

5. If the Petitioner is not the owner of the property, the owner's address and phone number is P. O. Box 180, Jackson, MS 39215-1850 TEL: 601-359-7001

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: The subject property does not currently have a street address. However, it is located at the immediate west of tax parcels 071E-24D-038/01.00 and 071E-24D-038/02.00, which parcels are located at 411 West Jackson Street. 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 Convenience Commercial District (C-3), according to the official zoning map of Ridgeland, Mississippi.

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

Section 430.03 and 600.09 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: A Class-A Multi-Story Climate Controlled Self-Storage Facility.

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?

The site is zoned C-3 which allows for climate controlled self-storage with a conditional use. While Section V of the Jackson Overlay District permits "drive-thru eating establishments" and "convenience stores (including ... car washes)", the two (2) neighboring properties to the immediate east have requested that this parcel be developed so as to minimize traffic. There are virtually no other commercial uses that would generate less traffic than self-storage. Furthermore, Section V of the Jackson Overlay District (the "District") states that the District's "Transition Zone" (in which the subject parcel is located) "is intended to provide a transitional buffer into and from the District". The proposed use would fulfill this goal by providing a buffer between Interstate 55 and the District's "Primary Zone".

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

The proposed development will have minimal traffic impact on the adjacent streets and highways. Based on our experience at our approx. 60,000 SF three-story climate-controlled storage facility StowAway Harbor Pines, located off Spillway Road in Ridgeland, we estimate that the proposed development will have no more than 20-30 visits per day. We view Stowaway Harbor Pines as the most relevant data point. However, generic traffic data also underscores the minimal traffic impact of self-storage: the ITE Trip Generation Manual indicates that a storage facility of this size would generate 1/7 of the approx. trips per day generated by a similar-size office, and 1/28 of the approx. trips per day generated by a similar-size retail establishment. In addition, many of the visits will occur on weekends, when most area schools and professional businesses are closed.

- 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.

The proposed development ("StowAway") will not cause any adverse effect on abutting properties. The project will be surrounded on three sides by public roads. All property surrounding the subject property is currently zoned C-3. The two (2) neighboring property owners to the immediate east support the project.

- 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?

The development will meet all city, county and state codes regarding ingress and egress and pedestrian safety. The facility will meet international fire code guidelines including a fire suppression system. The new building will not require any additional curb cuts and will share an existing traffic signal with adjoining businesses. This is consistent with the Overlay District ordinance, which contemplates, to the extent feasible, "[a]ccess via a common driveway serving adjacent lots or premises."

- 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?

The development will meet all applicable city, county and state parking codes; provided, however, that although there is adequate space on the subject parcel for parking, at the appropriate time, we would seek a dimensional variance (similar to what we obtained for the StowAway Harbor Pines facility) to bring the parking ratio applicable to StowAway in line with what is appropriate for a low traffic self-storage development.

- 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'?**

The project will contain no outside storage areas other than garbage. The dumpster enclosure will be screened with 6' masonry walls on the sides, and the back and front will be screened by a solid, high-quality material. The refuse area will be situated behind the building so as not to be visible from city streets. In accordance with Appendix "D", the enclosure will be constructed of complimentary materials to the building. It will also have a sufficient landscape buffer including mature plants not less than 36 inches high.

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

Drainage and erosion control will be designed in accordance with all local, state and federal requirements by a licensed Civil Engineer in the State of Mississippi. The building site will include a large amount of green space capable of absorbing rainwater so as not to overburden the municipal storm drainage system.

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

All required utilities including water, sewer and electricity will be brought to the site and installed per City of Ridgeland code.

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

StowAway will install all lighting and signage to City of Ridgeland requirements including directional lighting in accordance with Section 430.08. To the extent practical, we will comply with the West Jackson Street Overlay District lighting standards.

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

The development will comply with the landscaping requirement for the primary zone in the West Jackson Street Overlay district.

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

The hours of operation will be 8:30 a.m. -5:30 p.m. Monday through Saturday.

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

StowAway will be secured by a keypad at all customer entry doors in addition to both interior and exterior security cameras.

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

The proposed development will have minimal impact on public facilities. Fulltime management and high-tech security systems will diminish the need for police protection. The building will be constructed of fire resistant materials and fully sprinklered. StowAway will use energy efficient HVAC systems and lights with motion detectors. The traffic impact will be minimal as addressed in 14b. StowAway will provide no burden to other public facilities such as libraries, schools and parks.

