

Petition to Rezone

326 Distribution Drive

from C-1 to C-2

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 29
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:
JILL BEHLAR

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Jill Behlar, as prospective owner and given permission to petition by Billy Hines, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 29 Township 8N, Range 2E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A


from its present Zoning District Classification of C-1 General Commercial District to a C-2 Highway Commercial District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 3 acres.
2. The zoning proposed is in compliance with the adopted Land Use and Transportation Plan of Madison County, and is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order reclassifying this property from its present C-1 General Commercial District classification to a C-2 Highway Commercial District.

Respectfully submitted, this the 23rd day of December, 2013.

 Petitioner

Property for Rezoning:

326 Distribution Drive

Parcel Details

Parcel number 0821-29-013/01.13

Parcel number 0821-29-013/01.15

Legal Description:

2.0AC IN E1/2 E1/2 OF SEC 29

Legal Description:

1.0 AC IN NE1/4 NE1/4

Legal Description on Warranty Deed for the purchase of the additional 1 acre:

Being situated in the E 1/2 of the E 1/2 of section 29, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at the intersection of the east boundary of aforesaid section 29, T8N-R2E, with the southern R.O.W. line of Gluckstadt road as it is now (September, 1990) in use and run S89°58'W, along the south R.O.W. line of Gluckstadt road, 1167.09'; run thence S20°49'E, 331.09'; run thence S0°06'30"E, 743.94' to the southwest corner of the Billy Hines Property and the point of beginning for the property herein described, run thence S0°06'30"E, 87.95' to an iron bar; run thence N89°53'E, 474.60' to the centerline of a road, run thence northeasterly, counterclockwise, along the arc of a curve in said road centerline, 95.75' to the southeast corner of the aforesaid Billy Hines property; said curve having the following characteristics: central angle of 14°24'12", radius of 380.87' and chord bearing and distance of N22°48'33"E, 95.49'; run thence S89°53'W, along the south boundary of the said Hines property, 511.78' to the point of beginning.

CORRECTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, WE, RICHARD L. RIDGWAY, C.R. RIDGWAY IV, and E. DAVID COX d/b/a MID-MISSISSIPPI DISTRIBUTION CENTER, do hereby sell, convey, and warrant unto BILLY JOE HINES and wife, SHELIA W. HINES, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Being situated in the E 1/2 of the E 1/2 of Section 29, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at the intersection of the Eastern boundary of aforesaid Section 29 with the Southern R.O.W. line of Gluckstadt Road, as it is now (July, 1989) in use and run thence S 89 degrees 58 minutes W, along the said Southern R.O.W. line of Gluckstadt Road, 1167.09 feet; run thence S 20 degrees 49 minutes East, 331.09 feet to an iron bar; run thence S 0 degrees 06 minutes 30 seconds E, 577.40 feet to the NW corner of and the Point of Beginning for the property herein described;

- run thence N 89 degrees 53 minutes E, 525.84 feet to the centerline of a paved public road;
- run thence S 0 degrees 19 minutes 11 seconds E, along the centerline of said road, 61.78 feet to the beginning of a curve;
- run thence Southwesterly, clockwise, along the arc of said curve, 106.08 feet; said curve having the following characteristics: central angle of 15 degrees 57 minutes 27 seconds, radius of 380.87 feet, and chord bearing and distance of South 7 degrees 39 minutes 31 seconds West, 105.73 feet;
- run thence S 89 degrees 53 minutes W, 511.78 feet;
- run thence N 0 degrees 06 minutes 30 seconds W, 166.54 feet to the Point of Beginning, containing 2.00 acres, more or less.

Excepted from the warranty hereof are all restrictive covenants, easements, rights-of-way, and severances of oil, gas, and other minerals of record affecting said property.

There is also granted herewith a non-exclusive, perpetual easement for ingress and egress over and across the existing road known as Distribution Drive, which shall be maintained by grantors until accepted by government authority.

The easements granted herein shall expire upon dedication to and acceptance by Madison County of the roadways which they cover.

