Rankin County Board of Supervisors

Regular Board Meeting

~ Minutes ~

211 East Government Street
Brandon, MS 39042
www.rankincounty.org

Larry Swales
Chancery Clerk

Thursday, July, 15, 2021 | **9:00 AM** | **Rankin Board Room**

I. Call to Order

9:00 AM Meeting called to order on July 15, 2021 at Rankin Board Room, 211 East Government Street, Suite A, Brandon, MS.

Attendee Name	Title	Status	Arrived
Daniel Cross	Vice President	Present	
Steve Gaines	Supervisor District 4	Present	
Brad Calhoun	Supervisor District 3	Present	
Jared Morrison	President	Present	
Jay Bishop	Supervisor District 5	Present	
Craig Slay	Board Attorney	Present	
Keith Hicks	County Administrator	Present	
Larry Swales	Chancery Clerk	Present	

II. INVOCATION

Board Attorney Craig Slay

III. PUBLIC COMMENTS AND RECOGNITION

None

IV. OLD BUSINESS

Minutes Approval:
A. July 6, 2021

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

V. CONSENT AGENDA

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

1. APPROVAL OF THE FOLLOWING:

FINANCIAL REPORTS

A. Approval of claims docket in the amount of $5,182,454.23

Those items found in the claims docket, to include but not limited to, contractual services, regular and recurring operating expenses, engineering services, additional legal services, etc., are found to be reasonable and necessary for conducting the county's business.

B. Acknowledge receipt of Budget and Financial Reports for the month of June, 2021

C. Approval of budget amendment for the Tax Assessor's Department to transfer funds between line items (No increase)

D. Approval of Budget Amendment for the Road Fund to transfer between line items (No Increase)

AGREEMENTS

E. Approval for Rankin County Sheriff's Department to enter into an Agreement with TCS Ware and FususOne for video and data collaboration platform to expedite intelligence gathering and authority to issue check in the amount of $50,000.00 upon receipt of invoice the payment will be issued from the State Drug Fund

Other

F. Authorization for the Road Department to conduct work requested in writing from the Rankin County School District for county assistance at Northwest Rankin High School to remove and replace failed culvert on back parking lot located across from the bus lot pursuant to Miss. Code Ann. §19-3-42(4)

2. AUTHORITY TO ISSUE CHECKS:

Dues and Training Conferences

A. Authority to pay 2021 membership dues in the amount of $25.00 and pay the registration fee in the amount of $125.00 for Beth Miller to attend the Annual Emergency Services Administrative Professionals Conference on September 8-10, 2021, at the Golden Nugget Casino in Biloxi, MS and pay lodging in the amount of $165.96 and pay any travel related expenses and authority to issue check

B. Authority to pay 2022 membership dues for Heather Jennings to the (MAE4-HA) Mississippi Association of Extension 4-H Agents in the amount of $100.00 and authority to issue checks

C. Request authority to pay Leadership Rankin Program Registration in the amount of $750.00 for Corey Gerber to attend starting August 18, 2021 through April of 2022 and authority to issue check

D. Authority to pay Mississippi Prosecutors Association Membership dues for July 1, 2021 to June 30, 2022 for County Prosecutor John Shirley and Assistant County Prosecutor Trey Spillman in the amount of $83.00 each and authority to issue check

E. Authority to pay Mississippi Prosecutors Association Membership dues for July 1, 2021 to June 30, 2022 for Youth Court Prosecutor Corey Gerber in the amount of $75.00 and authority to issue check

F. Authority to pay course fee for Johnathan Sanford in the amount of $1,125.00 for the Krav Maga Worldwide Law Enforcement Instructor Certification Course and pay $850.00 for Wayne Carter for re-certification course to attend the Seminar on September 18-24, 2021, in Jefferson City, MO and authority to issue check and pay any travel related expenses

G. Authority to pay registration fees in the amount of $150.00 each for Investigators Gerrad Bacon and Eric Mallery to attend the ROCIC Annual Homicide Conference on August 15-18, 2021, in Biloxi, MS and authority to issue check and pay any travel related expenses

Advertising County Resources

H. Authority to advertise county resources in the amount of $225.00 with Brandon High School for ¼ page ad for 2021-2022 Yearbook

Other

I. Authority to issue check in the amount of $135.00 to Kailee Edwards for payment of Interpreting Services per Order received from Judge Thomas H. Broome

3. AUTHORITY TO APPROVE THE FOLLOWING INVENTORY CHANGES:

A. Authority to remove an item from the County Inventory (See attached)

4. AUTHORITY TO APPROVE THE FOLLOWING PERSONNEL RECOMMENDATIONS:

Sheriff's Department: Lisa G. Coghlan (Certified Communications Officer, transferring from Full-time to Part-time) at Step 275; James D. Dorsey (New-hire, Certified School Resource Officer replacing Hunter Cook) at Step 366; Dwan Orlando Kersh (New-hire, Non-certified JDC Detention Officer, replacing Jacob Schmelzer) at Step 246; Chancery Clerk: Sarah Harrell (Court Records Deputy Clerk) at Step 363; Road Department: Johnny Overby (Full-time Laborer) at Step 314

5. RECORD VARIOUS DOCUMENTS TO BE MADE A PERMANENT PART OF THE MINUTES

A. Record Various Documents to Become a Permanent Part of the Minutes

1. **a** Vardoc Amendment to Zoning Ordinance for Parcel Q6-5-40 (Proof) (PDF)
2. b Vardoc Amendment to Zoning Ordinance for Parcels H6-7-30 & H6-7-40 (Proof) (PDF)
3. c Vardoc Change order Number 010 for Rankin County Chancery Court, Justice Center Construction Contract (PDF)
4. d Vardoc Change order Number 011 for Rankin County Chancery Court, Justice Center Construction Contract (PDF)
5. e Vardoc Civil Link Agreement with Rankin County (PDF)
6. f Vardoc Notice of Zoning Hearing for Freedom's Image, LLC (147.79 Acres) (Proof) (PDF)
7. g Vardoc Notice of Zoning Hearing for Freedom's Image, LLC (241.63 Acres) (Proof) (PDF)
8. h Vardoc Notice to Bidders Precast Bridges (Proof) (PDF)
9. i Vardoc Private Family Cemetery for David Bridges (PDF)
10. j Vardoc Request for Proposals Solid Waste Collection & Disposal Services (Proof) (PDF)
11. k Vardoc Public Notice for Real & Personal Property Assessment Rolls (Proof) (PDF)
12. l Vardoc VDCI June report (PDF)

VI. CAROLINE GILBERT, TAX COLLECTOR

A. Authority to Publish Notice twice of the Rankin County 2020 Tax Sale to be held on August 30, 2021 and publish separate notification for On-line Auction Format

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Request approval of reversal of supplemental chargeback on PPIN 50708 and a refund to the current property owner, Paula Martin Fede, in the amount of $817.28 as her mortgage company paid the chargeback amount without knowledge that it belonged to the prior owner

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. The chargeback entered for PPIN 58665 does not belong to the current owner of the property as the property changed hands in 2019; Request of approval for reversal and void supplemental chargeback for the current owners, Stephen J & Linda Hamrick, in the amount of $309.00

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

VII. JOHN SULLIVAN, TAX ASSESSOR

A. Petitions for change of assessment on 2020 Real and Personal Property Assessment Roll

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Request authority to pay registration fee in the amount of $550.00 for Tonisha Ealy to attend the IAAO Course 101 Fundamentals of Real Property Appraisal at the Bost Conference Center on September 20-24, 2021 in Starkville, MS and pay any travel related expenses and authority to issue check

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

VIII. MIKE HARRISON, ROAD MANAGER

A. Discussion of, and potential action on installation of Stop Sign in Live Oaks Subdivision

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

IX. CRAIG SLAY, BOARD ATTORNEY

SET PUBLIC HEARINGS:

A. Set Public Hearing for July 29, 2021, at 9:00 a.m. for Chasity Kristeen Anderson Nuisance Property, 112 St. Charles Avenue (District 1)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Set Public Hearing for July 29, 2021, at 9:00 a.m. for Sandra Temple Nuisance Property, 120 Summer Pine Drive (District 1)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Set Public Hearing for August 2, 2021, at 9:00 a.m. for Rankin County Initiated Rezoning Request, Old Pearson Road & Peggy Drive (District 1)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Set Public Hearing for August 2, 2021, at 9:00 a.m. for Morgan Hajj Conditional Use Permit, Bella Fleur Drive (District 1)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

E. Set Public Hearing for August 2, 2021, at 9:00 a.m. for Phyllis Mitchell Conditional Use Permit, Andrew Chapel Road (District 4)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

F. Set Public Hearing for August 2, 2021, at 9:00 a.m. for Rankin County Initiated Rezoning Request, Highway 49 (District 1)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

PUBLIC HEARINGS:

G. Public Hearing for John McKay Rezoning Request, Old Highway 80, Morton Rankin Road & Sprayberry Road (District 4)
1. Action on John McKay
Board Attorney, Craig Slay, opened the public hearing.
The following spoke regarding the request:
Randy Harrell, residing at 465 Old Hwy 80
William Deel, residing at 503 Old Hwy 80
Ryan Harrell, residing at 549 Old Hwy 80

Hearing no further comment, Mr. Slay closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

H. Public Hearing for Freedom's Image, LLC. Rezoning Request, Stump Ridge Road (District 4)
1. Action on Freedom's Image, LLC

Board Attorney, Craig Slay, opened the public hearing. Michael Brooks, developer for Freedom's Image LLC, residing at 216 Donald Lane, spoke regarding the rezoning request. Joseph Taylor, representing Mt Helm Missionary Baptist Church, residing at 1312 Abbie Dr, spoke with concerns regarding an existing cemetery and future development of a Family Life Center in the area. Cole Bilbro, residing at 207 Fleming Rd, also spoke with concerns regarding the agricultural land surrounding the future development. Hearing no further comment, Mr. Slay closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

I. Public Hearing for Kuldeep Singh Conditional Use Permit, 1123 Old Fannin Road, Suite B (District 2)
1. Action on Kuldeep Sing - Approval to deny the application for conditional use to place a liquor store at 1123 Old Fannin Road for the reasons stated during the public hearing.

Board Attorney, Craig Slay, opened the public hearing. John Martin, attorney for the applicant, spoke regarding the application. Mr. Martin did not demonstrate how the application complied with Rankin County's Zoning Ordinance and did not address Rankin County's specific Zoning Ordinance requirements. Mr. Slay then gave a staff presentation regarding the application. Mr. Slay introduced the following 9 exhibits into the record for the Board's review and consideration: (1) conditional use application; (2) street/aerial views of the property; (3) Reservoir Community District Qualified Resort Area Map; (4) Pearl River Valley Water Supply District Map; (5) Chris Watson Map; (6) Rankin County Zoning Ordinance; (7) Rankin County Comprehensive Plan; (8) Chris Watson Report; (9) Presentation Outline. The video of Mr. Slay's presentation and the entirety of the public hearing is available through Rankin County's website, and the video is incorporated herein by reference. After his presentation, Mr. Slay informed the Board that it was the staff's recommendation that the application be denied. Mr. Slay asked Mr. Martin if there was anything else he wanted introduced into the record, and Mr. Martin introduced only one additional matter - Exhibit 10, the Board's December 15, 2020 Minutes. Mr. Slay confirmed that the record would consist only of the 10 Exhibits and no other submissions, and no objections were made. Board Member Jay Bishop then moved to close the public hearing and that no further information be submitted into the record, and the Board unanimously affirmed the motion. The Board then voted unanimously to deny the application for the following reasons:

a. The proposed use is not compatible with the character of the existing residential neighborhoods that are in close proximity to the proposed use.

b. The proposed use is not compatible with adjacent commercial businesses that are supported in large measure by the neighborhood subdivision residents that surround them.

c. The number of liquor stores already permitted in very close proximity to the proposed use, as well as, the tight concentration of already permitted liquor stores in the area, pose a significant risk of blighting influences on the surrounding neighborhoods.

d. The motion to deny the conditional use application is based on the above reasons and the motion to deny the conditional use application is also based on all of the information presented during the public hearing on July 15, 2021, and the ten exhibits entered into the record of the public hearing, all of which are incorporated into the motion to deny the conditional use application.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

Other

J. Authorization to void 2016 personal property tax assessment, PIN 1298, Lakeside Express, in the amount of $3,465.80, as an erroneous assessment related to a 16th Section Leasehold Interest. There is no need to refund taxpayer as no payment was received for the erroneous assessment. Authority of Tax Collector to correct records to reflect that assessment is void and to remove from system. Authorization to void 2017 personal property tax assessment, PIN 1298, Lakeside Express, in the amount of $3,110.98, as an erroneous assessment related to a 16th Section Leasehold Interest. There is no need to refund taxpayer as no payment was received for the erroneous assessment. Authority of Tax Collector to correct records to reflect that assessment is void and to remove from system

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

K. Acknowledgment of receipt of full reimbursement by Allstate Insurance for damage caused to Reservoir Park Road bridge by insured driver

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

L. Approval of 16th Section Residential Lease from Rankin County School District to Tina Nations, 255 Red Allen Road, Brandon, MS 39042. Approval of associated Quitclaim Deed of Christian Epperly, 255 Red Allen Rd., Brandon, MS 39042. Authorization of Board

President to execute all documents associated with transaction. This action is expressly made contingent upon the ratification of the prior approval of said leasehold transaction by the Rankin County School Board at its July 21, 2021, school board meeting. In the event that the Rankin County School Board fails to ratify the prior approval of the said leasehold transaction, this approval and authorization shall be rescinded and withdrawn without further action of the Board of Supervisors

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

M. Resolution adopting amendment to Rankin County Local Non-Hazardous Solid Waste Management Plan for Southern Tire Recycling Waste Tire Processing

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

N. Authority for the Board President to execute Change Order Number 012 for Rankin County Chancery Court/Justice Center construction contract (Final Change Order that addresses all claims for time and money on the Project)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

O. Acknowledgment of receipt of Architect's Report related to the One-Year Warranty Review for the Rankin County Chancery-Justice Center. The Architect's Report, as well as the County Administrator's notes and photographs are believed to capture each of the known warranty issues that require correction as per the Contractor's Warranty Obligations set forth in the General Contractor Agreement. The General Contractor has been notified of each and every issue reflected and has been instructed to make corrections, repairs and replacements as noted. Warranty issues should be addressed within a 60 day time frame.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

X. TIM PARKER, COUNTY CONSULTING ENGINEER

A. Authority to advertise Northshore Causeway Bridge Guardrail Improvements (District 2)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Liberty Landing, Phase 1 - Approval of Preliminary and Final Plat and Financial Responsibility in the amount of $62,250.00 (District 4)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Liberty Landing, Phase 2 - Approval of Preliminary and Final Plat and Financial Responsibility in the amount of $43,575.00 (District 4)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Discussion of, and potential action on ERBRF projects. Authority to submit two county bridges, Erlich & Midway, as ERBRF projects.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

XI. KEITH HICKS, COUNTY ADMINISTRATOR

A. Authority to obtain quotes for lease purchase financing of two Kenworth Dump Trucks with a guaranteed one-year buyback for $143,400.00

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. New Rankin County Courthouse Facilities - Ratification of issuance of checks for Final Pay Application Number 39 to Chris Albritton Construction Company, Inc., in the amount of $957,555.07

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Rankin County New Courthouse Facilities - Authority to pay JH&H Architects, Planners, Interiors, PA, for Architectural Invoice 21-0178 for Basic and Additional Services in the amount of $117,865.76 and authority to issue check

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Discussion of, and potential action to engage mechanical engineer to review HVAC System in Justice Center and provide recommendations

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

E. Discussion of Upcoming FY22 Budget

XII. ADDITIONAL BUSINESS TO BE DISCUSSED

A. Discussion regarding a mobile home placed on Basswood Lane without the issuance of the proper permit

XIII. EXECUTIVE SESSION

A. Motion to discuss the need to go into Executive Session

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Motion to go into Executive Session to discuss acquisition of property and potential litigation

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Motion to come out of Executive Session

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Outcome of Executive Session
No action taken

XIV. Motion to Recess Until July 29, 2021 at 9:00 a.m.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

This the 15th Day of July, 2021

CHANCERY CLERK
RANKIN COUNTY, MS

Jared Morrison

JARED MORRISON, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

Larry Swales

LARRY SWALES, CLERK OF THE BOARD

Docket of Claims
Claims paid from 06/16/2021 thru 07/15/2021

SUMMARY OF ALL FUNDS

FUND 1	Claims	2339	to	2578	Checks	240 Total	1,934,056.03	Manual	Held	Total	1,934,056.03
FUND 12	Claims	50	to	57	Checks	8 Total	154,950.60	Manual	Held	Total	154,950.60
FUND 97	Claims	162	to	179	Checks	18 Total	60,780.38	Manual	Held	Total	60,780.38
FUND 105	Claims	63	to	69	Checks	7 Total	17,750.26	Manual	Held	Total	17,750.26
FUND 106	Claims	118	to	125	Checks	8 Total	20,888.54	Manual	Held	Total	20,888.54
FUND 114	Claims	50	to	53	Checks	4 Total	7,473.51	Manual	Held	Total	7,473.51
FUND 150	Claims	609	to	672	Checks	64 Total	667,438.96	Manual	Held	Total	667,438.96
FUND 160	Claims	114	to	127	Checks	14 Total	105,040.72	Manual	Held	Total	105,040.72
FUND 208	Claims	15	to	16	Checks	2 Total	100,850.00	Manual	Held	Total	100,850.00
FUND 317	Claims	10	to	10	Checks	1 Total	291,555.65	Manual	Held	Total	291,555.65
FUND 319	Claims	47	to	50	Checks	4 Total	117,497.85	Manual	Held	Total	117,497.85
FUND 650	Claims	38	to	41	Checks	4 Total	86,590.89	Manual	Held	Total	86,590.89
FUND 654	Claims	10	to	10	Checks	1 Total	47,750.80	Manual	Held	Total	47,750.80
FUND 657	Claims	8	to	8	Checks	1 Total	8,422.07	Manual	Held	Total	8,422.07
FUND 658	Claims	8	to	8	Checks	1 Total	181.23	Manual	Held	Total	181.23
FUND 659	Claims	8	to	8	Checks	1 Total	138.49	Manual	Held	Total	138.49
FUND 660	Claims	8	to	8	Checks	1 Total	136.09	Manual	Held	Total	136.09
FUND 661	Claims	8	to	8	Checks	1 Total	50.29	Manual	Held	Total	50.29
FUND 662	Claims	8	to	8	Checks	1 Total	56.71	Manual	Held	Total	56.71
FUND 663	Claims	8	to	8	Checks	1 Total	97.70	Manual	Held	Total	97.70
FUND 664	Claims	8	to	8	Checks	1 Total	200.38	Manual	Held	Total	200.38
FUND 665	Claims	8	to	8	Checks	1 Total	1,026.87	Manual	Held	Total	1,026.87
FUND 666	Claims	10	to	10	Checks	1 Total	12,287.97	Manual	Held	Total	12,287.97
FUND 667	Claims	10	to	10	Checks	1 Total	10,749.27	Manual	Held	Total	10,749.27
FUND 668	Claims	23	to	24	Checks	2 Total	40,205.00	Manual	Held	Total	40,205.00
FUND 669	Claims	10	to	10	Checks	1 Total	5,600.00	Manual	Held	Total	5,600.00
FUND 675	Claims	26	to	26	Checks	1 Total	63,348.75	Manual	Held	Total	63,348.75
FUND 681	Claims	399	to	437	Checks	39 Total	1,246,556.69	Manual	Held	Total	1,246,556.69
FUND 690	Claims	10	to	10	Checks	1 Total	57,722.04	Manual	Held	Total	57,722.04

Attachment: Claims Docket 6-16-21 thru 7-15-21 (RFA-2021-159 : Approval of Claims Docket in the

Attachment: Claims Docket 6-16-21 thru 7-15-21 (RFA-2021-159 : Approval of Claims Docket in the Amount of $5,182,454.23)

FUND 691 Claims	10	to	10 Checks	1 Total	22,884.21 Manual		Held	Total	22,884.21
FUND 692 Claims	10	to	10 Checks	1 Total	24,457.35 Manual		Held	Total	24,457.35
FUND 693 Claims	10	to	10 Checks	1 Total	73,647.14 Manual		Held	Total	73,647.14
FUND 697 Claims	4	to	4 Checks	1 Total	518.32 Manual		Held	Total	518.32
FUND 698 Claims	4	to	4 Checks	1 Total	442.35 Manual		Held	Total	442.35
FUND 699 Claims	4	to	4 Checks	1 Total	1,101.12 Manual		Held	Total	1,101.12
Total for all Funds			Checks	436 Total	5,182,454.23 Manual		Held	Total	5,182,454.23

WM GLMBAD02 07/09/2021 13:43 Rankin Co.Current Year Account PAGE 1

Budget Amendment Verification Report

7/ 9/2021

GENERAL COUNTY TAX ASSESSOR'S DEPARTMENT

Account	Objective Name	Date	Before Change	Change	After Change
001103919	FURN/OFC EQMT-LESS THAN $5,000	7/15/2021	8,900.00	-2,000.00	6,900.00
001103923	NON-CAPT PROPERTY UNDER $500	7/15/2021	4,100.00	2,000.00	6,100.00
********** Net Change.....					
* Fund Totals 001 GENERAL COUNTY			13,000.00		13,000.00
* Report Totals			13,000.00		13,000.00

Attachment: Budget Amendment for Tax Assessor's Department (No Increase) (RFA-2021-161 : Approval

WM GLMBAD02 07/14/2021 10:32 Rankin Co.Current Year Account PAGE 1

Budget Amendment Verification Report

7/14/2021

CO-UNIT ROAD MAINTENANCE FUND ROAD AND BRIDGES

Account	Objective Name	Date	Before Change	Change	After Change
150300540	BUILDINGS	7/15/2021	20,000.00	20,000.00	40,000.00
150300541	ROAD MACHINERY & EQUIPMENT	7/15/2021	50,000.00	-20,000.00	30,000.00
150300542	REPAIR/MTS VEHICLES	7/15/2021	14,000.00	10,000.00	24,000.00
150300544	SERVICE/MAINTENANCE CONTRACT	7/15/2021	50,000.00	-15,000.00	35,000.00
150300641	BLDGING REPAIRS/SUPPLIES	7/15/2021	12,000.00	5,000.00	17,000.00
150300642	PAINT AND PRESERVATIES	7/15/2021	136,000.00	-5,000.00	131,000.00
150300912	ROADS	7/15/2021	1,100,000.00	-75,000.00	1,025,000.00
150300915	VEHICLES-ABOVE $5,000	7/15/2021	105,000.00	-24,800.00	80,200.00
150300916	HEAVY ROAD EQUIPMENT $5,000 +	7/15/2021	430,716.00	30,000.00	460,716.00
150300918	OTHER MOBILE EQMT $5,000 +	7/15/2021	79,500.00	69,800.00	149,300.00
150300921	OTHER CAPITAL OUTLAY < 5000	7/15/2021	25,000.00	5,000.00	30,000.00
**********	Net Change.....				
* Fund Totals	150 CO-UNIT ROAD MAINTENANCE FUND		2,022,216.00		2,022,216.00
* Report Totals			2,022,216.00		2,022,216.00

Attachment: Budget Amendment for fo the Road Fund (No Increase) (RFA-2021-162 : Approval of Budget

RANKIN COUNTY
SCHOOL DISTRICT
GREAT TO BEST

Post Office Box 1359 • Brandon, MS 39043 • p 601.825.5590 • f 601.825.2618 • www.rcsd.ms

July 8, 2021

Rankin County Board Supervisors
211 E. Government Street, Ste. A
Brandon, MS 39042

To Whom It May Concern:

The Rankin County School District is asking permission from the Board of Supervisors to consider the following needs

Northwest Rankin High School – would like to request the county to remove and replace failed culvert on back parking lot located across from the bus lot.

Rankin County School District is thankful for everything the Board of Supervisors has done for our school district throughout the years. You are very supportive concerning our students, staff, parents and administration. We greatly appreciate the work you have done at our schools and your continued support.

Sincerely,

Shane Sanders
Assistant Superintendent

Dr. Sue Townsend
Superintendent of Education

Attachment: Routine Road Work Requested for Northwest Rankin High School (RFA-2021-164 : Authorization for the Road Department to

EMERGENCY SERVICES ADMINISTRATIVE PROFESSIONAL ASSOCIATION
2021 ANNUAL CONFERENCE
REGISTRATION FORM
September 8-10, 2021 – Biloxi, MS
Golden Nugget Casino

PLEASE RETURN THE COMPLETED FORM TO:
Emergency Services Administrative Professionals (ESAP)
Attn: Carolyn Palmer c/o Brandon Fire Dept.
629 Marquette Rd.
Brandon, MS 39042
Phone: (601)824-4636 Fax: (601)824-4639

Beth Miller
Name (please print)

Rankin County EOC
Department

601 Marquette Rd.
Mailing Address

601-825-1499
Daytime Telephone/Fax Number

Brandon, MS 39042
City State/Zip

BMiller@RankinCounty.org
Email Address

CONFERENCE REGISTRATION FEES:

EARLY REGISTRATION (postmarked ***by*** August 18th)

☑ Early Registration ESAP Member $125.00

☐ Early Registration non-member $225.00

LATE REGISTRATION (postmarked ***after*** August 18th)

☐ Late Registration ESAP Member $150.00

☐ Late Registration non-member $250.00

GUEST TICKETS

I need 0 Guest Tickets at $35.00 per person for the Network Luncheon.
Please request guest tickets by August 18, 2021. Guest tickets sold thereafter will be based on space- availability.

METHODS OF PAYMENT:

Enclosed is a check in the amount of $ _____ ☐ Invoice my department: PO# _____

☐ I will be bringing my payment to conference in the total amount of $ _____

One T-shirt provided as part of your registration Fee!
Please indicate size: (guaranteed ***only*** with early registration) ☐Small ☐Med ☐Large ☑XL ☐XXL

Hotel reservations are to be made directly with Golden Nugget Casino
151 Beach Boulevard, Biloxi, MS 39530 (t:) 800-777-7568
Cost is $69.99/night (Wednesday and Thursday) Group code: S210310

Attachment: Registration Fee for Beth Miller to attend 2021 Emergency Services Admin Professional Association Conference (RFA-2021-165 :

MEMBERSHIP APPLICATION FORM and DUES INVOICE

EMERGENCY SERVICES ADMINISTRATIVE PROFESSIONALS

Beth Miller — NAME
7-8-21 — DATE

Administrative Assistant — TITLE (i.e., Administrative Professional, Chief, etc...)

601 Marquette Rd. — MAILING ADDRESS

Brandon — CITY/ STATE
Mississippi
39042 — ZIP

601-825-1499 — DAYTIME TELEPHONE
Bmiller@rankincounty.org — E-MAIL ADDRESS

Rankin County Emergency Operations — DEPARTMENT WHERE EMPLOYED

2021 MEMBERSHIP FEES: $25.00 Due no later than 08/18/2021

Please send your check in the amount of $25.00 made payable to:

Emergency Services Administrative Professionals (ESAP)
Attn: Carolyn Palmer c/o Brandon Fire Dept.
629 Marquette Rd.
Brandon, MS 39042
Phone: (601)824-4636
Fax: (601)824-4639

Information about membership:
Dues were implemented in the Association By-Laws adopted at the 2012 meeting in Ocean Springs, effective beginning 2013. To remain active and eligible for any CEU's or workshops scheduled for 2021, please be sure to mail in your dues and application by August 18, 2021.

Attachment: Registration Fee for Beth Miller to attend 2021 Emergency Services Admin Professional Association Conference (RFA-2021-165 :

INVOICE

Rankin County Board of Supervisors

211 EAST GOVERNMENT STREET
BRANDON, MISSISSIPPI 39042

Rankin County Extension Service

601 Marquette Rd.

Brandon, MS 39042

DATE July 9, 2021

Line Item 571: Dues/Subscription

Mississippi Association of Extension 4-H Agents dues for Heather Jennings in the amount of $100.00

Payable to: MAE4HA

Remit to: Mississippi Association of Extension 4-H Agents

Attention: Melissa Morgan, Treasurer

P.O. Box 789
Hazlehurst, MS 39083

Attachment: Membership Fees for MS Association of Extension 4-H Agents for Heather Jennings (RFA-2021-166 : Authority to Pay 2022

Membership Invoice 2022

BILL TO: Heather Jennings
601 Marquette Rd.
Brandon, MS 39042

MAIL TO: Mississippi Association of Extension 4-H Agents
Attn: Melissa Morgan
P.O. Box 789
Hazlehurst, MS 39083

New secretary/treasurer address

Description:	Amount Due:
Mississippi Association of Extension 4-H Agents dues	$100.00

Method of Payment: Cash or Venmo/Paypal or Check #____

MAE4HA Treasurer,
M Melissa M Morgan

Mississippi State University does not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation or group affiliation, age, disability, or veteran status.

Attachment: Membership Fees for MS Association of Extension 4-H Agents for Heather Jennings (RFA-2021-166 : Authority to Pay 2022

Rankin County Chamber of Commerce
101 Service Drive
P O Box 428
Brandon, MS 39043
(601) 825-2268 | fax: (601) 825-1977
information@rankinchamber.com

Invoice

Invoice Date:	6/25/2021
Invoice Number:	21491

Rankin County Youth Court
Corey Gerber
4016 Asbury Trail
Brandon, MS 39042

Terms	Due Date
Due on receipt	6/25/2021

Description	Quantity	Rate	Amount
Leadership Rankin Tuition	1	$750.00	$750.00
		Subtotal:	**$750.00**
		Tax:	**$0.00**
		Total:	**$750.00**
		Payment/Credit Applied:	**$0.00**
		Balance:	**$750.00**

Login to your Member Center to pay online.

1. Go to www.chamberlogin.com and enter your login and password.

   Login:
   Password:

2. Pay online, check out your additional Member Benefits, update your member page and contact information.

Thank you for your support of the **Rankin County Chamber of Commerce**

Attachment: Registration Fee for Corey Gerber to Attend Leadership Rankin Program (August 18, 2021-April of 2022) (RFA-2021-167 : Request

INVOICE #	108499	
Registered By: John Shirley (prosecutor@rankincounty.org)		
Registration Date 7/9/2021 10:44:02 AM	Registration Amount	$83.00
Invoice Date 7/9/2021	Amount Paid	$0.00
	Amount Due	$83.00

Lynn Fitch
ATTORNEY GENERAL

Mississippi Prosecutors Association

Membership Application

July 1, 2021 - June 30, 2022

Mississippi Prosecutors Association membership dues are payable by July 1st of each year.

Registrant Information

First Name:	John
Preferred Name:	John
Middle:	
Last Name:	Shirley
Official Job Title:	County Prosecutor
Jurisdiction:	Rankin
Office Address 1:	201 North Street
Office City:	Brandon
Office State:	MS
Office Zip:	39042
Office Phone:	601.992.8589
Office Email:	jshirley@rankincounty.org

Dues Payment Option

-County Prosecutor $75.00

2 # of Decals $2.00

2 # of Certificates $2.00

Payment Method: Institutional Check

Mail the printed application along with a check payable to:
Mississippi Prosecutors Association

Mail to:

MS Attorney Generals Office

ATTN: Patty Pettis

PO Box 220

Jackson, MS 39205

Attachment: Membership Dues for MS Prosecutors Association for John Shirley (RFA-2021-168 : Authority to Pay Mississippi Prosecutors

Office Fax:

Cell Phone: 601.825.5225

Name on Certificate: John Shirley

Attachment: Membership Dues for MS Prosecutors Association for John Shirley (RFA-2021-168 : Authority to Pay Mississippi Prosecutors

INVOICE #	108499	
Registered By: John Shirley (prosecutor@rankincounty.org)		
Registration Date 7/9/2021 10:44:03 AM	Registration Amount	$83.00
Invoice Date 7/9/2021	Amount Paid	$0.00
	Amount Due	$83.00

Lynn Fitch
ATTORNEY GENERAL

Mississippi Prosecutors Association

Membership Application

July 1, 2021 - June 30, 2022

Mississippi Prosecutors Association membership dues are payable by July 1st of each year.

Registrant Information

First Name:	R.
Preferred Name:	Trey
Middle:	Trey
Last Name:	Spillman
Official Job Title:	Assistant County Prosecutor
Jurisdiction:	Rankin
Office Address 1:	201 North Street
Office City:	Brandon
Office State:	MS
Office Zip:	39042
Office Phone:	601.620.8085
Office Email:	tspillman@rankincounty.org

Dues Payment Option

-Associate Member $75.00

2 # of Decals $2.00

2 # of Certificates $2.00

Payment Method: Institutional Check

Mail the printed application along with a check payable to:
Mississippi Prosecutors Association

Mail to:

MS Attorney Generals Office

ATTN: Patty Pettis

PO Box 220

Jackson, MS 39205

Attachment: Membership Dues for MS Prosecutors Association for Trey Spillman (RFA-2021-168 : Authority to Pay Mississippi Prosecutors

Office Fax:	
Cell Phone:	601.620.8085
Name on Certificate:	R. Trey Spillman

Attachment: Membership Dues for MS Prosecutors Association for Trey Spillman (RFA-2021-168 : Authority to Pay Mississippi Prosecutors

Sheriff's Department • Rankin County, Mississippi

BRYAN BAILEY
SHERIFF OF RANKIN COUNTY

July 2, 2021

Board of Supervisors
211 E. Government Street, Suite A
Brandon, MS 39042

RE: Training Class

Dear Board Members:

I'm requesting Board approval for Jonathan Sanford and Wayne Carter to travel to Jefferson City, Missouri to attend KRAV MAGA course. These courses will be a re-certification for Carter and an Instructor certification for Sanford. Carter and Sanford teach deputies hands on, self defense training and detention officers. If approved I will need to have a check issued KRAV MAGA Worldwide and mailed to KRAV MAGA Worldwide ATTN: Force Training Division 15233 Ventura Blvd. Suite 100, Sherman Oaks, Ca 91403, in the amount of $1,975.00 for this course. We will pay for lodging, travel and meals with Department credit card. Please add this to the next Board agenda please.

Thank you.

Ken McBroom
Undersheriff

221 NORTH TIMBER STREET · BRANDON, MISSISSIPPI 39042
601.825.1480 · 601.355.0527 · 601.824.7120

Attachment: Registration Fees for Jonathan Sanford and Wayne Carter to Attend KRAV MAGA Course (September 18-24, 2021) (RFA-2021-170 :

KRAV MAGA WORLDWIDE
FORCE TRAINING DIVISION
H2H COMBAT

KRAV MAGA LAW ENFORCEMENT INSTRUCTOR CERTIFICATION COURSE IN JEFFERSON CITY, MISSOURI

Are you prepared to defend yourself against some of the deadliest encounters faced by Law Enforcement officers every day?

Learn how to defend yourself against deadly threats, using techniques based upon the Krav Maga principles used by over 1000 Federal, State, and Municipal Agencies. The following Law Enforcement Instructor Certification Course is being hosted by the **Jefferson City Police Department** in **Jefferson City, Missouri**.

COMBATIVES, SELF-DEFENSE, HANDGUN DISARMS AND RETENTION ARREST & CONTROL, DEFENSES AGAINST ATTACKS WITH BLUNT WEAPONS GROUND FIGHTING (LAW ENFORCEMENT APPLICATIONS), DEFENSES AGAINST THREATS & ATTACKS WITH AN EDGED WEAPON, LONG GUN DISARMS AND RETENTION, THIRD PARTY PROTECTION

DATE	New Participants: **September 18-24, 2021** (7 days, Saturday - Friday) Recertification Participants: **September 20-24, 2021** (5 days, Mon – Fri)
TIME	8 am—4 pm
FEE	New Participants: **September 18-24, 2021** - $1,125.00 Recertification Participants: **September 20-24, 2021** - $850.00
CURRICULUM	Combatives Self-Defense Handgun Disarms and Retention Long Gun Disarms & Retention Defenses Against Threats & Attacks with an Edged Weapon Ground Fighting (Law Enforcement Applications) Arrest & Control Defenses Against Attacks with Blunt Weapons Third Party Protection
LOCATION	Jefferson City Missouri Police Department 401 Monroe St Jefferson City, MO 65101
CONTACT	Jon Pascal or Karen Tintfass Krav Maga Worldwide Force Training Division (310) 477-9977 Ext. 104 forcetraining@kravmaga.com



Advance Registration is Required

Online registration available at https://www.kravmaga.com/programs/law-enforcement-military/registration/
Visit our website at www.kravmaga.com for a complete list of other courses offered

Thank you to the Jefferson City Missouri Police Department for hosting this class and showing their commitment to training.

Attachment: Registration Fees for Jonathan Sanford and Wayne Carter to Attend KRAV MAGA Course (September 18-24, 2021) (RFA-2021-170 :

KRAV MAGA WORLDWIDE
FORCE TRAINING DIVISION

Law Enforcement Instructor Certification Course
Hosted by Jefferson City Missouri Police Department

Curriculum: Combatives, Self-Defense, Handgun Disarms and Retention, Long Gun Disarms & Retention, Defenses Against Threats & Attacks with an Edged Weapon, Ground Fighting (Law Enforcement Applications), Arrest & Control, Defenses Against Attacks with Blunt Weapons, Third Party Protection

INVOICE #

REGISTRATION INFORMATION

Participant Name		**Title/Rank**	
Agency Name			
Agency Address			
Phone	( )		
Email Address (course confirmation & correspondence will be sent to this address)			

AGENCY APPROVAL *(required for Instructor Certification Courses)*

Note: ***It is the Krav Maga Worldwide, Inc. policy that certification courses are provided to law enforcement agencies on an official basis only.*** By the signature below, I certify that I am the commanding officer, agency lead or training manager, and that all of th above named registrant(s) are attending the Krav Maga instructor certification course as an official representative of our department.

Signed:	**Title:**
Printed Name:	**Date:**

COURSE SELECTION

Title	Date(s)	Price	Total
Krav Maga Worldwide Law Enforcement Instructor Certification Course Combatives, Self-Defense, Handgun Disarms and Retention, Defenses Against Edged Weapon Threats & Attacks, Arrest & Control and more…(Series 1 - 6) **Jefferson City Missouri PD – 401 Monroe Street, Jefferson City, MO 65101**	**September 18-24, 2021**	**$1,125.00** (New)	
	September 20-24, 2021	**$850.00** (Recertification)	

KRAV MAGA INSTRUCTOR T-SHIRT

Select T- Shirt Size (Circle One): S M L XL 2XL 3XL 4XL 5XL			**Included**
Additional T-shirts - $20 each (Green, Black, Tan, Coyote)	**(Size)**	**(QTY)**	
		REGISTRATION ORDER TOTAL	

PAYMENT INFORMATION

☐ **Check Enclosed** (check payable to: Krav Maga Worldwide)	☐ **Bill Credit Card Below** (please include billing information below)	☐ **Please Bill My Department** (please include billing information below

Credit Card Number		**Exp. Date**	
Name on Credit Card (Please Print)		**Security Code**	
Billing Address			
Signature			

E-MAIL, MAIL, OR FAX REGISTRATION FORM TO / ADDRESS INQUIRIES TO / SEND PAYMENT TO

KRAV MAGA WORLDWIDE
Attn: FORCE TRAINING DIVISION
15233 VENTURA BLVD., SUITE 100
SHERMAN OAKS, CA 91403
Ph. (310) 477-9977 Ext. 104 • Fax (310) 806-4586 • forcetraining@kravmaga.com

Online registration available at https://www.kravmaga.com/programs/law-enforcement-military/registration/
Visit our website at www.kravmaga.com for a complete list of other courses offered

Attachment: Registration Fees for Jonathan Sanford and Wayne Carter to Attend KRAV MAGA Course (September 18-24, 2021) (RFA-2021-170 :

ROCIC 30TH ANNUAL

HOMICIDE CONFERENCE

AUGUST 15 - 18, 2021 | BILOXI, MS



TOPICS

- Emerging Interviewing Techniques
- The Art of Body Language
- Case Studies
- Overdose Deaths: Who's to Blame
- Litigation Trends
- Child Homicide Investigations
- Trial Preparation: Through the ROCIC Looking Glass
- Asphyxia-Related Deaths

Topics subject to change.

REGISTRATION

$150 per attendee | ROCIC or RISS members
$250 per attendee | Non-member agencies

Registration + payment are required prior to conference.

LOCATION

Golden Nugget Hotel | 151 Beach Blvd., Biloxi, MS
Group Rate: $96 per night + tax
Resort Fee: $12.99 (Includes parking)

Attendees are responsible for meals, travel, lodging, and resort fee.

FOR MORE INFORMATION, VISIT ROCIC.COM/FALL-CONFERENCE

Attachment: Registration Fees for Gerrao & Eric Mallery to attned Homicide Conference in Biloxi (August 15 - 18, 2021) (RFA-2021-171 :

Yearbook Ad Sales Invoice

Brandon High School
3090 Highway 18
Brandon, Mississippi 39042
601-825-2261

Thank you for supporting Brandon's K-12 Yearbook with the purchase of an advertisement.
You requested that we bill you when you signed your advertisement contract with one of the yearbook staff members.

Rankin Co. BOS purchased the following ad for: Rankin County Board of Supervisors
(Business Name)

_____	Booster	$60.00
_____	1/8 Page	$150.00
✓	1/4 Page	$225.00
_____	1/2 Page	$325.00
_____	Full Page	$450.00

Your total amount due is $225.00 for the book coming out in May 2022.

Please send payment to the following address:
Brandon High School
Attention: Brandon High School Yearbook
3090 Highway 18
Brandon, MS 39042
*If you haven't sent in artwork for your ad or the design, you may email it to thebrandonyearbook@gmail.com.

Attachment: Advertising County Resources for Brandon High School Yearbook (RFA-2021-172 : Authority to Advertise County Resources in

Yearbook Advertising Contract

▲Rough Sketch of Ad in This Space

Rankin County Board of Supervisors
Business / Organization or Student Name

Contact **Contact Phone Number** **Email**

211 E. Government St, Suite A Brandon, MS 39042
Street Address **City, State, Zip**

Customer Signature **Date**

AD SIZE: _____ ☐ Include BAL4.TV Code **Ad Cost:** _____

PAID: ☐ Cash ☐ Check ☐ Bill: **Payment Due By:** _____

AD COPY: *Check one*

☐ Advertiser furnishes print-ready ad.

☐ Copy/Photograph attached.

☐ Copy/Photograph to be forwarded. Due by: _____ **Email to:** _____

For Yearbook Staff only:

School Name **Staff Signature**

School Address **City, State, Zip**

Adviser's Name **Contact Phone Number** **Email**

Ad/Art Rec'd: _____ **Payment Rec'd:** _____ **Yearbook Page (Even):** _____ **Yearbook Page (Odd):** _____

006523 21209.0713

balfour

Attachment: Advertising County Resources for Brandon High School Yearbook (RFA-2021-172 : Authority to Advertise County Resources in

Attachment: Order to advertise co resources for Brandon High School - quarter page ad for 2021-22 yearbook (RFA-2021-172 : Authority to

ORDER ALLOWING EXPENDITURE TO ADVERTISE COUNTY RESOURCES

THIS DAY the Board of Supervisors of Rankin County, having met at a regular meeting, duly noticed, considered the proposed expenditure of county funds pursuant to Sections 17-3-1 and 17-3-3 of the Mississippi Code of 1972, as amended, for the purpose of advertising resources or possibilities of the county, and the Board having considered a particular request regarding funds from BRANDON HIGH SCHOOL (1/4 page ad for 2021-22 Yearbook), and the Board finding, consistent with the facts presented at its regular meeting, that in the Boards' judgment, the expenditure will advertise the resources and possibilities of Rankin County and that such activities will be helpful toward advancing the moral, financial and other interests of the county, finds that the expenditure in the amount not to exceed of Two Hundred Twenty-Five Dollars ($225.00) is reasonable and that the same be and is hereby authorized and approved.

IT IS THEREFORE ORDERED that a sum not to exceed the amount of Two Hundred Twenty-Five Dollars ($225.00), county funds be paid to BRANDON HIGH SCHOOL (1/4 page ad for 2021-22 Yearbook).

SO ORDERED this the 15th day of July, 2021,

CHANCERY CLERK RANKIN COUNTY, MS

RANKIN COUNTY BOARD OF SUPERVISORS

BY: Jared Morrison

President of the Rankin County Board of Supervisors

ATTEST: Larry Swales

IN THE YOUTH COURT OF RANKIN COUNTY, MISSISSIPPI

IN THE INTEREST OF:
S. E., A MINOR **61-YC-2021-P-667-1(566379)**
(DOB: 12/6/2018) **11969**
N. S., A MINOR **61-YC-2021-P-662-1(566107)**
(DOB: 1/25/2005) **11968**

ORDER FOR PAYMENT FOR INTERPRETING SERVICES

THIS DAY THIS CAUSE HAVING COME ON FOR HEARING on the Court's own motion with regard to the invoice from Kailee Edwards for interpreting services provided for the above captioned proceedings before this Court, and the Court having received the attached invoice do find same to be well taken and that same are reasonable and should be paid from the Youth Court funds budgeted by the Rankin County Board of Supervisors.

IT IS THEREFORE ORDERED AND ADJUDGED that the Rankin County Board of Supervisors is hereby authorized and directed to pay the attached invoice (See Attachment A) in the amount of One-Hundred Thirty-Five Dollars ($135.00) to Kailee Edwards for services rendered as the appointed interpreter as same was in the best interest of the above captioned minor children.

SO ORDERED AND ADJUDGED this the 14th day of July, 2021.

Thomas H. Broome

JUDGE

FILED
JUL 14 2021
REBECCA [illegible] CIRCUIT CLERK
BY

Attachment: Court Ordered Payment for Interpreting Services to Kailee Edwards (RFA-2021-173 : Authority to Issue Check in the Amount of

Kailee Edwards

212 Lealand Drive
Vicksburg, MS 39180
Phone: 601-618-6729

INVOICE

DATE: 7/12/21
INVOICE # 1

BILL TO

Rankin County Juvenile Justice Center
100 Court Cove
Pelahatchie, MS 39145
Phone: 601-824-2545

DESCRIPTION	TAXED	AMOUNT
Interpreting Fee $35/ 2 hour minimum		70.00
Worked 3 hours (1:30-4:30)		35.00
Transportation/Gas		30.00

Subtotal	$135.00
Other	$0.00
TOTAL Due	**$135.00**

Make all checks payable to
Kailee Edwards

If you have any questions about this invoice, please contact
Kailee Edwards, 601-618-6729, edwardskailee@gmail.com

Thank You For Your Business!

Invoice Template © 2019 Vertex42.com

Attachment: Court Ordered Payment for Interpreting Services to Kailee Edwards (RFA-2021-173 : Authority to Issue Check in the Amount of

TO: RANKIN COUNTY BOARD OF SUPERVISORS & CLERK OF THE BOARD

FROM: KIM GRIFFITH, INVENTORY CONTROL CLERK

RE: INVENTORY CHANGES

DATE: July 15, 2021

Please remove the following items:

From Dept. 163 Juvenile Court

Asset	Description	Serial#	Reason
14353	IPhone 11	356866114985041	Broken

Attachment: Inventory Changes (RFA-2021-174 : Authority to Remove an Item from the County Inventory (See Attached))

Rankin County

Personnel Recommendation

I, Larry Swales, Chancery Clerk, do hereby recommend the within named, Sarah Harrell, to be considered for a full time Deputy Clerk position, with the Rankin County Chancery Clerk's Office (Court Records), to be effective on the 15th day of July, 2021.

Larry Swales, Chancery Clerk

CHANCERY CLERK RANKIN COUNTY, MS

Approved ✓

Disapproved _____

Jared K. Morrison

Board President

Additional Comments:
To be paid from Fund 697 Chancery Clerk Clearing

Salary

	Present	Proposed
Step		363
Hourly	$	$
Bi-Weekly	$	$
Annual	$	$

Attachment: Personnel Recommendations for the Chancery Clerk's Office (Court Records) (RFA-2021-175 : Sheriff's Department: Lisa G.

Rankin County

Personnel Recommendation

I, Mike Harrison, Road Department Manager, hereby recommends the within named, Johnny Overby, for the full-time position of Laborer with the Rankin County Road Department effective 07/19/2021.

Signature/ Mike Harrison
Road Department Manager

✓ Approved

_____ Not Approved

Jared K Morrison
Board President

Additional Comments:

Salary

	Present	Proposed
Step		314
Hourly	$	$
Bi-Weekly		$
Annual	$	$

Attachment: Personnel Recommendations for the Road Department (RFA-2021-175 : Sheriff's Department: Lisa G. Coghlan (Certified

Rankin County

Personnel Recommendation

I, Sheriff Bryan Bailey, do hereby recommend the within named,

Lisa G. Coghlan be considered for the position of/promotion to **Certified Communication Officer / Part-Time**

at pay step **275** effective on the **13th** day of **July, 2021**.

Bryan Bailey
Sheriff Bryan Bailey

Approved ✓
Disapproved _____

Signed: _____
County Administrator

Jared K Morrison
Board President

Additional Comments:
Coghlan is a full-time employee and is resigning from her full-time position 7/16/21. Coghlan will remain on as a part-time Communication Officer.

	Present	Recommended
Step	**0**	**275**
Hourly Rate	$0	$
Bi-Weekly Rate	$0	$
Annual Salary	$0	$

Attachment: Personnel Recommendations for the Sheriff's Department (RFA-2021-175 : Sheriff's Department: Lisa G. Coghlan (Certified

Rankin County

Personnel Recommendation

I, Sheriff Bryan Bailey, do hereby recommend the within named,

James D Dorsey be considered for the position of/promotion to **School Resource Officer.**

at pay step **366** effective on the **12** day of **July**, **2021**.

Bryan Bailey

Sheriff Bryan Bailey

Approved ✓
Disapproved _____

Signed: _____
County Administrator

Jared K Morrison
Board President

Additional Comments:
Dorsey is a new hire and a certified officer replacing Hunter Cook which moved to Patrol

	Present	Recommended
Step	**0**	**366**
Hourly Rate	$0	$
Bi-Weekly Rate	$0	$
Annual Salary	$0	$

Attachment: Personnel Recommendations for the Sheriff's Department (RFA-2021-175 : Sheriff's Department: Lisa G. Coghlan (Certified

Rankin County

Personnel Recommendation

I, Sheriff Bryan Bailey, do hereby recommend the within named,

Dwan Orlando Kersh be considered for the position of/promotion to **Non-Certified Detention Officer working at JDC**

at pay step **246** effective on the **12** day of **July, 2021**.

Bryan Bailey
Sheriff Bryan Bailey

Approved ✓
Disapproved _____

Signed: _____ _____
County Administrator Board President

Additional Comments:
Dwan is a new hire and is a non-certified detention officer. He will be assigned to the Juvenile Detention Center replacing Jacob Schmelzer.

	Present	Recommended
Step	**0**	**246**
Hourly Rate	$0	$
Bi-Weekly Rate	$0	$
Annual Salary	$0	$

Attachment: Personnel Recommendations for the Sheriff's Department (RFA-2021-175 : Sheriff's Department: Lisa G. Coghlan (Certified

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 7TH DAY OF JULY, 2021, personally came Marcus Bowers, publisher of the Rankin County Ne

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR PARCEL Q6-5-40, RANKIN COUNTY, MISSISSIPPI, AND AS DESCRIBED HEREIN, FROM A-2 TO RE-1.

WHEREAS, a public hearing, pursuant to Section 2906.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 7th day of June, 2021, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the Rankin County News, a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 6, 2017:

a. WE FIND: The area is beginning to transition from agricultural to residential;

b. WE FIND: The development will blend in with the characteristics of the neighborhood because no lots will be smaller than 3 acres

c. WE FIND: Applicant established a public need;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 2906 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 2906.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article VII of the Zoning Ordinance, the proposed use shall be "RE-1 Residential Estate District".

Section 5. That the following tract of real property be, and the same is, hereby rezoned from its present A-2 use district classification to RE-1 use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

That certain parcel of land identified as Q6-5-40 on the Rankin County Tax Assessor Ownership Map.

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 7th day of June, 2021.

A motion for adoption was made by Supervisor Calhoun and seconded by Supervisor Bishop and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Supervisor Morrison voted:	AYE
Supervisor Cross voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this the 7th day of June 2021.

RANKIN COUNTY
Jared Morrison
Jared Morrison, President
ATTEST:
Larry Swales by Jessica Flood, D.C.
Larry Swales, Chancery Clerk
(SEAL)
July 7, 2021
#818

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned offic and for said County and State, who being duly sworn, deposes and that said newspaper has been published for more than 12 months pric the first publication of the attached notice and is qualified under Cha 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amend thereto, and that a certain

AMENDMENT TO ZONING ORDINANCE

PARCEL Q6-5-40 FROM A-2 TO RE-1

a copy of which is hereto attached, was published in said newspaper (1) week, as follows, to-wit:

Vol 173 No. 52 on the 7th day of July, 2021

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 7th day of July, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

588 words at .12 each.....	$70.56
Proof of Publication	NC
TOTAL.....	**$70.56**

Attachment: Vardoc Amendment to Zoning Ordinance for Parcel Q6-5-40 (Proof) (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 7TH DAY OF JULY, 2021, personally came Marcus Bowers, publisher of the Rankin County Ne

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR PARCELS H6-7-30, H6-7-40 & +/- 4.50 ACRES OF H6-7, RANKIN COUNTY, MISSISSIPPI, AND AS DESCRIBED HEREIN, FROM R-1B TO C-2.

WHEREAS, a public hearing, pursuant to Section 2906.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 7th day of June, 2021, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the Rankin County News, a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 6, 2017:

a. WE FIND: This area has developed as commercial;

b. WE FIND: These three parcels are the only ones fronting on the south side of Highway 468 in this area that are zoned residential. They are located between parcels to the east and west that are zoned C-2.

c. WE FIND: The zoning change will reflect the commercial nature and development of the area;

d. WE FIND: There is a public need;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 2906 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 2906.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article XX of the Zoning Ordinance, the proposed use shall be "C-2 General Commercial District".

Section 5. That the following tract of real property be, and the same is, hereby rezoned from its present R-1B use district classification to C-2 use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

Those certain parcels of land identified as H6-7-30, H6-7-40 and +/-4.50 acres of H6-7 on the Rankin County Tax Assessor Ownership Map.

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 7th day of June, 2021.

A motion for adoption was made by Supervisor Calhoun and seconded by Supervisor Gaines and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Supervisor Morrison voted:	AYE
Supervisor Cross voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this the 7th day of June 2021.

RANKIN COUNTY
Jared Morrison
Jared Morrison, President
ATTEST:
Larry Swales by Jessica Flood, D.C.
Larry Swales, Chancery Clerk
(SEAL)
July 21, 2021
#819

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned offic and for said County and State, who being duly sworn, deposes and that said newspaper has been published for more than 12 months pric the first publication of the attached notice and is qualified under Cha 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amend thereto, and that a certain

AMENDMENT TO ZONING ORDINANCE

PARCELS H6 -7-30, H6-7-40 & +/- 4.50 ACRES OF H6- 7

a copy of which is hereto attached, was published in said newspaper (1) week, as follows, to-wit:

Vol 173 No. 52 on the 7th day of July, 2021

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 7th day of July, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

629 words at .12 each	$75.48
Proof of Publication	NC
TOTAL	$75.48

Attachment: Vardoc Amendment to Zoning Ordinance for Parcels H6-7-30 & H6-7-40 (Proof) (16346 : Various Documents)

AIA Document G701™ – 2017

Change Order

PROJECT: *(Name and address)* New Rankin County Courthouse Facilities Brandon, Mississippi 39042	**CONTRACT INFORMATION:** Contract For: General Construction Date: March 13, 2017	**CHANGE ORDER INFORMATION:** Change Order Number: 010 Date: December 15, 2020
OWNER: *(Name and address)* Rankin County Board of Supervisors 211 East Government Street Brandon, Mississippi 39042	**ARCHITECT:** *(Name and address)* JH&H Architects, Planners, Interiors PA 1047 North Flowood Drive Flowood, Mississippi 39232-9533	**CONTRACTOR:** *(Name and address)* Chris Albritton Construction Co., Inc. 2100 Bush Daisy Road Laurel, Mississippi 39443

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

A. Expand Security Desk at Lobby for security monitors as noted in COR 012 - Add $7,711.00
B. Remove bad dirt at northwest parking lot as noted in COR 031 - Add $14,174.33
C. Add IT for future as required by Owner as noted in COR 032 - Add $8,998.00
D. Add AV at witness in Courtroom 122 as noted in COR 035 - Add $2,145.00
E. Add railing a southeast retaining wall as noted in COR 036 - Add $3,828.00
F. Add landscpe screen on west hill behind retaining wall as noted in COR 040 - Add $9,889.00
G. Add TV outlet in Childrens Room 210 as noted in COR 043 - Add $517.00
H. Add microphones at attorney tables in Courtrooms as noted on COR 044 - Add $17,588.56
I. Deduct Wall Graphic Allowance - Deduct ($30,000.00)
J. Deduct Electrical Allowance balance for amount not used - Deduct ($8,464.00)

The original Contract Sum was	$	18,347,640.00
The net change by previously authorized Change Orders	$	976,506.85
The Contract Sum prior to this Change Order was	$	19,324,146.85
The Contract Sum will be increased by this Change Order in the amount of	$	26,386.89
The new Contract Sum including this Change Order will be	$	19,350,533.74

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be August 4, 2019

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JH&H Architects, Planners, Interiors PA	Chris Albritton Construction Co., Inc.	Rankin County Board of Supervisors
ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
J. Carl Franco, Principal	Chris Albritton, President	Jared Morrison, President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
12.15.2020	5/17/21	July 15, 2021
DATE	DATE	DATE

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User Notes: (3B9ADA59)

Attachment: Vardoc Change order Number 010 for Rankin County Chancery Court, Justice Center Construction Contract (16346 : Various

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
New Rankin County Courthouse Facilities
Brandon, Mississippi 39042

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 13, 2017

CHANGE ORDER INFORMATION:
Change Order Number: 011
Date: April 27, 2021

OWNER: *(Name and address)*
Rankin County Board of Supervisors
211 East Government Street
Brandon, Mississippi 39042

ARCHITECT: *(Name and address)*
JH&H Architects, Planners, Interiors PA
1047 North Flowood Drive
Flowood, Mississippi 39232-9533

CONTRACTOR: *(Name and address)*
Chris Albritton Construction Co., Inc.
2100 Bush Daisy Road
Laurel, Mississippi 39443

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

A. Deduct Contingency Allowance balance of $85,875.00 from the Contract Sum.
B. Deduct Testing Lab Allowance balance of $46,650.00 from the Contract Sum.
C.Deduct bad soil removal balance of $29,527.51 from the Contract Sum.
D. Deduct $21,750.00 from the Contract Sum for asphalt and curb rework provided by the County.

The original Contract Sum was	$	18,347,640.00
The net change by previously authorized Change Orders	$	1,002,893.74
The Contract Sum prior to this Change Order was	$	19,350,533.74
The Contract Sum will be decreased by this Change Order in the amount of	$	183,802.51
The new Contract Sum including this Change Order will be	$	19,166,731.23

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be July 17, 2020

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JH&H Architects. Planners, Interiors PA	Chris Albritton Construction Co., Inc.	Rankin County Board of Supervisors
ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
SIGNATURE	SIGNATURE	SIGNATURE
J. Carl Franco, Principal	Chris Albritton, President	Jared Morrison, President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
4-27-2021	4-30-2021	July 15, 2021
DATE	DATE	DATE

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User Notes: (3B9ADA53)

Attachment: Vardoc Change order Number 011 for Rankin County Chancery Court, Justice Center Construction Contract (16346 : Various

Civil Link
"Connecting Resources"

July 2, 2021

Jared Morrison, Board President
Rankin County
211 E. Government St
Brandon, MS 39042

REFERENCE: ROADWAY NETWORK EVALUATION AND MAINTENANCE AND IMPROVEMENTS PLAN (MIP) DEVELOPMENT
RANKIN COUNTY, MISSISSIPPI

Dear Mr. Morrison:

Civil-Link, LLC *(hereafter "CL")*, located at 5779 Getwell Road, Building B, Southaven, MS 38672, is pleased to have the opportunity to submit this Letter Agreement to Rankin County *(hereafter "County")* in order to provide services related to the above referenced project. CL will coordinate with Mr. Mike Harrison, Road Manager, and his staff to verify, review and update existing roadway/pavement assessment and attribute information in a GIS database. CL will work to compare data from this assessment with data from CL's previous road inventory and assessment to help understand how the roadway network has changed over time. In addition, CL will work with the County to determine appropriate alternative pavement preservation treatment options and road improvements and then to develop schematic level cost estimations in order to maximize the impacts of yearly maintenance investments by the County in the local roadway network. CL will compile and use this information to generate an updated Maintenance and Improvements Plan that the County can then use to base its future roadway maintenance needs around. The program development/management of the maintenance program and construction engineering/management are not part of this Agreement and, if necessary, shall be made part of future services as part of a new or amended agreement.

We propose to provide these services as defined for the Roadway Network Evaluation and Maintenance and Improvements Plan (MIP) Development for a total fixed fee of $140,000.00. The work provided will be completed within a four-month period after the issuance of a Notice to Proceed and the web hosting services will be provided for a one-year term thereafter. We will invoice per month based on the percentage of completion. CL will earn and bill up to half of the contract amount in FY 2021 and the remainder will be billed to completion in FY 2022. All work will be performed in accordance with our General Terms and Conditions attached as Exhibit A. A more detailed breakdown of the Scope of Services to be provided by CL as part of this Agreement is attached as Exhibit B.

This Letter Agreement, consisting of two pages; Exhibit A, consisting of one page; Exhibit B, consisting of three pages, constitute the entire Agreement between the County and CL and may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

5779 Getwell Road, Building B • Southaven, MS 38672 • Phone: (662) 510-2169 • Fax: (662) 510-2197

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

Please advise should you require further information related to this referenced project and/or proposed services. We appreciate the opportunity to provide these services to Rankin County and we look forward to working with the Road Department on this project. If the terms of this Letter Agreement are acceptable, please execute and return a copy to us.

Sincerely,
CIVIL-LINK, LLC

Dan Cordell, PE
Principal

Attachment: *Exhibit A – General Terms and Conditions*
Exhibit B – Scope of Services

ACCEPTED: RANKIN COUNTY, MISSISSIPPI

By: Jared K Morrison

Title: Board President

Date: 7-13-21

Witnessed: Janice M. Dendy

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

EXHIBIT A
GENERAL TERMS AND CONDITIONS

1. **Relationship Between Company and Client**. Company shall serve as Client's consultant in those phases of the Project to which this Agreement applies. The relationship is that of a buyer and seller of professional services an it is understood that the parties have not entered into any joint venture or partnership with the other. The Company shall not be considered to be the agent of the Client
2. **Responsibility of the Company**. Company will **strive** to perform services under this Agreement in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicin in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement or in any report, opinion, document, or otherwise.

   Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any agreement between the Client and any other party concerning the Project, th Company shall not have control of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction; or the safety, safety precautions or programs of the Client, the construction contracto other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Company be responsible for the acts or omissions of the Client, or for the failure of the Client, an contractor or subcontractor, or any other consultant not under contract to the Company to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concernin the Project.

   Company shall determine the amounts owing to the construction contractor and recommend in writing payments to the contractor in such amounts. By recommending any payment, the Company will not thereby be deemed t have represented that exhaustive, continuous or detailed reviews or examinations have been made to check the quality or quantity of the contractor's work.
3. **Responsibility of the Client**. Client shall provide all criteria and full information as to his requirements for the Project, including budgetary limitations. Client shall arrange for Company to enter upon public and privat property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project.

   Client shall give prompt written notice to the Company whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Company's services, or any defect or nonconformance in th work of any construction contractor.

   Client shall examine all documents presented by Company, obtain advice of an attorney or other consultant as Client deems appropriate for such examinations and provide decisions pertaining thereto within a reasonable time s as not to delay the services of the Company.
4. **Designation of Authorized Representatives**. Each party shall designate one or more persons to act with authority in its behalf with respect to appropriate aspects of the Project. The persons designated shall review an respond promptly to all communications received from the party.
5. **Ownership of Documents**. Drawings, specifications, reports and any other documents prepared by Company in connection with any or all of the services furnished hereunder shall be the property of Client. Company sha have the right to retain copies of all documents and drawings for its files.
6. **Reuse of Documents**. All documents, including drawings and specifications furnished by Company pursuant to this Agreement, are intended for use on the Project only. They should not be used by Client or others o extensions of the Project or on any other project. Any reuse, without written verification or adaption by Company, shall be at Client's sole risk, and Client shall indemnify and hold harmless Company from all claims, damage losses and expenses, including attorney's fees arising out of or resulting therefrom.
7. **Opinions of Cost**. Since the Company has no control over the cost of labor, materials, equipment or services furnished by the contractor, or over the contractor's methods of determining prices, or over competitive bidding c market conditions, the Company cannot and does not guarantee that proposals, bids or actual construction costs will not vary from his opinions or estimates of construction costs.
8. **Changes**. Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or time schedule adjustments; and Company and Client shall negotiate appropriate adjustments in fe and/or schedule acceptable to both parties to accommodate any changes.
9. **Delays**. If the Company's services are delayed by the Client, or for other reasons beyond the Company's control, for more than one year, the fee provided for in this Agreement shall be adjusted equitably.
10. **Subcontracts**. Company may subcontract portions of the services, but each subcontractor must be approved by Client in writing.
11. **Suspension of Services**. Client may, at any time, by written order to Company, require Company to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Company shall immediatel comply with its terms and take all reasonable steps to minimize the occurrence of costs allocable to the services covered by the order. Client, however, shall pay all costs associated with suspension including all costs necessar to maintain continuity and the staff required to resume the services upon expiration of the suspension of work order. Company will not be obligated to provide the same personnel employed prior to suspension when the service are resumed in the event the period of any suspension exceeds 30 days. Client will reimburse Company for the costs of such suspension and remobilization.
12. **Termination**. This Agreement may be terminated by either party upon 7 days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of th terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurre by Company either before or after the termination date shall be reimbursed by Client.
13. **Notices**. Any notice or designation required to be given by either party hereto shall be in writing and, unless receipt of such notice is expressly required by the terms hereof, it shall be deemed to be effectively served whe deposited in the mail with sufficient first class postage affixed and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereinafter furnish to the oth party by written notice as herein provided.
14. **Indemnification**. Company shall indemnify and hold harmless Client from Client's loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage arising out of the sol negligent act, error or omission of Company.

    In the event of joint or concurrent negligence of Company and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligency (including that of thir parties) which caused the personal injury or property damage.

