

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, International Church of God of, (the "Petitioner") and
[Name of Petitioner(s)] Prophecy
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 Shanky Khanny
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is 405 Ashstead Ct., Ridgeland, MS
39157 and the Petitioner's attorney or
representative's mailing address is Sunny Sethi, 1534 W. Peace St.
Canton, MS 39016.
3. The Petitioner's phone number is 601-398-5804 and the Petitioner's
attorney's phone number is (if applicable) 601-613-1188.
4. The record title holder of the property is James R. Beasley,
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 409 Orchard Park, Ridgeland, MS 39157
601-500-5207

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: 409 Orchard Park
Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 072I-32C-003/05.00

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 Commercial (C-2), according to the official zoning map of Ridgeland, Mississippi.

11. Petitioner requests that it be granted a conditional use permit as authorized by Section ~~330.02~~ 410.03 600.09 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: Not for Profit organization -
Church.

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?

Location is in an area which is under served
as well as there is a Nursing Home adjacent
to the property that will benefit from the
Church.

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

There will be no impact on traffic as
Church services will be held on non-peak
traffic times - Evenings & Sunday morning.

- 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.

No, the services will be confined to
the interior of the Building

- 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?

Sufficient ingress and egress as well as
sufficient parking already exist on the site.

- 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?

No off site parking will be required.

- 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'?

There are currently Pre-Existing Refuse Storage
Containers on Site

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

Current Drainage Systems are in place
and are more than needed for the
trench.

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

All utilities are currently existing and connected.

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

the

NONE OTHER THAN EXISTING

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

yes.

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 current owner uses the property for
an office which is Accessible 24 hrs/Day.

The church will be Accessible for less than the
time frame.

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

There is ample fencing and lighting
to ensure safety of the church
members.

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

There will be no negative impact on
the public facilities.

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

There will be no impact on environments.

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?

Not at this time

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,

Shanta Khanna
PETITIONER

4-20-17
DATE



Prepared By:
T. Frank Collins, MSB #6394
Collins & Associates, PLLC
100 Webster Circle, Suite 2
Madison, Mississippi 39110
(601) 853-4400

Return To:
T. Frank Collins
Collins & Associates, PLLC
100 Webster Circle, Suite 2
Madison, Mississippi 39110
(601) 853-4400

12.0
52.0
E

STATE OF MISSISSIPPI
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

Underwriters Group Services, Inc.
P.O. Box 2366
Ridgeland, Mississippi 39157
(601) 500-5207

does hereby sell, convey and warrant unto

James R. Beasley and Marsha P. Beasley
51 Westridge Drive
Brandon, Mississippi 39047
(601) 992-0698

as joint tenants with the right of right of survivorship, the following land and property located and situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit A attached)

Indexing Instructions: Parcel 1: Lot 6, Orchard Park Subdivision, Madison County, Mississippi

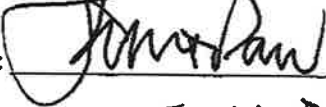
Parcel 2: Part of Lot 7, Orchard Park Subdivision, Madison County, Mississippi

Exhibit 'A'

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

WITNESS MY SIGNATURE, this the 27th day of December, 2013.

Underwriters Group Services, Inc.

By: 

Name & Title: STEVEN H. PARR PRESIDENT

By: 

Name & Title: RAY REASLEY VPRES

Exhibit A

Parcel 1: Lot 6, Orchard Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slide 67, reference to which is hereby made in aid of and as a part of this description.

Parcel 2: A portion of Lot 7, Orchard Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slide 67, reference to which is hereby made in aid of and as a part of this description, being five feet (5') off the southwesterly side of Lot 7 and being more particularly described by metes and bounds as follows, to wit:

Commencing at the westernmost corner of said Lot 7 and run Southeasterly along the line between Lots 6 and 7 a distance of 253.6 feet to a southwest corner of said Lot 7; thence North 89 degrees 48 minutes 21 seconds East along the south line of said Lot 7 a distance of 6.38 feet; thence left through a deflection angle of 128 degrees 22 minutes 41 seconds and run Northerly parallel with the common line between Lots 6 and 7 and 5 feet easterly of, for a distance of 256.41 feet to a point in the western line of Lot 7 and the southerly right-of-way of Orchard Park; thence Westerly along the arc of a curve bearing to the right having a 50 foot radius, and along the said westerly line of Lot 7 for an arc distance of 5.13 feet to the point of beginning, containing 1274.8 square feet, more or less.



