

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, Veracity, LLC, (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 Veracity, LLC
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is 1155 Old Fannin Road, Brandon, MS 39047

_____ and the Petitioner's attorney or

representative's mailing address is P.O. Box 5331, Jackson, MS 39296.
3. The Petitioner's phone number is 601-291-0211 and the Petitioner's

attorney's phone number is (if applicable) _____.
4. The record title holder of the property is Rishi Enterprises, 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.

Note: The attached deed (Book 402, Page 155) includes the subject property and other property. A separate legal description of the subject property (prepared by the surveyor) is also attached.

5. If the Petitioner is not the owner of the property, the owner's address and phone number

is 1059 Ridgewood Place, Jackson, MS 39211

601-421-7055 (Rahul Gupta)

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: (Not Yet Assigned)

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 1. 072I-32A-012/03.00

(Subject property consists of all of Parcel 072I-32A-012/03.00, and part 2. 072I-32A-012/05.00

of Parcels 072I-32A-012/05.00 and 3. 072I-32A-012/06.00
072I-32A-012/06.00.)

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 C-2A, 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: C-3



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

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

15. The present use of the subject property is: None/Undeveloped

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

Rezoning and reclassification of the subject property is requested to allow for the development of an upscale tunnel car wash facility.

[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;

~~The character of the neighborhood in which the subject property is located has changed so that the reclassification of the subject property to C-3 would be appropriate. The area in which the subject property is located has experienced extensive commercial development, and the current character of the area is already consistent with a C-3 zoning classification. Recent development in the immediate area includes a fast food restaurant (with a drive-thru) and a number of retail shopping centers. Further, there are already multiple gas stations and an auto repair facility within a few hundred yards of the subject property, which~~ and, currently have a C-3 zoning classification.

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

~~A public need for the rezoning exists. The immediate area of the subject property has experienced a great deal of growth and development over the past decade, and there is an immediate need for the types of businesses included within the C-3 zoning classification. In particular, based on a third party assessment and the assessment of the Petitioner, there is currently a high demand for a car wash facility in the area. While there are already developed C-3 parcels within a very short distance of the subject property,~~ there are a number of parcels with lower zoning classifications (including the subject property) that have remained undeveloped. The entire commercial subdivision in which the subject property is located has remained entirely ^{Page} ₄ ~~unsold and undeveloped for a number of years, despite consistent efforts to market and sell the lots.~~



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,

Veracity, LLC

By: Bridforth Rutledge

PETITIONER

Name: Bridforth Rutledge

Title: Manager

10/09/2017

DATE

3420

Prepared by:
 Butler, Snow, O'Mara, Stovall & Connolly, PLLC
 Attn: Dakota L. Hove
 17th Floor, Depot Courtyard Plaza
 Post Office Box 22507
 Jackson, MS 39223-2507
 (601) 948-6711

THIS DOCUMENT PREPARED BY:
 ALTON PHILLIPS
 1563 E. COUNTY LINE RD, SUITE 405
 JACKSON, MS 39211
 601-977-0078

To the Chancery Clerk of Madison County, Mississippi:

The real property described herein is situated in the Northwest Corner of the Northwest Quarter of Section 32, Township 7 North, Range 2 East, and Lot 2, Block 27, Highland Colony Subdivision, all in MADISON COUNTY, Mississippi.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, MARY PATRICIA MCGHEE (the "Grantor"), does hereby sell, convey and warrant unto RISE ENTERPRISES, INC., a Mississippi corporation (the "Grantee"), the property (the "Property") lying and being situated in the City of Ridgeland, Madison County, Mississippi, and being more particularly described on Exhibit A attached hereto.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, all building restrictions and restrictive covenants, easements, dedications, rights-of-way and mineral reservations and conveyances of record, if any, which pertain to the Property, including, without limitation, that certain Notice of Pending Special Assessments recorded in Book 326 at Page 225 of the land records of the office of the Chancery Clerk of Madison County, Mississippi.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 1997 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable. In the event 1997 taxes are greater than (or less than) the estimated amount, the party owing the additional prorated amount (or refund) hereby agrees to reimburse the other party for said amount.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 11th day of August, 1997.

- GRANTOR -

Mary Patricia McGhee
 MARY PATRICIA MCGHEE

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11 day of August, 1997, within my jurisdiction, the within named MARY PATRICIA MCGEEHEE, who acknowledged that she executed the above and foregoing General Warrant Deed.

My Commission Expires:

[AFFIX NOTARIAL SEAL]

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 4, 2000
BONDED THRU STEGALL NOTARY SERVICE

The Addresses and Telephone Numbers of the Grantor:

Mary Patricia McGehee
110 Carr Avenue
Newton, Mississippi 39345
(601) 683-6572

Caitlin Kelly
NOTARY PUBLIC



The Address and Telephone Number of the Grantee:

Rishi Enterprises, Inc.
27 Raintree Place
Jackson, Mississippi 39211
(601) 957-8884

EXHIBIT A

Being situated in the NE 1/4 of the NE 1/4 of Section 32, T7N-R2E, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the Southwest corner of Lot 6, Block 37 of Highland Colony Subdivision, being also the Southwest corner of the E 1/2 of the NW 1/4 of the NE 1/4 of aforesaid Section 32 and run thence N 89° 57' 13" E, along the South boundary of said Lot 6, 562.00 feet to the Southwest corner of the NE 1/4 of the NE 1/4; run thence N 0° 00' 13" E, along the West boundary of the NE 1/4 of the NE 1/4, 824.31' to the Point of Beginning for the property herein described; continue thence N 0° 00' 13" E, along the West boundary of the NE 1/4 of the NE 1/4, 326.42 feet to the Eastern Right-of-Way line of North Park Drive; run thence Northeasterly, clockwise, along the arc of a curve in the said Eastern Right-of-Way line, 404.16' to the Point of Tangency of said curve; said curve having the following characteristics: central angle of 33° 56' 05", Radius of 682.39 feet and Chord bearing and distance of N 72° 32' 50" E, 398.28 feet; run thence N 0° 29' 07" W, along the said Eastern Right-of-Way line of North Park Drive, 5.00 feet to the South Right-of-Way line of Lake Harbour Drive as it is now in use; run thence N 89° 30' 53" E, along the South Right-of-Way line of Lake Harbour Drive, 107.51 feet; run thence S 0° 12' 38" E, 451.39 feet; run thence S 89° 57' 13" W, 489.09 feet to the Point of Beginning.

AND ALSO:

Being situated in Lot 3, Block 37, Highland Colony Subdivision, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the SW corner of Lot 6, Block 37 of Highland Colony Subdivision, being also the SW corner of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 32, T7N-R2E, and run N 0° 00' 13" E, along the West boundary of aforesaid Lot 6, 20.00 feet to the North R.O.W. line of a 40-foot wide roadway; run thence N 89° 57' 13" E, along the North R.O.W. line of said 40-foot wide roadway, 642.00 feet to the West R.O.W. line of a 20-foot wide roadway; run thence N 0° 00' 13" E, along the West R.O.W. line of said 20-foot wide roadway, 804.31 feet to the Point of Beginning for the property herein described; run thence S 89° 57' 13" W, 234.43 feet to the Eastern R.O.W. line of a 80-foot wide road presently known as Special Assessment Road Number 1, as conveyed to the City of Ridgeland by Donald B. McGehee, et al., and recorded in Deedbook 211 at Pages 730, 737 and 744 of the Chancery Records of Madison County, Mississippi; run thence Northeasterly, clockwise, along the arc of a curve in the said Eastern R.O.W. line, 396.12

BOOK 402 PAGE 158

feet to the intersection of the Eastern R.O.W. line of said 80-foot wide road with West R.O.W. line of the aforesaid 20-foot wide roadway; said curve having the following characteristics: central angle of $33^{\circ}15'34''$, radius of 682.39 feet and chord bearing and distance of $N 36^{\circ}53'19'' E$, 390.58 feet; run thence $S 0^{\circ}00'13'' W$, 312.20 feet to the Point of Beginning, containing 1.01 acres, more or less.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 14 day of Aug, 1997, at 9 o'clock a M., and was duly recorded on the AUG 14 1997, Book No. 402, Page 155.