The property described above constitutes no part of the Grantors' homestead.

This instrument corrects that Warranty Deed in Deed Book 255 at Page 385.

WITNESS OUR SIGNATURES, this 31st day of July, 1989.

[Signature]
RICHARD L. RIDGWAY

[Signature]
C.R. RIDGWAY IV

[Signature]
E. DAVID COX

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 31st day of July, 1989, within my jurisdiction, the within named RICHARD L. RIDGWAY, C.R. RIDGWAY IV, and E. DAVID COX d/b/a MID-MISSISSIPPI DISTRIBUTION CENTER, who acknowledged that they executed the above and foregoing Warranty Deed.



[Signature]
PATSY H. WILSON
NOTARY PUBLIC

My Commission Expires:
November 20, 1989.

RICHARD L. RIDGWAY, C.R. RIDGWAY IV,
and E. DAVID COX d/b/a MID-MISSISSIPPI
DISTRIBUTION CENTER
P.O. Box 16363
Jackson, MS 39236
Ph. No. (601) 969-0181(o)

BILLY JOE HINES and wife,
SHELIA W. HINES
347 West Washington Street
Ridgeland, MS 39157
Ph. (601) 856-4870(h); (601) 853-1568(o)



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 30 day of Aug, 1989, at 9:00 o'clock A.M., and was duly recorded on the 8 AUG 30 1989, Book No. 257, Page 530.

BILLY V. COOPER, CHANCERY CLERK BY: *[Signature]* D.C.

50091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, RICHARD L. RIDGWAY, C. R. RIDGWAY, IV and E. DAVID COX, doing business as Mid-Mississippi Distribution Center, a Mississippi General Partnership, P. O. Box 2047, Jackson, Mississippi 39225-2047, (601) 353-8349, do hereby sell, convey and warrant unto BILLY HINES, AND WIFE, SHELIA HINES, 347 W. Washington Street, Ridgeland, MS 39157, (601) 853-1568, 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 Madison County, Mississippi, to-wit:

Being situated in the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of section 29, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at the intersection of the east boundary of aforesaid section 29, T8N-R2E, with the southern R.O.W. line of Gluckstadt road as it is now (September, 1990) in use and run S89°58'W, along the south R.O.W. line of Gluckstadt Road, 1167.09'; run thence S20°49'E, 331.09'; run thence S0°06'30"E, 743.94' to the southwest corner of the Billy Hines Property and the point of beginning for the property herein described, run thence S0°06'30"E, 87.95' to an iron bar; run thence N89°53'E, 474.60' to the centerline of a road, run thence northeasterly, counterclockwise, along the arc of a curve in said road centerline, 95.75' to the southeast corner of the aforesaid Billy Hines property; said curve having the following characteristics: central angle of 14°24'12", radius of 380.87' and chord bearing and distance of N22°48'33"E, 95.49'; run thence S89°53'W, along the south boundary of the said Hines property, 511.78' to the point of beginning.

The above described property constitutes no part of the homestead of the Grantors herein.

This conveyance is made subject to and there is excepted from the warranty hereof the following:

1. All covenants, easements and rights-of-way of record and zoning ordinances affecting the above described property.
2. The liens of the 1990 state, county and city taxes, which are not yet due and payable, which are to be pro-rated as of the date of delivery of possession.

3. All prior oil, gas and mineral reservations, conveyances or leases of record as pertain to the subject property.

WITNESS THE SIGNATURES of the Grantors, this the 4th day of October, 1990.

[Signature]
Richard L. Ridgway

[Signature]
C. R. Ridgway, IV

[Signature]
E. David Cox

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 4th day of October, 1990, within my jurisdiction, the within named Richard L. Ridgway, C. R. Ridgway, IV, and E. David Cox, d/b/a Mid-Mississippi Distribution Center, a Mississippi General Partnership, who acknowledged that they executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:
2-28-94



TIS016/WD Hines



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 9 day of Oct, 1990, at 100 o'clock P M., and was duly recorded on the OCT 09 1990, Book No. 274, Page 590.

