

101



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

AID
\$50.00
Acct# 5696

ZONING MAP AMENDMENT APPLICATION

I. ADVALOREM TAX PARCEL NUMBER: 0107-31-005.003 (4-acre parcel) and 0107-31-005.004 (2.3-acre parcel).

(Parcel numbers are available from the Harrison County Tax Assessors at 865-4044)

II. GENERAL LOCATION OF PROPERTY INVOLVED: (Give nearby roads) \

Edwin Ladner Road

Address of subject property: No 911 address has been requested at this time

III. GENERAL DESCRIPTION OF REQUEST (What are you asking?): Requesting to re-zone two parcels from Agricultural to E-1 (4-acre parcel) and R-1 (2.3-acre parcel).

IV. REQUIRED ATTACHMENTS:

- A. Supplemental Application (instructions within packet)
- B. Current Deed and Recent Tax Receipt *(2 deeds)*
- C. Covenants and Easements attached to the property **covenants attached**
- 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).

Gary L & Cheryl A Bennett
Name of Owner(s)
PO Box 460 17071 Birch Dr.
Address
Pearlington, MS 39572
City State Zip Code
228-342-7348
Phone

Cheryl A. Bennett
Name of Preparer or Applicant for Permit
PO Box 460 17071 Birch Dr.
Address
Pearlington, MS 39572
City State Zip Code
228-342-7348
Phone

Mary Bennett Cheryl A. Bennett
Signature of Owner (s) (Required)

Cheryl A. Bennett
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: Gary L and Cheryl A Bennett currently own two parcels of property in _____ Harrison County that are zoned Agricultural and are requesting to re-zone to E-1 and R-1. The property was reclassified at Tax Assessor's office during the filing of the deeds but never done at the Zoning Commission. The two parcels will be sold and the new owners plan to build a home. At that time they may opt to combine the two properties into one parcel.

2. Reason for Amendment: 1407.02 thru 1407.02.07

Change in condition is the reason for the amendment. This site is was never re-zoned from A-1 to E-1/R-1 at the Zoning Commission when purchased originally from the then owners. The property was reclassified at the Tax Assessors office when the deeds were filled at the act of sale.

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 in keeping with the comprehensive plan of Harrison County. The area will change from Agricultural to Residential to allow selling of the two parcels. The new owners intend to build a residence.

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

There are existing residences and vacant land. There is a mixture of homes as well.

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

The surrounding properties are E-1 and R-1 and a large block of A-1 that is underdeveloped.

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

The E-1 re-zoning is for the 4-acre parcel and the R-1 is for the 2.3 acre parcel.

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 is toward creating home site of 1 acre or larger. A trademark of the R-1 (Low Density Residential). Most of the R-1 and R-2 lots in the area exist because of similar splits.

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?)

Re-zoning of the property from Agricultural to E-1/R-1, there are two parcels (4-acre and 2.3 acre). The property was re-classified at the original act of sale but never re-zoned with the Harrison County Zoning Commission.

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

No improvements will be done / none.

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