

**RANKIN COUNTY, MISSISSIPPI  
APPLICATION FOR ZONING ACTION  
DIMENSIONAL VARIANCE**

Name of Applicant: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Name of Attorney or Representative: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

**DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS?**    ☐ YES    ☐ NO  
(If YES, please attach a true copy of the restrictive covenants)

**HAS ANY ZONING ACTION REQUEST FOR THIS PROPERTY EVER BEEN MADE BEFORE?**    ☐ YES    ☐ NO  
(If YES, please attach a true copy of all decisions of the Planning Commission and the Board of Supervisors)

**PLANNED USE OF PROPERTY:**  
(Attach plans showing property boundaries, relation to streets, ingress and egress to the facilities and off-street parking)

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**I. DIMENSIONAL VARIANCE:**

A Dimensional Variance from the terms of the Rankin County Zoning Ordinance, as amended, shall no be granted by the Planning Commission until the Applicant has demonstrated that the following conditions are met:

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district.
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

**GROUND FOR REQUEST:** (Attach Additional Pages, if necessary)

**NOTE:** The Applicant must address each of the conditions above in the space provided below and/or on attached pages. Non-conforming use of neighboring lands, structures, or buildings in the same zone or permitted use of lands, structures, or buildings in other zones shall not be considered grounds for the issuance of a Dimensional Variance.

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By signing this application, it is understood and agreed that permission is given the Rankin County to place a sign on said property, giving notice to the public that said property is being considered for zoning action. It is further understood that after a hearing has been held or a determination made, that said sign may be removed from the owner's property by the Rankin County, or it may remain until the case is finalized, if deemed necessary. Be it further understood by the applicant that removal of the sign before the hearing will constitute a withdrawal by the petitioner, and the case will not be heard.

It is further understood and agreed upon by the applicant, and permission is hereby granted to the Zoning Administrator, for inspections, investigations and/or evaluation reports pertaining to said property to be made by the appropriate agencies. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed usage, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.

By signing this application, I acknowledge that the above information is true, correct and complete to the best of my knowledge.

**APPLICANT**

**PROPERTY OWNER**

**STATE OF MISSISSIPPI  
COUNTY OF RANKIN**

**SWORN TO AND SUBSCRIBED BEFORE ME,**

This the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**NOTARY PUBLIC**

## **SITE PLAN REQUIREMENTS**

**A complete zoning application and \$250.00 fee must be submitted 30 days prior to review by Board of Supervisors. Submit 3 complete sets of scalable plans (minimum 24 X 36) for review and email a PDF to [rlawrence@rankincounty.org](mailto:rlawrence@rankincounty.org).**

- ☐ 1. Lot lines (property lines).
- ☐ 2. The zoning of adjacent lots.
- ☐ 3. The names of owners of adjacent lots.
- ☐ 4. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan.
- ☐ 5. ACCESS WAYS: curb cuts, driveways and parking (including number of parking spaces to be provided) and loading areas.
- ☐ 6. All existing and proposed easements.
- ☐ 7. All existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants.
- ☐ 8. Drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources. Show latitude & longitude on spillway of detention/retention ponds.
- ☐ 9. If requested by Zoning Administrator, contours at vertical intervals of five (5) feet or less.
- ☐ 10. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications.
- ☐ 11. Landscaped areas and planting screens required by section 404.
- ☐ 12. Building setback lines and the location of all structures, existing and proposed.
- ☐ 13. Proposed uses of the land and buildings, if known.
- ☐ 14. Open space and recreation areas, when required.
- ☐ 15. Area (in square feet and/or acres) of parcel.
- ☐ 16. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures).
- ☐ 17. Number and type of dwelling units (where proposed).
- ☐ 18. A "development plan"(see Section 2708.04) when staging of development is proposed including a lot take down schedule.
- ☐ 19. Any additional data necessary to allow for a thorough evaluation of the proposed use.
- ☐ 20. Proposed elevations (all four sides) indicating the general design, style, and architecture of the building or structure.
- ☐ 21. Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.
- ☐ 22. Number of stories and total square feet, including a notation as to the square footage on each floor or level.
- ☐ 23. Proposed height in feet.
- ☐ 24. Provide a coloring rendering of the proposed structure
- ☐ 25. Color pictures of adjacent properties and any structures on subject property.