

102

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



ZONING MAP AMENDMENT APPLICATION

I. ADVALOREM TAX PARCEL NUMBER: 1007-30-003.005 + Cash
(Parcel numbers are available from the Harrison County Tax Assessors at 865-4044)

II. GENERAL LOCATION OF PROPERTY INVOLVED: (Give nearby roads)
1007-30-003.004
The property is at the N. end of John Lee Rd
Starting at the Biloxi City limit to the N 188 ft.
There are 2 homes + 1 lot to the N. before turns on to Robert Rcl.
Address of subject property: no address as of yet

III. GENERAL DESCRIPTION OF REQUEST (What are you asking?): Asking to
change the zoning of the property from Forest
Agricultural A1 to R1 (low density residential)

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.)
- 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).

us
Rudolph Hurst
 Name of Owner(s)
14369 John Lee Rd
 Address
Biloxi MS 39532
 City State Zip Code
228-392-5348
 Phone
Rudolph Hurst
 Signature of Owner(s) (Required)

Jewel Hurst (Brian)
 Name of Preparer or Applicant for Permit
14369 John Lee Rd
 Address
Biloxi MS 39532
 City State Zip Code
228-326-1447
 Phone
Jewel Hurst
 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: Mr. + Mrs. Hurst currently own 1.3 acres of land currently zoned A1 agricultural. They would like to have the land zoned R1 (low density residential) for the purpose of building a home on the property.

2. Reason for Amendment: 1407.02 thru 1407.02.07

Change in conditions is the reason for the amendment. The land was split from a larger track of land. The 1.3 parcel will be a future home site.

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 with the comprehensive plan of Harrison County for 2 reasons: 1) The area will remain residential since we will be building a house and only the lot size will change. 2) The amendment insures the lot split is in line with Harrison County Zoning Ordinance which is a part of the Comprehensive Plan. By changing the A1 (agricultural) to R1 (low density residential), the impact will be very low if any. In fact the R-1 is the county's most restrictive district therefore this

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

protects the surrounding property owners.

There are existing residences, vacant lots, and farms. There is a mix of manufactured homes and wood frame houses.

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

The surrounding properties are zoned E1 and A1.
South of the property is within the city limits.
There are large blocks of A1 that are not developed.

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

The A1 (general agricultural) is for large tracts of farm land. The new split will allow for one home site of 1.3 acres making it conform to the R1 zoning.

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 sites of one acre or larger. The trademark is mostly A1 and E1. North of Roberts Rd are R1 sites.

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?)

Change the zoning of the property from A1
to R1 for the purpose of building a home.

