

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, DIANNE CARDWELL, (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 DIANNE CARDWELL  
(hereinafter referred to as "Petitioner").
2. The Petitioner's mailing address is Ridgewood Rd  
\_\_\_\_\_ and the Petitioner's attorney or  
representative's mailing address is \_\_\_\_\_.
3. The Petitioner's phone number is 769-230-5960 and the Petitioner's  
attorney's phone number is (if applicable) \_\_\_\_\_.
4. The record title holder of the property is Lee Davis,  
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 25 Avery Ct. Jackson, MS. 39211

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:

642 Ridgewood Rd  
Ridgewood Ms

Ridgeland, Mississippi 39157

(and/or) Tax Parcel ID Number(s):

072I - 31B - 018/00.00

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 C-4, according to the official zoning map of Ridgeland, Mississippi.

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

Section 440.03 & 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: Car wash and detailing

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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?

Existing facility is an open warehouse and fits our business model as a car wash and detailing business. Area is historically ~~an~~ an industrial and automobile business district so our land use would be compatible.

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

We typically can detail 1-2 cars per hour so minimal traffic impact.

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- 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 known adverse impacts on abutting properties.

- 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 parking lot and access is sufficient to support our business.

Building has existing fire protection / sprinkler system in place.

- 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?

We will have a min. of 5 parking spaces outside for employees and customers and have room inside for 5 or more detailed cars.

- 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'?

No dumpster needed. Trash to be stored in cans inside warehouse. Building is already setup so that the rear is screened from view.

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

Existing drainage. No known needed improvements.

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

All utility connections are existing.

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

Existing ground sign location. We will  
apply for a sign permit prior to installing.

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

Unknown.

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

8-6 Monday - Sunday. Normal  
business hours.

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

Security cameras will be installed.  
We will follow adopted city building codes.

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

No known negative impact on public facilities.

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

No known negative environmental and economic 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,

*Dione Conkwell*  
PETITIONER

1-17-2018  
DATE





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BOOK 244 PAGE 470

INDEXED  
9271

WARRANTY 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, LANDMARK REALTY, INC., a Mississippi Corporation, does hereby sell, convey and warrant unto R. LEE DAVIS, the following land and property lying and being situated in Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin marking the Southwest corner of the Alperin Enterprises, Inc. properties (now being Columbus Mobile Home Park, Inc.) as recorded in Book 83 at Page 284, in the office of the Chancery Clerk of Madison County, and from this point run thence northerly along the west line of said property for 110.4 feet to the point of beginning of the land herein described.

Thence run northerly along the west line of the Alperin Enterprises, Inc., property for a distance of 75 feet to a point; thence turn left through a deflection angle of 91 degrees 15 minutes and run westerly for a distance of 278 feet, more or less, to the east line of Ridgewood Road; turn thence to the left through a deflection angle of 88 degrees 45 minutes and run southerly along the east line of Ridgewood Road for a distance of 75 feet to a point; thence turn to the left and run easterly for a distance of 278 feet, more or less, to the point of beginning. Said property is a part of Lot 4, Block 30 of Highland Colony Subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi.

Grantee assumes and agrees to pay the ad valorem taxes for the current year and all subsequent years.

There is excepted from the warranty hereof all protective covenants and prior mineral reservations of record.

There is further excepted from the warranty hereof a right-of-way in favor of Mississippi Power & Light Company as per deed recorded in Book 34, at Page 205, of the office of the said Chancery Clerk and right-of-way easement reserved in and recorded in Book 112, at page 394 thereof.

Exhibit 'A'

WITNESS THE SIGNATURE of the undersigned Grantor, this the 27<sup>th</sup> day of June, 1988.

LANDMARK REALTY, INC.,  
A MISSISSIPPI CORPORATION

BY: R. L. Davis  
R. L. DAVIS, PRESIDENT

GRANTOR'S ADDRESS:

642 Ridgewood Rd  
Ridgeland, Ms. 39157

BUS. PH. 856-4111

RES. PH. 956-1843

GRANTEE'S ADDRESS:

25 Avery Circle  
Jackson, Ms. 39211

BUS. PH. 856-4111

RES. PH. 956-1843

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named R. LEE DAVIS, President of LANDMARK REALTY, INC., a Mississippi Corporation, who after having been first duly sworn, stated on his oath that he signed and delivered the above and foregoing instrument of writing for and on behalf of said Corporation on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 9<sup>th</sup> day of Aug., 1988.

Selma Oakley  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires July 1, 1992



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 30 day of August, 1988, at 11:30 o'clock a.m., and was duly recorded on the AUG 30 1988, Book No. 244, Page 470.