STEVE DUNCAN, CHANCERY CLERK

BY: Chalker D.C.

BARNES SURVEYING, LLC
ROBERT M. BARNES
LAND SURVEYOR



2 OLD RIVER PLACE, SUITE K
JACKSON, MISSISSIPPI 39202
VOICE (601) 353-7878
FAX (601) 353-7805

LEGAL DESCRIPTION

PARCEL "B"

& PART OF PARCELS "D" & "E"

R & R HARBOUR COVE

(A SUBDIVISION)

A parcel of land being situated in the Northeast 1/4 of Section 32, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the southwest corner of Lot 6, Block 37 of Highland Colony Subdivision and run North for a distance of 824.31 feet; thence run East for a distance of 365.28 feet to an iron pin found at the southwest corner of the R & R Harbour Cove subdivision plat recorded in Plat Cabinet E, Slide 200B; thence run 231.14 feet along the arc of a 722.39 foot radius curve to the right, said arc having a 230.16 foot chord which bears North 28° 42' 43" East; thence North 89° 52' 22" East for a distance of 126.43 feet to a 5/8" iron pin found which marks the **POINT OF BEGINNING** for the parcel herein described; thence North 00° 10' 44" East for a distance of 129.57 feet to a 5/8" iron pin found; thence continue North 00° 10' 44" East for a distance of 106.32 feet to a 5/8" iron pin found at the southern right of way line of Lake Harbour Drive; thence North 89° 15' 55" East for a distance of 190.35 feet along the said southern right of way line of Lake Harbour Drive to a 1/2" iron pin found; thence North 88° 28' 41" East for a distance of 45.13 feet along the said southern right of way line to a 1/2" iron pin found; thence South 46° 06' 52" East for a distance of 21.71 feet along a right of way flare to a 1/2" iron pin found at the western right of way line of a roadway called R & R Harbour Cove; thence South 00° 00' 19" East for a distance of 239.25 feet along the said western right of way line to a 1/2" iron pin found; thence leave said western right of way line of the roadway called R & R Harbour Cove and run South 89° 56' 54" West for a distance of 146.78 feet to a 1/2" iron pin found; thence continue South 89° 56' 54" West for a distance of 105.07 feet to a 1/2" iron pin found; thence North 00° 03' 06" West for a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 1.4550 acres (63,379 square feet), more or less.

The referenced meridian for the above description is based on the subdivision plat of R & R Harbour Cove recorded in Plat Cabinet E, Slide 200B.



LEGAL DESCRIPTION
PARCEL "B"
HARBOUR COVE
(A PROPOSED SUBDIVISION)

A parcel of land being situated in the Northeast 1/4 of Section 32, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the southwest corner of Lot 6, Block 37 of Highland Colony Subdivision and run North for a distance of 824.31 feet; thence run East for a distance of 365.28 feet to an iron pin found at the southwest corner of the proposed Harbour Cove subdivision plat; thence run 231.14 feet along the arc of a 722.39 foot radius curve to the right, said arc having a 230.16 foot chord which bears North 28° 42' 43" East; thence North 89° 52' 22" East for a distance of 126.43 feet to a 5/8" iron pin found which marks the **POINT OF BEGINNING** for the parcel herein described; thence North 00° 10' 44" East for a distance of 129.57 feet to a 5/8" iron pin found; thence continue North 00° 10' 44" East for a distance of 106.32 feet to a 5/8" iron pin found at the southern right of way line of Lake Harbour Drive; thence North 89° 15' 55" East for a distance of 190.35 feet along the said southern right of way line of Lake Harbour Drive to a 1/2" iron pin found; thence North 88° 28' 41" East for a distance of 45.13 feet along the said southern right of way line to a 1/2" iron pin found; thence South 46° 06' 52" East for a distance of 21.71 feet along a right of way flare to a 1/2" iron pin found at the western right of way line of Harbour Cove; thence South 00° 00' 19" East for a distance of 239.25 feet along the said western right of way line to a 1/2" iron pin found; thence leave said western right of way line of Harbour Cove and run South 89° 56' 54" West for a distance of 146.78 feet to a 1/2" iron pin found; thence continue South 89° 56' 54" West for a distance of 105.07 feet to a 1/2" iron pin found; thence North 00° 03' 06" West for a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 1.4550 acres (63,379 square feet), more or less.

The referenced meridian for the above description is based on the proposed subdivision plat of Harbour Cove.

**RISHI ENTERPRISES, INC.
1059 Ridgewood Road
Jackson, MS 39211**

October 6, 2017

City of Ridgeland
304 Hwy. 51
Ridgeland, MS 39157

Re: Parcel B of R & R Harbour Cove, Ridgeland, MS

Dear City of Ridgeland:

This letter will confirm that Veracity, LLC has a contract to purchase the above-referenced property. Veracity, LLC (and its members, managers, and representatives) have the right and authority to petition the city for a zoning change to C-3 and for a special use permit for its intended use of the property.

It is anticipated that the property sold to Veracity, LLC will be expanded approximately 15' to the south of the existing Parcel B (into the northern portion of the current Parcels D and E), and this authorization includes the property, as expanded.