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

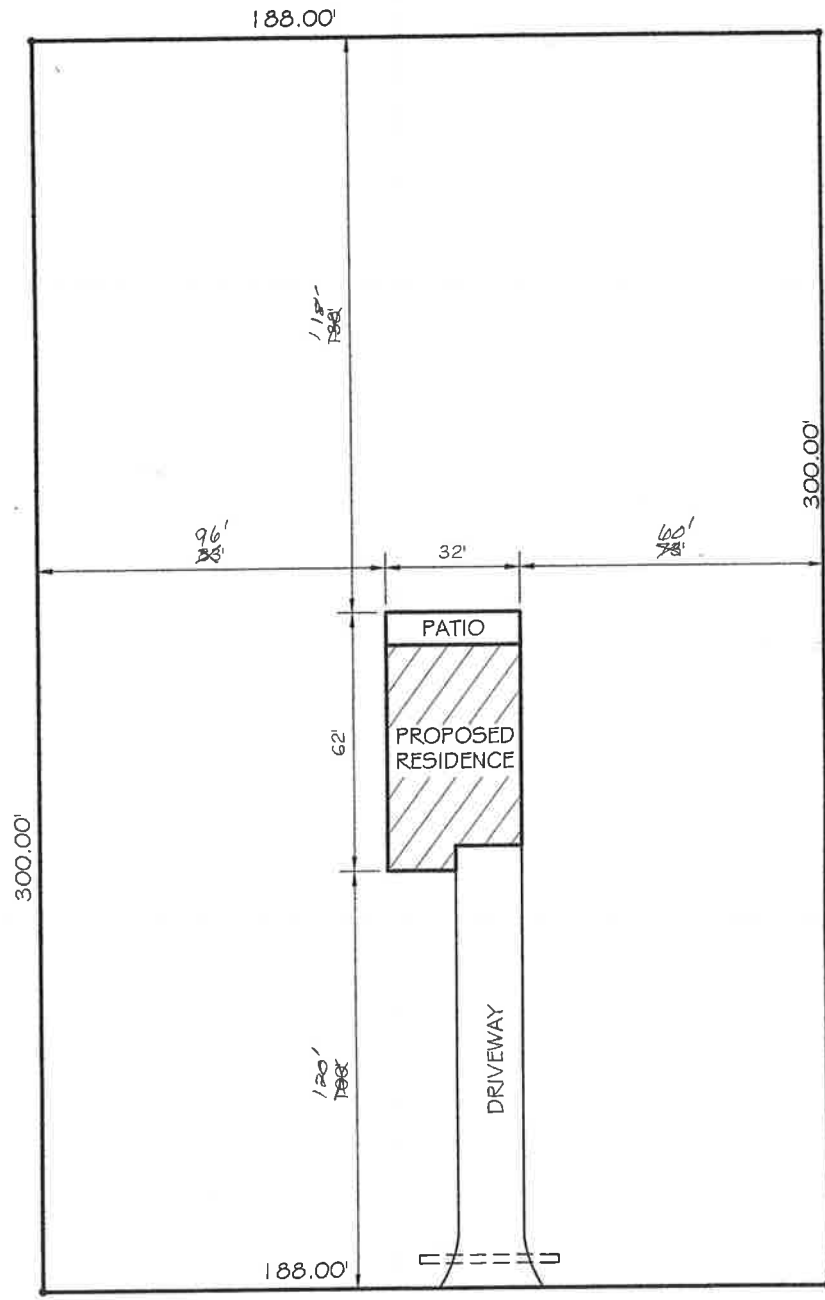
4. Does your Building Lot site plan show all improvements on the property?
(Improvements are any houses, manufactured homes, barns, sheds, pools, ponds... that are currently on the Building Lot.)

- 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



JOHN LEE ROAD

Tax parcel # 1007-30-003.005

SITE PLAN

SCALE: 1"=20'-0"

REQUEST TO SPLIT PROPERTY

Subject property: 14369 John Lee Road
Biloxi, MS 39532

Tax Parcel # 1007-30-003.005 + 1007-30-003.004

Nearest intersection: John Lee Road

Property Owner: Rudolph Hurst

Person making request: Rudolph Hurst

Address: 14369 John Lee Rd. Biloxi Phone: (228) 392-5348

What is currently on property? Vacant parcels (2)

REQUEST: To split (legally) 2 1.3 ACRE parcels.

Decision: Approved subject to rezoning from A-1 to R-1

Are there any existing surveys, covenants, wetland delineations or deeds?

SCANNED



1st Judicial District

Instrument 2009 1536 D J1
Filed/Recorded 3 5 2009 3 4 P
Total Fees 17 00

2 Pages Forwarded

PREPARED BY &
RETURN TO: DON W. KING
ATTORNEY AT LAW
P.O. Box 1378
Biloxi, MS 39533
228 435-1414

INDEXING: SE 1/4 of NE 1/4
of Section 30, Township 6
South, Range 10 West



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Tax parcel #
1007-30-603.004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We the undersigned, RUDOLPH R. HURST AND JANELLE P. HURST, do hereby sell, convey and warrant unto LENORA HURST BYNUM, An Individual, the following described property situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 6 South, Range 10 West, Harrison County, First Judicial District, Mississippi, and being more particularly described as follows:
Beginning at the point of intersection of the West margin of John Lee Road with the south line of said Southeast 1/4 of the Northeast 1/4 of Section 30, being the Northeast corner of Lot 21, River Plantation Estates Subdivision, Phase 2; thence along the West margin of John Lee Road, N 00° 05' 25" W 375.00' to the point of beginning; From said point of beginning run thence West along South line of Grantees property a distance of 300 feet, thence run South 00° 05' 25" E 137 feet to a point, thence run N 39° 54' 35" E a distance of 300 feet to the West margin of John Lee Road; thence run N 00° 05' 25" West along said margin to the point of beginning.

