

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, Clint Sistrunk, (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 Clint Sistrunk
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is 148 Hunters Cove, Pearl, MS
39208 and the Petitioner's attorney or
representative's mailing address is _____.
3. The Petitioner's phone number is 601 941 8728 and the Petitioner's
attorney's phone number is (if applicable) _____.
4. The record title holder of the property is Yuk Hun Wong,
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 Sam Wong 601 503 5274

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: 6718 Old Canton Road

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 072H - 33B - 005 / 00.00

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 C2, according to the official zoning map of Ridgeland, Mississippi.

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

Section 400.03 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: Indoor recreational 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 facility will provide indoor recreational team building events for families and corporate exercises. This conditional use is compatible with the ordinance according to Section 400.03

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

The planned hourly capacity is 25 individuals. Assuming every person would bring their own vehicle, you could estimate 25 vehicles per hour during operation.

- 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 adverse effects are estimated for this property.

- 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?

Use of existing structures is planned.

- 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?

Use of the existing structures is planned.

The owner also has parking capacity abutting

this property which could therefore be

used

- 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 refuse storage area is located posterior to the building and is preventing access or visibility by an existing fence

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

Use of existing structures is planned

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

Use of existing structures is planned

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

Use of existing lighting is planned.
A wall sign will be created according to the
permit approval by the city of Ridgeland.

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?

Hours of operation will primarily be evenings and weekends.
4pm - 10:30pm Friday and Thursday
1pm - 10:30pm Saturday
3pm - 8pm Sunday

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

No known safety concerns.

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

No adverse impact on public facilities.

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

No negative impacts.

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,

Climb Smitl

PETITIONER

6-14-15

DATE



Prepared By & Return to:

Phillip M. Nelson
1220 Highway 51 North *12#615*
Madison, MS 39110
1-601-856-8869

491276

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **EMPRESS, INCORPORATED**, a Mississippi Corporation, a/k/a **Empress Inc.**, Grantor, does hereby sell, convey and quitclaim unto **YUK WUN WONG and wife, YUK FUNG WONG**, Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to wit:

8990 Lot 228C, Village Square, Part 3, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which map or plat is here made in aid of and as part of this description.

This instrument has been prepared at the request of the Grantees without a search of the land records of Madison County, Mississippi.

THIS THE 1 day of June, 2005.

EMPRESS, INCORPORATED

BY: *Yuk Wun Wong*
YUK WUN WONG, President

GRANTORS/GRANTEES ADDRESS:

6720 Old Canton Road
Ridgeland, MS 39157
Ph: 601- *977-6279*

Exhibit 'A'

STATE OF MISSISSIPPI

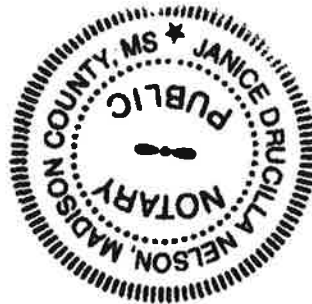
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of June August, 2005, within my jurisdiction, the within named **Yuk Wun Wong**, who acknowledged that he is the President of **Empress, Incorporated**, a Mississippi Corporation, and that for and on behalf of said Corporation, and as its act and deed, he executed the above and foregoing instrument, after having been first duly authorized by said Corporation so to do and act in its behalf

[Handwritten Signature]
NOTARY PUBLIC


MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 21, 2008



MADISON COUNTY MS This instrument was filed for record 2005, Dec. 30, at 8:05 P.M.

Book 2003 Page 847
ARTHUR JOHNSTON, C. C.

BY: *[Signature]* D.C. 

Kay Pace
 TAX COLLECTOR
 P.O. BOX 113
 CANTON, MS 39046

State of Mississippi
 County of Madison
 Real Receipts

YEAR 2015
 RECEIPT NUMBER R-050724

The responsibility is on the taxpayer to know that his property is correctly assessed and paid on.

CONTROL NO.	SEC	TOWNSHIP	RANGE	TOTAL ACRES	F.P. ACRES	TAX DIST	TOTAL VALUE	TAX RATE	TAXES	AMOUNT
	33	07N	02E		1.60		49859	107.7600	TOTAL AD VALOREM TAX	5372.81
DESCRIPTION Parcel 072H-33B-005/00,00 / 019154 LOT 228C VILLAGE SQ PT3 TAXING DISTRICT APPRAISED VALUATION CLASS 1 LAND 0 BLDG 0 TOTL 146250 CLASS 2 LAND 186140 BLDG 332390 TOTL 2,719.81 *SCHOOL TAX* 998.68 *MUNIC. TAX*										
									NET AD VALOREM TAX	5372.81
									TOTAL TAXES DUE	5,372.81