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

Extensive landscaping as required by the West Jackson Overlay District will actually increase the amount of vegetation currently on the site. StowAway will create jobs and will have no negative economic impact on the community.

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

No.

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

No.

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,



PETITIONER

1/4/18

DATE



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

Respectfully submitted,



PETITIONER

1/4/18

DATE



Exhibit "A"

ROW005A

Fox Hollow Properties, LLC
ACNH-9204-00(001)
100486/201000
195-0-00 X

2/19/2008(ar)

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of One Million One Hundred Twenty Eight
Thousand Eight Hundred and no/100----- /100 Dollars
(\$ 1,128,800.00) the receipt and sufficiency of which is hereby acknowledged,
I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi
Transportation Commission the following described land:

Warranty

INDEX INSTRUCTIONS:

SE1/4 of SE1/4 of Section 24
Township 7 North, Range 1 East
Madison County, Mississippi

COMMENCING at a found 1" square iron bar representing the Northwest corner of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi, having grid coordinates N= 1,070,881.727, E= 2,350,696.771 based on the Mississippi State Plane Coordinates System, West Zone, NAD83 (93), coordinates and courses herein are grid values based on said coordinate system, using a combined factor of 0.999954143 and a delta alpha angle of plus (+)00°06'17" as developed by the Mississippi Department of Transportation for this Project; run thence South 44°02'38" East a distance of 6906.45 feet to the Old Agency Road Project Centerline at Station 25+50.68, as shown on the Appraisal Maps for Project ACNH-9204-00(001) (100486/201000), and thence South 18°35'37" West a distance of 49.86 feet to the present (2006) Southern right-of-way for the existing Old Agency Road and a found 1/2" iron rod, same being the Grantor's Northwest property corner, and being the Point of Beginning for the parcel of land herein conveyed:

From said Point of Beginning run thence along said Southern right-of-way line, same being the Grantor's Northern property line courses of South 71°13'20" East a distance of 123.92 feet to a point being 47.59 feet Southerly of said Project Centerline at Point of Curve Station 26+75.76, and thence Southeasterly along the arc of a curve to the right with a radius of 832.88 feet, an arc distance of 120.63 feet and a chord bearing South 68°11'59" East for a distance of 120.53 feet to the Grantor's Northeast property corner and a found concrete right-of-way marker; thence run South 00°19'42" East along the Grantor's Eastern property line a distance of 467.16 feet to the Grantor's Southeast property corner and a found 1/2" iron rod; thence run North 87°29'05" West along the Grantor's Southern

property line a distance of 305.53 feet to the Grantor's Southwest property corner and a found 5/8" iron rod; thence run along the Grantor's Western property line courses of North 05°31'14" East a distance of 419.48 feet to a found 1/2" iron rod, and thence North 15°15'35" East a distance of 125.28 feet to said Point of Beginning, containing 3.2393 acres (141,104 square feet of land, more or less, and being situated in and a part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 7 North, Range 1 East, City of Ridgeland, Madison County, Mississippi, and

The above described parcel of land being a part of that certain tract of land acquired by Grantor by virtue of that certain Deed recorded in Deed Book 1802 at Page 497 in the Office of the Chancery Clerk for Madison County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

Fox Hollow Properties, LLC
100486/201000
193-0-00X
Page 3

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness this signature _____ the 28 day of August A.D., 2009.

Fox Hollow Properties, LLC

By: [Signature]

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone: 601-359-7512
Account No.

Grantor Address:
Fox Hollow Properties, LLC
[Signature]
East West Blvd. Hwy. 1
Fox Hollow Properties, LLC,
Phone: 601.939-1281
Business No.