The above described property is subject to any restrictive covenants, mineral reservations and easements of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Grantors herein reserve and convey unto themselves a Life Estate in and to the above described property.

TITLE NOT EXAMINED

Taxes for the current year are hereby assumed by the Grantee herein.

WITNESS the respective hands and signatures of the undersigned Grantors, this the 3 day of March, 2009.

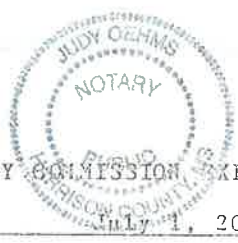
Rudolph R. Hurst
RUDOLPH R. HURST

Janelle P. Hurst
JANELLE P. HURST

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me the undersigned authority in and for the aforesaid County and State, the within named, RUDOLPH R. HURST AND JANELLE P. HURST, who acknowledged to and before me that they signed and delivered the above and foregoing document on the day and year therein mentioned.

GIVEN under my hand and official seal of office, this the 3rd day of March, 2009.



Judy Oehms
NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 1, 2010

ADDRESS OF GRANTORS:
14369 John Lee Road
Biloxi, MS 39532
228 392-5348

ADDRESS OF GRANTEE:
14333 John Lee Road
Biloxi, MS 39532
228 396-9675

Tax parcel # 1007-30-003.005

SCANNED



1st Judicial District
Instrument 2016 444 D -J1
Filed/Recorded 1/26/2016 09:51 A
Total Fees \$ 12.00
2 Pages Recorded

PREPARED BY:
DON W. KING
ATTORNEY AT LAW
P.O. BOX 1378
BILOXI, MS 39533
(228) 435-1414

RETURN TO:
DON W. KING
ATTORNEY AT LAW
P.O. BOX 1378
BILOXI, MS 39533
(228) 435-1414

INDEXING: SE 1/4 of NE 1/4 of Section 30, Township 6 South, Range 10 West

STATE OF MISSISSIPPI

COUNTY OF HARRISON



WARRANTY DEED

TITLE NOT EXAMINED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned,

RUDOLPH R. HURST, JANELLE P. HURST AND BRIAN HURST
14369 John Lee Road
Biloxi, MS 39532
(228) 392-5348

do hereby sell, convey and warrant unto

BRIAN HURST AND WIFE, JEWEL S. HURST
10411 Cottage Court
D'Iberville, MS 39540
(228) 326-1447

not as tenants in common, but as joint tenants with the right of survivorship in either, the following described property situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 6 South, Range 10 West, Harrison County, First Judicial District, Mississippi, and being more particularly described as follows:

Beginning at the point of intersection of the West margin of John Lee Road with the South line of said Southeast 1/4 of the Northeast 1/4 of Section 30, being the Northeast corner of Lot 21, River Plantation Estates Subdivision, Phase 2; thence along the West margin of John Lee Road, N 00 Degrees 05' 25" W 188 feet to the Point of Beginning; thence run S 89 Degrees 54' 35" W a distance of 300 feet to a point; thence run S 00 Degrees 05' 25" E a distance of 188 feet or to the South Quarter Section Line of the Southeast 1/4 of the Northeast 1/4 of Section 30; thence run East along said quarter

section line to the Southeast corner of said quarter section; thence run N 00 Degrees 05' 25" W 188 feet to the point of beginning.

The above described property is subject to any restrictive covenants, mineral reservations and easements of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

WITNESS my signature, this the Jan day of 12, 2016.

