

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, Daniel R. Freeman, (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 Daniel R. Freeman
(hereinafter referred to as "Petitioner").

2. The Petitioner's mailing address is 216 Industrial Ave
Suite A. Ridgeland MS. 39157 and the Petitioner's attorney or

representative's mailing address is 290 Commerce Park Dr. Suite E
Ridgeland, MS. 39157

3. The Petitioner's phone number is 601-624-1508 and the Petitioner's

attorney's phone number is (if applicable) 601-605-9100

4. The record title holder of the property is 290, Inc.
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 290 Commerce Park Drive Suite E
Ridgeland, MS. 39157

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: 216 A INDUSTRIAL DR

Ridgeland, Mississippi 39157

1 (and/or) Tax Parcel ID Number(s): 0216-25A-020/00.00

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

1 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.

1 10. The property is presently zoned I-1, according to the official zoning map of Ridgeland, Mississippi.

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

Section 600.09, 500.03 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: INTERNET AUTOMOBILE RETAIL SALES

inside storage on inventory (exclusive)

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

Existing, No change

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?

Yes, the site has existed as is for over 25 years. Next door is an existing body shop and two doors down is an existing repair shop.

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

NONE (N/A), street is a very short street with little to no through fare. No highways intersect street. Sales of vehicles are limited to an internet focus.

- 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, housing 10-15 cars
for inside internet sales will not
effect any noise or any encroachments.
Cars are fully self contained inside
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?

existing, fire marshall has been
by the building with approval. No
pedestrian walkways, no extra
traffic flows, no safety features need
changes. Same number of workers, (2)

- 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?

existing, building has dock
high and ramp loading currently.
Buildings containing approximately 30
existing parking spaces. One
approx a maximum of 8 are needed.



- 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'?

existing, because all inventory / storage falls inside building that has provided services for over 25 years, no changes are needed.

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

existing, no changes need to be made to 25 plus building that has never stopped operation. Car sales are additional to existing use.

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

existing, building is currently connected to all utilities. Emergency has been out to inspect. Gas has been out to inspect. These utilities are currently in use.

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

Existing, no changes
from existing. "Rainbow" sign to
come down. "Auto" sign to be
installed subject to city sign
ordinances and approval.

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

yes, it is currently in
full compliance. It is kept very
neat and clean and has been
for 25 years.

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

INDOOR BUSINESS 9:00AM - 6:00PM

Business will maintain normal working
hours and be closed on Sundays.

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

existing / No change in building. Existing safety features, exit lights, fire extinguishers are all in good working order.

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

existing / Bungee in auto inventory inside building should not be detrimental in any way to public facilities. It should actually help as past "Rainbow" dealt with paint.

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

existing, The economic impact should be very positive from a business virtually shut down when "Gen Pittman" shut down. No negative environmental features exist.

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

no, land use does not encroach on any flood hazard zone or airport approach zone. Same for 25 years.

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

NO, Business is moving from Florence to Ridgeland with great part success. A new inside internet sales concept with only very upscale autos.

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

5-24-2017
DATE



BOOK 3355 PAGE 959 DOC 01 TY
INST # 786722 MADISON COUNTY MS.
This instrument was filed for
record 6/24/16 at 9:21:05 AM
RONNY LOTT, C.C. BY: ILB D.C.

Prepared by:
H. Fariss Crisler, III
Attorney at Law
840 East River Place, Suite 508
Jackson, MS 39202
(601) 353-2155

Return to:
H. Fariss Crisler, III
Attorney at Law
840 East River Place, Suite 508
Jackson, MS 39202
(601) 353-2155

**STATE OF MISSISSIPPI
COUNTY OF MADISON
INDEXING INSTRUCTIONS:**

**LOTS 25 AND 26, I-55/TRACE INDUSTRIAL
PARK, MADISON COUNTY, MISSISSIPPI**

WARRANTY DEED WITH RESERVATION OF VENDOR'S LIEN

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

**RAINBOW/RIDGELAND PROPERTIES, LLC, A MISSISSIPPI LIMITED
LIABILITY COMPANY**

16 INDIAN HILL LANE
HILTON HEAD SC 29926
c/o (601) 353-2155

does hereby sell, convey, and warrant to

290, INC., A MISSISSIPPI CORPORATION

290 COMMERCE PARK DR., Ste. E
RIDGELAND MS 39157
c/o (601) 353-2155

the following described real property which is situated, lying and being in Madison County,

