

BEFORE THE MAYOR AND BOARD OF ALDERMEN OF  
THE CITY OF RIDGELAND, MADISON COUNTY, MISSISSIPPI

**PETITION AND APPLICATION FOR  
CONDITIONAL USE PERMIT**

*(Official Form February 2014)*

COMES NOW, \_\_\_\_\_, (the "Petitioner") and  
[Name of Petitioner(s)]

respectfully petitions the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi, to grant a conditional use permit as set forth in Section 600.09 of the City of Ridgeland Zoning Ordinance of February, 2014, as more specifically described in this Petition for that real property described in this Petition, and in support of this Petition would show as follows:

1. The name of the Petitioner is \_\_\_\_\_  
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is \_\_\_\_\_  
\_\_\_\_\_ and the Petitioner's attorney or  
representative's mailing address is \_\_\_\_\_.
3. The Petitioner's phone number is \_\_\_\_\_ and the Petitioner's  
attorney's phone number is (if applicable) \_\_\_\_\_.
4. The record title holder of the property is \_\_\_\_\_,  
and a copy of the property deed with legal description is attached hereto as Exhibit "A".  
Additionally, digital text version of the legal description shall be provided to the Zoning  
Administrator for use in advertising the public hearing.

5. If the Petitioner is not the owner of the property, the owner's address and phone number is \_\_\_\_\_

\_\_\_\_\_ .

6. A copy of the written authority of the owner's representative to act on behalf of the Owner is attached hereto as Exhibit "B", if applicable.

7. The street address of the property is: \_\_\_\_\_  
\_\_\_\_\_

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. A copy of a plat or map of the property certified by a licensed land surveyor is attached as Exhibit "C".

9. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D". The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

10. The property is presently zoned \_\_\_\_\_ , according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by

Section \_\_\_\_\_ of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the specified conditional use).**

12. Petitioner intends to use the subject property for the following purpose(s) in accord with

requested classification: \_\_\_\_\_

\_\_\_\_\_

13. A site plan for development of the property as required by Section 600.09 of the Zoning Ordinance is attached as Exhibit "E".

14. Petitioner acknowledges that in order to assure consideration of the request contained in this Petition, Petitioner must present proof as to all matters required to be proved by Section 600.09 of the Zoning Ordinance. Petitioner must answer the following questions before filing this petition. The petition will not be accepted unless petitioner responds to each of the following questions:

a. Why does the Petitioner claim that the requested land use fits the site and is compatible with adjacent properties?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. How will the proposed use impact traffic on adjacent streets and highways?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Will the requested land use cause an adverse effect (noise, glare, odor, traffic, use, encroachment, etc.) on abutting property or the permitted use thereof? Please explain.

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- d. What provision(s) have been made for ingress and egress to the subject property and structures located thereon with particular reference to automobile and pedestrian safety, traffic flow, and fire protection?

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- e. What provision(s) have been made to provide adequate off-street parking and loading areas in conformance with Section 37.02 Off-Street Parking of this Ordinance?

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f. What provision(s) have been made for refuse storage areas and service areas to be screened from adjoining properties, and are the proposed improvements in conformance with Section 36.07 and Appendix 'D'?

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g. What provision(s) have been made for controlling drainage and erosion on/from the proposed site?

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h. What provision(s) have been made for the availability and connection of utilities?

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i. What provisions(s) have been made for signage and lighting at the proposed site?

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j. Does the proposed land use comply with required yards, Landscape Ordinance, and Tree Ordinance? If not, please explain.

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k. What provision(s) have been made with respect to hours of operation so as not to cause an adverse effect on neighboring properties?

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1. What provision(s) have been made to adequately address any concern for safety?

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m. What provision(s) have been made to address any negative impact on the capacity of public facilities?

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n. What provision(s) have been made to minimize negative environmental and economic impacts?

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- o. Does the proposed land use encroach upon flood hazard zones or airport approach zones?

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- p. Are there any additional issues that should be addressed in this application?

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15. Petitioner acknowledges that prior to approving any petition, a public hearing must be held in accordance with Section 600.15 of the Zoning Ordinance. At the public hearing the petitioner will be required to provide proof in the form of testimony and documents as to each of the matters listed in paragraph 14 of this petition.

16. Petitioner believes that the reasons set forth in this petition justify the granting of the conditional use permit.

17. Petitioner would show that the planned use of the property and the conditional use permit would be in harmony with the general purpose and intent of the land uses permitted in the use district where the property is located, and would not be injurious to the neighborhood or detrimental to the public welfare.

18. The required \$150.00 filing fee has been paid with the filing of this Petition.

Respectfully submitted,

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PETITIONER

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DATE