[Handwritten Signature]
 P #02 RJ Cash
 JUL 27 2016
 MADISON CO. TAX COLL
 CK 2024
 CC

WONG YUK WUN & YUK FUNG
 6720 OLD CANTON RD
 ADDRESS RIDGELAND MS 39157

OF
 TAXPAYER

DAMAGES ACCRUE AFTER Feb. 1, 2016 AT THE RATE OF 1.00 % PER MONTH

NO.	DATE	DEBIT	CREDIT	INTEREST	AMOUNT	BALANCE
1	1/21/16	209			2800.00	2572.81
2	7/27/16	202		154.37	2572.81	.00
3						
				TOTAL	SALE OF LAND FOR TAXES EXCESS	GRAND TOTAL PAID

June 18, 2017

To whom it may concern:

We are interested in renting this unit at 6718 Old Canton Rd, Ridgeland, MS 39157 to Clint with Escape Room. I am giving permission to start all process in applying for seeking conditional use at this address to grant business permit.

Enclosed is document stating I am the owner of this building and land.

If you have any questions, please contact me at 601-503-5274.

Thank you


Sam Wong

THIS IS AN EXISTING MECHANICAL PLAN FOR THE PROPOSED MECHANICAL SYSTEMS FOR THE PROPOSED NEW BUILDING AND THE EXISTING RESTAURANT. THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE MECHANICAL CODES AND THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE MECHANICAL CODES AND THE MECHANICAL SYSTEMS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE MECHANICAL CODES.

A STORE FOR
MR. SAM WONG
 ROOF/MECH. MISSISSIPPI
JAMES F. TYSON ARCHITECT
 CLINTON, MISSISSIPPI

DATE: 1/10/20
 SHEET TITLE: SITE PLAN - MECHANICAL

DRYAN BY: S.B.W.
 CHECKED BY: D.L.O.
 REVISIONS:
 1
 2

SHEET NUMBER: **M-1**



SITE PLAN - MECHANICAL
 SCALE: 1" = 20' 0"

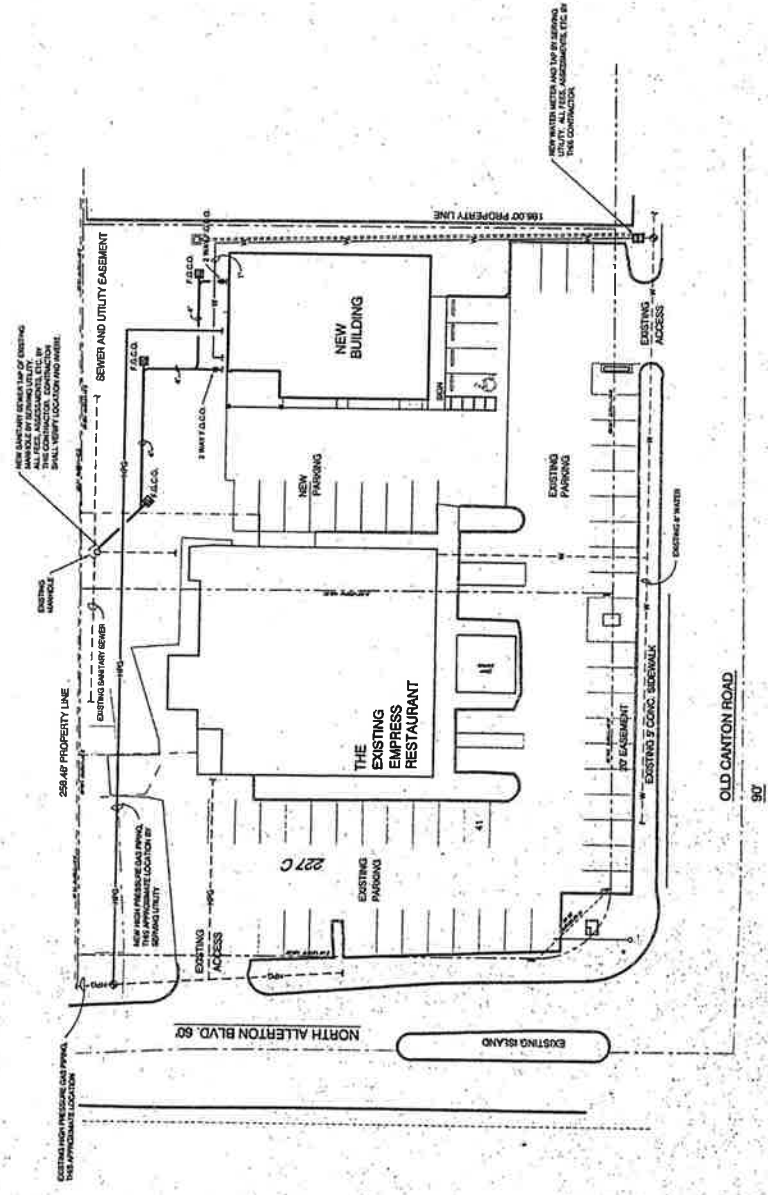


Exhibit 'c'