P.O. Box 32019
Florence MS 39232

In the case of a member-managed limited liability company:

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of August, 2009, within my jurisdiction, the within named L. Rodney Chamberlain, Sr., who acknowledged that to me that (he)(she) is Member of Fox Hollow Properties, LLC, a MS member-managed limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

Chris W. Thigpen (NOTARY PUBLIC)

My commission expires: June 26, 2013

(SEAL)



Exhibit "B"

Melinda L. McGrath
Executive Director

P. O. Box 1850
Jackson, MS 39215-1850
Telephone (601) 359-7001
FAX (601) 359-7110
GoMDOT.com



James A. Williams, III
Deputy Executive Director/Chief Engineer
Lisa M. Hancock
Deputy Executive Director/Administration
Willie Huff
Director, Office of Enforcement
Charles R. Carr
Director, Office of Intermodal Planning

January 4, 2018

City of Ridgeland
Planning and Zoning Department
304 US 51
Ridgeland MS 39157

To whom it may concern:

The Mississippi Transportation Commission is the owner of the property described in the attached deed and shown as hatched on the attached map by virtue of that certain deed of record in book 2483, page 0147 in the land records of Madison County. This property was advertised for sale and bid awarded to State Street Group Realty LLC but we will not be able to close the conveyance until January 12, 2018, at the earliest. However, due to the proximity of the anticipated closing time, MDOT has no objection to State Street Group Realty LLC asking for a change in the zoning of this property.

Should you have any questions, please feel free to contact me at 601-359-7551.

Respectfully yours,

Trudi Loflin
MDOT, Right of Way Division Director

607555

ROW005A

Fox Hollow Properties, LLC BOOK 2483 PAGE 0147
ACNH-9204-00(001)
100486/201000
195-0-00 X 2/19/2008(ar)

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Madison

For and in consideration of One Million One Hundred Twenty Eight Thousand Eight Hundred and no/100----- /100 Dollars (\$ 1,128,800.00) the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

Warranty

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Township 7 North, Range 1 East
Madison County, Mississippi

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The above described parcel of land being a part of that certain tract of land acquired by Grantor by virtue of that certain Deed recorded in Deed Book 1802 at Page 497 in the Office of the Chancery Clerk for Madison County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness This signature _____ the 28th day of August A.D., 20. 09
Fox Hollow Properties, LLC
By: [Signature]

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone: 601-359-7512
Account No. _____

Grantor Address:
Fox Hollow Properties, LLC
Lu Rodney Charles, Sr. - President
East View Management, Inc - Manager
P.O. Box 320219, Flowood, MS 39232
Phone: 601.939.1281
Business No. _____

12,000
404

In the case of a member-managed limited liability company:

STATE OF Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28 day of August, 2009, within my jurisdiction, the within named L. Rodney Chamberlain, Sr., who acknowledged that to me that (he)(she) is Member of Fox Hollow Properties, LLC, a ms member-managed limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