Sincerely,

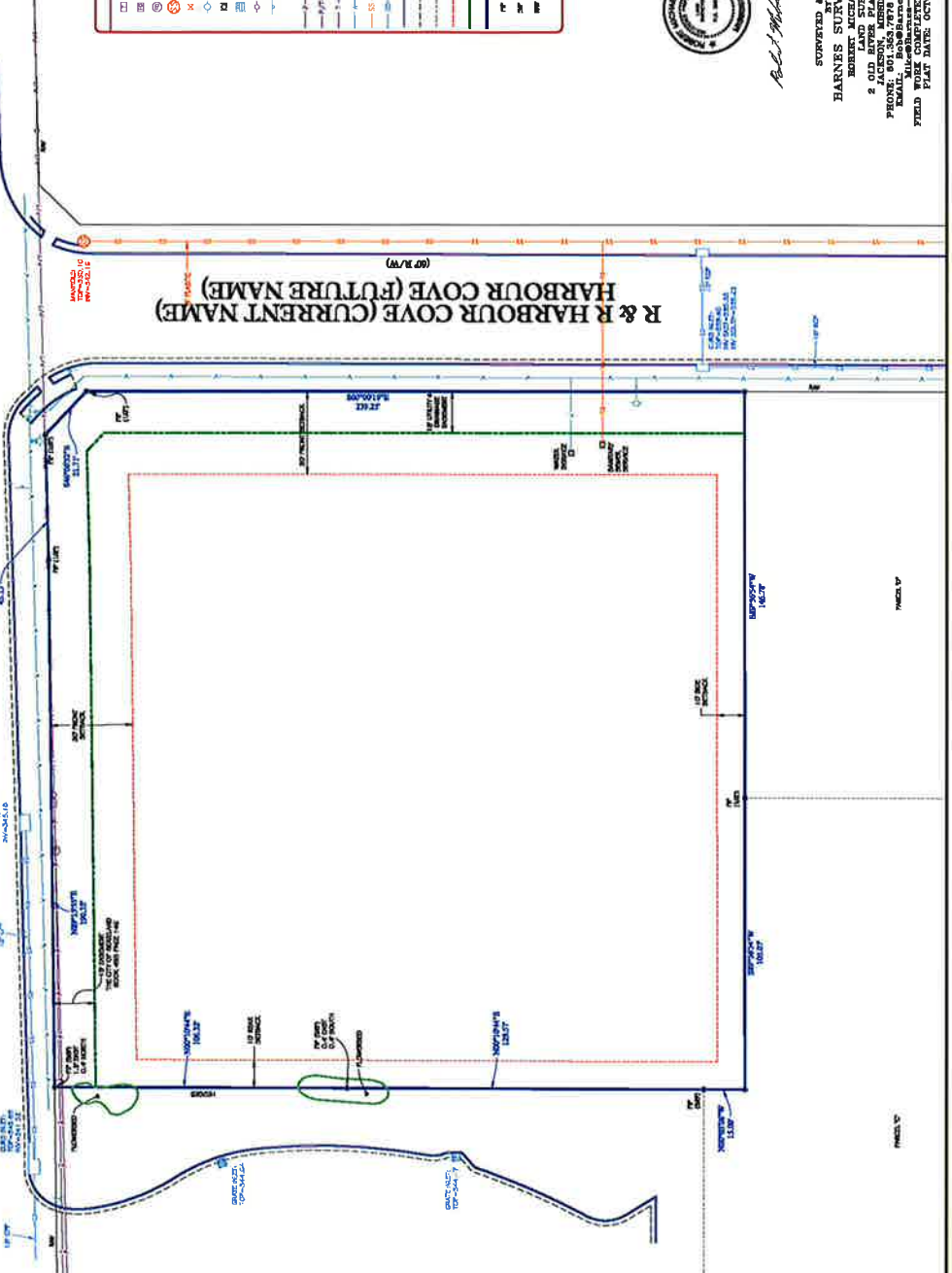

Rishi Enterprises, Inc. 9/10/17

PLAT SHOWING PARCEL "B" HARBOUR COVE (A PROPOSED SUBDIVISION) MADISON COUNTY, MISSISSIPPI

**1.4550 ACRES
63,379 SQ. FT.**

**LAKE HARBOUR DRIVE
(VARIABLE R/W)**

FIRST AMERICAN ABSTRACT COMPANY
 BOOK 143 PAGE 143 - DEED-INDUSTRIAL, DATED SEPTEMBER 18, 2017 AT 8:00 A.M.,
 WITHIN THIS INSTRUMENT, PART OF THE SUBJECT PROPERTY LIES
BOOK 3100 PAGE 143 - DECLARATION OF COVENANTS, CONDITIONS
 & RESTRICTIONS FOR RECORDED PLAT OF R & R HARBOUR COVE
 AFFECTS SUBJECT PROPERTY
R & R CHINA BAY, S.W. 2008 - EXHIBIT SHOWN ON EAST SIDE OF PARCEL "B"
 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON
BOOK 493 PAGE 148 - PERMANENT EASEMENT TO CITY OF RIDGELAND, MISSISSIPPI,
 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON
BOOK 534 PAGE 480 (PARCEL NO. 7A) - AN ORDINANCE BY THE MAYOR AND THE BOARD OF
 ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, TO VACATE AND
 RE-OPEN THE RIGHT OF WAY FOR RISH ENTERPRISES, INC.,
 THAT USED A PORTION OF EXISTING RIGHT OF WAY FOR RISH ENTERPRISES, INC.,
 IS OFFICIALLY CANCELED.
BOOK 1884 PAGE 587 (PARCEL A) - AN ORDINANCE BY THE MAYOR AND THE BOARD OF ALDERMAN
 OF THE CITY OF RIDGELAND VACATING CERTAIN UNIMPROVED STREETS AND RIGHTS OF WAY
 OF THE CITY OF RIDGELAND, MISSISSIPPI, FOR OTHER PURPOSES AS PROVIDED BY
 MISSISSIPPI CODE OF 1972 ANNOTATED SEC. 21-37-7,
 AND A SUBDIVISION PLAT AND A SUBDIVISION PLAT
 (ACROSS THE SUBJECT PROPERTY) IS OFFICIALLY CANCELED.



LEGEND	
	TOWNSHIP BOUNDARY
	PRECINCT LINE
	PRECINCT CENTER MARKED
	WATER VALUE
	EASEMENT
	RIGHT OF WAY
	UTILITY
	POLE LINE
	POWER TRANSMISSION LINE
	TELEPHONE LINE
	WATER LINE
	SEWER LINE
	GAS LINE
	OTHER UTILITY LINE
	SURVEY LINE
	RIGHT OF WAY
	BOUNDARY
	PROPERTY LINE
	EASEMENT
	RIGHT OF WAY
	RIGHT OF WAY
	RIGHT OF WAY



Robert McCreaz

SURVEYED & MAPPED
BARNES SURVEYING, LLC
 ROBERT MCCREAZ, SURVEYOR
 2 OLD BAYVIEW PLACE, SUITE "F"
 JACKSON, MISSISSIPPI 39207
 PHONE: 601.355.4738 FAX: 601.353.7405
 EMAIL: Bob@Barnes-Survey.com &
 Field Work Completed: AUGUST 28, 2017
 PLAT DATE: OCTOBER 6, 2017

005-01



Shayna's Boutique

The Armory

Penn's

Applebee's Neighborhood Grill &...