    Client shall not be liable to the Company, and the Company shall not be liable to the Client, for any special, incidental or consequential damages, including, but not limited to, loss of use and loss of profit, incurred by eith party due to the fault of the other, regardless of the nature of this fault, or whether it was committed by the Client or the Company or their employees, agents or subcontractors, by reason of services rendered under th Agreement.
15. **Legal Proceedings**. In the event Company's employees are at any time required by Client to provide testimony, answer interrogatories or otherwise provide information ("testimony") in preparation for or at a trial, hearin proceeding on inquiry ("proceeding") arising out of the services that are the subject of this Agreement, where Company is not a party to such proceeding, Client will compensate Company for its services and reimburse Compar for all related direct costs incurred in connection with providing such testimony. This provision shall be of no effect if the parties have agreed in a separate agreement or an amendment to this Agreement to terms whic specifically supersede this provision, nor shall this provision apply in the event Client engages Company to provide expert testimony or litigation support, which services shall be the subject of a separate agreement or a amendment to this Agreement.
16. **Successors and Assigns**. The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns; provided however, that neither party shall assign this Agreement whole or in part without the prior written approval of the other.
17. **Insurance**. Within the context of prudent business practices, Company shall endeavor to maintain workmen's compensation and unemployment compensation of a form and in an amount as required by state law; comprehensiv general liability with maximum limits of $1,00,000/ $2,000,000; automotive liability with maximum limits of $1,000,000/ $1,000,000; and professional liability insurance with an annual limit of $1,000,000. Client recogniz that insurance market is erratic and Company cannot guarantee to maintain the coverages identified above.
18. **Information Provided by the Client.** The Company shall indicate to the Client the information needed for rendering of services hereunder. The Client may elect to provide this information (including services by others) to th Company. In this case, the Client recognizes that the Company cannot assure the sufficiency of such information. Accordingly, the Company shall not be liable for any claims for injury or loss arising from errors, omissions inaccuracies in documents or other information provided by the Client. In addition, the Client agrees to compensate the Company for any time spent or expenses incurred in defending such claim or in making revisions to h work as a direct or indirect result of information provided by the Client which is insufficient.
19. **Subsurface Conditions and Utilities.** Client recognizes that a comprehensive sampling and testing program implemented by trained and experienced personnel of Company or Company's subconsultants with appropria equipment may fail to detect certain hidden conditions. Client also recognizes that actual environmental, geological and geotechnical conditions that Company properly inferred to exist between sampling points may diff significantly from those that actually exist.

    Company will locate utilities which will affect the project from information provided by the Client and utility companies and from Company's surveys. In that these utility locations are based, at least in part, on informatic from others, Company cannot and does not warrant their completeness and accuracy.
20. **Hazardous Materials.** When hazardous materials are known, assumed or suspected to exist at a project site, Company is required to take appropriate precautions to protect the health and safety of his personnel, to comply wi the applicable laws and regulations and to follow procedures deemed prudent to minimize physical risks to employees and the public. Client hereby warrants that, if he knows or has any reason to assume or suspect th hazardous materials may exist at the project site, he will inform Company in writing prior to initiation of services under this Agreement.

    Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Client agrees that the discovery of unanticipated hazardous materials constitutes a changed condition mandating renegotiation of the scope of work or termination of services. Company agrees to notify Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. Clie waives any claim against Company and agrees to indemnify, defend and hold Company harmless from any claim or liability for injury or loss arising from Company's encountering unanticipated hazardous materials or suspecte hazardous materials. Client also agrees to compensate Company for any time spent and expenses incurred by Company in defense of any such claim.
21. **Anticipated Change Orders**. Client recognizes and expects that a certain amount of imprecision and incompleteness is to be expected in construction contract documents; that contractors are expected to furnish and perfor work, materials and equipment that may reasonably be inferred from the contract documents or from the prevailing custom or trade usage as being required to produce the intended result whether or not specifically called fo and that a certain amount of change orders are to be expected. As long as Company provides services in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession current practicing in the same locality under similar conditions, client agrees not to make any claim against Company for cost of these change orders unless these costs become a significant part of the construction contract amount. no case will Client make claim against Company for costs incurred if the change order work is a necessary part of the Project for which Client would have incurred cost if work had been included originally in the contra documents unless Client can demonstrate that such costs were higher through issuance of the change order than they would have been if originally included in the contract documents in which case any claim of Client again Company will be limited to the cost increase and not the entire cost of the change order.
23. **Payment.** Payment in full shall be done upon receipt of the invoice. If payments are delinquent after 30 days from invoice date, the Client agrees to pay interest on the unpaid balance at the rate of one percent per mont Payment for Company's services is not contingent on any factor except Company's ability to provide services in a manner consistent with that standard of care and skill ordinarily exercised by members of the professio currently practicing in the same locality under similar conditions.
24. **Force Majeure.** Neither Client nor Company shall be liable for any fault or delay caused by any contingency beyond their control, including, but not limited to, acts of God, wars, strikes, walkouts, fires, natural calamities, demands or requirements of governmental agencies.
25. **Compliance with Laws**. To the extent they apply to its employees or its services, the Company shall comply with all applicable United States, state, territorial and commonwealth laws, including ordinances of any politic subdivisions or agencies of the United States, any state, territory or commonwealth thereof.
26. **Separate Provisions**. If any provisions of this Agreement are held to be invalid or unenforceable, the remaining provisions shall be valid and binding.
27. **Governing Law**. This Agreement shall be governed by and construed in accordance with the laws of the principal place of business of the Company.
28. **Entire Understanding of Agreement**. This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and Company hereby agree that any purchase orders, invoices, confirmatior acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of this Agreement shall be null, void and without effect to the extent they conflict with t terms of this Agreement.

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

EXHIBIT B
Scope of Services

Schedule of Work	
Roadway Network Evaluation & Mapping	45 Days from NTP
Maintenance Improvements Plan	120 Days from NTP
Annual Web Hosting of Mapping	1 Year from Completion

Services related to the Roadway Network Evaluation and Maintenance and Improvements Plan (MIP) Development:

I. Roadway Network Evaluation & Mapping

A. Data Compilation, Review and Verification:

The County shall provide GIS Data and Official County Road Registry to CL to facilitate the creation of maps and road lists representing the total County maintained roadway network. CL will compile this data and coordinate a meeting with County representatives to identify the extents of the road network to be surveyed, to define all roads and/or areas that should be included or excluded from the survey, and to confirm the datasets to be used moving forward.

CL will coordinate with the County to identify the most current versions of the following datasets:

- County Boundary, City Boundaries & District Boundaries
- County Maintained Road Network
- State Aid Routes, Roadway Functional Classifications

The County shall sign off on the final definition of the following datasets:

- Boundary Verification: County Boundary; District Boundaries; City Limit Boundaries
- Road Linework Verification: County Maintained; Private; Gated; Closed

Upon this approval, CL will commence the roadway network survey. Please note that until this network is approved by the County, CL cannot proceed with survey. If the county wishes to add additional roads after the survey is complete, there will be a mobilization fee to add said roads.

B. Roadway Network Evaluation & Mapping:

CL will update the County's roadway network attribute and condition assessment data in a GIS based roadway rating system. CL will conduct a windshield survey, using the PASER rating system, and video record all roads included in survey dataset. CL will collect per-road attributes relating to the presence or absence of striping, curb and gutter, bike lanes, turn lanes and coves, as well as estimated lane width and lane counts.

The project fee was developed based on a projected survey of approximately 980 miles of County maintained roads, with the understanding that there may have been some additional roads added since CL's previous survey. Any field surveyed mileage beyond 1000 miles will billed at a rate of $110.00 per mile.

C. Data Analysis and Review Meeting

CL will analyze the raw data and conduct QA/QC on all information collected. The rated roadway segments will be smoothed into 'constructible' segments to best align with field construction methods. The segments can be defined by the County if desired. This information will be provided in electronic and paper format for review by the County. A meeting will be held with the County to discuss the condition survey results, available treatment options, typical construction methods, linework segments, planning goals, and potential budget scenarios.

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

II. Maintenance and Improvements Plan

A. Roadway Maintenance and Improvements Plan Development

The Roadway Maintenance & Improvements Plan (MIP) is intended to serve as the basis for a multi-year strategy to maintain and improve existing roadways to develop a long-term maintenance program and related finance program. The MIP is utilized to assess the types of problems that must be addressed in the existing roadway systems, to provide alternatives for pavement treatments/improvements and to provide the budget level cost information to be utilized by the County.

The MIP will be developed based on existing industry best-practices and known information. Using the treatment choices determined in the Data Analysis and Review Meeting, CL will work to gather average local prices of those options to best represent expected actual pricing (average prices may vary depending on factors such as availability, contractor competition, distance from material sources, etc.). CL will then apply the accepted treatment choices to the appropriate road ratings and, using the average life expectancy and expected costs of the treatments, will develop a scenario in which every mile of road can be brought up to what may be considered a 'maintenance' level of quality. This 'best-case' scenario will then be discussed and reviewed with the County. To help align it with actual expected budget numbers, the County and CL will then work together to develop a secondary scenario that might be more realistic and based on expected budget numbers for the County. These two scenarios will then be delivered as proposed multi-year solutions for the County to choose to adopt for maintaining and improving their roadway network and budgeting appropriately.

Associated information pertaining to the services completed in this phase of the project include:

- Develop and present general options for alternative pavements treatment methods that may be utilized in addition to bituminous overlays to preserve/improve existing roadways.
- Assist the County in development of program goals and associated term (timeframe) for implementation.
- Development of planning level yearly and total program costs based on potential program terms and related considerations.
- Breakdown of treatment options applicable to type of road: City Streets, County Roads, Gravel Roads, etc.
- This data and the GIS database belongs to the County, and it will be provided with the information CL developed under this contract. The County can also choose to house this information within CL's GIS systems for hosting and potential future data maintenance purposes. Any updates after our initial project completion will be additional work or can be done by County personnel.

B. Draft Plan Review Meeting

CL will present the initial draft version of the Roadway Maintenance and Improvements Plan to the County for review and comments.

C. Final Deliverables

CL will work to incorporate any comments or changes based on the draft review. Once completed, CL will deliver a final Roadway Maintenance and Improvements Plan and, if requested, will present a summary of the project findings and recommendations. Hard copies of the report will be delivered to the County. The GIS datasets will be provided to the County in shapefile or geodatabase format.

<u>This contract does NOT provide the following services</u>:

A. Field verified lane counts or lane widths, engineering design or final design level cost estimates for individual projects.

B. A yearly breakdown of specific projects to be included over the term of the MIP.

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

C. Contract documents, term bid and specifications development or the administration of term bids and award process.

D. Development or administration or implementation of yearly schedules of work.

E. Construction inspection and project management services.

F. Updating the data and GIS database after the project completion.

III. Annual Web Hosting of Mapping & Training

CL will provide a three-hour training session to the County to assist with both using the report and the video and planning web applications. CL will provide the County with online access to its custom programs and tools that will allow viewing of the GIS linework and video data, road work planning, and user management options.

Web Hosting will be maintained by CL for the first year of this contract, thereafter the County will have the option to continue hosting through CL for an additional yearly fee or they may decide to host this information in-house.

Attachment: Vardoc Civil Link Agreement with Rankin County (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF JUNE, 2021, personally came Marcus Bowers, publisher of the Rankin County New

a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned offic and for said County and State, who being duly sworn, deposes and that said newspaper has been published for more than 12 months pric the first publication of the attached notice and is qualified under Cha 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amend thereto, and that a certain

NOTICE OF ZONING HEARING

FREEDOM'S IMAGE, LLC - 147.79 ACRES

a copy of which is hereto attached, was published in said newspaper (1) week, as follows, to-wit:

NOTICE OF ZONING HEARING
FREEDOM'S IMAGE, LLC

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON JULY 15, 2021, AT 9:00 A.M., AT THE RANKIN COUNTY ANNEX BUILDING, 211 EAST GOVERNMENT STREET, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY, MISSISSIPPI SHALL BE CHANGED FROM A-1 TO RE-1.

147.79 acres in the SW 1/4 of the SW 1/4 of Section 27 and in the SE 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 28, T7N, R4E, Rankin County, Mississippi.

APPROVED:
Larry Swales by Jessica Flood, D.C.
Chancery Clerk
June 23, 2021
Date
June 30, 2021
#784

Vol 173 No. 51 on the 30th day of June, 2021

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of June, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

137 words at .12 each	$16.44
Proof of Publication	NC
TOTAL	**$16.44**

Attachment: Vardoc Notice of Zoning Hearing for Freedom's Image, LLC (147.79 Acres) (Proof) (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF JUNE, 2021, personally came Marcus Bowers, publisher of the Rankin County News a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned office and for said County and State, who being duly sworn, deposes and s that said newspaper has been published for more than 12 months prio the first publication of the attached notice and is qualified under Chap 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendat thereto, and that a certain

NOTICE OF ZONING HEARING

FREEDOM'S IMAGE, LLC - 241.63 ACRES

a copy of which is hereto attached, was published in said newspaper ((1) week, as follows, to-wit:

NOTICE OF ZONING HEARING
FREEDOM'S IMAGE, LLC

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON JULY 15, 2021, AT 9:00 A.M., AT THE RANKIN COUNTY ANNEX BUILDING, 211 EAST GOVERNMENT STREET, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY, MISSISSIPPI SHALL BE CHANGED FROM A-1 TO RE-1.

241.63 acres in the SE 1/4 of the SE 1/4 of Section 21 and in the SW 1/4 of the SW 1/4 of Section 22 and in the NW 1/4 of Section 27 and in the NE 1/4 of Section 28, T7N, R4E, Rankin County, Mississippi.

APPROVED:
Larry Swales by Jessica Flood, D.C.
Chancery Clerk
June 23, 2021
Date
June 30, 2021
#783

Vol 173 No. 51 on the 30th day of June, 2021

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of June, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

131 words at .12 each	$15.72
Proof of Publication	NC
TOTAL	**$15.72**

Attachment: Vardoc Notice of Zoning Hearing for Freedom's Image, LLC (241.63 Acres) (Proof) (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF JUNE, 2021, personally came Marcus Bowers, publisher of the Rankin County New

a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned office and for said County and State, who being duly sworn, deposes and s that said newspaper has been published for more than 12 months prio the first publication of the attached notice and is qualified under Chap 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendat thereto, and that a certain

NOTICE TO BIDDERS

TERM BID FOR CONSTRUCTION OF PRECAST BRIDGES

a copy of which is hereto attached, was published in said newspaper T (2) consecutive weeks, as follows, to-wit:

Vol 173 No. 50 on the 23rd day of June, 2021

Vol 173 No. 51 on the 30th day of June, 2021

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of June, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

169 words at .22 per word.....	$37.18
Proof of Publication	NC
TOTAL.....	**$37.18**

NOTICE TO BIDDERS

Notice is hereby given that written sealed term bids for the construction of precast bridges for Rankin County will be received by the Rankin County Board of Supervisors until 8:30 a.m. on August 02, 2021. Paper bids can be submitted to the Rankin County Board of Supervisors at 211 E. Government Street, Suite A, Brandon, Mississippi 39042. Electronic bids can be submitted at www.centralbidding.com.

The Board is acting under the authority of Section 31-7-13, Mississippi Code of 1972, Amended, and reserves the right to reject any and all bids.

BID FILE NO.: 21-360-13
Term Bid For
Construction of Precast Bridges

Official bid documents may be obtained by contacting the Rankin County Purchasing Office at 601-825-9601, bhering@rankincounty.org, or downloaded from Central Bidding at www.centralbidding.com. For any questions relating to the electronic bidding process, please call Central Bidding at 225-810-4814.

Published by the order of the Rankin County Board of Supervisors, Brandon, Mississippi dated May 14, 2021.
Larry Swales, Clerk of the Board
June 23, 30, 2021
#759

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

Attachment: Vardoc Notice to Bidders Precast Bridges (Proof) (16346 : Various Documents)

25-3-2
SE NW

Book:2021 Page:16471-16472
DEED
RCD: 07/07/2021 @08:14:18 AM
Rankin County, MS
Larry Swales Chancery Clerk

REQUEST FOR PERMISSION TO CREATE PRIVATE FAMILY CEMETERY

This request is made by Jason D. Bridges (Name) whose address is 489 Rockwood Road (Street Address), Florence (City), Mississippi, 601-988-7159 (Phone Number), to the Rankin County Board of Supervisors pursuant to Miss. Code Ann. Section 41-43-1(2) (1972), as amended, for permission to establish a private family cemetery on real property owned by me located in Rankin County, Mississippi, and specifically described as per the formal legal description and survey plat attached hereto as Exhibit "A" and incorporated herein by reference. The legal description and survey plat attached hereto as Exhibit "A" and incorporated herein by reference have been prepared by Kirkland Surveying LLC (Name of Professional Engineer or Registered Land Surveyor) whose official seal is affixed to said survey plat.

By making this request to the Rankin County Board of Supervisors, I understand that, if the Board of Supervisors grants authority to establish a private family cemetery on the real property described herein, neither I nor any heir, devisee, transferee, or assignee, may use said real property for any purpose other than as a private family cemetery, nor shall I nor any heir, devisee, transferee or assignee make said real property available for burial or interment for any remains not in direct lineal descendancy to me. For myself and for any subsequent owner of the real property described herein I commit and affirm that the said real property shall not be used for purposes of a commercial endeavor of any kind, nor shall any charge be made to any person for use of said real property as a place of burial or repository of human remains.

Request made this the 23 day of June, 2021.

OWNER OF REAL PROPERTY

STATE OF MISSISSIPPI
RANKIN COUNTY

Before me, the undersigned notary in and for said jurisdiction, personally appeared the within named Jason D. Bridges (owner) who is known to me and who, after first having been duly sworn, did depose and state that he/she signed and delivered the foregoing Request for Permission to Create Private Family Cemetery on the day and date therein mentioned as their voluntary act and deed.

SWORN TO and SUBSCRIBED before me this the 23 day of June, 2021.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 50389 VIE PAUL COOPER Commission Expires Sept. 17, 2021 RANKIN COUNTY

Vie Paul Cooper
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/17/21

Attachment: Vardoc Private Family Cemetery for David Bridges (16346 : Various Documents)

Plat of Survey for Jason Bridges

N

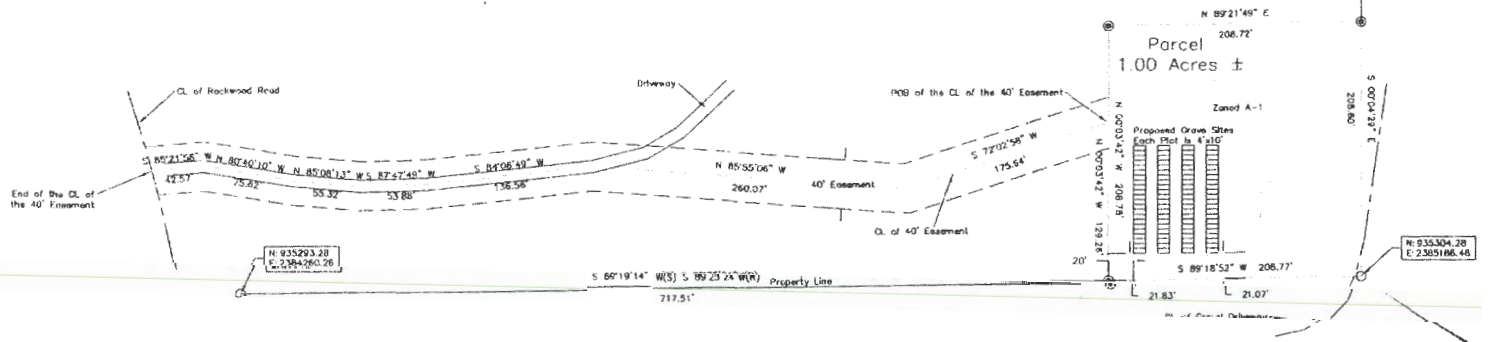
Bearings shown are referenced to Grid North as determined by GPS observation.

Parcel:
Commence at a ½" Rebar at the SE corner of the SE ¼ – NW ¼, Section 25, T3N, R2E, Rankin Co, Mississippi, This Point also being the Point of Beginning, Thence S89°18'52"W – 208.77' to a ½" Rebar, Thence N00°03'42"W – 208.78' to a ½" Rebar, Thence N89°21'49"E – 208.72' to a ½" Rebar, Thence S00°04'29"E – 208.60' to the Point of Beginning. Containing 1.00 Acres± and being located in the SE ¼ – NW ¼, Section 25, T3N, R2E, Rankin Co, Mississippi. All Bearings shown are referenced to Grid North as determined by GPS observation.

40' Easement:
The easement being 20' on each side of the CL. The CL of the Easement being described as follows:
Commence at a ½" Rebar at the SE corner of the SE ¼ – NW ¼, Section 25, T3N, R2E, Rankin Co, Mississippi, Thence S89°18'52"W – 208.77' to a ½" Rebar, Thence N00°03'42"W – 129.26' to the POB of the CL, Thence S72°02'58"W – 175.64', Thence N85°55'06"W – 260.07', Thence S84°06'49"W – 136.56', Thence S87°47'49"W – 53.88', Thence N85°08'13"W – 55.32', Thence N80°40'10"W – 75.62', Thence S85°21'58W – 42.57' to the End of the CL of the Easement in the CL of Rockwood Road. Being located in the SE ¼ – NW ¼, Section 25, T3N, R2E, Rankin Co, Mississippi. All Bearings shown are referenced to Grid North as determined by GPS observation.



Owner: Jason D & Dana Knight Bridges
PPIN: 16881
Zoned A–1



Owner: Dora Jean Mongum
PPIN: 16876
Zoned A–1

Legend:
POC Point of Commencing
POB Point of Beginning
◉ *Set Iron*
○ *Found Iron*
▣ *Fence Corner*
(R) As per Record (Deed or Previous Survey)
(S) As per Survey
—x—*Fence*
—F—*Power Line*

Purpose of Survey: Proposed Family Cemetery
Date of Field Survey: 3–9–21
Scale : 1" = 100'
Class "D" Survey
Reference Material:
DB 2012, Pg 1377

Notes:

No utility survey was conducted
This survey does not constitute a title search by the surveyor. There may be other documents on record which could affect this parcel.
Parcel is subject to public Right of Way.
Not all structures and other features located.
Not all ROW's and easements located, observed or recorded.

Kirkland Surveying LLC
336 CR 1537
Bay Springs, MS 39422
Tel. 601–764–2516
Tel. 601–807–0494

- *State Plane Coordinates Zone: 2302 MS West*
- *Horizontal Datum: NAD83*
- *State Plane Determination: GPS*
- *Horizontal Control Point: Reference Station RTCM0046 N:882648.35' E:2455994.77'*
- *Combined Scale Factor: 0.99995839*
- *Convergence Angle: 00°09'06.76"*

- *Flood Zone Information*
- *Flood Zone X*
- *Community: Rankin County 280142*
- *Map# 28121C0460F*
- *Effective Date 6–9–14*

CHANCERY CLERK ★ SW ★ RANKIN COUNTY

Attachment: Vardoc Private Family Cemetery for David Bridges (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF JUNE, 2021, personally came Marcus Bowers, publisher of the Rankin County News a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned officer and for said County and State, who being duly sworn, deposes and sa that said newspaper has been published for more than 12 months prior the first publication of the attached notice and is qualified under Chap 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendat thereto, and that a certain

REQUEST FOR PROPOSALS

SOLID WASTE COLLECTION & DISPOSAL SERVICES

a copy of which is hereto attached, was published in said newspaper T (2) consecutive weeks, as follows, to-wit:

Vol 173 No. 50 on the 23rd day of June, 2021

Vol 173 No. 51 on the 30th day of June, 2021

REQUEST FOR PROPOSALS
For Solid Waste Collection & Solid Waste Disposal Services
Rankin County, Mississippi

Sealed Proposals will be received by the Rankin County, Mississippi Board of Supervisors for collection of rural solid waste AND the disposal of said solid waste at the Rankin County Administration Building, 211 East Government Street, Suite A, Brandon, Mississippi, 39042, on or before July 29, 2021, 8:30 a.m., CST. Telephone: 601-825-1475. The envelope containing the proposal must be sealed and plainly marked "Proposal for Rural Solid Waste Collection" and/or "Proposal for Solid Waste Disposal Services."

Proposals must be made on the forms contained herein and in accordance with the Instructions to Bidders furnished by Rankin County.

Sealed proposals can be submitted to the Rankin County Board of Supervisors at 211 East Government Street, Suite A, Brandon, MS 39042. Electronic proposals can be submitted at www.centralbidding.com.

Proposal documents may be obtained by contacting the Rankin County Purchasing Office at 601-825-9601, bherring@rankincounty.org, or downloaded from Central Bidding at www.centralbidding.com. For any questions relating to the electronic bidding process, please call Central Bidding at 225-810-4814.

The defined terms appearing in the General Specifications apply to all Contract Documents. Copies of the Proposal Forms are attached hereto.

A proposal bond or certified check must accompany the Proposal in accordance with the Instruction to Bidders.

The County reserves the right to reject any or all Proposals regarding the collection of rural solid waste and disposal of solid waste and to waive irregularities and/or informalities in any Proposal, and to make an award in any manner, consistent with law, deemed in the best interest of the County. The County retains the right to accept what it considers, in its judgment, the lowest and best proposal for its citizens and is not obligated to accept the lowest cost proposal.

NOTE: All proposers are hereby notified that Rankin County is currently under contract for the provision of solid waste disposal services. Said contract is subject to termination effective September 30, 2021.

Date: June 03, 2021
June 23, 30, 2021
#760

Marcus Bowers
MARCUS BOWERS, Publisher

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of June, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

338 words at .22 per word.....	$74.36
Proof of Publication	NC
TOTAL.....	**$74.36**

Attachment: Vardoc Request for Proposals Solid Waste Collection & Disposal Services (Proof) (16346 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 7TH DAY OF JULY, 2021, personally came Marcus Bowers, publisher of the Rankin County Ne

a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned offic and for said County and State, who being duly sworn, deposes and that said newspaper has been published for more than 12 months pri the first publication of the attached notice and is qualified under Cha 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amend thereto, and that a certain

PUBLIC NOTICE

REAL & PERSONAL PROPERTY ASSESSMENT ROLLS

a copy of which is hereto attached, was published in said newspaper (1) week, as follows, to-wit:

"PUBLIC NOTICE"
TO THE PUBLIC AND TO THE TAXPAYERS OF RANKIN COUNTY, MISSISSIPPI:

"You are hereby notified that the real and personal property assessment rolls of the above named county, for the year 2021 have been equalized according to law, and that said rolls are ready for inspection and examination and that any objections to said rolls or any assessment therein contained, shall be made in writing and filed with the Clerk of the Board of Supervisors of said County, on or before the 2nd of August, 2021 at his office in the Courthouse of said county, and that all assessments to which no objection is then and there made, will be finally approved by said Board of Supervisors, and that all assessments to which objection is made, and which may be corrected and properly determined by this Board, will be made final by this Board of Supervisors, and that said rolls and the assessments contained therein will be approved by this Board of Supervisors; and that

"1. This Board will be in session, for the purpose of hearing objections to the said assessments which may filed, at the Courthouse in the City of Brandon, said county and State on the 16th day of August, 2021.

"2. This Board of Supervisors will remain in session from day to day until all objections, lawfully filed, shall have been disposed of and all proper corrections made in the said rolls.

"Witness the signature and seal of the said Board of Supervisors the 6th day of July, 2021, and, "THE BOARD OF SUPERVISORS OF RANKIN COUNTY
By *Jared Morrison*
JARED MORRISON
President
Larry Swales
LARRY SWALES
Clerk of the Board
(SEAL)
July 7, 2021
#820

STATE OF MISSISSIPPI
FRANCES CONGER
NOTARY PUBLIC
ID No. 28593
Commission Expires
January 25, 2022
RANKIN COUNTY

Vol 173 No. 52 on the 7th day of July, 2021

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 7th day of July, 2021

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2022

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

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Attachment: Vardoc Public Notice for Real & Personal Property Assessment Rolls (Proof) (16346 : Various Documents)

June 2021 Mosquito Control Report



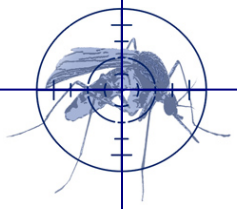
Rankin County, Mississippi

Prepared by:
Vector Disease Control
303 Mimosa Ave.
Pelahatchie, MS 39145
www.vdci.net
Cell: 601-941-7718
Office: 769-572-5708

Global Leaders in Mosquito Control



Attachment: Vardoc VDCI June report (16346 : Various Documents)



Vector Disease Control International

Mosquito Control Specialists

TO: THE RANKIN COUNTY BOARD

Vector Disease Control International (VDCI) is committed to providing the best possible service to our customers and this dedication is evident in everything we do. We strive to improve the quality of human life in communities through education, surveillance and the control of mosquitoes and other disease vectors. We are also committed to research and the use and support of application technologies. VDCI is a company built on the foundations of public health, ethics, professionalism, and technical expertise. Many of our staff come from the field of public health and have directed mosquito control districts all over the country. At all times, we will conduct business through partnerships with our customers in a manner that protects the environment and the welfare of local residents.

Because it is often impossible to eradicate all mosquitoes given their behavior patterns, resilient nature and enormous breeding potential, our goal is to manage mosquito populations within tolerable levels and simultaneously help prevent possible outbreaks of mosquito-borne diseases. To achieve this goal, we use a combination of the most effective methods of controlling mosquitoes including surveillance, public education, biological control and the use of insecticides. Inspection of the treatment area coupled with collections from mechanical traps enable us to determine which species of mosquito are present, their population size and locations. This information is critical for determining when, where, and how often larvicides and adulticides need to be applied.

Please review the following report for the Rankin County Board. If you have any questions or concerns, don't hesitate to call our office at 769-572-5708 or email us at Jackson@vdci.net or bcobb@vdci.net and I will be glad to answer any questions you might have.

Sincerely,

Brandon Cobb, Contract Supervisor

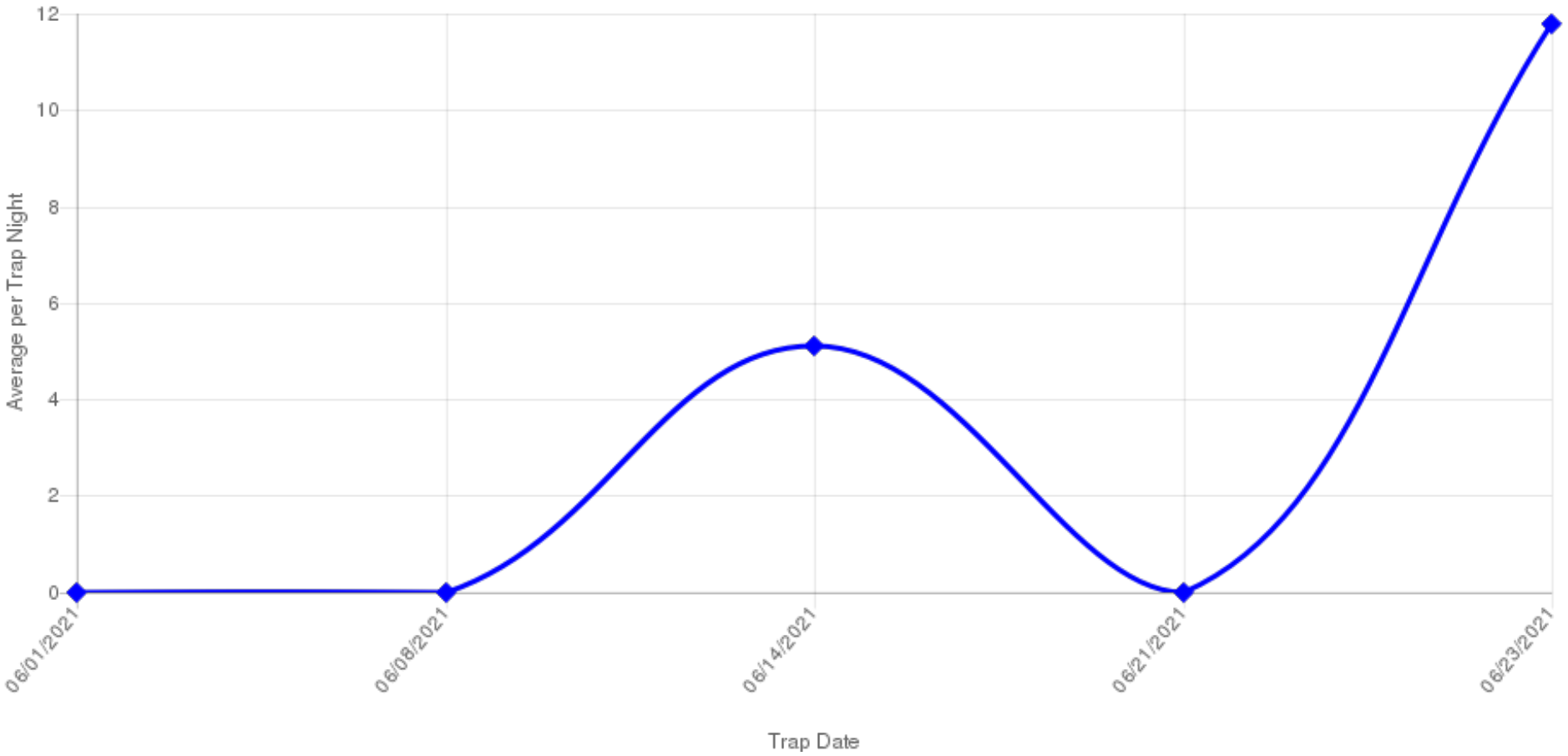
303 Mimosa Ave. Pelahatchie MS 39145 T: 769-572-5708 | vdci.net

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Adult Mosquito Surveillance Summary

Start Date: 06/01/2021 **End Date:** 06/30/2021

Rankin County



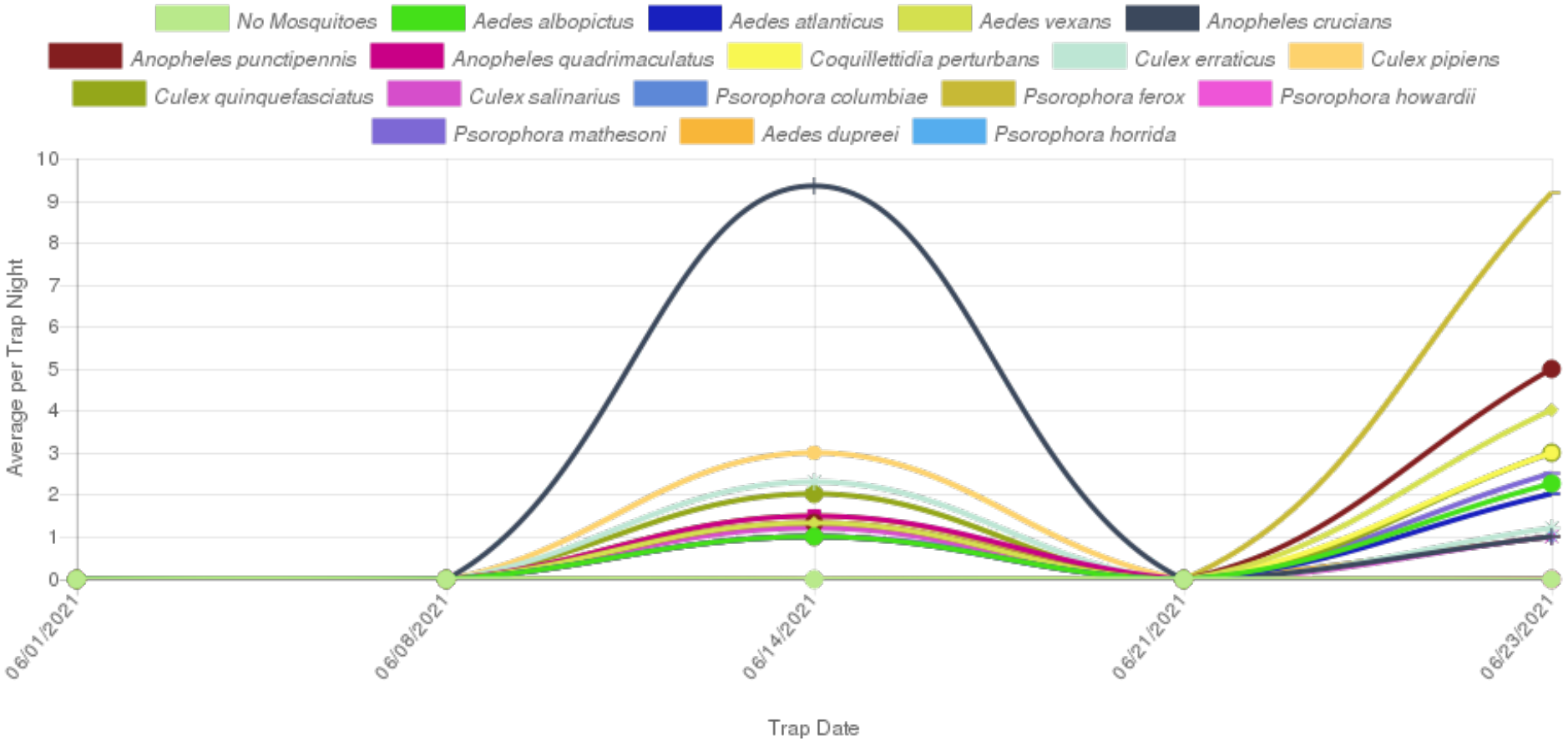
Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Adult Mosquito Surveillance Summary

Start Date: 06/01/2021 **End Date:** 06/30/2021

Rankin County



Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

Attachment: Vardoc VDCI June report (16346 : Various Documents)



Adult Mosquito Surveillance Report

Start Date: 06/01/2021 **End Date:** 06/30/2021

Rankin County

Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
RC-06 Collections				
1130 Gerrits Landing , Brandon, MS 39047, USA	06/23/2021	CDC Light Trap	Culex quinquefasciatus	3
	06/23/2021	CDC Light Trap	Psorophora ferox	4
	06/23/2021	CDC Light Trap	Coquillettidia perturbans	1
	06/23/2021	CDC Light Trap	Culex erraticus	1
	06/23/2021	CDC Light Trap	Aedes albopictus	4
1130 Gerrits Landing , Brandon, MS 39047, USA	06/23/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*13 (Avg. 13.0)*
RC-08 Collections				
213 Camelia Trail, Brandon, MS 39047, USA	06/23/2021	CDC Light Trap	Psorophora ferox	11
			Trap Total	*11 (Avg. 11.0)*
RC-09 Collections				
276 Painted Horse Trail, Brandon, MS 39042, USA	06/23/2021	CDC Light Trap	Aedes atlanticus	2
	06/23/2021	CDC Light Trap	Psorophora mathesoni	2
	06/23/2021	CDC Light Trap	Psorophora ferox	11
	06/23/2021	CDC Light Trap	Culex erraticus	1
	06/23/2021	CDC Light Trap	Aedes dupreei	1
	06/23/2021	CDC Light Trap	Culex salinarius	1
			Trap Total	*18 (Avg. 18.0)*
RC-10 Collections				
209 Wexford Ct, Brandon, MS 39047, USA	06/23/2021	CDC Light Trap	Anopheles punctipennis	9
	06/23/2021	CDC Light Trap	Aedes atlanticus	2

Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

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Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
	06/23/2021	CDC Light Trap	Psorophora mathesoni	3
	06/23/2021	CDC Light Trap	Psorophora ferox	27
	06/23/2021	CDC Light Trap	Coquillettidia perturbans	5
	06/23/2021	CDC Light Trap	Culex erraticus	1
	06/23/2021	CDC Light Trap	Aedes albopictus	2
	06/23/2021	CDC Light Trap	Psorophora horrida	1
	06/23/2021	CDC Light Trap	Aedes vexans	4
			Trap Total	*54 (Avg. 54.0)*
209 Wexford Ct., Brandon, MS 39047, USA	06/23/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*0 (Avg. 0.0)*
RC-11 Collections				
113 Gulde Shiloh Rd, Brandon, MS 39042, USA	06/23/2021	CDC Light Trap	Anopheles punctipennis	1
	06/23/2021	CDC Light Trap	Psorophora ferox	1
	06/23/2021	CDC Light Trap	Culex erraticus	2
	06/23/2021	CDC Light Trap	Aedes albopictus	1
			Trap Total	*5 (Avg. 5.0)*
RC-13 Collections				
112 Antioch-Shiloh Rd, Pelahatchie, MS 39145, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	Anopheles crucians	1
	06/14/2021	CDC Light Trap	Psorophora ferox	2
	06/14/2021	CDC Light Trap	Culex erraticus	3
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*6 (Avg. 1.5)*
RC-14 Collections				
101 Old Bugg Rd., Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
	06/14/2021	CDC Light Trap	Aedes vexans	1
	06/14/2021	CDC Light Trap	Culex salinarius	1
			Trap Total	*2 (Avg. 0.7)*
RC-15 Collections				
158 Johns Shiloh Rd, Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	Anopheles punctipennis	2
	06/14/2021	CDC Light Trap	Culex erraticus	2
	06/14/2021	CDC Light Trap	Anopheles quadrimaculatus	2
	06/14/2021	CDC Light Trap	Culex salinarius	1
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*7 (Avg. 1.8)*
RC-16 Collections				
200 Cemetery Rd., Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/01/2021	Gravid Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/08/2021	CDC Light Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/08/2021	Gravid Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/14/2021	CDC Light Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/14/2021	Gravid Trap	Culex quinquefasciatus	2
200 Cemetery Rd., Brandon, MS 39042, USA	06/21/2021	CDC Light Trap	No Mosquitoes	0
200 Cemetery Rd., Brandon, MS 39042, USA	06/21/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*2 (Avg. 0.5)*
RC-17 Collections				
576 Bethel Rd, Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0

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Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	Psorophora columbiae	1
	06/14/2021	CDC Light Trap	Culex erraticus	2
	06/14/2021	CDC Light Trap	Anopheles quadrimaculatus	2
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*5 (Avg. 1.3)*
RC-18 Collections				
833 Bobby Peede St, Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
833 Bobby Peede St, Brandon, MS 39042, USA	06/01/2021	Gravid Trap	No Mosquitoes	0
833 Bobby Peede St, Brandon, MS 39042, USA	06/08/2021	CDC Light Trap	No Mosquitoes	0
833 Bobby Peede St, Brandon, MS 39042, USA	06/08/2021	Gravid Trap	No Mosquitoes	0
833 Bobby Peede St, Brandon, MS 39042, USA	06/14/2021	CDC Light Trap	Psorophora howardii	1
	06/14/2021	CDC Light Trap	Aedes atlanticus	1
	06/14/2021	CDC Light Trap	Anopheles crucians	23
	06/14/2021	CDC Light Trap	Psorophora mathesoni	1
	06/14/2021	CDC Light Trap	Psorophora ferox	1
	06/14/2021	CDC Light Trap	Culex erraticus	6
	06/14/2021	CDC Light Trap	Anopheles quadrimaculatus	1
	06/14/2021	CDC Light Trap	Aedes albopictus	1
833 Bobby Peede St, Brandon, MS 39042, USA	06/14/2021	Gravid Trap	Culex pipiens	5
833 Bobby Peede St, Brandon, MS 39042, USA	06/21/2021	CDC Light Trap	No Mosquitoes	0
833 Bobby Peede St, Brandon, MS 39042, USA	06/21/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*40 (Avg. 10.0)*
RC-19 Collections				
492 Cato Rd, Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0

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Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
	06/14/2021	CDC Light Trap	No Mosquitoes	0
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*0 (Avg. 0.0)*
RC-20 Collections				
2491 Shell Oil Rd, Brandon, MS 39042, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	No Mosquitoes	0
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*0 (Avg. 0.0)*
RC-21 Collections				
201 Twin Cedars, Florence, MS 39073, USA	06/01/2021	Gravid Trap	No Mosquitoes	0
	06/08/2021	Gravid Trap	No Mosquitoes	0
	06/14/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*0 (Avg. 0.0)*
205 Twin Cedars, Florence, MS 39073, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	Anopheles punctipennis	1
	06/14/2021	CDC Light Trap	Anopheles crucians	4
	06/14/2021	CDC Light Trap	Culex erraticus	1
	06/14/2021	CDC Light Trap	Anopheles quadrimaculatus	1
	06/14/2021	CDC Light Trap	Aedes albopictus	1
			Trap Total	*8 (Avg. 2.7)*
RC-22 Collections				
176 Berry Dr, Pearl, MS 39208, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
176 Berry Dr, Pearl, MS 39208, USA	06/01/2021	Gravid Trap	No Mosquitoes	0
176 Berry Dr, Pearl, MS 39208, USA	06/08/2021	CDC Light Trap	No Mosquitoes	0

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
176 Berry Dr, Pearl, MS 39208, USA	06/08/2021	Gravid Trap	No Mosquitoes	0
176 Berry Dr, Pearl, MS 39208, USA	06/14/2021	CDC Light Trap	Culex erraticus	1
	06/14/2021	CDC Light Trap	Aedes albopictus	1
	06/14/2021	CDC Light Trap	Aedes vexans	1
	06/14/2021	CDC Light Trap	Culex salinarius	2
176 Berry Dr, Pearl, MS 39208, USA	06/14/2021	Gravid Trap	Culex pipiens	3
176 Berry Dr, Pearl, MS 39208, USA	06/21/2021	CDC Light Trap	No Mosquitoes	0
176 Berry Dr, Pearl, MS 39208, USA	06/21/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*8 (Avg. 2.0)*
RC-24 Collections				
120 Barron Ln, Florence, MS 39073, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
	06/08/2021	CDC Light Trap	No Mosquitoes	0
	06/14/2021	CDC Light Trap	Anopheles punctipennis	1
	06/14/2021	CDC Light Trap	Aedes albopictus	1
	06/14/2021	CDC Light Trap	Aedes vexans	2
	06/14/2021	CDC Light Trap	Culex salinarius	1
	06/21/2021	CDC Light Trap	No Mosquitoes	0
			Trap Total	*5 (Avg. 1.3)*
RC-25 Collections				
120 Crimm Rd, Brandon, MS 39042, USA	06/23/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*0 (Avg. 0.0)*
204 Crimm Rd , Brandon, MS 39042, USA	06/23/2021	CDC Light Trap	Anopheles crucians	1
	06/23/2021	CDC Light Trap	Psorophora ferox	1
	06/23/2021	CDC Light Trap	Culex erraticus	1
	06/23/2021	CDC Light Trap	Aedes albopictus	2

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Trap Location	Date Trap Set	Trap Type	Mosquito Species	No. Collected
			Trap Total	*5 (Avg. 5.0)*
RC-27 Collections				
188 Richmond Dr, Florence, MS 39073, USA	06/01/2021	CDC Light Trap	No Mosquitoes	0
188 Richmond Dr, Florence, MS 39073, USA	06/01/2021	Gravid Trap	No Mosquitoes	0
188 Richmond Dr, Florence, MS 39073, USA	06/14/2021	CDC Light Trap	Coquillettidia perturbans	1
	06/14/2021	CDC Light Trap	Culex erraticus	1
	06/14/2021	CDC Light Trap	Culex salinarius	1
188 Richmond Dr, Florence, MS 39073, USA	06/14/2021	Gravid Trap	Culex pipiens	1
188 Richmond Dr, Florence, MS 39073, USA	06/21/2021	CDC Light Trap	No Mosquitoes	0
188 Richmond Dr, Florence, MS 39073, USA	06/21/2021	Gravid Trap	No Mosquitoes	0
			Trap Total	*4 (Avg. 1.3)*
			Overall Trap Total	*193*
			Overall Trap Average	*3.4*

Attachment: Vardoc VDCI June report (16346 : Various Documents)



Larvicide Applications

Start Date: 06/01/2021 **End Date:** 06/30/2021

Rankin County

Date	Site Name	Habitat	No. of Larvae	Larvicide	Amount Applied (oz.)	Area Treated (sq. ft.)
RC-03 Applications						
06/01/2021	60121.nf.1	Ditch		Vectobac G (73049-10)	1.0	272.3
				Total Ounces Applied	*1.0*	272.3 *0.0 acres*
				Total Larvicide Applied in RC-03:	*1.0*	272.3 *0.0 acres*
RC-04 Applications						
06/08/2021	6821.nf.1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821.nf.2	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/14/2021	61421.nf.1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
				Total Ounces Applied	*3.0*	816.8 *0.0 acres*
				Total Larvicide Applied in RC-04:	*3.0*	816.8 *0.0 acres*
RC-21 Applications						
06/24/2021	62421 Mh 1	Ditch	11-50	Vectobac G (73049-10)	2.0	544.5
06/24/2021	62421 Mh 2	Ditch	11-50	Vectobac G (73049-10)	2.0	544.5
06/28/2021	62821 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/28/2021	62921 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/30/2021	63021 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
				Total Ounces Applied	*7.0*	1,905.8 *0.0 acres*
				Total Larvicide Applied in RC-21:	*7.0*	1,905.8 *0.0 acres*
RC-22 Applications						
06/01/2021	6121 Mh 2	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/01/2021	6121 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3

Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

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Date	Site Name	Habitat	No. of Larvae	Larvicide	Amount Applied (oz.)	Area Treated (sq. ft.)
06/08/2021	6821 Mh 5	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 6	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 8	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 9	Ditch	11-50	Vectobac G (73049-10)	2.0	544.5
06/08/2021	6821 Mh 2	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 4	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 7	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/08/2021	6821 Mh 3	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
06/14/2021	61421 Mh 1	Ditch	1-10	Vectobac G (73049-10)	1.0	272.3
				Total Ounces Applied	*13.0*	3,539.3 *0.1 acres*
				Total Larvicide Applied in RC-22:	*13.0*	3,539.3 *0.1 acres*
				Overall Total Ounces Applied	*24.0*	6,534.0 *0.2 acres*

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145



Ground Adulticide Applications

Start Date: 06/01/2021 **End Date:** 06/30/2021

Rankin County

Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
RC-02 Applications								
June 2021	06/03/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	69.9	22.8	827.3	5.3
							Total Perm-X UL 30-30 Applied:	*5.3*
				RC-02 Totals:	***69.9***	***22.8***	***827.3***	***5.3***
RC-03 Applications								
June 2021	06/07/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	53.3	12.0	436.5	2.8
							Total Perm-X UL 30-30 Applied:	*2.8*
				RC-03 Totals:	***53.3***	***12.0***	***436.5***	***2.8***
RC-04 Applications								
June 2021	06/02/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	79.0	25.3	919.4	5.8
							Total Perm-X UL 30-30 Applied:	*5.8*

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Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
				RC-04 Totals:	***79.0***	***25.3***	***919.4***	***5.8***
RC-05 Applications								
June 2021	06/04/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	92.0	40.1	1,456.2	9.2
							Total Perm-X UL 30-30 Applied:	*9.2*
				RC-05 Totals:	***92.0***	***40.1***	***1,456.2***	***9.2***
RC-06 Applications								
June 2021	06/03/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	92.8	29.4	1,067.9	6.9
							Total Perm-X UL 30-30 Applied:	*6.9*
				RC-06 Totals:	***92.8***	***29.4***	***1,067.9***	***6.9***
RC-07 Applications								
June 2021	06/08/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	62.5	14.0	509.8	3.3
	06/28/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	88.7	26.7	971.5	6.2
							Total Perm-X UL 30-30 Applied:	*9.4*
				RC-07 Totals:	***151.2***	***40.7***	***1,481.3***	***9.4***

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Pelahatchie, MS 39145

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Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
RC-08 Applications								
June 2021	06/14/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	80.6	26.6	966.3	6.2
	06/22/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	90.8	31.4	1,140.1	7.2
							Total Perm-X UL 30-30 Applied:	*13.4*
				RC-08 Totals:	***171.4***	***57.9***	***2,106.4***	***13.4***
RC-09 Applications								
June 2021	06/03/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	49.9	12.1	440.3	3.2
							Total Perm-X UL 30-30 Applied:	*3.2*
				RC-09 Totals:	***49.9***	***12.1***	***440.3***	***3.2***
RC-10 Applications								
June 2021	06/08/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	75.4	26.9	976.3	6.3
	06/30/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	75.2	27.1	985.0	6.3
							Total Perm-X UL 30-30 Applied:	*12.6*
				RC-10 Totals:	***150.6***	***53.9***	***1,961.3***	***12.6***

Attachment: Vardoc VDCI June report (16346 : Various Documents)

Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
RC-11 Applications								
June 2021	06/21/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	43.8	17.8	648.7	4.1
							Total Perm-X UL 30-30 Applied:	*4.1*
				RC-11 Totals:	***43.8***	***17.8***	***648.7***	***4.1***
RC-12 Applications								
June 2021	06/07/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	58.6	33.5	1,216.2	7.7
							Total Perm-X UL 30-30 Applied:	*7.7*
				RC-12 Totals:	***58.6***	***33.5***	***1,216.2***	***7.7***
RC-13 Applications								
June 2021	06/17/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	85.7	50.8	1,847.8	11.7
							Total Perm-X UL 30-30 Applied:	*11.7*
				RC-13 Totals:	***85.7***	***50.8***	***1,847.8***	***11.7***
RC-14 Applications								
June 2021	06/17/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	64.9	39.4	1,431.9	9.0

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Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
					Total Perm-X UL 30-30 Applied:			*9.0*
				RC-14 Totals:	***64.9***	***39.4***	***1,431.9***	***9.0***
RC-15 Applications								
June 2021	06/21/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	29.3	9.1	331.6	2.1
					Total Perm-X UL 30-30 Applied:			*2.1*
				RC-15 Totals:	***29.3***	***9.1***	***331.6***	***2.1***
RC-16 Applications								
June 2021	06/21/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	87.9	23.7	861.7	5.4
					Total Perm-X UL 30-30 Applied:			*5.4*
				RC-16 Totals:	***87.9***	***23.7***	***861.7***	***5.4***
RC-17 Applications								
June 2021	06/14/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	91.5	35.1	1,276.2	8.2
	06/15/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	78.9	27.6	1,002.5	6.4
					Total Perm-X UL 30-30 Applied:			*14.5*

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Vector Disease Control International
303 Mimosa Ave.
Pelahatchie, MS 39145

Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
				RC-17 Totals:	***170.4***	***62.7***	***2,278.7***	***14.5***
RC-18 Applications								
June 2021	06/24/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	88.6	36.7	1,333.7	8.4
							Total Perm-X UL 30-30 Applied:	*8.4*
				RC-18 Totals:	***88.6***	***36.7***	***1,333.7***	***8.4***
RC-19 Applications								
June 2021	06/22/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	109.9	43.4	1,579.5	9.9
							Total Perm-X UL 30-30 Applied:	*9.9*
				RC-19 Totals:	***109.9***	***43.4***	***1,579.5***	***9.9***
RC-20 Applications								
June 2021	06/22/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	149.3	56.5	2,054.0	13.0
							Total Perm-X UL 30-30 Applied:	*13.0*
				RC-20 Totals:	***149.3***	***56.5***	***2,054.0***	***13.0***
RC-21 Applications								

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Vector Disease Control International
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Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
June 2021	06/23/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	139.4	49.4	1,796.9	11.4
							Total Perm-X UL 30-30 Applied:	*11.4*
				RC-21 Totals:	***139.4***	***49.4***	***1,796.9***	***11.4***
RC-22 Applications								
June 2021	06/23/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	130.7	42.5	1,544.2	9.8
							Total Perm-X UL 30-30 Applied:	*9.8*
				RC-22 Totals:	***130.7***	***42.5***	***1,544.2***	***9.8***
RC-23 Applications								
June 2021	06/16/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	84.4	24.5	890.5	5.6
							Total Perm-X UL 30-30 Applied:	*5.6*
				RC-23 Totals:	***84.4***	***24.5***	***890.5***	***5.6***
RC-24 Applications								
June 2021	06/28/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	118.8	30.8	1,121.0	7.1
	06/29/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	127.0	30.7	1,115.2	7.1

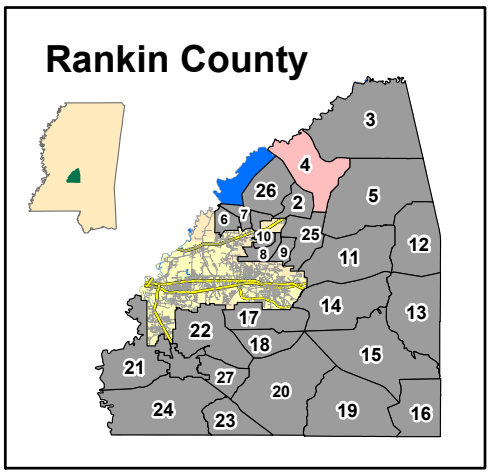
Vector Disease Control International
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Month	Date	Municipality	Chemical	Mix Ratio	Trip Miles	Spray Miles	Spray Acres	Gallons Sprayed
					Total Perm-X UL 30-30 Applied:			*14.2*
				RC-24 Totals:	***245.9***	***61.5***	***2,236.1***	***14.2***
RC-25 Applications								
June 2021	06/24/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	102.4	35.1	1,275.2	8.1
	06/29/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	93.2	34.9	1,269.0	8.1
					Total Perm-X UL 30-30 Applied:			*16.1*
				RC-25 Totals:	***195.5***	***70.0***	***2,544.1***	***16.1***
RC-26 Applications								
June 2021	06/24/2021	N/A	Perm-X UL 30-30 (89459-44)	1:5	91.3	33.6	1,221.3	7.8
					Total Perm-X UL 30-30 Applied:			*7.8*
				RC-26 Totals:	***91.3***	***33.6***	***1,221.3***	***7.8***
				Grand Totals:	***2,685.5***	***949.2***	***34,513.4***	***219.7***

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Vector Disease Control International
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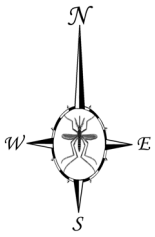
Rankin County, Mississippi

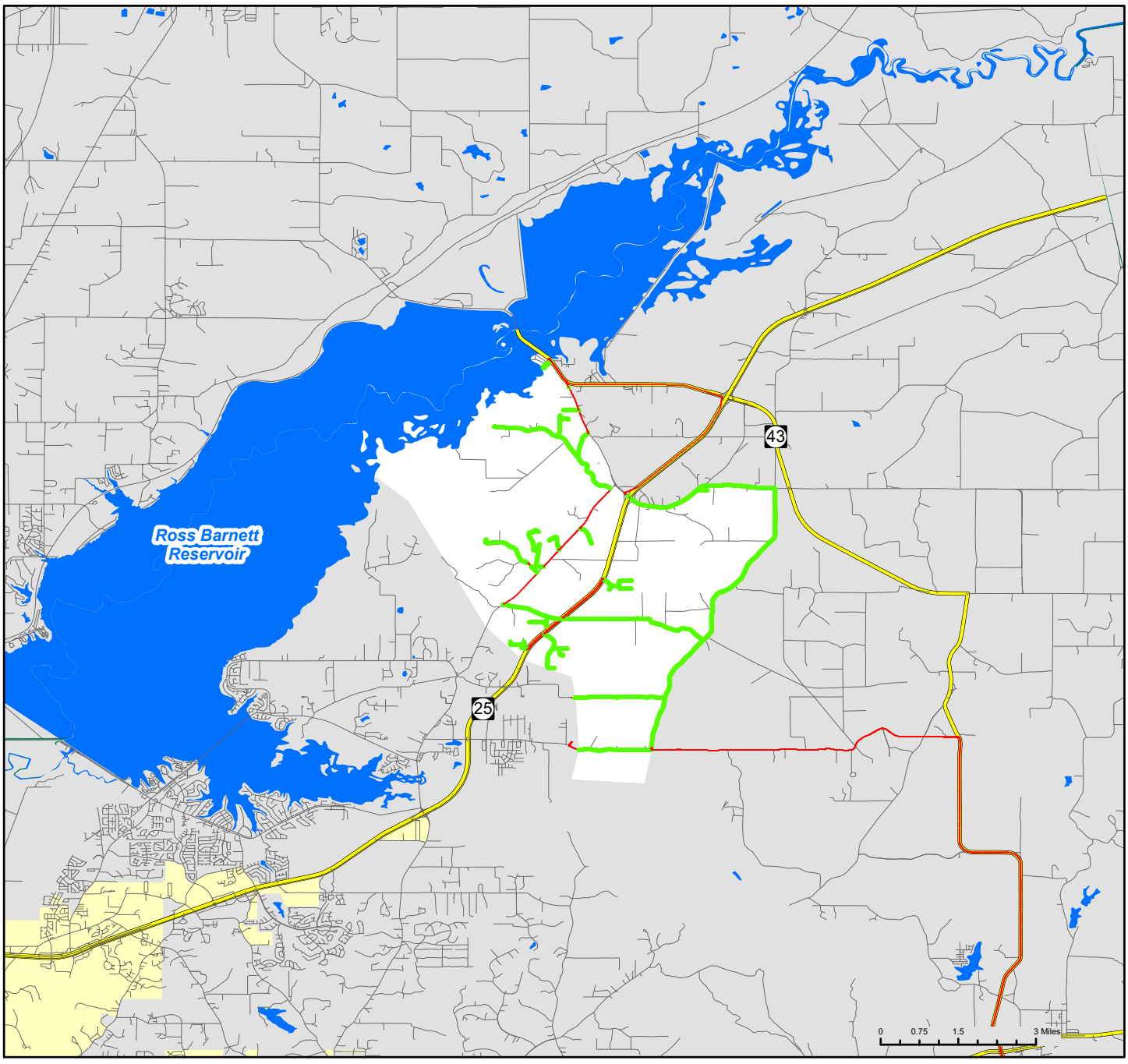
Ground Adulticide Application Date: June 2, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 5.8 gal
Miles Treated: 25.3
Acres Treated: 919.4

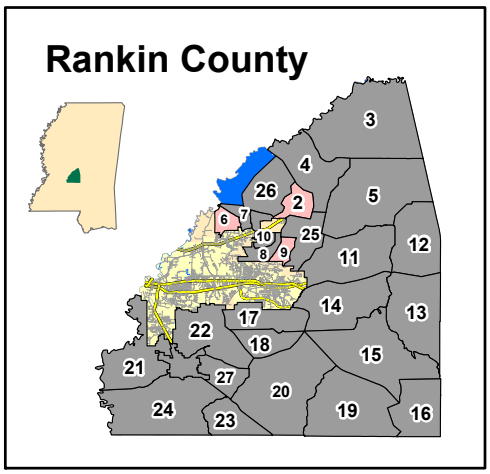




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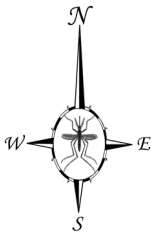
Rankin County, Mississippi

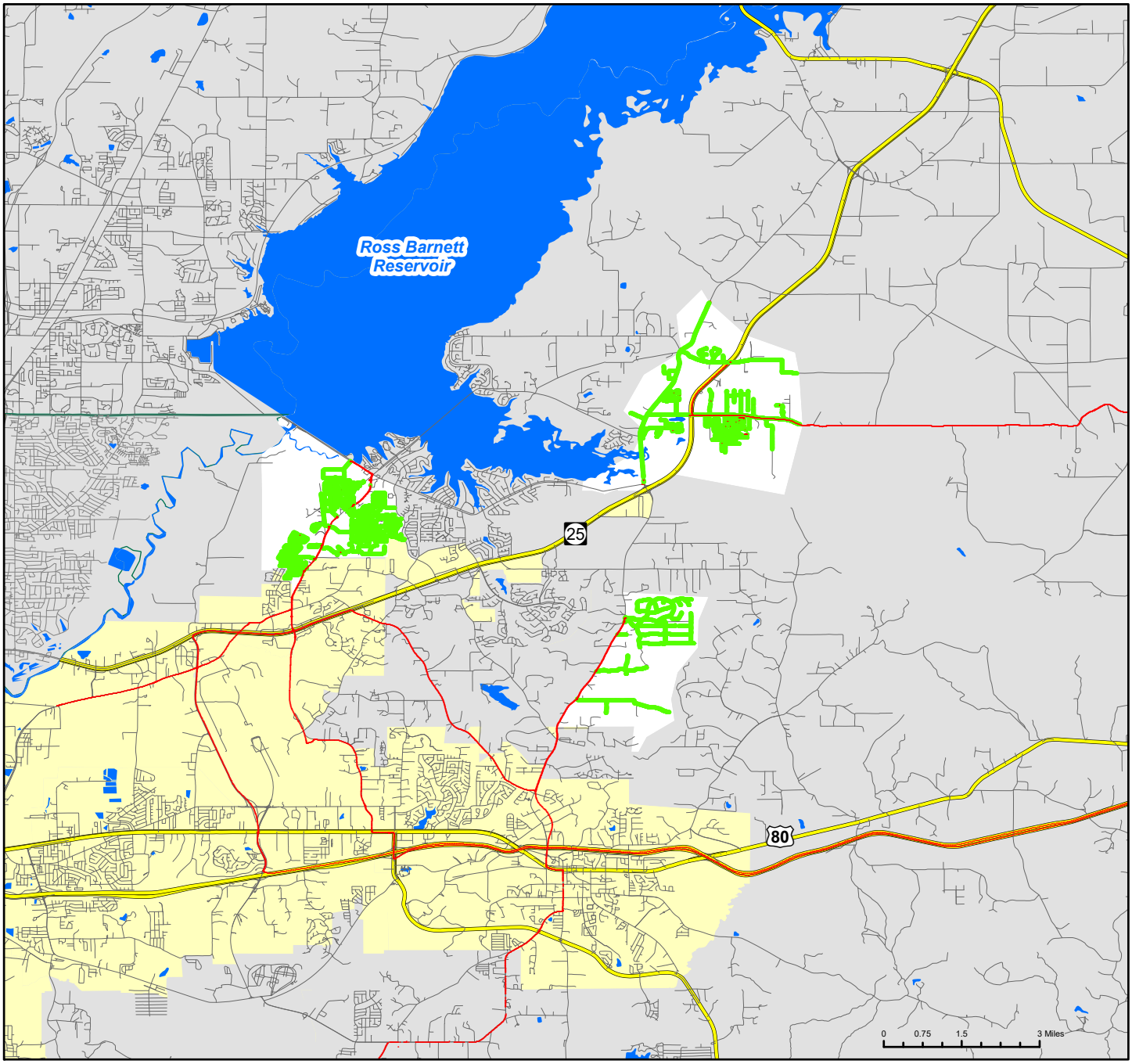
Ground Adulticide Application Date: June 3, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 15.4 gal
Miles Treated: 64.2
Acres Treated: 2,335.2