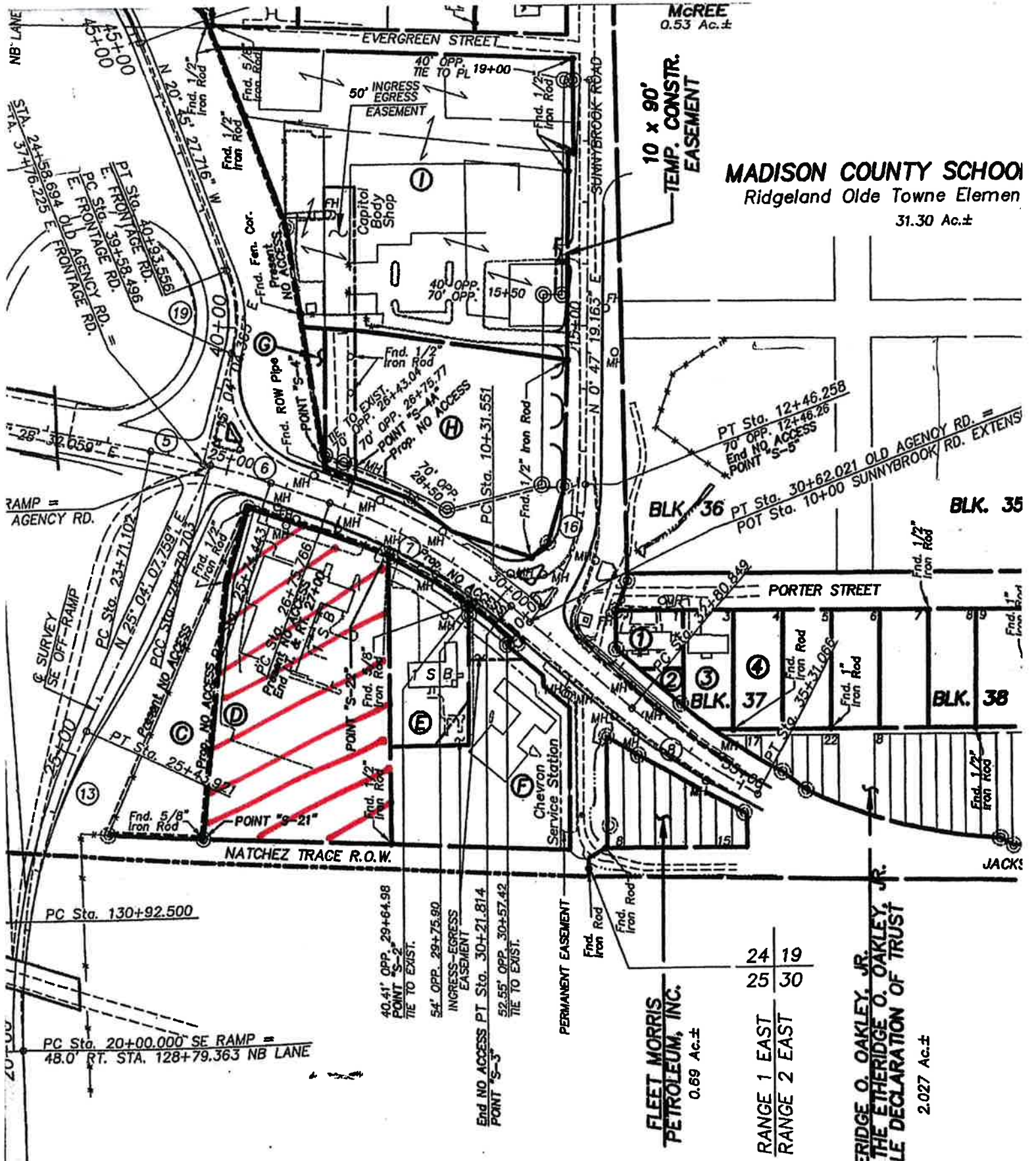
Chris W. Thigpen (NOTARY PUBLIC)

My commission expires: June 26, 2013

(SEAL)



MADISON COUNTY MS This instrument was filed for record NOV 2, 2009 at 01:52 A.M.
Book 2483 Page 147
ARTHUR JOHNSTON, C. C.
BY: Chamberlain D.C.



