the Property as a planned unit development district pursuant to the provisions of Ind. Code § 36-7-4-1505(b); and,

WHEREAS, the Clark County Plan Commission conducted a public hearing on the petition on March 11, 2026, at which time it received comments and evidenced from all interested persons, and following the close of which it passed a motion by majority of its membership present to forward the petition to this Board of Commissioners of Clark County, Indiana (the "Board"), with an un-favorable recommendation and,

WHEREAS, the Board now adopts this Ordinance for approving the establishment of the Hollyhock Gardens Planned Unit Development District for the Property.

NOW, THEREFORE, BE IT ORDAINED by this Board as follows.

1. **Establishment of Planned Unit Development District.** The Hollyhock Gardens Planned Unit Development District is hereby established for the Property described in attached Exhibit A (the "PUD District").
2. **Permitted Uses and Development Standards.** The permitted uses and general development standards in the PUD District are set forth in attached Exhibit B.
3. **Site Plan.** The Conceptual site plan providing the general layout of Development within the PUD District are set forth in attached Exhibit C.
4. **Effective Date.** This Ordinance shall be in full force and effect upon its passage by majority vote of the entirety of the membership of this Board.

This Ordinance adopted by majority vote of the Board of Commissioners of Clark County, Indiana, taken during a duly noticed and convened public meeting held on March 26, 2026.

**BOARD OF COMMISSIONERS
OF CLARK COUNTY, INDIANA**

By: Denied by 3-0 vote
Bryan Glover, President

Attested by:

Secretary

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2026-8

WHEREAS, the Clark County Plan Commission met on March 11, 2026, and heard the Docket No. PC26-09, Hollyhock Rentals LLC, 321 S. Peterson Ave, Louisville, Kentucky, a request for a zone map amendment to create a Planned Unit Development (PUD District) for of Parcels # 10-06-27-200-048.000-027, 10-06-27-100-037.000-027 and 10-06-27-100-036.000-027;

WHEREAS, the Plan Commission heard the presentation of the Petitioner(s) and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, if any:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission as follows, after giving reasonable regard to the factors set forth in I.C. 36-7-4-603 and I.C. 36-7-4-1500:

1. The Petition to rezone the real estate described in Exhibit A , PUD district with development standards described in Exhibit B, and Conceptual Site Plan Exhibit C was heard after notice to interested persons was properly given in accordance with the ordinance and Indiana Law;
2. The Plan Commission heard and received the relevant evidence presented and deliberated on such evidence in a public meeting; and
3. The Plan Commission recommends to the Board of Commissioners of Clark County with a 5 - 1 vote as follows:

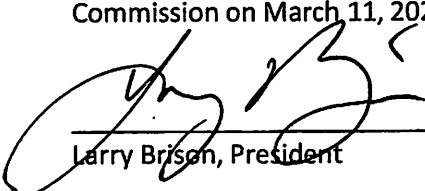
 FAVORABLE RECOMMENDATION: The real estate described in Exhibit A should be changed to a PUD District.

 X UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A should NOT be changed to a PUD District.

 NO RECOMMENDATION: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITHOUT A RECOMMENDATION.

 CONDITIONS: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITH CONDITIONS TO INCLUDE:

I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on March 11, 2026.



Larry Brisson, President



Eric M. Wise Executive Director

PC Form 1: Application Form

For Office Use Only	
Petition #	_____
Fee	_____
Filing Date	_____
Hearing Date	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Checkpoint Agencies Review
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Rec
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/ commitments/conditions
<input type="checkbox"/> Denied	

This application is being submitted for (check all that apply).

- | | |
|--------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Minor Residential Subdivision | <input type="checkbox"/> Development Plan |
| <input type="checkbox"/> Primary Plat | <input type="checkbox"/> Zone Map Change |
| <input type="checkbox"/> Secondary Plat | <input checked="" type="checkbox"/> PUD District |

APPLICANT INFORMATION

Full Legal Name: Benjamin Ernest Brainerd
 Street Address: 301 S. Peterson Ave
 City, State, Zip: Louisville, KY
 Applicant is (choose one): Corporation Partnership Individual(s) Other (specify) _____
 Primary Contact Person Name: Above Phone: 502 317 7054 Email: benjamin.brainerd@gmail.com
 Surveyor/Engineer Name: _____ Phone: _____ Email: _____
 Will the Project Use A Temporary Work Trailer Yes No

PROPERTY OWNER INFORMATION

Full Legal Name: Above
 Street Address: _____
 City, State, Zip: _____
 Phone: _____ Email: _____
 Property Owner is (choose one): Corporation Partnership Individual(s) Other (specify) Hollyhook Rentals LLC

PROPERTY INFORMATION

10 digit Parcel Number: _____
 Property Address (Actual/approximate address or location from major streets) 1314 Hebron church rd., Henryville, IN 47126
 County Road Serving Property Hebron church rd. Township Henryville
 Subdivision Name (if applicable): _____ Lot Number(s) (if applicable): _____
 Total Acreage 51 Property Located in Floodway or Floodplain: Yes No
 Development will be served by: Septic Sewer (specify provider: _____)
 Current Zoning of Subject Property: Ag Current Use of Subject Property: Gardens, STR
 Proposed Zoning: Verse, Gardens STR Proposed Land Use: SAME as Ltr.