April 4, 2017

Dear Matthew Dodd,

We are allowing the purchaser of our property, located at 409 Orchard Park, to file for conditional use as a church.

Should you need any further assistance please let me know.

Sincerely,

A handwritten signature in black ink that reads 'James R. Beasley'.

James R. Beasley

(601) 519-5089

Exhibit 'B'

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27th day of December, 2013, within my jurisdiction, the within named **STEVEN H. PARR** duly identified before me, who acknowledged that he is the **President of Underwriters Group Services, Inc.**, and that for and on behalf of said corporation, and as its act and deed and that in said representative capacity, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

J. Frank Collins
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27th day of December, 2013, within my jurisdiction, the within named **JAMES P. BEASLEY** duly identified before me, who acknowledged that he is the **Vice President of Underwriters Group Services, Inc.**, and that for and on behalf of said corporation, and as its act and deed and that in said representative capacity, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

J. Frank Collins
NOTARY PUBLIC

My Commission Expires:



SURVEYOR'S INSPECTION REPORT AND CERTIFICATE

INSTRUCTIONS — Registered Land Surveyor will complete this report and attach copy of Survey or Plat. The Plat must show all reference points mentioned in the description, the boundary lines and all courses and distances; the location of the improvements on the land and distances from lot lines; a complete legal description of the property, including the commencement point and the point of beginning, the road by which subject property has access should be designated as being a public road and any encroachments, party walls, easements and etc. should be shown. The Plat must be dated, sealed and signed by Registered Land Surveyor.

To: MISSISSIPPI VALLEY TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that I have made an accurate survey of the premises standing in the name of First Jackson Savings Bank

situated in Ridgeland Madison MS
City County State

known as Street Numbers 409 Orchard Park

and shown on the accompanying survey entitled:

Lot 6 & part of Lot 7, Orchard Park

being further described as follows, to-wit:

Lot 6 and Part of Lot 7, Orchard Park according to a map or plat on file and of record in the office of the Chancery Clerk at Canton, Madison County, Mississippi in Plat Cabinet B at Slide 67 and that part of Lot 7 being more particularly described by metes and bounds as follows, to-wit:

Being 5 foot off the southwesterly side of Lot 7 of Orchard Park and being more particularly described by metes and bounds, to-wit:

Commencing at the westernmost corner of said Lot 7 and run Southeasterly along the line between Lots 6 and 7 a distance of 253.6 feet to the southwest corner of said Lot 7; thence North 89 degrees 48 minutes 21 seconds East along the south line of said Lot 7 a distance of 6.38 feet; thence left through a deflection angle of 128 degrees 22 minutes 41 seconds and run Northerly, parallel with the common line between Lots 6 and 7 and 5 feet easterly of, for a distance of 256.41 feet to a point in the western line of Lot 7 and the southerly right-of-way of Orchard Park; thence Westerly along the arc of a curve bearing to the right having a 50 foot radius, and along the said westerly line of lot 7 for an arc distance of 5.13 feet to the point of beginning, containing 1274.8 square feet.

I made careful inspection of said premises and of the improvements located thereon at the time of making such survey, and from such inspection I found First Jackson Savings Bank

to be in possession of said premises as tenant owner.

I ALSO CERTIFY THAT ALL OF THE AFFIRMATIVE CERTIFICATIONS ON THE REVERSE SIDE HEREOF ARE CORRECT EXCEPT AS FOLLOWS:

one story brick building, not new, see utility easements, setback, light pole, as noted on plat

Witness my signature this the July 27, 1990 day of _____, 19____.