Exhibit A'

3

Mississippi, to-wit:

BOOK 3355 PAGE 960

LOTS 25 AND 26, I-55 TRACE INDUSTRIAL 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 C AT SLIDE 20, REFERENCE TO WHICH MAP OR PLAT IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

This conveyance and its warranty are made subject to all applicable building restrictions, restrictive covenants, easements, rights of way, mineral reservations and mineral conveyances of record.

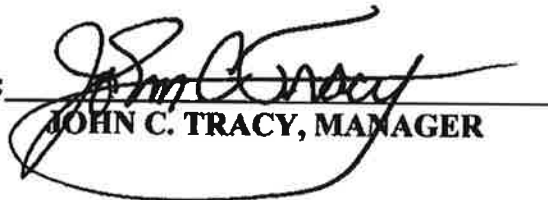
The Grantee has executed a Deed of Trust to Grantee encumbering the above described real property to secure the unpaid balance of the purchase price of the subject real property. Cancellation of this Deed of Trust shall constitute cancellation of the vendor's lien reserved herein.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or its assigns any deficit on an actual proration and, likewise, the Grantee agrees to pay the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE of the Grantor on this the 1 day of JUNE, 2016.

RAINBOW/RIDGELAND PROPERTIES, LLC

BY:

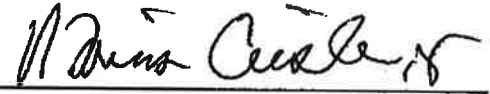

JOHN C. TRACY, MANAGER

STATE OF Mississippi
COUNTY OF Hinds

BOOK 3355 PAGE 961
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PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 1 day of June, 2016, within my jurisdiction, the within named **JOHN C. TRACY, MANAGER OF RAINBOW/RIDGELAND PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, who acknowledged that, for and on behalf of the limited liability company and as its act and deed, he signed, executed and delivered the above and foregoing instrument, after first having been duly authorized so to do by said limited liability company.

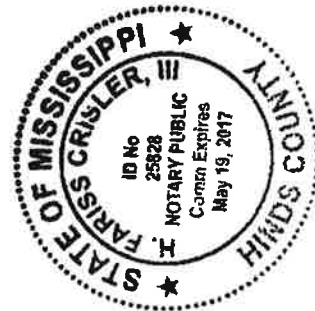
Given under my hand and seal of office.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

5/19/17



This note is secured by a Deed of Trust encumbering the following described parcel of real property, to-wit:

**LOTS 25 AND 26, I-55 TRACE INDUSTRIAL 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 C
AT SLIDE 20, REFERENCE TO WHICH MAP OR PLAT IS HEREBY
MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.**

290, INC.

BY: _____


EDWIN T. CHESHIRE, PRESIDENT


EDWIN T. CHESHIRE, PERSONALLY

290, INC.
290 COMMERCE PARK DRIVE
SUITE E
RIDGELAND, MS 39157
(601) 605-5995 OFFICE
(601) 605-5996 FAX
camillemrrsn@yahoo.com/edcheshire@gmail.com

May 25, 2017

City of Ridgeland, MS
Attn: Planning and Zoning

RE: 290, Inc.
Daniel Freeman
216 Industrial Drive, Ridgeland, MS 39157


To Whom It May Concern:

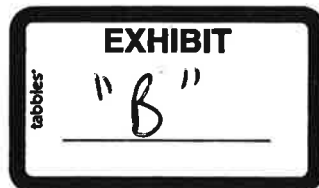
This is to advise that 290, Inc., gives Daniel Freeman the authority to petition the City of Ridgeland, Mississippi for application for a conditional use permit. Dated this the 25th day of May, 2017.

