



City of Jackson

EXHIBIT

A

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION SPECIAL USE PERMIT REQUEST: FINDINGS AND CONCLUSIONS

The Planning & Zoning Commission of Jackson, Missouri hereby notifies the Board of Aldermen, the applicant, and the public of its action taken on February 9, 2022, at a regular meeting in consideration of the following:

Special Use Permit for a bakery as a home occupation in an R-2 Single Family Residential District at 828 Eagle Drive

Applicant: **Darrell & Mandy Hatfield**

Filing Date of Application/Fee: **January 25, 2022**

Submission Date of Application to Commission: **February 9, 2022**

Public Hearing Date: **Waived**

In examining this consideration, the following factors were considered and found as noted:

Administrative Staff Findings: Yes/No

1. Application provided all necessary information: ☐ Yes ☐ No
2. Generally conforms with City Comprehensive Plan: ☐ Yes ☐ No
3. Generally conforms with Major Street Plan: ☐ Yes ☐ No

Planning & Zoning Commission Findings: Yes/No

1. Creates adverse effects on adjacent property: ☐ No ☐ Yes
2. Creates adverse effects on traffic movement or safety: ☐ No ☐ Yes
3. Creates adverse effects on fire safety: ☐ No ☐ Yes
4. Creates adverse effects on public utilities: ☐ No ☐ Yes
5. Creates adverse effects on general health and welfare: ☐ No ☐ Yes

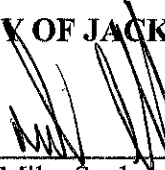
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

☒ **X** **Approved**
☐ **Disapproved**
☐ **Approved with conditions specified below**

By a roll call of 9 ayes, 0 nays, 0 abstentions and 0 absent this 9th day of February, 2022.

CITY OF JACKSON, MISSOURI


By: Mike Seabaugh, Chairman
Planning & Zoning Commission

ATTEST:

By: 
Janet Sanders, Building & Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION
City of Jackson, Missouri

APPLICATION DATE: January 25, 2022

TYPE OF APPLICATION: Rezoning ☒ **Special Use Permit**

PROPERTY ADDRESS (Other description of location if not addressed):

828 Eagle Dr. Jackson MO 63755

CURRENT PROPERTY OWNERS (all legal property owners as listed on current deed, including trusts, LLCs, etc):

Property Owner Name(s): Darrell & Mandy Hatfield

Mailing Address: 828 Eagle Drive

City, State ZIP: Jackson MO 63755

PROPOSED PROPERTY OWNERS (if property is to be transferred, name(s) in which property will be deeded):

Proposed Property Owner(s): N/A

Mailing Address: N/A

City, State, ZIP: N/A

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Cheryl Burlbaugh

Mailing Address: 211 Paradise Lane

City, State ZIP: Oak Ridge MO 63769

Contact's Phone: 573-266-3292

Email Address (if used): _____

CURRENT ZONING: (check all that apply)

☐ R-1 (Single-Family Residential)

☒ R-2 (Single-Family Residential)

☐ R-3 (One- And Two-Family Residential)

☐ R-4 (General Residential)

☐ MH-1 (Mobile Home Park)

☐ O-1 (Professional Office)

☐ CO-1 (Enhanced Commercial Overlay)

☐ C-1 (Local Commercial)

☐ C-2 (General Commercial)

☐ C-3 (Central Business)

☐ C-3 (Central Business)

☐ C-4 (Planned Commercial)

☐ I-1 (Light Industrial)

☐ I-2 (Heavy Industrial)

☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Residence Single Family

PROPOSED ZONING: (check all that apply)