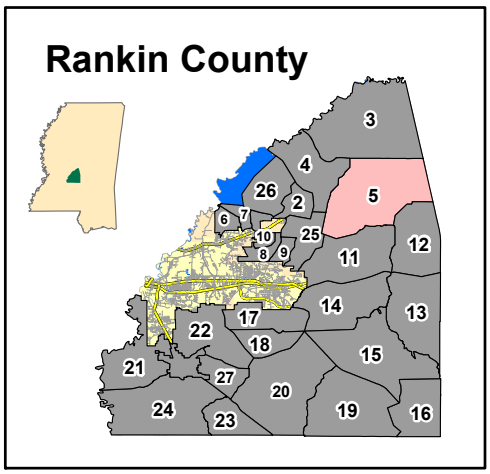




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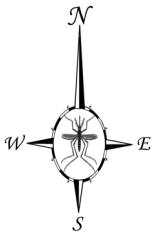
Rankin County, Mississippi

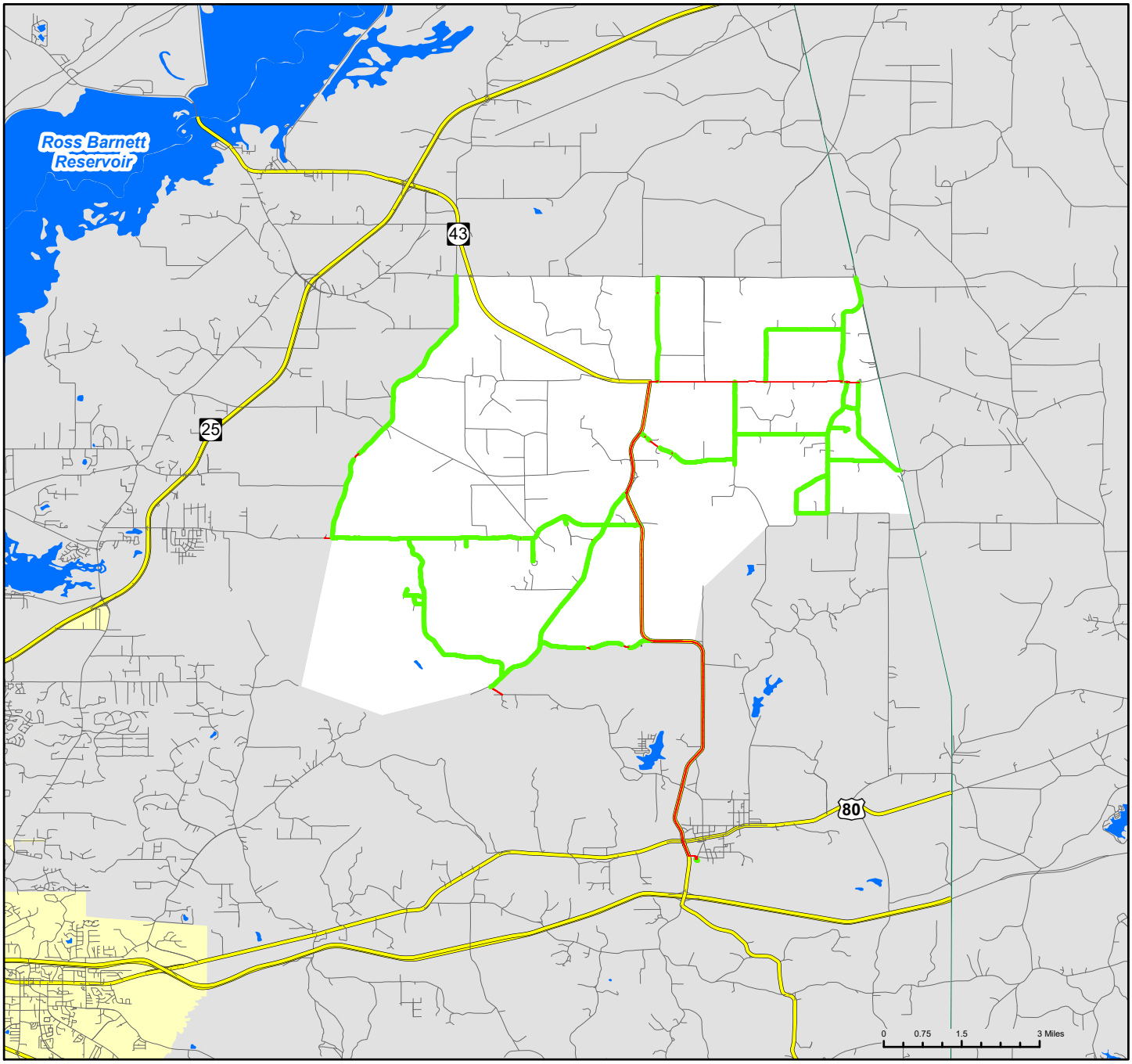
Ground Adulticide Application Date: June 4, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 9.2 gal
Miles Treated: 40.1
Acres Treated: 1,456.2

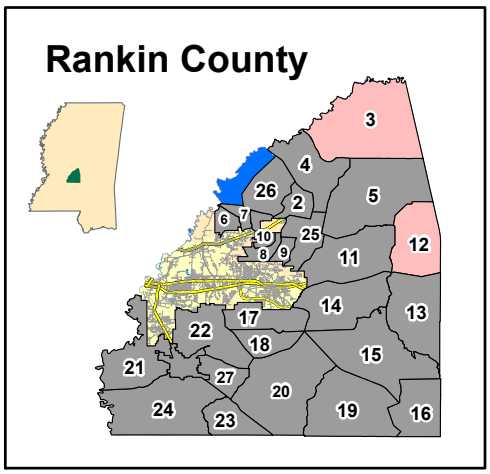




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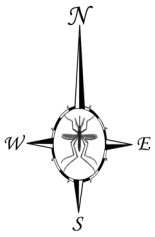
Rankin County, Mississippi

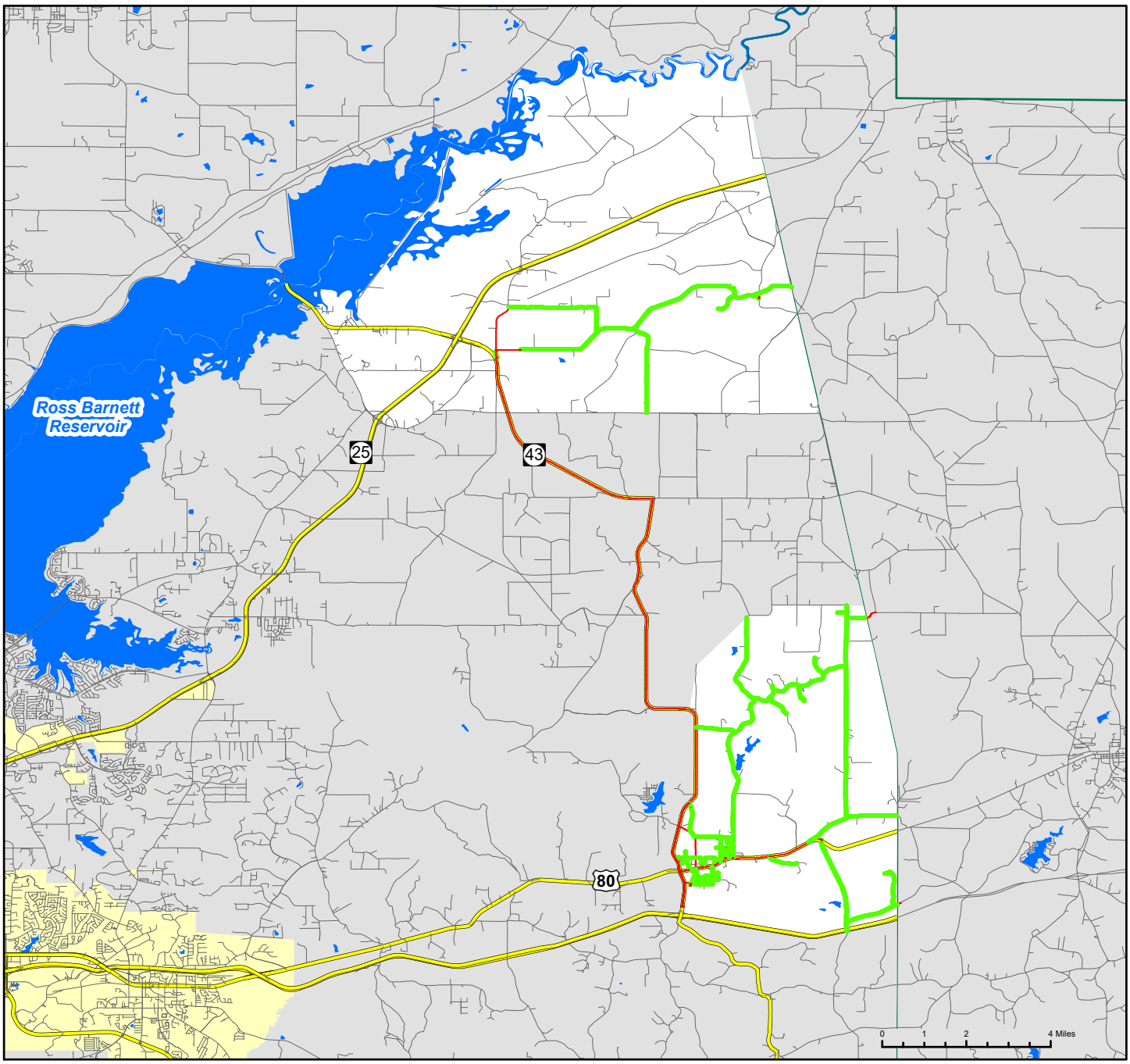
Ground Adulticide Application Date: June 7, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 10.5 gal
Miles Treated: 45.5
Acres Treated: 1,652.7

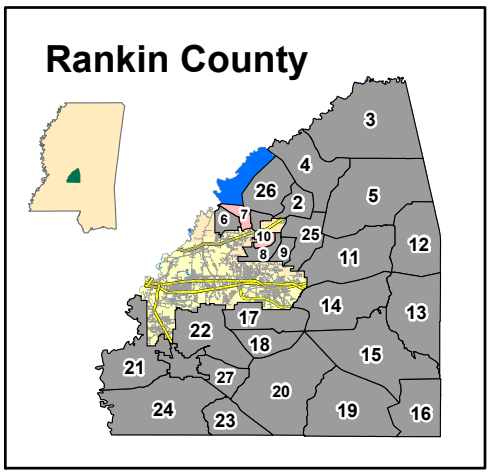




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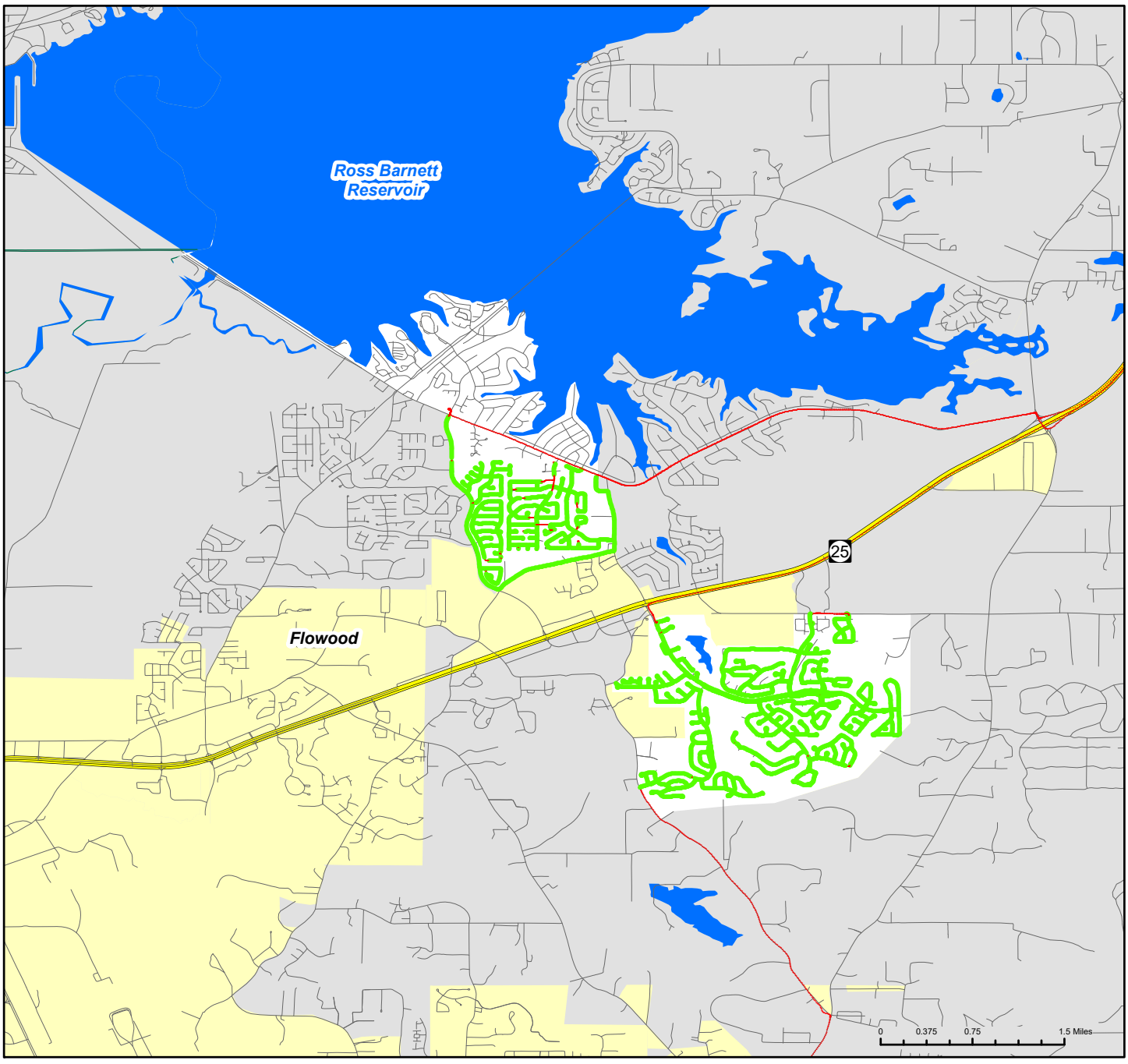
Rankin County, Mississippi

Ground Adulticide Application Date: June 8, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

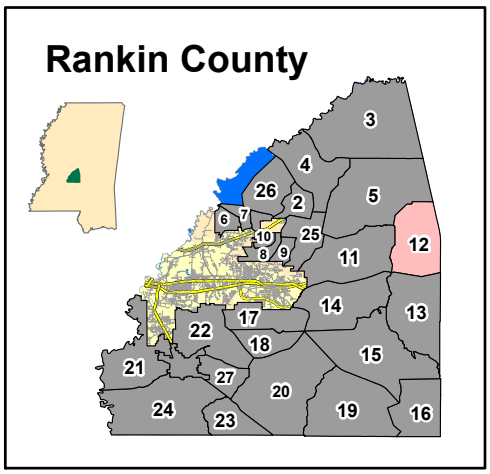
Chemical: Perm-X UL 30-30
Quantity Used: 9.5 gal
Miles Treated: 40.9
Acres Treated: 1,486.1



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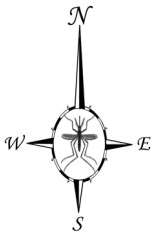
Rankin County, Mississippi

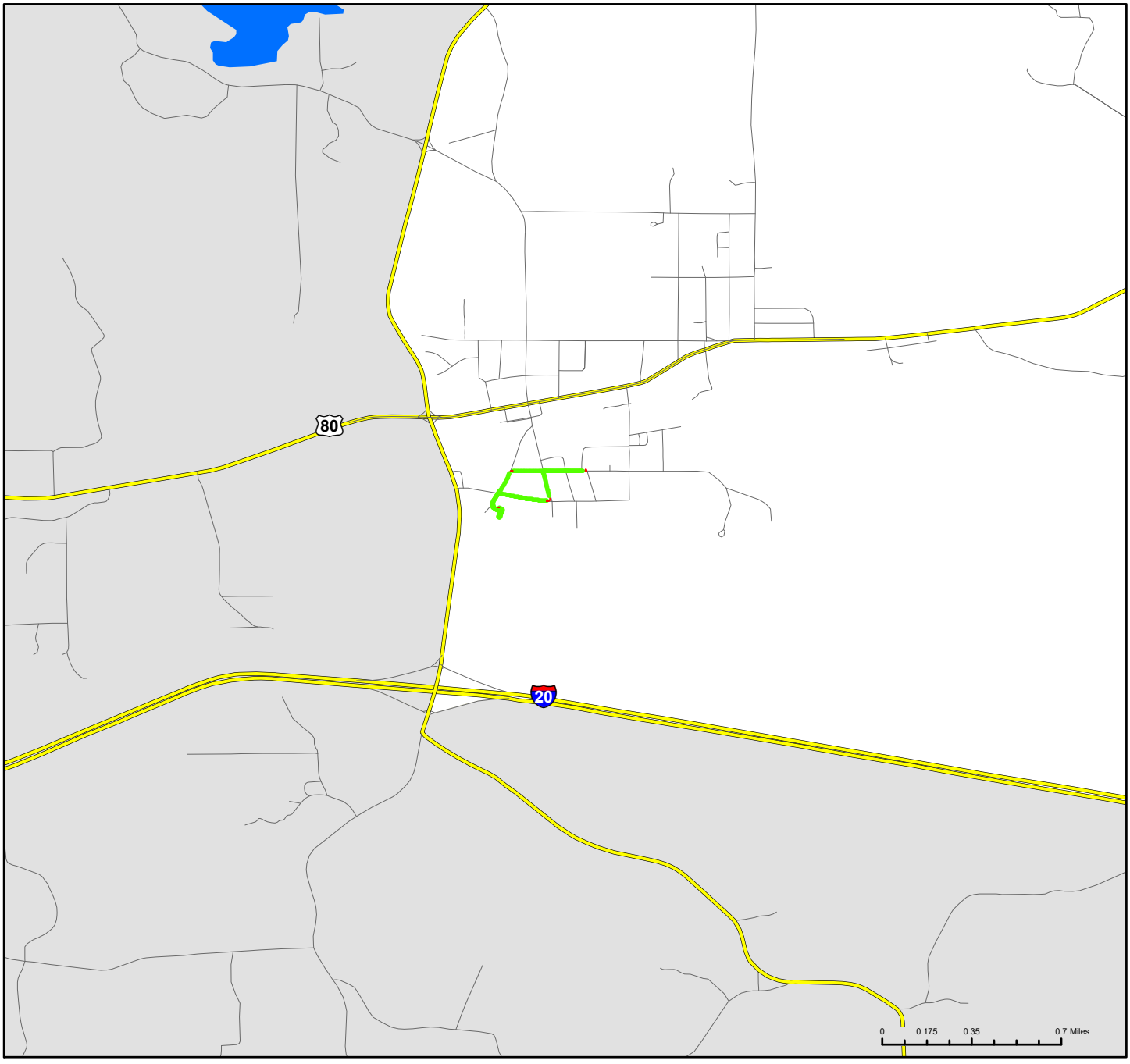
Ground Adulticide Application Date: June 10, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 0.2 gal
Miles Treated: 1.0
Acres Treated: 34.6

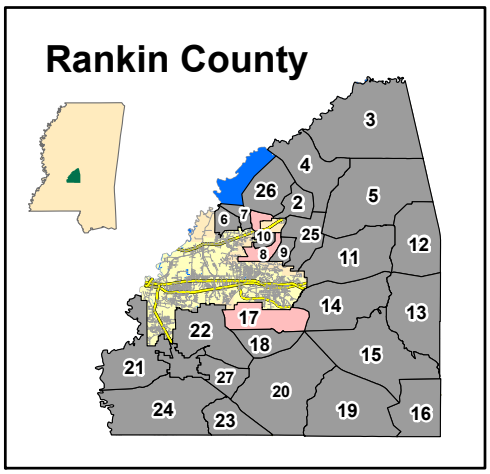




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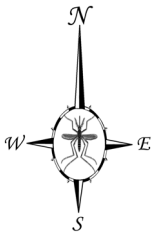
Rankin County, Mississippi

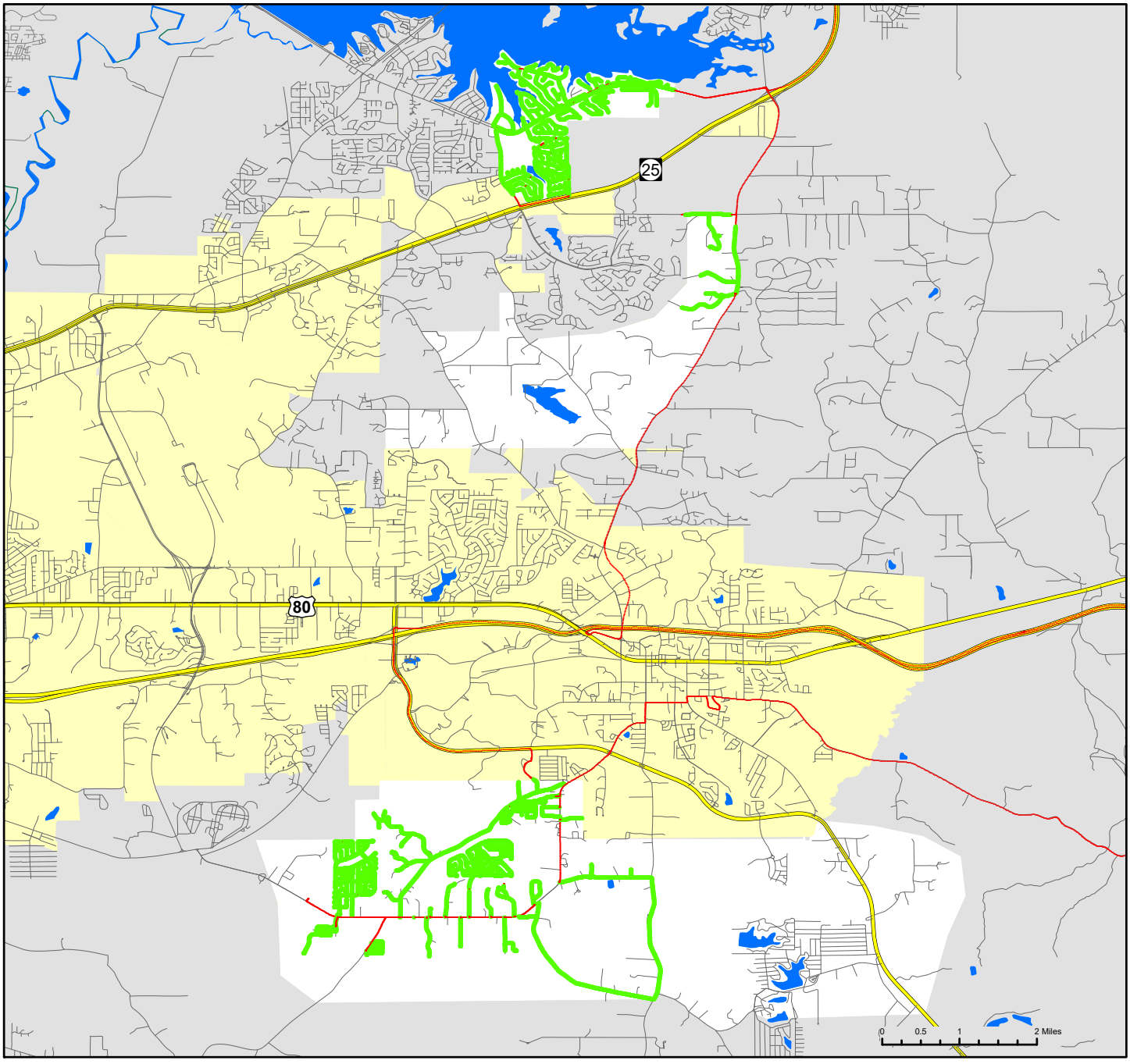
Ground Adulticide Application Date: June 14, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 14.3 gal
Miles Treated: 61.7
Acres Treated: 2,242.6

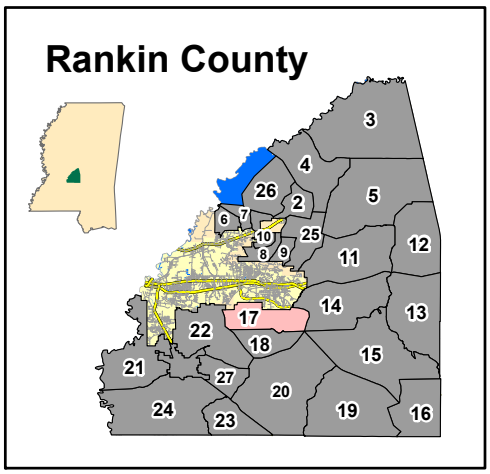




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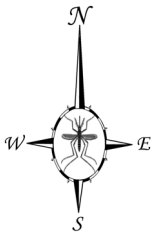
Rankin County, Mississippi

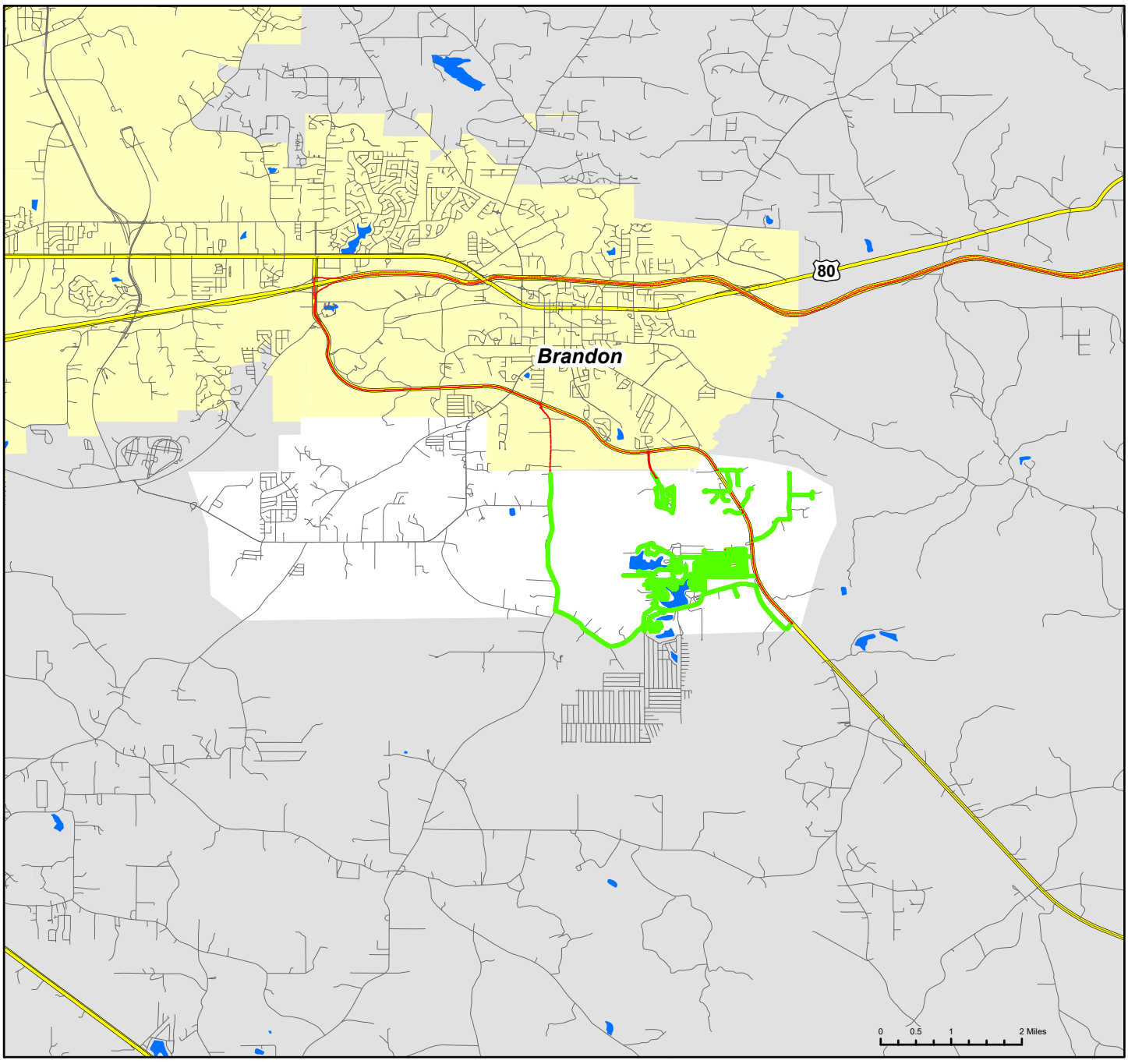
Ground Adulticide Application Date: June 15, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 6.4 gal
Miles Treated: 27.6
Acres Treated: 1,002.4

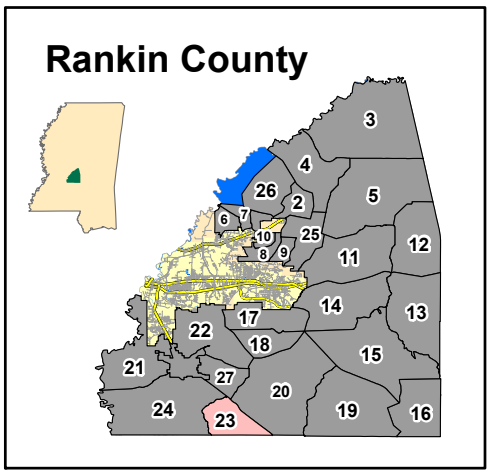




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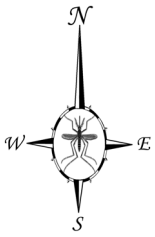
Rankin County, Mississippi

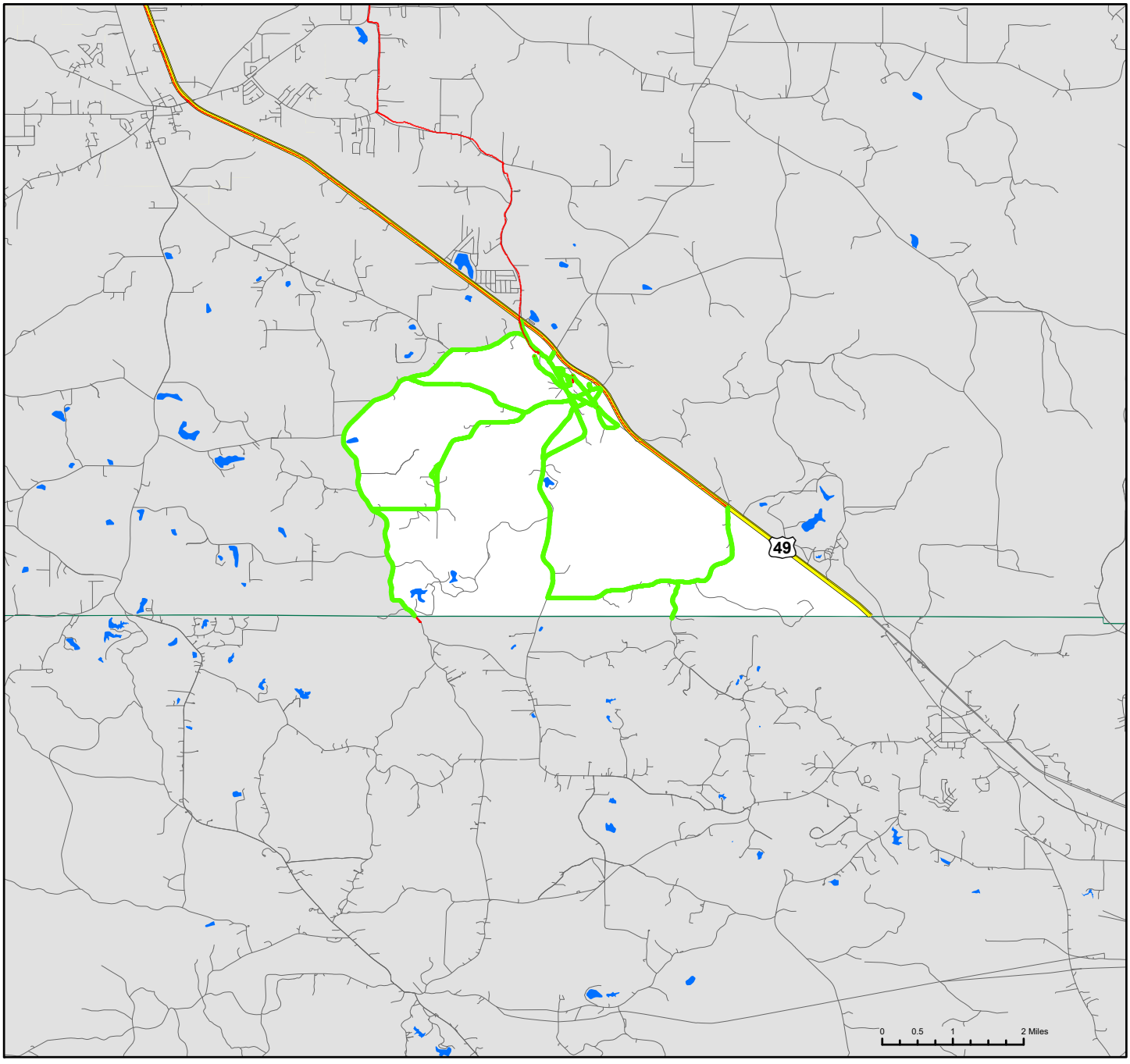
Ground Adulticide Application Date: June 16, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 5.6 gal
Miles Treated: 24.5
Acres Treated: 890.5

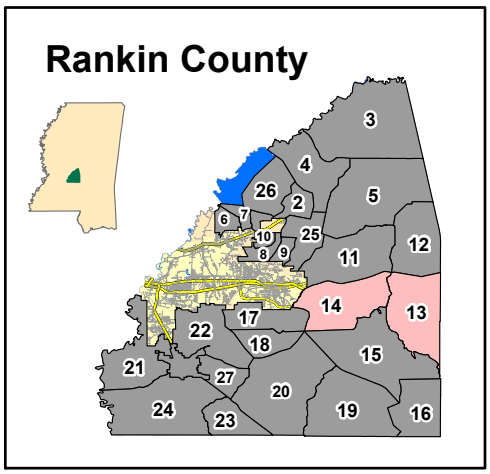




Attachment: Vardoc VDCI June report (16346 : Various Documents)

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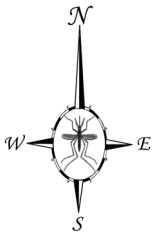
Rankin County, Mississippi

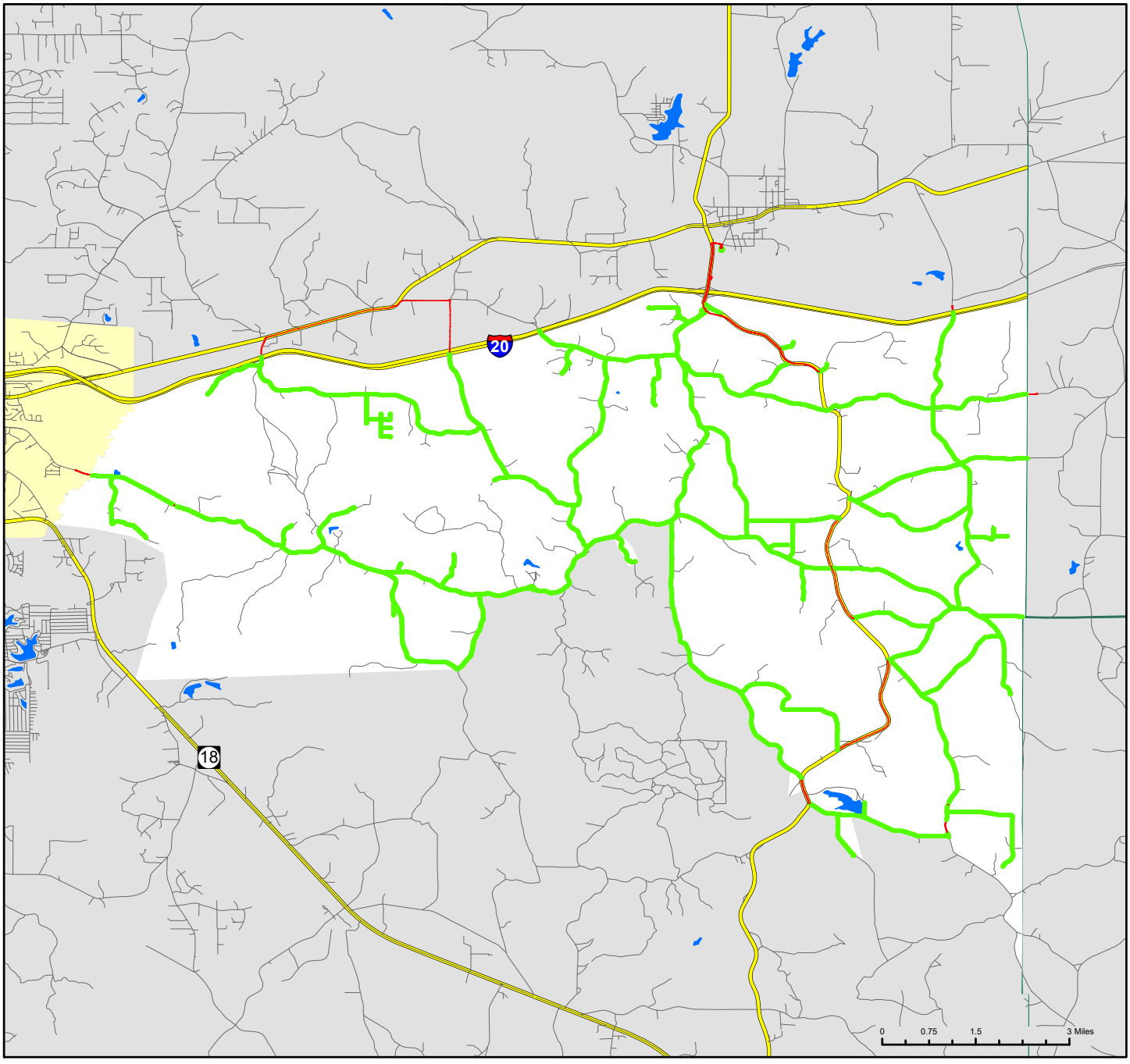
Ground Adulticide Application Date: June 17, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 20.8 gal
Miles Treated: 90.2
Acres Treated: 3,279.7

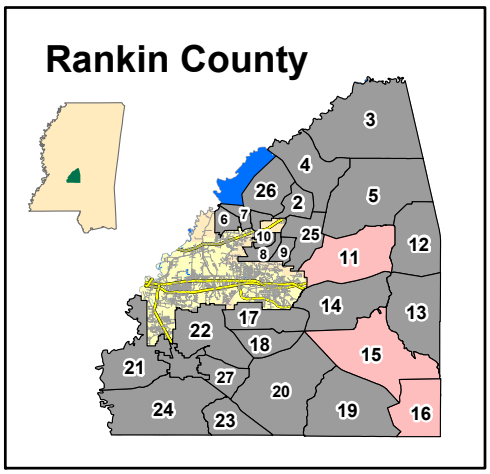




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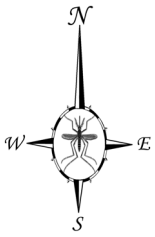
Rankin County, Mississippi

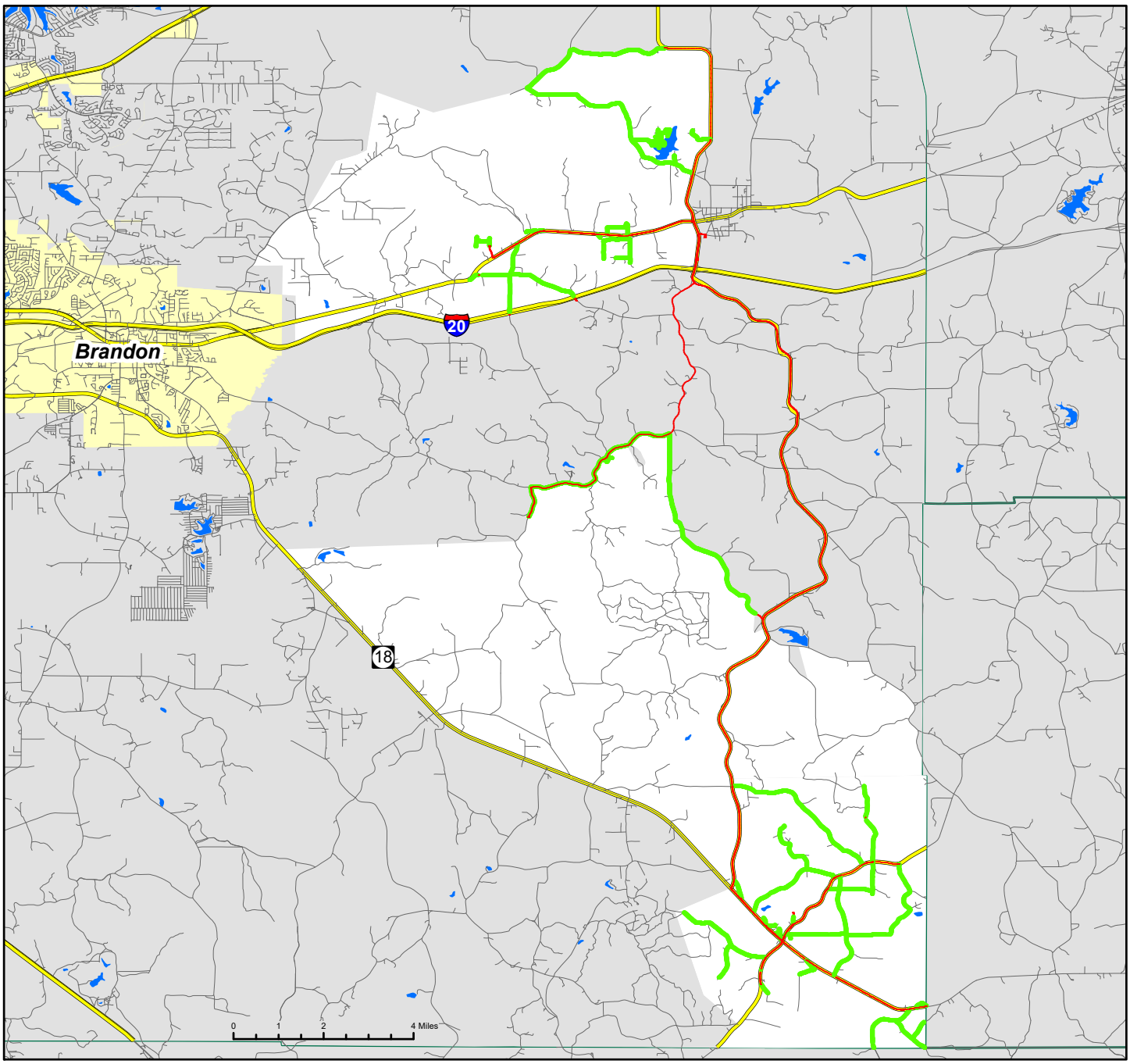
Ground Adulticide Application Date: June 21, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 11.7 gal
Miles Treated: 50.7
Acres Treated: 1,842.0

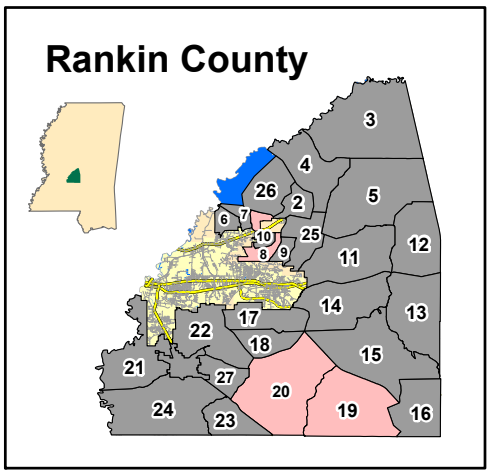




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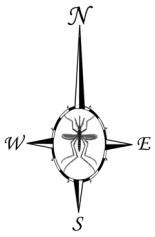
Rankin County, Mississippi

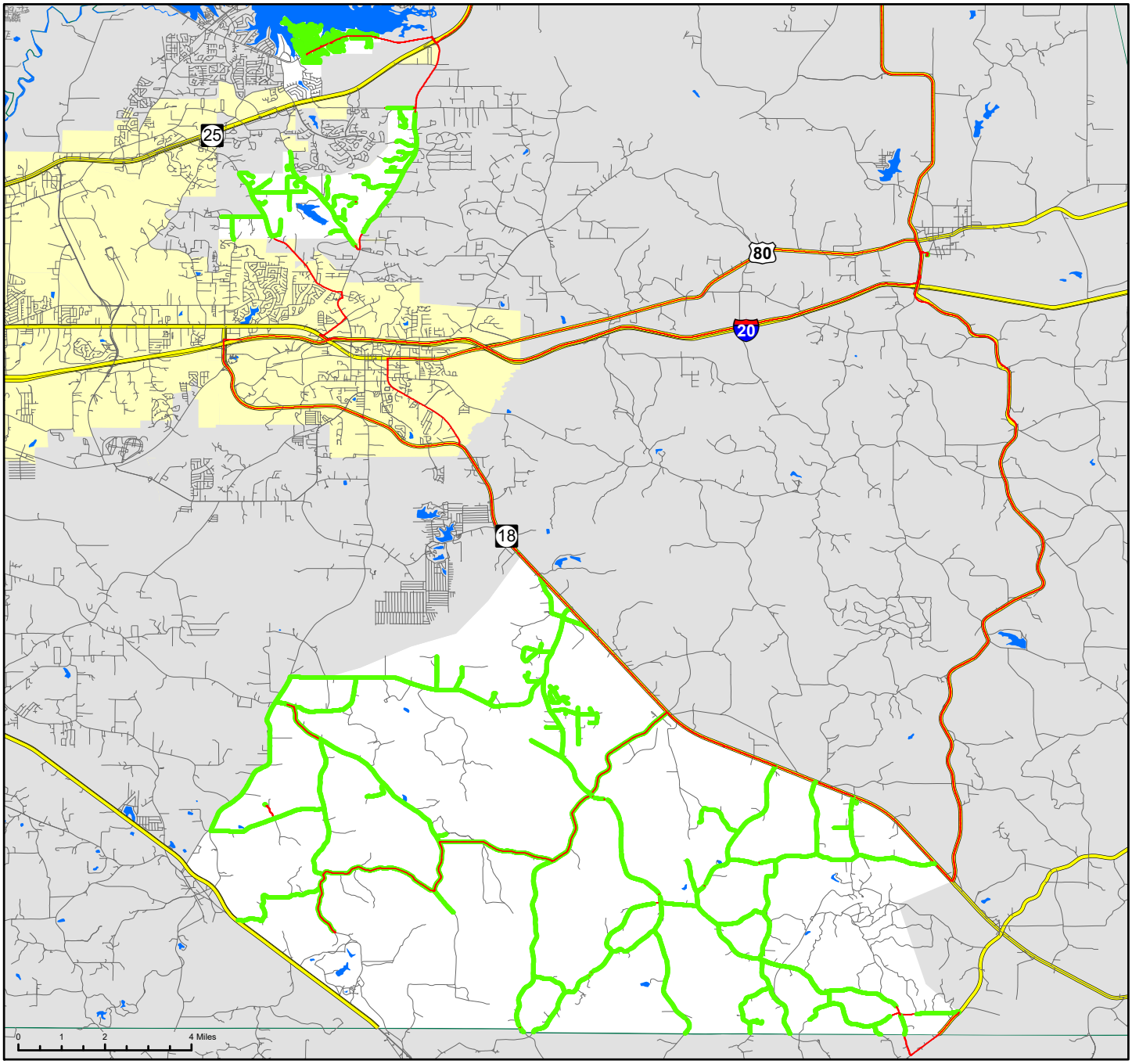
Ground Adulticide Application Date: June 22, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 30.2 gal
Miles Treated: 131.3
Acres Treated: 4,773.4

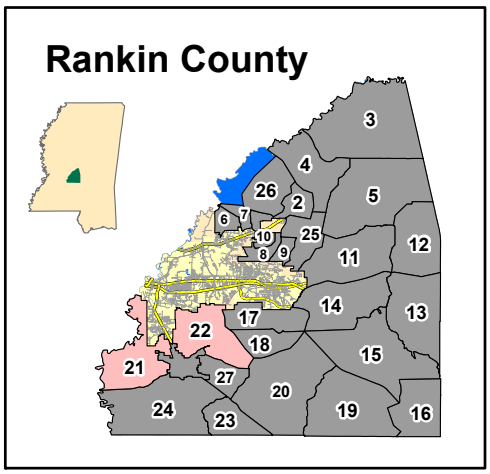




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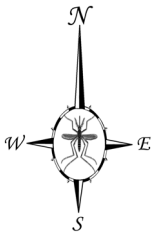
Rankin County, Mississippi

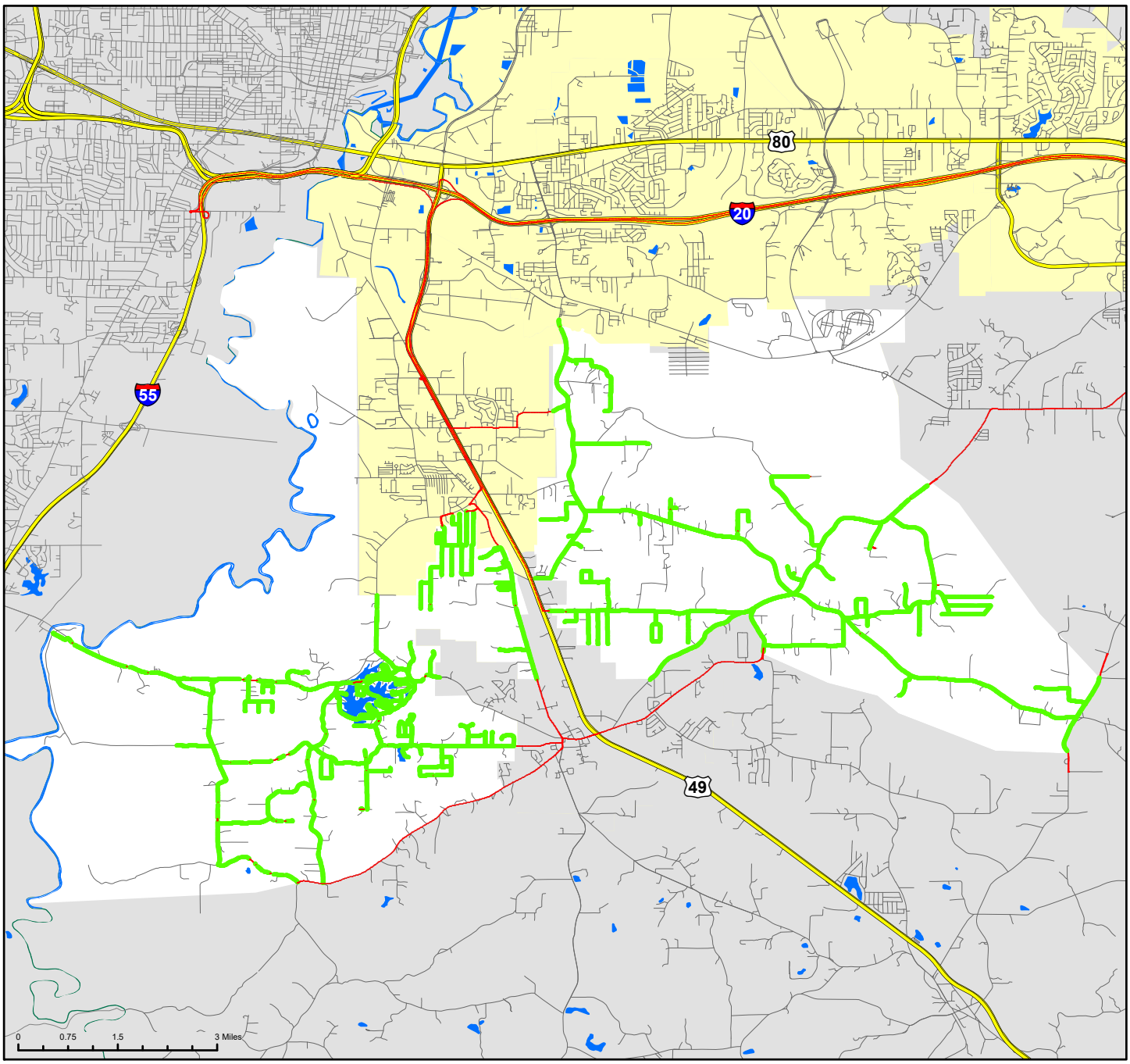
Ground Adulticide Application Date: June 23, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 21.1 gal
Miles Treated: 91.9
Acres Treated: 3,341.3

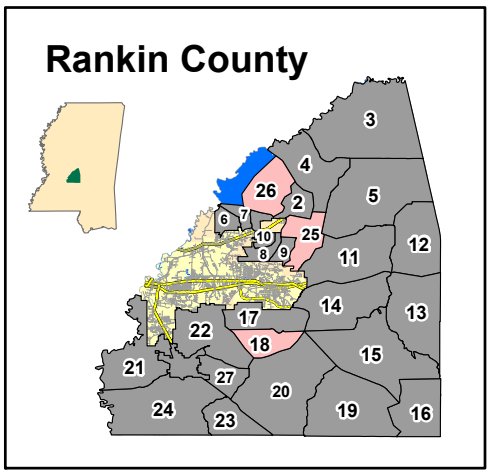




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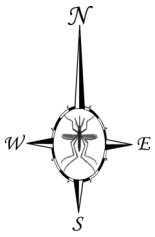
Rankin County, Mississippi

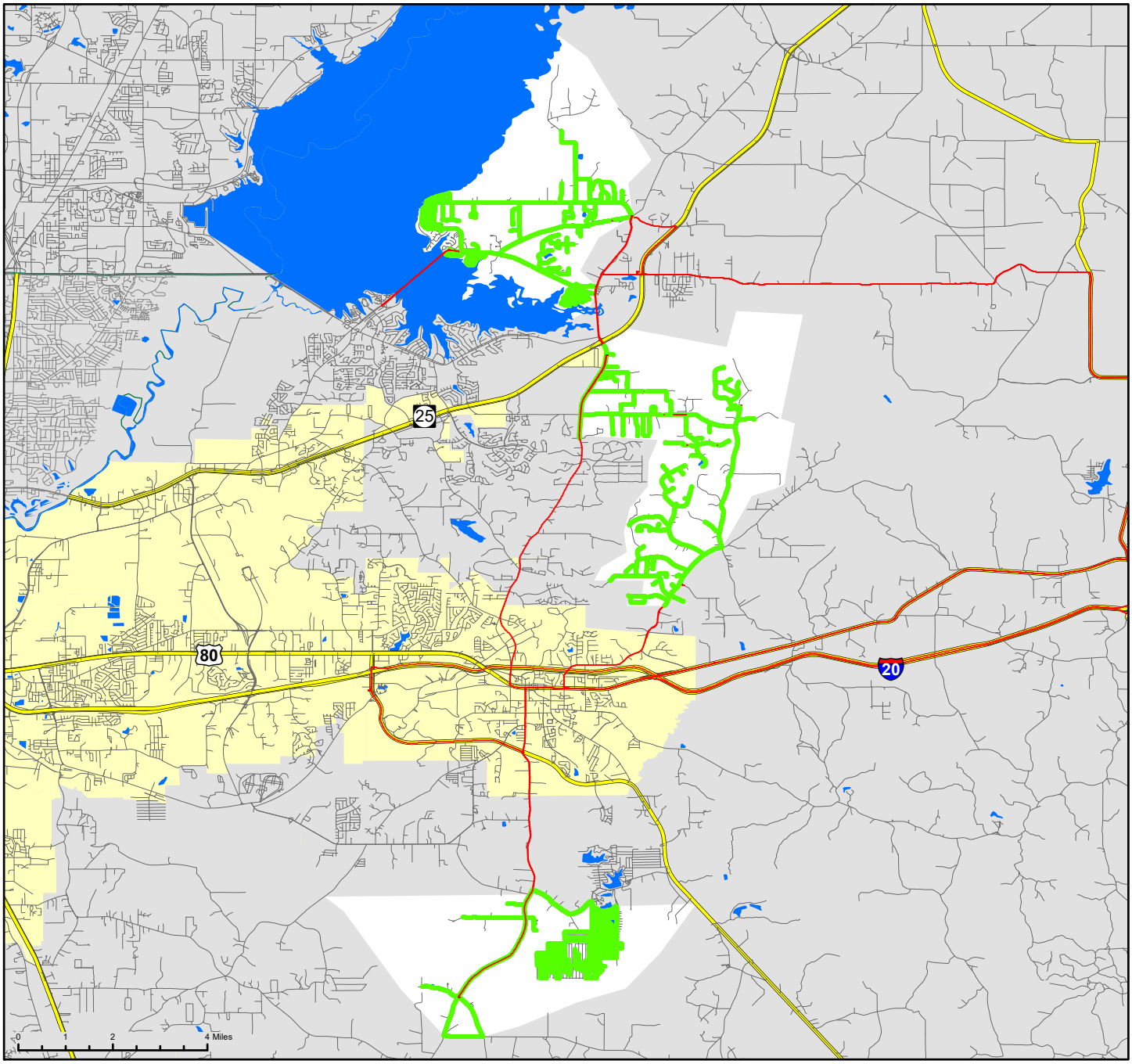
Ground Adulticide Application Date: June 24, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 24.3 gal
Miles Treated: 105.3
Acres Treated: 3,830.0

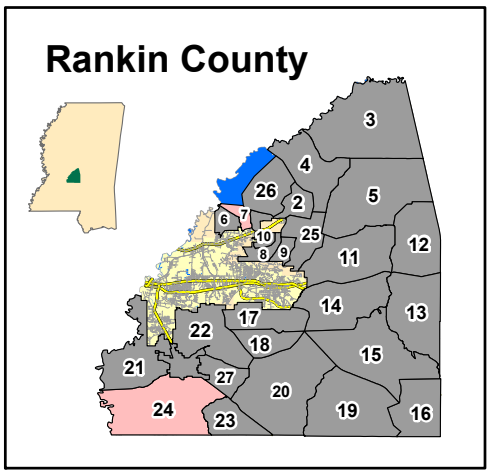




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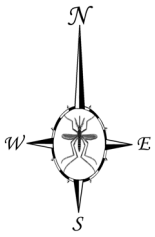
Rankin County, Mississippi

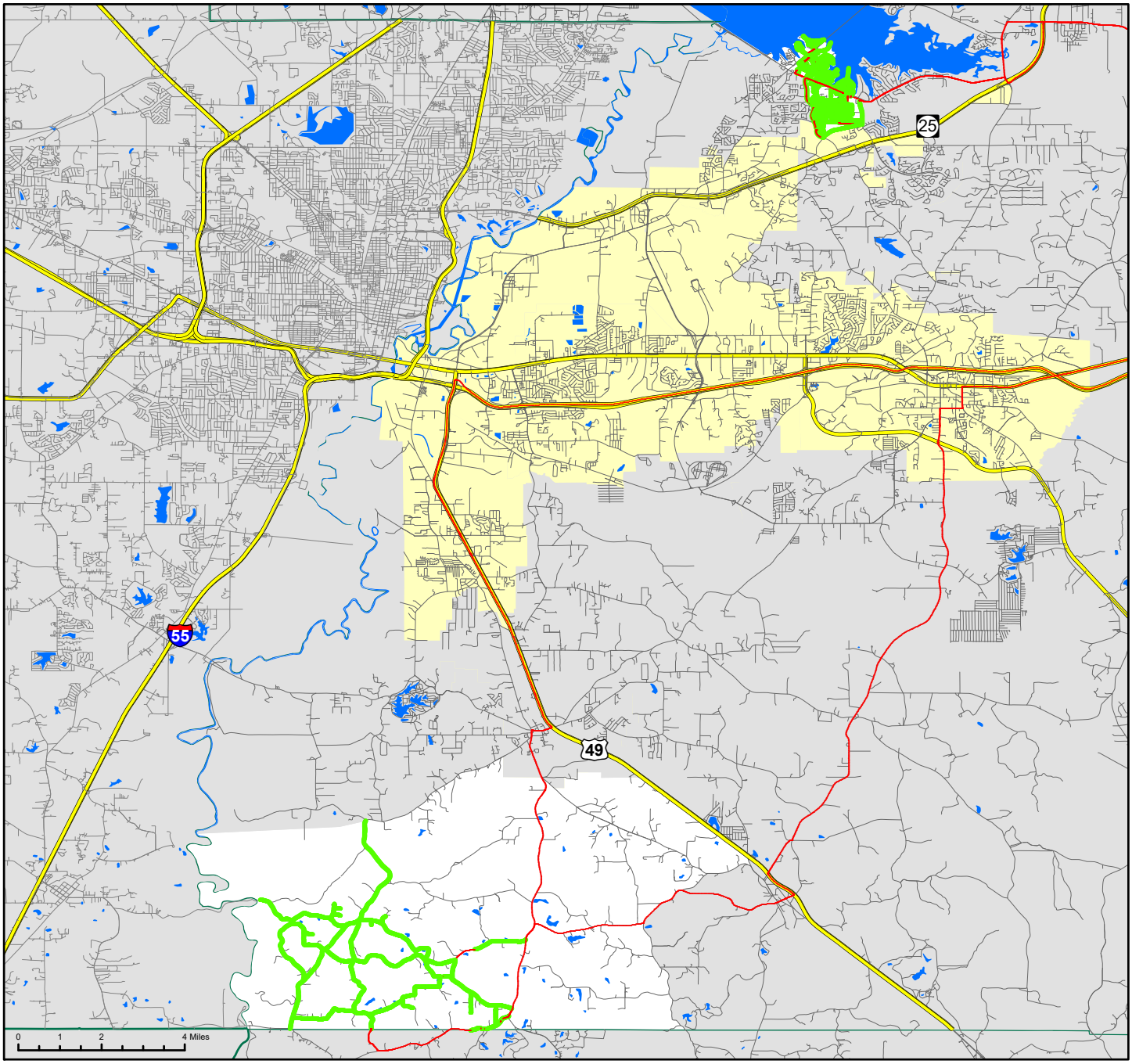
Ground Adulticide Application Date: June 28, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 13.3 gal
Miles Treated: 57.6
Acres Treated: 2,092.3

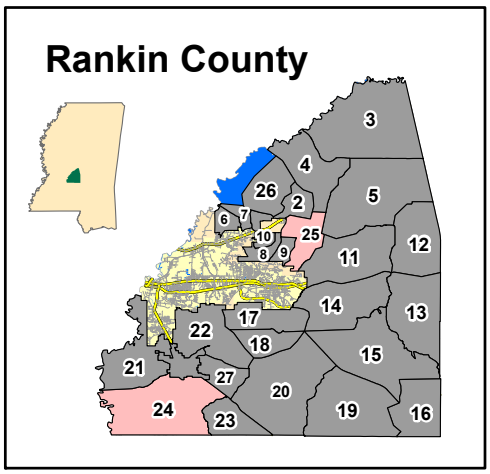




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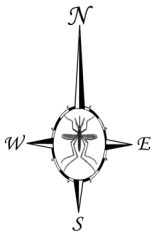
Rankin County, Mississippi

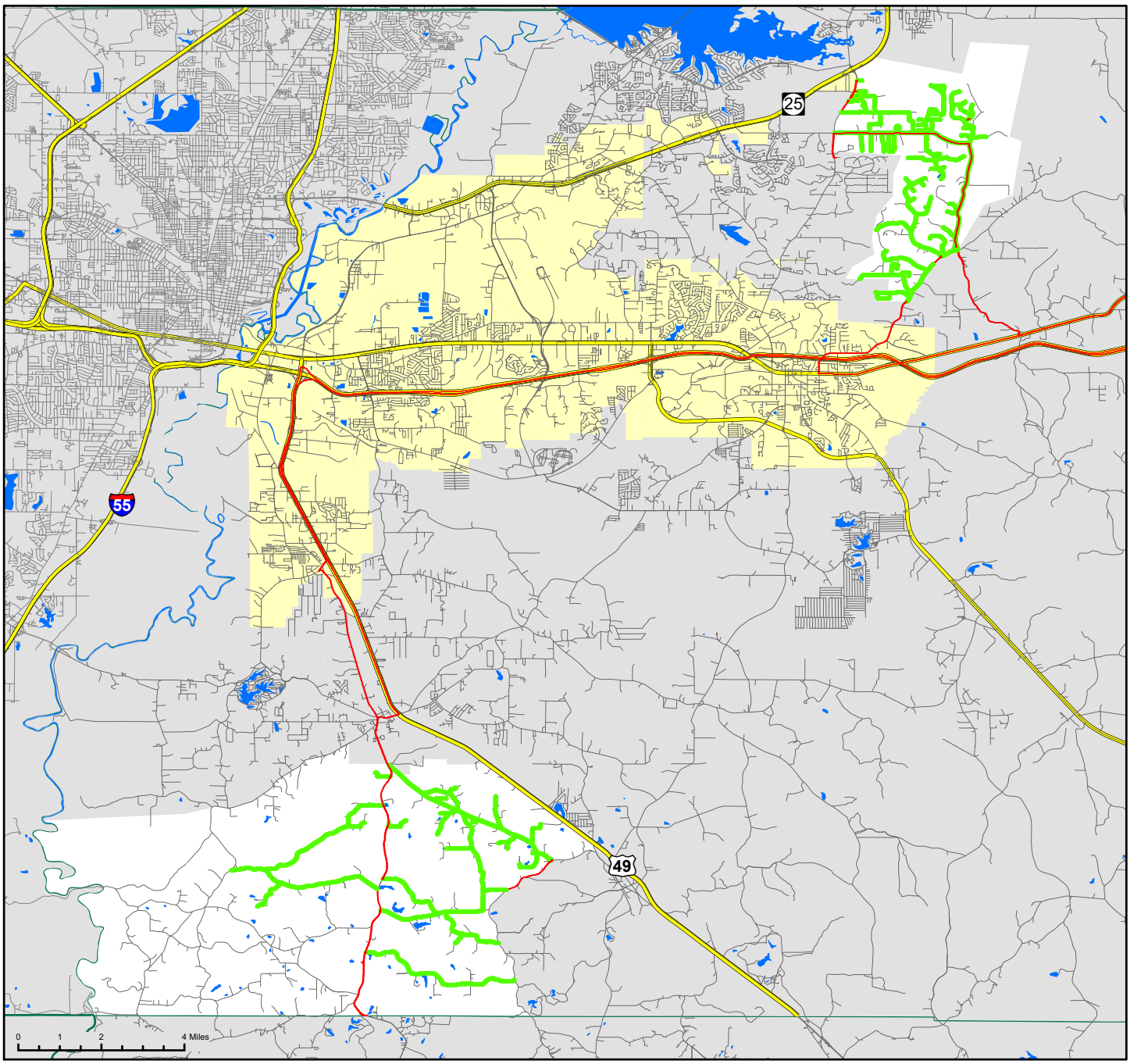
Ground Adulticide Application Date: June 29, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 15.2 gal
Miles Treated: 65.6
Acres Treated: 2,384.1

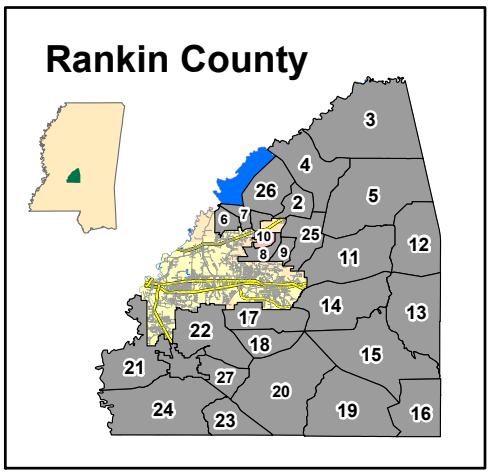




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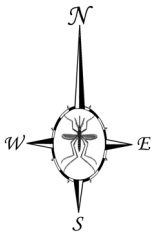
Rankin County, Mississippi

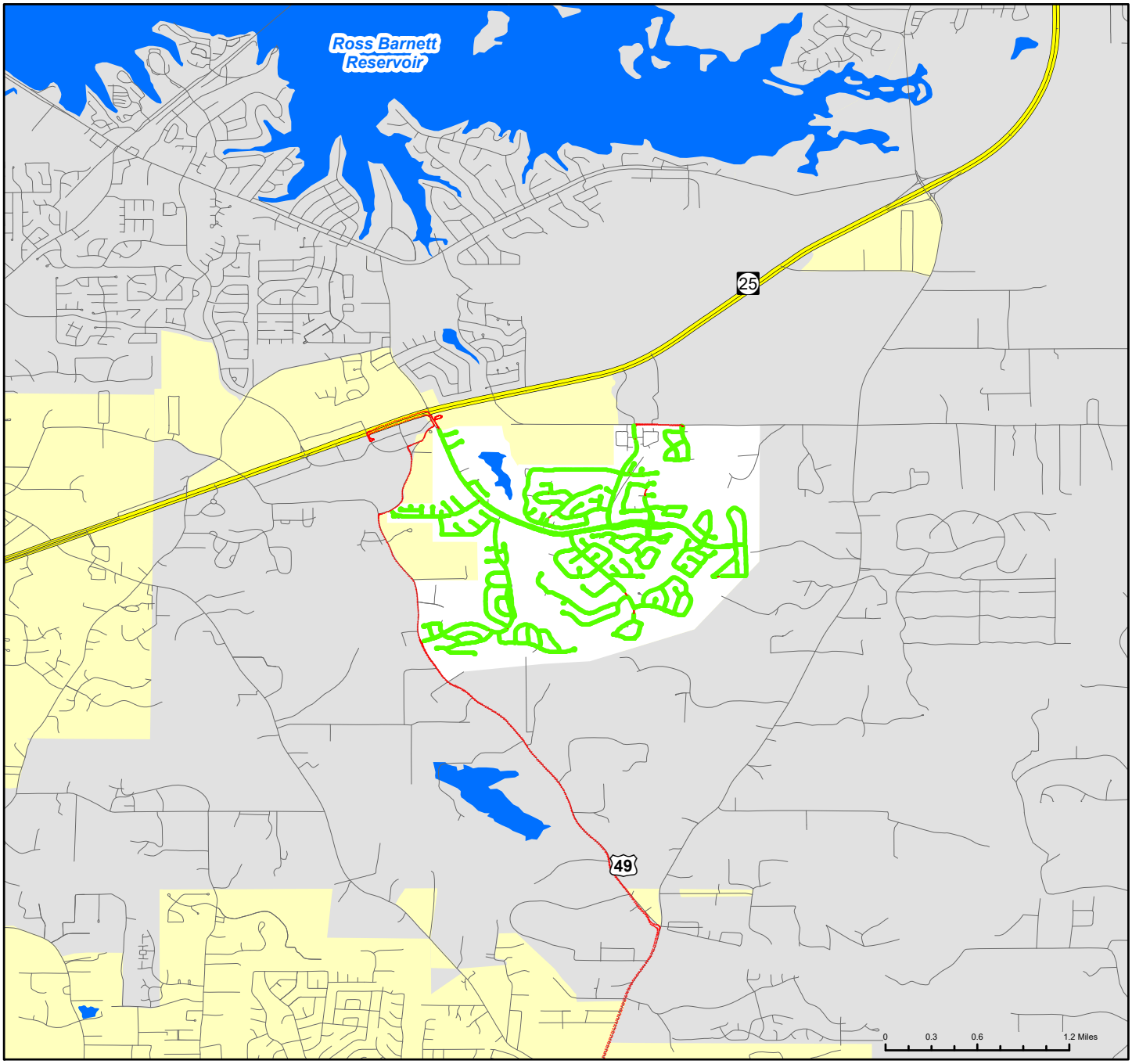
Ground Adulticide Application Date: June 30, 2021

Sprayer Status

- Sprayer Off
- Sprayer On

Chemical: Perm-X UL 30-30
Quantity Used: 6.3 gal
Miles Treated: 27.1
Acres Treated: 985.0





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211 East Government Street
Suite B
Brandon, Mississippi 39042

CAROLINE GILBERT, CPA
Rankin County Tax Collector

Office (601) 825-1467
Jackson (601) 355-0527
Fax (601) 824-7111

July 6, 2021

Board of Supervisors
211 East Government Street
Suite A
Brandon, MS 39042

Re: Approval to advertise for online tax sale

Dear Sirs,

I am requesting approval to advertise in the Rankin County News regarding the online tax sale and opportunity for those wishing to participate in training to be able to do so via the website. If you have any questions or need additional information, please do not hesitate to ask.