Sincerely,

 Date: 5-25-17

Ed Cheshire

Title: 
Owner of 216 Industrial Drive
Ridgeland, MS 39157



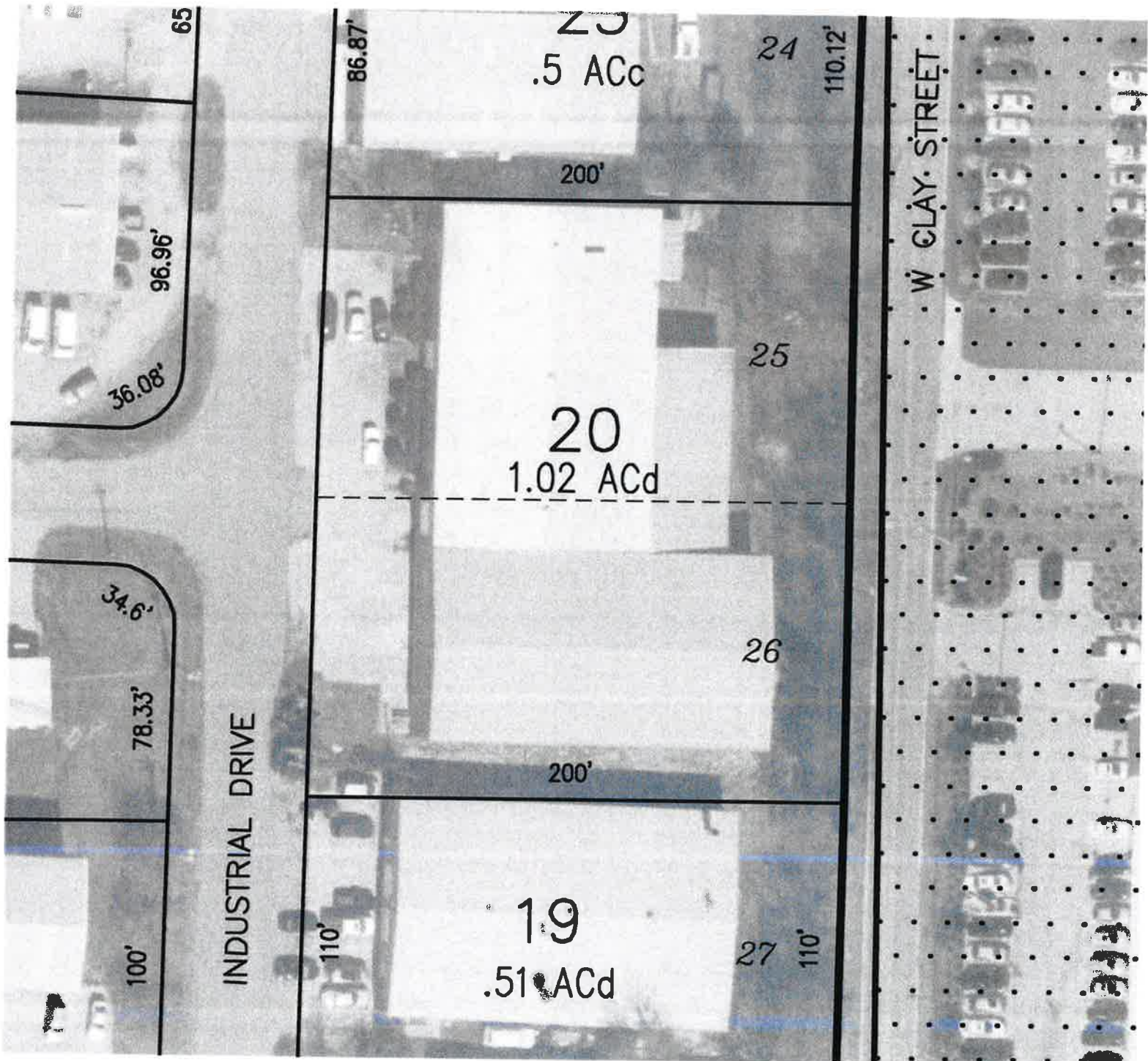


Exhibit 'c'

City of Ridgeland - GIS Mapping Portal



May 25, 2017

1:1,128
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.08 km

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

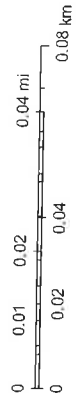
Exhibit 'D'

City of Ridgeland - GIS Mapping Portal



May 25, 2017

1:1,128



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Exhibit 'D'