

NOTIFICATION FORM LETTER

18-15

Date: 9/12/2018

Dear Sir or Madame:

Please be advised that Lillian S. Marroquin
has/have filed with the City of Canton an application for a:

REZONING Special Exception Variance

for property located at 864 West Fulton Street, Canton, Ms 390

The property is currently used as vacant

The proposed use of the property is
Residential

The City of Canton Zoning Commission will conduct a public hearing on this application on:

Date: October 8, 2018 at 6:00p.m. at 226 East Peace Street, City Hall's Board Room.

As a property owner within 160 feet of the subject property, you have the right to be present at the hearing and to make a statement concerning the proposed action. Persons testifying for or against the action will be subject to the time limitations regulated by the Zoning Commission (see attached hearing procedure). You may also submit a letter of support or opposition to the Zoning Administrator to P. O. Box 1605, Canton, MS 39046. Additional information about this proposed Zoning Action case may be obtained by calling the Zoning Administrator at 601-391-7708 or e-mailing at buildingandzone@belisouth.net.

Lillian Marroquin
Lillian Marroquin
Applicant

Applicant

Attachment

INFORMATION TO BE INCLUDED WITH THE APPLICATION

FOR REZONING REQUEST

STATEMENT OF INTENT:

Documentation of the changing land use character of the area in which the requested change is made and evidence that a public need exists for the petitioned rezoning classification. Documentation of the changing land use character of an area can be established by recent rezoning and subsequent development. Evidence of a public need can be established by quantifying the amount of vacant acreage available for development in the area of the subject property. Little vacant acreage may indicate a public need for additional property to be rezoned to the requested classification.

All rezoning requests should conform to Canton's Future Land Use Plan. A copy of the plan is available for public inspection in the Zoning Administrator's Office, 226 East Peace Street.

SITE PLAN OR LOCATION MAP:

A map, plat, site plan, or survey showing location of subject property and surrounding vicinity shall be included with the application. The Plan or map should include parcel lines with dimensions, roads, and any other physical features, such as creeks or streams.

FOR SPECIAL EXCEPTION REQUEST

The conditional use is in conformity with the city's Comprehensive Plan generally or the Land Use plan specifically; and with the purpose, intent and applicable standards of the Unified Development Code.

The proposed conditional use is designated by this Unified Development Code as a conditional use in the zoning district in which the property in question is located. Uses that are not specifically listed as special exceptions are prohibited.

The proposed conditional use will comply with all applicable regulations in the zoning district in which the property in question is located.

The proposed use will comply with all special regulations established by this the Unified Development Code for such conditional use.

The establishment or maintenance of the conditional use shall not be detrimental to the public health, safety, or general welfare.

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* The conditional use shall be located, designated, maintained, and operated to be compatible with the existing or intended character of the zoning district.

The conditional use must not depreciate property values.

The conditional use must not be hazardous, detrimental, or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution, erosion, vibration, general unsightliness, electrical interference, or other nuisance.

The conditional use must generate only minimal vehicular traffic on local streets and must not create traffic congestions, unsafe access, or parking needs that will cause inconvenience to the adjoining properties.

The conditional use must be served adequately by essential public services such as streets, police, fire projection, utilities, schools and parks.

The conditional use must not create excessive additional requirements at public costs for public facilities and services and shall not be detrimental to the economic welfare of the city.

The conditional use shall preserve and incorporate the site's important natural and scenic features into the development design.

The conditional use shall cause minimal adverse environmental effects.

No conditions imposed on a special use as a result of these standards will be so unreasonably difficult as to preclude development of the use.

Other information as required by the Zoning Administrator or Building Official.

FOR VARIANCE REQUESTS

Documentation will include the exact nature of the requested variance and demonstrate the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Ordinance and would result in unnecessary undue hardship.