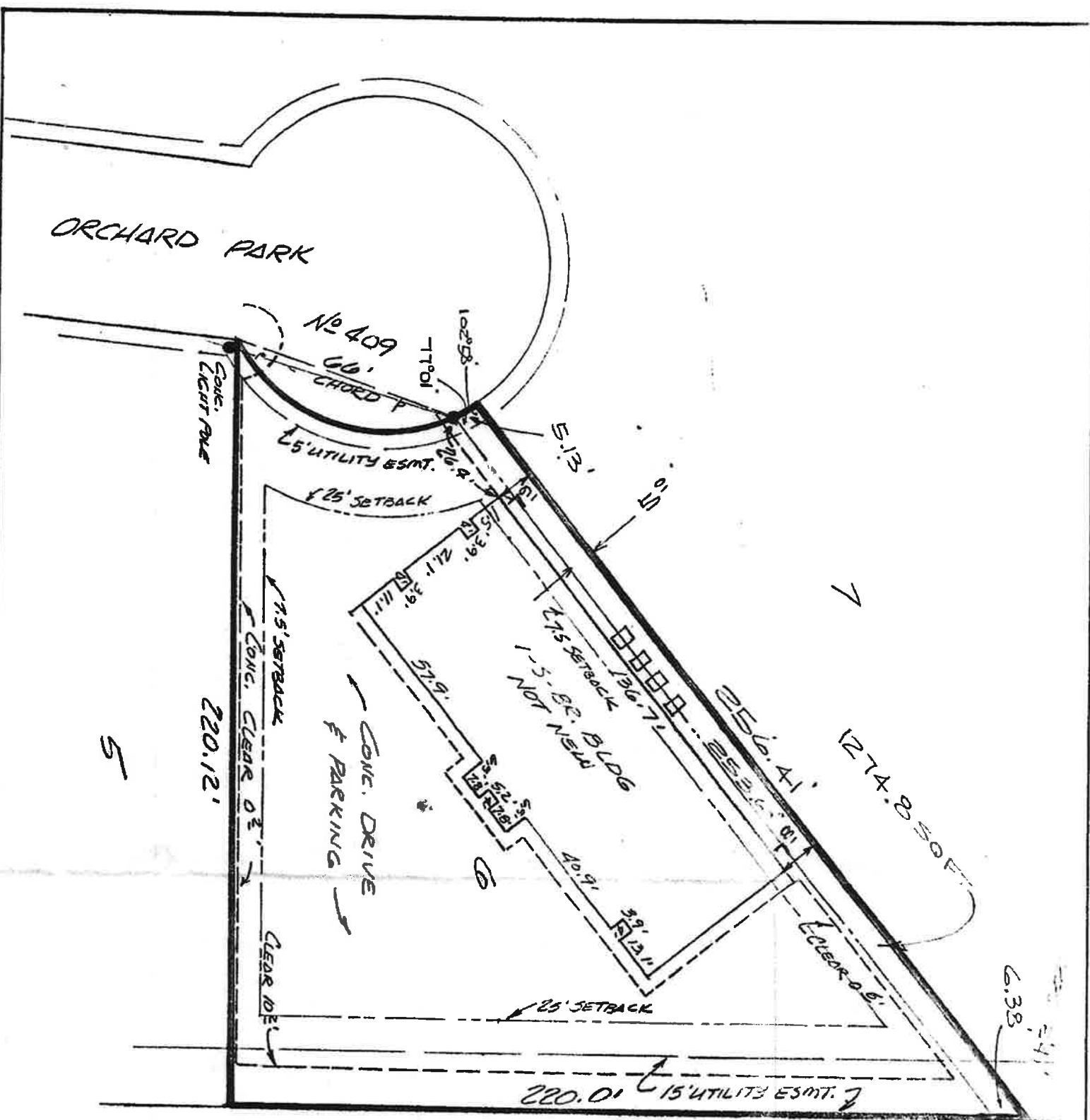
T. E. McDONALD, INC.

By _____
Registered Land Surveyor

601-944-0006

Telephone Number

Exhibit 10



Note: All visible utilities located

OWNER, FIRST SEC'D. SHINGLES
LOT 6 & PART LOT 7 ORCHARD PARK
RIDGELAND, MADISON CO, MS.



