

## Case 1635

**Applicant:** Jerry and Jean Jordan

**Owner:** Same

**Request:** Special Exception to allow (PB) Professional Business in a (RC) Multi-Unit Residential zoned district

**Location:** 501 Heritage Drive

**Zoning:** (RC) Multi-Unit Residential

**Zoning History:** Zoning of the subject property was established in 2004

**Surrounding Zoning and Uses:**

**North:** (RC) Multi Unit Residential, vacant property

**South:** (GB) General Business – Pizza Den, Inc.

**East:** (RC) Multi Unit Residential – DEA Building and Heritage Development, LLC

**West:** (RC) Multi Unit Residential – Esplanade Ridge Condominiums

**Planner's Comments:** The subject property, measuring approximately 21,000 square feet is located on the west side of Heritage Drive. The City of Oxford's Official Zoning Map of 2007 indicates all property to the south of the subject property is zoned (GB) General Business and to the north (RC) Multi-Unit Residential. The applicants were permitted, in error to construct their office building in 2006 and have been operating their business out of the structure since that time. Seeking to correct this mistake, the applicants are requesting approval for a special exception to permit the use of (PB) Professional Business in a (RC) Multi-Unit Residential zoned district. The Oxford Land Development Code Section 135.02-7 permits this use by Special Exception. Furthermore, the use does not appear to have adversely affected the public interest.

**Recommendation:** Approve the request for Special Exception for a (PB) Professional Business in a (RC) Multi-Unit Residential zoned district based on the following finding:

1. Granting of the special exception will not adversely affect the public interest

APPLICATION FOR SPECIAL EXCEPTION  
City of Oxford  
107 Courthouse Square, Oxford, MS 38655

Applicant's Name Jerry Jordan  
Mailing Address 1087 Augusta Drive, Oxford  
Address of Property in Question 501 Heritage Drive, Oxford  
Telephone Number (s) Day 236-2873 Night 236-2873  
Interest in Property  Owner ( ) Leaseholder ( ) Option to Purchase  
( ) Other \_\_\_\_\_

Application for Special Exception is being made under Section 135.02(7) of the Zoning Ordinance

Property is zoned RC

Describe in detail the proposed Special Exception being sought to permit a professional office (PO) in the RC district

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood

The property is surrounded by similar commercial properties.

Attach a map or sketch of what you propose including applicable measurements along with a \$100.00 filing fee payable to the City of Oxford.

Signature of Applicant Acege (Jerry) Jordan Date 4/18/2012

**FOR CITY USE ONLY**

Date Filed 4/18/2012 Filing Fee Paid \$ 100.00

Date of Public Hearing 5/14/2012

Decision of Board of Adjustment \_\_\_\_\_

Effective Date \_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

# Lafayette County, Mississippi