- | | | | |
|---|-----------------------------------|------------------------------|---------------------------|
| <input type="checkbox"/> R-1 | (Single-Family Residential) | <input type="checkbox"/> C-1 | (Local Commercial) |
| <input checked="" type="checkbox"/> R-2 | (Single-Family Residential) | <input type="checkbox"/> C-2 | (General Commercial) |
| <input type="checkbox"/> R-3 | (One- And Two-Family Residential) | <input type="checkbox"/> C-3 | (Central Business) |
| <input type="checkbox"/> R-4 | (General Residential) | <input type="checkbox"/> C-3 | (Central Business) |
| <input type="checkbox"/> MH-1 | (Mobile Home Park) | <input type="checkbox"/> C-4 | (Planned Commercial) |
| <input type="checkbox"/> O-1 | (Professional Office) | <input type="checkbox"/> I-1 | (Light Industrial) |
| <input type="checkbox"/> CO-1 | (Enhanced Commercial Overlay) | <input type="checkbox"/> I-2 | (Heavy Industrial) |
| | | <input type="checkbox"/> I-3 | (Planned Industrial Park) |

PROPOSED USE OF PROPERTY: I wish to bake as an 'in-home' occupation with the intention of wholesaling my products to local businesses

LEGAL DESCRIPTION OF TRACT (attach a copy of the deed or other legal description):

REASON FOR REQUEST: State the reason(s) why you believe the requested use will be beneficial to the neighborhood and the City of Jackson. Attach additional page(s) as needed.

There are no particular benefits to the neighborhood but there is also no intention of changing the residential character of our home or the neighborhood. As for the City of Jackson, I hope the benefit to our community is to have access to gluten free sweets and to help those with dietary restrictions... in regard to sweets.

DRAWINGS (FOR SPECIAL USE PERMITS ONLY): If one or more buildings or other structures are to be added to the property for a special use permit, attach a scaled plat of the tract(s) showing the location of all buildings. If any buildings are to be less than the standard minimum setbacks, include these distances on the drawing. Any approved special use permit will be based on this building layout. Changes to the layout will require a new special use permit.

SURROUNDING PROPERTY OWNERS: A map of the property location and a map and list of all owners of property within 185' of the property in question will be incorporated by the City as part of this application. The 185' distance is exclusive of right-of-ways. The City will prepare this map based on the most current tax information published by the Cape Girardeau County Assessor.

OWNER SIGNATURES:

I state upon my oath that all of the information contained in this application is true. (Signatures of all persons listed on the current property deed and the authorized signer(s) for any owning corporation or trust.)

X Mandy Hatfield

X Danice Hatfield

Please submit this application along with appropriate non-refundable application fee to:

Janet Sanders
Building & Planning Superintendent
City of Jackson
101 Court Street
Jackson, MO 63755

573-243-2300 ext.29 (ph)
573-243-3322 (fax)
jsanders@jacksonmo.org

APPLICATION FEES:	Rezoning:	\$200.00
	Special Use Permit:	\$100.00

WARRANTY DEED

This Warranty Deed made and entered into this 14 day of April, 2016, by and between **Janey T. Foust and Alan W. Foust, Trustees of The Alan W. and Janey T. Foust AB Living Trust dated March 14, 2007**, hereinafter referred to as **GRANTOR**, and **Darrell Hatfield and Mandy Hatfield, husband and wife**, of the County of Cape Girardeau, State of Missouri, hereinafter referred to as **GRANTEES**. The mailing address of the Grantees is:

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, and Sell, Convey and Confirm unto the Grantees the following described lots, tracts or parcels of land lying, being and situated in the County of Cape Girardeau and State of Missouri, to-wit:

All of Lot One (1) in Block Three (3) of Fairway Estates, a subdivision in the City of Jackson, County of Cape Girardeau, State of Missouri, as shown by plat filed for record in Plat Book 16 at Page 44 in the land records of Cape Girardeau County, Missouri.

Janey T. Foust and Alan W. Foust further state that they are the current acting trustees of the **The Alan W. and Janey T. Foust AB Living Trust dated March 14, 2007** that said trust has not been amended or revoked, and that he/she/they have the authority, under of the terms of said trust, to convey the subject property.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantees and unto their heirs and assigns FOREVER, the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom it claimed title; and that it will warrant and defend the title to said premises unto the said Grantees, and unto their heirs and assigns forever, against the lawful claims and demands of all persons.



828 Eagle Drive Special Use Permit Request
Location Map