Trustmark

Lake Hart

Lake Harbour Dr

Lake Harbour Dr

Reservoir Wine and Spirits Gateway Tire & Service Center

Community Bank SUBJECT
ATM Bankfirst PROPERTY

Northpark Dr

Northpark Dr

Northpark Dr

Harbour Pointe Crossing

Julius M Ridgway Petro

Renasant Bank

Regional Office

Boutique

Newk's Eatery

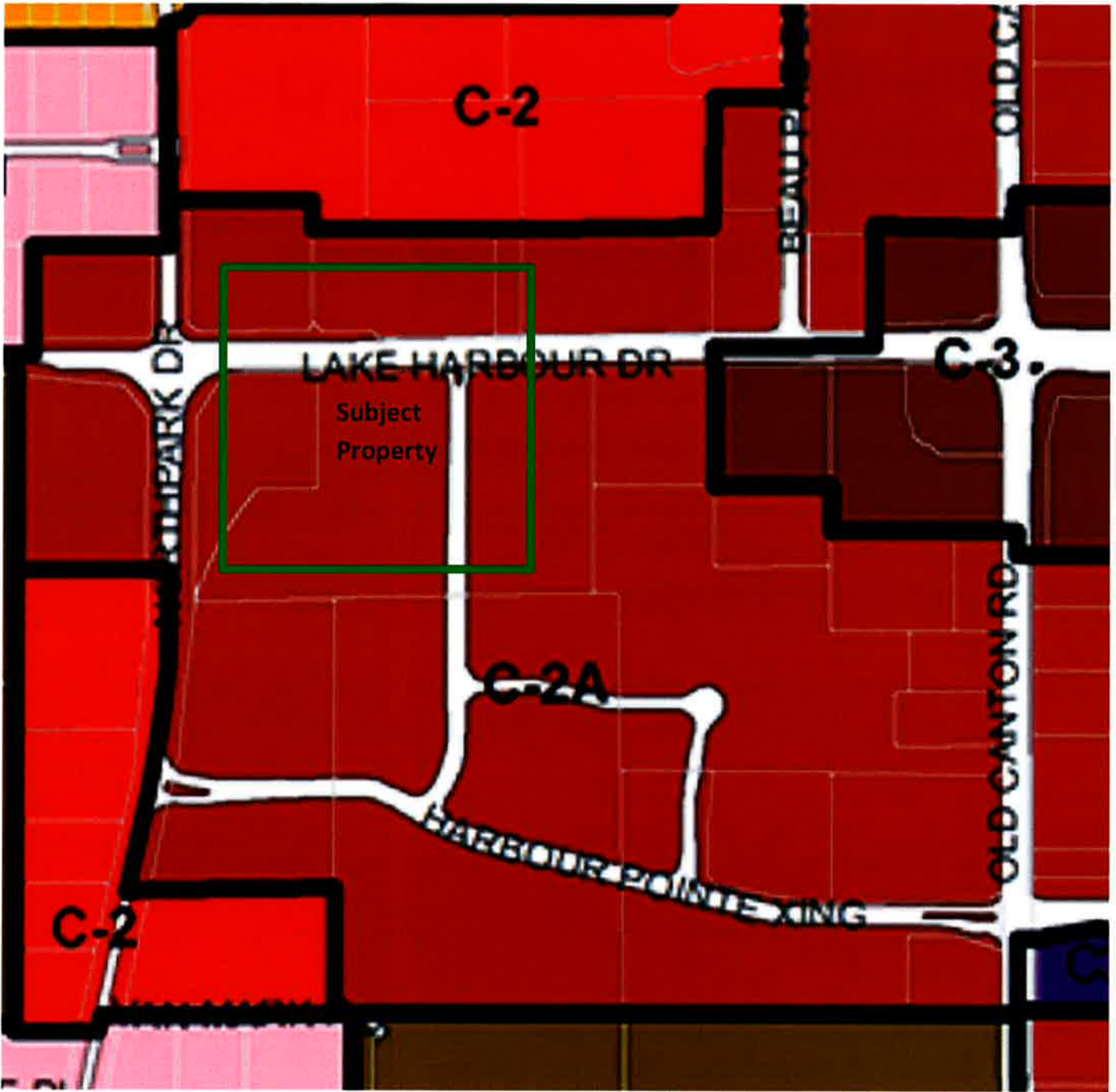
Sew Smocking Cute

Menchie's Frozen Yogurt

Grills of Mississippi

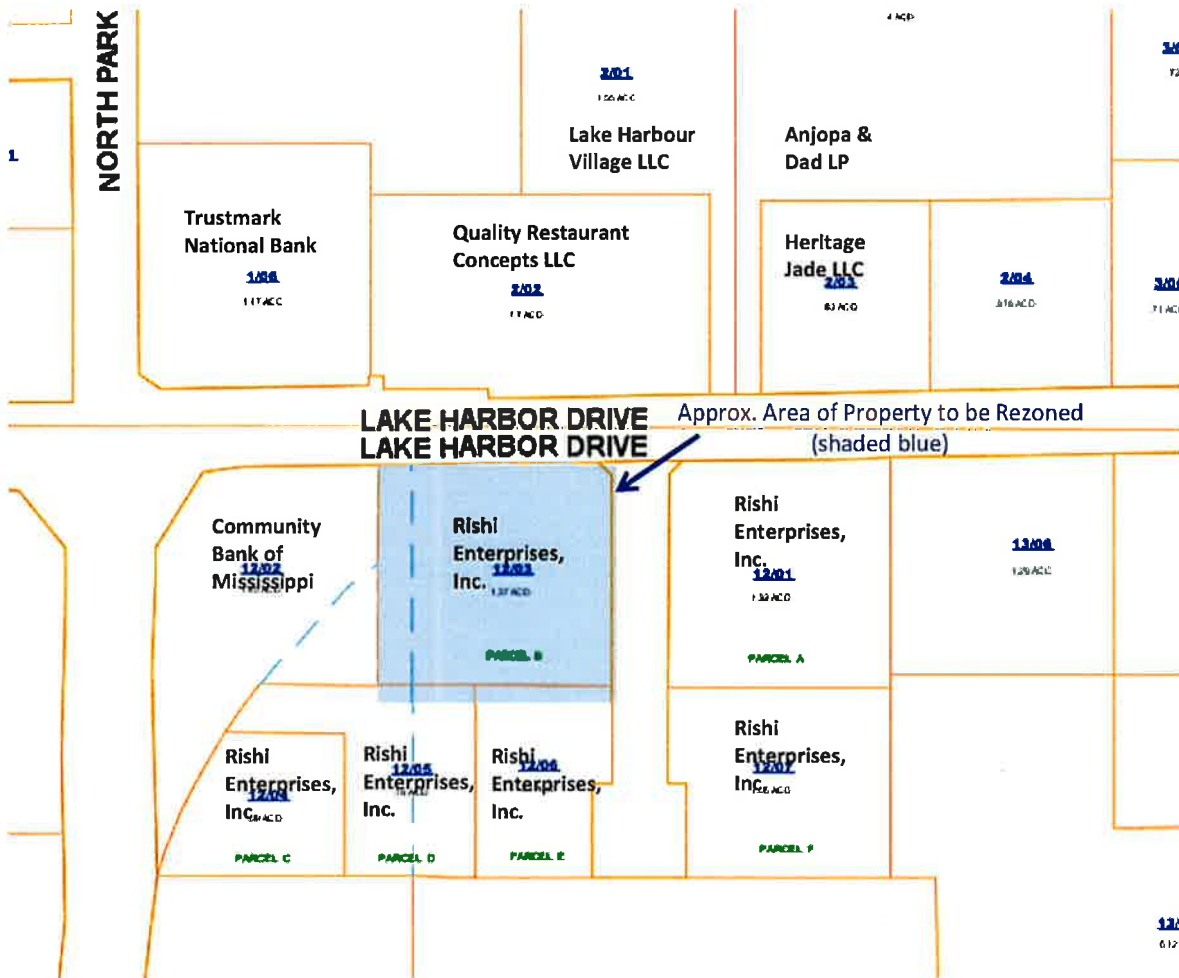
Public

Little School/Northpark Learning Center



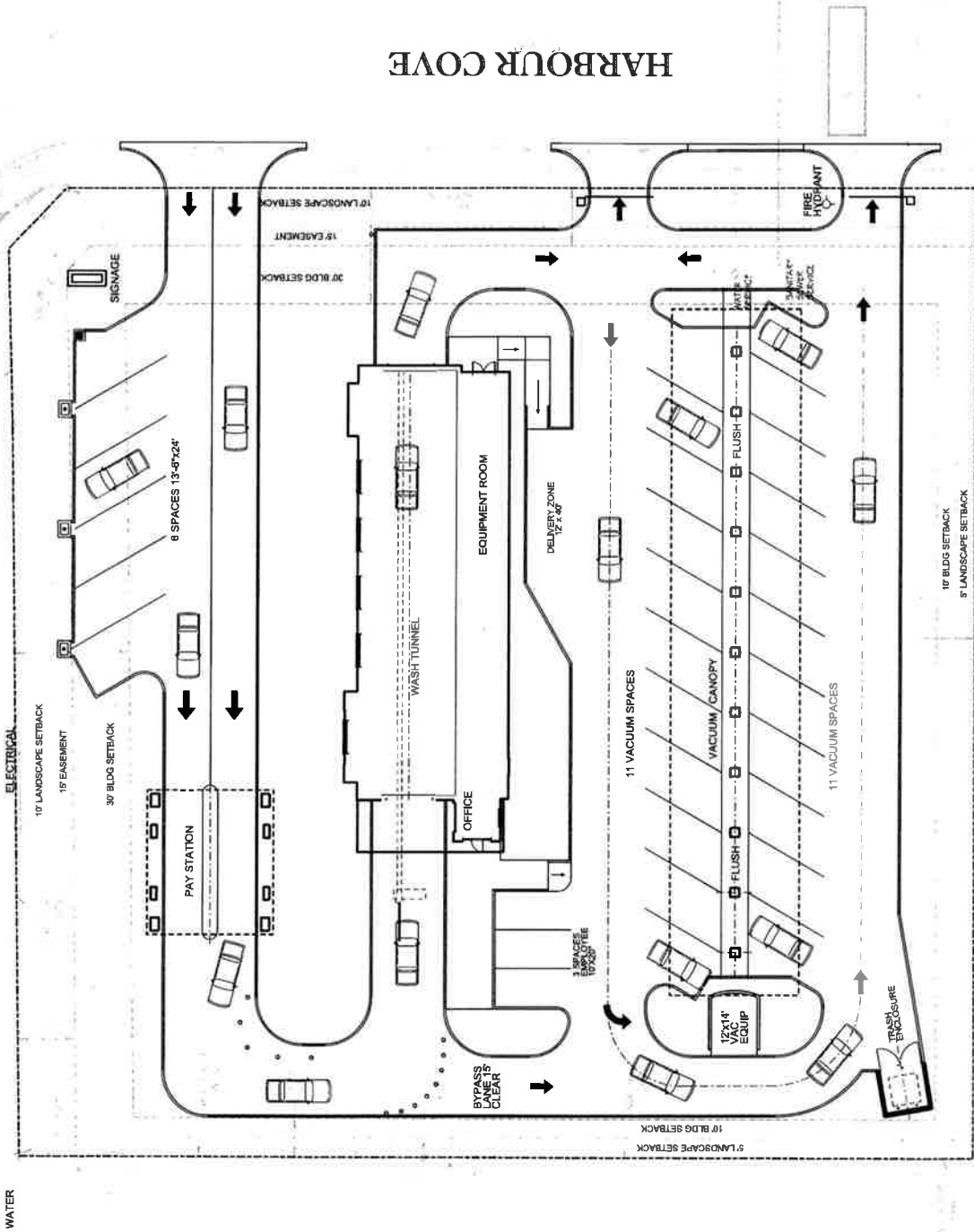
Green Box = Approximate Boundary of 160' Perimeter Around Subject Property

Adjacent Property Owners within 160'



Name	Parcel No.	Address
Community Bank of Mississippi	072I-32A-012/02.00	1255 W. Government St. Brandon, MS 39043
Rishi Enterprises, Inc.	072I-32A-012/01.00 072I-32A-012/04.00 072I-32A-012/05.00 072I-32A-012/06.00 072I-32A-012/07.00	P.O. Box 13531 Jackson, MS 39236
Quality Restaurant Concepts LLC	072I-29D-002/02.00	601 Vestavia Pkwy., Suite 1000 Birmingham, AL 35061
Trustmark National Bank	072I-29D-001/06.00	P.O. Box 291 Jackson, MS 39205
Lake Harbour Village LLC	072I-29D-002/01.00	c/o Thomson Property Tax Services P.O. Box 56607 Atlanta, GA 30343
Anjopa & Dad LP	072I-29D-002/00.00	207-A Park Court Ridgeland, MS 39157
Heritage Jade LLC	072I-29D-002/03.00 (possibly not w/in 160')	P.O. Box 70 Plesanton, CA 94566

LAKE HARBOUR DRIVE



HARBOUR COVE

FOR REZONING APPLICATION ONLY
CAR WASH CONCEPTUAL LAYOUT
 LAKE HARBOUR DRIVE RIDGELAND, MS 1-20' @ 24x36 / 1-40' @ 8x11 10-12-17
 LAKE HARBOUR DRIVE RIDGELAND, MS 1-20' @ 24x36 / 1-40' @ 8x11 10-12-17
 22 VACUUM SPACES
 C-3A TONING PROPOSED (C-3A EXISTING)
 50' BLDG FRONT SETBACK
 10' BLDG SIDE / REAR SETBACK
 5' LANDSCAPE SIDE AND REAR SETBACK

CHRISTOPHER R. HEFFMAN
 601.726.4122
 crah@csabo.com

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, Veracity, LLC, (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 Veracity, LLC
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is 1155 Old Fannin Road, Brandon, MS 39047
_____ and the Petitioner's attorney or
representative's mailing address is P.O. Box 5331, Jackson, MS 39296.
3. The Petitioner's phone number is 601-291-0211 and the Petitioner's
attorney's phone number is (if applicable) _____.
4. The record title holder of the property is Rishi Enterprises, 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.

Note: The attached deed (Book 402, Page 155) includes the subject property and other property. A separate legal description of the subject property (prepared by the surveyor) is also attached.