Sincerely,

Caroline Gilbert

Caroline Gilbert, CPA

Attachment: Tax Collector Approval to Advertise for Online Tax Sale (RFA-2021-176 : Authority to Publish Notice Twice of the Rankin County

211 East Government Street
Suite B
Brandon, Mississippi 39042

CAROLINE GILBERT, CPA
Rankin County Tax Collector

Office (601) 825-1467
Jackson (601) 355-0527
Fax (601) 824-7111

July 6, 2021

Board of Supervisors
211 East Government Street
Suite A
Brandon, MS 39042

Re: Reversal of supplemental chargeback PPIN 50708

Dear Sirs,

The chargeback entered for the above referenced PPIN does not belong to the current owner of the property as the property changed hands in 2020. I am requesting approval for reversal of supplemental chargeback and a refund to the current property owner, Paula Martin Fede, in the amount of $817.28 as her mortgage company paid the chargeback amount without knowledge that it belonged to the prior owner.

If you have any questions or need additional information, please do not hesitate to ask.

Sincerely,

Caroline Gilbert

Caroline Gilbert, CPA

Attachment: Tax Collector Reversal of Supplemental Chargeback PPIN 50708 (RFA-2021-177 : Request Approval of Reversal of Supplemental

211 East Government Street
Suite B
Brandon, Mississippi 39042

CAROLINE GILBERT, CPA
Rankin County Tax Collector

Office (601) 825-1467
Jackson (601) 355-0527
Fax (601) 824-7111

July 14, 2021

Board of Supervisors
211 East Government St
Suite A
Brandon, MS 39042

Re: Reversal of Supplemental Chargeback PPIN 58665

Dear Sirs:

The chargeback entered for the above referenced PPIN does not belong to the current owner of the property as the property changed hands in 2019. I am requesting approval for reversal and void of supplemental chargeback for the current property owners, Stephen J & Linda Hamrick, in the amount of $309.00.

If you have any questions or need additional information, please do not hesitate to ask.

Sincerely,
Caroline Gilbert, CPA

Attachment: Tax Collector Reversal Supplemental Chargeback PPIN 58665 (RFA-2021-178 : The Chargeback Entered for PPIN 58665 Does Not

PETITION FOR REDUCTION OF ASSESSMENT ON PERSONAL PROPERTY ASSESSMENT ROLL

STATE OF MISSISSIPPI

COUNTY OF RANKIN

AFFIDAVIT FOR CHANGE

Now comes John A. Sullivan, Tax Assessor of Rankin County, and requests that the assessments shown on the attached listing be changed or reduced as shown on the listing; the said property being assessed on the 2020 Personal Property Assessment Roll of said county.

Witness my signature this the 15th day of July 2021.

_____
Tax Assessor

ORDER OF BOARD OF SUPERVISORS

It appearing to the Board of Supervisors from evidence, both oral and documentary, offered in support of said adjustments that the assessments shown on the attached listing should be changed or reduced as shown on the listing;

It is, therefore, ordered by the Board of Supervisors of Rankin County, Mississippi, that a total reduction of the assessments on said roll in the amount of 2,544 is hereby approved for the year 2020.

It is further ordered that the Clerk of this Board is hereby authorized and directed to change the original assessment roll, and the Tax Collector of Rankin County is hereby authorized and directed to change the assessments to conform to the provisions of this order.

Ordered and adjudged this the 15h day of July 2021.

_____
President, Board of Supervisors

Attachment: Petition for Decrease of Assessment on 2020 Personal Property Assessment Roll (RFA-2021-179 : Petitions for Change of

PETITION FOR DECREASE OF ASSESSMENT

STATE OF MISSISSIPPI
TAX ASSESSOR: JOHN A. SULLIVAN

COUNTY: RANKIN
PERSONAL PROPERTY 2020 ROLL

Meeting:7/15/2021

OWNER	PARCEL NO.	TAX DIST	VALUE	TOTAL	AMOUNT OF CHANGE		CHANGE
EUROPEAN WAX CENTER	14684	201	0	2544	-2544	7/15/2021	4
TOTALS:					(2,544)		

Reasons for change of assessment as per Title 27-35-143. Miss Code of 1972:
(1) Duplicate Assessment, (2) Clerical Error, (3) Calculation Error, (4) ErroneousAssessment

Attachment: Petition for Decrease of Assessment on 2020 Personal Property Assessment Roll (RFA-2021-

John A. Sullivan
TAX ASSESSOR
RANKIN COUNTY

211 EAST GOVERNMENT STREET
Suite C
BRANDON, MISSISSIPPI 39042

(601) 825-1470
(601) 355-0527
Fax (601) 824-2457

July 7, 2021

To: Board of Supervisors

From: John A. Sullivan, Tax Assessor

RE: Approval for Continuing Education

Authority for registration fee for continuing education September 20-24, 2021, IAAO Course 101 Fundamentals of Real Property Appraisal for Tonisha Agee-Ealy. This class is $550 and is due by August 20, 2021.

Check should be made payable to Center for Government and Community Development, Attn: IAAO, P O Box 9643, Mississippi State, MS 39762

Please give check to Carrie Sheppard in Tax Assessors office for mailing with corresponding documents.

Hotel accommodations will not be available until later in July. We will request funding for that once we have the information.

Attachment: Registration Fees for Tonisha Ealy to Attend IAAO Course 101 Fundamentals of Real Property Appraisal (September 20-24, 2021)

MISSISSIPPI STATE UNIVERSITY™ EXTENSION

Center for Government & Community Development

IAAO Course 101

Fundamentals of Real Property Appraisal

September 20-24, 2021

Bost Conference Center

Mississippi State University

First Name * Tonisha

Last Name * Agee-Ealy

Employer * Rankin County

Shipping Address * 211 E Government St

City * Brandon

State * Mississippi

Phone Number * 6012092524

Email Address * tealy@rankincounty.org

☑ Updates

Registration *

☑ Registration $550.00 (40 remaining)

☐ Late Fee $50.00 (0 remaining)

Are you seeking Continuing Education hours from the Mississippi Appraisal Board for the course? *

○ Yes

◉ No

Note: I understand that if I register for the course but do not attend, the registration fee is still due and payable if not canceled before the registration deadline. I also understand that by registering I agree to allow IAAO to release test results to MSU. *

☑ I agree

Please list any special accommodations you require.

Which of the following best describes your gender/Race? For Extension Reporting Purposes Only *

Black Female

Registration fee $550.00

Attachment: Registration Fees for Tonisha Ealy to Attend IAAO Course 101 Fundamentals of Real Property Appraisal (September 20-24, 2021)

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR PARCEL Q10-70, RANKIN COUNTY, MISSISSIPPI, AND AS DESCRIBED HEREIN, FROM A-2 TO RE-1.

WHEREAS, a public hearing, pursuant to Section 2906.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 15th day of July, 2021, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the *Rankin County News,* a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 6, 2017:

a. WE FIND: The area is beginning to transition from agricultural to residential;
b. WE FIND: The development will blend in with the characteristics of the neighborhood because no lots will be smaller than 5 acres;
c. WE FIND: Applicant established a public need;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 2906 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 2906.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article VII of the Zoning Ordinance, the proposed use shall be "RE-1 Residential Estate District".

Section 5. That the following tract of real property be, and the same is, hereby rezoned from its present A-2 Agriculture Intensive use district classification to RE-1 Residential Estate use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

That certain parcel of land identified as Q10-70 on the Rankin County Tax Assessor Ownership

Attachment: Ordinance amending the official zoning ordinance for parcel Q10-70 (RFA-2021-188 : Public Hearing for John McKay Rezoning

Map.

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 15th day of July, 2021.

A motion for adoption was made by Supervisor Gaines and seconded by Supervisor Calhoun and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Supervisor Morrison voted:	AYE
Supervisor Cross voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this the 15th day of July 2021.

RANKIN COUNTY

Jared K Morrison

Jared Morrison, President

ATTEST:

Larry Swales, Chancery Clerk

CHANCERY CLERK
RANKIN COUNTY, MS

Attachment: Ordinance amending the official zoning ordinance for parcel Q10-70 (RFA-2021-188 : Public Hearing for John McKay Rezoning

AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR 241.63 ACRES ON STUMP RIDGE ROAD, RANKIN COUNTY, MISSISSIPPI, AND AS DESCRIBED HEREIN, FROM A-1 TO RE-1.

WHEREAS, a public hearing, pursuant to Section 2906.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 15th day of July, 2021, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the *Rankin County News,* a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 6, 2017:

a. WE FIND: This area of the county is experiencing a growth trend;
b. WE FIND: The area is transitioning from agricultural to residential;
c. WE FIND: The development will blend in with the characteristics of the neighborhood;
d. WE FIND: There is a need for residential estate lots due to the growth of this area;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 2906 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 2906.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article VII of the Zoning Ordinance, the proposed use shall be "RE-1 Residential Estate District".

Section 5. That the following tract of real property be, and the same is, hereby rezoned from its present A-1 Agriculture General use district classification to RE-1 Residential Estate use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

Attachment: Ordinance amending the official zoning ordinance for 241.63 acres on Stump Ridge Rd (RFA-2021-189 : Public Hearing for

A parcel of land containing 241.63 acres, situated in the SE 1/4 of the SE1/4 of Section 21 and in the SW 1/4 of the SW 1/4 of Section 22 and in the NW 1/4 of Section 27 and in the NE 1/4 of Section 28, Township 7 North, Range 4 East, Rankin County, Mississippi.

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 15th day of July, 2021.

A motion for adoption was made by Supervisor Calhoun and seconded by Supervisor Bishop and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Supervisor Morrison voted:	AYE
Supervisor Cross voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this the 15th day of July 2021.

RANKIN COUNTY

Jared K Morrison

Jared Morrison, President

ATTEST:

Larry Swales

Larry Swales, Chancery Clerk

by: [illegible]

CHANCERY CLERK
RANKIN COUNTY, MS

Attachment: Ordinance amending the official zoning ordinance for 241.63 acres on Stump Ridge Rd (RFA-2021-189 : Public Hearing for

RECEIVED
JAN 22 2021
By C-210010

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

Name of Applicant: ~~Kul Dip~~ Kuldeep Singh Telephone: 601-455-1941

Address of Applicant: 902 Topaz Court Zip Code: 39232

Name of Property Owner: Navneet Thind Telephone: 601-487-8579

Property Address: 1123 old Fannin Road, Suite C, Brandon MS 39047

Name of Attorney or Representative: _____

Legal Description of Property:

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? ___ YES _X_ 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 _X_ 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)

See Attached

EXHIBIT
1

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Liquor Store on 1123 Old Fannin Road

The property situated at 1123 Old Fannin Road has 3 suites. Suite A is the Spillway Diner. Suite B is the Exxon C-store. Suite C is an empty unit that measures approximately 1750 Square Feet. The proposed use of this Unit is for a Liquor Store. This special exception (Conditional Use) document is being filed to receive permission to use this Suite for this purpose since the property does fall under the Resort Status. Alcoholic Beverage Control can service the area, however, they require permission from the Rankin County Planning Commission. Attached to this will also be all necessary site plans that are being requested in the application.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

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 2002(C) OF THE RANKIN COUNTY ZONING ORDINANCE.

GROUNDS 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.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

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 KULDEEP SINGH

PROPERTY OWNER Navneet Thind Navneet

STATE OF MISSISSIPPI
COUNTY OF RANKIN

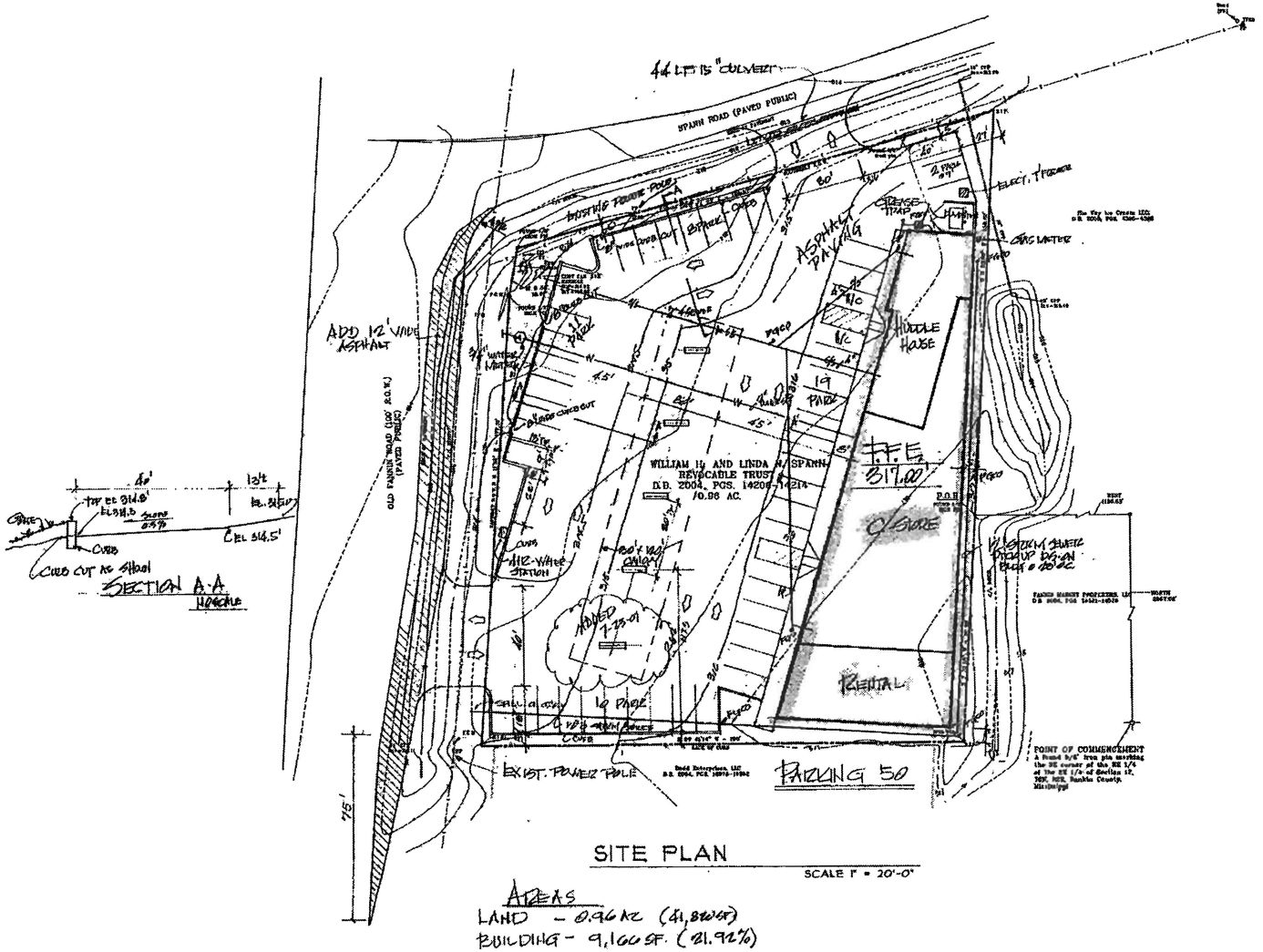
SWORN TO AND SUBSCRIBED BEFORE ME,

This the 14th day of JANUARY, 2021.

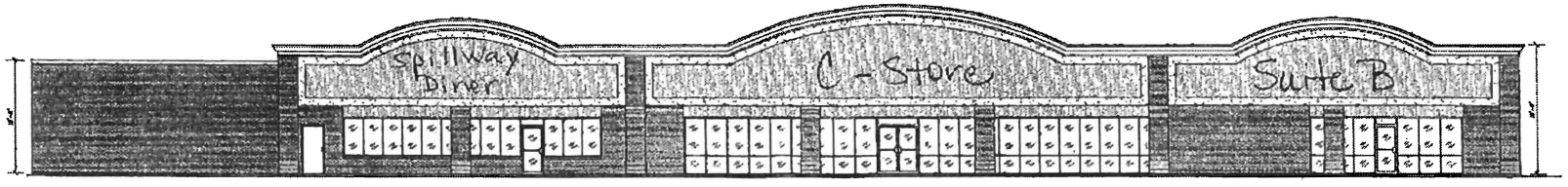
STATE OF MISSISSIPPI
MONA ANN TOTORO
ID NO. 103310
Commission Expires
11/06/2023
NOTARY PUBLIC
MADISON COUNTY

NOTARY PUBLIC

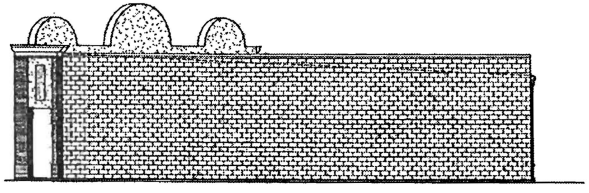
Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



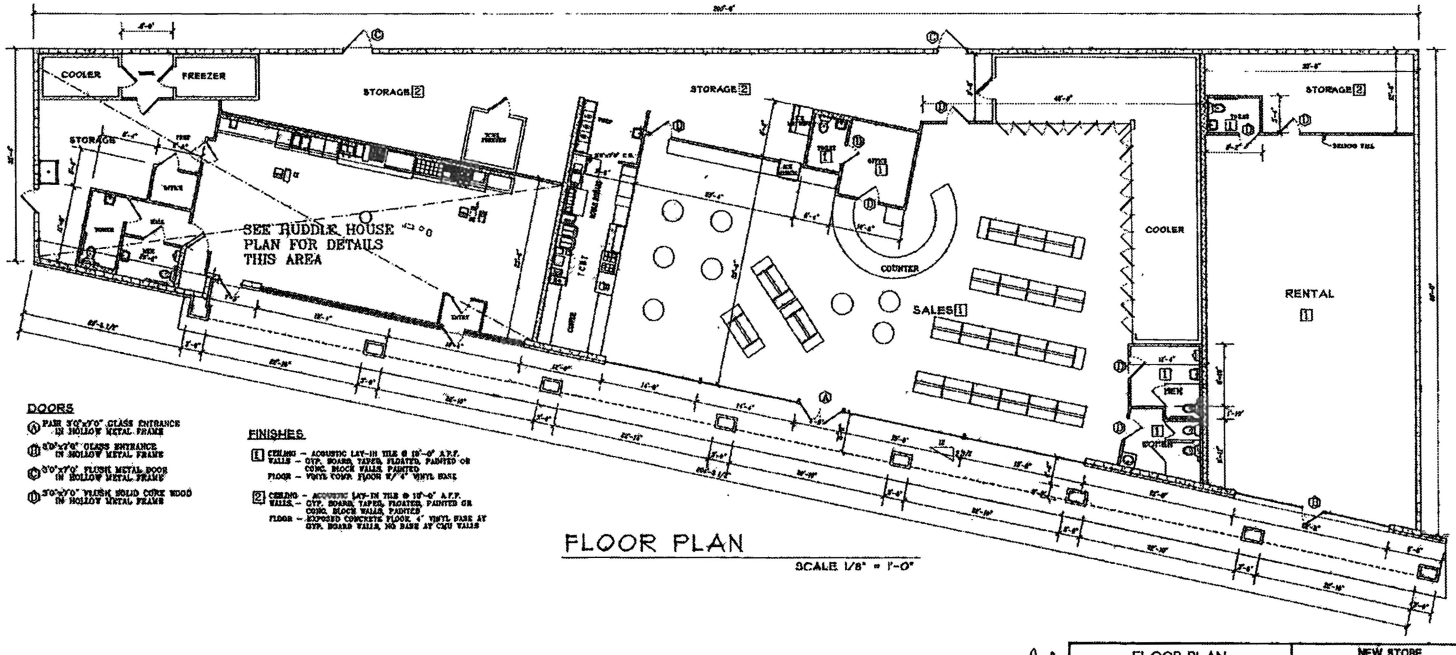
clingan and associates architect a.i.a.	CONVEINENCE STORE Spann Road at Old Fannin Road RANKIN COUNTY, Mississippi



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"

DOORS

Ⓐ PAIR 3'0"x7'0" GLASS ENTRANCE IN HOLLOW METAL FRAME

Ⓑ 3'0"x7'0" GLASS ENTRANCE IN HOLLOW METAL FRAME

Ⓒ 3'0"x7'0" FLUSH METAL DOOR IN HOLLOW METAL FRAME

Ⓓ 3'0"x7'0" FLUSH, SOLID CORE WOOD IN HOLLOW METAL FRAME

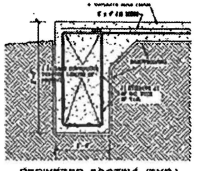
FINISHES

1 CEILING – ACOUSTIC LAY-IN TILE @ 10'-0" A.F.F.
WALLS – GYP. BOARD, TAPED, FLOATED, PAINTED OR CONC. BLOCK WALLS, PAINTED
FLOOR – VINYL COVE FLOOR W/ 4" VINYL BASE

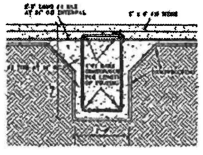
2 CEILING – ACOUSTIC LAY-IN TILE @ 10'-0" A.F.F.
WALLS – GYP. BOARD, TAPED, FLOATED, PAINTED OR CONC. BLOCK WALLS, PAINTED
FLOOR – EXPOSED CONCRETE FLOOR, 4" VINYL BASE AT GYP. BOARD WALLS, NO BASE AT CMU WALLS

FLOOR PLAN		NEW STORE
clingan and associates architect a.i.a.		CONVENIENCE STORE
207 W. MAYES ST., STE 100 JACKSON, MISS. 39213-0218 PHONE (601) 366-2218 FAX (601) 496-9697		Old Fannin Road, Rankin County, MS
	BA 12/15/06	Rev. 05/04/07 RKC
	Drawn RKC	Rev. 05/21/07 RKC
	Check	Rev.
		8 2R

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-



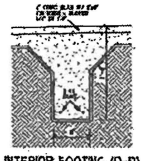
PERIMETER FOOTING (TYP.)
SCALE 1" = 1'-0"



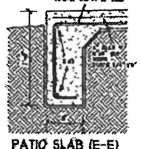
INTERIOR FOOTING (TYP.)
SCALE 1" = 1'-0"



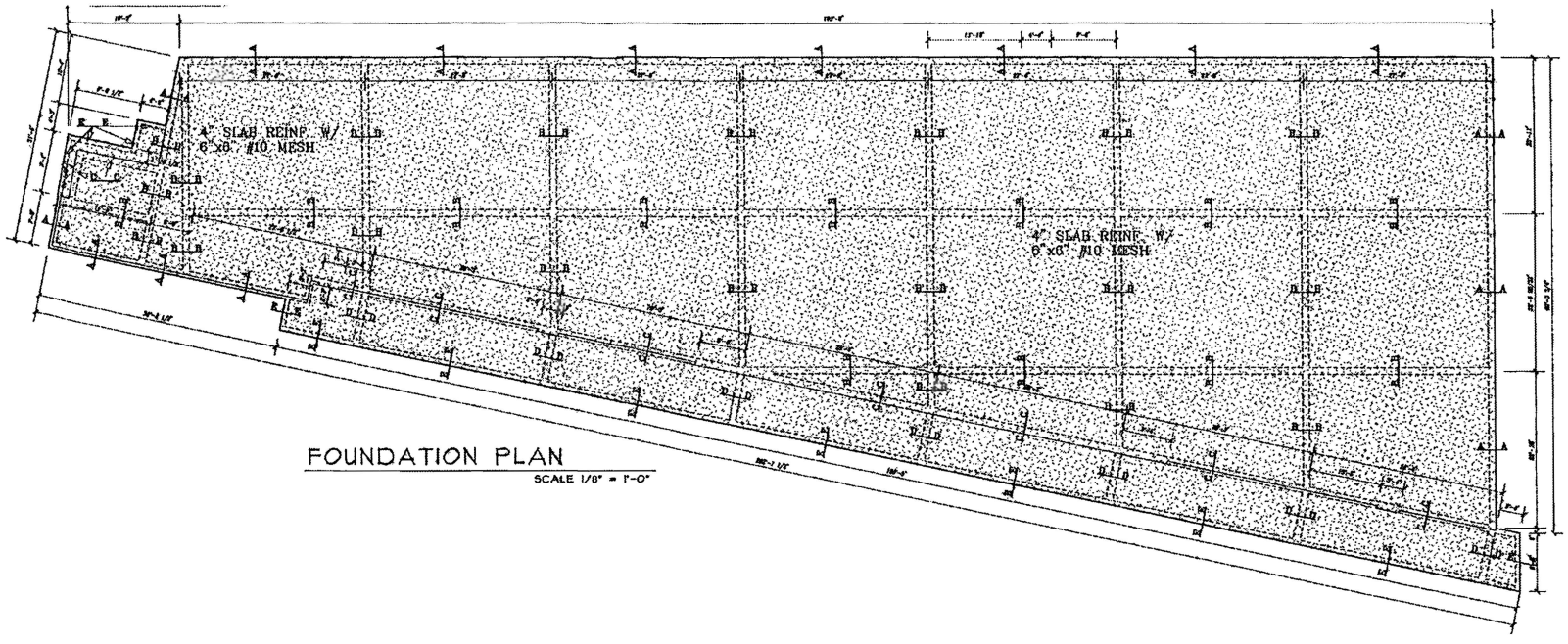
FOOTING AT ADJACENT SLABS (C-C)
SCALE 1"=1'-0"



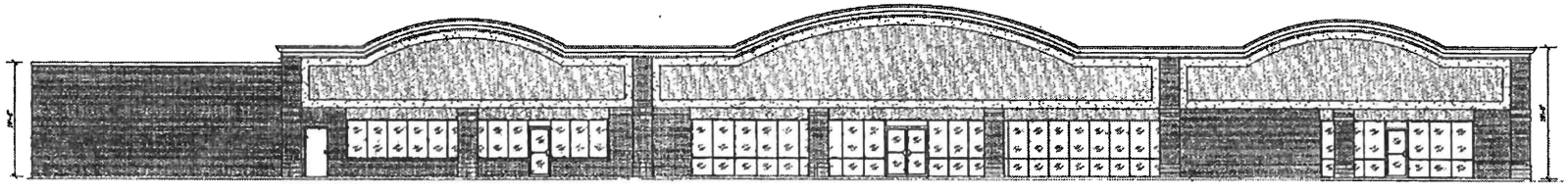
INTERIOR FOOTING (D-D)
SCALE 1" = 1'-0"



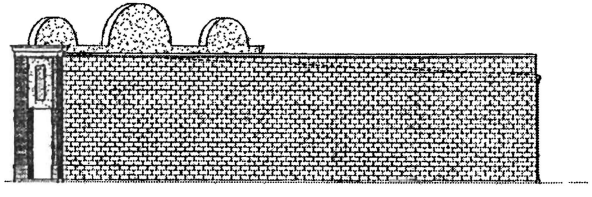
PATIO SLAB (E-E)
SCALE 1" = 1'-0"



FOUNDATION PLAN
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

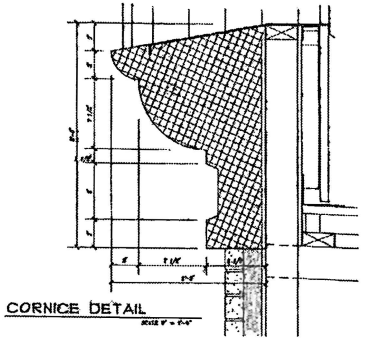
ELEVATIONS AND FOUNDATION PLANS

clingan and associates architect a.i.a.

NEW STORE
CONVENIENCE STORE
Old Fannin Road, Rankin County, MS

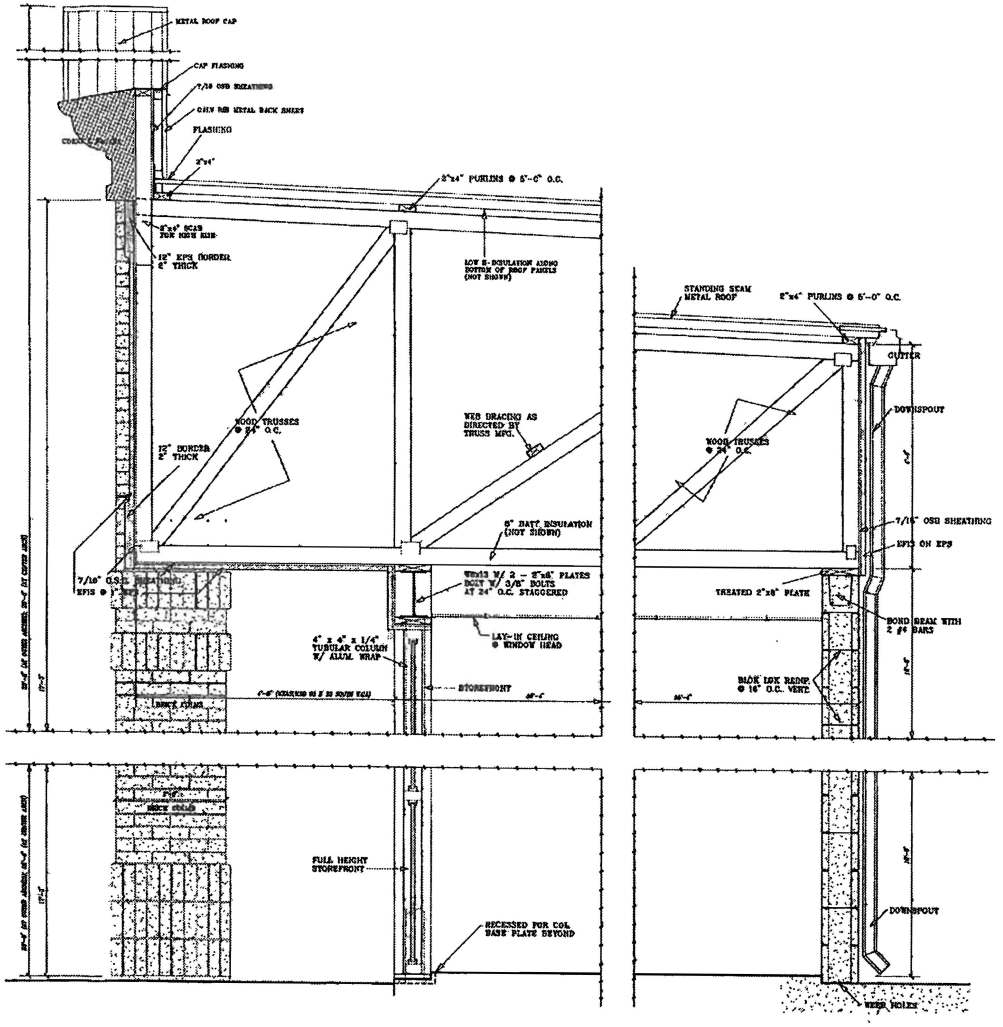
Date 12/1/08 Rev.
Drawn RCC Rev.
Check Rev.
Sheet 3 of 8

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



CORNICE DETAIL

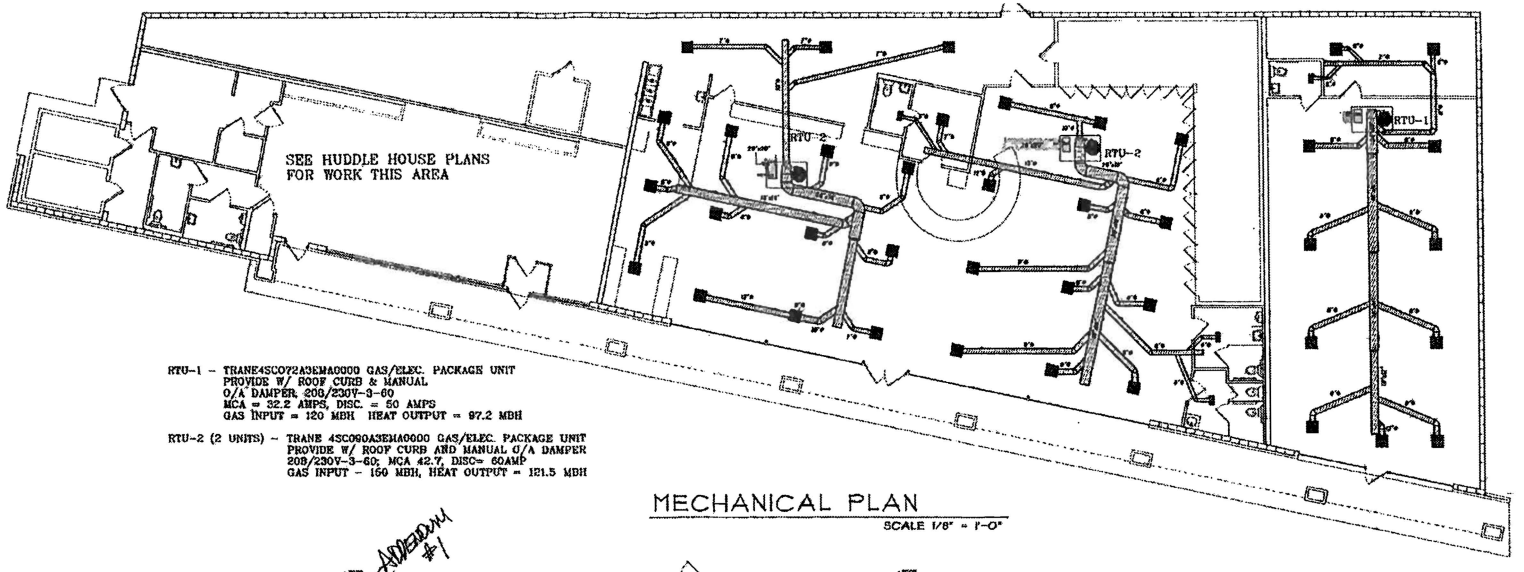
SCALE 3" = 1'-0"



DETAILS

SCALE 1" = 1'-0"

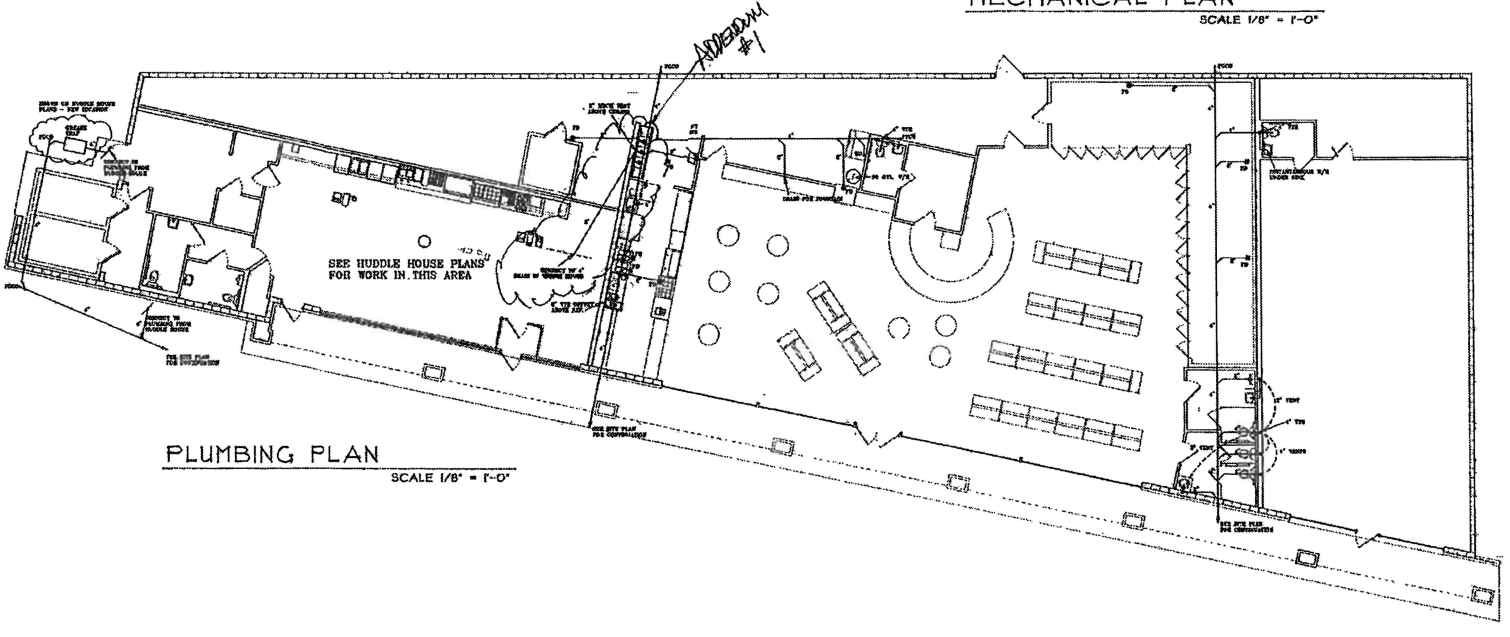
SECTIONS AND DETAIL	NEW STORE CONVENIENCE STORE Old Fannin Road, Rankin County, MS
clingan and associates architect p.l.l.c.	Date 12/12/02
	Drawn MCC
	Check
	Sheet 4 of 6



RTU-1 – TRANE4SCO72A3EMA0000 GAS/ELEC. PACKAGE UNIT
PROVIDE W/ ROOF CURB & MANUAL
O/A DAMPER. 208/230V-3-60
MCA = 32.2 AMPS, DISC. = 50 AMPS
GAS INPUT = 120 MBH HEAT OUTPUT = 97.2 MBH

RTU-2 (2 UNITS) – TRANE 4SCO90A3EMA0000 GAS/ELEC. PACKAGE UNIT
PROVIDE W/ ROOF CURB AND MANUAL O/A DAMPER
208/230V-3-60; MCA 42.7, DISC= 60AMP
GAS INPUT – 150 MBH, HEAT OUTPUT = 121.5 MBH

MECHANICAL PLAN
SCALE 1/8" = 1'-0"



PLUMBING PLAN
SCALE 1/8" = 1'-0"

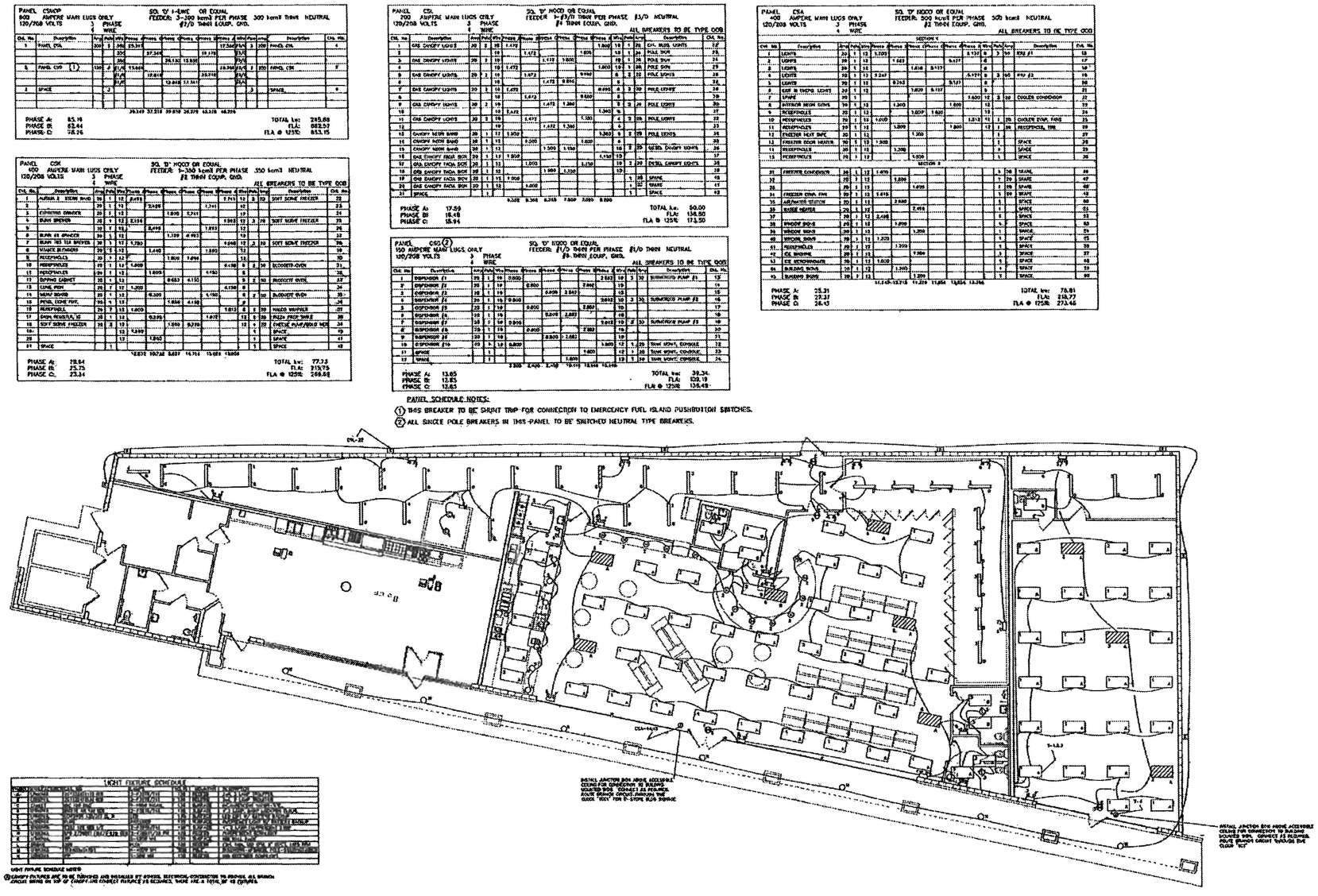
MECHANICAL & PLUMBING PLANS

ollingan and associates architect a.i.a.

NEW STORE
CONVENIENCE STORE
Old Fannin Road, Rankin County, MS

Date 12/2/08 Rev. Prod.
Drawn RKC Rev. 5
Check Rev. 8

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-



PANEL SCHEDULE NOTES:

1. THIS BREAKER TO BE SHUNT TRIP FOR CONNECTION TO EMERGENCY FUEL ISLAND PUSHBUTTON SWITCHES.
2. ALL SINGLE POLE BREAKERS IN THIS PANEL TO BE SWITCHED NEUTRAL TYPE BREAKERS.

LIGHT FIXTURE SCHEDULE

LIGHTING PLAN

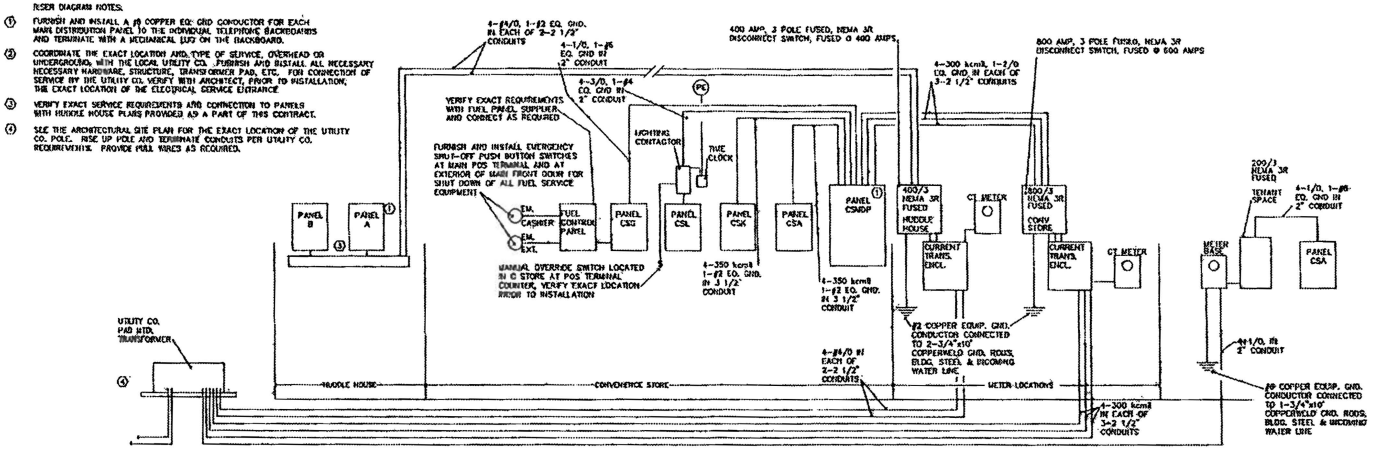
clingan and associates architect p.l.l.c.

NEW STORE
CONVENIENCE STORE
Old Fannin Road, Rankin County, MS

Date 12/2/08 | Sheet 8 of 6

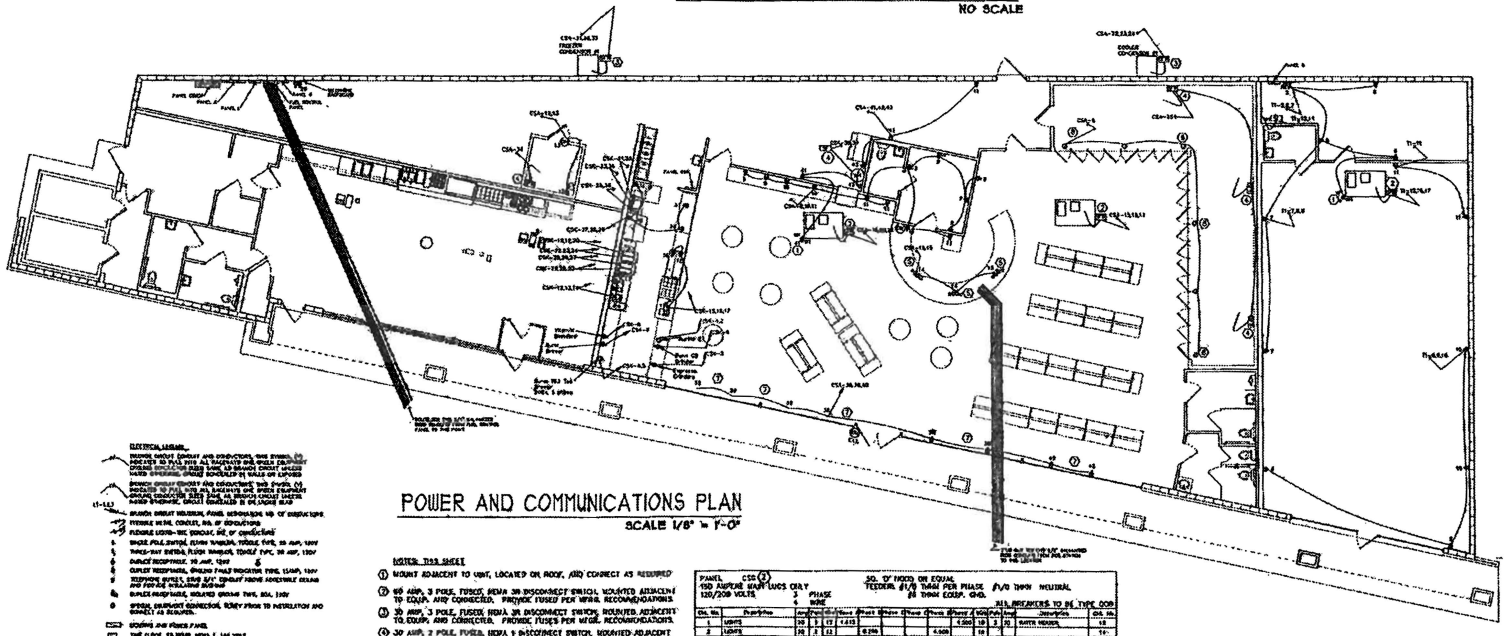
RISER DIAGRAM NOTES.

1. FURNISH AND INSTALL A #8 COPPER EQ. GRD CONDUCTOR FOR EACH MAIN DISTRIBUTION PANEL TO THE INDIVIDUAL TELEPHONE BACKBOARDS AND TERMINATE WITH A MECHANICAL LUG ON THE BACKBOARD.
2. COORDINATE THE EXACT LOCATION AND TYPE OF SERVICE, OVERHEAD OR UNDERGROUND, WITH THE LOCAL UTILITY CO. FURNISH AND INSTALL ALL NECESSARY NECESSARY HARDWARE, STRUCTURE, TRANSFORMER PAD, ETC. FOR CONNECTION OF SERVICE BY THE UTILITY CO. VERIFY WITH ARCHITECT, PRIOR TO INSTALLATION, THE EXACT LOCATION OF THE ELECTRICAL SERVICE ENTRANCE
3. VERIFY EXACT SERVICE REQUIREMENTS AND CONNECTION TO PANELS WITH HUDDLE HOUSE PLANS PROVIDED AS A PART OF THIS CONTRACT.
4. SEE THE ARCHITECTURAL SITE PLAN FOR THE EXACT LOCATION OF THE UTILITY CO. POLE. RISE UP POLE AND TERMINATE CONDUITS PER UTILITY CO. REQUIREMENTS. PROVIDE PULL WIRES AS REQUIRED.



ELECTRICAL RISER DIAGRAM

NO SCALE



POWER AND COMMUNICATIONS PLAN

SCALE 1/8" = 1'-0"

NOTES THIS SHEET

1. MOUNT ADJACENT TO UNIT, LOCATED ON ROOF, AND CONNECT AS REQUIRED
2. 60 AMP, 3 POLE, FUSED, NEMA 3R DISCONNECT SWITCH, MOUNTED ADJACENT TO EQUIP. AND CONNECTED. PROVIDE FUSES PER MFGR. RECOMMENDATIONS.
3. 30 AMP, 3 POLE, FUSED, NEMA 3R DISCONNECT SWITCH, MOUNTED ADJACENT TO EQUIP. AND CONNECTED. PROVIDE FUSES PER MFGR. RECOMMENDATIONS.
4. 30 AMP, 2 POLE, FUSED, NEMA 1 DISCONNECT SWITCH, MOUNTED ADJACENT TO EQUIP. AND CONNECTED. ENTRANCE FUSES PER MFGR. RECOMMENDATIONS
5. INSTALL THESE SOCKETS IN CASEWORK AS DIRECTED BY ARCHITECT.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND MOUNTING HEIGHT WITH VENDOR DRAWINGS, SHEET E-6 PRIOR TO INSTALLATION OF ANY BRANCH CIRCUIT.
7. INSTALL A DUPLEX RECEPTACLE ABOVE ACCESSIBLE CEILING OR AS DIRECTED FOR CONNECTION OF WINDOW NEON SIGNS. MOUNT SIGNS TO BE FURNISHED AND INSTALLED BY OTHERS.
8. INSTALL A JUNCTION BOX AND SINGLE POLE SWITCH AT COOLER WALL AND ABOVE ACCESSIBLE CEILING FOR CONNECTION TO NEON TRANSFORMERS. NEON AND TRANSFORMERS TO BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR TO MAKE FINAL CONNECTION AT J-BOX.

PANEL CSG (2) — 400 AMPERE SHORT LUGS ONLY — 3 PHASE WIRE — 120/208 VOLTS — SQ. 'D' HOOD OR EQUAL — FEEDERS #1/0 THWN PER PHASE, #1/0 THWN NEUTRAL, #8 THWN EQUIP. GND.

Ckt. No.	Description	Amp	Pole	Wire	Feet	Phase A	Phase B	Phase C	Amp	Pole	Wire	Description	Ckt. No.
1	LIGHTS	20	1	12	1,415				4,000	10	3	WATER HEATER	12
3	LIGHTS	20	1	12		0.250			4,000	10			14
5	EXIT & THERM. LIGHTS	20	1	12			1,000	2,665	10	2	12	ROOF TOP UNIT	16
7	OUTSIDE LIGHTS	20	1	12	2,000				2,665	10			18
9	RECEPTACLES	20	1	12		0,500		3,665	10				20
11	RECEPTACLES	20	1	12			0,500				1	24 SPARE	22
13	RECEPTACLES	20	1	12				0,500			1	SPACE	24
15	RECEPTACLES	20	1	12		0,500					1	SPACE	26
17	RECEPTACLES	20	1	12			0,500				1	SPACE	28
19	RECEPTACLES	20	1	12				0,500			1	SPACE	30
21	SPACE		1								1	SPACE	32
PHASE A:	13.08				4,915	2,589	3,665	3,665	8,329	8,165		TOTAL AMPS:	30.11
PHASE B:	10.57											FLA:	83.58
PHASE C:	6.47											FLA @ 125%:	104.48

POWER & COMMUNICATIONS PLAN

clingan and associates architect a.i.a.

NEW STORE

CONVENIENCE STORE

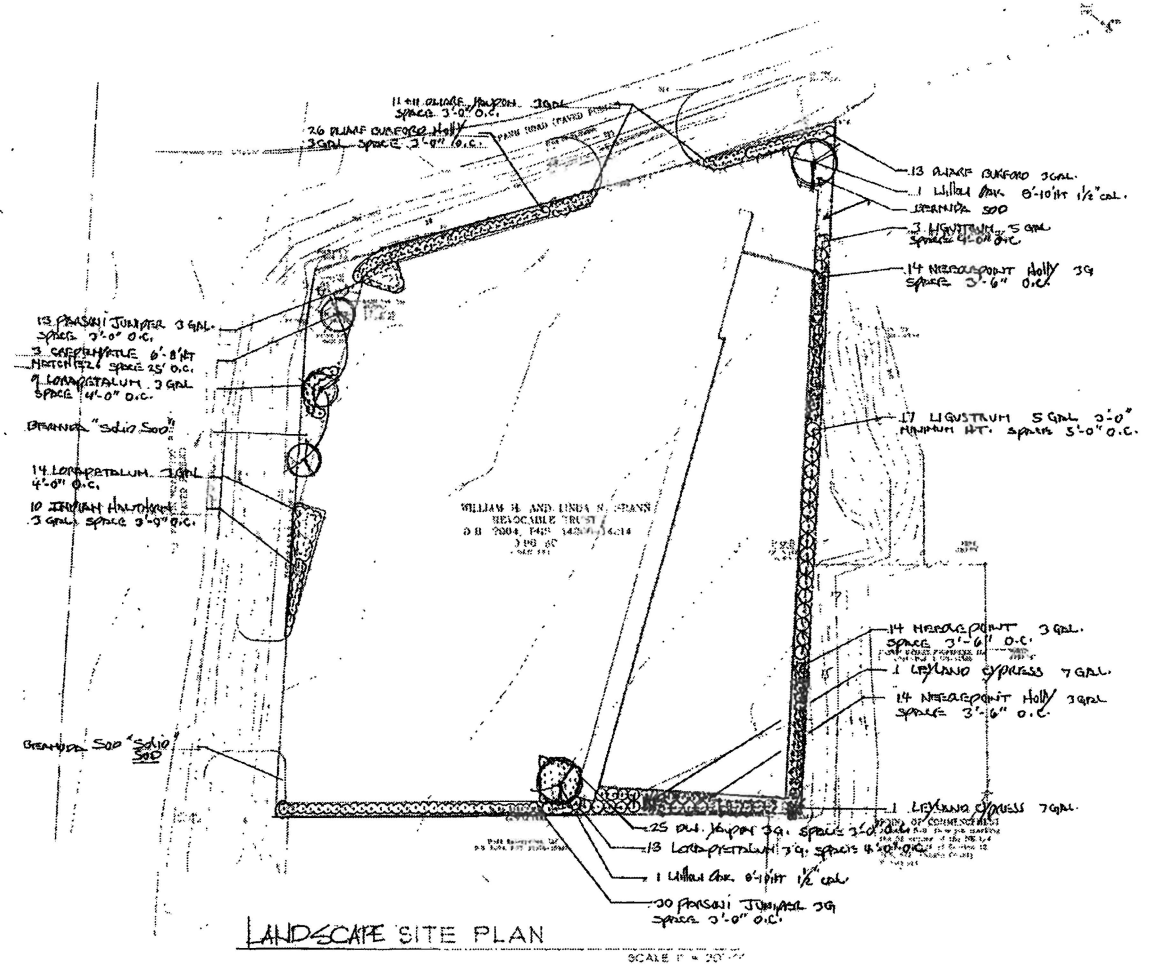
Old Fannin Road, Rankin County, MS

Date 12/12/08 — Sheet E 7

Check APC

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

GENERAL NOTES:
BED PREP: ALL PLANTING BEDS TO RECEIVE 3" LAYER OF ORGANIC SOIL MIX, TILL INTO SOIL 8" TO 12". INCORPORATE SLOW RELEASE FERTILIZER AT MANUFACTURERS RATES. APPLY 3" LAYER OF PARSH PINE STRAW FOR TOP DRESSING BEDS.
SEEDING: SOD. SOLID SOD ALL AREAS THAT ARE NOT PLANTINGS.
TREE STAKING: USE 6' METAL T POST



LANDSCAPE SITE PLAN
SCALE 1" = 20'-0"

GENERAL NOTES:

Bed Prep: All beds to receive 3" min organic humus. Till into existing soil 10"-12" deep. Rake smooth. Remove any debris and top dress with pine straw. Mulch 2"-3" minimum.

Solid Sod: Hybrid Bermuda Sod, pin with metal sod staples on slopes. Contractor is responsible for 1" deep initial watering.

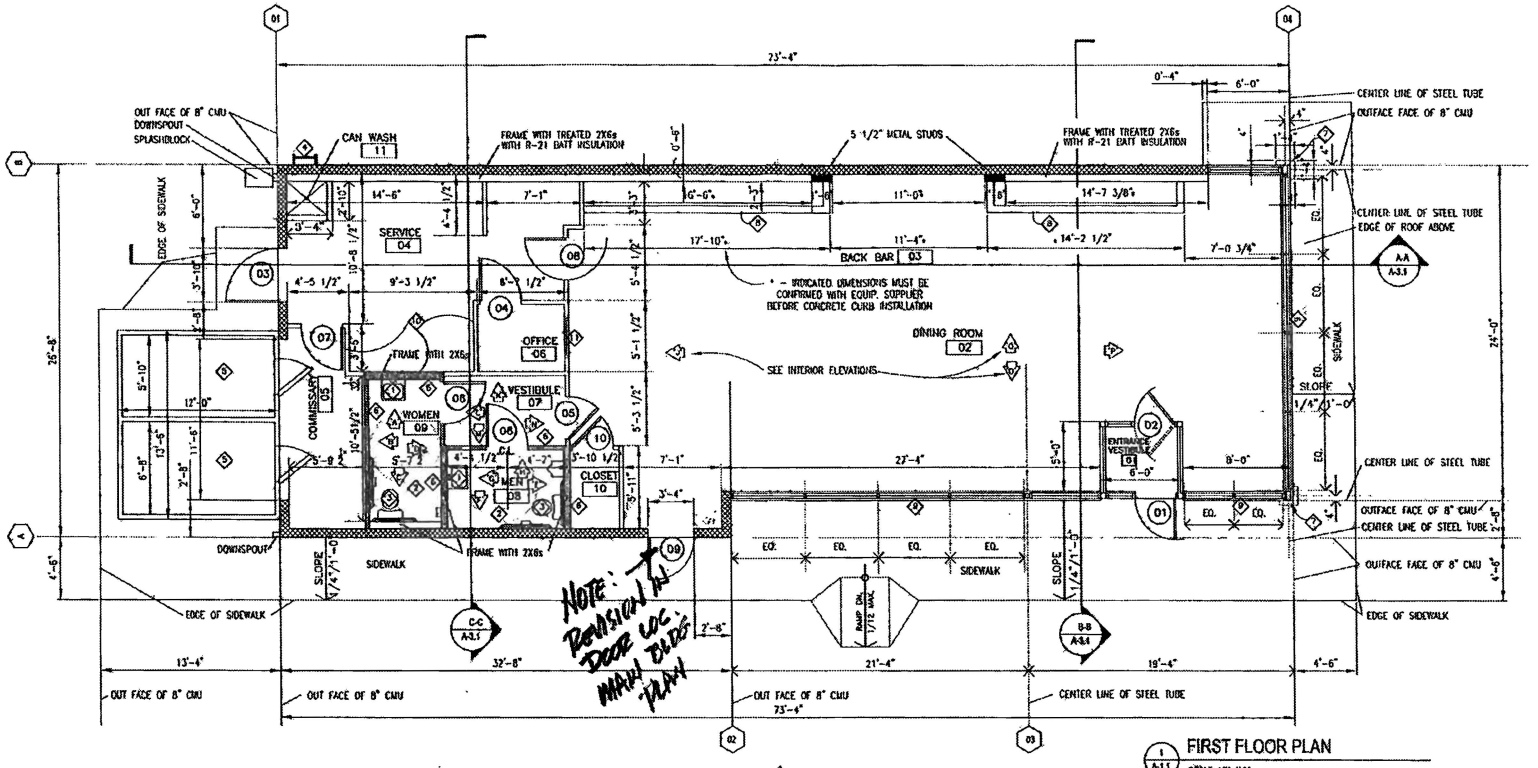
Seeded Areas: Disk +/- 6", drag smooth. Apply Bermuda seed at rate of 2 lbs/1000 s.f. with 13-13-13 Fertilizer (1) 50 lb. bag/6000 s.f. | Bale Wheat Straw/300 s.f.

Staking: Metal stakes 6' long to be used to stake trees, For 3½" trees, use 2 stakes per tree. Crepe myrtle 1 per tree 8 ample.