McREE
0.53 Ac.±

MADISON COUNTY SCHOOL
Ridgeland Olde Towne Element
31.30 Ac.±

10 x 90'
TEMP. CONSTR.
EASEMENT

BLK. 36

BLK. 35

BLK. 37

BLK. 38

**FLEET MORRIS
PETROLEUM, INC.**
0.69 Ac.±

RANGE 1 EAST	24	19
RANGE 2 EAST	25	30

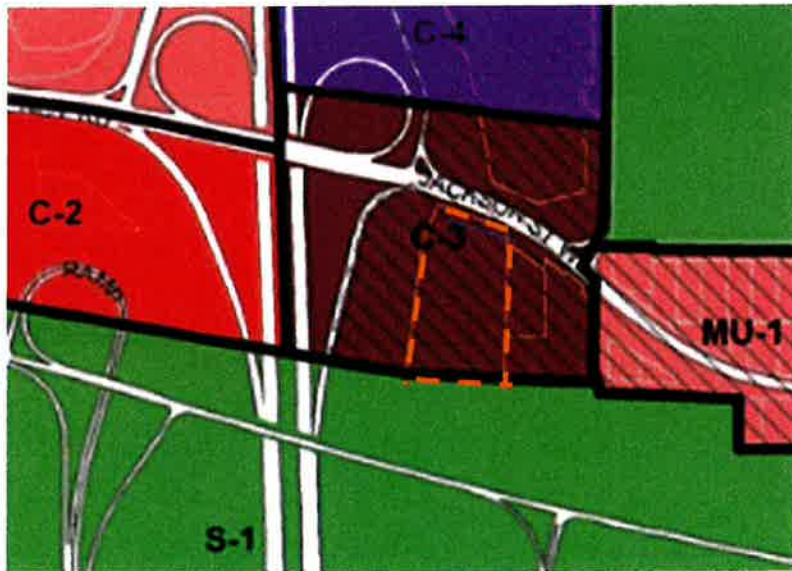
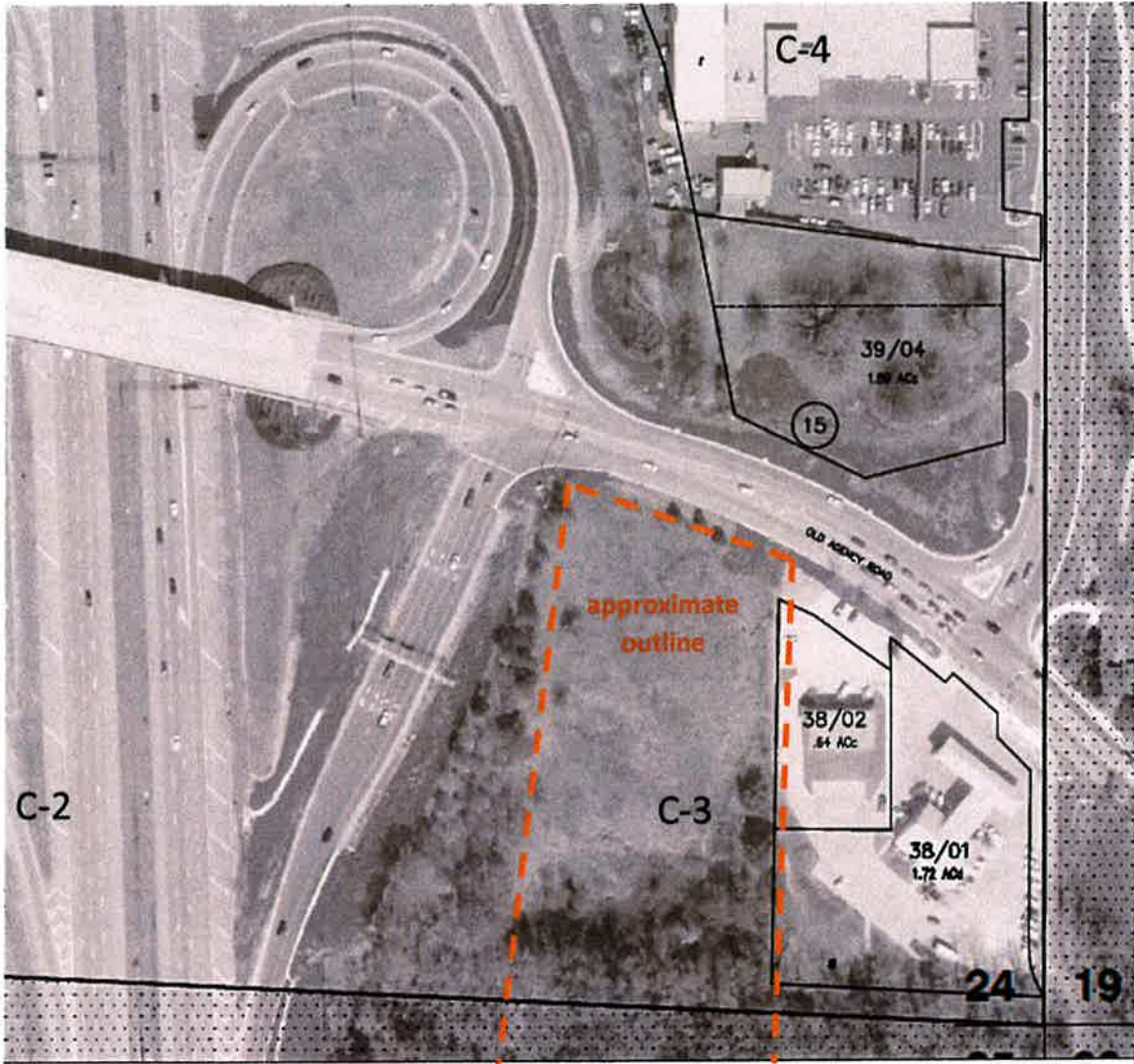
ETHERIDGE O. OAKLEY, JR.
TRUSTEE OF THE ETHERIDGE O. OAKLEY, JR.
REVOCABLE DECLARATION OF TRUST