5. If the Petitioner is not the owner of the property, the owner's address and phone number

is 1059 Ridgewood Place, Jackson, MS 39211

601-421-7055 (Rahul Gupta)

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: (Not Yet Assigned)

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s): 1. 072I-32A-012/03.00

(Subject property consists of all of Parcel 072I-32A-012/03.00, and part 2. 072I-32A-012/05.00

of Parcels 072I-32A-012/05.00 and 3. 072I-32A-012/06.00 072I-32A-012/06.00.)

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 C-2A, 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 of the Zoning Ordinance of the City of Ridgeland, Mississippi, dated February, 2014. **(Section of ordinance authorizing the specified conditional use).**

(Petitioner is also requesting that the property be rezoned from C-2A to C-3 pursuant to separate application.)

12. Petitioner intends to use the subject property for the following purpose(s) in accord with

requested classification: Car wash 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 area is heavily developed with other comparable commercial uses,

including an automotive repair facility, a fast food restaurant with a drive-

thru, and gas stations. The proposed use is consistent with the other uses in the
area.

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

Traffic on the primary adjacent street (Lake Harbour Drive) is already relatively

heavy, and the road appears to accommodate it well. The additional proposed

use is not expected to have any material, unusual adverse effect on the traffic.

Additionally, access to the proposed development is exclusively from a side

street (no curb cut on the main street in front of the development).

- 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 such unusual adverse effect is expected (nothing significantly different than the effect of other developments in the area).

- 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?

Access to the property is exclusively off of a side street, and there will be no curb cuts directly onto Lake Harbour Drive. Applicant has hired a licensed landscape architect to prepare the site plan and address these issues, and Applicant has coordinated with city to produce a site plan to satisfy the city's concerns.

- 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?

Applicant has hired a licensed landscape architect to prepare the site plan and address these issues, and applicant has coordinated with city to produce a site plan to satisfy the city's concerns. No unusual off-street parking problems are anticipated.