Warranty: All plants to be warranted for 6 months after final acceptance. Seeding areas will be accepted after all areas have been covered uniformly. No open exposed area bigger than 8" across will be accepted.

Watering: This is essential to be done on a regular schedule, failure to do so will relieve landscape contractor of warranty replacements of plants, sod and seeding.

LANDSCAPE
allmon and associates architect a.i.a.
CONVENIENCE STORE
BUNCH CREEK, N.C.
11-12-00
JS
RLC
B



1 A-1.1 FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

0 5 10

GROSS AREA - 1,150 SQUARE FEET

◇ NUMBERED NOTES:

1. 36" X 48" CLR FLR SPACE AT LAV PER ANSI 4.19.3.
2. 5'-0 TURNING SPACE PER ANSI 4.2.3.
3. CLEAR FLOOR SPACE AT WC PER ANSI 4.16.2
4. WALL MTD. ROOF ACCESS LADDER PAINTED "CHROME GREEN". §49.
5. CONFIRM DIMENSIONS OF 60x FRZR./COOLER WITH INSTL. AND/OR EQUIP. SUPPLIER
6. EXTEND THESE PARTITIONS TO UNDERSIDE OF ROOF DECK AND SEAL. INSTALL SOUND ATTENUATING BATT INSULATION.
7. BLOCK PROJECTED (LOW) AT FRONT CORNERS COVER STL. COLS. WITH SHEET ALUM. SURROUND TO MATCH STOREFRONT
8. 6 1/2" HIGH X 8" WIDE POURED CONCRETE EQUIP. BASE CURB, REINF. W/ 1 #4 REBAR, #3 DOWELS INTO SLAB AT 24" O.C.
9. CONTRACTOR SHALL INSTALL STOREFRONT WINDOWS WITH DRUM DIMENSIONS.
10. PROVIDE FRP FINISH OVER GYP. BOARD TO 10'-0" AFF. AT WALLS INDICATED. ALL FRAMED WALLS IN THE "BOH" ARE COVERED IN MARLITE "P100 WHITE FRP
11. 36"WX 24"H. ORE-WAY, FIXED GLASS VIEW WINDOW BOTTOM AT 3'-6" AFF., WINDOW FRAME FROM MATCHING STOREFRONT METAL.

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL PRINTS ARE SIGNED AND SEALED BY THE PROJECT ARCHITECT/ENGINEER AND WRITTEN AUTHORIZATION BY HUDDLE HOUSE, INC. HAS BEEN RECEIVED.

NO.	REVISION	DATE	BY
1			

HUDDLE HOUSE, INC
5901-B PEACHTREE-DUNWOODY RD
SUITE 350
ATLANTA, GA. 30328
(770) 325-1300

HUDDLE HOUSE

PROTOTYPE B3b -- LEFT HAND -- GUIDE PLANS

SHEET NO. A-1.1

FLOOR PLAN AND SCHEDULES

DATE: AUG 1, 2006

TYPE: "B3b LEFT"

FILE NO. HB3LB-A1-1

Packet Pg. 118

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

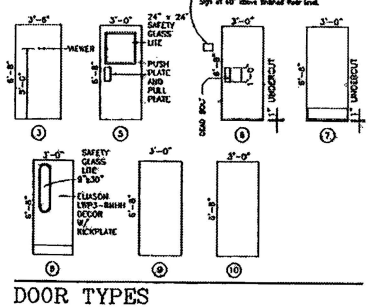
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DOOR & HARDWARE SCHEDULE

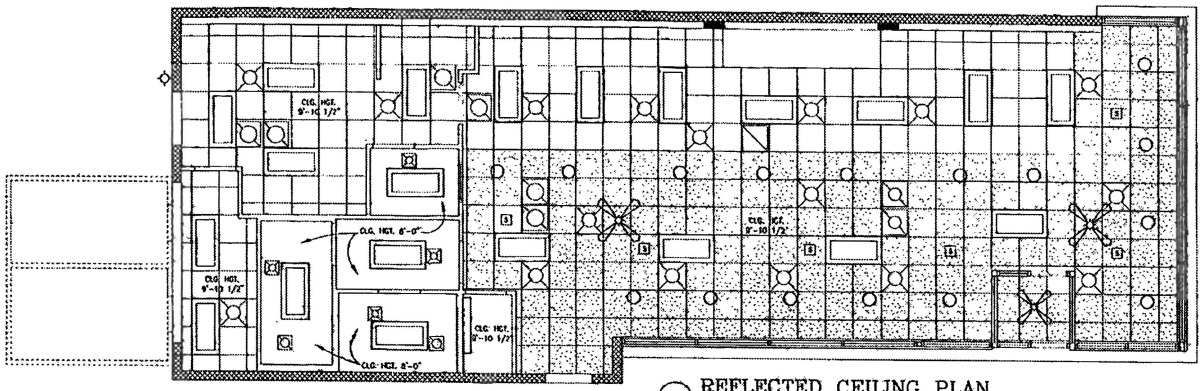
	DOOR NUMBERS ⇒	1	2	3	4	5	6	7	8	9	10
SIZE	3'-0" X 7'-0" STOREFRONT	•	•								
	3'-0" X 7'-0" STOREFRONT										
	3'-0" X 7'-0" X 1 3/4"			•							
	3'-0" X 6'-8" X 1 3/4"				•	•	•	•	•		
	3'-0" X 7'-0" X 1 3/4"									•	•
	ELKASON LWP3 RHRH - 3'-0" X 6'-8"									•	
MATERIAL	ALUMINUM (MFR RED FINISH)	•	•								
	METAL (HOLLOW CORE)			•						•	
	SOLID CORE WOOD STAIN GRADE BIRCH				•	•	•	•	•		•
FRAME	ALUMINUM (MFR RED FINISH) - U.S. ALUMINUM (CONTACT DALE BASS - MOBIL 404-344-3468 OR AT ATLANTA OFFIC 800-839-1370)	•	•								
	METAL			•	•	•	•	•	•	•	•
	METAL - NO STOP									•	
	BUILD FRAME FOR DEAD BOLT @ +36" A/F.						•				
	BLANK FRAME (NO STRIKE) FOR PANIC PREP.			•						•	
ALUMINUM & GLASS	UNITED STATES ALUMINUM CORP. NARROW STYLE SERIES 250 (SINGLE ACTING), PAINTED: PANTONE RED ; PPG UC8258BXL, ICH 4880 SERIES SURFACE MOUNTED CLOSER PUSH/PULL SET 1" DIAMETER OFFSET (PR031 PUNCHBAR & PR032 PULLBAR US28 FINISH)	•	•								
	1 LOCK MAX SECURITY ADAMS RITE MS1850S W/ THUMB TURN ON INTERIOR 1 THRESHOLD EXTRUDED ALUMINUM (WILL FINISH)	•									
	UNITED STATES ALUMINUM CORP. NARROW STYLE SERIES 250 (DOUBLE ACTING), PAINTED: PANTONE RED : PPG UC8258BXL, OVERHEAD CONCEALED CLOSER (CLOSI DACC. 105 DEGREES NO HOLD OPEN) PUSH/PULL SET 1" DIAMETER (BACK TO BACK) (PR033 PUSH/PUSH SET US28 FINISH)		•								
HINGES	OFFSET PIVOTS (OPHOD OFFSET PIVOT SET)	•									
	CENTER PIVOT (CP300 CENTER PIVOT SET)		•								
	PEMKO HINGE #CSM83HD - FULL MORTISE										
	1 1/2 PR BUTTS 4-1/2" X 4 1/2" PAINT GRD. DALL-DEARBORN, NON-RISE PINS (NRP)									•	
	1 1/2 PR BUTTS 4 1/2" X 4 1/2" 280 DALL-DEARBORN, BRUSHED CHROME FINISH			•	•	•	•	•	•		•
	1 PR BUTTS 3 1/2" X 3 1/2" BRUSH CHROME	•	•								
LOCKS	AL53PD SAT 626 (KEY LOCK SINGLE CYLINDER)			•						•	
	PUSH/PULL PL. W/THUMBTURN DEAD BOLT LOCK						•				
	A - 10S LEV 626 (LATCH SET)									•	
	B10E 626 (DEAD BOLT) MTD. IN PUSH PLATE INT. "GUARD-X" EXIT ALARM HOWR., BY VON DUPRIN - RD EXT. HOWR. FINISH US28 ALUMINUM MODEL 2870						•				
	SECURITY COVER FOR LOCK - US32D * ALL LOCKS TO BE SCHLAGE OR EQUAL									•	
MISCELLANEOUS	DOOR SIDE MFG 438026B	•					•			•	
	THRESHOLD - 220A PEMKO		•								
	PUSH PLATE - 4"X 8" 628 (* BY MANUF.)						•	•	•	•	
	PULL PLATE - 4"X 8" 628 (* BY MANUF.)						•	•	•	•	
	KICK PLATE (* BY MANUF.)						•	•	•	•	
	VIEWER - 698 & 26D			•							
	HORTON 8301 BF CLOSER							•	•		
	WEATHER STRIPPING & BOTTOM SWEEP										•
	8 3/4" MTL JAMB W/ 3" ANCHORS TO CMU T1S-8-6 3/4 3070 4" HEAD SECTION									•	
	HEAVY-DUTY O/H SURFACE MTD. CLOSER - MTD. ON SIDE OF DOOR AWAY FROM PUBLIC VIEW									•	
	PROVIDE CLOSER WITH HOLD-OPEN OPTION HORTON CLP-6301T									•	
	PROVIDE CHROME LATCH GUARD									•	
	24"X 24" SAFETY GLASS LITE IN DOOR									•	

NOTE: All handles for lock sets of swing doors shall be lever type (by SCHLAGE or approved equal).

NOTE: Doors #3, #6, #7, & #9 shall be Keyed alike - These doors plus Door #4 to be master keyed (Only Master Key to open Door #4).



DOOR TYPES

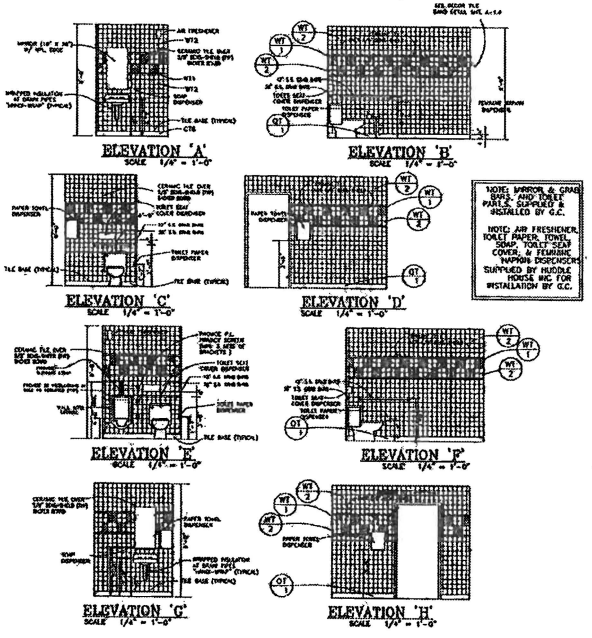


REFLECTED CEILING PLAN
SCALE 1/4"=1'-0"
0 5 10

FINISH SCHEDULE

	ROOM NAMES ⇒ / ROOM NUMBERS ⇒	1 ENTRY/VESTIBULE	2 DINING	3 BACKBAR	4 SERVERY	5 KITCHEN	6 OFFICE	7 VESTIBULE	8 MEN'S ROOM	9 WOMEN'S ROOM	10 CLOSET (MAY)	11 CHILI WASH
FLOORING / BASE	SOMERTILE 8X8 QUARRY TILE, #54 TERRAIN W/ SMOOTH FINISH W/ G-1 GROUT S-710 #962 - NATURAL GREY	•	•	•	•	•		•				
	DECORATIVE CERAMIC TILE (108 STD.) SEE MFR. INTERIOR DECOR DRAWINGS FOR INTERIOR FINISHES, TILE PATTERNS, AND TILE LAYOUT G-2 GROUT S-710 #924 VERSICRIS	•	•					•	•	•	•	
WALLS	DECORATIVE CERAMIC TILE (108 STD.) SEE INTERIOR DECOR DRAWINGS / FINISHES FOR INTERIOR FINISHES, TILE PATTERNS, WOOD PANELING, TRIMS AND PATTERN LAYOUTS GROUT - G-3/ S867 #916 ALMOND (UNSANDED)	•	•	•				•	•	•	•	
	ALUM. & GLASS STOREFRONT "ANODIC" OR "SATIN" DR "WHITE" - OVER 1/2" GYP. BD OR 1/2" PLYWOOD AT SHC. AREA	•										
	CERAMIC TILE OVER 5/8" DENS-SHIELD BACKBOARD (CMU @ C/W)			•								
	WAINSCOT PALDRON SIDED OR 1/4" PLYWD DECOR PANELING				•							
CEILING	USG 2'X2' N.D. ALUM. GRID. - (2XA) COLOR "HUDDLE HOUSE RED"					•						
	USG 2'X2' N.D. ALUM. GRID. - (2XA) COLOR "WHITE"						•					
	USG 2'X2' ACOUSTI-CLG. TILE "ORION 210" PANELS (ITEM #52114) - COLOR "WHITE"						•					
	USG 2'X2' WASH-CLAD GYPSUM BOARD CLG. PANELS (ITEM #3290) - COLOR "WHITE"								•	•	•	•
	1/2" GYP. BD. - PAINTED, LATEX EPOXY (WHITE)								•	•	•	•
HGT	8'-0"	•	•	•	•	•	•	•				
	9'-10 1/2"								•	•	•	•
MISC												

NOTE: MATERIALS EQUAL OR SIMILAR TO THOSE SHOWN OR SPECIFIED MAY BE USED ONLY AFTER APPROVED IN WRITING BY HUDDLE HOUSE INC - SUBMIT SPECIFICATIONS AND SAMPLES FOR CONSIDERATION TO H.H.I.



NOTE: MIRROR & GRAB BARS AND TOILET PARTS SUPPLIED & INSTALLED BY G.C.

NOTE: AIR FRESHENER, TOILET PAPER, TOWEL, SOAP, TOILET SEAT COVER, & FEMININE HYGIENE DISPENSERS SUPPLIED BY HUDDLE HOUSE INC FOR INSTALLATION BY G.C.

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL PRINTS ARE SIGNED AND SEALED BY THE PROJECT ARCHITECT/ENGINEER AND WRITTEN AUTHORIZATION BY HUDDLE HOUSE, INC. HAS BEEN RECEIVED.

NO.	REVISION	DATE	BY

HUDDLE HOUSE, INC.
5901-B PEACHTREE-DUNWOODY RD.
SUITE 150
ATLANTA, GA. 30328
(770) 395-1300

HUDDLE HOUSE

PROTOTYPE B3b -- LEFT HAND -- GUIDE PLANS

FLOOR PLAN AND SCHEDULES

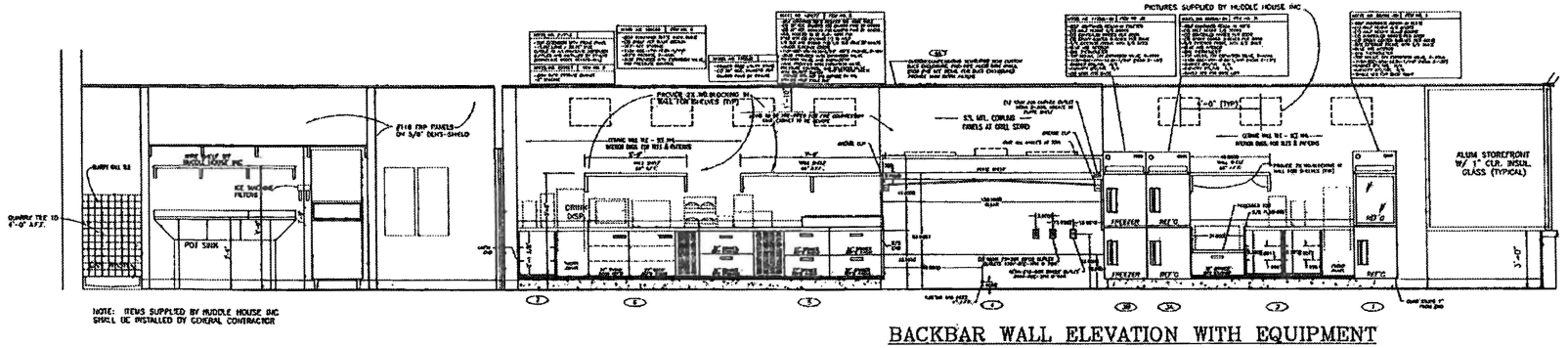
DATE: AUG 1, 2006

TYPE: "B3b LEFT"

SHEET NO. A-1.2

FILE NO. HB3LB-A1-2

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-



BACKBAR WALL ELEVATION WITH EQUIPMENT

SCALE 3/8" = 1'-0"

FINISH MATERIALS SCHEDULE

CODE – ITEM – MANUFACTURER & DESCRIPTION

FLOORING

CT1 – CERAMIC TILE – DESIGNER COLORS, 6"x6", DC-09 "RUNNER"
SEE TILE AT 45° TO SQUARE

G1 – GROUT – SUMMERVILLE BRAND, SANDED FLOOR TILE GROUT #S-710
COLOR: #976 WORCHESTER, 1/4" GROUT JOINT FOR ALL CERAMIC FLOOR TILE.

QT1 – QUARRY TILE – SUMMERVILLE TILE, STRATA II, COLOR: #54 TERRAIN, W/ SMOOTH FINISH, SIZE: 6x6

QT2 – QUARRY TILE – SUMMERVILLE TILE, STRATA II, COLOR: #54 DRIFTWOOD (COVE), SIZE: 5x8

QT3 – QUARRY TILE – SUMMERVILLE TILE, STRATA II, COLOR: #54 DRIFTWOOD, W/ SMOOTH FINISH, SIZE: 6x6

G2 – GROUT – SUMMERVILLE BRAND, SANDED #S-710, COLOR: #862 NATURAL
1/4" GROUT JOINT FOR ALL QUARRY FLOOR TILE.

WALLS

WT1 – WALL TILE – DALTILE SKU# 0172641P2 COLOR: 0178 PAR 4 GREEN SIZE: 4 1/4 x 4 1/4

WT1-A – WALL TILE – DALTILE SKU# 0172654191P2 COLOR: 0178 PAR 4 GREEN.
SIZE: 4 1/4x 4 1/4 BULLNOSE #S-4449.

WT2 – WALL TILE – DALTILE SKU# 0135164P4 COLOR: 0135 ALMOND SIZE: 4 1/4 x 4 1/4

WT2-A – WALL TILE – DALTILE SKU# 0135544191P4 COLOR: 0135 ALMOND.
SIZE: 4 1/4x 4 1/4 BULLNOSE #S-4449.

WT3 – WALL TILE – DALTILE SKU# 0041161P2 COLOR: 0041 MOSAURUS SIZE: 1x8 RLAF.

WT4 – WALL TILE – DALTILE COLOR: 0012 MUSTARD SIZE: 1/2 x 6 FLAT.

G3 – GROUT – SUMMERVILLE BRAND, UNSANDED WALL TILE GROUT, S-697.
COLOR: #916 ALMOND. 1/8" GROUT JOINT FOR ALL WALL TILE

WP1 – WOOD PANEL – WARELITE, PASTORAL FORMAL WOODGRAIN FLOOR SERIES
COLOR: 715-54 MAHOGANY DESIGN, SIZE: 15" x 96" PANELS, W/ WARELITE PLANK MOLDING AND CHAIR RAIL (MOLDING FINISH 725-54 MAHOGANY DESIGN)
CONTACT: MICHAEL HAVRILLA OR CHERYL COCHRAN PHONE: (404) 691-1234

FRP1 – FIBERGLASS REINFORCED PANELS – WARLITE OR REVOLITE OR APPROVED EQUAL
COLOR: WHITE, SIZE: 4'-0" WIDE x 10'-0" TALL

SS1 – STAINLESS STEEL – DEL FIELD, FINISH: QUILTED STAINLESS STEEL
SUPPLIER: HUDDLE HOUSE INC. – EQUIPMENT DIVISION

NOTE: BOTH FRP AND PLANK WAINSCOT MUST BE INSTALLED USING THE C373 (oil based) ADHESIVE.

P1 – PAINT – BENJAMIN MOORE PAINTS, COLOR: HC-27 MONTEREY WHITE, (CEILING)

P2 – PAINT – SPARE

P3 – PAINT – BENJAMIN MOORE PAINTS, COLOR: 467 LIGHT GREEN (EXTERIOR)
AND INTERIOR SIDE OF EXTERIOR DOORS & JAMBS

P4 – PAINT – BENJAMIN MOORE PAINTS, COLOR: 2087-10 HIGH RED

P5 – PAINT – SPARE

P6 – PAINT – BENJAMIN MOORE PAINTS, COLOR: 61 CHROME GREEN (EXTERIOR)
AND INTERIOR SIDE OF EXTERIOR DOORS & JAMBS

P7 – PAINT – BENJAMIN MOORE PAINTS, COLOR: WHITE

WINDOW SILL – ALL WINDOW SILLS TO HAVE CULTURED MARBLE SILLS, ALMOND WITH DARK GREEN VEINING

GENERAL NOTES AND HUDDLE HOUSE INC. NATIONAL ACCOUNT CONTACTS

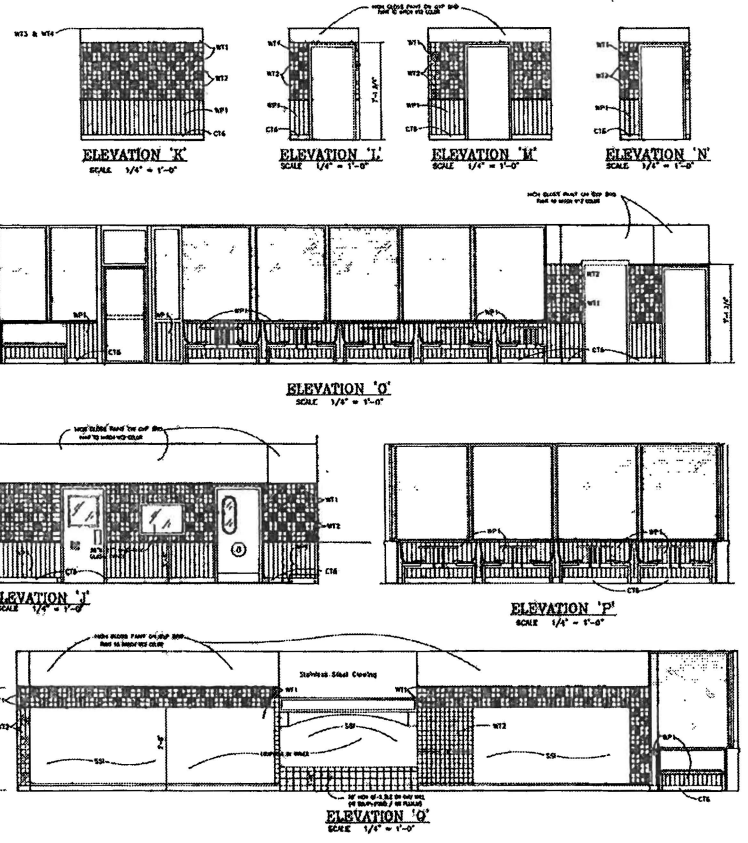
DAL-TILE CONTACT:
DAL NATIONAL ACCTS.
HELP DESK--
877-558-3758 OR CALL
C. J. AMERAVIO
770-298-8118

SUMMERVILLE CONTACT:
STEVE CLORY
PHONE: (330) 223-1511
FAX: (330) 233-1414

WARLITE CONTACT:
MICHAEL HAVRILLA OR
CHERYL COCHRAN
PHONE: (770) 967-8747
OR (309) 260-7626

ACOUSTICAL CEILING CONTACT:
BUILDING SPECIALTIES, JOE PREESE
PHONE: (404) 792-0941

NOTE: MATERIALS EQUAL OR SIMILAR TO THOSE SHOWN OR SPECIFIED MAY BE USED ONLY AFTER APPROVED IN WRITING BY HUDDLE HOUSE INC. – SUBMIT SPECIFICATIONS AND SAMPLES FOR CONSIDERATION TO H.H.I.



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NO.	REVISION	DATE	BY
1			

HUDDLE HOUSE, INC.
5801-B PEACHTREE-DUNWOODY RD.
SUITE 370
ATLANTA, GA. 30328
(770) 325-1300

HUDDLE HOUSE

PROTOTYPE B3b – LEFT HAND – GUIDE PLANS

INTERIOR ELEVATIONS

DATE: AUG 1, 2006

TYPE: "B3b LEFT"

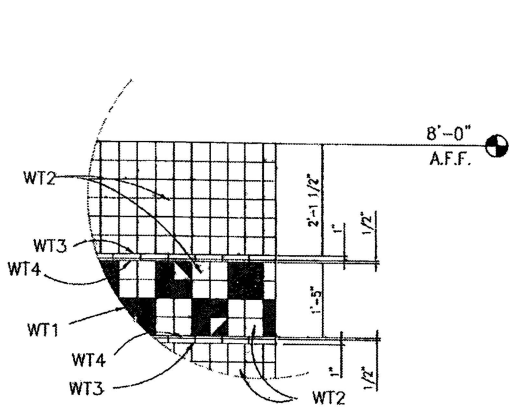
SHEET NO. A-1.3

FILE NO. HB3LB-AT-3

Packet Pg. 120

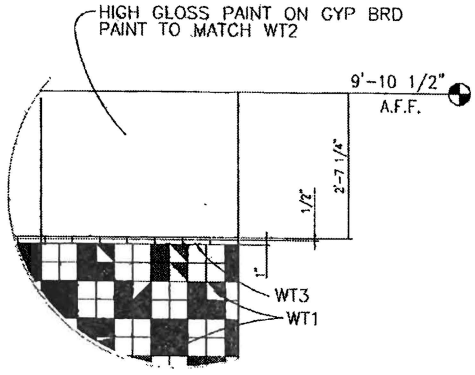
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Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



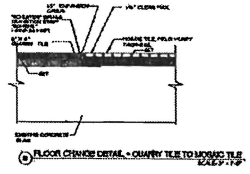
DETAIL AT TOILET WALLS

SCALE: 1" = 1'-0"



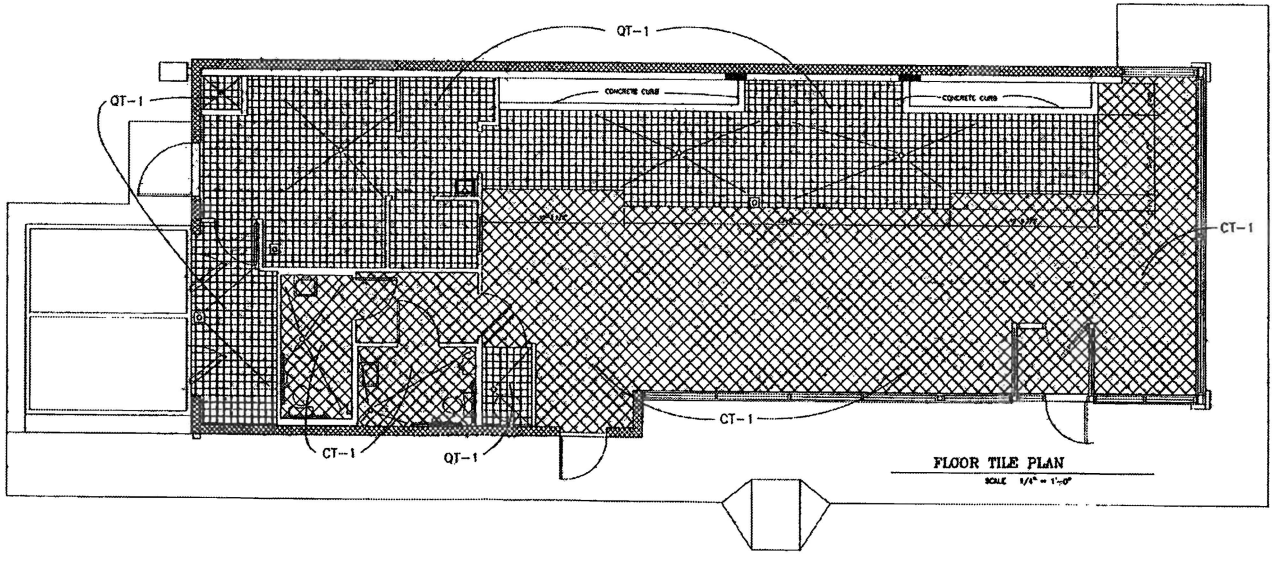
DETAIL AT DINING WALLS

SCALE: 1" = 1'-0"



FLOOR CHANGE DETAIL - QUARRY TILE TO MOSAIC TILE

SCALE: 1"=0"



FLOOR TILE PLAN

SCALE 1/4" = 1'-0"

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL PRINTS ARE SIGNED AND SEALED BY THE PROJECT ARCHITECT/ENGINEER AND WRITTEN AUTHORIZATION BY HUDDLE HOUSE, INC. HAS BEEN RECEIVED.

NO.	REVISION	DATE	BY
1			

HUDDLE HOUSE

HUDDLE HOUSE, INC.
5901-B PEACHTREE-DUNWOODY RD
SUITE 450
ATLANTA, GA. 30328
(770) 325-1300

PROTOTYPE B3b - LEFT HAND - GUIDE PLANS

SHEET NO. A-1.4

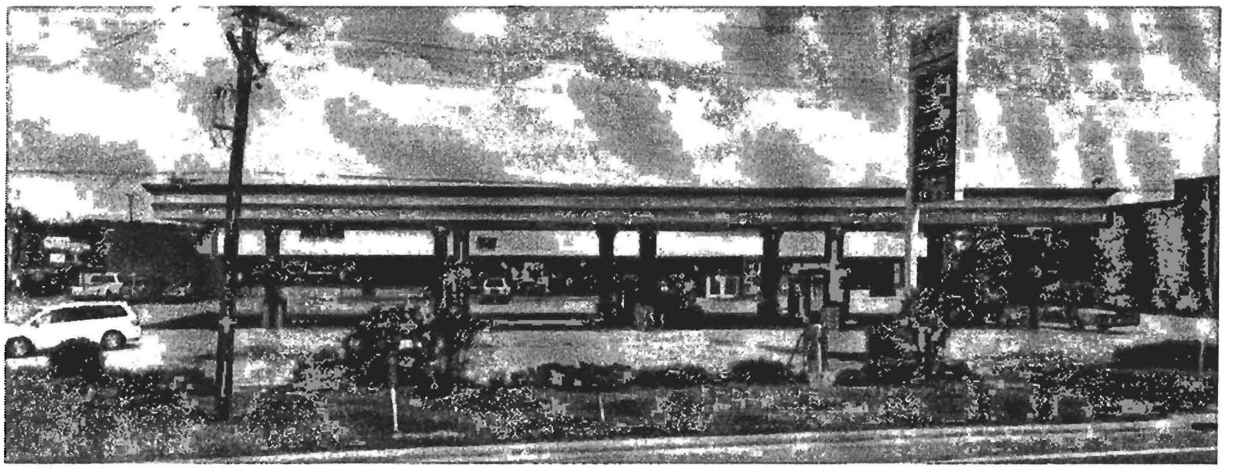
FLOOR TILE PLAN/DETAILS

DATE: AUG 1, 2006

TYPE: "B3b LEFT"

FILE NO. HB3LB-A1-4

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-



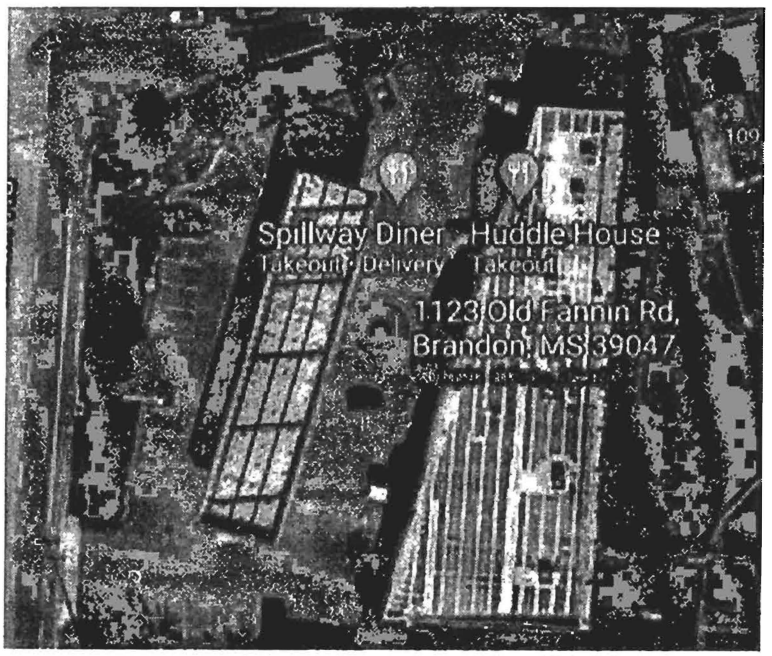


EXHIBIT "2"

03917363

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Exhibit "3"

Rankin County MISSISSIPPI

Map Legend

Reservoir Community District Qualified Resort Area

RIVER RIDGE CV

OLD FANNIN RD

OLD FANNIN RD

WINDWARD CT

MAINSAIL WAY

STAYSAIL CV

WINDLASS CV

BOWSPRIT LN

BINNACLE CT

REGATTA DR

STARBOARD CT

CAMBER CT

SPILLWAY CIR

SPILLWAY RD

GERRITS LDG

HUGH WARD BLVD

BAY PARK DR

CHESAPEAKE AV

BRENDALWOOD BLVD

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

3 Liquor Store Locations approved by PRVWSD:
1040 Spillway Rd.
1864 Spillway Rd.
1925 Spillway Rd.

1 liquor store approved by the Rankin Co. Board of Sup.

Liquor application pending

All these liquor stores lie in close proximity to each other. The map indicates distances between sites.

The proposed liquor store would be located less than 500 feet from another liquor store.



Ex. 5

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ZONING ORDINANCE OF RANKIN COUNTY, MISSISSIPPI

2004
Revised July 6, 2020

Prepared By:
Central Mississippi Planning and Development District
1170 Lakeland Drive - Post Office Box 4935
Jackson, Mississippi 39296-4935
Telephone: (601) 981-1511
www.cmpdd.org

Exhibit "6"

Table of Contents

PREAMBLE 10

ARTICLE I: TITLE AND PURPOSE 11
SECTION 100 – TITLE 11
SECTION 101 – PURPOSE 11

ARTICLE II: INTERPRETATION AND DEFINITIONS 12
SECTION 200 – RULES FOR WORDS AND PHRASES 12
SECTION 201 – DEFINITIONS 12

ARTICLE III: ESTABLISHMENT OF ZONING DISTRICTS; PROVISION FOR OFFICIAL ZONING MAP 31
SECTION 300 – ZONING DISTRICTS 31
SECTION 301 – OFFICIAL ZONING MAP 31
SECTION 302 – REPLACEMENT OF OFFICIAL ZONING MAP 32
SECTION 303 – RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES 32

ARTICLE IV: GENERAL REGULATIONS 34
SECTION 400 – APPLICATION OF REGULATIONS 34
SECTION 401 – DIMENSIONAL CONTROLS 35
SECTION 402 – PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES 35
SECTION 403 – DIMENSIONAL REQUIREMENTS FOR PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES IN ALL DISTRICTS 35
SECTION 404 – BUFFER YARDS/SCREENING STANDARDS 36
SECTION 405 – HOME OCCUPATIONS 40
SECTION 406 – PORTABLE STORAGE UNITS 41
SECTION 407 – STREET ACCESS REQUIRED 41
SECTION 408 – COMPLIANCE WITH THE STATE DEPARTMENT OF HEALTH 42
SECTION 409 – PLOT PLAN REQUIRED 42
SECTION 410 – SURFACE MINING 42
SECTION 411 – MAINTENANCE AND LIABILITY OF DEDICATED OPEN SPACE, SCREENS AND BUFFERS 42
SECTION 412 – SKIRTING REQUIREMENTS FOR CERTAIN STRUCTURES 42
SECTION 413 – MATERIALS AND GROWTH CONSTITUTING PUBLIC HEALTH AND/OR SAFETY HAZARD PROHIBITED 42

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 414 – PARKING AND STORAGE OF VEHICLES REQUIRING LICENSES 43
SECTION 415 – LARGE TRUCKS PROHIBITED IN PLATTED RESIDENTIAL ZONED SUBDIVISIONS 43
SECTION 416 – LIVESTOCK AND WILD ANIMALS PROHIBITED IN PLATTED RESIDENTIAL SUBDIVISIONS 43
SECTION 417 – FOOD TRUCKS AND MOBILE VENDORS 43

ARTICLE V: AGRICULTURAL GENERAL DISTRICT (A-1) 46
SECTION 500 – PURPOSE OF THIS DISTRICT 46
SECTION 501 – LAND USES PERMITTED OUTRIGHT 46
SECTION 502 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 47
SECTION 503 – DIMENSIONAL REQUIREMENTS 47
SECTION 504 – SITE PLAN REQUIRED 47

ARTICLE VI: AGRICULTURAL INTENSIVE DISTRICT (A-2) 49
SECTION 600 – PURPOSE OF THIS DISTRICT 49
SECTION 601 – LAND USES PERMITTED 49
SECTION 602 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 49
SECTION 603 – DIMENSIONAL REQUIREMENTS 50
SECTION 604 – SITE PLAN REQUIRED 50

ARTICLE VII: RESIDENTIAL ESTATE DISTRICT (RE-1) 52
SECTION 700 – PURPOSE OF THIS DISTRICT 52
SECTION 701 – LAND USES PERMITTED 52
SECTION 702 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 52
SECTION 703 – DIMENSIONAL REQUIREMENTS 53
SECTION 704 – SITE PLAN REQUIRED 53

ARTICLE VIII: RESIDENTIAL ESTATE MIXED DISTRICT (RE-1A) 56
SECTION 800 – PURPOSE OF THIS DISTRICT 56
SECTION 801 – LAND USES PERMITTED 56
SECTION 802 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 56
SECTION 803 – DIMENSIONAL REQUIREMENTS 57
SECTION 804 – SITE PLAN REQUIRED 57

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE IX: SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) 59
SECTION 900 – PURPOSE OF THIS DISTRICT 59
SECTION 901 – LAND USES PERMITTED 59
SECTION 902 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 59
SECTION 903 – DIMENSIONAL REQUIREMENTS 60
SECTION 904 – SITE PLAN REQUIRED 60

ARTICLE X: MODERATE DENSITY RESIDENTIAL DISTRICT (R-1B) 62
SECTION 1000 – PURPOSE OF THIS DISTRICT 62
SECTION 1001 – LAND USES PERMITTED 62
SECTION 1002 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 62
SECTION 1003 – DIMENSIONAL REQUIREMENTS 63
SECTION 1004 – SITE PLAN REQUIRED 63

ARTICLE XI: MEDIUM DENSITY RESIDENTIAL DISTRICT (R-1C) 65
SECTION 1100 – PURPOSE OF THIS DISTRICT 65
SECTION 1101 – LAND USES PERMITTED 65
SECTION 1102 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 65
SECTION 1103 – DIMENSIONAL REQUIREMENTS 66
SECTION 1104 – SITE PLAN REQUIRED 66

ARTICLE XII: PATIO HOME RESIDENTIAL DISTRICT (R-ID) 68
SECTION 1200 – PURPOSE OF THIS DISTRICT 68
SECTION 1201 – LAND USES PERMITTED 68
SECTION 1202 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 68
SECTION 1203 – DIMENSIONAL REQUIREMENTS 68
SECTION 1204 – REQUIRED OPEN SPACE RESERVATION 69
SECTION 1205 – SITE PLAN REQUIRED 70

ARTICLE XIII: TOWNHOUSE RESIDENTIAL DISTRICT (R-3) 72
SECTION 1300 – PURPOSE OF THIS DISTRICT 72
SECTION 1301 – LAND USES PERMITTED 72
SECTION 1302 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 72
SECTION 1303 – DIMENSIONAL REQUIREMENTS 73
SECTION 1304 – REQUIRED OPEN SPACE RESERVATION 73

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 1305 – PROPERTY LINES BETWEEN ADJOINING TOWNHOUSES 75
SECTION 1306 – UNDERGROUND UTILITY CONNECTIONS FOR TOWNHOUSES 75
SECTION 1307 – SITE PLAN REQUIRED 75

ARTICLE XIV: HIGH DENSITY RESIDENTIAL DISTRICT (R-4) 77
SECTION 1400 – PURPOSE OF THIS DISTRICT 77
SECTION 1401 – LAND USES PERMITTED 77
SECTION 1402 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 77
SECTION 1403 – DIMENSIONAL REQUIREMENTS 78
SECTION 1404 – REQUIRED OPEN SPACE RESERVATION 78
SECTION 1405 – SITE PLAN REQUIRED 79

ARTICLE XV: PLANNED UNIT DEVELOPMENT DISTRICT (PUD) 81
SECTION 1500 – PURPOSE OF THIS DISTRICT 81
SECTION 1501 – PLANNED UNIT DEVELOPMENTS SHALL BE SUPERIMPOSED DISTRICTS 81
SECTION 1502 – REZONING REQUIRED FOR DEVELOPMENT OF PORTION OF PUD FOR TOWNHOUSES, PATIO HOMES, MULTIPLE-FAMILY RESIDENTIAL, OR COMMERCIAL USES 81
SECTION 1503 – LAND USES PERMITTED 82
SECTION 1504 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 82
SECTION 1505 – DIMENSIONAL REQUIREMENTS 82
SECTION 1506 – DIMENSIONAL REQUIREMENTS FOR TOWNHOUSES, PATIO HOMES, MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL PORTIONS OF A PUD 83
SECTION 1507 – REQUIRED COMMON OPEN SPACE RESERVATION 83
SECTION 1508 – AS BUILT LETTER 85
SECTION 1509 – SITE PLAN REQUIRED 85

ARTICLE XVI: MANUFACTURED HOME PARK DISTRICT (MHP) 87
SECTION 1600 – PURPOSE OF THIS DISTRICT 87
SECTION 1601 – LAND USES PERMITTED 87
SECTION 1602 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 87
SECTION 1603 – BUILDING PERMIT REQUIRED 88
SECTION 1604 – DIMENSIONAL REQUIREMENTS 88
SECTION 1605 – OFF-STREET PARKING REQUIREMENTS 89
SECTION 1606 – PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS 89
SECTION 1607 – UTILITIES AND DRAINAGE 89

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 1608 – FREEDOM FROM FLOODING AND PONDING 89
SECTION 1609 – REFUSE COLLECTION FACILITIES 89
SECTION 1610 – EXTERIOR LIGHTING 89
SECTION 1611 – SITE PLAN REQUIRED 90

ARTICLE XVII: MANUFACTURED HOME SUBDIVISION DISTRICT (MHS) 92
SECTION 1700 – PURPOSE OF THIS DISTRICT 92
SECTION 1701 – LAND USES PERMITTED 92
SECTION 1702 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 92
SECTION 1703 – DIMENSIONAL REQUIREMENTS 93
SECTION 1704 – COMPLIANCE WITH RANKIN COUNTY SUBDIVISION REGULATIONS 93
SECTION 1705 – SITE PLAN REQUIRED 93

ARTICLE XVIII: RESIDENTIAL MIXED DISTRICT(R-MX) 95
SECTION 1800 – PURPOSE OF THIS DISTRICT 95
SECTION 1801 – LAND USES PERMITTED 95
SECTION 1802 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905 95
SECTION 1803 – DIMENSIONAL REQUIREMENTS 95
SECTION 1804 – SITE PLAN REQUIRED 96

ARTICLE XIX: RESTRICTED BUSINESS/PROFESSIONAL DISTRICT (P-1) 98
SECTION 1900 – PURPOSE OF THIS DISTRICT 98
SECTION 1901 – LAND USES PERMITTED 98
SECTION 1902 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905 98
SECTION 1903 – DIMENSIONAL REQUIREMENTS 99
SECTION 1904 – SITE PLAN REQUIRED 100

ARTICLE XX: GENERAL COMMERCIAL DISTRICT (C-2) 102
SECTION 2000 – PURPOSE OF THIS DISTRICT 102
SECTION 2001 – LAND USES PERMITTED 102
SECTION 2002 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905 103
SECTION 2003 – DIMENSIONAL REQUIREMENTS 103
SECTION 2004 – SITE PLAN REQUIRED 104

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXI: MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-3) 106
SECTION 2100 – PURPOSE OF THIS DISTRICT 106
SECTION 2101 – LAND USES PERMITTED 106
SECTION 2102 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905 106
SECTION 2103 – DIMENSIONAL REQUIREMENTS 107
SECTION 2104 – SITE PLAN REQUIRED 108

ARTICLE XXII: ADULT ENTERTAINMENT COMMERCIAL DISTRICT (C-4) 110
SECTION 2200 – PURPOSE OF THIS DISTRICT 110
SECTION 2201 – LAND USES PERMITTED 110
SECTION 2202 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905 110
SECTION 2203 – DIMENSIONAL REQUIREMENTS 111
SECTION 2204 – SITE PLAN REQUIRED 112

ARTICLE XXIII: LIMITED INDUSTRIAL DISTRICT (I-1) 114
SECTION 2300 – PURPOSE OF THIS DISTRICT 114
SECTION 2301 – LAND USES PERMITTED 114
SECTION 2302 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 115
SECTION 2303 – DIMENSIONAL REQUIREMENTS 116
SECTION 2304 – SITE PLAN REQUIRED 116

ARTICLE XXIV: HEAVY INDUSTRIAL DISTRICT (I-2) 118
SECTION 2400 – PURPOSE OF THIS DISTRICT 118
SECTION 2401 – LAND USES PERMITTED 118
SECTION 2402 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 118
SECTION 2403 – DIMENSIONAL REQUIREMENTS 119
SECTION 2404 – SITE PLAN REQUIRED 120

ARTICLE XXV: SPECIAL USE DISTRICT (S-1) 122
SECTION 2500 – PURPOSE OF THIS DISTRICT 122
SECTION 2501 – LAND USES PERMITTED 122
SECTION 2502 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 123
SECTION 2503 – DIMENSIONAL REQUIREMENTS 123
SECTION 2504 – SITE PLAN REQUIRED 124

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXVI: RESERVOIR COMMUNITY DISTRICT (RCD) 126
SECTION 2600 – PURPOSE OF THIS DISTRICT 126
SECTION 2601 – RESERVOIR COMMUNITY DISTRICT IS A SUPERIMPOSED DISTRICT 126
SECTION 2602 – LAND USES PERMITTED 126
SECTION 2603 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905 126
SECTION 2604 – LAND USES NOT PERMITTED 127
SECTION 2605 – DIMENSIONAL REQUIREMENTS 127
SECTION 2606 – SITE PLAN REQUIRED 127
SECTION 2607 – PARKING 127
SECTION 2608 – ACCESSORY STRUCTURES 128
SECTION 2609 – SIGN REGULATIONS FOR RESERVOIR COMMUNITY DISTRICT 128

ARTICLE XXVII: OFF-STREET PARKING REQUIREMENTS 134
SECTION 2700 – PURPOSE OF THIS ARTICLE 134
SECTION 2701 – OFF-STREET PARKING 134

ARTICLE XXVIII: NONCONFORMITIES 139
SECTION 2800 – PURPOSE OF THIS ARTICLE 139
SECTION 2801 – TYPES OF NONCONFORMITIES 139
SECTION 2802 – REGULATIONS CONCERNING NONCONFORMING UNDEVELOPED LOTS OF RECORD 140
SECTION 2803 – REGULATIONS CONCERNING NONCONFORMING STRUCTURES 140
SECTION 2804 – REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY) 141
SECTION 2805 – REGULATIONS CONCERNING NONCONFORMING USES OF MAJOR STRUCTURES OR OF MAJOR STRUCTURES AND LAND IN COMBINATION 141

ARTICLE XXIX: ADMINISTRATION AND ENFORCEMENT 143
SECTION 2900 – PURPOSE OF THIS ARTICLE 143
SECTION 2901 – DUTIES, POWERS, AND LIMITATION OF POWERS OF THE ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE 143
SECTION 2902 – CREATION AND DUTIES OF THE RANKIN COUNTY PLANNING COMMISSION 144
SECTION 2903 – DUTIES OF THE BOARD OF SUPERVISORS IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE 145
SECTION 2904 – DIMENSIONAL VARIANCES 145
SECTION 2905 – CONDITIONAL USES (SPECIAL EXCEPTIONS) 147

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2906 – AMENDMENTS TO THE ZONING ORDINANCE TEXT OR THE OFFICIAL ZONING MAP (REZONING) 148
SECTION 2907 – SITE PLAN REVIEW: PURPOSES AND WHEN REQUIRED 149
SECTION 2908 – SITE PLAN REVIEW PROCEDURES 150
SECTION 2909 – SPECIFICATIONS FOR ALL REQUIRED SITE PLANS 151
SECTION 2910 – CRITERIA FOR SITE PLAN REVIEW 153
SECTION 2911 – PUBLIC HEARING NOTICES AND PROCEDURES 155
SECTION 2912 – FEES 158
SECTION 2913 – APPEALS 158
SECTION 2914 – ORDINANCE ENFORCEMENT 159

ARTICLE XXX: MISCELLANEOUS PROVISIONS 160
SECTION 3000 – PURPOSE OF THIS ARTICLE 160
SECTION 3001 – OMISSION CLAUSE 160
SECTION 3002 – SEPARABILITY AND VALIDITY CLAUSE 160
SECTION 3003 – REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF 160
SECTION 3004 – REFERENCES INCLUDE SUBSEQUENT REVISIONS, AMENDMENTS OR ENACTMENTS 160
SECTION 3005 – FAILURE TO ENFORCE ORDINANCE 160
SECTION 3006 – EFFECTIVE DATE OF ORDINANCE 161
SECTION 3007 – ADOPTION CLAUSE 161

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ZONING REGULATIONS
RANKIN COUNTY, MISSISSIPPI

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR RANKIN COUNTY, MISSISSIPPI, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

PREAMBLE

WHEREAS, the Statutes of the State of Mississippi, Section 17-1-1 to 17-1-27, inclusive, of the **Mississippi Code of 1972**, annotated, as amended, empower the Rankin County, Mississippi, to enact a Zoning Ordinance and to provide for its administration, enforcement and amendment; and

WHEREAS, Section 17-1-9 of the **Mississippi Code of 1972**, annotated, as amended, states that "zoning regulations shall be made in accordance with a comprehensive plan, and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, Section 17-1-1 of the **Mississippi Code of 1972**, annotated, as amended, defines the term "comprehensive plan" as "a statement of public policy for the physical development of the entire municipality or county adopted by resolution of the governing body, consisting of the following elements at a minimum: (1) goals and objectives for the long-range (twenty to twenty-five years) development of the county or municipality---; (2) a land use plan---; (3) a transportation plan---; and (4) a community facilities plan---"; and

WHEREAS, Section 17-1-11 of the **Mississippi Code of 1972**, annotated, as amended, states that "the governing authority of each municipality and county may provide for the preparation, adoption, amendment, extension and carrying out of a comprehensive plan---;" and

WHEREAS, the Board of Supervisors have adopted by resolution a Comprehensive Plan, following public hearings relative to same; and

WHEREAS, the Board of Supervisors have divided the County into districts and adopted regulations pertaining to such districts, and have given reasonable consideration among other things, to the character of the districts and their particular suitability for particular uses, with a view to conserving the value of property and encouraging the most appropriate use of land throughout the County; and

WHEREAS, the Board of Supervisors have given due public notice of a hearing relating to said zoning ordinance and map and have held a public hearing in accordance with the requirements of Section 17-1-15 of the **Mississippi Code of 1972**, annotated, as amended:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, THAT THIS ORDINANCE SHALL GOVERN THE USE OF ALL LAND WITHIN THE BOUNDARIES OF RANKIN COUNTY, MISSISSIPPI.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE I: TITLE AND PURPOSE

SECTION 100 – TITLE

The Ordinance shall be known as the "Zoning Ordinance of Rankin County, Mississippi," and may be so cited, and further reference elsewhere as "Zoning Ordinance," and herein as "the Ordinance" or "this Ordinance" shall imply the same wording and meaning as the full title.

SECTION 101 – PURPOSE

The purpose of this Ordinance is to preserve and promote the public health, safety, morals, and general welfare of the citizens of Rankin County and of the public generally through the regulation of: the location, height, number of stories, size of buildings and other structures; the density and distribution of population, size of yards and other open spaces; and the use of buildings, structures, and land for commercial, industrial, residential and other purposes.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE II: INTERPRETATION AND DEFINITIONS

SECTION 200 – RULES FOR WORDS AND PHRASES

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

SECTION 201 – DEFINITIONS

For the purpose of this Ordinance certain words, phrases and terms used herein shall be interpreted as stated in this Article II. Any word, phrase or term not defined herein shall be defined by the Zoning Administrator, the interpretation based on its common and ordinary usage.

Accessory Structure or Use: Any detached structure or use which is subordinate or incidental to the main building or an existing dominant use of the lot or premises, excluding driveways, sidewalks and fences.

Adult Entertainment Use (or Activity or Establishment): An adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or similar establishment which regularly features or depicts behavior which is characterized by the exposure of "specified anatomical areas" (as defined by this Ordinance), or where any employee, operator or owner exposes his/her "specified anatomical area" for viewing of patrons. Such adult entertainment uses may further be defined as follows:

Adult Arcade: An establishment where, for any form of consideration, one or more motion picture projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of "specified sexual activities" (as defined by this Ordinance) or "specified anatomical areas."

Adult Bookstore: An establishment which has as a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one or more of the following:

A. Books, magazines, periodicals, or other printed matter, or photographs, films motion pictures, video cassettes, slide or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas," or

B. instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Adult Cabaret: A nightclub, bar, restaurant, theater, or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities," or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."

Adult Motel: A motel or similar establishment which includes the word "adult" in any name it uses or otherwise advertises the presentation of adult material, offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."

Adult Motion Picture Theater: An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or other photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified anatomical areas" or by "specified sexual activities."

Alley: A public or private right-of-way primarily designed to serve as a secondary access to the sides or rear of those properties for which principal frontage is on some other street; alleys are intended to provide access for refuse collection, loading/unloading and for fire protection.

Animal Control Ordinance: When used in this Ordinance, this term shall refer to the Animal Control Ordinance of Rankin County.

Apartment: A dwelling unit located in a multiple family structure for occupancy by one family only, either rented or leased to the occupants. See also "Condominium."

Arterial Street/Highway: See "Street."

Assisted Living: Assisted refers to a type of physical assistance rather than monetary assistance. In assisted living facilities, residents live independently in apartment or condominium style accommodation, and may be assisted by the provision of meals, housekeeping, security and social programs. Additional planned care, such as bathing, dressing and assistance with medication may also be provided.

Bar: A structure or part or a structure used primarily for the sale or dispensing of liquor by the drink.

Basement: A story wholly or partially underground. For the purpose of height regulation, a basement shall be counted as a story when more than one-half of its height is above the average grade level.

Bed and Breakfast Service: A small hotel or, more often, a private home that offers overnight accommodations and breakfast for paying guests either on a daily or weekly rental basis.

Boarding House (Lodging or Rooming House): A building other than a hotel or motel, where, for compensation and by prearrangement for definite periods, meals and/or lodging are provided for three or more but not exceeding twelve persons (other than family members) on a weekly or monthly basis.

Buffer Area: An area so planned which acts as a buffer or separation area between two or more uses or structures not compatible due to design, function, use or operation.

Buildable Area, Maximum: That portion of a lot remaining after required yards have been provided.

Buffer Yard/Strip: A strip of land, identified on a site plan or by the zoning ordinance, which acts to separate two or more incompatible uses and/or districts. Normally, the area is landscaped and kept in open space use.

Building: Any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of persons, animals, equipment, goods, or materials. The term "building" shall be construed as if followed by the words "or part thereof."

Building, Fully-Enclosed: A building having walls on all sides.

Building Height: The vertical distance measured from the average elevation of the finished grade within twenty feet of the structure to the highest point of the roof.

Building Permit: A permit issued by the County official designated by the Rankin County Board of Supervisors authorizing the construction, placement or structural alteration of a specific building on a specific lot.

Building, Portable: Any building that is portable in nature, without any wheels, and built on a chassis or frame designed and constructed to be used without a permanent foundation. Building permits are required prior to the placement of such buildings on any lot.

Building Setback Line: See "Setback Line."

Building, Structural Alteration of: Any change or rearrangement in the supporting members, including bearing walls, beams, columns, or girders of a building.

Canopy: A roof-like structure which is not enclosed by walls on all sides and may or may not project from a building.

Carport: A roofed structure providing space for the parking or storage of motor vehicles and enclosed on not more than three sides.

Cemetery: Property used for the interring of the dead. ALL cemeteries are considered public/quasi-public facilities, subject to the regulations of Section 402.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Certificate of Occupancy: A certificate issued by the County official designated by the Rankin County Board of Supervisors to ensure that new or altered buildings or structures are in conformance with the provisions of the Zoning Ordinance and any other Federal, State, and County laws (such as water, sewer, and other necessary infrastructure is in place) and to have a record on the point.

Change of Use: An alteration or change from a previous use of land, buildings, or structures to another use of land, buildings, or structures.

Child Care Facility: A place which provides shelter and personal care for six (6) or more children who are not related to the operator, whether such place be organized or operated for profit or not.

County: Rankin County, Mississippi.

Clinic: A facility for diagnosis and treatment of medical, chiropractic, dental or psychological outpatients, provided that patients are not kept overnight, and which may be used by one or a group of medical or dental practitioners. These shall be regulated as a commercial use.

Collector Street: See "Street."

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include: residential density; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects such as noise, vibration, glare, air pollution, or radiation.

Comprehensive Plan: In accordance with Section 17-1-1 of the **Mississippi Code of 1972**, Annotated, As Amended, "comprehensive plan" shall be defined as "a statement of public policy for the physical development of the entire municipality---adopted by resolution of the governing body, consisting of the following elements at a minimum: (I)Goals and Objectives---; (ii) a Land Use Plan---; (iii) a Transportation Plan---; and (iv) a Community Facilities Plan---." Community Facilities Plan: One of the elements of a Comprehensive Plan. Section 17-1-1 of the **Mississippi Code of 1972**, Annotated, As Amended, defines the term as follows: "a community facilities plan (serves as) a basis for a capital improvements program including, but not limited to, the following: housing; schools; parks and recreation; public buildings and facilities; and utilities and drainage."

Conditional Use (Special Exception): A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgement of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties. A permit (building permit or change of use permit) granted by the Board of Supervisors for the initiation of a conditional use (with the necessary restrictions included) will not change the zoning of the property involved and will allow such use to continue as long as the specific use granted by the conditional use remains the same. Also referred to as a "Special Exception."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Condominium: Real property consisting of an undivided interest in common of a portion of a parcel of real property, plus a separate interest in space in a residential, office, commercial or other land use. (From: **Mississippi Code of 1972**, Annotated, Section 89-9-7.) See also "Apartment."

Conforming Use: Any lawful use of a building or lot which complies with the provisions of this Zoning Ordinance.

Convalescent Home (Rest Home or Nursing Home): Those health facilities where persons are housed and furnished with meals and continuing nursing services for a fee.

Convenience Store: A store of not more than 3,000 square feet of retail sales area, not counting storage, which deals in grocery items of a convenience nature. Also, commonly referred to as a "drive-in" grocery store.

Country Club: A land area and buildings containing recreational facilities, clubhouse and the usual accessory uses, open only to members and their guests for a membership fee. Country clubs are regulated as public/quasi-public facilities and are subject to the provisions of Section 402 of this Ordinance.

Coverage: That part of a lot covered by buildings.

Density: The intensity of land use and also the maximum intensity of use of a minimum lot or land area physically possible observing all yard, height, and lot or land area coverage provisions of this Zoning Ordinance, exclusive of any publicly dedicated rights-of-way.

Developer: The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Plan: A drawing or set of drawings depicting the ultimate layout and proposed land uses for a large tract of land, usually involving varying lot sizes and/or different proposed land uses. A development plan of a subdivision may be considered the "sketch plat" if a subdivision is to be constructed in phases. A development plan is sometimes referred to as a "master plan"; however, since the Comprehensive Plan for the County may also be called a "Master Plan," the term Master Plan is not used in this Ordinance.

Dimensional Variance: See "Variance."

Disabled Persons: Individuals suffering from a permanent condition resulting from a mental or physical impairment that leaves such persons unable to perform a "major life functions." (From: Accommodating Disabilities: Business Management Guide, published by the Commerce Clearing House, Inc., 1992; this publication deals with the requirements of the Americans with Disabilities Act).

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

District: Any section or sections of Rankin County for which regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are established by this Ordinance.

Drainage Channel: A watercourse with a definite bed and banks which conduct and confine the normal continuous and intermittent flow of water.

Driveway: A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

Drive-In Restaurant: See "Restaurant, Drive-In":

Dwelling: Any building, or portion thereof, or manufactured home, which is designed and used for human habitation.

Dwelling, Single-Family: A site-built residential building designed for occupancy by one family. For the purposes of this ordinance, single-family dwelling does not refer to Mobile, Manufactured, Modular, Panelized or Pre-Cut homes.

Dwelling, Two-Family (Duplex): A residential building designed to be occupied by two families living independently of each other.

Dwelling, Multiple-Family: Any residential building or portion thereof which is occupied by three or more families living independently of each other. The term "multiple-family dwelling" shall be understood to include apartment houses or "complexes" and condominiums.

Dwelling, Patio (or House or Home): A single-family dwelling unit that is constructed nearer the lot line on ONE SIDE (but not directly on either lot line) of a lot than the other side.

Dwelling Unit: A room or group of rooms occupied or intended to be occupied as separate living quarters.

Dwelling, Zero Lot Line: A detached single-family dwelling on a separate lot with open space setbacks on three sides. In order to be considered a true "zero lot line dwelling" the dwelling must rest directly against a lot line on one side of the lot; otherwise, it shall be considered a patio home.

Easement: A grant by the property owner to the public, a corporation or persons for the use of a strip of land for specific purposes.

Employee (Staff): Any person who is regularly on the premises of a business or industrial establishment for productive use on a part-time or full-time basis. For the purposes of this Ordinance the maximum number of employees on the premises of an establishment at one time shall constitute the number of employees.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Facilities and Utilities, Public/Quasi-Public: Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of necessary and desirable goods and/or services for the general public health, safety, and welfare. Such uses shall include, but not be limited to:

A. Churches and other religious institutions.

B. Schools, including all private, public or parochial schools, excluding institutions of higher learning which shall be zoned "Special Use" districts only.

C. All governmental buildings (including municipal buildings and buildings erected by County, State or Federal governments) and major governmental facilities, such as water pumping stations, sewage treatment plants, sanitary landfills and the like. (Note: Public recreation and open space facilities are a land use permitted outright in any district, and such facilities are not subject to the regulations of Section 402 as conditional uses.)

D. All hospitals, whether public or private.

E. Convalescent homes, nursing homes or assisted living facilities.

F. Civic organization buildings and major facilities.

G. Buildings and facilities erected by charitable organizations (e.g., American Red Cross, Salvation Army, etc.); (Note: When such facilities are erected as emergency measures, they shall be exempt from the Special Exception provisions of this Ordinance, including site plan review and public hearing requirements).

H. Country clubs and other major recreational facilities constructed by private groups.

I. All cemeteries.

J. Major facilities associated with privately-owned utilities (electrical, natural gas, telephone) including but not limited to electrical substations, telephone communications centers, microwave towers, cellular telephone antennas, natural gas pumping facilities and similar significant uses.

Factory-Built Dwelling or Home: A dwelling unit manufactured in part or whole within a factory to include Manufactured Home, Mobile Home, Modular Home, Panelized Home, and Pre-Cut Home.

Family: One person living alone, or two or more persons living together as a single, housekeeping unit, whether related to each other legally or not, as distinguished from a group occupying a boarding house, lodging house, hotel, motel, dormitory or similar dwelling for group use. A family shall be deemed to include domestic servants employed by said family when these servants are on-premise residents.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Feedlot: A confined area or structure, pen, or corral, used to fatten livestock prior to final shipment.

Floor Area: The sum of the gross horizontal area of all floors of a building, excluding all porches, balconies, garages or carports, measured from the interior face of the exterior walls, or from the centerline of a wall separating two buildings.

Food Truck (or Mobile Vendor): A vehicle equipped with facilities for cooking and selling food or from which food is sold. The vehicle shall remain on wheels at all times.

Frontage: Property on one side of a street measured along the line of the street, or in the case of a corner lot or "through lot," the property on each street measured along the lines of both streets.

Funeral Home (or Mortuary): A building used for the preparation of deceased human bodies for burial or cremation and the display of the deceased and ceremonies connected therewith before burial or cremation.

Future Land Use Plan: See "Land Use Plan."

Garage (Private): The term "garage" shall mean a private garage, which is a fully enclosed portion of a main building or a fully enclosed accessory building (i.e., detached from the main building) and used primarily for the storage of privately owned automobiles.

Garage, Mechanical (Repair Shop): A building or portion thereof, other than a private or storage garage, designed or used for servicing, repairing, equipping of motor-driven vehicles and the storage of such vehicles; also include selling, renting, or leasing of motor-driven vehicles in conjunction with repair work.

Garage, Storage: A building or portion thereof, other than a private garage, used exclusively for the parking or storage of motor-driven vehicles, with no other facilities provided except facilities for washing. Also referred to as a parking garage.

Gasoline Service Station: Any area of land, including the structures thereon, that is primarily used for the retail sale of gasoline, diesel fuel, oil or automobile accessories and incidental services including facilities for lubricating, washing (either automatic or by hand) and cleaning, or otherwise servicing automobiles and light trucks. This term does not include the painting or major repair of vehicles.

Goals and Objectives: One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended, defines the term as follows: "goals and objectives (are a list of policies, adopted by the governing authorities) for the long-range (twenty to twenty-five years) development of the county or municipality. Required goals and objectives shall address, at a minimum, residential, commercial, and industrial development; parks, open space and recreation, street or road improvements; public schools and community facilities."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Grade or Grade Level: The finished elevation of land after completion of site preparations for construction.

Grandfather Clause: The section of the zoning ordinance which allows existing non-conforming uses, buildings, structures, and lots to continue until they are removed by any means.

Homeowners Association: A non-profit organization (corporate or otherwise) operating under recorded land agreements through which each property owner is automatically subject to a charge for a proportionate share of expenses for maintaining common open space, other activities and facilities.

Home Occupation: Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or an accessory building.

