

RESOLUTION DENYING A REQUEST FOR ZONING MAP AMENDMENT, TO AUTHORIZE A CHANGE IN ZONING CLASSIFICATION FROM ITS PRESENT ZONING OF C-1 NEIGHBORHOOD COMMERCIAL ZONE TO C-3 CENTRAL BUSINESS DISTRICT COMMERCIAL ZONE, FOR A PARCEL OF LAND PRESENTLY IDENTIFIED AS 2600 HALLS FERRY ROAD

WHEREAS, on August 2, 2022, the Zoning Board of Appeals held a public hearing in the Board Room of the Robert M. Walker Annex Building located at 1415 Walnut Street, Vicksburg, Mississippi to hear a Zoning Map Amendment requested by Sukhbeer Singh for property located at 2600 Halls Ferry Road, Vicksburg, Mississippi; and

WHEREAS, the Zoning Board of Appeals were informed that Mr. Singh submitted a request for Zoning Map Amendment to authorize a change in the zoning district classification from C-1 Neighborhood Commercial Zone to C-3 Central Business District Commercial Zone for property located at 2600 Halls Ferry Road; and

WHEREAS, the Zoning Board of Appeals, after listening to comments for and against the Zoning Map Amendment made by members of the public and carefully deliberating the particulars of the case, voted to recommend denying the approval for the Zoning Map Amendment and the request for the zoning change to the Board of Mayor and Aldermen; and

WHEREAS, on August 3, 2022, Mr. Singh appealed the decision of the Zoning Board of Appeals to the Board of Mayor and Aldermen requesting a hearing; and

WHEREAS, the Board of Mayor and Aldermen, having held a public hearing in the Board Room on September 6, 2022, having considered all facts presented, having carefully weighed all the arguments in favor of and against the request for Zoning Map Amendment and having reviewed state and local laws for compliance, hereby upholds the report and findings of the Zoning Board of Appeals, and in so doing, determines that the denial of the request for Zoning Map Amendment and Change in Zoning Classification from C-1 to C-3 is appropriate for the parcel of land presently identified as 2600 Halls Ferry Road.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF VICKSBURG, MISSISSIPPI, that given the Zoning Board of Appeals' recommendation

full consideration, hereby upholds said recommendation and hereby denies the requested Zoning Map Amendment to authorize a change in zoning district from its present zoning district classification of C-1 Neighborhood Commercial Zone to C-3 Central Business District Commercial Zone for a parcel of land presently identified as 2600 Halls Ferry Road, based upon a determination that the rezoning request is not warranted as submitted, because there was no manifest error in the ordinance, no changed or changing conditions in the area, that change is not reasonably necessary to the promotion of the public health, safety, or general welfare and that the character of the neighborhood has not changed to such an extent to justify reclassification and there is no public need for rezoning of this area.

This the 25th day of September, 2022.

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George Flaggs, Jr., Mayor

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Michael A. Mayfield, Sr., Alderman

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Alex J. Monsour, Jr., Alderman

ATTEST:

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CITY CLERK