- 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'?

A screened dumpster enclosure is proposed, and applicant will coordinate with _____ city with respect to its design and materials. Applicant has hired a licensed _____ landscape architect and a licensed AIA architect to address these issues, and _____ Applicant has coordinated, and will continue to coordinate, with the city with _____ respect to these issues.

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

Per city, water detention is handled off-site as part of the school creek _____ assessment (for which the current owner has already paid in connection with the _____ approval of the subdivision). Applicant has hired a licensed landscape architect _____ to address drainage issues, and applicant will use a licensed general contractor _____ to develop the property.

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

Applicant will coordinate with the city with respect to utilities. _____

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

Applicant will coordinate with the city with respect to signage and lighting.

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

Applicant has hired a licensed landscape architect to prepare the site plan and address these issues.

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

Applicant plans to limit its hours of operation to no more than 7:00 AM - 7:00 PM.

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

Applicant does not anticipate any unusual safety concerns, and no

extraordinary measures have been taken in this regard. Applicant plans to use adequate site lighting.

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

None.

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

Nothing unusual. Applicant does not expect the proposed development will have a negative economic impact.

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

Applicant is not aware of any special flood zones requiring flood insurance

or airport approach zones.

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

The following requests were made by the Montrachet HOA (which supports the development):

1. Make sure the zoning change from C-2 to C-3 is only for the particular property (not the entire undeveloped area out there).
2. Make sure that there are no curb cuts directly onto Lake Harbour Drive (for the car wash or a future business).
3. Make sure the property cannot be used for certain other unsavory types of C-3 business, such as a game room, etc.
4. Limit the hours of the operation of the business to daylight hours.
5. Make sure the side road is maintained, preferably by having it dedicated to the city so that the city can maintain it.

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,

Veracity, LLC

By: Bridgforth Rutledge

PETITIONER
Name: Bridgforth Rutledge

Title: Manager



10/09/2017

DATE

3420

Prepared by:
Bulfinch, Bower, O'Mara, Stovall & Connolly, PLLC
Attn: Dekara L. Hove
17th Floor, Deposit Guaranty Plaza
Post Office Box 22907
Jackson, MS 39221-2907
(601) 948-8711

THIS DOCUMENT PREPARED BY:
ALTON PHELLIPS
1563 E. COUNTY LINE RD, SUITE 405
JACKSON, MS 39211
601-977-0078

To the Chancery Clerk of Madison County, Mississippi:

The real property described herein is situated in the Northeast Quarter of the Northeast Quarter of Section 22, Township 7 North, Range 7 East, and Lot 2, Block 27, Highland Colony Subdivision, all in Madison County, Mississippi.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, MARY PATRICIA MCGHEE (the "Grantor"), does hereby sell, convey and warrant unto RISEI ENTERPRISES, INC., a Mississippi corporation (the "Grantee"), the property (the "Property") lying and being situated in the City of Ridgeland, Madison County, Mississippi, and being more particularly described on Exhibit A attached hereto.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, all building restrictions and restrictive covenants, easements, dedications, rights-of-way and mineral reservations and conveyances of record, if any, which pertain to the Property, including, without limitation, that certain Notice of Pending Special Assessments recorded in Book 326 at Page 225 of the land records of the office of the Chancery Clerk of Madison County, Mississippi.

The Property is no part of the homestead of the Grantor.

Ad valorem taxes for the year 1997 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable. In the event 1997 taxes are greater than (or less than) the estimated amount, the party owing the additional prorated amount (or refund) hereby agrees to reimburse the other party for said amount.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 11th day of August, 1997.

- GRANTOR -

Mary Patricia McGhee
MARY PATRICIA MCGHEE

STATE OF MISSISSIPPI

COUNTY OF Hinds

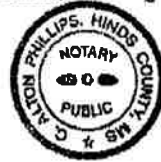
Personally appeared before me, the undersigned authority in and for the said county and state, on this 11 day of August, 1997, within my jurisdiction, the within named MARY PATRICIA MCGHEE, who acknowledged that she executed the above and foregoing General Warranty Deed.

Caitlin Kelly
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARIAL SEAL]

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 4, 2000
BONDED THIRD PARTY NOTARY SERVICE



The Addresses and Telephone Numbers of the Grantor:

Mary Patricia McGehee
110 Carr Avenue
Newton, Mississippi 39345
(601) 683-6572

The Address and Telephone Number of the Grantee:

Rishi Enterprises, Inc.
27 Raintree Place
Jackson, Mississippi 39211
(601) 957-8884

EXHIBIT A

Being situated in the NE 1/4 of the NE 1/4 of Section 32, T7N-R2E, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the Southwest corner of Lot 6, Block 37 of Highland Colony Subdivision, being also the Southwest corner of the E 1/2 of the NW 1/4 of the NE 1/4 of aforesaid Section 32 and run thence N 89° 57' 13" E, along the South boundary of said Lot 6, 662.00 feet to the Southwest corner of the NE 1/4 of the NE 1/4; run thence N 0° 00' 13" E, along the West boundary of the NE 1/4 of the NE 1/4, 824.31' to the Point of Beginning for the property herein described; continue thence N 0° 00' 13" E, along the West boundary of the NE 1/4 of the NE 1/4 of the NE 1/4, 326.42 feet to the Eastern Right-of-Way line of North Park Drive; run thence Northeasterly, clockwise, along the arc of a curve in the said Eastern Right-of-Way line, 404.16' to the Point of Tangency of said curve; said curve having the following characteristics: central angle of 33° 56' 05", Radius of 682.39 feet and Chord bearing and distance of N 72° 32' 50" E, 398.28 feet; run thence N 0° 29' 07" W, along the said Eastern Right-of-Way line of North Park Drive, 5.00 feet to the South Right-of-Way line of Lake Harbour Drive as it is now in use; run thence N 89° 30' 53" E, along the South Right-of-Way line of Lake Harbour Drive, 107.51 feet; run thence S 0° 12' 38" E, 451.39 feet; run thence S 89° 57' 13" W, 489.09 feet to the Point of Beginning.

AND ALSO:

Being situated in Lot 3, Block 37, Highland Colony Subdivision, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commence at an iron bar marking the SW corner of Lot 6, Block 37 of Highland Colony Subdivision, being also the SW corner of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 32, T7N-R2E, and run N 0° 00' 13" E, along the West boundary of aforesaid Lot 6, 20.00 feet to the North R.O.W. line of a 40-foot wide roadway; run thence N 89° 57' 13" E, along the North R.O.W. line of said 40-foot wide roadway, 642.00 feet to the West R.O.W. line of a 20-foot wide roadway; run thence N 0° 00' 13" E, along the West R.O.W. line of said 20-foot wide roadway, 804.31 feet to the Point of Beginning for the property herein described; run thence S 89° 57' 13" W, 234.43 feet to the Eastern R.O.W. line of a 80-foot wide road presently known as Special Assessment Road Number 1, as conveyed to the City of Ridgeland by Donald B. McGehee, et al., and recorded in Deedbook 211 at Pages 730, 737 and 744 of the Chancery Records of Madison County, Mississippi; run thence Northeasterly, clockwise, along the arc of a curve in the said Eastern R.O.W. line, 396.12

BOOK 402 PAGE 158

feet to the intersection of the Eastern R.O.W. line of said 80-foot wide road with West R.O.W. line of the aforesaid 20-foot wide roadway; said curve having the following characteristics: central angle of $33^{\circ}15'34''$, radius of 682.39 feet and chord bearing and distance of $N 36^{\circ}53'19'' E$, 390.58 feet; run thence $S 0^{\circ}00'13'' W$, along the West R.O.W. line of the aforesaid 20-foot wide roadway, 312.20 feet to the Point of Beginning, containing 1.01 acres, more or less.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 14 day of Aug, 1997, at 9 o'clock a M., and was duly recorded on the AUG 14 1997, Book No. 402, Page 155.