BILLY V. COOPER, CHANCERY CLERK BY: *[Signature]* D.C.

Property for Rezoning:

326 Distribution Drive

Parcel Details

Parcel number 082I-29-013/01.13
PPIN
Owner's name HINES BILLY JOE & SHELIA W
Physical street number 326
Physical street name DISTRIBUTION DR
Mailing address 347 W WASHINGTON ST
Mailing city RIDGELAND
Mailing state MS
Mailing zip 39157
True Values
Land 130680
Improvement 233130
Total 363810
Assessed Values
Land 19602
Improvements 34970
Total 54572
Acres 0.00
Legal description 2.0AC IN E1/2 E1/2 OF SEC
Taxing District: 2 M
Supervisor District 2
Municipality
School District MADISON COUNTY
Special Assessment District SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2012 and recorded by 1/7/2013

Book / Page / Date 255 / 384 / 1989-07-11
[View Deed]
[Search By Legal Description]
Date 1989-07-11
Homestead NO

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value
1	OFFICE/WAREHOUSE	13,496	14,439	1990	230770
2	CONCRETE PAVING	1,400	1,400	1990	2360

Additional 1 Acre:

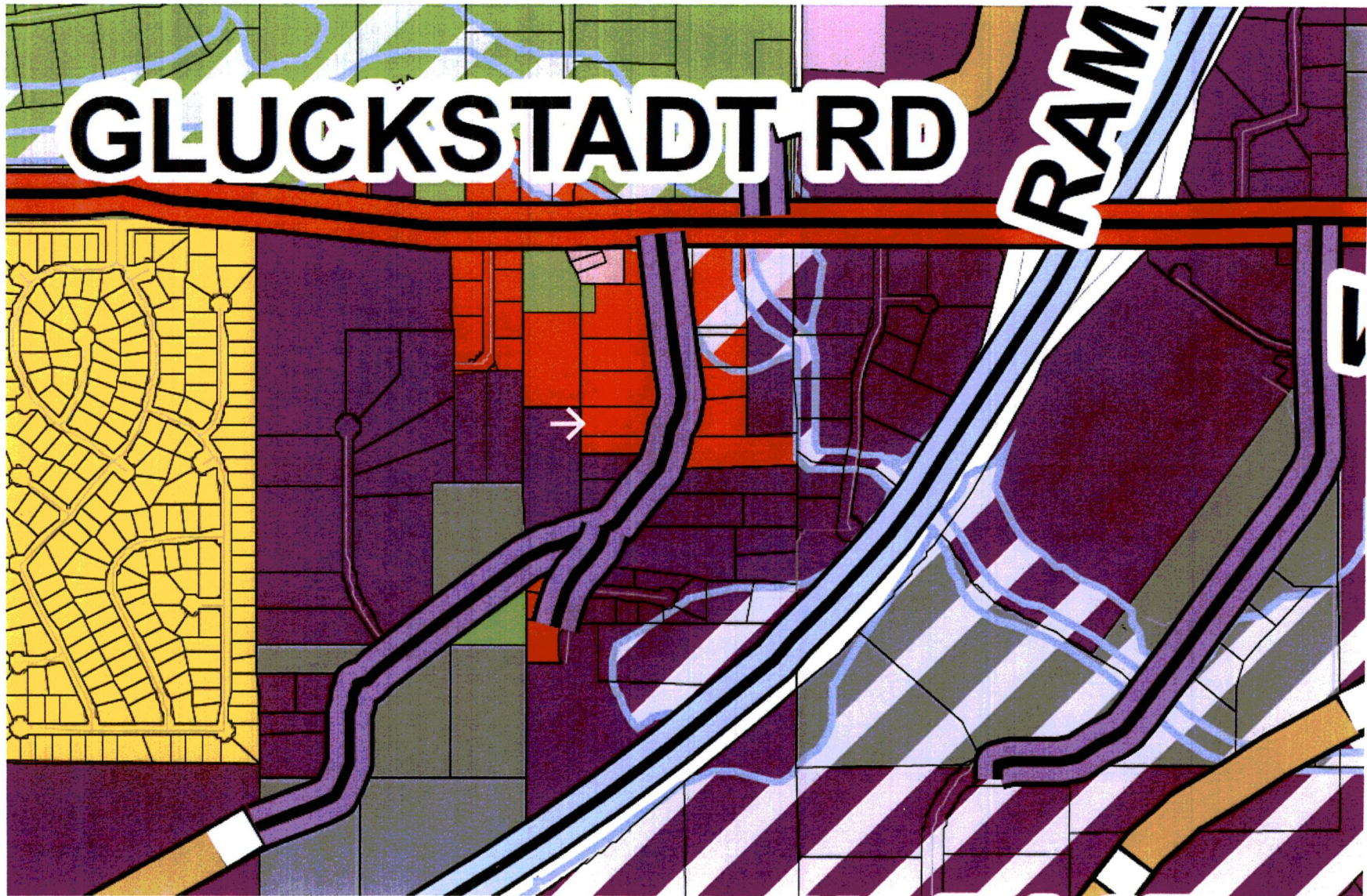
Parcel Details

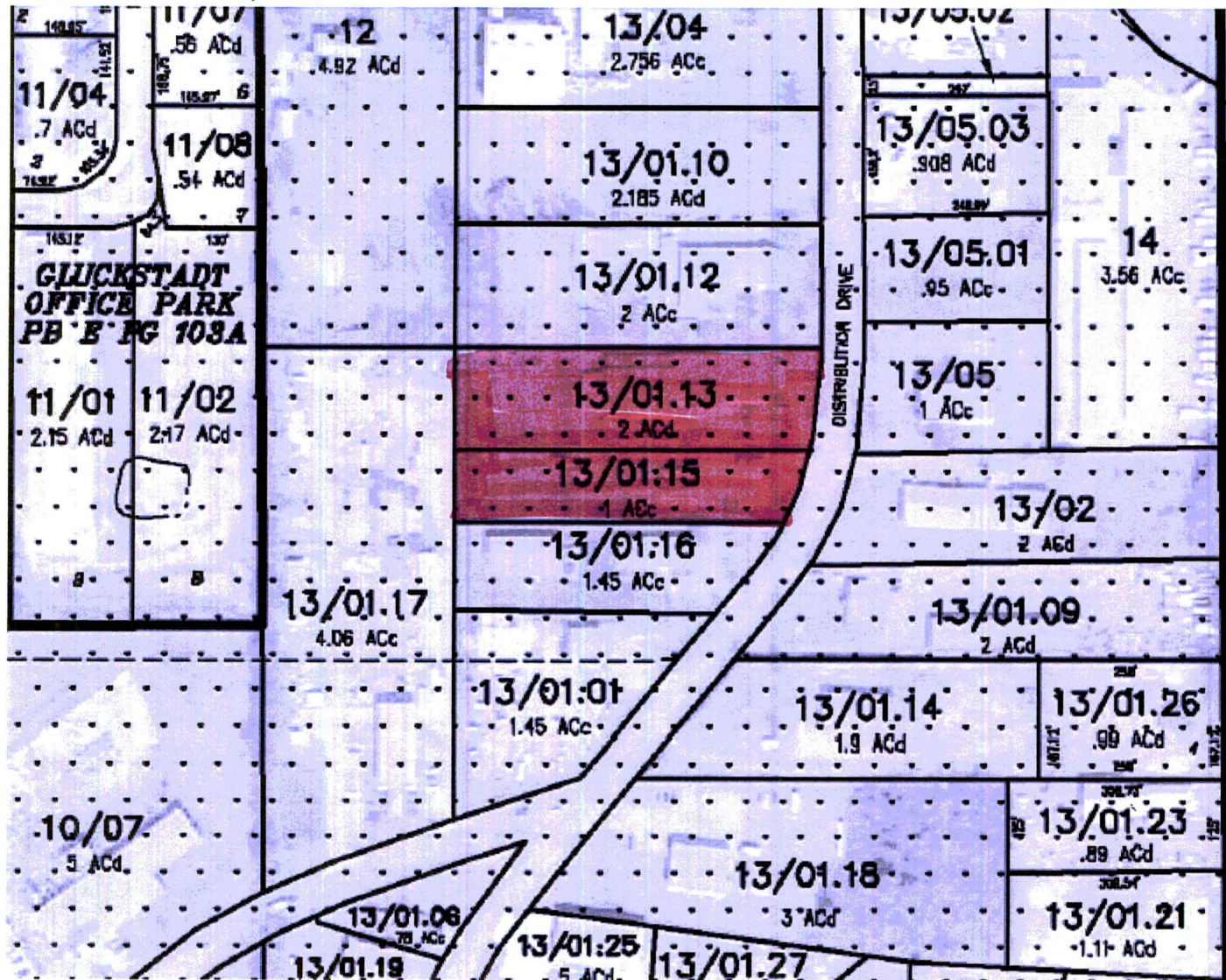
Parcel number	082I-29-013/01.15
PPIN	
Owner's name	HINES BILLY & SHELIA
Physical street number	0
Physical street name	
Mailing address	347 W WASHINGTON STREET
Mailing city	RIDGELAND
Mailing state	MS
Mailing zip	39157
True Values	
Land	65340
Improvement	0
Total	65340
Assessed Values	
Land	9801
Improvements	0
Total	9801
Acres	0.00
Legal description	1.0 AC IN NE1/4 NE1/4
Taxing District:	2 M
Supervisor District	2
Municipality	
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2012 and recorded by 1/7/2013