Hospital: A public or quasi-public institution where sick or injured persons are given medical care and in the course of same are housed overnight, fed and provided nursing and related services.

Hospital, Veterinary: A facility where sick or injured animals are given medical or surgical care and, in the course of same, may be housed overnight, fed, and provided related services.

Hotel or Motel: A building or buildings where lodging, food and various personal services are provided for more than twenty (20) persons, who are usually but not always transients, for compensation. Hotels and motels shall be considered a commercial use.

Independent Living: Residents of independent living facilities are totally independent. However, limited services may be provided on an as-needed basis.

Industry, Heavy: Those industrial uses which are not fully enclosed and/or which generate substantial amounts of noise, vibration, odors or possess other objectionable characteristics.

Industry, Limited (Light): Those industrial uses including manufacturing activities conducted wholly within completely enclosed buildings (except for the temporary storage within adequately screened or buffered areas of articles, materials, or other matter to be processed, assembled or otherwise changed) and other industrial-related activities which do not generate objectionable odors, smoke, fumes, vibration, or excessive noise.

Industry, "Wet-Type": Those heavy industrial uses which require the discharge of by-products or processed waste water through the sewer system. Such industrial uses shall be permitted as a conditional use only in the Heavy Industrial Districts (I-2).

Inn (or "Bed and Breakfast Inn"): An establishment operated in conjunction with a private dwelling where lodging is available or lodging and food are available for up to twenty (20) persons for compensation.

Internal Building Space: The required minimum space between principal or accessory buildings on the same lot.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Junk Yards: A place where waste and discharged or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house dismantling yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but excluding places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition or salvaged materials incidental to manufacturing operations.

Kennel: A facility other than a residence, where four or more dogs or cats, or a combination thereof, are boarded, whether by the owners of the animals or other persons, with or without compensation. A kennel shall be considered a commercial use.

Landscaping: The addition of lawns, trees, plants, and other natural or decorative features to land, including lakes and watercourses. Landscape treatment can include walks or patios.

Land Use Plan: One of the elements of a Comprehensive Plan, usually developed concurrently with the Transportation/ Thoroughfares Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended, defines the term as follows: "a land use plan designates in map or policy form the proposed general distribution and extent of the use of land for residences, commerce, industry, recreation, and open space, public/ quasi-public facilities and lands. Background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/quasi-public uses; and any other information needed to adequately define the meaning of such land use codes. Projections of population and economic growth for the area encompassed by the plan may be the basis for quantitative recommendations for each land use category."

Liquor Store: A store that sells alcoholic beverages for consumption elsewhere.

Livestock: Those animals which are normally considered as farm animals, such as cattle, goats, sheep, horses, ponies, mules, emus, llamas, pigs (any animal in the swine family), chickens, turkeys, ducks, geese, and other similar animals

Loft-Style Apartment: A dwelling unit located in an upper story of a business or commercial building such as an upper story converted to quarters for living.

Lot: A parcel of land at least sufficient size to meet the minimum requirements for use, coverage, and area and to provide such yards and other open spaces as specified in the Zoning Ordinance of Rankin County, Mississippi.

Lot Area: The total area of a lot included within the boundary lines of a lot.

Lot, Corner: A lot abutting upon two or more streets at their intersections.

Lot Depth: The average horizontal distance between the front and rear lot line.

Lot, Double Frontage: A lot which runs through a block from street to street (i.e., has frontage on more than one street); double frontage lots are also called "through lots."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Lot Frontage: The front of a lot shall be construed to be that dimension of a lot abutting on a street. For the purpose of determining yard requirements on corner lots or double frontage lots, all sides of such lots abutting on public streets shall be considered lot frontage, and yards shall be provided as indicated in this Ordinance.

Lot, Interior: A lot other than a corner lot.

Lot Lines: The lines bounding a lot as such parcel of land is defined herein.

Lot Line, Front: In the case of an interior lot, the property boundary line separating said lot from the street. In the case of a corner lot or double frontage lot, the line separating said lot from the street on which the building will face, as determined from the application for a building permit.

Lot Line, Rear: The property boundary line opposite and most distant from the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line.

Lot of Record: A lot which is a part of a subdivision, the map of which is recorded in the office of the Chancery Clerk of Rankin County, Mississippi, or a lot described by metes and bounds, the description of which has been recorded in said office.

Lot Width: The distance from side of lot to side of lot measured at the front minimum building setback line.

Manufacturing Use: A facility at which goods are made from secondary materials (previously prepared or refined materials) or raw materials (unrefined materials) through the use of machinery and labor and often employing assembly line techniques. In the case of "light" manufacturing uses, most goods are produced from secondary materials, except for processing, packaging, or canning of food products, and little or no water is used in the manufacturing process. In the case of "heavy" manufacturing, goods are often produced from raw materials and may involve the use of large amounts of water.

Manufactured Home: These are homes built entirely in a factory under a Federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single or multi-section and are transported to a site and installed. Such homes shall be considered Factory Built Homes for the purpose of this Ordinance.

Manufactured Home Park: An area, tract, site or plot of land of at least ten acres, which has been planned, improved and meets the requirements of this Ordinance, and in which spaces are provided on a rental basis or lease basis only for owner-occupied homes or in which both the space and the manufactured home are offered to the public on a rental or lease basis only.

Manufactured Home Space or Lot: A plot of ground within a manufactured home park designed for and designated as (on an approved site plan) the location of one manufactured home, and which has water, sewer and electricity at the space.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Manufactured Home Stand or "Pad": The paved runners or paved parking area in each manufactured home space upon which the manufactured home is placed, together with the paved patio and paved off-street vehicular parking area.

Mobile Home: This is the term used for factory-built homes produced prior to June 15, 1976. Such homes shall be considered Factory Built Homes for the purpose of this Ordinance.

Modular Homes: These factory-built homes are built to the state, local or regional code where the home will be located. Modules are transported to the site and installed. Such homes shall be considered Factory Built Homes for the purpose of this Ordinance.

Mortuary: See "Funeral Home."

Motel: See "Hotel."

Multiple Family Dwelling: See "Dwelling, Multiple Family."

Multi Level Care: Multi level care refers to many types of care. These can be intermediate, extended, dementia, Alzheimer, palliative, recovery and respite. This is often referred to as Residential Care.

Nonconformities: Any land, lot, building, structure or parts thereof existing prior to the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not conform with the use regulations and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein. (See Section 2801 of this Ordinance for definitions of the various types of nonconformities, including (1) nonconforming undeveloped lots of record," (2) nonconforming structures, and (3) nonconforming uses).

Nursery, Child Care: See "Child Care Facility."

Nursery, Horticultural: Commercial uses in which flowers and plants are stored and/or cultivated for retail sale and related products are offered for retail sale.

Nursing Homes: See "Convalescent Home."

Open Space or "Common Open Space": A parcel or parcels of land not occupied by dwellings or residential structures, accessory structures and yards, which may consist of jogging trails, tennis courts, a golf course, swimming pool, associated recreational buildings and the like, and which is permanently maintained in a suitable state for the shared enjoyment by the owners and/or occupants of individual dwelling units or residential structures within a particular development (such as a conventional residential subdivision, an apartment complex, a manufactured home park or a Planned Unit Development).

Office: A room, group of rooms or building in which commercial activities primarily involving the provision of services rather than the sale of commodities are conducted.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Office Park: A development on a tract of land, either subdivided or on a single large lot, containing a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Panelized Homes: These are factory-built homes in which panels - a whole wall with windows, doors, wiring and outside siding - are transported to the site and assembled. The homes must meet state or local building codes where they are sited. Such homes shall be considered Factory Built Homes for the purpose of this Ordinance.

Parking Space: For the purposes of this Ordinance, the term "parking space" shall refer only to parking places not located on a public street. Each parking space shall be sufficient in size to store one full-size automobile, or 200 square feet in area for each such space, exclusive of the necessary maneuvering space providing access to each parking space, unless otherwise approved as part of the site plan review Process.

Patio House or Patio Home: See "dwelling, patio (or house or home)."

Planned Unit Development (PUD): An area of a minimum contiguous size, as specified by this Ordinance, to be planned and developed as a single entity containing one or more residential clusters and in which land not used for residential structures or yards but required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all building sites in the development as open space for the purpose of providing recreational facilities and pedestrian circulation. Two- family or multiple family dwellings, commercial development or public/quasi-public facilities or utilities may only be permitted in a Planned Unit Development if a Development Plan is submitted and appropriate rezoning (or a Conditional Use for public/quasi-public uses) is approved by the Board of Supervisors.

Planning/Zoning Commission: The duly appointed Planning/Zoning Commission of Rankin County, Mississippi.

Planting Screen: Densely planted vegetation used to visually shield or obscure abutting or nearby structures or uses from other uses or structures.

Plat: A map, plan or layout of a subdivision.

Plot Plan: A drawing indicating the location and layout of a proposed building or structure as outlined by the Building Code.

Portable Building: See "Building, Portable."

Pre-Cut Homes: This is the name for factory-built housing in which building materials are factory-cut to design specifications, transported to the site and assembled. Pre-cut homes include kit, log and dome homes. These homes must meet local, state or regional building codes. Such homes shall be considered Factory Built Homes for the purpose of this Ordinance.

Principal Structure or Use: The main building(s) or dominant use(s) of a lot.

Property Line: The legal boundary line separating buildings or tracts in different ownership.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Public/Quasi-Public Facilities and Utilities: See "Facilities and Utilities, Public/Quasi-Public."

Recreational Vehicle (RV): A vehicle primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own power or is mounted on or drawn by another vehicle. For the purposes of this Ordinance, a recreational vehicle shall include pick-up truck campers, motor homes, camping trailers, travel trailers and transient trailers.

Residential Care: Residential Care refers to both Multi Level Care and/or Professional Nursing Care (24 hour care).

Rest Home: See "Convalescent Home."

Restaurant: A commercial establishment where food and beverages are prepared, served and consumed primarily within the principal building, but not including "drive-in restaurants" as defined herein. Restaurants may offer some "carry-out" services where food and beverages are consumed off the premises. This definition is not intended to exclude restaurants which provide food and beverages to customers at "drive-through windows," where customers in motor vehicles merely pick up food and beverages at such windows and consume same usually off the premises.

Restaurant, Drive-In: A commercial establishment where food and beverages are prepared and where all or a significant portion of the consumption takes place outside of the building, often in a motor vehicles parked for "curb-service" (with two-way speakers) on the site.

Rural Subdivision: The subdivision of an original tract that creates no more than ten (10) lots that are ten (10) acres in size or greater, each of which contains 150 feet of frontage along an existing public road. It shall not involve any new street or road or the extension or the creation of any public or quasi-public improvements. Rural Subdivisions shall only include Single-Family Dwellings. No accessory structure may be built before the construction of the primary dwelling.

Rural Subdivisions may be exempt from some of the requirements of the Rankin County Subdivision Regulations to be determined through Site Plan Review. Rural Subdivisions are required to have restrictive covenants recorded on file with the Chancery Clerk of Rankin County. Any lot created under this exemption, including the remainder of the original tract, may not be further subdivided.* The applicant for the exemption may expect a minimum heating and cooled square footage to be determined during site plan review.

*For the purposes of this exemption the action of an owner of a parcel to create a smaller parcel for the purpose of qualifying for a mortgage is not considered "subdividing".

Schools: The term "school" as used in this Ordinance shall include public, private, and parochial institutions of learning, including trade or industrial schools" (i.e., those schools offering training to students in skills required for the practice of trades and industry), but excluding Institutions of Higher Learning (colleges and universities), which shall be zoned as "Special Use" Districts only.

Screening: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden. Screening techniques include fences, walls, hedges, berms or other features. Sometimes used in conjunction with a buffer yard.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Service Station: See "Gasoline Service Station."

Setback: The area between the street right-of-way line and the building setback line.

Setback Line or Building Setback Line: A line delineating the minimum allowable distance between the street right-of-way and the front of a structure within which no building or other structure shall be placed. The minimum distance is prescribed by this Ordinance. The building setback line is parallel to or concentric with the street right-of-way line.

Shopping Center: A group, consisting of three or more commercial establishments, planned, developed and managed as a unit, with adequate off-street parking facilities provided on the property and related in its location, size, and type of stores to the trade area or neighborhood which the unit serves.

Side Street: A street bordering the side of a lot and intersecting the street on which a structure on the lot faces, as determined by the Zoning Administrator; in the case of buildings (as opposed to other types of "structures"), the street which the building faces shall be determined by the principal entrance to the building.

Site Plan: A drawing indicating the location of existing and proposed buildings or other structures, and, where required by this Ordinance, landscaping and planting screens and points of access/egress and driveways on a single lot. A "site plan" differs from a "subdivision plat" in that a subdivision plat reflects certain required information for two or more lots.

Site Plan Review: The process specified under Sections 2907 through 2910 of this Ordinance in which site plans for certain proposed developments and/or site plans (when required by the Zoning Administrator in coordination with other County officials) accompanying applications for dimensional variance, conditional use, and rezoning are reviewed by County officials, the Planning/Zoning Commission and the Board of Supervisors for conformance with this Ordinance and other applicable laws and codes, and to determine what other special restrictions (if any) need to be applied if the site plan and application are approved by the Board of Supervisors.

Specialty Shop: A store that specializes in a particular line of merchandise, such as baked goods, candy, clothing, hardware, clothing, antiques, bicycles, etc.

Special Exception: See "Conditional Use."

Specified Anatomical Areas: Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or less than 50% of the female breast below a point immediately above the areolae; or human male genitals in a discernibly turgid state even if completely and opaquely covered.

Specified Sexual Activity: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts; flagellation or torture in the context of a sexual relationship; masochism, erotic or sexually oriented torture, beating or the infliction of physical pain; erotic touching, fondling or other such contact with an animal by a human being;

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

or human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in this section.

Spot Zoning: The improper zoning or rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses. While such spot zoning may not be illegal per se, it is generally regarded as an improper practice.

Start of Construction: This is the first placement or construction of a structure such as the paving of a slab, placement of footings or land preparation such as excavation, filling, and pad work. Clearing and grubbing of land is not considered to be the start of construction.

Story: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. For the purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average grade elevation, or when the basement is used for commercial activities (See "Basement").

Street: A publicly-owned thoroughfare which affords the principal means of access to abutting property; such thoroughfares are dedicated by a property owner for public use, accepted by the responsible political entity in which the street is located and is so dedicated, and recorded in the Office of the Rankin County Chancery Clerk.

Street Right-of-Way Line: The legal property boundary line delineating the street right-of-way and the abutting property.

Strip Development: Commercial development, usually one store deep, that fronts on a major street.

Structure: Anything constructed or erected, the use of which requires a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences, and billboards, but shall not include "Transient Trailers (Travel Trailers)" as defined herein. The term structure shall be construed as if followed by the words "or part thereof." The term "structure" is not intended to include driveways, patios, parking lots, or utilities (i.e., utility lines running to a structure).

Structural Alteration of a Building: See "Building, Structural Alteration of."

Subdivider: Any person, firm, partnership, corporation or other entity acting as a unit, who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision.

Subdivision: The division or re-division of land into two (2) or more lots, tracts, sites or parcels for the purpose of transfer of ownership, or for development, whether immediate or in the future, by means of an appropriately recorded legal instrument.

Subdivision, Major: All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of five (5) or more lots, or any size subdivision requiring any new street or extension or the creation of any public or quasi-public improvements.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Subdivision, Minor: All subdivisions of four (4) or fewer lots fronting at a minimum of 60% of required lot width on an existing street, not involving any new street or road, or the extension or the creation of any public or quasi-public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the Comprehensive Plan, Zoning Ordinance, or Subdivision Regulations.

Subsidized Care: Subsidized and funded are interchangeable terms. This usually refers to beds, rooms, or suites that are partially paid for by the government.

Substantial Improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash value of the structure either; (1) before the improvement is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. Substantial improvement is started when the first alterations of any structural part of the building commences.

Surface Mining or Mining: Extraction of minerals, including dirt, soil, sand, gravel or other materials from the ground or water or from waste or stock piles or from pits or banks or natural occurrences by methods including but not limited to, strip, drift, open pit, contour or auger mining, dredging, placering, quarrying and leaching and activities related thereto, which will alter the surface.

Theater, Motion Picture: A building or part of a building devoted primarily to the showing of motion pictures on a paid admission basis.

Theater, Drive-In: An open lot or part thereof, with its appurtenant facilities devoted primarily to the showing of moving pictures or theatrical productions, on a paid admission basis, to patrons seated in automobiles or on outdoor seats.

Through Lot: See "Lot, Double Frontage."

Thoroughfares Plan: The primary component of the "Transportation Plan," which is one of the elements of a Comprehensive Plan, usually developed concurrently with another element, the "Land Use Plan."

Townhouse: A single-family dwelling constructed in a series or group of attached units with property lines separating each unit. (From: Standard Building Code).

Townhouse Subdivision: A subdivision in which the developer proposes to partition land into individual lots and construct townhouses wherein both the dwellings and the lots will be individually owned by the residents.

Trailer: Archaic term sometimes applied to manufactured homes.

Transient Trailer (Travel Trailer): A portable or mobile living unit used for temporary human occupancy away from the place or residence of the occupants. All such equipment shall be fully licensed and ready for highway use. For the purposes of this Ordinance, such transient trailers shall be considered a vehicle and not a structure. The term transient trailer" or "travel trailer"

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

shall include pick-up truck campers," "motor homes," "camping trailers" and "recreational vehicles."

Transient Trailer Park: A commercial operation where space and service accommodations for transient trailers are provided for a fee on an overnight or daily basis.

Transportation Plan: One of the elements of a Comprehensive Plan. Section 17-1-1 (c)(ii) of the **Mississippi Code of 1972**, Annotated, As Amended.

Truck Stop: Any area of land, including the structures thereon, that is used for the servicing of heavy trucks (i.e., tractor-trailer combinations designed for transporting large cargoes), and which may offer food and beverages in addition to lodging.

Undeveloped Lot: A vacant lot or parcel of land.
Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" shall not be deemed to include any nonconforming use.

Use, Accessory: See "Accessory Use."

Utility: See "Facilities and Utilities, Public/Quasi-Public."

Vape (or Electronic Cigarette) Shop: A shop selling electronic cigarettes, personal vaporizers, electronic nicotine delivery systems or other vaping products.

Variance: A relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship. However, financial hardship shall not be considered justification for granting a variance. The criteria for issuance of a variance are listed under Section 2904 of this Ordinance. As used in this Ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use not permitted shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining district.

Vehicle: Any device for carrying passengers, goods, or equipment, usually moving on wheels. This definition does not include manufactured homes, which are considered structures for the purposes of this Ordinance.

Veterinary Hospital: See "Hospital, Veterinary."

Wild Animals: Reptiles and any animal which by its nature is wild and untamed including, but not limited to, monkeys, deer, wolves, bear and buffalo.

Yard (or "Minimum Yard" or "Setback"): The required open space between any main building or portion thereof and the adjoining lot lines, which shall remain unoccupied and unobstructed by any portion of a structure, except as otherwise specifically provided herein. In measuring a

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lot for the purpose of determining the minimum front, side or rear yard, the shortest horizontal distance between the lot line and the nearest vertical structure shall be used.

Yard, Front: The required unoccupied and unobstructed space on the same lot with a main building, extending the full width of the lot, and situated between the front property line and the nearest vertical portion of the main building.

Yard, Rear: The required unoccupied and unobstructed space on the same lot with a main building, situated between the rear property line and the nearest vertical portion of the main building, and extending the full width of the lot.

Yard, Side: The required unoccupied and unobstructed space on the same lot with a main building, situated between the side property line and the nearest vertical portion of the main building.

Zoning Administrator: The official (or officials) charged by the Board of Supervisors with the administration and enforcement of this Zoning Ordinance, or their duly authorized representative.

Zoning Commission: See "Planning/Zoning Commission."

Zoning District: See "District."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE III: ESTABLISHMENT OF ZONING DISTRICTS; PROVISION FOR OFFICIAL ZONING MAP

SECTION 300 – ZONING DISTRICTS

For the purpose of promoting public health, safety, morals, or general welfare, Rankin County, Mississippi, is hereby divided into the following zoning districts:

A-1	Agricultural General District
A-2	Agricultural Intensive District
RE-1	Residential Estate District
RE-1A	Residential Estate Mixed District
R-1	Single Family Residential District
R-1B	Moderate Density Residential District
R-1C	Medium Density Residential District
R-1D	Patio Home District
R-3	Townhouse Residential District
R-4	High Density Residential District
PUD	Planned Unit Development
MHP	Manufactured Home Park District
MHS	Manufactured Home Subdivision District
R-MX	Residential Mixed District
P-1	Restricted Business/Professional District
C-2	General Commercial District
C-3	Major Thoroughfares Commercial District
C-4	Adult Entertainment District
I-1	Limited Industrial District
I-2	Heavy Industrial District
S-1	Special Use District
RCD	Reservoir Community District

SECTION 301 – OFFICIAL ZONING MAP

The aforesaid zoning districts are identified and delineated on a map entitled "Official Zoning Map: Rankin County, Mississippi," and said map, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

301.01 Map Certified: The Official Zoning Map shall be identified by the signature of the Board President, attested by the Chancery Clerk, and shall bear the seal of the County under the following words:

> "This is to certify that this is the Official Zoning Map of Rankin County, Mississippi, as adopted by the Board of Supervisors on _____."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

301.02 Location of Official Zoning Map: Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be prepared or printed, the Official Zoning Map bearing the certificate specified under Section 301.01 and located in the Courthouse of Rankin County shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in Rankin County.

301.03 Public Inspection of Map: The Official Zoning Map shall be available for public inspection as provided by law during normal business hours of the County Courthouse of Rankin County.

301.04 Map Amendment: If, in accordance with the provisions of this Ordinance and Statutes of the State of Mississippi, changes are made in the zoning district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made within thirty (30) days after the amendment has been approved by the Board of Supervisors.

Since the Official Zoning Map is part of this Ordinance, any amendments to the Official Zoning Map shall be accomplished in accordance with state statutes relating to passage of ordinances. Therefore, before the Official Map may be amended, an "Ordinance of Rezoning" shall be drafted and passed by the Board of Supervisors in accordance with state law. An unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 2914.

SECTION 302 – REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Board of Supervisors may, by ordinance, designate a new Official Zoning Map which shall replace the prior zoning map. The new Official Zoning Map may correct drafting errors or other omissions on the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Board President, attested by the Chancery Clerk, and shall bear the seal of the County under the following words:

"This is to certify that this Official Zoning Map replaces the Official Zoning Map adopted as part of the Zoning Ordinance of Rankin County, Mississippi, on _____." (Last date changed by Ordinance)

SECTION 303 – RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following shall apply:

A. Boundaries indicated as approximately following the center lines of roads, highways, or alleys shall be construed to follow such center lines.

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B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following County limits shall be construed as following such County limits.

D. Where the boundary of a district follows a railroad right-of-way, such boundary shall be deemed to be located on the right-of-way line to which it is closest.

E. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.

F. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Section 303, the Board of Supervisors shall interpret the district boundaries.

G. Where a district boundary line divides a lot which was in a single ownership at the time of passage or amendment of this Ordinance, the Board of Supervisors may permit, as a conditional use, the extension of the district line into the remaining portion of the lot.

H. Boundaries indicated as parallel to or extensions of features indicated in Section 303, Subsections (A) through (G) above shall be so construed.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE IV: GENERAL REGULATIONS

SECTION 400 – APPLICATION OF REGULATIONS

400.01 Compliance Required: No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformance with all of the regulations specified for the district in which it is located. Furthermore, no person shall use or occupy a building, structure or land within Rankin County for an activity which requires a federal, State of Mississippi and/or County license until said license is obtained from the appropriate authorities.

400.02 Nonconformities Defined: "Nonconformities" shall consist of any land, lot, building, structure, or parts thereof, or the various uses to which those items are or were put, and which lawfully existed prior to the enactment of this Ordinance; but which subsequently do not comply with the provisions of this Ordinance and the requirements of the district wherein located. The regulations pertaining to such nonconformities are established in the district regulations and under Article XXVIII.

400.03 Permitted Uses Constitute Conforming Uses: Any land use which is permitted as a conditional use in a particular district under the terms of this Ordinance shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

400.04 District Regulations Constitute Minimum Regulations: The regulations established in this Ordinance within each district shall constitute minimum regulations unless otherwise noted.

400.05 Uniformity within Districts: The regulations and provisions established by this Ordinance for each district shall apply uniformly within each district of the same name and shall apply uniformly to each class or type of building, structure, use, or land therein except as otherwise provided.

400.06 Pending Applications for Building Permits: Nothing in this Ordinance shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof for which official approvals and required building permits have been legally granted before the enactment of this Ordinance. Construction shall have been started within six (6) months of the effective date of this Ordinance and completed within a subsequent two year period and not discontinued until completion except for reasons beyond the builder's control. All permits for which start of construction has not begun within six (6) months of the effective date of this Ordinance are hereby revoked and void.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 401 – DIMENSIONAL CONTROLS

401.01 Reduction of Yards and Lots Below Minimum Requirements Prohibited: No yard or lot of record existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots of record created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

401.02 Determination of Setbacks: In measuring a required front yard (i.e., setback), the minimum horizontal distance between the existing right-of-way line and the main structure shall be used.

401.03 Exceptions to Height Regulations: The height regulations contained in the District Regulations of this Ordinance do not apply to spires, belfries, cupolas, antennas, water tanks, ventilation chimneys, masts, towers, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

401.04 Visibility at Intersections: On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision of motor vehicle operators between a height of two and one-half (2 ½) and ten (10) feet above the center line grades of the intersecting streets and within a triangular area bounded by the right-of-way lines for a distance of twenty-five (25) feet from the intersection and a straight line connecting said points twenty-five (25) feet back from the intersection of said right-of-way lines.

SECTION 402 – PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES

All public and quasi-public facilities and utilities, as defined under Article II of this Ordinance, may be located in any district in the County, provided:

A. That all applicable requirements of federal, state and county laws shall be met.

B. That all such proposed uses shall be subject to the procedures stated under Section 2905 relative to Conditional Uses (Special Exceptions), except for cellular phone towers/antennas and churches which may be approved through administrative review by the Department of Community Development. The Department of Community Development may defer review and approval to the Planning Commission.

No public or quasi-public facility or utility shall be located in a residential district or other district where such land use would adversely affect the surrounding area.

SECTION 403 – DIMENSIONAL REQUIREMENTS FOR PUBLIC/QUASI-PUBLIC FACILITIES AND UTILITIES IN ALL DISTRICTS

Developers of churches, schools, hospitals, civic organizational buildings, country clubs, and other public/ quasi-public facilities or utilities in any district shall comply with the following dimensional requirements:

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

403.01 Maximum Building Height: 35 feet, unless greater height is specifically approved by the Board of Supervisors based upon the required site plan review. Radio, water, cellular phone, and other communication towers may exceed 35 foot height restrictions based upon site plan review. Cellular towers/antennas shall be built as high as practical in order to allow other cellular providers the option of co-locating on an existing tower rather than building additional towers/antennas.

403.02 Minimum Lot Area, Lot Width and Yards: Minimum lot areas, lot widths and minimum yards for all public/quasi-public uses shall be based upon the proposed use, subject to approval of a site plan submitted in accordance with Sections 2907 through 2910 of this Ordinance.

SECTION 404 – BUFFER YARDS/SCREENING STANDARDS

404.01 Purpose and Intent: The purpose and intent of the Buffer/Screening Standards is to maintain many of the environmental features and amenities of the County for present and future generations. Adherence to these regulations will improve the appearance and compatibility of land uses and other development within the County through the installation and maintenance of plantings and fencing for screening and aesthetic effects, thereby serving to protect and preserve the appearance, character, value and safety of the total urban area and nearby properties. Attractive, well maintained buffer yards improve the quality of developing neighboring property owners that the adjacent project will remain relatively unobtrusive. It is intended that these provisions shall constitute minimum requirements.

404.02 Purpose of Buffer Yards and Screens: The purpose of a buffer yard is to provide a space or distance between two (2) incompatible uses. The purpose of screening is to provide an effective visual barrier between an unsightly or distracting activity and adjacent properties or public ways to preserve property values and assure compatibility of uses. It is also the purpose of these provisions to prescribe standards for development and maintenance of plantings, fences, and walls, for conservation and protection of property through provision of barriers against traffic, trespass, noise, heat, glare, and dust, and through improvement of the appearance of individual properties, neighborhoods, and the County. These standards shall apply to all landscaping and screening required by other provisions of the zoning regulations.

404.03 General Standards: Buffer yards and screens require Site Plan Review. Such required site plan shall set forth yards and open spaces, screening walls, or fences and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property. When the developer needs to ask for a variance from these Buffer Yard Regulations, an alternative Design Plan which shall fulfill the intent of this Ordinance must be submitted to the Planning/Zoning Commission, which will, upon review, make a recommendation regarding the submission. Reference: Site Plan Review, Sections 2907-2910. Variances shall not be granted, which are less than the next lowest minimum standard, and only then if the size of the lot is such that a full buffer is not possible. The site plan should show plant succession, drainage patterns, and landscape design in order to determine if the trees/vegetation grow well in this region, and also if they make good visual screens.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

404.04 Buffer Yard Standards Relating to Abutting Properties: In the table below, when a district abuts a use indicated, a buffer yard and screen shall be provided by the developing use applying for a building permit as listed in Table I:

TABLE I: Buffer Yard and Screen

Use District	Abutting Use District	Minimum in Feet	
		Width	Screen Height
RE-1	A-1, A-2	10	6
RE-1A	A-1, A-2	10	6
R-1	A-1, A-2, RE-1, RE-1A	10	6
R-1B	A-1, A-2, RE-1, RE-1A, R-1	10	6
R-1C	A-1, A-2, RE-1, RE-1A, R-1, R-1B	10	6
R-1D	A-1, A-2, RE-1, RE-1A, R-1, R-1B, R-1C	10	6
R-3	All Agricultural and Residential Districts	10	6
R-4	All Agricultural and Residential Districts	10	6
MHP	All Agricultural and Residential Districts	10	6
MHS	All Agricultural and Residential Districts	10	6
R-MX	All Agricultural and Residential Districts	10	6
P-1	All Agricultural and Residential Districts	20	6
C-2	All Agricultural and Residential Districts and P-1	20	6
C-3	All Agricultural and Residential Districts and P-1	20	6
C-4	All Agricultural and Residential Districts and P-1	30	6
I-1	All Districts except I-2	30	6
I-2	All Districts except I-1	30	6
S-1	All Agricultural and Residential Districts	20	6

404.05 Screening Relative to Abutting Properties: In the table above, when a district abuts a use indicated, screening shall be provided as listed. Screening/fencing may consist of architectural and/or vegetative materials as follows:

A. Architectural Screening: A screen/fence of wood, masonry, stone or concrete may be placed along the property line or along the inner perimeter of the buffer yard so as to provide visual screening at minimum height requirements, at the time of issuance of the Certificate of Occupancy.

B. Vegetative Screening: Trees and other vegetation as needed, shall be planted so as to provide year round visual screening at heights required by Table I. If screening is exclusively vegetation, minimum height requirements shall be met at the time of installation. Earthen berms are considered a part of vegetative screening.

C. Combination of materials: Whenever two or more alternative types of landscaping, fences, or walls are prescribed, they may be provided singly or in any combination.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

404.06 Installation: All buffer yards and screening shall be installed in a sound workman like manner and according to accepted good planting procedures with the quality of plant material as herein described. All screening elements of buffer yards shall be installed so as to meet all other applicable ordinances and code requirements. Buffer yards shall require protection from encroachment. (Encroachment is defined as any protrusion of a vehicle outside of a parking space, display area or access way into a buffer yard.)

In the event that plants are destroyed or die of natural causes, such materials shall be replaced within six (6) months. Failure of the owner of the property to maintain the buffer yard in good condition, as set forth above, shall subject him to the penalties as set forth in this Ordinance.

No buffer yard shall be abandoned, paved or otherwise employed for purposes other than screening.

404.07 Visibility at Intersections: See Section 401.04

404.08 Intersection of Driveway and public ROW and/or Private Street: In any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impair or block vision between a height of two and one half (2.5) and ten (10) feet above the center line grades of any intersecting street/driveways in the area bounded by the street lines/driveway lines of such corner and a line joining points along said street lines fifteen (15) feet from the point of intersection.

404.09 Credit for Existing Plant Material: If the owner can demonstrate that healthy plant material exists on a site prior to its development for the purposes of buffer yard, the application of the above landscape standards may be adjusted by the Planning/Zoning Commission to allow credit for such plant material if such an adjustment is in keeping with and will preserve the intent of this Ordinance.

404.10 Planned District Standards: Fences, walls or vegetative screening shall be provided at the perimeter of planned developments where necessary to screen improvements, glare, uses or other influences having an adverse impact either on the planned development or on adjacent property. Such screening shall be of sufficient height as determined by the topography to improve the impact of such adverse elements on the first floor of any use located either within or adjacent to the planned development.

404.11 Zone Screening Standards: A screen (wall, fence, or landscaping) not less than six (6) feet or more than eight (8) feet in height shall be erected between commercially zoned property and abutting residentially zoned property at the time that any building or structure is erected on the commercial property. The height of the screening shall be the vertical distance measured from the top of the screen to the lowest point to grade within three (3) feet of such screen on the commercially zoned property. The screening shall be constructed on or immediately adjacent to the line dividing the residential and commercial properties. A new screen shall not be required where there is an existing screen, which substantially conforms to this section on the abutting residential property. If the existing screen on abutting residential property is the only screen that conforms to this section, and if is removed, a new screen shall be required.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

404.12 Fencing and Landscape Standards: The screen required herein shall consist of a solid fence or wall not less than six (6) nor more than eight (8) feet in height, but shall not extend within fifteen (15) feet of any street or driveway opening onto a street. The screening shall be placed along the property lines or in case of screening along a street, fifteen (15) feet from the street ROW with landscaping (trees, shrubs, grass, and other planting) between the screening and the pavement. A louvered fence shall be considered solid if it blocks direct vision. Planting of a type approved by the Site Plan Review Committee may also be required in addition to, or in lieu of, fencing. Existing screening which complies with minimum standards may be used to meet the requirements of this Ordinance.

404.13 Exceptions to Screen Requirements: The landscaping and screening requirements set forth in other provisions of the zoning regulations shall be subject to the following exceptions:

A. Equivalent Screening of Abutting Lot. Prescribed fences, walls, or dense landscaping need not be provided along a lot line if a building, fence, wall or dense landscaping of at least equivalent height, opacity, and maintenance exists immediately abutting and on the opposite side of said lot line.

B. Height Within Required Minimum Yard. Required fences, walls, or dense landscaping need not be higher than 3 and ½ feet in that portion of any required minimum yard which lies within ten (10) feet of any street line.

C. Lot Too Small to Accommodate a Full Buffer. Property owner may be allowed to substitute a berm or landscaped wall for all or part of the transitional yard requirements. The solid fence or wall should be constructed of materials that are compatible with the principal building.

404.14 Maintenance of Screens: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required fences and walls shall be permanently maintained in good condition and, whenever necessary, repaired or replaced. The owner shall be responsible for the maintenance of all buffer yards which shall be maintained in good condition so as to present a clean and orderly appearance.

404.15 Permits: Whenever a buffer yard or planting strip is required, it shall be completed prior to issuance of any certificate of occupancy and shall thereafter be maintained with permanent plant materials to provide a screen to abutting properties. They will reduce the possibility of traffic hazards as much as possible. Parking facilities must be designed to require vehicles leaving parking stalls to maneuver on the site to exit onto streets head first.

404.16 Design Standards for Screens, Buffers, Berms, and Walls: The purpose of these standards is to screen parking areas from view, to improve the appearance of parking areas near streets, to break the views of large expanses of pavement, to enhance property values and protect investments, to reduce erosion and storm water run-off problems, to provide shade, to reduce glare, to encourage the saving of large trees and to reduce fumes and dust.

A. Screens and buffers are not required along abutting bridge embankments, railroad tracks, slopes and retaining walls and where permanent landscaping is already provided.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

B. Masonry walls, sight proof fencing, or dense landscaping are required between commercial parking lots in side and rear yards abutting parcels that are residentially zoned or contain dwellings. These walls or fencing must be at least six feet high and may be combined with landscaping.

C. Landscaped buffer strips are required between streets and parking lots or other driving surfaces except those serving single family and duplex dwellings. Interior parking islands are encouraged to be planted with trees and other shrubbery. If earthen berms are used, the berms must be used in conjunction with vegetation. Commercial establishments over one story tall must combine architectural screening with vegetative/ landscaping screening.

SECTION 405 – HOME OCCUPATIONS

Home occupations, as defined under Article II of this Ordinance, shall be subject to the following limitations and such conditions as may be determined by the Board of Supervisors for the protection of the health, safety and welfare of the citizens of Rankin County:

405.01 Display and Storage: No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from the outside of any structure located on the premises.

405.02 Maximum Area: Not more than twenty-five percent (25%) of the floor area of the dwelling shall be used for the conduction of the home occupation. Any accessory building used in connection with the home occupation shall not exceed twenty-five percent (25%) of the floor area of the principal dwelling.

405.03 Traffic and Parking Restrictions: No traffic shall be generated by such home occupations in greater volumes than would normally be expected in a residential neighborhood (as determined by the Zoning Administrator), and any need for parking generated by the conduction of such home occupations shall be met off the street and other than in a required yard. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a building permit or change of use permit.

405.04 Exterior Lighting: There shall be no exterior lighting which would indicate that the dwelling and/or accessory building is being utilized in whole or in part of any purpose other than residential.

405.05 Signs Relating to Home Occupations: The maximum size for all home occupation signs is two (2) square feet. Home occupation signs shall be affixed to the house no more than six (6) feet above floor level and may not be illuminated.

405.06 Other Provisions: No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, or odors detectable to the normal senses outside of the dwelling unit or accessory building in which the occupation is conducted.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

405.07 Existing and new home occupations are required to have a privilege license in accordance with state law: A building permit (if construction is necessary in connection with proposed home occupation) or a change of use permit (if no construction is necessary) must be obtained from the Zoning Administrator prior to the initiation of a home occupation.

SECTION 406 – PORTABLE STORAGE UNITS

406.01 Allowed Locations: A Portable Storage Unit (PSU) may be located in any residential zoning district. This section does not regulate the placement or use of a PSU in Residential Estate, Residential Estate Mixed District, Agricultural General or Agricultural Intensive or in non-residential districts.

406.02 Maximum Size of Allowed PSU and Other Limitations: The total square footage for a PSU on any site in a residential district shall not exceed one hundred thirty (130) square feet in area. Only one (1) PSU is allowed on any site at any given time.

406.03 Maintenance and Security of PSU: The provider of any PSU shall be responsible for ensuring that the PSU is in good condition and free from evidence of deterioration. The owner of any site on which a PSU is placed shall be responsible for keeping the PSU locked when not being loaded or unloaded and must ensure that no hazardous substances are stored or kept within the PSU.

406.04 Setback Requirements: A PSU must be located on the driveway serving the dwelling unit, and must be a minimum of ten (10) feet from the curb of the public street.

406.05 Maximum Duration of Placement of PSU: No PSU shall remain at an allowed location in excess of thirty (30) calendar days.

For a PSU located upon property upon which Rankin County has issued a valid building permit, the maximum duration for placement of such PSU shall be forty-five (45) days, at which time shall be subject to review by the Zoning Administrator. An extension may be granted based on a determination of need in order to complete construction.

In the event of a natural disaster, fire, or other accidental event, then a PSU may remain at a location for the period of time to effect repairs.

406.06 Penalty for Violation: Any violations under this section are subject to the penalties as outlined under Section 2914.

SECTION 407 – STREET ACCESS REQUIRED

Every building or structure hereafter constructed, moved, or structurally altered shall have direct access to a public (dedicated) street or to an approved private street or parking area, and shall be so located as to provide safe access for fire protection.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 408 – COMPLIANCE WITH THE STATE DEPARTMENT OF HEALTH

Minimum lot size in each zoning district does not constitute approval by the State Health Department for an on-site wastewater disposal system.

SECTION 409 – PLOT PLAN REQUIRED

Every building or structure hereafter constructed, moved, or structurally altered shall have a plot plan submitted to Rankin County Community Development.

SECTION 410 – SURFACE MINING

Extraction of minerals, including dirt, soil, sand and gravel in conjunction with construction activities at a construction site for development of land is not considered to be a surface mining operation which would be subject to the procedures stated under Section 2905 relative to Conditional Uses (Special Exceptions).

SECTION 411 – MAINTENANCE AND LIABILITY OF DEDICATED OPEN SPACE, SCREENS AND BUFFERS

Authority granted by Rankin County for the development of any property shall not be construed as nor constitute an obligation on the part of Rankin County either for maintenance or liability in the operation and use of common open space, screens or buffers located on the property.

SECTION 412 – SKIRTING REQUIREMENTS FOR CERTAIN STRUCTURES

The owner of any manufactured home, modular home or any other dwelling with a crawl space located, re-located or constructed in Rankin County on or after the effective date of this amendment shall be responsible for installing skirting around the base of the structure, thereby completely covering all sides of the structure from the finished grade to the bottom of the structure. Skirting shall be brick, masonry material, lattice material, or a product approved by Rankin County Community Development. In the case of a manufactured home a product which is specifically designed for the purpose of skirting manufactured homes may be used.

SECTION 413 – MATERIALS AND GROWTH CONSTITUTING PUBLIC HEALTH AND/OR SAFETY HAZARD PROHIBITED

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open and no weeds or other growth shall be allowed to go uncut within any District when the same shall be determined by the appropriate County Official (Director of Community Development, Fire Coordinator, or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 414 – PARKING AND STORAGE OF VEHICLES REQUIRING LICENSES

Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current licensed plate affixed to the vehicle) driven upon the roads, streets or highways of Rankin County shall not be parked or stored on any residentially zoned property whereas it can be seen from public right of way or adjoining property, nor shall such vehicles be parked on public streets or roads.

SECTION 415 – LARGE TRUCKS PROHIBITED IN PLATTED RESIDENTIAL ZONED SUBDIVISIONS

For the purpose of these regulations the term "large truck" is defined to include all trucks with either a cargo box or bed in excess of twenty (20) feet or any motor vehicle greater than one ton. No such trucks shall be permitted to park on streets in platted residential zoned subdivisions, provided however that such trucks may be parked on street for a period not to exceed time the truck is required in the conduct of work on the premises. This requirement is not meant to apply to arterial streets traversing, or adjacent to, residential areas.

SECTION 416 – LIVESTOCK AND WILD ANIMALS PROHIBITED IN PLATTED RESIDENTIAL SUBDIVISIONS

Livestock and wild animals shall not be kept, harbored, raised or permitted to run at large on any property in platted residential subdivisions that are zoned R-1, R-1B, R-1C, R-1D, R-3, R-4, PUD, MHP, MHS or R-MX.

SECTION 417 – FOOD TRUCKS AND MOBILE VENDORS

Food trucks, or mobile vendors, as defined under Article II of this Ordinance, shall be subject to the following limitations and such conditions as may be determined by the Board of Supervisors for the protection of the health, safety and welfare of the citizens of Rankin County:

417.01 Allowed Locations: Any industrial district and shall be subject to the procedures stated under Section 2905 relative to Conditional Uses in commercial districts.

417.02 Applicable Laws: All requirements of federal, state and county laws shall be met, and maintain permits for operation from Mississippi Department of Health.

417.03 Display and Storage: No storage or display of materials, goods, supplies, or equipment related to the operation of a food truck (excluding trash receptacles) shall be visible from the outside of any vehicle involved in the operation.

417.04 Traffic and Parking Restrictions: No traffic shall be generated by such food truck in greater volumes than would normally be expected in a commercial or industrial zone (as determined by the Zoning Administrator), and any need for parking generated by the operation of such food trucks shall be met off the street. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the

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application for a conditional use permit. A food truck shall not operate on a public roadway or in the public rights-of-way.

417.05 Hours of Operation: Allowed hours of operation shall be limited to 30 minutes prior to sunrise and 30 minutes after sunset, unless the Board of Supervisors determines a different hours of operation as stated in the conditional use permit.

417.06 Signs Relating to Food Trucks: The maximum size for all food truck signs is two (2) square feet. Food truck signs shall be affixed to the vehicle no more than six (6) feet above floor level and may not be illuminated.

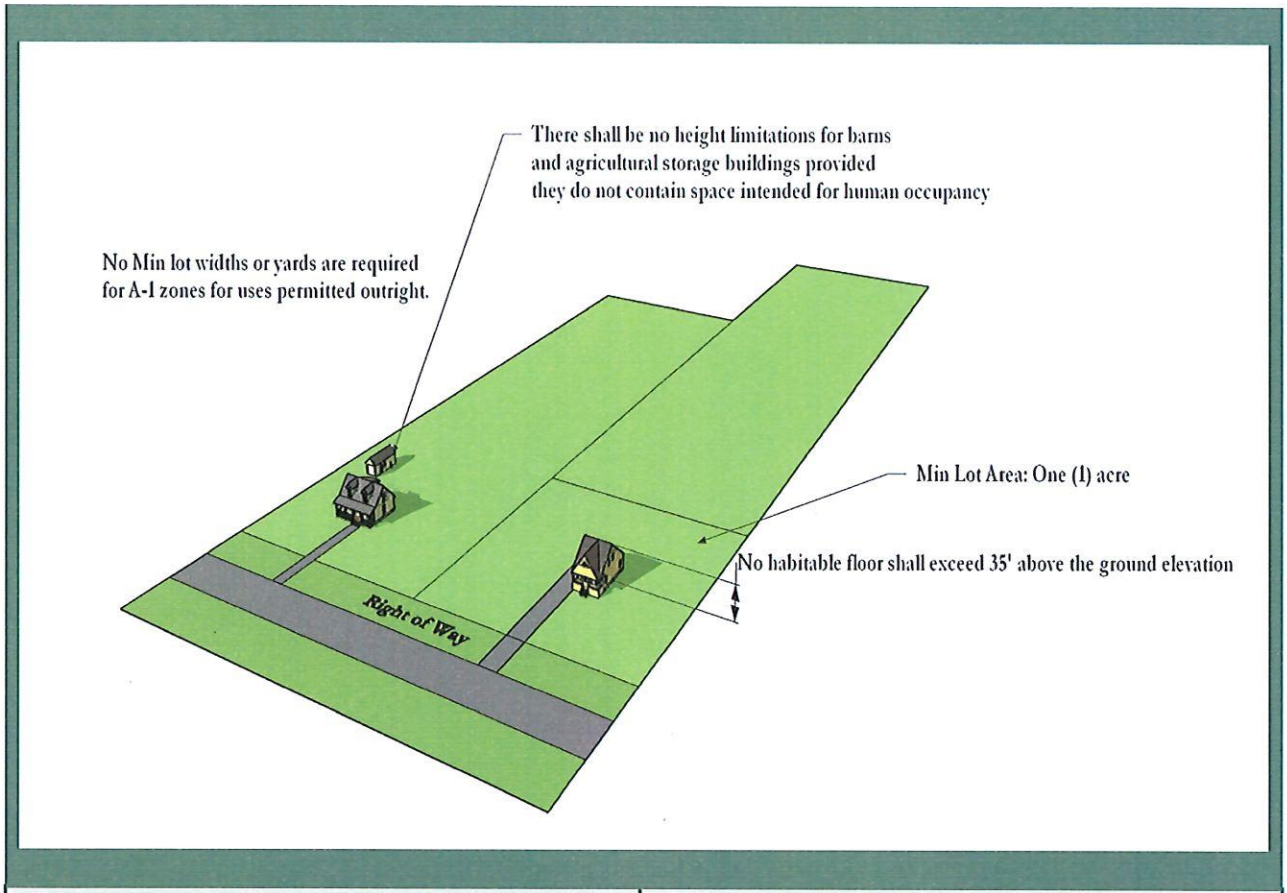
417.07 Required Privilege License in Accordance with State and County Law: A privilege license and operation permit must be obtained from the Mississippi Department of Health and the local Zoning Administrator prior to the initiation of a food truck operation. The local permit shall cost an initial fee of $2,500, and the permit shall be renewed annually for a fee of $1,000.

SECTION 418 – USE OF ANY RECREATIONAL VEHICLE AS A RESIDENCE

No recreational vehicle, as defined herein, may be used as a residence (that is, for living, sleeping, cooking, etc.) in any zoning district other than in a section of a Manufactured Home Park (zoned MHP) reserved for such use.

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Agriculture General (A-1) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Single Family Dwelling		Maximum Building Height:	35 feet
Any Factory Built Home		Minimum Lot Area:	One Acre
Accessory Buildings		Minimum Lot Width:	100 feet
Recreation/Open Space		Front Yard:	30 feet
Forestry		Side Yard:	None
Livestock		Rear Yard:	None
Select Conditional Use:			
Public/Quasi-Public Facilities	Mining	**Buffer and Screening Requirements:**	
Rural Subdivisions	Fireworks Sale	Abutting Use Districts: Not Applicable	
P-1 Uses	C-2 Uses	Min Width: N/A	Min Height: N/A

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ARTICLE V: AGRICULTURAL GENERAL DISTRICT (A-1)

SECTION 500 – PURPOSE OF THIS DISTRICT

The purposes of this district is to preserve areas for non-intensive agricultural uses and to permit a wide variety of other uses in rural sections of the County. It is the intent of this Ordinance that such districts be located primarily in those areas of Rankin County that are not served by a public or any other approved sewer system. However, each residential, commercial, industrial or public/quasi-public land use in this district shall have an on-site wastewater disposal system approved by the State Health Department and a minimum lot size for each such use of one acre, unless otherwise approved by the Health Department. Development of major or minor subdivisions in this district is not allowed. However, areas zoned A-1 that are located near the more urbanized areas of the county may be considered a transitional area and may be considered for rezoning.

SECTION 501 – LAND USES PERMITTED OUTRIGHT

A. Single-family detached dwelling with only one dwelling per lot.

B. Manufactured homes with only one dwelling per lot.

C. Mobile homes with only one dwelling per lot.

D. Modular homes with only one dwelling per lot.

E. Panelized homes with only one dwelling per lot.

F. Pre-cut homes with only one dwelling per lot.

G. Accessory buildings and structures associated with the use of the land.

H. Breeding, raising, and feeding of grazing livestock including horses, cattle, sheep, goats, mules, etc., except for feedlots as defined by this Ordinance.

I. Forestry and horticultural uses.

J. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities or utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

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SECTION 502 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. P-1 and C-2 Commercial uses.

B. Sale of fireworks.

C. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Rural Subdivisions

F. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 503 – DIMENSIONAL REQUIREMENTS

503.01 Maximum Building Height: 35 feet. There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy.

503.02 Minimum Lot Area: One (1) acre.

503.03 Minimum Lot Width: 100 feet.

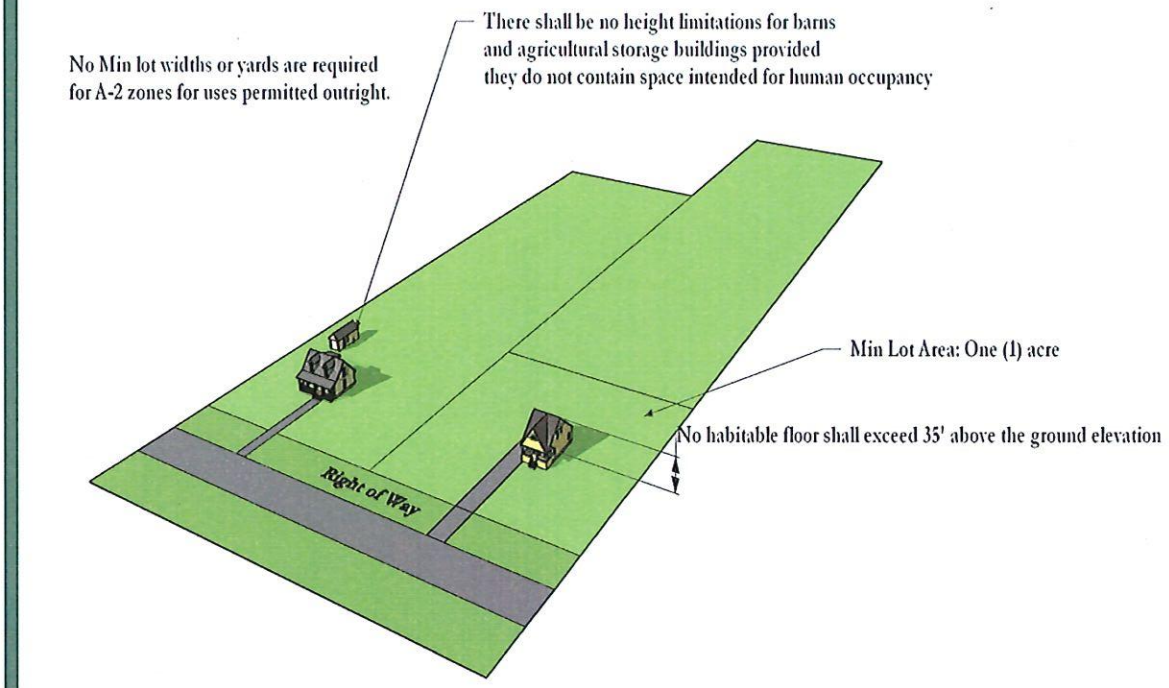
503.04 Minimum Yard: Front yard: 30 feet. Side and Rear yards: None.

SECTION 504 – SITE PLAN REQUIRED

The developer of any conditional use specified in Section 502 in the A-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Agriculture Intensive District (A-2) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Single-Family Dwelling		Maximum Building Height:	35 feet
Factory Built Dwelling		Minimum Lot Area:	One Acre
Accessory Buildings	Forestry	Minimum Lot Width:	100 feet
Salvage Yards	Mining	Minimum Yards:	
Livestock, Swine, Fowl		Front Yard:	30 feet
Recreation/Open Space		Side Yard:	None
		Rear Yard:	None
Select Conditional Use:		**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities		Mining	
Rural Subdivisions	Fireworks Sale		
P-1 Uses	C-2 Uses	Min Width: N/A	Min Height: N/A

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ARTICLE VI: AGRICULTURAL INTENSIVE DISTRICT (A-2)

SECTION 600 – PURPOSE OF THIS DISTRICT

The purposes of these districts to preserve areas for agricultural uses and to permit a wide variety of other uses in rural sections of the County. It is the intent of this Ordinance that such districts be located primarily in those areas of Rankin County that are not served by a public or any other approved sewer system. However, each residential, commercial, industrial or public/quasi-public land use in this district shall have an on-site wastewater disposal system approved by the State Health Department and a minimum lot size for each such use of one acre, unless otherwise approved by the Health Department. Development of major or minor subdivisions in this district is not allowed. However, areas zoned A-2 that are located near the more urbanized areas of the County may be considered a transitional area and may be considered for rezoning.

SECTION 601 – LAND USES PERMITTED

A. All uses allowed in A-1 Agricultural General district.

B. Breeding, raising, and feeding of pigs or hogs, provided that such use meets the requirements of the Rankin County Swine Ordinance.

C. Breeding, raising and feeding of chickens, ducks, turkeys, geese, or other fowl.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of same.

E. Feedlots as defined by this Ordinance.

F. Salvage yards as defined by this Ordinance.

SECTION 602 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Industrial uses, including light and heavy uses as defined by this Ordinance.

B. P-1 and C-2 Commercial uses.

C. Sale of fireworks.

D. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

E. Rural Subdivisions.

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F. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 603 – DIMENSIONAL REQUIREMENTS

603.01 Maximum Building Height: 35 feet. There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy.

603.02 Minimum Lot Area: One (1) acre.

603.03 Minimum Lot Width: 100 feet.

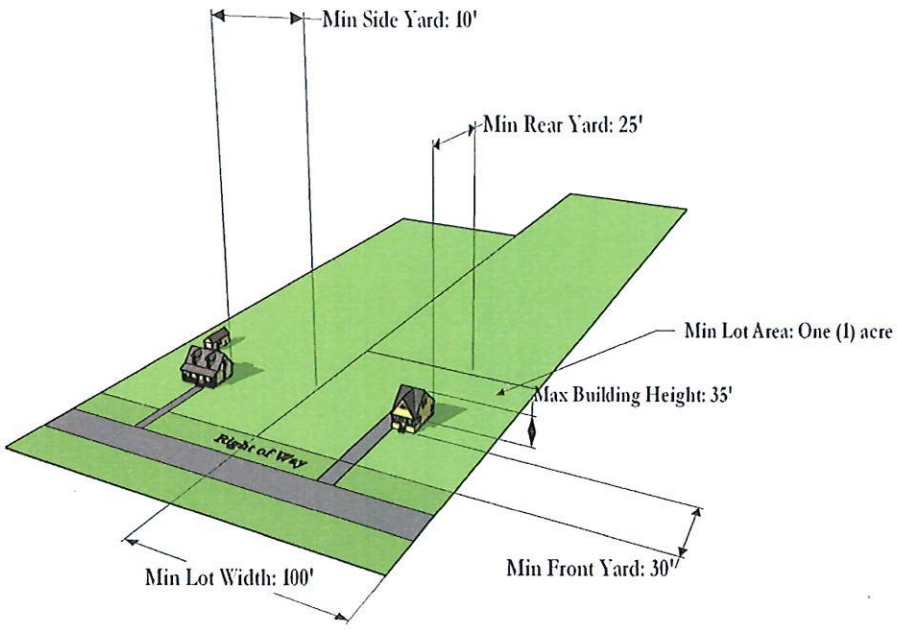
603.04 Minimum Yard: Front yard: 30 feet. Side and Rear yards: None.

SECTION 604 – SITE PLAN REQUIRED

The developer of any conditional use specified in Section 602 in the A-2 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Residential Estate District (RE-1) Quick Reference Guide



Example of Land Uses Permitted Outright:		
Single Family, Detached Dwellings		
Accessory Buildings		
Livestock		
Recreation/Open Space		
Select Conditional Use:		
Public/Quasi-Public Facilities		
Inns	Modular Homes	Child Care Facility
Office-Type Uses		Private Conference Centers
Replacement Manufactured Home with Hardship		

Dimensional Requirements:	
Maximum Building Height:	35 feet
Minimum Lot Area:	One Acre
Minimum Lot Width:	100 feet
Minimum Yards:	
Front Yard:	30 feet
Side Yard:	10 feet
Rear Yard:	25 feet
Buffer and Screening Requirements:	
Abutting Use Districts: A-1 and A-2	
Min Width: 10 ft	Min Height: 6 ft

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ARTICLE VII: RESIDENTIAL ESTATE DISTRICT (RE-1)

SECTION 700 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low-density residential development. Residential Estate Districts may be located in areas that do or do not have public or any other approved sewerage.

SECTION 701 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like, which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Code. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

D. Breeding, raising, and feeding of grazing livestock including horses, cattle, sheep, goats, mules, etc., except for feedlots as defined by this Ordinance.

SECTION 702 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Child care facilities.

B. Inns or "bed and breakfast inns".

C. Private conference centers.

D. All office-type uses.

E. Modular Homes with only one dwelling per lot.

F. Use of manufactured home may be allowed in the following hardship, temporary or emergency situations:

1. Cases in which a manufactured home is needed in order for a person or family member to take care of another family member by reason of advanced age, physical disability, medical or mental problems/hardships so long as the condition exist.

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2. Cases in which a property owner wishes to build his home on a lot while temporarily living in a manufactured home. A one year limit is required on each such conditional use.

3. Cases in which an owner wishes to rebuild his home damaged by fire or natural disaster while temporarily living in a manufactured home. A one year time limit is required on each such conditional use.

4. Cases where emergency housing is needed. A one year time limit is required on each such conditional use.

G. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Code.

H. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

I. Any other use which the Board of Supervisors determines meets the standards outlined under Section 2905.01.

SECTION 703 – DIMENSIONAL REQUIREMENTS

703.01 Maximum Building Height: 35 feet.

703.02 Minimum Lot Area: One (1) acre.

703.03 Minimum Lot Width: 100 feet.

703.04 Minimum Yard:

A. Front yard: 30 feet.

B. Side yards: 10 feet.

C. Rear yard: 25 feet.

SECTION 704 – SITE PLAN REQUIRED

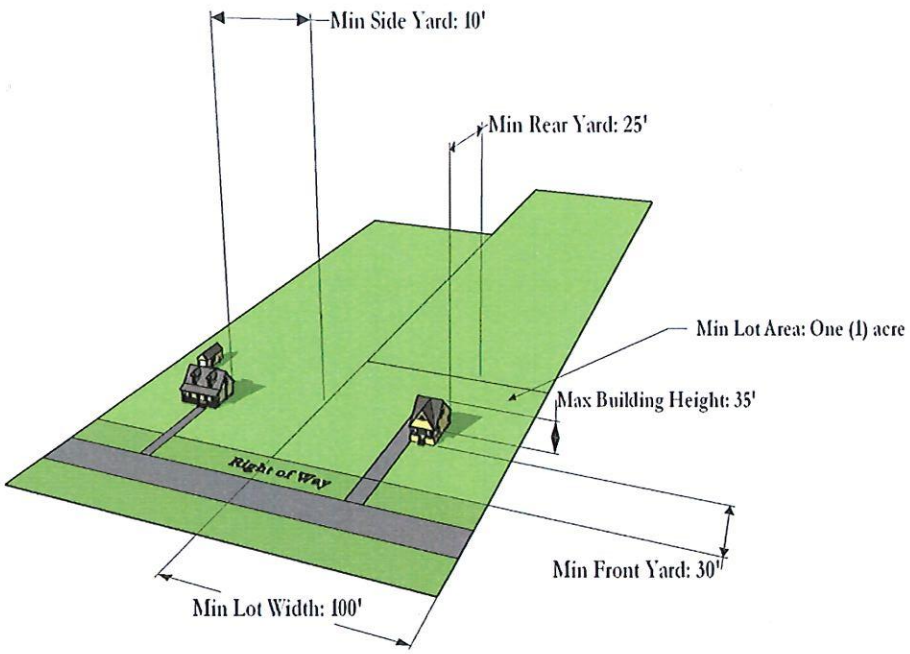
The developer of any subdivision or any conditional use specified in Section 702 in the RE-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through

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2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Residential Estate Mixed District (RE-1A) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Single Family, Detached Dwellings	Maximum Building Height:	35 feet
Accessory Buildings	Minimum Lot Area:	One Acre
Livestock	Minimum Lot Width:	100 feet
Recreation/Open Space	Minimum Yards:	
	Front Yard:	30 feet
Select Conditional Use:	Side Yard:	10 feet
Public/Quasi-Public Facilities	Rear Yard:	25 feet
Inns	**Buffer and Screening Requirements:**	
Child Care Facility	Abutting Use Districts: A-1 and A-2	
Office-Type Uses		
Private Conference Centers	Min Width: 10 ft	Min Height: 6 ft
Factory Built Home		

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ARTICLE VIII: RESIDENTIAL ESTATE MIXED DISTRICT (RE-1A)

SECTION 800 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low-density residential development. Residential Estate Districts may be located in areas that do or do not have public or any other approved sewerage. Development of major subdivisions in this district is not allowed; however, the development of minor subdivisions are allowed. Areas zoned RE-1A may be considered a transitional area and may be considered for rezoning.

SECTION 801 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like, which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Code. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

D. Breeding, raising, and feeding of grazing livestock including horses, cattle, sheep, goats, mules, etc., except feedlots as defined by this Ordinance.

SECTION 802 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Manufactured homes with only one dwelling per lot. This use may be approved through administrative review by the Department of Community Development. The Department of Community Development may defer review and approval to the Planning Commission.

B. Modular Homes with only one dwelling per lot. This use may be approved through administrative review by the Department of Community Development. The Department of Community Development may defer review and approval to the Planning Commission.

C. Panelized homes with only one dwelling per lot. This use may be approved through administrative review by the Department of Community Development. The Department of Community Development may defer review and approval to the Planning Commission.

D. Pre-cut homes with only one dwelling per lot. This use may be approved through administrative review by the Department of Community Development. The Department of Community Development may defer review and approval to the Planning Commission.

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E. Child care facilities.

F. Inns or "bed and breakfast inns".

G. Private conference centers.

H. All office-type uses.

I. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Code.

J. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

K. Any other use which the Board of Supervisors determines meets the standards outlined under Section 2905.01.

SECTION 803 – DIMENSIONAL REQUIREMENTS

803.01 Maximum Building Height: 35 feet.

803.02 Minimum Lot Area: One (1) acre.

803.03 Minimum Lot Width: 100 feet.

803.04 Minimum Yards:

A. Front yard: 30 feet.

B. Side yards: 10 feet.

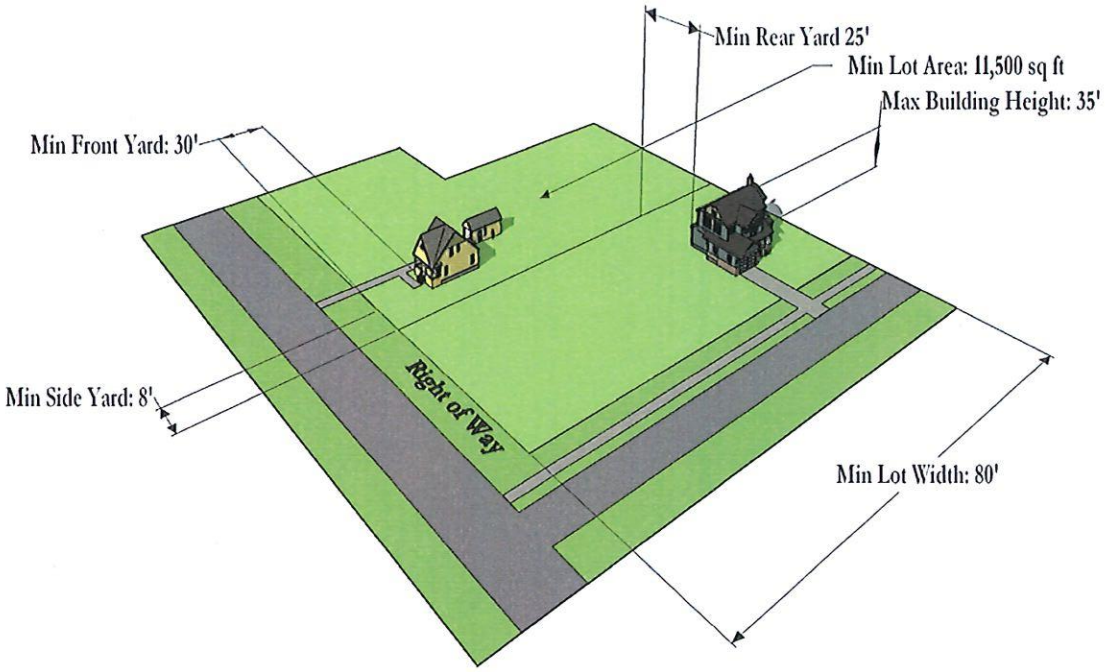
C. Rear yard: 25 feet.