CONSENT OF PROPERTY OWNER(S): Complete if the applicant is different from the property owner

I, Benjamin Brainerd, after being first duly sworn, depose and say that I/we are the owner(s) of the real estate located the above address; that I/we have read and examined the Application, and are familiar with its contents, that I/we have no objection to and consent to such request as set forth in the application; and that such request being made by the applicant (s).
 It is not a condition to the sale or lease of the above-referenced property.

Property Owner(s): Benjamin Brainerd
 Printed Name(s): Benjamin Brainerd
 Date: 2/11/26
 Signature of Notary: [Signature]
 Subscribed and sworn to before me this _____ day of _____, 2026.
 Notary Public's Name (printed): KEVIN HAMZIC
 My Commission Expires: 02/22/2027
 My Commission Expires Feb. 22, 2027
 Notary ID: KYNP67651

NOTARIZATION: The above information and attached exhibits, to my knowledge and belief, are true and correct

Signature of Applicant: [Signature] Date: 2/11/26
 Signature of Notary: [Signature]
 Subscribed and sworn to before me this _____ day of _____, 2026.

PC APPLICATION PACKET

KEVIN HAMZIC
 Notary Public - State of Large
 Kentucky
 My Commission Expires Feb. 22, 2027
 Notary ID: KYNP67651

VERSION October 2024

EXHIBIT A

(Hollyhock Gardens PUD)(1 page)

PUD LEGAL DESCRIPTION

Being a part of Illinois Grant, Survey No. 271 in Monroe Township of Clark County, Indiana, and being part of the property conveyed to David Jerome Schuler and Mildred Schuler as described by deed recorded in Deed Drawer 20, Instrument No. 3980, said part being more particularly described as follows: Commencing at the common corner of Surveys no. 271, 272, 284 and 285 of the Illinois Grant in Clark County, Indiana, thence with the line dividing Surveys No. 271 and 272, South 35 deg. 45 min. East 1180.30 feet (per deed) to a point, thence continuing with the line dividing Surveys No. 271 and 272, South 35 deg. 26 min. 50 sec. East 1127.77 feet (per deed) to the true point of beginning of the tract being herein described, thence with the line dividing Schuler and Daugherty (Deed Drawer 25, Instrument No. 13, 013) South 35 deg. 36 min. 05 sec. East (passing a rebar at 15.00 feet) 938.03 feet in all to a found iron pipe, thence with the line dividing Schuler and Lane (Deed Drawer 8, Instrument No. 12,652) South 53 deg. 44 min. 37 sec. West 92.98 feet to a set rebar, thence with a new line, North 35 deg. 36 min. 05 sec. West (passing a rebar at 911.52 feet) 936.52 feet in all to a point in Hebron Church Road, thence with Hebron Church Road, North 52 deg. 48 min. 50 sec. East 92.99 feet to the true point of beginning, containing 2.00 acres, more or less.

ALSO, being a part of Illinois Grant, Survey No. 271 in Monroe Township of Clark County, Indiana, and being part of the property conveyed to George N. Lane and Beverly M. Lane as described by deed recorded in Deed Drawer 32, Instrument No. 1638, said part being more particularly described as follows: Commencing at the common corner of Surveys No. 271, 272, 284 and 285 of the Illinois Grant in Clark County, Indiana, thence with the line dividing Surveys No. 271 and 272, South 35 deg. 45 min. East 1180.30 feet (per deed) to a point, thence continuing with the line dividing Surveys No. 271 and 272, South 35 deg. 26 min. 50 sec. East 1127.77 feet (per deed) to a point, thence with Hebron Church Road, South 52 deg. 48 min. 50 sec. West 92.99 feet to a point, thence departing Hebron Church Road, and with line between Daugherty (Deed Drawer 30, Instrument No. 18885) and Schuler Farms Subdivision, Section One, South 35 deg. 36 min. 05 sec. East (passing a rebar at 25.00 feet) 936.52 feet in all, as measured, to a found rebar at the southeast corner of Lot 106 of Schuler Farms Subdivision.

Section One, being the true point of beginning of the tract being herein described, thence with the southeast line of the Daugherty tract (Deed Drawer 30, Instrument No. 18885) North 53 deg. 44 min. 37 sec. East 92.98 feet to a point, thence with the existing line between Daugherty (Deed Drawer 25, Instrument No. 13013) and Lane (Deed Drawer 32, Instrument No. 1638) South 35 deg. 49 min. 33 sec. East 695.95 feet to a found stone, thence South 53 deg. 08 min. 37 sec. West 92.97 feet to a set rebar, thence North 35 deg. 49 min. 33 sec. West 695.93 feet to the true point of beginning, containing 1.484 acres, more or less.

