

**RANKIN COUNTY, MISSISSIPPI
APPLICATION FOR ZONING ACTION
SPECIAL EXCEPTION (CONDITIONAL USE)**

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)

RANKIN COUNTY, MISSISSIPPI
ZONING ACTION APPLICATION
PAGE 2 OF 3

1. SPECIAL EXCEPTION (CONDITIONAL USE):

The Rankin County Planning Commission shall hear and decide only such Special Exceptions as the Board of Supervisors are specifically authorized to approve by the terms of the Rankin County, Mississippi Zoning Ordinance, as amended.

The applicant for a Special Exception must indicate below the section of the Zoning Ordinance under which the Special Exception is sought and state the grounds upon which it is requested.

SPECIAL EXCEPTION SOUGHT UNDER SECTION _____ OF THE
RANKIN COUNTY ZONING ORDINANCE.

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

In granting any Special Exception, the Board of Supervisors may prescribe appropriate conditions and safeguards in conformity with the terms of the Zoning Ordinance.

RANKIN COUNTY, MISSISSIPPI
ZONING ACTION APPLICATION
PAGE 3 OF 3

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.

- 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.