T. E. McDONALD, INC.
registered land surveyor no. 1661
JACKSON, MISSISSIPPI 39205

SCALE: 1" = 40'

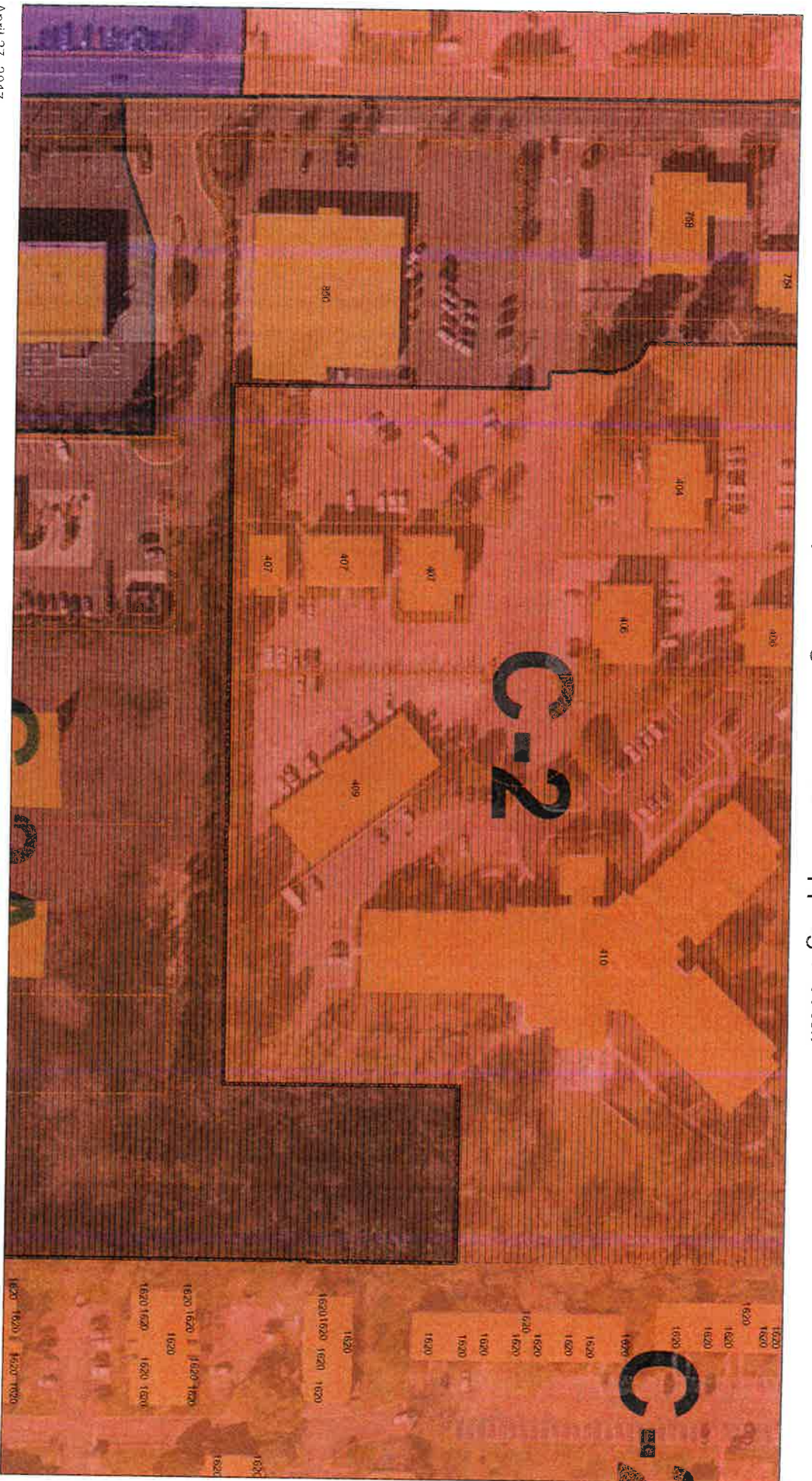
7-6-90
REV. 7-27-90
ESB



R.C. B 5-87

27/26-37

Exhibit 'C'

