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HARRISON COUNTY ZONING ADMINISTRATION
15309-C COMMUNITY ROAD, GULFPORT, MS 39503
228-831-3367

PAID
\$50.00
CASH

ZONING MAP AMENDMENT APPLICATION

I. ADVALOREM TAX PARCEL NUMBER: 0107-30-006.000
(Parcel numbers are available from the Harrison County Tax Assessors at 865-4044)

II. GENERAL LOCATION OF PROPERTY INVOLVED: (Give nearby roads)
29146 F. Malley Rd
Pass Christian MS 39571

Address of subject property: 29146 F Malley Rd off Vidalia Rd
Pass Christian

III. GENERAL DESCRIPTION OF REQUEST (What are you asking?): TO split
1 ACRE OF Land for A manufactured home from
A-1 to R-2. Remaining 9.4 from A-1 to E1 for
existing home.

IV. REQUIRED ATTACHMENTS:

- A. Supplemental Application (instructions within packet) zoned: A-1
- B. Current Deed and Recent Tax Receipt 10.4 ACRES.
- C. Covenants and Easements attached to the property
- D. Site Plan (Must include: Streets, location of property lines, dimensions of property, location of all buildings their distance from each property line, easements, and flood zones.)
- E. Cash or check payable to Harrison County **\$50.00**

V. OWNERSHIP AND CERTIFICATION: I hereby certify that I have read and understand the information contained within the application and that all the answers are true and correct. I certify that, as it pertains to this application, I am in compliance with all applicable Federal, State and local statutes and ordinances. Further, I certify that I agree to allow the Zoning Officer access to my property during normal working hours with or without my presence for any reasonable inspection as it relates to this application. Finally, I certify that I am the owner or one of the owners, of the property that is the subject of this application (each owner must be listed, use a separate sheet as necessary).

Bennie & Renee Malley
Name of Owner(s)
29146 F. Malley Rd
Address
Pass Christian MS 39571
City State Zip Code
228 586-6354
Phone

Renee Malley
Name of Preparer or Applicant for Permit
29146 F. Malley Rd
Address
Pass Christian MS 39571
City State Zip Code
228-234-3398
Phone

Bennie K Malley
Signature of Owner (s) (Required)
Renee Malley

Renee Malley
Signature of Preparer or Applicant

Supplemental Application

Please complete the following application. Your reply may exceed the space provided; attach additional sheets as needed. If you wish, you may use a computer to prepare the application; simply recreate the outline and submit the computer generated form with answers in place of the handwritten form provided.

1. Introduction: Owner of property located at
29146 F. Malley Rd. Pass Christian Ms 39571.
Residential Area with other manufactured home
on the street already. Would like to take large
off of a 10 acre plot to place unmanufactured home
for my son.

2. Reason for Amendment: 1407.02 thru 1407.02.07

Change in conditions. Currently the property is 10.4 acres
with a house and need to split out 1 acre for my son
to place a manufactured home.

3. Findings of the Planning Commission:

1407.04.05(a) The consistency of the proposed amendment with the goals and objectives of the County's Comprehensive Plan.

This request is keeping w/ the comprehensive plan. First the
area will remain residential with existing house and only
the lot size would change. 2nd, the lot split is meeting
all requirements. By changing from A-1 to E-1 for existing
house and A-1 to R-2 for a manufactured, there will
be no impact.

1407.04.05(b) Existing uses of property within the general area of the property in question.

most tracts are A-1 (General Agricultural) E-1 very low density
with 3 acres, one R-1 property. The rest of A-1
are undeveloped.

1407.04.05(c) The zoning classification of property within the general area of the property in question.

The surrounding properties are A-1, E-1, R-1. There are large tracts of A-1 for a paper company.

1407.04.05(d) The suitability of the property in question for the uses permitted under the existing zoning classification.

The R-2 medium density residential requires for only a minimum of 1 ACRE of land. The remaining 9.4 acres is to be rezoned to E-1 (very low density) for the existing home, there for making it conform to the E-1.

1407.04.05(e) The trend of development, if any, in the general area of the property in question, including changes, which have taken place in its zoning classification.

The trend a large tracts of 20+ acres, E-1 - with 3+ acres and R-1 with 1 acre and R-2 for manufactured home will also be 1 acre.

BEFORE YOU TURN IN YOUR APPLICATION, PLEASE MAKE SURE THAT THE FOLLOWING INFORMATION IS INCLUDED WITH YOUR APPLICATION

1. In your own words tell us why you are making this application?
(What do you want to do on your own or someone else's property?)