BILLY V. COOPER, CHANCERY CLERK BY: K. Gregory D.C.

R. Lee Davis Suite B  
642 Ridgewood Rd  
Ridgeland, Ms  
Jan 12, 2018

To: The City of Ridgeland  
Ridgeland, Ms. 39157

Please be advised that I intend to rent the rear of my  
building at 642 Ridgewood Road to:  
Fred + Diane Price

They will operate an automobile detailing business  
as a continuation of the business they have operated  
for about 5 years at the Shell station on Hwy 51.  
Please give them every consideration to continue their  
business in my building. Thank you

R. Lee Davis (Owner)  
Davis Properties

Exhibit B

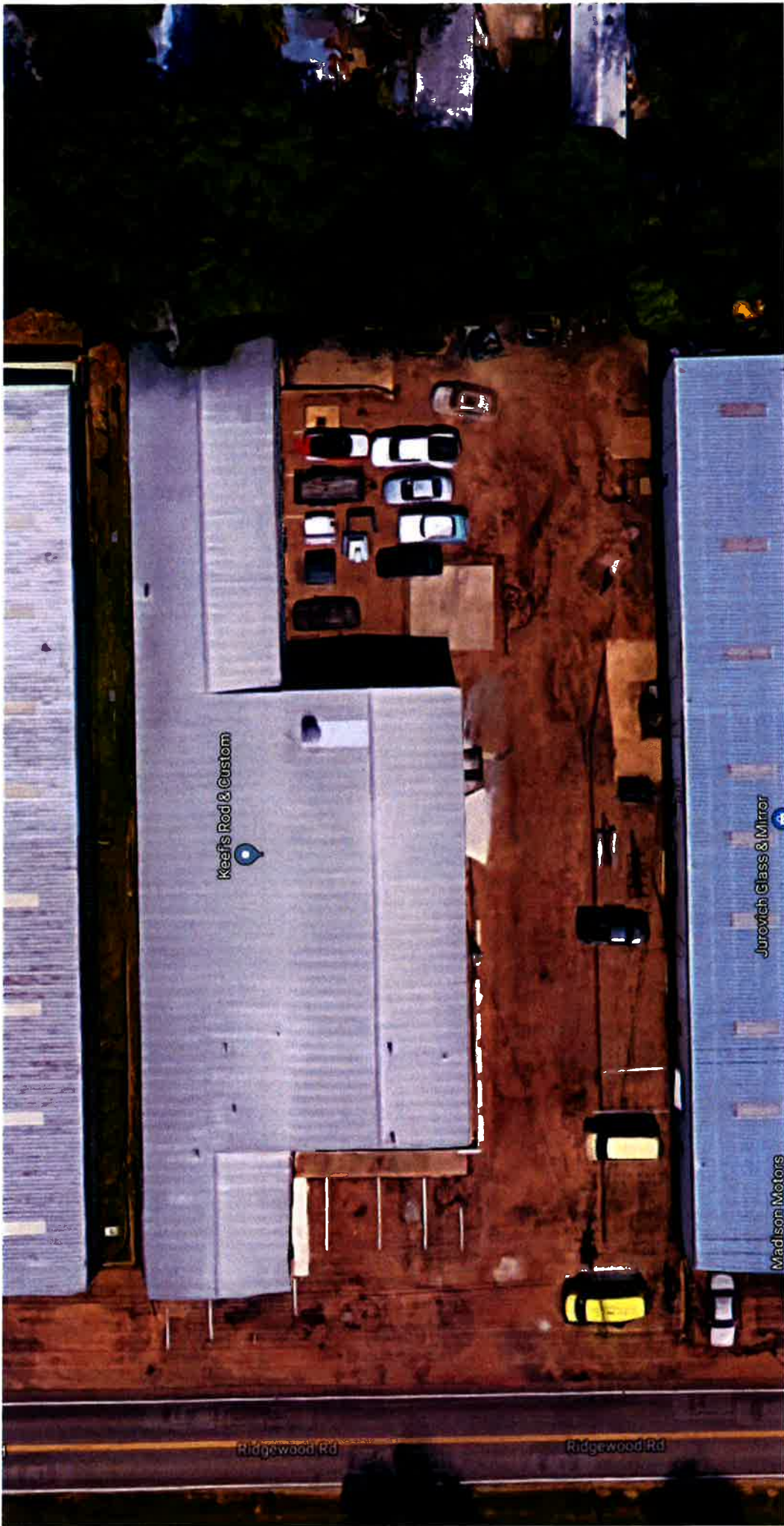


Exhibit C-1



Exhibit C-2

# City of Ridgeland - GIS Mapping Portal



January 18, 2018

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

Exhibit D