SECTION 804 – SITE PLAN REQUIRED

The developer of any subdivision or any conditional use specified in Section 802 in the RE-1A district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Single Family Residential District (R-1) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Single Family, Detached Dwellings		Maximum Building Height:	35 feet
Accessory Buildings		Minimum Lot Area:	11,500 sf
Recreation/Open Space		Minimum Lot Width:	80 feet
		Minimum Yards:	
		Front Yard:	30 feet
		Side Yard:	8 feet*
		Rear Yard:	25 feet
Select Conditional Use:		**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities		Abutting Use Districts: A-1, A-2, RE-1, RE-1A	
Inns	Mining		
Modular Homes		Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE IX: SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

SECTION 900 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of low density, single-family detached dwellings and related compatible uses in relatively spacious surroundings which provide ample, usable open space for leisure time activities. No new single-family residential subdivisions, major or minor, shall be developed in R-1 districts after the effective date of this Ordinance without public or any other approved sewerage.

SECTION 901 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of the land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 902 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Inns or "bed and breakfast inns."

B. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.

C. Modular Homes with only one dwelling per lot.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

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SECTION 903 – DIMENSIONAL REQUIREMENTS

903.01 Maximum Building Height: 35 feet.

903.02 Minimum Lot Area: 11,500 square feet.

903.03 Minimum Lot Width: 80 feet.

903.04 Minimum Yards:

A. Front yard: 30 feet.

B. Side yards: 8 feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

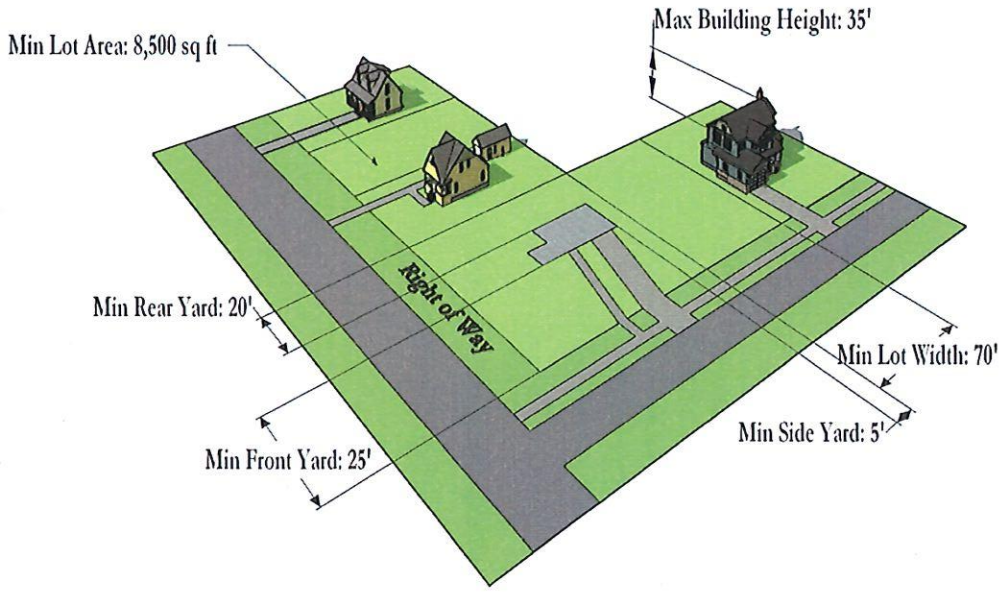
C. Rear yard: 25 feet.

SECTION 904 – SITE PLAN REQUIRED

The developer of any subdivision or conditional use specified in Section 902 in the R-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Moderate Density Residential District (R-1B) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Single Family, Detached Dwellings		Maximum Building Height:	35 feet
Accessory Buildings		Minimum Lot Area:	8,500 sf
Recreation/Open Space		Minimum Lot Width:	70 feet
		Minimum Yards:	
		Front Yard:	25 feet
		Side Yard:	5 feet*
		Rear Yard:	20 feet
Select Conditional Use:		**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities		Abutting Use Districts: A-1, A-2, RE-1, RE-1A, R-1	
Inns	Mining		
Modular Homes		Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE X: MODERATE DENSITY RESIDENTIAL DISTRICT (R-1B)

SECTION 1000 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of medium density, single-family detached dwellings and related compatible uses in relatively spacious surroundings which provide ample, usable open space for leisure time activities. No new single-family residential subdivisions, major or minor, shall be developed in R-1B districts after the effective date of this Ordinance without public or any other approved sewerage.

SECTION 1001 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of the land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 1002 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Inns or "bed and breakfast inns."

B. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.

C. Modular Homes with only one dwelling per lot.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 1003 – DIMENSIONAL REQUIREMENTS

1003.01 Maximum Building Height: 35 feet.

1003.02 Minimum Lot Area: 8,500 square feet.

1003.03 Minimum Lot Width: 70 feet.

1003.04 Minimum Yards:

A. Front yard: 25 feet.

B. Side yards: 5 feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

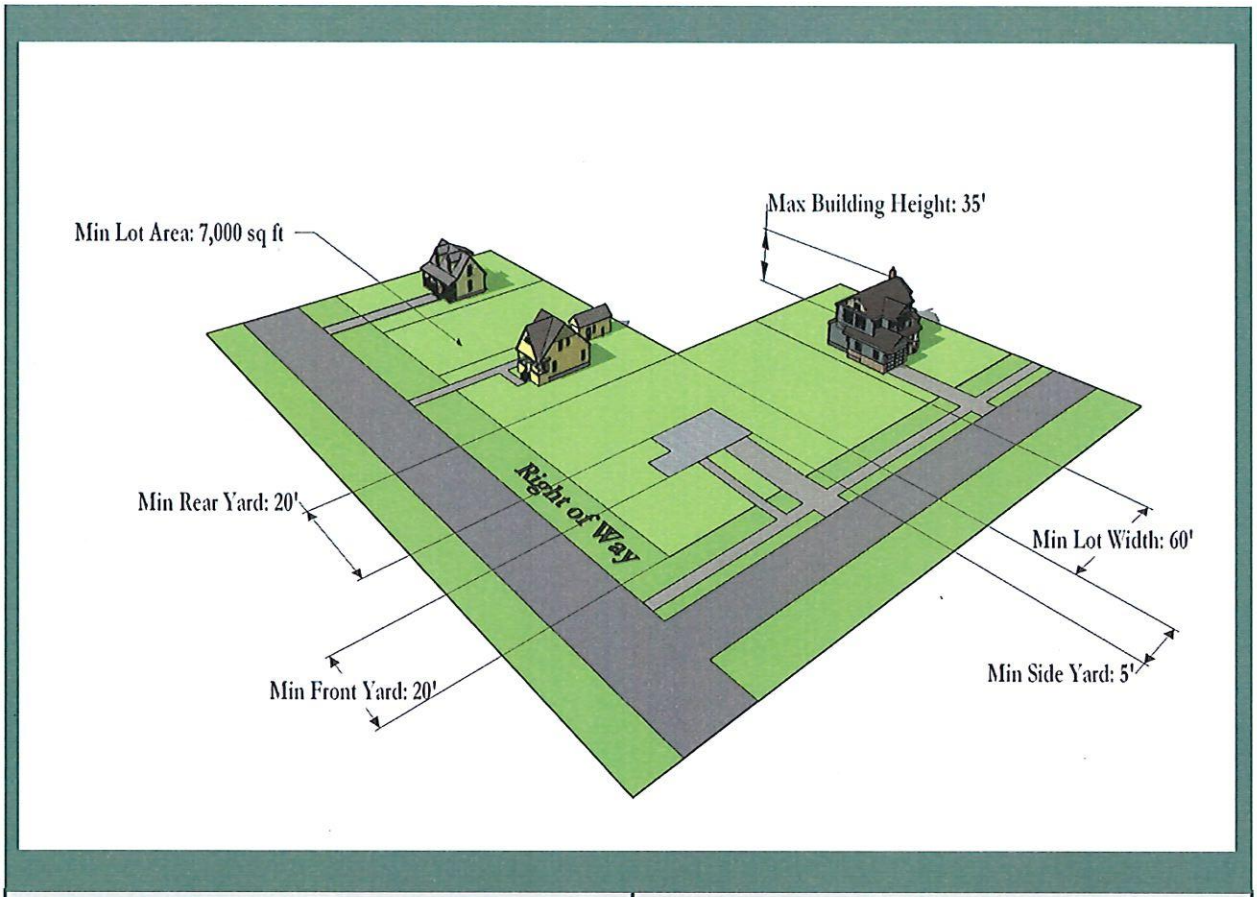
C. Rear yard: 20 feet.

SECTION 1004 – SITE PLAN REQUIRED

The developer of any subdivision or any conditional use specified in Section 1002 in the R-1B district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Medium Density Residential District (R-1C) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Single Family, Detached Dwellings		Maximum Building Height:	35 feet
Accessory Buildings		Minimum Lot Area:	7,000 sf
Recreation/Open Space		Minimum Lot Width:	60 feet
		Minimum Yards:	
		Front Yard:	20 feet
		Side Yard:	5 feet*
		Rear Yard:	20 feet
Select Conditional Use:		**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities		Abutting Use Districts: A-1, A-2, RE-1, RE-1A, R-1, R-1B	
Modular Homes	Duplexes		
Mining		Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XI: MEDIUM DENSITY RESIDENTIAL DISTRICT (R-1C)

SECTION 1100 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of medium density residential uses in relatively spacious surroundings. Any area zoned R-1C Medium Density Residential shall have public or any other approved sewerage.

SECTION 1101 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of the land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Code. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 1102 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Modular homes with only one dwelling per lot.

B. Duplexes.

C. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Code.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 1103 – DIMENSIONAL REQUIREMENTS

1103.01 Maximum Building Height: 35 feet.

1103.02 Minimum Lot Area: 7,000 square feet.

1103.03 Minimum Lot Width: 60 feet.

1103.04 Minimum Yards:

A. Front yard: 20 feet.

B. Side yards: 5 feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

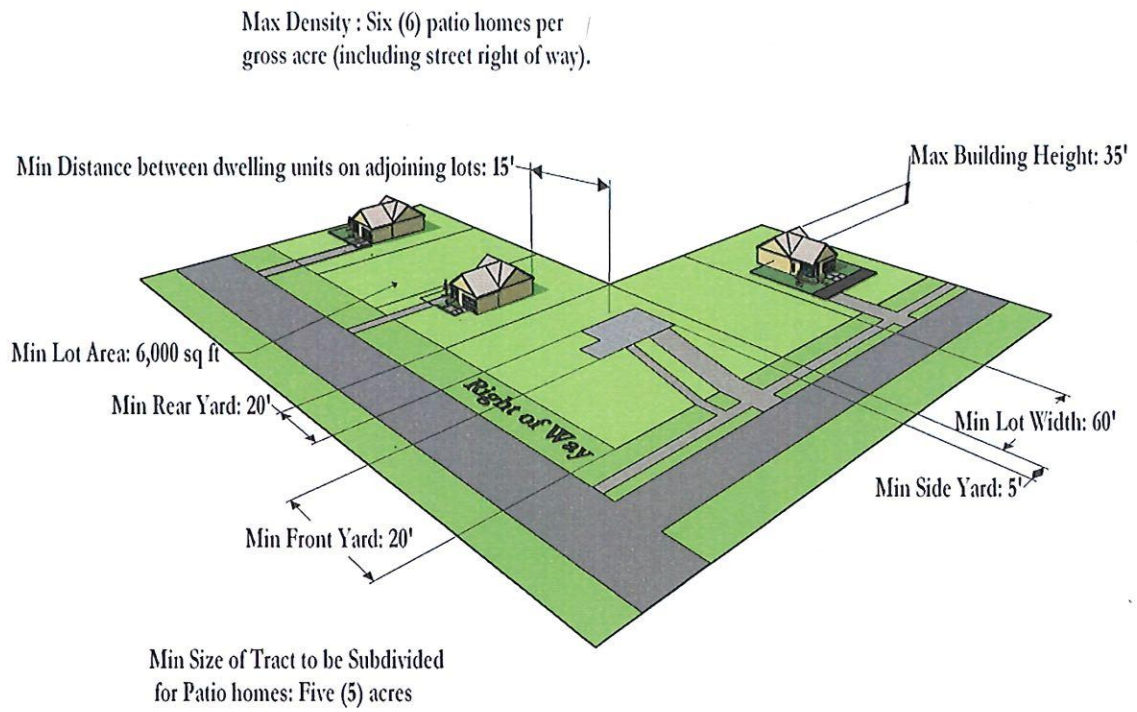
C. Rear yard: 20 feet.

SECTION 1104 – SITE PLAN REQUIRED

The developer of any subdivision or any conditional use specified in Section 1102 in the R-1C district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Patio Home Residential District (R-1D) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Single Family, Detached Dwellings	Maximum Building Height:	35 feet
Accessory Buildings	Minimum Lot Area:	6,000 sf
Recreation/Open Space	Minimum Lot Width:	60 feet
	Minimum Yards:	
	Front Yard:	20 feet
	Side Yard:	5 feet*/15 feet between dwelling units
	Rear Yard:	20 feet
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: A-1, A-2, RE-1, RE-1A, R-1, R-1B, R-1C	
Mining		
Modular Homes	Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XII: PATIO HOME RESIDENTIAL DISTRICT (R-ID)

SECTION 1200 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development single-family detached houses on small lots. All areas zoned R-1D shall have public or any other approved sewerage.

SECTION 1201 – LAND USES PERMITTED

A. Single-family detached dwellings with only one dwelling per lot.

B. Accessory uses and structures associated with the use of the land for residential purposes

C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Zoning Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 1202 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Any use permitted in R-1C, subject to R-1C regulations.

B. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.

C. Modular Homes with only one dwelling per lot.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 1203 – DIMENSIONAL REQUIREMENTS

1203.01 Maximum Building Height: 35 feet.

1203.02 Minimum Size of Tract to be Subdivided for Patio Homes: Five (5) acres.

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1203.03 Minimum Lot Area: 6,000 square feet.
1203.04 Maximum Density: Six (6) patio homes per gross acre (including street right of way).

1203.05 Minimum Lot Width: 60 feet

1203.06 Minimum Yards:

A. Front yard: 20 feet.

B. Side yards: 5 feet, but with a minimum distance between dwelling units on adjoining lots of fifteen (15) feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

C. Rear yard: 20 feet.

SECTION 1204 – REQUIRED OPEN SPACE RESERVATION

Where a developer proposes a patio home subdivision, the developer shall provide common open space amounting to fifteen percent (15%) of the total gross area of the subdivision. Such common open space shall consist of land reserved exclusively for the recreational use of the residents of the patio home subdivision. The Development Plan shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

1204.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

1204.02 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed patio home subdivision, the Board of Supervisors shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope of land. The Board of Supervisors shall decide whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1204.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Board of Supervisors as part of the preliminary subdivision plat review process. All open space improvements shall be shown on the sketch subdivision plat or development plan (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1204.04 Staged Development of a Patio Home Subdivision: If a patio home subdivision is to be developed in stages or parts, fifteen percent (15%) of each part must be reserved for open space. However, in order to provide usable open space, the amount reserved shall not be less than one (1) acre. Thus, if a developer proposes to ultimately develop 20 acres of land for patio homes and the first phase will only contain five acres, the developer must reserve at least one

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(1) acre for open space for the first part - even though 15% of 5 acres is only 3/4 acre. If the second part consists of 15 acres, the developer shall reserve 15% of the second part of 2.25 acres, in addition to the one acre reserved for the first phase; thus, the total pen space reserved for the 20 acre tract developed in two phases would be 3.25 acres.

1204.05 Performance Bond: Prior to the sale of any lot in a patio home subdivision, the developer may be permitted, at the discretion of the Board of Supervisors to post with the County a performance bond on sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and permitted to do business in the State of Mississippi. The County Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1204.06 Maintenance/Liability in the Operation and Use of Common Open Space and Recreational Areas: Authority granted by Rankin County for the development of a patio home subdivision shall not be construed as nor constitute an obligation of the part of Rankin County either for maintenance or liability in the operation and use of common open space and recreational facilities located in the subdivision.

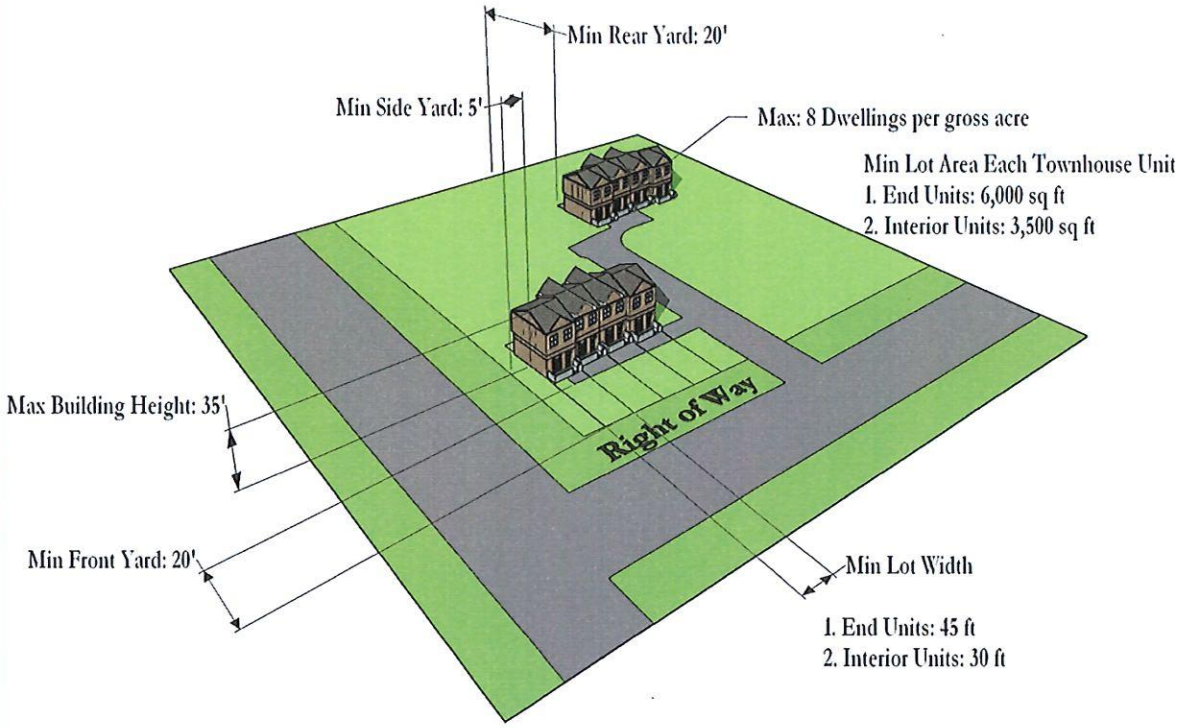
At the time the final subdivision plat is submitted for the patio home subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the responsibility for liability insurance, taxes, and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the patio home subdivision. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

SECTION 1205 – SITE PLAN REQUIRED

The developer of any patio home subdivision or any conditional use specified in Section 1202 in the R-1D district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Townhouse Residential District (R-3) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Two-Family Townhouse	Maximum Building Height:	35 feet
Accessory Buildings	Minimum Lot Area:	Varies*
Recreation/Open Space	Minimum Lot Width:	Varies*
	Minimum Yards:	
	Front Yard:	20 feet
	Side Yard:	5 feet**
	Rear Yard:	20 feet**
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: All Agricultural and Residential Districts	
Three or Four Family Townhouses		
Two, Three, or Four Family Condominiums	Min Width: 10 ft	Min Height: 6 ft
Mining		

* Dependent on interior or exterior unit, see full text.

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XIII: TOWNHOUSE RESIDENTIAL DISTRICT (R-3)

SECTION 1300 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of two-family townhouse subdivisions. All areas zoned R-3 shall have public or any other approved sewerage.

SECTION 1301 – LAND USES PERMITTED

A. Two-family townhouses (i.e., townhouses that are part of a townhouse subdivision in which the occupant owns both the individual townhouse unit and the lot on which the townhouse is constructed; property lines between such townhouses extend through the center of party walls separating the individual single family dwellings).

B. Accessory uses and structures associated with the use of the land for residential purposes.

C. Public or private recreational open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provision of Section 402 of this Zoning Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 1302 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Three or four family townhouses (i.e., townhouses that are part of a townhouse subdivision in which the occupant owns both the individual townhouse unit and the lot on which the townhouse is constructed; property lines between such townhouses extend through the center of party walls separating the individual single family dwellings).

B. Two, three or four family condominiums.

C. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.

D. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 1303 – DIMENSIONAL REQUIREMENTS

1303.01 Minimum Size of Tract to be Subdivided for Two-Family Townhouses: Five (5) acres

1303.02 Maximum Building Height: 35 feet.

1303.03 Minimum Lot Area Each Townhouse Unit:

A. End units: 6,000 square feet

B. Interior units: 3,500 square feet

1303.04 Minimum Lot Width:

A. End units: 45 feet

B. Interior units: 30 feet

1303.05 Minimum Yards:

A. Front yard: 20 feet.

B. Side yards (end unit): 5 feet from each side lot line, except where abutting an R-1 district, then 30 feet, which shall remain open with no encroachments by driveways, patios or other paved areas. Furthermore, larger side yards may be required to meet the buffer yard standards set forth in Section 404.

C. Rear yard: 20 feet, except where abutting an R-1, R-1B or R-1C district, then 30 feet, which shall remain open with no encroachments by driveways, patios or other paved areas.

1303.06 Maximum Density: 8 dwelling units per gross acre.

SECTION 1304 – REQUIRED OPEN SPACE RESERVATION

Where a developer proposes a townhouse, the developer shall provide common open space amounting to fifteen percent (15%) of the total gross area of the subdivision. Such common open space shall consist of land reserved exclusively for the recreational use of the residents of the townhouse subdivision. The Development Plan shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

1304.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

1304.02 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed townhouse subdivision, the Board of Supervisors shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This

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determination shall be based upon the developer's specific proposed use of the steep slope land. The Board of Supervisors shall decide whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1304.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Board of Supervisors as part of the preliminary subdivision plat review process. All open space improvements shall be shown on the sketch subdivision plat or development plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1304.04 Staged Development of a Townhouse Subdivision: If a townhouse subdivision is to be developed in stages or parts, fifteen percent (15%) of each part must be reserved for open space. However, in order to provide usable open space, the amount reserved shall not be less than one (1) acre. Thus, if a developer proposes to ultimately develop 20 acres of land for townhouses and the first phase will only contain five acres, the developer must reserve at least one (1) acre for open space for the first part--- even though 15% of 5 acres is only 3/4 acre. If the second part consists of 15 acres, the developer shall reserve 15% of the second part or 2.25 acres, in addition to the one acre reserved for the first phase; thus, the total open space reserved for the 20 acre tract developed in two phases would be 3.25 acres.

1304.05 Performance Bond: Prior to the sale of any lot in a townhouse subdivision, the developer may be permitted, at the discretion of the Board of Supervisors to post with the County a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and permitted to do business in the State of Mississippi. The County Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1304.06 Maintenance/Liability in the Operation and Use of Common Open Space and Recreational Areas: Authority granted by Rankin County for the development of a townhouse subdivision shall not be construed as nor constitute an obligation on the part of Rankin County either for maintenance or liability in the operation and use of common open space and recreational facilities located in the subdivision.

At the time the final subdivision plat is submitted for the townhouse subdivision, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the responsibility for liability insurance, taxes, and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the townhouse subdivision. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

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SECTION 1305 – PROPERTY LINES BETWEEN ADJOINING TOWNHOUSES

Any person desiring to construct townhouses shall prepare a sketch plat, preliminary plat and final plat indicating the approximate location of property lines between dwelling units. Following approval of the final plat, the builder who proposes such townhouses shall submit a plot diagram in accordance with the adopted building codes to the Building Inspector prior to the issuance of a building permit; said plot diagram shall indicate as nearly as possible the exact location of the property lines between the townhouses.

SECTION 1306 – UNDERGROUND UTILITY CONNECTIONS FOR TOWNHOUSES

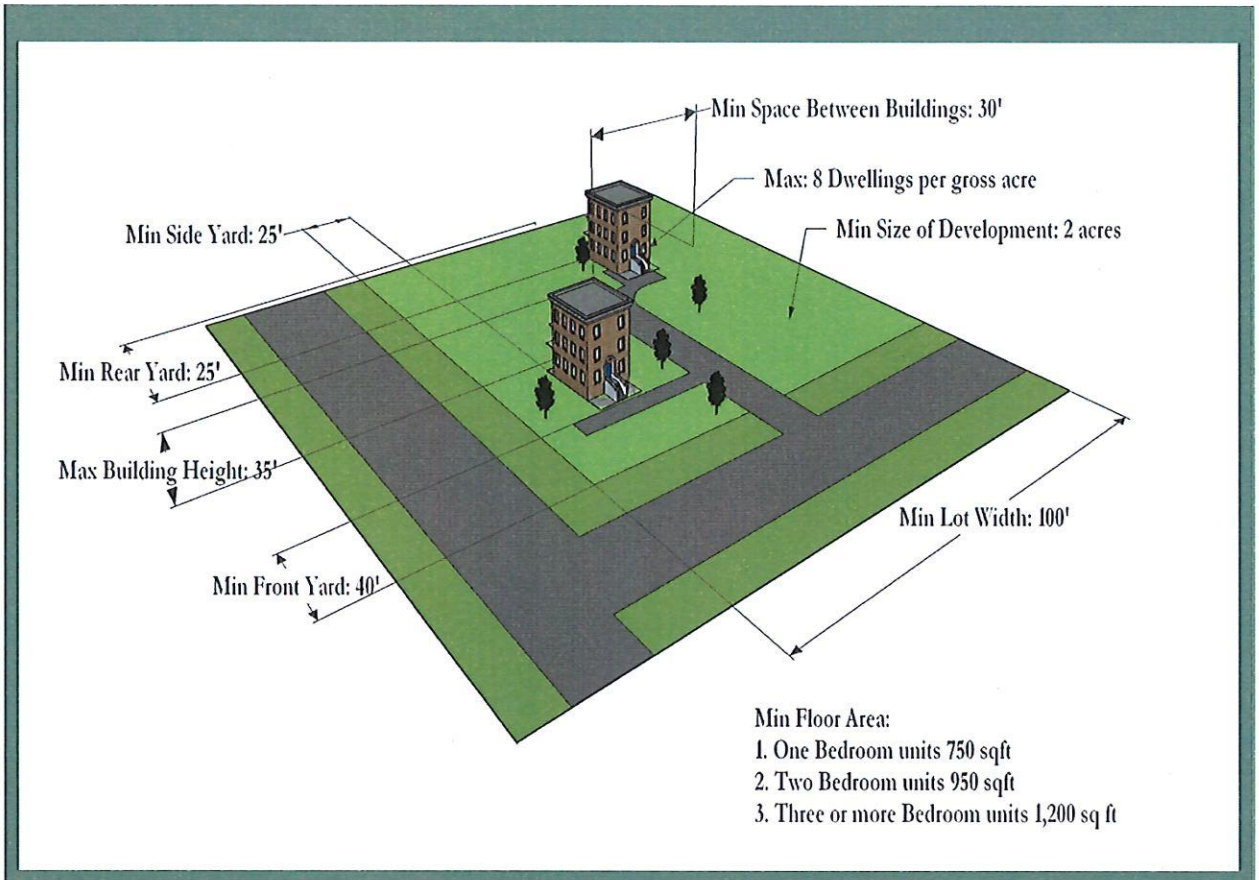
All underground utilities (including water, sanitary sewer, electrical, natural gas, telephone, and cable television) shall be installed in such a manner that the utility lines do not cross the lots of adjoining townhouses, except where the utility line is placed in a utility easement required by this Zoning Ordinance. This provision is intended to prevent the need for excavation of the yards of adjoining townhouses for utility repairs. The construction drawings submitted by builders of townhouses shall indicate the proposed location of all utility lines on each lot, and these locations shall comply with this Section prior to issuance of a building permit.

SECTION 1307 – SITE PLAN REQUIRED

The developer of any townhouse subdivision or any conditional use specified in Section 1302 in the R-3 district shall submit a site plan to the Board of Supervisors in accordance with Section 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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High Density Residential District (R-4) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Multiple Family Dwellings	Maximum Building Height:	35 feet*
Accessory Buildings	Minimum Floor Area:	Varies*
Any use permitted in R-3	Minimum Lot Area:	Two Acres
	Minimum Lot Width:	100 feet
	Minimum Yards:	
	Front Yard:	40 feet
	Side Yard:	25 feet**
	Rear Yard:	25 feet**
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: All Agricultural and Residential Districts	
Child Care Facilities		
Mining	Min Width: 10 ft	Min Height: 6 ft

* Dependent on Unit Type

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XIV: HIGH DENSITY RESIDENTIAL DISTRICT (R-4)

SECTION 1400 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of higher density multiple family (i.e., three or more) residential uses with adequate, usable open space to prevent overcrowding. It is the intent of this Ordinance that these districts be carefully located only in areas where the infrastructure of the County (i.e., the road/highway system, storm drainage and water and sanitary sewer systems) is adequate to serve such higher density housing. The use of this district is appropriate as a transition between low density (R-1) or moderate density residential districts and higher intensity uses, such as commercial uses or limited industrial (I-1) uses, that are not compatible with lower density residential environment. All apartment developments shall front upon at least one road or highway that is classified as an Arterial or approved Collector Street.

SECTION 1401 – LAND USES PERMITTED

A. Any use permitted in R-3, subject to R-3 regulations.

B. Multiple family dwellings including apartments as defined in Article II.

C. Accessory uses or structures in multiple family residential complexes, including laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, and similar uses and structures incidental to multiple family buildings. Such uses and structures shall be reserved exclusively for use by residents and guests of residents of the multiple family complex.

SECTION 1402 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Child care facilities.

B. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

C. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

D. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

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SECTION 1403 – DIMENSIONAL REQUIREMENTS

1403.01 Maximum Height: 35 feet unless greater height is specifically approved by the Board of Supervisors at the time the site plan is approved.

1403.02 Minimum Size of Development: Two (2) acres.

1403.03 Minimum Floor Area:

A. One bedroom units: 750 square feet.

B. Two bedroom units: 950 square feet.

C. Three or more bedroom units: 1,200 square feet.

1403.04 Maximum Density: 8 dwelling units per gross acre.

1403.05 Minimum Lot Width: 100 feet.

1403.06 Minimum Yards:

All yard shall be a landscaped open area with no encroachments permitted including parking lots, patios, swimming pools, or other paved areas except for entrance/exit driveways in Front Yards only.

A. Front yard: 40 feet.

B. Side and rear yards: 25 feet from each side lot line or rear lot line to any building, except where a side or rear lot line abuts an R-1, R-1B or R-1C district, in which case the side or rear yard shall be 50 feet from any building to the lot line abutting the R-1, R-1B or R-1C district. Furthermore, all yards must meet the buffer yard standards set forth in Section 404.

1403.07 Minimum Space between Buildings: No principal building or accessory building shall be constructed nearer than thirty (30) feet to any other principal building or accessory building.

SECTION 1404 – REQUIRED OPEN SPACE RESERVATION

A minimum of 30% of the gross site area to be developed for an apartment complex shall be devoted to open space. In calculating this open space requirement, the front, side and rear yards may be included. Parking lots and driveways, however, may not be included in calculating this required open space. The required site plan (see Section 2905) shall indicate the location and area (in acres) to be so reserved or dedicated for open space or recreational facilities.

1404.01 Maximum Amount of Common Open Space Covered by Water: No more than fifty percent (50%) of the required amount of open space may be covered by lakes or ponds.

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1404.02 Steep Slopes: In reviewing the site plan for a proposed apartment development, the Board of Supervisors shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The Board of Supervisors shall determine whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1404.03 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Board of Supervisors as part of the site plan review process. Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1404.04 Performance Bonds: Prior to the rental/ lease of any apartment, the developer may be permitted, at the discretion of the Board of Supervisors, to post with the County a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The County Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1404.05 Maintenance/Liability in the Operation and Use of Common Open Space Areas: Authority granted by Rankin County for the development of an apartment complex shall not be construed as, nor constitute, an obligation on the part of Rankin County either for maintenance or liability in the operation and use of common open space and recreational facilities located in the property.

At the time the final site plan is submitted for an apartment complex, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the assumption of liability insurance, taxes and maintenance of open space and other common facilities shall rest with the owners of the complex, a management company or a homeowners association. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

SECTION 1405 – SITE PLAN REQUIRED

The developer of any apartment complex or any conditional use specified in Section 1402 in the R-4 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Typical Lot and Site Pattern is Dependent on Underlying Zoning

Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Uses Allowed by Underlying Zoning	Maximum Building Height:	35 feet
	Minimum PUD Area:	Five Acres
	Minimum Lot Width:	None
	Minimum Yards:	
	Front Yard:	*Per Underlying Zone
	Side Yard:	
	Rear Yard:	
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: Per Underlying Zone	
Child Care Facilities		
Mining	Min Width:	Min Height:

* Exceptions Listed, See Full Text

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ARTICLE XV: PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

SECTION 1500 – PURPOSE OF THIS DISTRICT

The purposes for establishing Planned Unit Development (PUD) districts are:

A. To provide for the development of relatively large land areas as total cohesive and coordinated units, rather than development on a lot-by-lot basis.

B. To permit more flexible and advantageous use of sites, especially with regard to natural features of the landscape, through the relaxation of conventional zoning requirements including minimum lot size and minimum lot width, while at the same time retaining approximately the same overall density as would ordinarily apply if the same areas were developed by conventional methods. (Note: However, minimum yard requirements are the same as for conventional districts.)

C. To help reduce the cost of residential development by allowing more dwelling units per gross acre than could be built in a conventional low density subdivision (due to the extensive space requirements of roads rights- of-way, utility easements, etc., in a conventional subdivision) and by reducing the length of roads and utility extensions through concentration or clustering of housing.

D. To provide for the development of sites in which land not used for structures and yards but not required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all dwellings within the PUD as open space; this open space will provide recreational opportunities for the residents of the PUD, and will also afford improved, safer pedestrian circulation within the PUD.

SECTION 1501 – PLANNED UNIT DEVELOPMENTS SHALL BE SUPERIMPOSED DISTRICTS

A PUD shall be a superimposed designation on a residential district, thereby providing a broader latitude of design to achieve the purposes stated under Section 1500. As a superimposed designation, PUD shall be subject to the overall density requirements of the residential district over which they are superimposed. The maximum residential density shall be calculated as prescribed under Section 1506.02.

SECTION 1502 – REZONING REQUIRED FOR DEVELOPMENT OF PORTION OF PUD FOR TOWNHOUSES, PATIO HOMES, MULTIPLE-FAMILY RESIDENTIAL, OR COMMERCIAL USES

If a person desires to reserve a portion of a proposed PUD for townhouses, patio homes, or multiple-family residential uses (condominiums or apartments), and such areas are not zoned

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appropriately for such densities, he shall submit an application for rezoning in accordance with Section 2906 of this Ordinance indicating which areas he desires to be rezoned.

Likewise, portions of a PUD may be reserved for commercial use by applying for the appropriate commercial zoning if the subject land is not zoned commercial on the Official Zoning Map.

If the subdivider wishes to reserve portions of the proposed PUD for moderate density or high density residential development or commercial use, such areas shall be shown on a sketch plat or "Development Plan," which shall be submitted with an application for rezoning. A rezoning to permit such residential densities or commercial uses shall only be approved upon the condition that the preliminary plat and individual site plans (for the high density residential or commercial development) substantially conform to the sketch plat or development plan.

SECTION 1503 – LAND USES PERMITTED

The uses that are permitted outright in PUD districts are subject to the regulations and restrictions as prescribed in the initial underlying zone over which the PUD is superimposed.

SECTION 1504 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Child care facilities.

B. Public or quasi-public facilities or utilities may be considered for location in a PUD district in compliance with Section 402 of this Ordinance.

C. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

D. Any other use which the Board of Supervisors determines meets the standards outlined under Section 2905.01.

SECTION 1505 – DIMENSIONAL REQUIREMENTS

1505.01 Minimum Size of PUD: The minimum size of any PUD shall be five (5) acres.

1505.02 Maximum Residential Development Density: The basic control of residential development density shall be the density requirement of the particular conventional district (i.e., R-1 or R-1B) over which the PUD is superimposed. The maximum density shall be calculated by dividing 43,560 square feet by the minimum lot size and then multiplying that quotient by the total gross acreage minus 10% for roads and ROW to be included in the PUD.

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EXAMPLE: If a subdivider proposes to develop a 30 acre tract zoned "R-1" as a PUD, the basic control of density is that of the R-1 district: 43,560 square feet divided by 11,500 square feet (minimum lot size in R-1 districts), resulting in a quotient of 3.78 lots or dwelling units; 27 acres multiplied by 3.78 = 102 lots or single-family detached dwelling units.

1505.03 Minimum Lot Size: No minimum.

1505.04 Minimum Lot Width: No minimum.

1505.05 Minimum Yards: The minimum yard requirements for single-family detached dwellings in PUD districts shall be the same as those required in R-1, R-1B or R1C or R-1D districts.

1505.06 Maximum Height: 35 feet, unless greater height is specifically approved by the Board of Supervisors.

SECTION 1506 – DIMENSIONAL REQUIREMENTS FOR TOWNHOUSES, PATIO HOMES, MULTIPLE FAMILY RESIDENTIAL AND COMMERCIAL PORTIONS OF A PUD

If an application for rezoning is approved to allow portions of a PUD to be used for townhouses, patio homes, condominiums or apartments, or some commercial classification, the dimensional requirements of the appropriate district shall apply.

SECTION 1507 – REQUIRED COMMON OPEN SPACE RESERVATION

Common open space shall be provided as a condition to the approval of a PUD. Such common open space shall consist of land reserved exclusively for the recreational use of the PUD residents and owned and maintained by the residents through a Homeowner's Association.

Common open space shall be integrated throughout the PUD, easily accessible to all the residents. The sketch plat or Development Plan shall indicate the location and area (in acres) to be so reserved for open space or recreational facilities.

1507.01 Minimum Percentage of Land Reserved as Common Open Space: Common open space shall comprise at least twenty percent (20%) of the gross area (total acreage) minus ten percent (10%) of the PUD as shown on the required development plan. Public roads shall not be considered in meeting the open space requirements of this section. Utility easements (electrical power, natural gas or other) may be used to meet the required common open space as required by this section, provided that portions of the utility easements that are so used shall be improved with the construction of pedestrian or bicycle trails or other improvements that are specifically approved by the Board of Supervisors. Unimproved raw land inside such easements shall in no case be considered in meeting these requirements.

1507.02 Maximum Amount of Common Open Space Covered By Water: No more than fifty percent (50%) of the required amount of open space may be covered by water (lakes, ponds, streams, storm water retention/detention, etc.)

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1507.03 Steep Slopes: In reviewing the preliminary subdivision plat for a proposed PUD, the County Engineer shall determine if any land containing slopes of twelve percent (12%) or greater may be included in the required common open space. This determination shall be based upon the developer's specific proposed use of the steep slope land. The County Engineer shall make a recommendation to the Board of Supervisors as to whether or not any steep slope land should be approved for use in meeting the requirements of this Section.

1507.04 Physical Improvements: Common open space shall be suitably improved for the intended use, but open space containing natural features worthy of preservation may be left unimproved if such unimproved areas are approved by the Board of Supervisors as part of the preliminary subdivision plat review process.

All open space improvements shall be shown on the sketch subdivision plat or Development Plan (approximate locations and dimensions and proposed use) and the preliminary and final plats (precise locations and dimensions and proposed use). Open space improvements may include pedestrian or bicycle trails, tennis courts, recreational buildings and swimming pools or similar facilities.

1507.05 Staged Development of a Planned Unit Development: If a PUD is to be developed in stages or parts and the first part is to consist of the minimum of 5 acres, twenty percent (20%) must be reserved for open space, or one (1) acre. The open space requirements for subsequent parts or phases shall be calculated based upon the total open space requirement for the entire subdivision, including the initial phase or phases. Thus, if a developer proposes to ultimately develop 40 acres of land for a PUD and the first phase will only contain 5 acres, the developer must reserve a total of at least 6 acres for the entire subdivision, which may include the .75 acres reserved for the first part.

1507.06 Performance Bond Required: Prior to the sale of any lot in a PUD, the developer shall post with the County a performance bond of sufficient surety to insure the completion of all proposed open space improvements (where applicable). Such performance bonds must be issued by a company that is licensed and admitted to business in the State of Mississippi. The County Engineer in conjunction with the developer shall determine the amount of the performance bond after reviewing the construction plans for all improvements.

1507.07 Maintenance/Liability in the Operation and Use of Common Open Space Areas: Authority granted by Rankin County for the development of a PUD shall not be construed as, nor constitute, an obligation on the part of Rankin County either for maintenance or liability in the operation and use of common open space and recreational facilities located in the PUD.

At the time the final subdivision plat is submitted for a PUD, the developer shall submit with his application for final plat approval a legal instrument or instruments which state that the assumption of liability insurance, taxes and maintenance of open space and other common facilities shall rest with the owners of the several lots or parcels of land located within the PUD. In order to insure the integrity of the open space so that it will remain genuinely open, the legal instrument(s) shall specify that the open space restrictions are permanent, not just for a period of years.

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SECTION 1508 – AS BUILT LETTER

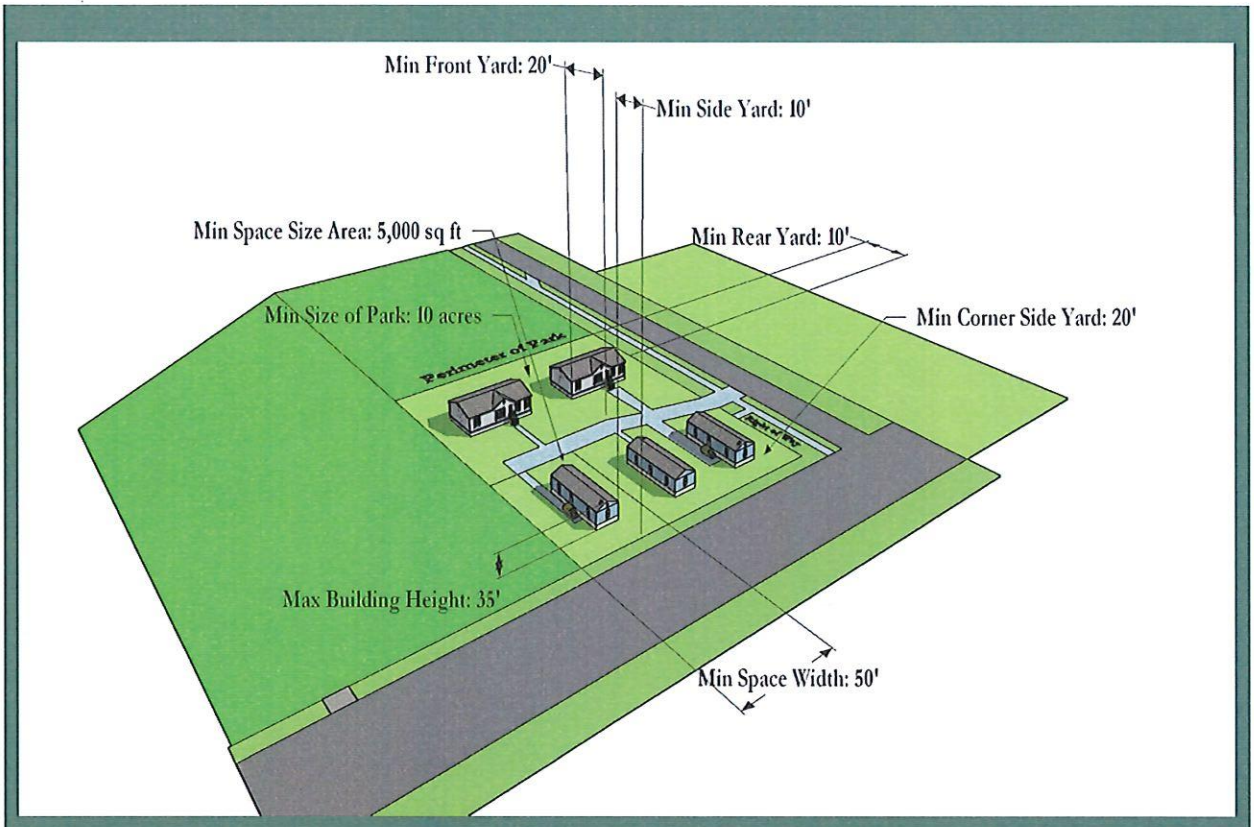
Within 30 days of final plat approval, the engineer of record who submitted the site plan for a PUD shall provide the Zoning Administrator with a letter certifying that all density requirements set by the underlying zoning were adhered to.

SECTION 1509 – SITE PLAN REQUIRED

The developer of any PUD or any conditional use specified in Section 1502 in the PUD district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Manufactured Home Park District (MHP) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Single-Family Manufactured Homes	Maximum Building Height:	35 feet
Private Recreational Facilities	Minimum Park Size:	Ten Acres
Incidental Auxiliary Uses	Minimum Lot Width:	50 feet
Accessory Uses and Structures	Minimum Yards:	
Private Streets	Front Yard:	20 feet*
	Side Yard:	10 feet*
	Rear Yard:	10 feet*
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: All Agricultural and Residential Districts	
Mining		
	Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

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ARTICLE XVI: MANUFACTURED HOME PARK DISTRICT (MHP)

SECTION 1600 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured home parks in which spaces are offered on a rental or lease basis only for owner-occupied manufactured homes, or in which the space and manufactured home combination are both offered to the public on a rental or lease basis only.

SECTION 1601 – LAND USES PERMITTED

A. Single-family manufactured homes.

B. Private lakes, swimming pools, open space, and other private recreational facilities intended only for the use of the residents of the manufactured home park.

C. Laundromat, vending machine center, and related auxiliary uses incidental to the primary manufactured home uses, provided that such structures for auxiliary uses do not constitute over 10 percent of the total site area of the manufactured home park, and further provided that they be exclusively for the use of the residents of the manufactured home park.

D. Accessory uses and structures as defined under Article II of this Ordinance.

E. Private streets (circulation drives).

SECTION 1602 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

B. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

C. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

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SECTION 1603 – BUILDING PERMIT REQUIRED

Prior to the connection of utilities (water, sewer, electricity) to serve any manufactured home located in a manufactured home park, the owner of the manufactured home, or the owner (or his authorized representative) of the manufactured home park in cases where both the space and the manufactured home are leased or rented, shall apply for a building permit. All electrical wiring and plumbing connections shall be performed in accordance with the County's adopted building code by qualified, licensed, and bonded electricians and plumbers.

Furthermore, any person responsible for placing a manufactured home in a manufactured home park shall comply with the tie down standards prescribed in the County's adopted building code.

SECTION 1604 – DIMENSIONAL REQUIREMENTS

1604.01 Minimum Size of Park: 10 acres.

1604.02 Maximum Density: The maximum density shall not exceed six manufactured homes per gross acre.

1604.03 Maximum Building Height: 35 feet.

1604.04 Minimum Set-Backs for Park Perimeter: All manufactured homes shall be located at least thirty (30) feet from any property line or any existing or proposed right-of-way line of a public street or road. This park perimeter set-back shall be a landscaped open area with no encroachments permitted, including parking lots, patios, or swimming pools, or other paved areas except for entrance/exit driveways (front yard only). Furthermore, the park perimeter must meet the buffer yard standards set forth in Section 404.

1604.05 Minimum Manufactured Home Space Area Within the Park: 5,000 square feet.

1604.06 Minimum Space Width Within the Park: 50 feet.

1604.07 Required Set-Backs for Individual Manufactured Home Spaces Within the Park:

A. Front yard: There shall be a minimum distance of 20 feet between an individual manufactured home and the adjoining pavement of a park street, common parking area or other common areas.

B. Side yards: There shall be a minimum distance of 10 feet between all manufactured homes and the side yard lines of each manufactured home space (lot). On corner lots there shall be a minimum side yard of 20 feet on the corner side.

C. Rear yards: There shall be a minimum distance of 10 feet between all manufactured homes and the rear yard lines of manufactured home space (lot).

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1604.08 Accessory Buildings or Uses: Accessory buildings or uses shall comply with the same height and yard requirements as manufactured homes. Accessory buildings or uses shall be located a minimum distance of 10 feet away from all manufactured homes or other main buildings within the manufactured home park.

SECTION 1605 – OFF-STREET PARKING REQUIREMENTS

In order to provide for free movement of traffic through the park on park streets, no on-street parking shall be permitted on any manufactured home park street. See Article XXVII for the off-street parking requirements of this district.

SECTION 1606 – PRIVATE STREETS WITHIN MANUFACTURED HOME PARKS

All streets (circulation drives) within a manufactured home park shall be at least 24 feet in width. Proper maintenance of all streets within manufactured home parks shall be the responsibility of the owner or operator of the park and not Rankin County.

SECTION 1607 – UTILITIES AND DRAINAGE

Utilities (electrical power, natural gas, water, and sanitary sewerage) and storm drainage shall be provided in all manufactured home parks in accordance with the requirements of the applicable codes adopted by Rankin County. The maintenance of water and sanitary sewage facilities and storm drainage facilities within manufactured home parks shall be the responsibility of the owner of the park.

SECTION 1608 – FREEDOM FROM FLOODING AND PONDING

All manufactured home parks shall be located on ground which is not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises.

SECTION 1609 – REFUSE COLLECTION FACILITIES

The owner, or his authorized representative, of a manufactured home park shall provide adequate refuse collection stations approved by the County for the proper storage of all refuse produced by residents of the manufactured home park, and shall be responsible for the cleanliness of the premises.

SECTION 1610 – EXTERIOR LIGHTING

Adequate street lights shall be provided by the park developer to illuminate all streets and walkways for the safe movement of vehicles and pedestrians at night.

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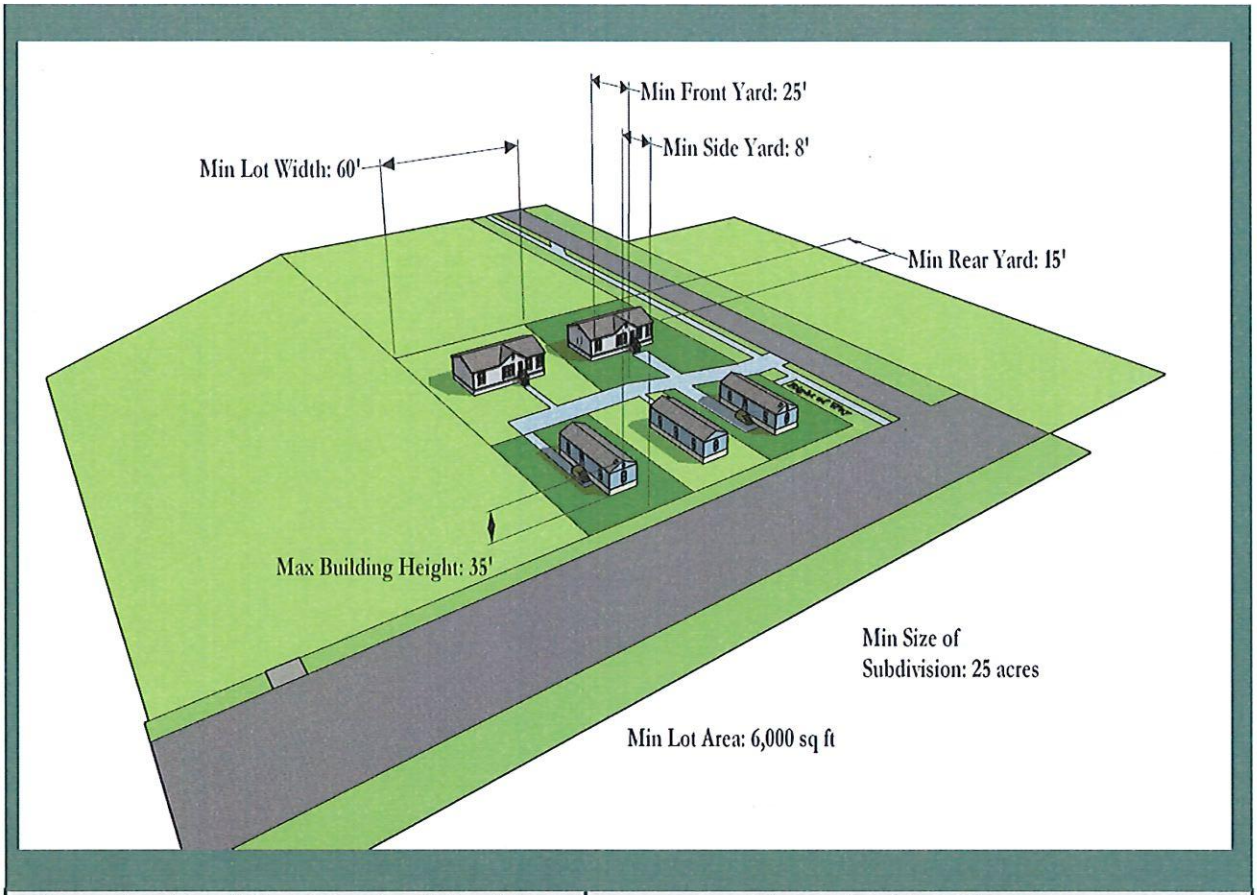
SECTION 1611 – SITE PLAN REQUIRED

No building permit to construct a new manufactured home park or to expand (by the addition of one or more spaces) an existing manufactured home park shall be issued until the applicant for the building permit has complied with the provisions of Sections 2907 through 2910 relative to site plan review. All new manufactured home parks established after the effective date of this Ordinance shall comply with all of the provisions herein. With regard to manufactured home parks established prior to the effective date of this Ordinance, which are expanded (by the addition of one or more spaces) after the effective date hereof, the expanded portions of such parks shall comply with all applicable provisions of this Ordinance.

The developer of any conditional use specified in Section 1602 in the MHP district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Manufactured Home Subdivision District (MHS) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Single-Family Manufactured Homes	Maximum Building Height:	35 feet
Recreation/Open Space	Minimum Lot Area:	6,000 sf
Accessory Uses and Structures	Minimum Lot Width:	60 feet
Private Streets	Minimum Yards:	
	Front Yard:	25 feet
	Side Yard:	8 feet*
	Rear Yard:	15 feet
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: All Agricultural and Residential Districts	
Child Care Facility		
Mining	Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

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ARTICLE XVII: MANUFACTURED HOME SUBDIVISION DISTRICT (MHS)

SECTION 1700 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for properly planned manufactured home subdivisions in which lots are offered for sale, and in which the purchaser receives fee simple title to the lot. It is the intent of this Ordinance that these districts may be located only in such areas as to not adversely affect the established residential subdivisions in unincorporated Rankin County. Such location, however, shall have necessary public services, a healthful living environment and normal amenities associated with residential zones of the County.

SECTION 1701 – LAND USES PERMITTED

A. Single-family manufactured homes, either owner-occupied or on a rental or lease basis with only one dwelling per lot.

B. Accessory uses and structures associated with the use of the land for residential purposes.

C. Public or private recreational or open space facilities, excluding country clubs and the like which shall be regulated as public/quasi-public facilities and utilities subject to the provisions of Section 402 of this Zoning Ordinance. All lakes associated with this or any other usage shall comply with Rankin County Subdivision Regulations.

SECTION 1702 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Child care facilities.

B. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Zoning Ordinance.

C. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

D. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

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SECTION 1703 – DIMENSIONAL REQUIREMENTS

1703.01 Minimum Size of Subdivision: 25 acres

1703.02 Maximum Building Height: 35 feet.

1703.03 Minimum Lot Area: 6,000 square feet.

1703.04 Minimum Lot Width: 60 feet.

1703.05 Minimum Yards:

A. Front yard: 25 feet.

B. Side yards: 8 feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

C. Rear yard: 15 feet.

SECTION 1704 – COMPLIANCE WITH RANKIN COUNTY SUBDIVISION REGULATIONS

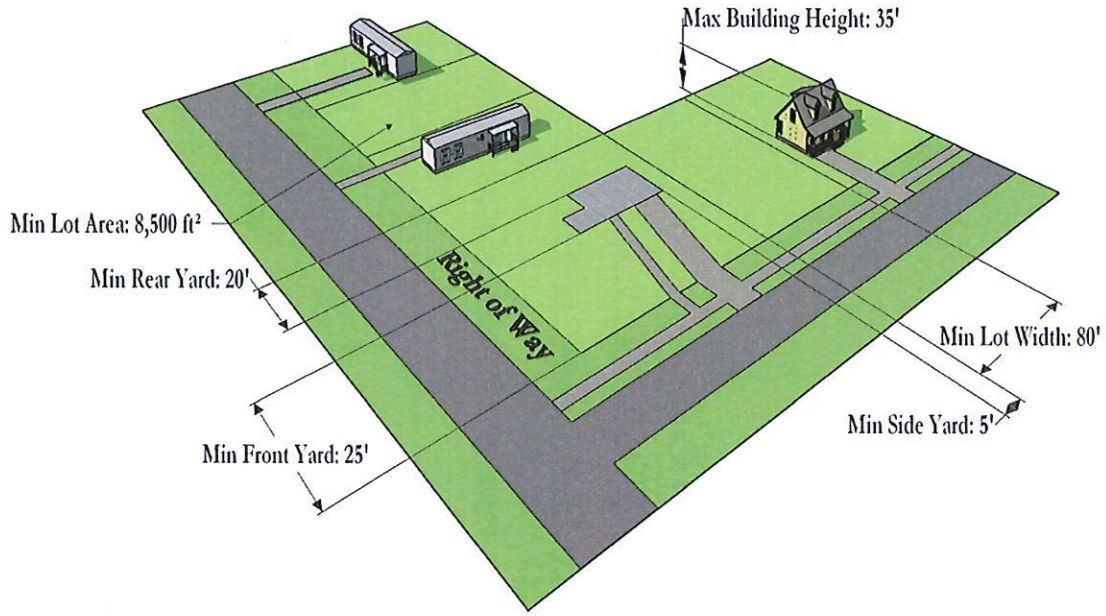
As with other residential subdivisions, the developers of a manufactured home subdivision shall comply with the Rankin County Subdivision Regulations, including preparation and submittal of subdivision plats and construction plans, and installation of all required subdivision improvements such as streets, water and sanitary sewer facilities, storm drainage facilities, etc.

SECTION 1705 – SITE PLAN REQUIRED

The developer of any manufactured home subdivision or any conditional use specified in Section 1702 in the MHS district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Residential Mixed District (R-MX) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Single-Family Dwelling	Maximum Building Height:	35 feet
Factory Built Dwelling	Minimum Lot Area:	8,500 sf
Accessory Uses and Structures	Minimum Lot Width:	80 feet
	Minimum Yards:	
	Front Yard:	25 feet
	Side Yard:	5 feet*
	Rear Yard:	20 feet
Select Conditional Use:	**Buffer and Screening Requirements:**	
Public/Quasi-Public Facilities	Abutting Use Districts: All Agricultural and Residential Districts	
Mining		
	Min Width: 10 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

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ARTICLE XVIII: RESIDENTIAL MIXED DISTRICT(R-MX)

SECTION 1800 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for a zone in which a mixture of housing types are permitted.

SECTION 1801 – LAND USES PERMITTED

A. Single-family dwellings with only one dwelling per lot.

B. Manufactured homes with only one dwelling per lot.

C. Modular homes with only one dwelling per lot.

D. Panelized homes with only one dwelling per lot.

E. Pre-cut homes with only one dwelling per lot.

F. Accessory uses and structures associated with the use of the land for residential purposes.

SECTION 1802 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905

A. Public or quasi-public facilities and utilities in compliance with section 402 and other regulations of this Ordinance.

B. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

C. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 1803 – DIMENSIONAL REQUIREMENTS

1803.01 Maximum Building Height: 35 feet.

1803.02 Minimum Lot Area: 8,500 square feet.

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1803.03 Minimum Lot Width: 80 feet.

1803.04 Minimum Yards:

A. Front yard: 25 feet.

B. Side yards: 5 feet, except where a larger side yard is required to meet buffer yard standards as set forth in Section 404.

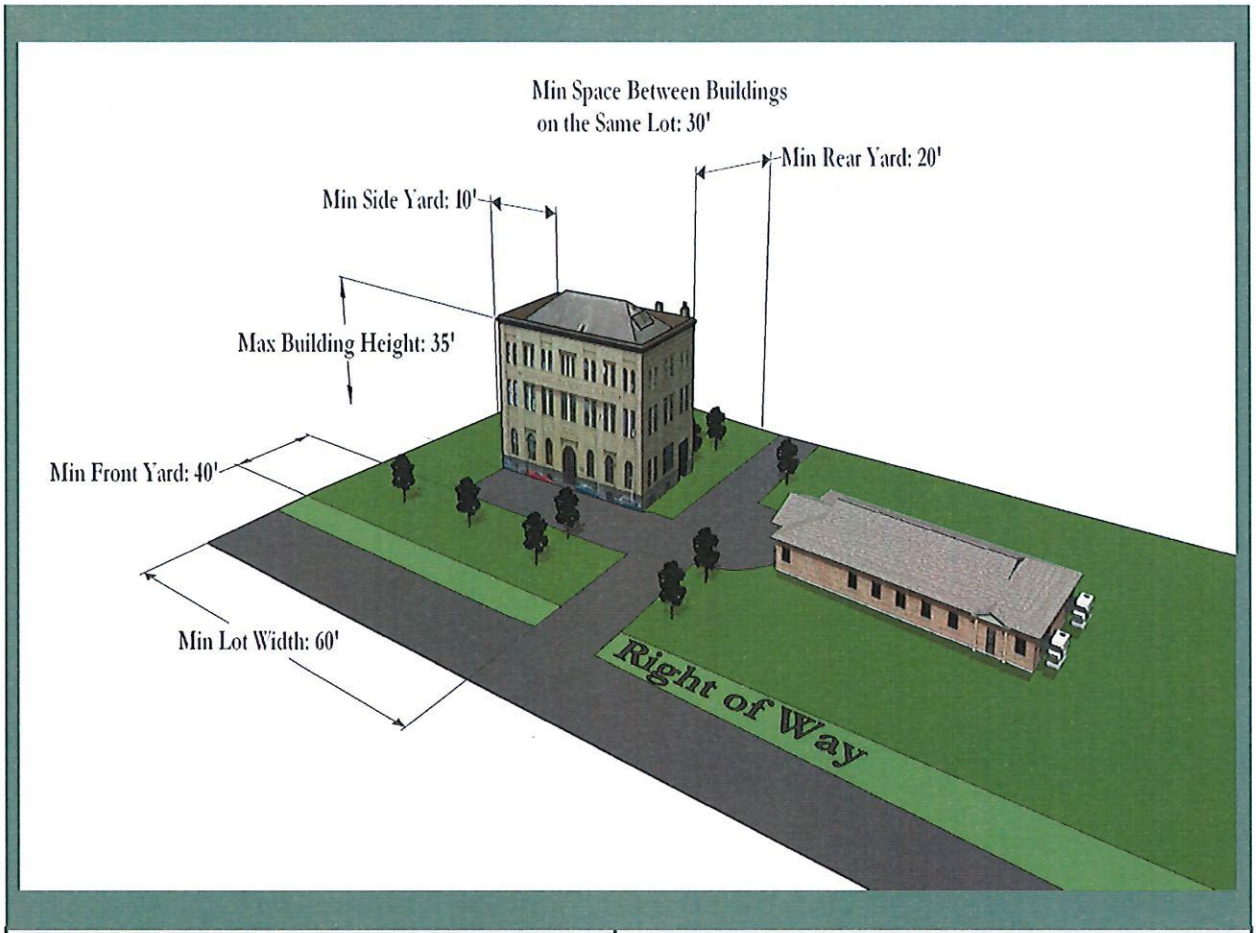
C. Rear yard: 20 feet.

SECTION 1804 – SITE PLAN REQUIRED

The developer of any subdivision or any conditional use specified in Section 1802 in the R-MX district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Restricted Business/Professional District (P-1) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
Businesses and Professional Offices	Maximum Building Height:	35 feet
Personal Services, i.e. Hair Styling Shops	Minimum Lot Area:	None
Instructional Services, i.e. Art Studio	Minimum Lot Width:	60 feet
Privately-owned Museums, etc	Minimum Yards:	
Residential Care Facilities	Front Yard:	40 feet*
Select Conditional Use:	Side Yard:	10 feet*
Public/Quasi-Public Facilities	Rear Yard:	20 feet*
Business-related Retail and Service*	**Buffer and Screening Requirements:**	
Restaurants, etc within Office Building	Abutting Use Districts: All Agricultural and Residential Districts	
Educational/Training Facilities		
Condominiums/Loft-Apartments*	Min Width: 20 ft	Min Height: 6 ft
Mining		

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

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ARTICLE XIX: RESTRICTED BUSINESS/PROFESSIONAL DISTRICT (P-1)

SECTION 1900 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively quiet, attractive, and spacious areas for the development of non-retail restricted commercial uses that do not generate substantial volumes of vehicular traffic (i.e., generally, not more than approximately 70 average daily trips per 1,000 square feet of Gross Floor Area according to the National Cooperative Highway Research Program Report #187 or the latest edition of the Institute of Transportation Engineers manual entitled *Trip Generation*.) This district is intended to encourage high quality office park development and to serve as a transition zone between residential uses and higher intensity commercial uses or arterial streets. These districts are appropriate for the fringes of retail districts.

SECTION 1901 – LAND USES PERMITTED

A. Business and professional offices of all types.

B. Personal services such as hair styling shops and photographic portrait studios.

C. Instructional services such as studios for the teaching of fine arts, photography, music, drama and dance; business and stenographic schools; barber and beauty schools; and similar facilities.

D. Privately-owned and operated museums, libraries, galleries, and similar facilities.

E. Residential care facilities and ancillary uses commonly associated with any permitted use.

F. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

SECTION 1902 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905

A. Business-related retail and service establishments not to exceed 25% of the leasable area of any office building or not to exceed 10,000 square feet if freestanding. Permitted uses include, but are not limited to, office supply stores, office equipment dealers, telecommunication equipment sales and service companies, computer stores and services, blueprint and copy services, graphics supply and equipment dealers; private employment agencies; travel agencies; emergency health care clinics; child care facilities; and totally enclosed health club facilities.

B. Restaurants, cafeterias, delicatessens, coffee shops and carry-out food establishments if located within an office building.

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C. Educational and technical training facilities of all types except for those which require outdoor space and/ or industrial type structures or those that involve trucking or similarly sized equipment; included are conference center facilities.