To place a manufacture home for my son.

2. Is the subject property the same size as tax parcel number and deed?
(The subject property is the land that you want to use and It's called a **Building Lot or Site**. The County does have minimum standards for lot sizes.)

YES NO

3. Have all the people named on the most recent deed given you permission by letter to make this application? (Even married couples have to both sign the application or letter giving you permission to make the application.)

YES NO

4. Does your Building Lot site plan show all improvements on the property?
(Improvements are any houses, manufactured homes, barns, sheds, pools, ponds... that are currently on the Building Lot.)

- **The Zoning Office will provide you with the basic site plan, if a survey isn't available. Surveys are preferred.**

YES NO

5. Is the applicant the owner of the property?
(The applicant can be the user of the property, future owner of the property or an agent helping the property owner with the application.)

YES NO

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CONDITIONAL USE PERMIT APPLICATION

I. ADVALOREM TAX PARCEL NUMBER: 0107-30-006.000
(Parcel numbers are available from the Harrison County Tax Assessors at 865-4044)

II. GENERAL LOCATION OF PROPERTY INVOLVED: (Give nearby roads)
F Malley .off of Vidalia Rd Pass Christian MS

Address of subject property: 29146 F. Malley Rd. Pass Christian MS.

III. GENERAL DESCRIPTION OF REQUEST (What are you asking?):
To place a manufactured home in 1 ACRE of land.

IV. REQUIRED ATTACHMENTS:

- A. Supplemental Application (instructions within packet)
- B. Current Deed and Recent Tax Receipt
- C. Covenants and Easements attached to the property
- D. Site Plan (Must include: Streets, location of property lines, dimensions of property, location of all buildings their distance from each property line, easements, and flood zones.)
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Signature (s) of Owner (s) (Required)
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Renee Malley
Name of Preparer or Applicant for Permit
29146 F. Malley Rd
Address
Pass Christian MS 39571
City State Zip Code
228-586-6354
Phone
Renee Malley
Signature of Preparer or Applicant

Conditional Use Permit
Supplemental Application

1. Introduction: (See questions, who, what, where and why?)

~~Owner~~ Owner of property located at 29146 F. Malley Rd, Pass Christian, MS 39571. Residential, trying to separate 1 acre from ~~at~~ 10 acre to place a manufactured home. The property is currently zoned A-1 and request an R-2 for manufactured home. In the R-2 it requires a conditional use for a manufactured home.

2. Required findings of the Planning Commission:

1404.03.01 The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code or County Comprehensive Plan.

Yes there are other manufactured home in the area. This will be for my son to live in. This will be harmonious with area due to mixture of homes and manufactured homes too.

1404.03.02 The proposed use will comply with all applicable zoning district, development standards, and supplemental use requirements.

Yes, the structure will meet all applicable setbacks, & codes. to insure that public safety, welfare & health are protected. 16'x80' Windzone II / Clayton.

1404.03.03 The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety, or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood that would any other use generally permitted in the same district. In making such a determination, consideration will be given to: (The location, type, and height of buildings or structures; the type and extent of landscaping and screening on the site.)

Yes, 8 manufactured home on F Malley Rd & connecting road 302. Residential uses are among the least intrusive use in the zoning ordinance. It will meet all requirements of zoning and code regulations

1404.03.04 The area and proposed district will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage sewers, 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 - The split will meet all the minimum requirements and are on county maintained road. Health dept approval once this is approved. Has city water in this location.

1404.03.05 The proposed use will not be detrimental to the economic welfare of the community.

No will not be detrimental, no excessive traffic or noise. This is strictly for residential use for my son to place his manufactured home. This area has a Agricultural to rural. There are lots 3+ ACRES to 1 ACRE tracts of land.

1404.03.06 The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours 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, odor, or other characteristic not compatible with the uses permitted in the base zoning district.

NO, extra traffic, noise or change to characteristics of the neighborhood. This is strictly for residential use.

1404.03.07 Vehicular approaches to the property shall be designed as not to create interference with traffic on surrounding public and/or private streets or roads.

Will not be a problem, since this is on a county maintained road and is only for residential use.

1404.03.08 The proposed use will not be detrimental to property values in the immediate vicinity.

We not lower property values, surrounding properties are already zoned residential and there is a mixture of manufactured homes, wood built in the area.

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Place a manufactured home

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YES NO

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