STEVE DUNCAN, CHANCERY CLERK

BY: Chalker D.C.

BARNES SURVEYING, LLC
ROBERT M. BARNES
LAND SURVEYOR



2 OLD RIVER PLACE, SUITE K
JACKSON, MISSISSIPPI 39202
VOICE (601) 353-7878
FAX (601) 353-7805

LEGAL DESCRIPTION
PARCEL "B"
& PART OF PARCELS "D" & "E"
R & R HARBOUR COVE
(A SUBDIVISION)

A parcel of land being situated in the Northeast 1/4 of Section 32, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the southwest corner of Lot 6, Block 37 of Highland Colony Subdivision and run North for a distance of 824.31 feet; thence run East for a distance of 365.28 feet to an iron pin found at the southwest corner of the R & R Harbour Cove subdivision plat recorded in Plat Cabinet E, Slide 200B; thence run 231.14 feet along the arc of a 722.39 foot radius curve to the right, said arc having a 230.16 foot chord which bears North 28° 42' 43" East; thence North 89° 52' 22" East for a distance of 126.43 feet to a 5/8" iron pin found which marks the **POINT OF BEGINNING** for the parcel herein described; thence North 00° 10' 44" East for a distance of 129.57 feet to a 5/8" iron pin found; thence continue North 00° 10' 44" East for a distance of 106.32 feet to a 5/8" iron pin found at the southern right of way line of Lake Harbour Drive; thence North 89° 15' 55" East for a distance of 190.35 feet along the said southern right of way line of Lake Harbour Drive to a 1/2" iron pin found; thence North 88° 28' 41" East for a distance of 45.13 feet along the said southern right of way line to a 1/2" iron pin found; thence South 46° 06' 52" East for a distance of 21.71 feet along a right of way flare to a 1/2" iron pin found at the western right of way line of a roadway called R & R Harbour Cove; thence South 00° 00' 19" East for a distance of 239.25 feet along the said western right of way line to a 1/2" iron pin found; thence leave said western right of way line of the roadway called R & R Harbour Cove and run South 89° 56' 54" West for a distance of 146.78 feet to a 1/2" iron pin found; thence continue South 89° 56' 54" West for a distance of 105.07 feet to a 1/2" iron pin found; thence North 00° 03' 06" West for a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 1.4550 acres (63,379 square feet), more or less.

The referenced meridian for the above description is based on the subdivision plat of R & R Harbour Cove recorded in Plat Cabinet E, Slide 200B.



LEGAL DESCRIPTION
PARCEL "B"
HARBOUR COVE
(A PROPOSED SUBDIVISION)

A parcel of land being situated in the Northeast 1/4 of Section 32, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the southwest corner of Lot 6, Block 37 of Highland Colony Subdivision and run North for a distance of 824.31 feet; thence run East for a distance of 365.28 feet to an iron pin found at the southwest corner of the proposed Harbour Cove subdivision plat; thence run 231.14 feet along the arc of a 722.39 foot radius curve to the right, said arc having a 230.16 foot chord which bears North 28° 42' 43" East; thence North 89° 52' 22" East for a distance of 126.43 feet to a 5/8" iron pin found which marks the **POINT OF BEGINNING** for the parcel herein described; thence North 00° 10' 44" East for a distance of 129.57 feet to a 5/8" iron pin found; thence continue North 00° 10' 44" East for a distance of 106.32 feet to a 5/8" iron pin found at the southern right of way line of Lake Harbour Drive; thence North 89° 15' 55" East for a distance of 190.35 feet along the said southern right of way line of Lake Harbour Drive to a 1/2" iron pin found; thence North 88° 28' 41" East for a distance of 45.13 feet along the said southern right of way line to a 1/2" iron pin found; thence South 46° 06' 52" East for a distance of 21.71 feet along a right of way flare to a 1/2" iron pin found at the western right of way line of Harbour Cove; thence South 00° 00' 19" East for a distance of 239.25 feet along the said western right of way line to a 1/2" iron pin found; thence leave said western right of way line of Harbour Cove and run South 89° 56' 54" West for a distance of 146.78 feet to a 1/2" iron pin found; thence continue South 89° 56' 54" West for a distance of 105.07 feet to a 1/2" iron pin found; thence North 00° 03' 06" West for a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 1.4550 acres (63,379 square feet), more or less.

The referenced meridian for the above description is based on the proposed subdivision plat of Harbour Cove.

**RISHI ENTERPRISES, INC.
1059 Ridgewood Road
Jackson, MS 39211**

October 6, 2017

City of Ridgeland
304 Hwy. 51
Ridgeland, MS 39157

Re: Parcel B of R & R Harbour Cove, Ridgeland, MS

Dear City of Ridgeland:

This letter will confirm that Veracity, LLC has a contract to purchase the above-referenced property. Veracity, LLC (and its members, managers, and representatives) have the right and authority to petition the city for a zoning change to C-3 and for a special use permit for its intended use of the property.

It is anticipated that the property sold to Veracity, LLC will be expanded approximately 15' to the south of the existing Parcel B (into the northern portion of the current Parcels D and E), and this authorization includes the property, as expanded.

Sincerely,


Rishi Enterprises, Inc. 9/10/17



Julius M Ridgway Petro

Renasant Bank

Regional Office

Boutique

Newk's Eatery

Sew Smocking Cute

Menchie's Frozen Yogurt

Grills of Mississippi

Little School/Northpark Learning Center

Trustmark

Applebee's Neighborhood Grill &...

