

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

**PETITION AND APPLICATION TO
REZONE REAL PROPERTY**

(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 rezone and reclassify certain real property as set forth in Section 600.10 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, to-wit:

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 survey or copy of a plat or map of the property drawn to a scale of not less than 1"=100', and certified by a licensed land surveyor or civil engineer 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. A list of the names and addresses of all owners of property within 160 feet of the subject property, excluding road rights-of-way, according to the most recent county tax roll is attached as Exhibit "E".

11. The property is presently zoned _____ , according to the official zoning map of Ridgeland, Mississippi.

12. Petitioner requests that the subject land be rezoned and reclassified to the following use district classification: _____
_____ .

13. Petitioner intends to use the subject property for the following purpose(s) in accord with requested classification: _____

_____ .

14. A site plan for development of the property may be attached as Exhibit "F".

15. The present use of the subject property is: _____

_____ .

16. Rezoning and reclassification of the property is requested for the following reason(s):

_____ .

[Petitioner must include a brief statement outlining Petitioner's reason(s) for requesting rezoning of the subject property.]

17. Petitioner files herewith ten (10) legible copies of this Petition and all exhibits attached hereto.

18. Petitioner acknowledges the Petitioner must give at least fifteen (15) days notice, to all property owners owning property within 160' of the subject property by certified mail, return receipt requested, of the request set forth in this petition and of the date, time and place of the public hearing to be held on Petitioner's request for rezoning. Except as otherwise determined, all certified mail receipts and any certified mail return receipts shall be submitted prior to the Public Hearing.

19. Petitioner acknowledges that Petitioner has received a copy of the Procedural Rules of the City of Ridgeland Zoning Board, has read the same and fully understands the requirements, rights and duties set forth therein.

20. Petitioner acknowledges that, as a condition to obtaining favorable consideration of its Petition, Petitioner will be required to provide answers to the following questions, and to provide that the following situations exist in regard to the property described herein:

A. There was a mistake (in the nature of clerical error) in transcribing the ordinance or drawing the boundaries of the zoning map, which mistake justifies the rezoning of the property. State why you feel a mistake, in the nature of a clerical error, was made in the drawing of the zoning map:

OR

A. The character of the neighborhood, in which the property described herein is located, has changed so that the reclassification of the property to another use district would be appropriate; explain why you feel the character of the surrounding neighborhood has changed and list all facts in support of your statement;

and,

B. a public need for the rezoning exists. State why additional property is needed within the requested zoning classification within the City of Ridgeland:

21. The Petitioner acknowledges that at the public hearing to be held on this petition, Petitioner will have the burden of proof to provide testimony and documents to prove the facts necessary to demonstrate a mistake was made, or a change in the character and nature of the neighborhood has occurred; and that there is a public need for the rezoning of the property.

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

Respectfully submitted,

PETITIONER

DATE