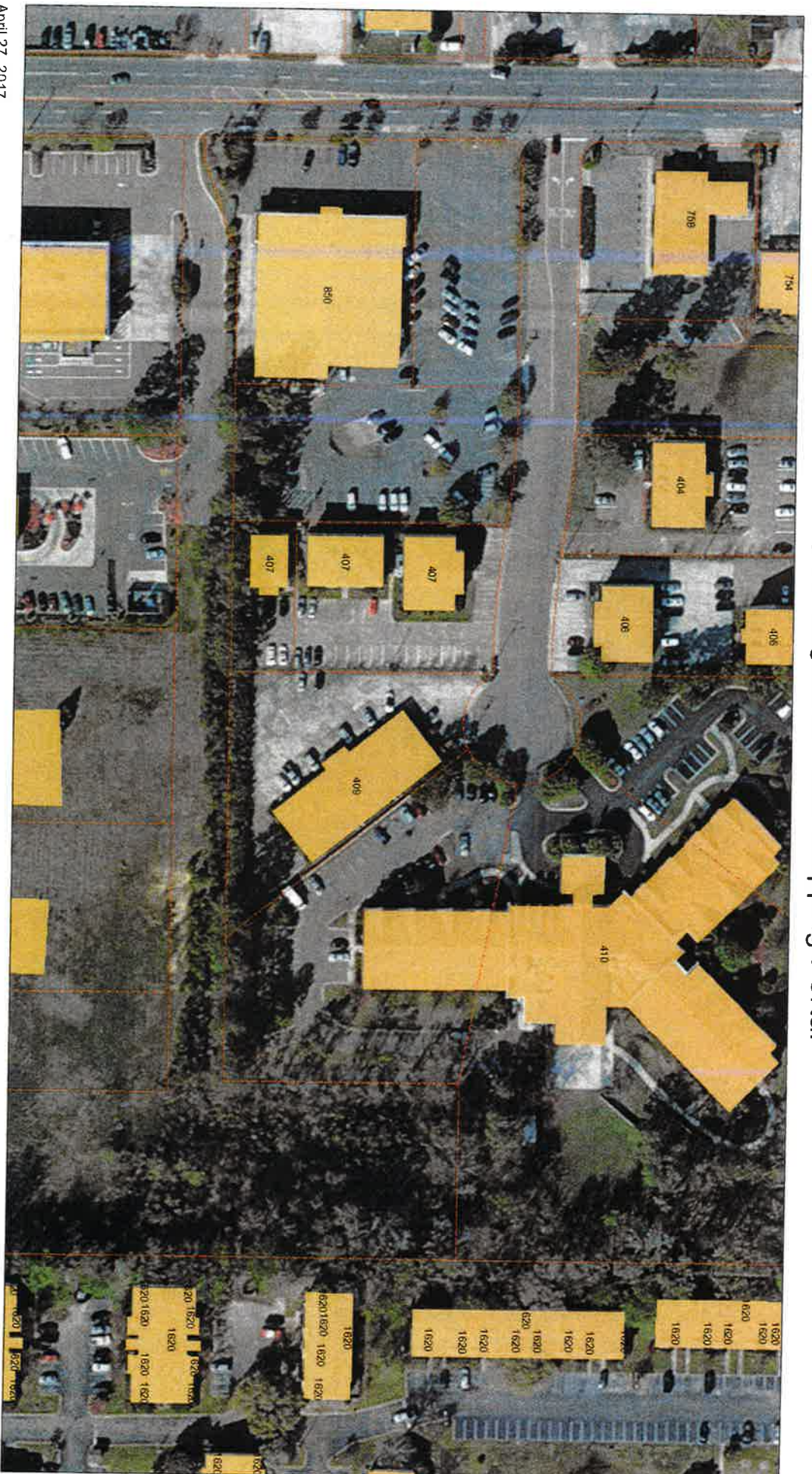


April 27, 2017

Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit 'd'

City of Ridgeland - GIS Mapping Portal



April 27, 2017

Exhibit 'E'

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Matt Dodd

From: JH Realty <jhrealty@comcast.net>
Sent: Friday, May 12, 2017 3:31 PM
To: Matt Dodd
Subject: Jamie Hanry
Attachments: Jamie Hanry.vcf

Hi Matt,

The International Church of God of Prophecy will have 14 – 15 pews approximately 90" each.

The main area of the church will be approximately 25' X 28' or 700sf

The entire building is about 7,000 sf with the building divided 50/50 between the owner occupant and tenant. So around 3,500 for the tenant.

The parking lot is not marked at this time but measurements show there to be approximately 44 parking spaces around 3 sided of the building.

The church only holds Sunday services at this time. The tenant only opens for business M-F so, there is no overlap of parking needs.

If you need additional information please let me know.

Thank you,

Jamie



JAMIE HANRY REALTY, LLC

601-946-0039

JHRealty@comcast.net