Rudolph R. Hurst
RUDOLPH R. HURST

Janelle P. Hurst
JANELLE P. HURST

Brian Hurst
BRIAN HURST

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State, the within named, RUDOLPH R. HURST, JANELLE P. HURST AND BRIAN HURST, who acknowledged to and before me that they signed and delivered the above and foregoing documents on the day and year therein mentioned.

WITNESS my signature and seal of official seal of office, this the 22nd day of January, 2016.

Judy Oehms
NOTARY PUBLIC



Permit/Recommendation

This document is proof that a Notice of Intent has been filed as per
Section 41-67-5, Mississippi Code of 1972, Annotated



| | | |
|--|--|---|
| Applicant: Brian Hurst 10411 Cottage Court Diberville MS 39540 | Address: John Lee Road Biloxi 39532 Section: 30 Township: 6S Range: 10W Subdivision Name: River Plantation Estates Lot Number: 21 Lot Size: 1.29 Acres 56400 sq. ft. | Slope: 1.00 % Soil Textures: Top Soil: Very Fine Sandy Loam Sub Soil: Heavy Loam Seasonal High Water Table: 32 Inches Restriction: 32 Inches Sensitive Waters: No |
|--|--|---|

| | | |
|--|---|--|
| Application: Type of Dwelling: Residence Estimated Usage: 130 GPD Application Type: Notice Of Intent (Residential) + Final Approval (\$197.50) | Water Supplier: Drinking Water: Onsite | Permit Information: ID: 160706/140205 Date Issued: 5/31/2017 Expiration Date: 5/31/2018 Non-transferable, valid for one (1) year from date issued. Notice of Intent filed: 5/25/2017 |
|--|---|--|

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

| Treatment: | | |
|---|--|--|
| Septic Tank (with baffles): 750 Gallons | Septic Tank (without baffles): 750 Gallons | Advanced Treatment System (ATS): 400 GPD |

| Disposal: | | |
|--------------------------|-----------------------------|---|
| Maximum Depth: 20 Inches | Backfill Required: 4 Inches | 12 inches minimum above the top of aggregate or product |

| Aggregate (Gravel/Tire Chips) Options | | |
|---------------------------------------|----------------------------|--------------------------------|
| Trench (2 ft wide) 146 Feet | Trench (3 ft wide) 97 Feet | Absorption Bed 290 square feet |

| Aggregate Replacement Options | | | |
|--|--|---|--|
| Large Diameter Pipe Double 6 inch 146 Feet 8 inch 146 Feet 10 inch 97 Feet | | Chambers Total Coverage Area Required: 204 Square Feet Linear Footage Required for Selected Chamber Widths 16": 153 Feet 22": 111 Feet 34": 72 Feet | |
| Expanded Polystyrene System (EPS) 3-10H: 81 Feet 1-12H: 200 Feet 3-10T: 73 Feet 2-12H: 101 Feet 3-12H: 67 Feet | | Multi-Pipe System (MPS) MPS - 9 101 Feet MPS 3609 97 Feet MPS - 11 84 Feet MPS 3611 97 Feet MPS - 13 72 Feet MPS 3613 97 Feet MPS - 14 97 Feet | |

| | |
|--|--|
| ATS Specific Disposal Options Drip Irrigation 217 Feet Backfill Required N/A Spray Irrigation 1387 Square Feet Backfill Required N/A Overland Discharge 1 Point N/A 2 Point N/A 4 Point N/A | Additional Disposal Options Elevated Sand Mound Basal 289 Square Feet Absorption 108 Square Feet |
|--|--|

General Placement Location of Soil Boring(s)

Notes:

Author: JASON TAYLOR

Contact a licensed waste water installer. Keep wastewater system 100 feet away from all new and existing water wells.

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

- * Public utility supplying water, to receive a water meter
- * Certified well driller, if water source is from a private well
- * County Code Office (Planning Department), placement/building permit
- * Certified Installer, for installation


REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

- * Affidavit - Installation (From the Certified Installer)
- * Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)
- * An additional fee of \$97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed \$10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed \$10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(8) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environmentalist Signature:  **Date:** 5/31/17