City of Ridgeland - GIS Mapping Portal

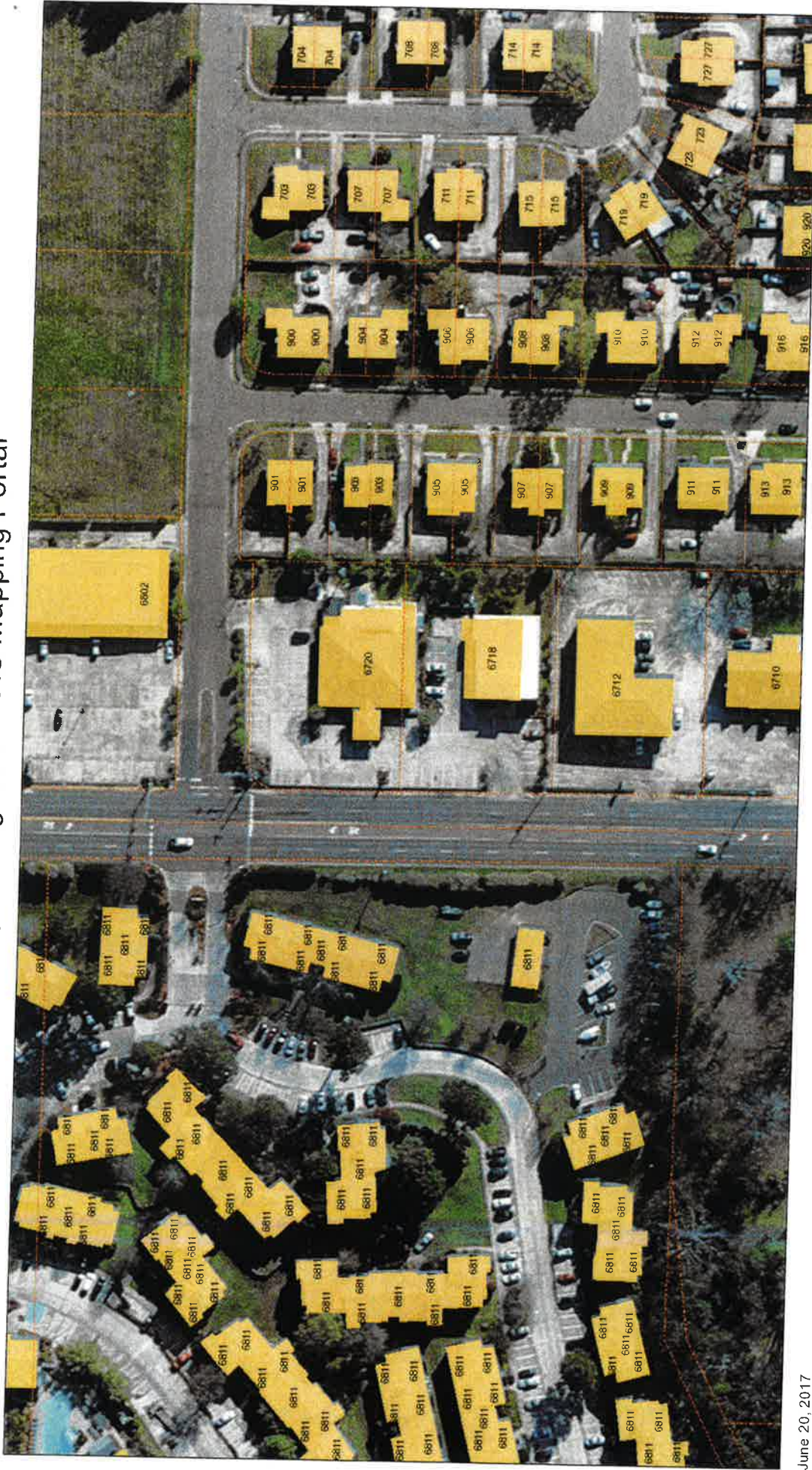


June 20, 2017

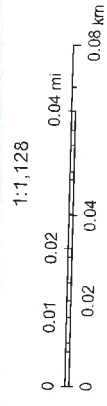
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit 'D'

City of Ridgeland - GIS Mapping Portal



June 20, 2017



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

Exhibit 'D'