



City of Jackson

EXHIBIT

A

CITY OF JACKSON, MISSOURI PLANNING & ZONING COMMISSION REZONING 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 November 9, 2022, at a regular meeting in consideration of the following:

Rezoning of 2033 West Jackson Boulevard from I-1 Light Industrial District to C-2 General Commercial District

Applicant: **Gerald R. Sewing, Tommy H. Sewing, Brenda J. Hester, Daphne R. Sewing, and Andy R. Sewing, heirs of Watler M. & Norma Sewing**

Filing Date of Application/Fee: **October 31, 2022**

Submission Date of Application to Commission: **November 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

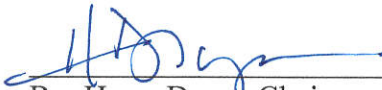
Following consideration of testimony, comments, exhibits and file contents, the Planning & Zoning Commission duly deliberated the facts pertaining to the proposal and issued the following findings of fact and conclusions:

THE ABOVE APPLICATION IS:

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

By a roll call of 6 ayes, 0 nays, 0 abstentions and 3 absent this 9th day of November, 2022.

CITY OF JACKSON, MISSOURI


By: Harry Dryer, Chairman
Planning & Zoning Commission

ATTEST:

By: 
Janet Sanders, Building &
Planning Manager



REZONING / SPECIAL USE PERMIT APPLICATION

City of Jackson, Missouri

APPLICATION DATE: 10-31-22

TYPE OF APPLICATION:



Rezoning



Special Use Permit

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

2033 W. Jackson Blvd

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

Property Owner Name(s): Gerald Sewing, Tom Sewing

Mailing Address: 2033 W. Jackson Blvd.

City, State ZIP: Jackson, mo 63255

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

Proposed Property Owner(s): Benjamin Chapman

Mailing Address: 2033 W. Jackson Blvd

City, State, ZIP: Jackson mo 63255

CONTACT PERSON HANDLING APPLICATION:

Contact Name: Benjamin Chapman

Mailing Address: 2033 W. Jackson Blvd

City, State ZIP: Jackson, mo 63255

Contact's Phone: 573-413-3656

Email Address (if used): Bechappy@gmail.com

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-4 (Planned Commercial)
- ☒ I-1 (Light Industrial)
- ☐ I-2 (Heavy Industrial)
- ☐ I-3 (Planned Industrial Park)

CURRENT USE OF PROPERTY: Residence

PROPOSED ZONING: (check all that apply)

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

PROPOSED USE OF PROPERTY: Residence

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

attached

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.

House was zoned industrial which has caused a difficulty in
completing a sale to new owners. House is only house in the area
zoned industrial. Request is for house to be zoned commercial
C-2 so that it can be used and insured as a residence.

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.)

Donald Sewing
Tom Sewing 10-31-22

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

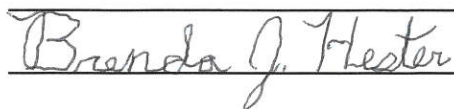
Janet Sanders
Building & Planning Manager
City of Jackson
101 Court Street
Jackson, MO 63755

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

APPLICATION FEE: \$200.00

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Cindy Sewing 11/7/22

Daphne R. Sewing 11/11/22

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City of Jackson
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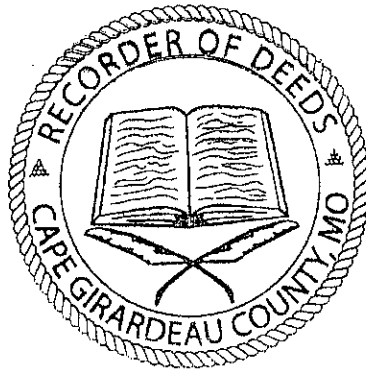
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573-243-3322 (fax)
jsanders@jacksonmo.org

APPLICATION FEE: \$200.00



8 0 4 0 7 7 2
Tx: 4027057

\$30 pd.
Layton



DOCUMENT #
2012-02238

SCOTT R CLARK
RECORDER OF DEEDS
CAPE GIRARDEAU COUNTY, MO
RECORDED ON
02/29/2012 10:17 AM
REC FEE: 30.00
PAGES: 3

Beneficiary Deed

THIS BENEFICIARY DEED, made this 28th day of February, 2012, wherein GRANTORS: **Walter M. Sewing and Norma E. Sewing**, husband and wife, of the County of Cape Girardeau, State of Missouri, as a gift and without consideration DO by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM UNTO GRANTEE BENEFICIARIES: **Gerald R. Sewing, Brenda J. Hester, Tommy H. Sewing, Daphne R. Sewing and Andy R. Sewing**, as tenants in common, the following described real estate, situated in the County of Cape Girardeau, State of Missouri, to-wit:

All that part of grantors land in USPS 2205, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri, lying within widths as designated by right angles from the hereinafter-described centerline, containing 0.04 acres, more or less, lying outside of and abutting the existing south boundary of State Rte. 34, described as follows:

The centerline of State Rte. 34 is described as commencing at the NE Corner of USPS 221, being also the NW Corner of USPS 527, T31N, R12E of the Fifth Principal Meridian, Cape Girardeau County, State of Missouri; being a 5/8 in iron pin certified by Gene Budde, LS 1797; thence N81°27'38" W a distance of 5186.54 ft. to Centerline Sta. 600+00.00; thence said centerline extends N84°29'29.8"W a distance of 112.64 ft. to PT Sta. 598+87.36; thence along the arc of 0°45' reverse curves with radius measurements of 7639.44 ft., the first being concave to the north at a length of 436.40 ft. and a deflection angle of 3°16'22.9" to PRC St. 594+50.96; the second being concave to the south at a length of 418.33 ft. and a deflection angle of 3°08'14.9" to PC Sta. 590+32.63; thence N84°21'21.8"W a distance of 24.19.49 ft. to PT Sta. 566+13.14; thence along the arc of a 0°30' curve to the left a distance of 164.50 ft., said curve having a deflection angle of 0°49'20.9", and a radius measurement of 11459.16 ft. to PC Sta. 564+48.64; thence N85°1042.8"W a distance of 1048.64 ft. to Centerline Sta. 554+00.00. Note: Sta. 556+61.22 on the above-described centerline is 2298.32 ft., S79°23'53.31" E of an axle marking the SW Corner of USPS 247 and the NW Corner of Fractional Section 4, T31N, R12E of the Fifth Principal Meridian, certified by Gene Budde, LS 1797.

Widths of controlled access land, measured at right angles from the south side of the above-described centerline, containing 0.04 acres, more or less, are as follows: All grantors land lying within a tract having a constant and uniform width of 70.00 ft. extending easterly from Sta. 587+00.00, to Sta. 588+50.00.