Book / Page / Date	[View Deed]
0274 / 590 / 1990-10-09	[Search By Legal Description]
Date	1990-10-09

The white arrow, shown on map, is pointing to the 2 acres, south is the additional 1 acre.







Tour Guide

1996

Imagery Date: 12/20/2012 32230'52.15" N 90206'35.53" W elev 283 ft eye alt 1190 ft



Exhibit B (326 Distribution Drive):

Specific Use of Subject Property if Rezoned:

The proposed plan is for a new business, Playful Pet Resort, to occupy approximately 10,000 sq ft indoors, after renovations. Playful Pet Resort will be an upscale retreat for people's beloved pets. Services that will be offered are daycare, boarding, grooming, training and retail.

Plans for the resort began when the owners were looking for accommodations for their furry family. They realized after extensive research that such a place did not exist in central Mississippi, although, most cities across the country have adopted this business model. The resort will be set apart from the traditional kennels in our area by providing soundproof boarding rooms and offer amenities such as, raised beds, TVs, classical music and webcams for pet parents to view 24/7.

The proposed plan for exterior improvements, include:

- Brick or Stucco façade to exterior.
- Paving parking lot. Allowing for at least 30 parking spaces.
- 10' fencing down north side of building to rear. Then extending fencing south along property line.
- A double-gate system will be used in any areas that dogs are allowed.
- A vendor, K9 Grass, will install artificial turf made specifically for animals. Proper drainage will be used around the perimeter of the property for waste disposal.

Playful Pet Resort has been established as a LLC, by Jill Saucier Behlar a lifelong resident of Madison County. Her partner is her loving and supportive husband of 13 years, Jason Behlar. She is excited to offer her community a service that is currently unavailable.

Careful consideration has gone into the planning of this resort. Choosing materials that will be safe and comfortable for the animals and also taking into consideration the neighbors along Distribution Drive.

The *Playful Pet Resort* will improve the appearance of the current property and add property value to the adjacent businesses:

Current Pictures of Property:



Plan: To add brick or stucco facade to front and side of building.
Also, extend a covered awning from the front entry door.



Plan: Pave parking lot on south side and front



Plan: 10' fence down the N side of property to enclose a paved, covered walkway to rear of property