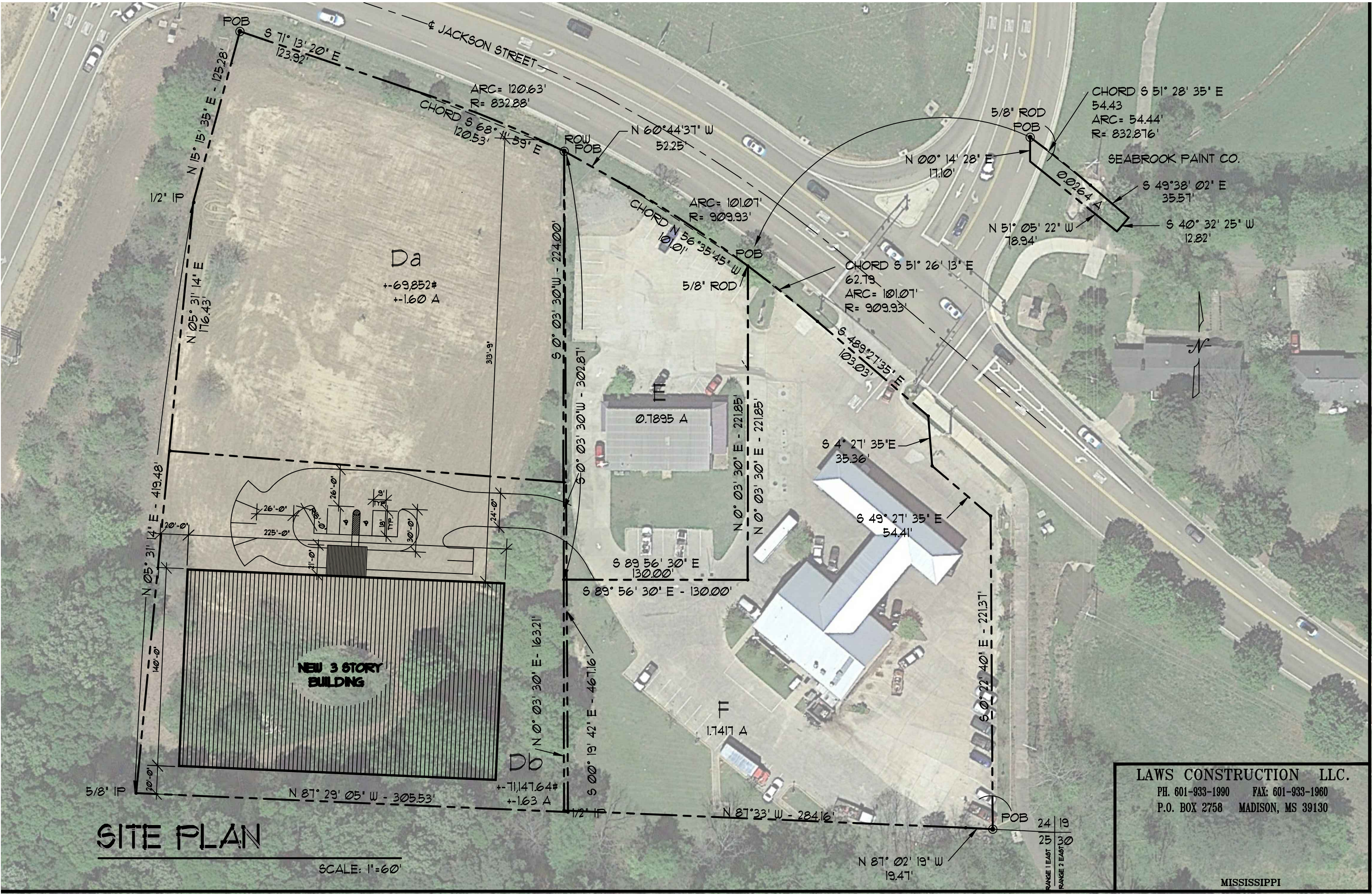
2.027 Ac.±

NOTE: Sign Denotes Name Change
from OLD AGENCY ROAD (to the West)
to WEST JACKSON STREET (to the East)
at SUNNYBROOK ROAD Intersection.

© SURVEY SUNNYBROOK ROAD EXTENSION

EXHIBIT "D"





LAWS CONSTRUCTION LLC.
 PH. 601-933-1990 FAX: 601-933-1960
 P.O. BOX 2758 MADISON, MS 39130

SITE PLAN

SCALE: 1"=60'

MISSISSIPPI

24 | 19
 25 | 30
 RANGE 1 EAST
 RANGE 2 EAST