Shayna's Boutique

The Armory

Penn's

Lake Hart

Lake Harbour Dr

Lake Harbour Dr

Community Bank
ATM Bankfirst

Reservoir Wine and Spirits
Gateway Tire & Service Center

Northpark Dr

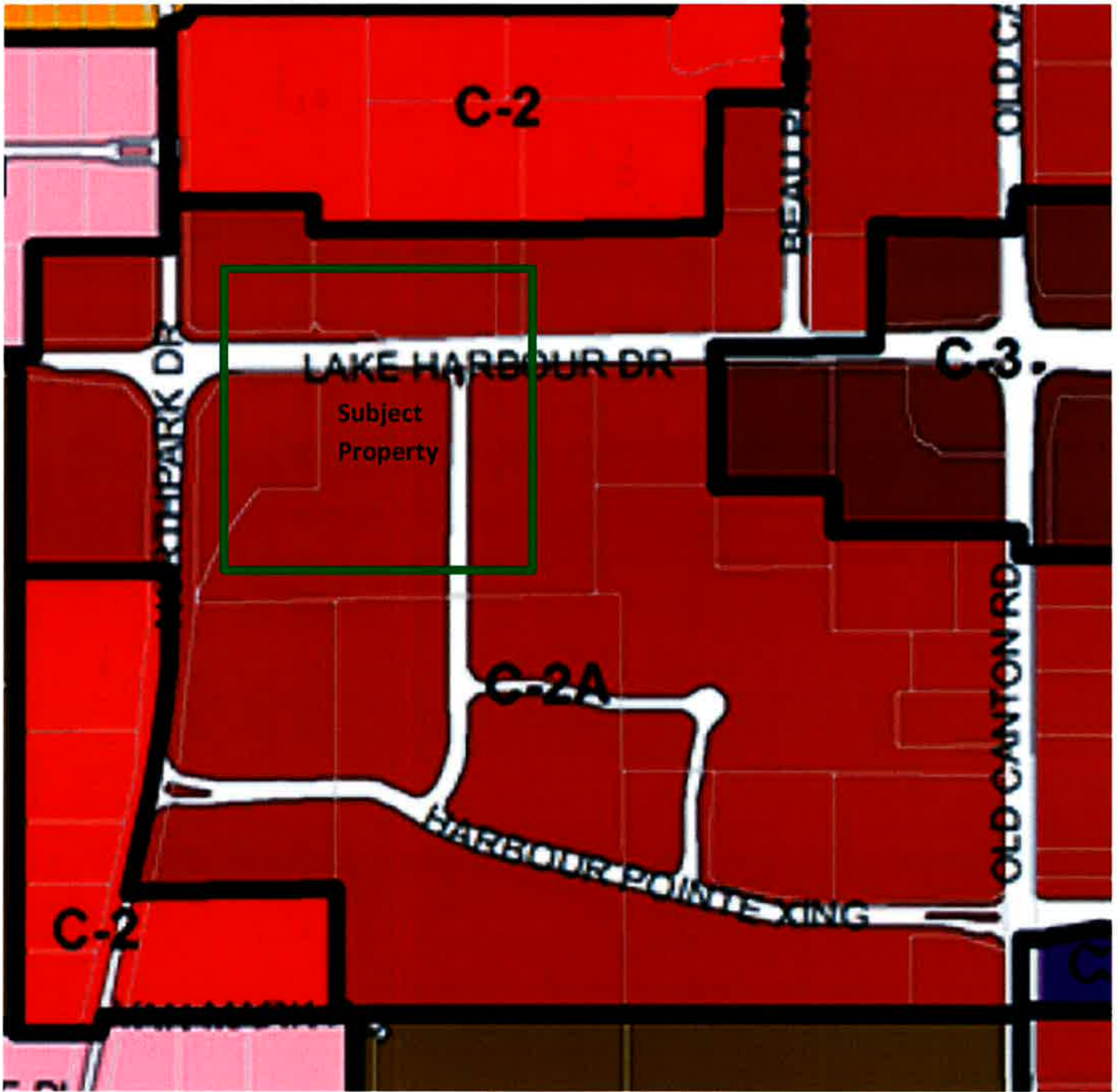
Northpark Dr

Northpark Dr

Harbour Pointe Crossing

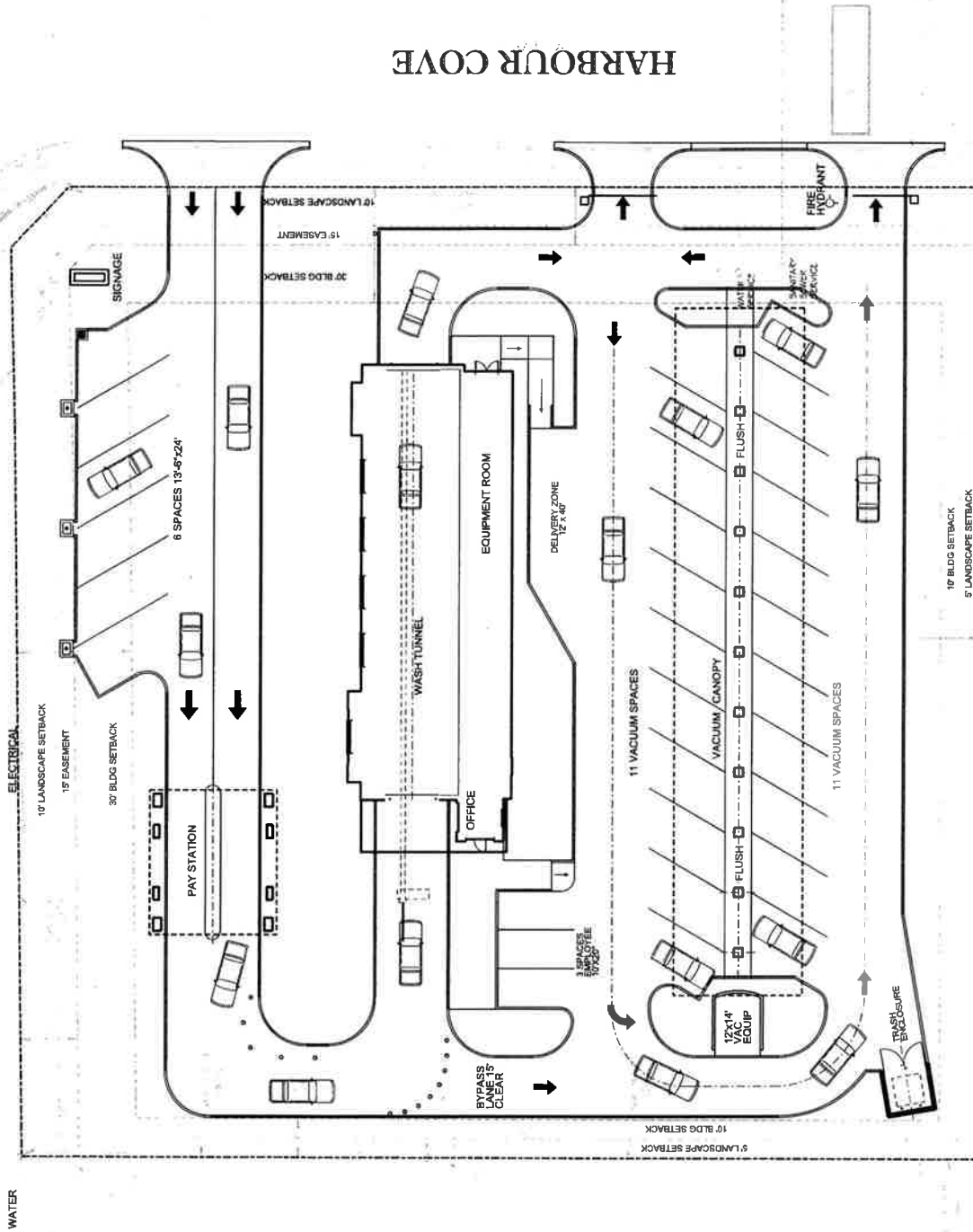
SUBJECT PROPERTY





Green Box = Approximate Boundary of 160' Perimeter Around Subject Property

LAKE HARBOUR DRIVE



HARBOUR COVE

FOR REVISIONS AND USE ONLY
CAR WASH CONCEPTUAL LAYOUT
 DATE: HARBOUR BLVD @ W. RIDGELAND, MS 11-20 @ 24:36 / 11-40 @ 8x11 10-12-17
 FILE: HARBOUR BLVD @ W. RIDGELAND, MS 11-20 @ 24:36 / 11-40 @ 8x11
 C-3 ZONING PROPOSED (C-2A EXISTING)
 30' BLDG FRONT SETBACK
 10' BLDG SIDE FRONT SETBACK
 5' LANDSCAPE SIDE AND REAR SETBACK

DESIGNED BY: J. WELTMAN
 601-752-4122
 caw@carwash.com