ALSO, a parcel of land in Number 272 of the Illinois Grant, being at a stone witnessed by a double black oak situated in the south corner of Joseph Schwartz land, thence running west 123 poles to a stake on the line dividing the lands of D.M. Schuler and Joseph Schwartz, thence north 65 poles and 8 inches to a stake, thence east 123 poles to a stake, thence south 65 poles and 8 inches to the place of beginning, containing 50 acres, more or less.

EXCEPT THE FOLLOWING DESCRIBED TRACT, TO-WIT: A part of Illinois Grant No. 272 described as follows: Beginning at the common corner of Illinois Grant Nos. 284, 285, 271 and 272 and running south 52 degrees 00 east 1900.80 feet along the Grant line separating Grants No. 271 and 272 to the existing stone and THE TRUE POINT OF BEGINNING, thence North 37 degrees 03' east 424.102 feet along an existing fence to a stone in the right of way of Hebron Church Road, thence south 53 degrees 00' west 10.0 feet to a point in Hebron Church Road, thence south 15 degrees 24' west 130.035 feet along said Hebron Church Road, thence south 16 degrees 27' 21' east, 207.74 feet along said road, thence South S degrees 46°01' east 250.463 feet along said road, thence North 52 degrees 22' west along the Grant line to the TRUE POINT OF BEGINNING, containing 1.78 acres, more or less.

EXHIBIT B
(Hollyhock Gardens PUD)(2 pages)
DEVELOPMENT STANDARDS FOR THE

Hollyhock Gardens PLANNED UNIT DEVELOPMENT DISTRICT

Permitted Use

Commercial use of the venue.

- Weddings, funerals, corporate events, reunions, birthday parties, retreats, garden photography, executive tents, and/or wedding tents. The proposal is to include the venue structure(s). Proposal also to include 36 short-term and long-term rentals, allowing for individual and/or townhome structures.

PERMITTED & SPECIAL EXCEPTION USES for each LAND USE DISTRICT			
PERMITTED USES		SPECIAL EXCEPTION USES	
Primary Uses	Accessory Uses	Primary Uses	Accessory Uses
See Permitted use Section			
<i>An * shall be used to indicate that the use where specific development standards apply. See Section 4: Use Development Standards.</i>			

DEVELOPMENT STANDARDS		
Maximum height of structure	Primary structure	45 Feet
	Accessory structure	25 feet
Minimum living area		500 sqft.
Minimum width of primary structure		25 feet
Minimum lot width	With sewer	N/A
	Without sewer	N/A
Maximum lot width to depth ratio	With sewer	N/A
	Without sewer	N/A
Minimum lot area	With sewer	N/A
	Without sewer	N/A
Minimum front yard setback		40 Feet
Minimum side yard setback	Primary structure	40 Feet
	Accessory structure	40 Feet
Minimum rear yard setback	Primary structure	40 Feet
	Accessory structure	40 Feet
Maximum impervious surface coverage		35 Percent

Parking & Driveways

Private

All roads and parking will remain private and constructed using a dust-free material. Determined primary roads will be asphalt or concrete.

Venue parking lots will be determined on a 1-per-4 seats for the venue. All venue parking lots will be paved.

Spaces will be 9x18 and the number of spaces determined on a 1 per 4 seats for the venue.

Signage

Internal signage installed throughout the property not to exceed ten square feet, with the majority of internal signs not to exceed six square feet.

Current passage will be replaced with specific size and heights for all signs permitted in the B1 district. These will be permitted in the PUD.

Fire Department

Required to provide written verification of the serving fire department prior to a building permit that access to the structure is adequate for fire protection service.

General Statement of Commitment

We are committing to the general illustrative site plan and venue design. The general areas of development are in the relative locations of the submitted site plan. As the architects draw up full plans; those will be submitted to the county in full cooperation with PUD regulations and building permits.

List of restrictions

Hours of sound amplification

Hours of sound amplification will be strictly enforced and only enabled between the hours 8am-10pm.

Venue structure to be no more than 9,800 sq. Ft.

Weddings no larger than 200 people

Property Boundaries

Boundary markers will be posted on the perimeter of the land boundary.

Evergreen trees and natural screening will be planted on boundaries without current natural screening, with the exception of the entrance to the property.

Parcels

Parcels may not be sold separately.

No requirement to divide parcels

The existing parcels may be developed without the requirement to separate each parcel into separate parcels per venue or rental unit.

Structures

Prior to construction of new structures, a detailed site plan showing the planned roadways screening and boundary(s) of rental unit areas will be submitted to the Administrator for review and approval. During this review the administrator may require modifications deemed necessary to comply with the PUD submittals. In the event there is disagreement regarding any required revisions, the Administrator will present the plan to the Plan Commission for a final decision without a public hearing.

EXHIBIT C
(Hollyhock Gardens PUD) (1 page)