D. Condominiums and loft-style apartments that are developed in connection with commercial establishments.

E. Public or quasi-public facilities and utilities in compliance with Section 402 of this Zoning Ordinance.

F. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission

G. Any other use which the Board of Supervisors determines meets the standards outlined under Section 2905.01.

SECTION 1903 – DIMENSIONAL REQUIREMENTS

1903.01 Maximum Building Height: 35 feet.

1903.02 Minimum Lot Area: No minimum lot area is required.

1903.03 Minimum Lot Width: 60 feet.

1903.04 Minimum Yards:

A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/ exit driveways and shall be landscaped; no parking shall be permitted in driveways.

B. Side yards where NOT abutting an agricultural or residential district or residential use: 10 feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.

C. Rear yards where NOT abutting an agricultural or residential district or residential use: 20 feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

D. Side yards and rear yards where abutting any agricultural or residential district or residential use: 20 feet, which shall meet the minimum buffer yard standards set forth in Section 404. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

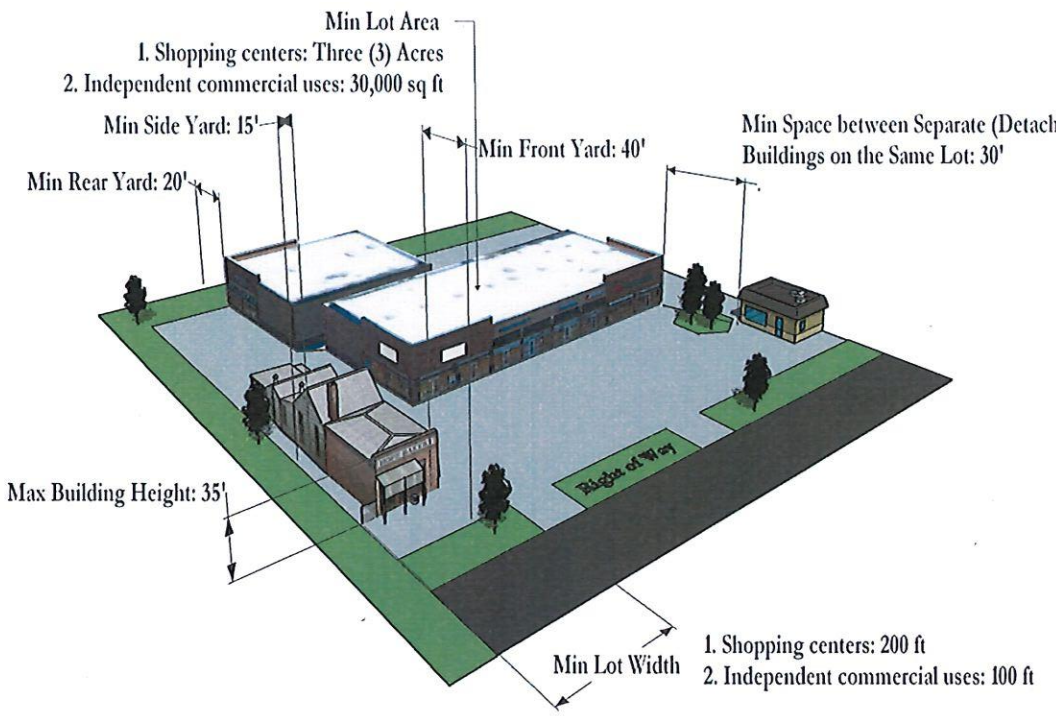
1903.05 Minimum Space between Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

SECTION 1904 – SITE PLAN REQUIRED

The developer of any use in a P-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Zoning Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

General Commercial District (C-2) Quick Reference Guide



Example of Land Uses Permitted Outright:	
All Uses Allowed in P-1	
Enclosed Commercial Uses*	
Shopping Centers*	
Veterinary Clinics and Pet Shops*	
Select Conditional Use:	
Vehicle Sale/Rental	Title Loan
Plant Nurseries	Convenience Store
Liquor Store	Pawn Shops
Public/Quasi Public Facilities and Utilities	
Condominiums/Loft-Apartments*	
Mining	Precious Metals

Dimensional Requirements:	
Maximum Building Height:	35 feet
Minimum Lot Area:	Varies*
Minimum Lot Width:	Varies*
Minimum Yards:	
Front Yard:	40 feet*
Side Yard:	15 feet**
Rear Yard:	20 feet**
Buffer and Screening Requirements:	
Abutting Use Districts: All Agricultural, Residential and P-1 Districts	
Min Width: 20 ft	Min Height: 6 ft

* Exceptions Listed, See Full Text

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XX: GENERAL COMMERCIAL DISTRICT (C-2)

SECTION 2000 – PURPOSE OF THIS DISTRICT

The purpose of this district is to promote the development of well-planned shopping centers and independent commercial uses within carefully selected areas of the Board of Supervisors and Rankin County. The commercial activities permitted in this district include uses of a higher intensity than those first allowed in Restricted Business/Professional district (P-1). Although shopping center uses permitted in this zone require access to an arterial street, such uses are not "highway oriented" like those first allowed in the Major Thoroughfares Commercial District (C-3). Uses first permitted in C-3 Major Thoroughfares Commercial districts shall not be permitted in the C-2 district.

It is also the intent of this district that commercial uses permitted in C-2 districts be limited to those in which services performed and merchandise offered for sale be conducted or displayed entirely within enclosed structures as defined by this Ordinance.

It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that pedestrian and vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, the installation of a service drive shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.

SECTION 2001 – LAND USES PERMITTED

A. All uses allowed in P-1 Restricted Commercial district.

B. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within enclosed structures, except for the display of small articles (i.e., those that can generally be hand-carried by one or two persons) outside of the commercial use.

C. Shopping centers located on minimum sites of three (3) acres on an existing or proposed arterial street as shown on the adopted Thoroughfares Plan; shopping centers may contain any of the uses permitted outright in C-2 zones.

D. Veterinary clinics and pet shops, excluding outside runs.

E. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2002 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905

A. Vehicle sales, rental or lease and vehicle service.

B. Plant nurseries.

C. Liquor stores. (No such establishment shall be located within five hundred (500) feet of the property lines of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance.)

D. Condominiums and loft-style apartments that are developed in connection with commercial establishments.

E. Convenience stores.

F. Pawn Shops.

G. Tattoo Parlors.

H. Title loan and check cashing establishments.

I. Businesses purchasing gold or other precious metals as a primary business.

J. Public or quasi-public facilities and utilities in compliance with 402 and other regulations of this Ordinance.

K. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

L. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 2003 – DIMENSIONAL REQUIREMENTS

2003.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

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2003.02 Minimum Lot Area:

A. Shopping centers: Three (3) acres.

B. Independent commercial uses: 30,000 square feet.

2003.03 Minimum Lot Width:

A. Shopping centers: 200 feet.

B. Independent commercial uses: 100 feet.

2003.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-2 district shall be as follows:

A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/ exit driveways and shall be landscaped; no parking shall be permitted in driveways within the first ten (10) feet of the front yard setback.

B. Side yards where NOT abutting an agricultural or residential district or residential use: fifteen (15) feet; the first five (5) feet inside this side yard setback adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Furthermore, all yards must meet the buffer yard standards set forth in Section 404.

C. Rear yards where NOT abutting an agricultural or residential district or residential use: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Furthermore, all yards must meet the buffer yard standards set forth in Section 404.

D. Side yards and rear yards where abutting any agricultural or residential district or residential use: 20 feet, which shall meet all minimum buffer yard standards set forth in Section 404. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

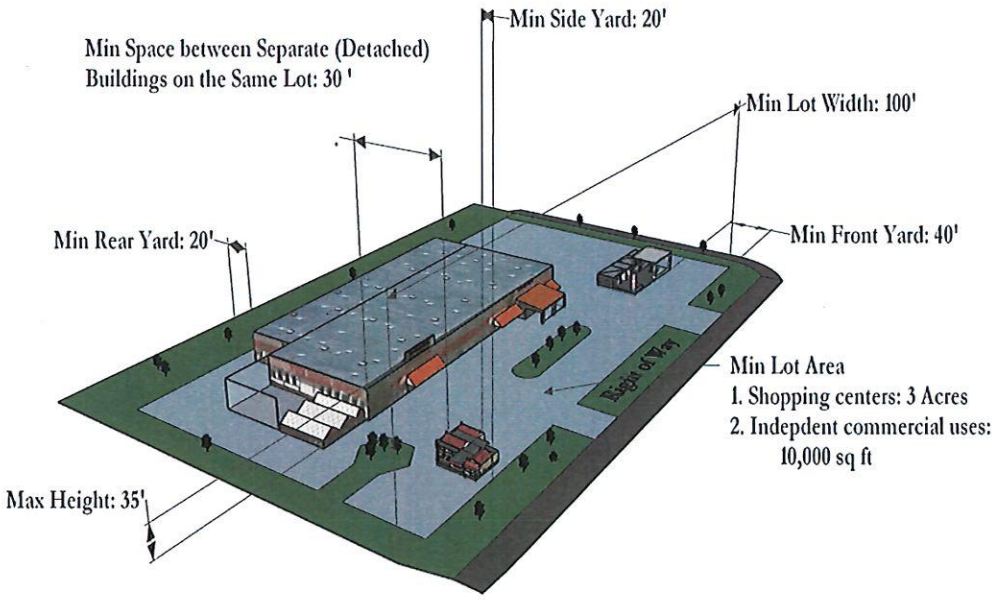
2003.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

SECTION 2004 – SITE PLAN REQUIRED

The developer of any use in a C-2 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Zoning Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Major Thoroughfares Commercial District (C-3) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
All Uses Allowed in C-2		Maximum Building Height:	35 feet
Vehicle & Boat/Marine Sale/Rental		Minimum Lot Area:	Varies*
Enclosed Warehouse and Storage		Minimum Lot Width:	100 feet
Convenience Store		Minimum Yards:	
Select Conditional Use:		Front Yard:	40 feet*
Manufactured Homes/RV Sales/Service		Side Yard:	20 feet**
Building Materials	Truck Stops	Rear Yard:	20 feet**
Equipment Sales*	Fireworks	**Buffer and Screening Requirements:**	
Liquor Store	Vet Clinics*	Abutting Use Districts: All Agricultural, Residential and P-1 Districts	
Commercial Recreational/Entertainment			
Public/Quasi Public Facilities and Utilities		Min Width: 20 ft	Min Height: 6 ft
Mining	Bars		

* Exceptions Listed, See Full Text

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXI: MAJOR THOROUGHFARES COMMERCIAL DISTRICT (C-3)

SECTION 2100 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require direct auto traffic access and visibility from major thoroughfares. This district is intended to encourage those commercial activities which function relatively independent of intensive pedestrian traffic and proximity to other commercial establishments. In accordance with the adopted Goals and Objectives of the Comprehensive Plan of Rankin County, the outdoor commercial uses (i.e., those in which all or much of the business is conducted out-of-doors) first permitted outright in this district shall be located well away from all residential uses.

These districts are appropriate for the fringes of retail districts and only along major thoroughfares designated as arterial roads on the adopted Transportation Plan. Uses first permitted in C-4 Adult Entertainment districts, I-1 Limited Industrial districts, and I-2 Heavy Industrial districts shall not be permitted in C-3 districts.

SECTION 2101 – LAND USES PERMITTED

A. Any use permitted in the C-2 General Commercial District, subject to all regulations of that District.

B. Vehicle sales, rental or lease and vehicle service.

C. Boat and marine sales, rental or lease, and service.

D. Warehousing and storage, provided that all storage is within enclosed structures; such as mini-warehouses.

E. Convenience stores.

F. Other similar enterprises or businesses of the same nature which are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses which are first permitted in the I-1 District.

SECTION 2102 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905

A. Commercial recreational and entertainment enterprises in which all or part of the activities are conducted out-of-doors, such as golf driving or putting courses, water amusement parks, drive-in theaters, etc.

B. Building materials sales where some or all such materials are displayed outdoors or are visible from roads or highways.

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C. Heavy construction equipment sales and service.

D. Manufactured home and recreational vehicle sales and service.

E. Truck stops.

F. Veterinary clinics with outside dog runs.

G. Bars, excluding all adult entertainment uses. No such establishment shall be located within five hundred (500) feet of the property lines of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance.

H. Liquor stores. No such establishment shall be located within five hundred (500) feet of the property lines of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance.

I. Sale of fireworks.

J. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

K. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

L. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 2103 – DIMENSIONAL REQUIREMENTS

2103.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

2103.02 Minimum Lot Area:

A. Shopping centers: three (3) acres.

B. Independent commercial uses: 10,000 square feet.

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2103.03 Minimum Lot Width: 100 feet.

2103.04 Minimum Yards:

A. Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in these driveways.

B. Side yards and rear yards where NOT abutting an agricultural or residential district or residential use: 20 feet; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped. Furthermore, all yards must meet the buffer yard standards set forth in Section 404.

C. Side yards and rear yards where abutting an agricultural or residential district or residential use: 20 feet, which shall meet all minimum buffer yard standards set forth in Section 404.

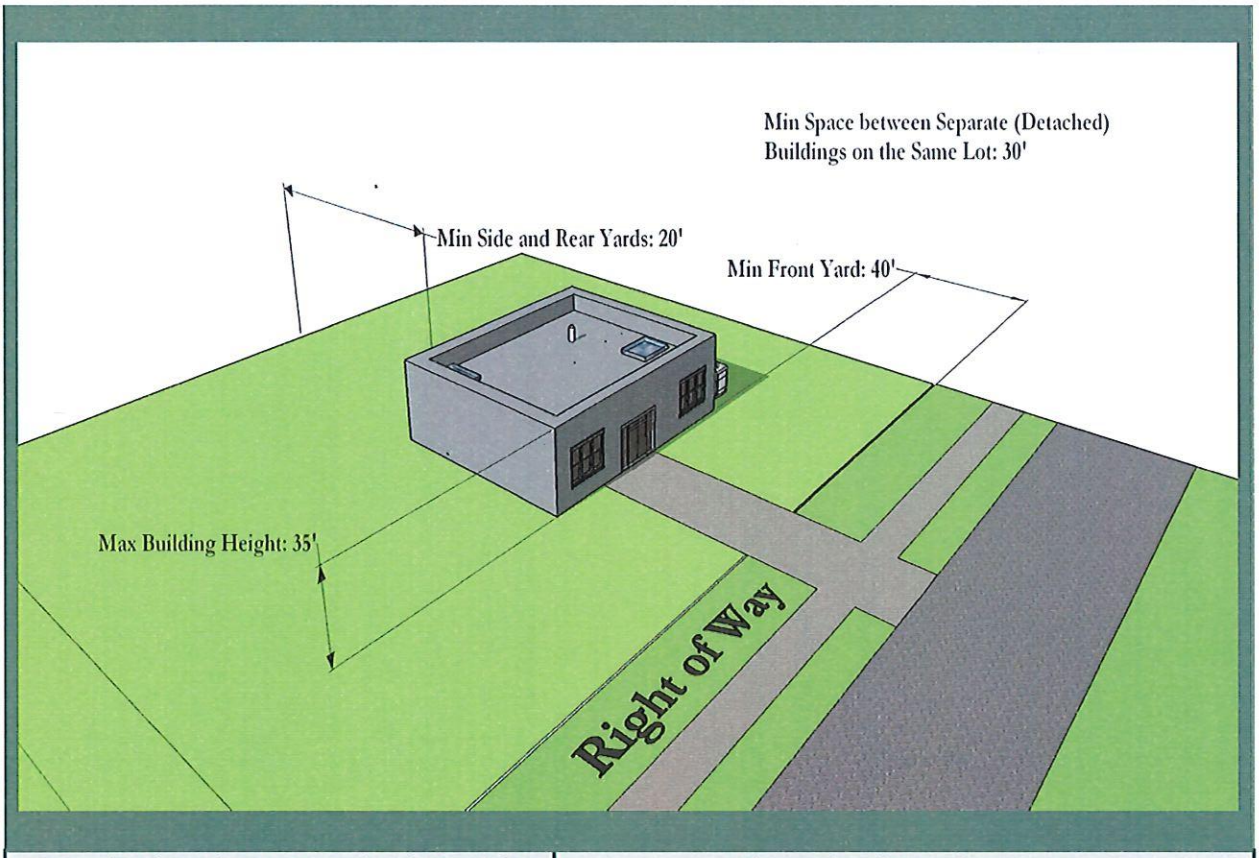
2103.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with standards adopted by Rankin County.

SECTION 2104 – SITE PLAN REQUIRED

The developer of any use in a C-3 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Adult Entertainment Commercial District (C-4) Quick Reference Guide



Example of Land Uses Permitted Outright:	Dimensional Requirements:	
All Uses Allowed in P-1, C-2, and C-3	Maximum Building Height:	35 feet
Adult Entertainment Use	Minimum Lot Area:	Site Plan Review
	Minimum Lot Width:	Site Plan Review
	Minimum Yards:	
	Front Yard:	40 feet
	Side Yard:	20 feet**
	Rear Yard:	20 feet**
Select Conditional Use:	**Buffer and Screening Requirements:**	
Conditional Uses Allowed in P-1, C-2 or C-3	Abutting Use Districts: All Agricultural, Residential and P-1 Districts	
Public/Quasi Public Facilities and Utilities		
Mining	Min Width: 30 ft	Min Height: 6 ft

* Exceptions Listed, See Full Text

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXII: ADULT ENTERTAINMENT COMMERCIAL DISTRICT (C-4)

SECTION 2200 – PURPOSE OF THIS DISTRICT

The purpose of this district is to regulate the operation and location of adult entertainment establishments, as defined by this Ordinance, for the purposes of: (1) stemming a potential increase in criminal activities and disturbances of the peace and good order of Rankin County; (2) maintaining property values; (3) preventing injuries to residential neighborhoods and other commercial districts; (4) protecting and preserving the quality of life through effective land use planning.

The Board of Supervisors have found that there is substantial evidence, including numerous studies, reports and findings on the potential harmful effect of adult entertainment uses made by cities, experts, urban planners, etc., which document that such uses adversely affect property values, cause an increase in crime, encourage businesses to move elsewhere, and contribute to neighborhood blight.

Therefore, this district is intended to regulate adult entertainment uses to insure that these adverse effects will not contribute to blighting or downgrading of surrounding neighborhoods.

SECTION 2201 – LAND USES PERMITTED

A. Any uses permitted outright in P-1 Restricted Business/Professional districts, C-2 General Commercial districts and C-3 Major Thoroughfares Commercial districts.

B. Adult arcades, adult bookstores, adult cabarets, adult motels, adult motion picture theaters, and other adult entertainment activities as defined by this Ordinance. However, no such establishment shall be located within two hundred fifty (250) feet of the property line of any other such use. Furthermore, no such establishment shall be located within one thousand (1,000) feet of the property lines of any existing residential use or any residentially zoned property, church, school, hospital, convalescent or nursing home, cemetery, civic organization building or facility, charitable organization building or facility, public or private park or playground, or any property zoned "S-1" Special Use district under this Ordinance.

C. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

SECTION 2202 – CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2905

A. Other uses that may be considered as Conditional Use for location in P-1 Restricted Business/Professional districts, C-2 General Commercial, or C-3 Major Thoroughfares Commercial districts.

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B. Public or quasi-public facilities in compliance with Section 402 and other regulations of this Ordinance. However, see Section 2201 for the minimum distance between adult entertainment uses and certain public/ quasi-public uses.

C. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

D. Other similar enterprises or businesses of the same nature which are not more obnoxious or detrimental to the welfare of the particular area than the enterprises permitted above, not to include those uses which are first permitted in the I-1 District. Uses not specifically listed above shall be reviewed by the Board of Supervisors.

E. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 2203 – DIMENSIONAL REQUIREMENTS

2203.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

2203.02 Minimum Lot Area: Based upon required Site Plan Review.

2203.03: Minimum Lot Width: Based upon required Site Plan Review.

2203.04 Minimum Yards:

A. Front yard: 40 feet.

B. Side yards: 20 feet, except where a larger yard is required to meet buffer yard standards as set forth in Section 404

C. Rear yards: 20 feet, except where a larger yard is required to meet buffer yard standards as set forth in Section 404.

This 20 foot Side or Rear yard setback shall be in addition to the minimum distance (1,000 feet) required between all existing residential uses, residential zones, any public/ quasi-public use listed under Section 2201-B and any Special Use (S-1) district.

2203.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

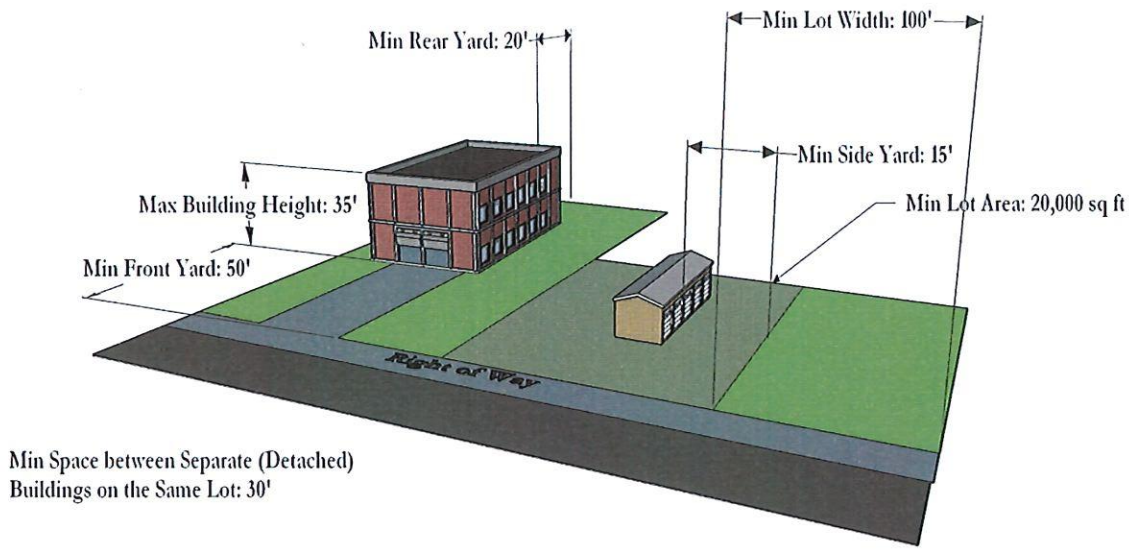
Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2204 – SITE PLAN REQUIRED

The developer of any use in a C-4 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Limited Industrial District (I-1) Quick Reference Guide



Example of Land Uses Permitted Outright:
All Uses Allowed in C-2 and C-3
Light Manufacturing in Enclosed Area
Food Product Processing

Select Conditional Use:
Television and Radio Transmitters
Public/Quasi Public Facilities and Utilities
Mining

Dimensional Requirements:	
Maximum Building Height:	35 feet
Minimum Lot Area:	20,000 sf
Minimum Lot Width:	100 feet
Minimum Yards:	
Front Yard:	50 feet
Side Yard:	15 feet*
Rear Yard:	20 feet*

Buffer and Screening Requirements:	
Abutting Use Districts: All Districts except I-2	
Min Width: 30 ft	Min Height: 6 ft

* Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXIII: LIMITED INDUSTRIAL DISTRICT (I-1)

SECTION 2300 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of limited manufacturing and industrial uses within enclosed structures. It is the intent of this Ordinance that I-1 land uses be compatible with abutting districts, such as commercial districts, which will serve as transitional zones between the industrial users and the lower intensity residential uses. The uses permitted in I-1 districts shall generate no objectionable odor, smoke, fumes, vibration, or excessive noise. Such limited industrial and related uses shall be located only in areas directly accessible to major thoroughfares or railroads. It is further the intent of this Ordinance that encroachment by all residential uses be prohibited.

SECTION 2301 – LAND USES PERMITTED

The following land uses shall be permitted in I-1 districts, provided such uses conform to standards established by appropriate Federal and State regulatory agencies:

A. Any uses permitted in C-2 General Commercial and C-3 Major Thoroughfares Commercial districts, subject to all regulations of the C-2 and C-3 Districts.

B. Light or limited manufacturing conducted wholly within completely enclosed buildings, except that the temporary storage of articles, materials, or other matter to be processed, assembled, or otherwise changed may be permitted if adequately screened or buffered. The manufacturing activities conducted in I-1 districts shall, in general, be dependent upon raw materials refined elsewhere. The following limited manufacturing uses shall be permitted, provided they are not offensive to neighboring land uses due to the emission of dust, gas, smoke, noise, fumes, odors, vibrations, fire hazards, or other objectionable influences.

C. Processing, canning, packaging and other treatment of food products, including: bakery products, confectionary and related products, fruit and vegetable products, fish, poultry and other meat products, excluding the rendering or refining of fats and oils and the slaughtering of animals.

D. Manufacturing, assembly or other treatment of products from the following secondary materials (previously prepared or refined materials): plastics, glass, paper, precious or semi-precious metals or stones, tobacco, and wood (excluding sawmills).

E. Fabrication of metal products including the manufacture of: machinery (engines and turbines, farm machinery and equipment, etc.); electrical equipment and supplies; transportation equipment (including motor vehicles and parts, aircraft and parts, motorcycles, bicycles and parts, etc.); and other secondary metal manufacturing such as metal cans, cutlery, hand tools, and general hardware, heating apparatus and plumbing fixtures, metal stamping, fabricated wire products, and coating, engraving and allied services.

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F. Manufacturing of pottery or similar ceramic products (using only previously prepared or pulverized clay, and kilns fired only by electricity or natural gas).

G. Manufacturing of professional, scientific, and controlling instruments; photographic or optical goods; watches and clocks.

H. Manufacturing of textile mill products, including broad and narrow woven fabrics and other small wares (cotton, man-made fibers, silk and wool), floor coverings (rugs and carpets), yarns and similar products.

I. Manufacturing of apparel and other finished products made from fabrics, leather, fur and similar materials.

J. Assembly, painting, upholstering and similar activities in connection with automobiles, trucks, farm machinery, mobile homes and related products.

K. Warehousing and storage; such warehousing may include the storage of goods manufactured on the premises as well as goods manufactured off the site, including mini-warehouses.

L. Dwellings for resident watchmen and caretakers employed on the premises of the primary permitted use.

M. Other similar enterprises which are of the same character and nature as those specifically permitted above, but not to include those uses first permitted in the I-2 Heavy Industrial district.

SECTION 2302 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Television and radio transmitters.

B. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

C. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

D. Any other use which the Board of Supervisors determines meets the standards outlined under Section 2905.01.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2303 – DIMENSIONAL REQUIREMENTS

2303.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

2303.02 Minimum Lot Area: 20,000 square feet.

2303.03 Minimum Lot Width: 100 feet.

2303.04 Minimum Yards:

A. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/exit driveways and shall be landscaped; no parking shall be permitted in driveways within the first ten (10) feet of the front yard setback.

B. Side yards where NOT abutting an agricultural or residential district or residential use: fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

C. Rear yards where NOT abutting an agricultural or residential district or residential use: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

D. Side yards and rear yards where abutting an agricultural or residential district or residential use: 30 feet, which shall meet all minimum buffer yard standards set forth in Section 404.All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

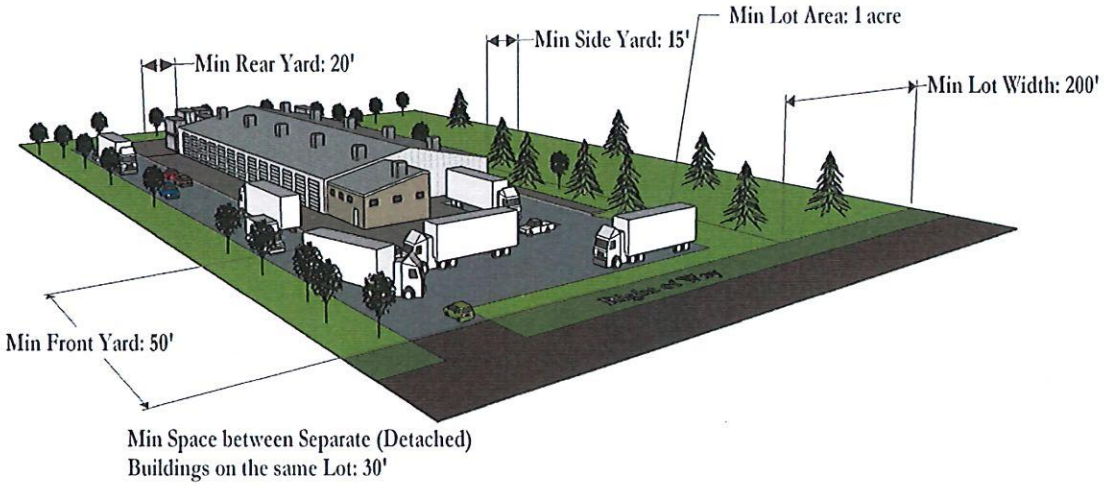
2303.5 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet, No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

SECTION 2304 – SITE PLAN REQUIRED

The developer of any use in an I-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Heavy Industrial District (I-2) Quick Reference Guide



Example of Land Uses Permitted Outright:
All Uses Allowed in I-1
Manufacturing, Outdoor
Warehousing
Television and Radio Transmitters
Select Conditional Use:
Conditional Use of I-1
Primary Metal Manufacturing
Salvage/Auto Wrecking Yards
Large Water Consumption/Discharge*
Public/Quasi Public Facilities and Utilities
Mining

Dimensional Requirements:	
Maximum Building Height:	35 feet
Minimum Lot Area:	One acre
Minimum Lot Width:	200 feet
Minimum Yards:	
Front Yard:	50 feet
Side Yard:	15 feet**
Rear Yard:	20 feet**
Buffer and Screening Requirements:	
Abutting Use Districts: All Districts except I-1	
Min Width: 30 ft	Min Height: 6 ft

* Exceptions Listed, See Full Text

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404

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ARTICLE XXIV: HEAVY INDUSTRIAL DISTRICT (I-2)

SECTION 2400 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the exclusive development of industrial uses involving manufacturing activities that are conducted out-of-doors or storage of materials out-of-doors. This district also includes manufacturing uses that use large amounts of water to process products or discharge large volumes of wastewater into the sewage system. These industrial uses generally have extensive space requirements and/ or generate substantial amounts of noise, vibration, odors, or possess other objectionable characteristics. It is the intent of this Ordinance that such "heavy" industrial districts be located insofar as possible adjacent only to C-3 Major Thoroughfare Commercial or I-1 Limited Industrial districts, which shall serve as transitional zones between I-2 districts and residential uses and lower intensity commercial uses. Heavy industrial uses shall be located only in areas directly accessible to major thoroughfares or railroads.

SECTION 2401 – LAND USES PERMITTED

The land uses first permitted in I-2 districts may include those where manufacturing or storage of materials occurs outside of enclosed structures as well as those within enclosed structures, subject to the regulations of this Ordinance and standards established by appropriate Federal and State regulatory agencies. The following uses are permitted outright:

A. Any use permitted in an I-1 district, subject to I-1 regulations.

B. Manufacturing activities conducted entirely or partially out-of-doors, such as cement manufacturing and sawmills.

C. Warehousing uses.

D. Television and radio transmitters.

E. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

SECTION 2402 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Any conditional use listed under I-1 district regulations, subject to I-1 regulations.

B. Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of non-ferrous metals; and similar activities.

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C. Any manufacturing activity requiring large amounts of water for processing or discharging large amounts of waste or by-products into the sewer system.

D. Mining, quarrying and crude petroleum and natural gas production (including sand and gravel pits and rock-crushing operations). When "open-pit" mining operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide the Board of Supervisors with written proof of same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

E. Salvage yards and auto wrecking yards.

F. Public and quasi-public facilities and utilities may be allowed in this district in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

G. Any other use of a heavy industrial nature which is not otherwise prohibited by law may be initiated in I-2 districts, subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

SECTION 2403 – DIMENSIONAL REQUIREMENTS

2403.01 Maximum Building Height: 35 feet, unless greater height is approved by the Board of Supervisors.

2403.02 Minimum Lot Area: One (1) acre.

2403.03 Minimum Lot Width: 200 feet.

2403.04 Minimum Yards:

A. Front yard: 50 feet. The first ten (10) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain open except for entrance/ exit driveways and shall be landscaped; no parking shall be permitted in driveways within the first ten feet of the front yard setback.

B. Side yards where NOT abutting an agricultural or residential district or residential use: fifteen (15) feet; the first five (5) feet inside this side yard setback (adjacent to the property line) shall be landscaped. The remainder of the side yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

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C. Rear yards where NOT abutting an agricultural or residential district or residential use: twenty (20) feet; the first five (5) feet inside this rear yard setback (adjacent to the property line) shall be landscaped. The remainder of the rear yard (between the landscaped five feet and the structure) may be used for driveways, parking, or other paved areas. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

D. Side yards and rear yards where abutting an agricultural residential district or residential use: 30 feet, which shall meet all minimum buffer yard standards set forth in Section 404. All side or rear yards shall be landscaped open area with no encroachments permitted including driveways, parking lots, or other paved areas.

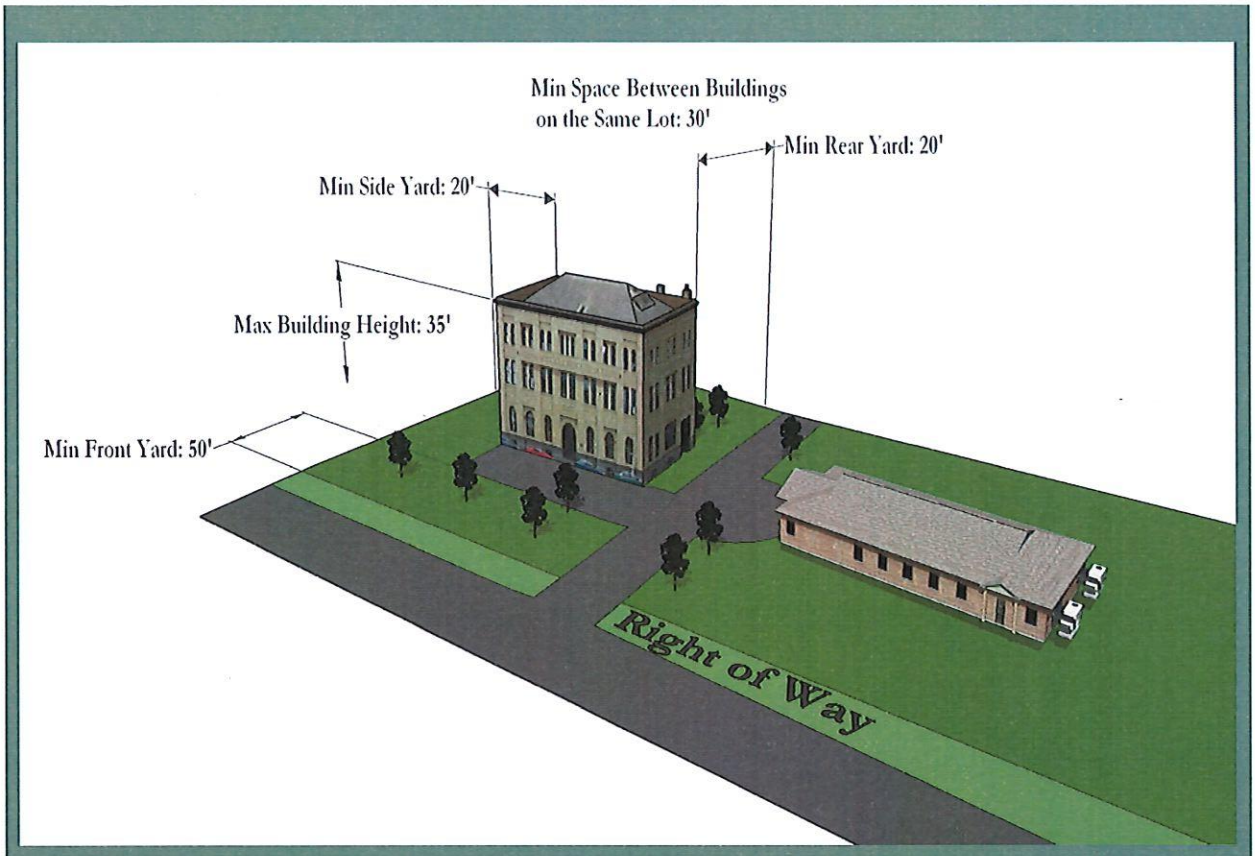
2403.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3) of the space between such buildings shall be paved; the remaining area shall be landscaped.

SECTION 2404 – SITE PLAN REQUIRED

The developer of any use in an I-2 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Special Use District (S-1) Quick Reference Guide



Example of Land Uses Permitted Outright:		Dimensional Requirements:	
Large Scale Educational Institutions*		Maximum Building Height:	35 feet
Comprehensive Retirement Facilities*		Minimum Lot Area:	Site Plan Review
All Airports	State Parks	Minimum Lot Width:	None
National Forest Lands		Minimum Yards:	
		Front Yard:	50 feet*
		Side Yard:	20 feet**
		Rear Yard:	20 feet**
		Buffer and Screening Requirements:	
Select Conditional Use:		Abutting Use Districts: All Agricultural and Residential Districts	
Public/Quasi Public Facilities and Utilities			
Surface Mining		Min Width: 20 ft	Min Height: 6 ft

* Exceptions Listed, See Full Text

** Except where a larger yard is required to meet buffer yard standards as set forth in Section 404.

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ARTICLE XXV: SPECIAL USE DISTRICT (S-1)

SECTION 2500 – PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of special uses, which, because of their size, institutional nature and/or unique characteristics, do not fit compatibly into other zoning districts of the County. The uses permitted in S-1 districts do not include "public/quasi-public facilities and utilities" as those are defined by this Ordinance.

SECTION 2501 – LAND USES PERMITTED

A. Educational institutions, including large-scale (with campuses generally encompassing 50 acres or more) colleges and universities, religious seminaries, and technical and vocational training facilities. Uses permitted in such S-1 districts include administrative buildings/offices; educational facilities such as classrooms, libraries, laboratories, and gymnasiums; stadiums, auditoriums and coliseums; student or faculty housing; dining or food service facilities; recreational facilities such as golf courses, tennis courts, swimming pools, and similar uses; chapels and places or worship; commercial-type facilities such as bookstores, laundries, hair styling shops and similar enterprises primarily intended for the benefit of students and staff; parking lots intended primarily for staff and students of the institution; and other uses commonly associated with educational institutions. Small-scale educational uses (generally, with campuses encompassing less than 50 acres), including elementary schools and secondary schools, are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402.

B. Comprehensive elderly retirement facilities, including only those facilities which shall provide for the use of their residents the following:

1. residential units of varying size (i.e., number of bedrooms, different square footage depending upon the needs of the individual residents);

2. common dining facilities and some or all meals;

3. housekeeping and linen service, available if desired by the residents;

4. laundry services, available if desired by the residents;

5. commercial facilities intended primarily for the benefit of staff and

6. residents of the retirement facility, including such facilities as a beauty salon or barber shop, bookstores, and convenience-type commercial uses on site;

7. local transportation provided directly by the facility (i.e., not contracted through taxicabs, etc.) for outings for residents;

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8. recreational facilities intended primarily for the benefit of staff and residents, such as a library, meeting/game room, spa or swimming pool, etc.; and

9. security features, such as emergency pull cords in each residential unit;

10. on-site health care services and/ or facilities; and

11. dwelling units for resident managers; Hospitals which are not a part of a retirement facility are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Furthermore, retirement facilities do not include nursing homes as defined by this Ordinance; nursing homes are regulated as public/quasi-public uses under Section 402.

C. All airports.

D. State parks.

E. All National Forest lands.

F. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted above.

SECTION 2502 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

A. Public and quasi-public facilities and utilities may be allowed in these districts in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

B. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are conducted, the operator must obtain required permits and approvals from other governmental entities and provide Rankin County Board of Supervisors with written proof of the same. Mining operations may be approved through administrative review by the Department of Community Development. The Department of Community Development shall have review and approval authority. The Department of Community Development may defer review and approval to the Planning Commission.

C. Any other use which the Board of Supervisors determine meets the standards outlined under Section 2905.01.

SECTION 2503 – DIMENSIONAL REQUIREMENTS

2503.01 Maximum Height: 35 feet, unless greater height is approved by the Board of Supervisors.

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2503.02 Minimum Lot Area: Minimum lot area shall be determined based upon the required Site Plan Review (see Section 2504).

2503.03 Minimum Lot Width: Not regulated.

2503.06 Minimum Yards:

A. Front yard: 50 feet from the front of any proposed building to the right-of-way of any public (i.e., dedicated) street or highway; or 20 feet from the front of any proposed building to the curb or pavement line of any existing or proposed private street (i.e., circulation driveway) on the property of the S-1 use.

B. Side yards and rear yards where NOT abutting an agricultural or residential district or an existing single-family detached residential use: 20 feet from any property line to any building; the first five (5) feet inside this side or rear yard setback adjacent to the property shall be landscaped in accordance with the standards adopted by the County. Except where a larger yard is required to meet buffer yard standards as set forth in Section 404, then the minimum yard size must meet buffer yard standards.

C. Side yards and rear yards where abutting ANY single family residential district or existing single-family detached residential use: 20 feet from any property line to any building, which shall meet all minimum buffer yard standards set forth in Section 404.

2503.04 Maximum Buildable Area: Except for required minimum yards, off-street parking and loading requirements, and required distances between buildings, permitted uses may occupy as much of the site in an "S-1" district as is necessary to conduct the permitted activity.

2503.05 Minimum Space between Separate (Detached) Buildings on the Same Lot: 30 feet. No more than two-thirds (2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with the standards adopted by the County.

SECTION 2504 – SITE PLAN REQUIRED

The developer of any use in an S-1 district shall submit a site plan to the Board of Supervisors in accordance with Sections 2907 through 2910 of this Ordinance. Dimensional requirements for the proposed conditional use shall be established based upon site plan review.

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Typical Lot and Site Pattern is Dependent on Underlying Zoning

Example of Land Uses Permitted Outright:		**Dimensional Requirements:**	
Uses Allowed by Underlying District		Maximum Building Height:	Per Underlying Zoning
Uses Permitted by PRVWSD Lease		Minimum Lot Area:	
		Minimum Floor Area:	
		Minimum Lot Width:	
Select Conditional Use:		Minimum Yards:	
Conditional Uses Allowed by Underlying Zoning		Front Yard:	
		Side Yard:	
		Rear Yard:	
Uses Not Permitted:		**Buffer and Screening Requirements:**	
Pawn Shops	Tattoo Parlors	Abutting Use Districts: Per Underlying Zoning	
Title Loan and Check Cashing			
Primary Business as Purchasing Metals		Min Width:	Min Height:

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ARTICLE XXVI: RESERVOIR COMMUNITY DISTRICT (RCD)

SECTION 2600 – PURPOSE OF THIS DISTRICT

The Reservoir Community District (RCD) is hereby created to preserve the integrity of the Reservoir area of Rankin County. The area adjacent to and near the Ross Barnett Reservoir includes commercial, recreational and residential properties. This zoning district is designed to achieve the following goals:

A. Protect property values;

B. Insure the harmonious, orderly, and efficient growth and development of the District;

C. Strengthen civic pride and cultural stability through neighborhood conservation;

D. Strengthen the economy of the District through the continued use, preservation, and revitalization of its commercial areas;

E. Protect and enhance the District's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

SECTION 2601 – RESERVOIR COMMUNITY DISTRICT IS A SUPERIMPOSED DISTRICT

The Reservoir Community District is a superimposed designation on a conventionally zoned district, thereby providing a broader latitude of design to achieve the purposes stated under Section 2600. As a superimposed designation, the Reservoir Community District is subject to the requirements of the underlying zoning, unless specifically addressed in Article XXVI.

SECTION 2602 – LAND USES PERMITTED

Uses permitted in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi leases.)

SECTION 2603 – CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2905

Conditional uses in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi leases.)

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SECTION 2604 – LAND USES NOT PERMITTED

A. Pawn Shops

B. Tattoo Parlors

C. Title loan and check cashing establishments

D. Businesses purchasing gold or other precious metals as a primary business

SECTION 2605 – DIMENSIONAL REQUIREMENTS

Dimensional requirements in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi Leases.)

SECTION 2606 – SITE PLAN REQUIRED

Site plan requirements in the Reservoir Community District are subject to the underlying zoning, unless specifically addressed in Article XXVI. (Uses permitted are also subject to State of Mississippi Leases.)

SECTION 2607 – PARKING

2607.01 Prohibited Parking or Storage of Vehicles in Front and Side Yards: No vehicle, motor home, transient trailer, boat or trailer shall be parked or stored in any front yard or side yard within any platted residential subdivision (excluding The Vineyards and all parts of Barnett Bend except Bend III, IIIA and Barnett Bend North Parts I, II, and III), except within a paved garage, paved carport, paved apron or paved driveway. Driveway cannot cover more than 50% of the front yard and a driveway must be paved with flagstone, brick, asphalt, or concrete.

2607.02 Prohibited Parking or Storage of Vehicles in Public Street or Right-of-Way: Parking and/or storage of any vehicle, motor home, transient trailer, boat or trailer on a public street or public right-of-way is prohibited within any platted subdivision (excluding The Vineyards and all parts of Barnett Bend except Bend III, IIIA and Barnett Bend North Parts I, II, and III), or other districts where NO PARKING signs have been installed. EXCEPTION: Parking for isolated, non-recurring gatherings, parties, or visitors will be permitted.

2607.03 Overnight Parking: It shall be unlawful to leave parked overnight in any platted subdivision any commercial class of vehicle with more than six wheels, except for a period not to exceed time the truck is required in the conduct of work on the premises.

2607.04 All-Terrain Vehicles: All-terrain vehicles (ATV) shall be parked or stored within a garage or open carport or in side or back yards if enclosed by solid fencing in a manner that prevents direct visibility from the street or neighboring property.

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SECTION 2608 – ACCESSORY STRUCTURES

2608.01 Prohibition in Front or Side Yards: Accessory Buildings or uses are PROHIBITED in the front yard and side yard in any platted subdivision of this district. EXCEPTION: Private garages as defined in Section 201.

2608.02 Allowed in Rear Yard: Accessory buildings or uses may be placed in the required rear yard of any main building or use in any platted subdivision, provided that the accessory building or use is at least five (5) feet from the rear and side property lines.

2608.03 Yard Coverage: Accessory buildings shall not cover more than ten percent (10%) of the rear yard in platted subdivisions.

2608.04 Height: Accessory buildings shall not exceed a height of twelve (12) feet, (exception: private garages, as defined in Section 201, shall not exceed a height of twenty (20) feet, unless a greater height is approved by the Board of Supervisors.

2608.05 Exterior and Materials: Exterior and materials of the accessory buildings or uses shall be constructed of same exterior material and color as the primary structure, unless accessory building is screened by solid fencing as not to be visible from the street or any sides.

2608.06 Building Permits: A building permit is required on all accessory buildings.

SECTION 2609 – SIGN REGULATIONS FOR RESERVOIR COMMUNITY DISTRICT

The term "sign" shall further mean and include every device, frame, letter, figure, character, mark, point, design, picture, trademark or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public. The "sign" shall also include any sign that shall be painted, printed, or otherwise affixed or placed on the wall or roof of any building, fence or other structure.

2609.01 Allowable Exterior Signs and Maximum Area and Height for Signs in underlying Commercial Zones:

A. Ground-mounted signs:

1. No ground-mounted sign shall exceed a height of eight (8) feet above the surrounding grade (not including 6" curb) and shall not exceed an area of 40 square feet.

2. One ground mounted sign shall be allowed per project, except where the project fronts on two or more streets.

3. A set back of 20 feet from the face of curb or edge of the pavement is required for all ground mounted signs.

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4. The following restrictions shall apply to changing of changeable copy signs (manual or automatic):

   a) Permitted in commercial, industrial district, and public/quasi-public and civic locations only.

   b) Must be counted as part of the total allowable square footage of sign.

   c) Cannot exceed thirty-three (33) percent of total allowable sign footage and must be located in lower half of sign.

   d) Changing and Changeable copy signs cannot stand alone.

5. The pole or supporting mast or frames shall be concealed by masonry or other material approved by the Director of Building and Permits.

6. The base of all ground-mounted signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

B. Wall Mounted Signs:

1. A sign at the wall of a building with the face parallel to and within 12 inches of the plane of building wall.

2. Establishments may have a wall mounted sign not to exceed 1.5 square feet per one (1) foot of linear feet of street frontage with the maximum allowed not to exceed one-hundred and fifty (150) square feet.

3. Establishments with more than 10,000 square feet of dedicated (leased or owned) space, regardless of distance to street, may have multiple signs but the total square footage of all signage shall not exceed two hundred (200) square feet.

2609.02 Signs in Underlying Residential Zones:

A. Allowable Signs: One sign shall be allowed at each subdivision entrance.

1. A ground mounted sign is acceptable.

2. A wall mounted sign which is one integral surface mounted unit is acceptable.

B. Size: The area of one face of the sign portion of the entrance sign shall not exceed seventy (70) square feet. In no case shall total sign area exceed seventy (70) square feet per side if double faced.

C. Location: Signs shall be set back a minimum of twenty (20') feet from the face of curb or edge of the pavement of any arterial street. In some instances a setback of more than twenty (20') feet may be required by the Board of Supervisors for safety reasons.

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Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2609.03 Illumination: Illuminated signs shall adhere to the following provisions and restrictions in addition to those stated in the sign regulations by zoning district.

A. The light for or from any illuminated sign shall be so shaded, shielded, or directed that intensity will not be objectionable to surrounding areas, as determined by the Director of Building and permits.

B. No sign shall have blinking, flashing, fluttering lights, or other illuminating device which has a changing light intensity, brightness or color.

C. No colored lights shall be used at any location in any manner so as to be confused with or construed as traffic control devices.

D. Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

E. Exposed light bulbs shall not be used on the exterior surface of any sign, With the exception to billboards signs which may be externally illuminated or approved by the Director of Building and Permits.

2609.04 Temporary Signs:

A. Rigid Temporary Signs are permitted in all zoning districts in accordance with the following limitations:

1. For individual lots, buildings or tenant space less than one acre: One sign per street frontage per event, activity, candidate, etc which shall not exceed eight (8) square feet of surface area and six (6) feet in height.

2. For individual lots of less than five acres but more than one acre: One sign per street frontage per event, activity, candidate, etc which shall not exceed thirty-two (32) square feet in sign area and eight (8) feet in sign height.

3. For individual lots of less than ten acres but more than 5 acres: One sign per street frontage per event, activity, candidate, etc which shall not exceed sixty-four (64) square feet in sign area and eight (8) feet in sign height.

4. For individual lots or parcels of more than ten acres: One sign per street frontage per event, activity, candidate, etc which shall not exceed one hundred (100) square feet of sign area and eight (8) feet in sign height.

5. All rigid temporary signs shall be removed within ten (10) days of the event occurring.

6. No temporary sign shall be placed within the public right-of-way or on public or private property without owner approval.

B. Up to two (2) canvas Signs, banners, advertising flags, pennants, streamers, garlands and similar devices are permitted only for the first thirty (30) days after the initial opening of a new establishment, after new occupancy or after a change of the proprietor.

C. Canvas Signs, banners, advertising flags, pennants, streamers, garland and similar devices may also be allowed for a maximum of thirty (30) days prior to non-profit events as long as the primary reason for the banner is to advertise the non-profit event.

D. Exceptions: The provisions of this Ordinance shall not apply to the following, and are therefore excepted:

1. Flags, pennants or insignia of any nation, state, county, city or other political unit, or any church or religious organization;

2. Temporary decorations or displays celebrating the occasion of holidays or events;

3. Temporary Signs for events of a general civic or public benefit;

2609.05 Prohibited Signs:

A. Animated signs: Any sign, which includes action or motion.

B. Billboard: An on- or off-premise board, panel or tablet used for the display of posters, printed or painted matter, either illuminated or nonilluminated, that directs attention to goods, merchandise, entertainment or services offered. Petition: The owner of any existing billboard may voluntarily petition the District to allow the relocation or modification of an existing billboard. Approval of any such Petition shall be conditioned on an overall net reduction in the number of billboards within the District by voluntary removal. The approval of the District is discretionary. At a minimum, the Petition shall set out the following:

1. A description of any modification to an existing sign.

2. The existing and proposed locations of a relocated sign.

3. The location of any signs proposed to be removed from within the District.

4. An acknowledgement that the request is voluntary and that to the extent that compensation is waived.

5. The time required to remove any existing signs.

6. Other information as may be requested by the Director of Building and Permits.

C. Canopy Sign: A sign hanging beneath the canopy.

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D. Roof Top Mounted Sign

E. Flashing Sign: Any sign which contains an intermittent or flashing light by means of animation, or an externally mounted intermittent light source.

F. Marquee Sign: A wall sign mounted on a permanent roof-like projection over the entry to an establishment.

G. Signs painted, printed, or otherwise affixed or placed on boats or other floating devices in waters of District.

H. Trailer Signs: Trailer signs, temporary or portable, with or without wheels, are prohibited within the District. Any existing trailer sign located within the District limits is a nonconforming sign and subject to provisions for nonconforming uses.

I. No sign or advertising device shall be erected on, be placed on, projected, or overhang any public right-of-way, walkway, street, alley or easement.

J. The tacking, painting, posting, or affixing of signs, posters, or advertising devices of any kind on trees, fences, rocks, utility poles, and other such structures.

2609.06 Signs Not Requiring a Permit: The following signs shall not require a permit, but shall be subject to the requirements of this Regulation:

A. Governmental Signs: Any sign, including banners as defined by this Regulation, erected by any federal, state, county or city agency, or under authorization or required by any governmental agency, shall not require a permit. Such signs include, but are not limited to traffic regulatory signs, historic markers, identification signs on buildings or other facilities, holiday decorations, "Yard of the Month" signs, and similar signs.

B. Sporting events scoreboards advertising and other advertising approved by the sporting event sponsor.

C. Utility company standard markers or warning signs denoting utilities.

D. Traffic Directional/Parking Signs and Delivery Signs: Signs providing traffic directions, parking directions, and delivery signs shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be indirectly illuminated, but they shall not exceed four (4) square feet in area and not exceed three (3) feet in height. These signs may be erected in addition to other signs permitted by these regulations and not included in calculating the maximum allowable aggregate sign area. Each lot cannot exceed three (3) incidental signs and cannot exceed an aggregate twelve (12) square feet.

E. "Private Parking" Signs: Signs warning the public that a parking lot or parking garage is intended for use only by employees or other persons associated with a business or organization shall not require a permit. Such signs may either be wall-mounted or ground-mounted and they may be directly or indirectly illuminated, but they shall not

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

exceed four (4) square feet in area. These signs may be erected in addition to other signs permitted by regulations and not included in calculating the maximum allowable aggregate sign area. Each lot cannot exceed three (3) incidental sign and cannot exceed twelve (12) square feet.

F. Flags or emblems of the United States, the State of Mississippi or Their political subdivisions: Flags shall not exceed sixty (60) square feet in area and shall not be flown from a pole the top of which is more than forty (40) feet in height. These flags must be flown in accordance with protocol established by the congress of the United States for the Stars and Stripes. Any flag not meeting one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

G. Decals, names, address, hours of operation, credit information, etc. attached to doors or windows: These signs must comply with the maximum 20% aggregate area allowable for window signs.

H. Corporate flags: corporate flags shall not require permits, but shall be subject to approval by the Director of Buildings and Permits.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXVII: OFF-STREET PARKING REQUIREMENTS

SECTION 2700 – PURPOSE OF THIS ARTICLE

The purpose of this Article is to establish requirements regarding: (1) sufficient space for the off-street parking and, where required, parking lot landscaping. The purpose of these requirements is to reduce or avoid congestion of streets and to provide a more suitable living and working environment. Such space for parking or loading of motor vehicles, provisions for ingress and egress, and required landscaping shall be provided at the time of the erection of any principal structure, or at the time any principal structure is enlarged or increased in capacity by the addition of dwelling units, guest rooms, floor area, or seats. The responsibility for meeting the requirements established by this Ordinance shall be that of whoever establishes the use to which it is appurtenant.

SECTION 2701 – OFF-STREET PARKING

2701.01 General Requirements: Off-street parking and loading space shall be provided in accordance with the following regulations:

A. Provision of Parking Space on the Same Lot with all Residential Uses: Off-street parking space for all residential land uses shall be provided on the same parcel of land as the residential use to which the parking space is an accessory.

B. Non-residential Uses and Off-site Parking: Off-street parking space for all non-residential land uses shall be provided on the same parcel of land as the use to which the parking space is appurtenant. However, that, following site plan review by the Planning/Zoning Commission in accordance with Sections 2907 through 2910 of this Ordinance, the Board of Supervisors may authorize in writing an alternative off-site location to the required parking space for such non-residential land uses if:

1. There are practical difficulties preventing the location of parking space on the same parcel; and/or

2. The public safety or the public convenience or both would be better served by the location of the required space on a parcel of land other than with the use to which it is appurtenant.

C. Provision of Access and Maneuver Space for Non-Residential Land Uses: In calculating any required parking area, other than for parking spaces required for single and two-family dwellings, sufficient access and maneuver space shall be provided to permit the parking and removal of any vehicle without moving other vehicles. Furthermore, all parking spaces shall be designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; and exiting will not require backing into a public street.

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D. Parking Space Near Fire Hydrants: Under no circumstances shall any parking space be provided within ten (10) feet of a fire hydrant.

2701.02 Schedule of Off-Street Parking Requirements: For the purpose of this Ordinance, an "off-street parking space" shall consist of a space sufficient in size to store one full size automobile with room for opening doors on both sides. When computing parking space requirements on the basis of the number of persons expected to be on the premises of a particular land use, the maximum number of occupants, practitioners, patrons or employees anticipated to be on the premises at any one time shall be used. When the application of the requirements of this Section would result in a fractional space, any such fraction shall be counted as one space. In the case of mixed, compatible subcategories of land use (e.g., as shopping centers containing a grocery store, a furniture store, a motion picture theater, etc.), the parking space required by the schedule below shall equal the sum of the requirements for each of the various uses (subcategories) computed separately. Off-street space for parking and storage of vehicles shall be provided in accordance with the following schedule:

A. Residential Zones R-1, R-1B, R-1C, R-1D, and R-3: Two covered spaces per dwelling unit.

B. Multiple Family Uses: 2.5 spaces per dwelling unit.

C. Residential Zones MHP, MHS, and R-MX: Two spaces per dwelling unit.

D. Townhouses: Each townhouse, as defined by this Zoning Ordinance, shall front directly upon a public (i.e., dedicated) street rather than a common parking lot or common driveway. Access to required parking by means of easements shall be prohibited. Each townhouse shall be served by a private driveway; Common or "flag-type" driveways which serve adjoining townhouses shall be prohibited. Off-street parking for townhouses shall be provided as follows:

1. For all townhouses having 1,500 square feet or less living (heated) area: A fully enclosed garage of adequate size to house at least one (1) full-size automobile; or a carport or paved parking pad in the rear of each townhouse of adequate size for at least two (2) full-size automobiles.

2. For all townhouses having more than 1,500 square feet of living (heated) area: A fully enclosed garage of adequate size to house at least two (2) full-size automobiles; or a carport or paved parking pad in the rear of each townhouse of adequate size for at least two (2) full-size automobiles.

E. General Business, Commercial or Service Establishments Catering to the Retail Trade: One parking space for each 220 square feet of Gross floor area, except for the following prescribed uses:

1. Hotels and motels: One space for each guest room plus one space for each employee on the largest shift.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2. Restaurants and similar establishments serving food and beverages: One space for each 75 square feet of gross floor area devoted to patron use, plus one space for each employee on the largest shift.

3. Offices of physicians and dentists: Five spaces for each professional staff member (including physicians, dentists, nurses, dental hygienists, etc.)

4. Other business and professional offices (other than physicians or dentists): One space for each 300 square feet of gross floor area.

5. Furniture and appliance stores: One space for each 400 square feet of gross floor area.

6. Theaters, auditoriums and other commercial places of assembly: One space for each four fixed seats.

7. Gasoline service stations: One space for each employee and five spaces for each wash rack, lubrication rack, repair bay or similar facility for servicing and incidental repair of motor vehicles (not including said rack or bay as a space).

8. "Drive-in service" establishments, such as drive-in banking, drive-in "windows" for restaurants, dry-cleaning and laundry establishments and similar uses: In addition to one parking space for every 220 square feet of gross floor area (one space for every 50 square feet of gross floor area in restaurants), each such establishment shall have five standing spaces (i.e., spaces for vehicles waiting in line for service) for each teller window or other facility at which customer service is provided.

9. Motor vehicle repair shops, body shops, etc.: One space for each regular employee, plus one space for each 300 square feet of floor area used for mechanical or body repair.

10. Motor vehicle sales, machinery sales and equipment sales establishments: Two parking spaces (one customer and one employee) for each 1,000 square feet of area utilized for the display of vehicles, machinery or equipment for sale, whether or not said area is enclosed. (Note: If a motor vehicle sales establishment is combined with a motor vehicle repair shop, body shop or similar use, one space shall be provided for each employee of the establishment, whether mechanic, salesman, or other, plus one space for every 1,000 square feet of sales display area and one space for every 300 square feet of floor area used for repair).

11. Grocery stores (excluding convenience type grocery stores): One parking space (for employees and customers) for each 100 square feet of gross floor area.

12. Convenience-type grocery stores: A minimum of four parking spaces for any such use plus one space for each 400 square feet non-storage area.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

13. Skating rinks and other commercial places of amusement or assembly without a fixed seating arrangement: One parking space for each 75 square feet of floor area devoted to use by patrons.

14. Bowling alley: Five spaces for each bowling lane.

15. Warehouse, Wholesale and Manufacturing Uses Not Catering to the Retail Trade: One parking space for each 1,000 square feet of gross floor area, or one parking space for each employee on the largest shift, whichever is greater; plus one space for each vehicle operating from the premises.

F. Public/Quasi-Public Facilities and Uses: Off-street parking space requirements for public/quasi-public facilities and uses shall be determined based upon a site plan and in accordance with the following schedule of requirements:

1. Churches: One parking space for each five fixed seats in the principal assembly hall or one parking space for every 90 linear inches of pew space, whichever is applicable.

2. Hospitals: One space for each patient bed, plus one space for each employee determined by the number of employees on the largest shift.

3. Rest homes, nursing homes, sanitariums, and convalescent homes: One space for every two patient beds, plus one space for each employee determined by the number of employees on the largest shift.

4. Libraries, art galleries, and museums, both public and private: One space for each 220 square feet of floor area (excluding storage rooms).

5. Other public/quasi-public facilities and uses not listed above: The off-street parking requirements for public/quasi-public uses not listed above shall be determined on the basis of a site plan submitted in accordance with Sections 2907 through 2910 of this Ordinance.

2701.03 Design Standards for Off-Street Parking: Off-street parking in R-4, P-1, C-2, C-3, C-4, I-1 and I-2 shall be provided in accordance with the minimum design standards specified in Table 1. With regard to the provision of parking for handicapped persons, developers shall comply with the Federal regulations implementing the Americans with Disabilities Act.

A 90-degree parking angle shall be required for all parking lots unless the developer can demonstrate to the Rankin County Planning Commission during required site plan review (see Sections 2907 through 2910) that there are unusual circumstances, such as an unusual lot shape, that would make it necessary to use a parking angle other than 90-degree. Parking stalls shall be marked by a four-inch white, reflector stripe. Parking stalls shall be a minimum of nine (9) feet wide, measuring center to center of the striped line.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Table 1: Design Standards for Off-Street Parking

Parking Angle	Minimum Stall Width Parallel to Aisle	Minimum Stall Depth Measured at Right Angle to Aisle	Minimum Stall Depth to Interlock	Minimum Aisle Width
45 Degrees	12.7 feet	17.5 feet	15.3 feet	12 feet
60 Degrees	10.4 feet	19 feet	17.5 feet	16 feet
90 Degrees	9 feet	18.5 feet	18.5 feet	26 feet

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXVIII: NONCONFORMITIES

SECTION 2800 – PURPOSE OF THIS ARTICLE

A nonconformity is any land, lot, building, structure or parts thereof, existing before the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not conform with the use regulations and/or dimensional regulations of the district in which it is situated, and/or does not comply with any other requirements herein.

It is the intent of this Ordinance to permit nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming Uses (see definition under Section 2801 below) are declared by this Ordinance to be incompatible with permitted land use in the districts involved. Therefore, a nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of structure and land in combination shall not be extended or enlarged after passage of this Ordinance by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change of plans, construction, or designated use of any building on which actual construction was lawfully initiated prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently. Actual construction" is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially initiated preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be "actual construction," provided that work shall be carried on diligently.

SECTION 2801 – TYPES OF NONCONFORMITIES

Where the definition of a nonconformity has been given in Section 201 and under Section 2800, such nonconformities shall be further defined according to one of the types of nonconformities listed below, or combination thereof, for the purpose of regulation.

2801.01 Nonconforming Undeveloped "Lot of Record": This type of nonconformity is an undeveloped "lot of record" (i.e., part of a subdivision, the map of which has been recorded in the office of the Chancery Clerk of Rankin County, Mississippi, or a lot described by metes and bounds, the description of which has been recorded in said office) the dimensions of which, subsequent to the passage of this Ordinance, do not meet the area or width requirements, or both, of the district wherein such lot is located.

2801.02 Nonconforming Structure (Including Buildings): This type of nonconformity includes anything lawfully constructed or erected with a fixed location on the ground (or attached to something having a fixed location on the ground) prior to the passage of this Ordinance, but

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

which subsequently does not comply with the bulk, placement or other dimensional requirements of the zoning district wherein located.

2801.03 Nonconforming Use: This type of nonconformity includes the uses of any land, lot, building, structure, or parts thereof, which lawfully existed prior to the passage of this Ordinance but which subsequently does not comply with all or some part of the use requirements of the zoning district wherein located.

SECTION 2802 – REGULATIONS CONCERNING NONCONFORMING UNDEVELOPED LOTS OF RECORD

2802.01 Erection of One-Family Dwellings Allowed on Nonconforming Undeveloped (or Vacant) Lots of Record: In any district in which one-family dwellings are permitted, a one-family dwelling and customary accessory buildings may be erected on any nonconforming undeveloped (or vacant) lot of record after the effective date of this Ordinance.

2802.02 Erection of Commercial/Industrial Structures Allowed on Nonconforming Undeveloped (or Vacant) Lots of Record: In any district in which such use is permitted, a commercial/industrial structure and customary accessory structure may be erected on any nonconforming undeveloped (or vacant) lot of record after the effective date of this Ordinance.

No lot shall be created on or after the effective date of this Ordinance which does not meet the lot area and lot width requirements of the district wherein the lot is located. However, preliminary Plats approved by the Board of Supervisors or conceptual plans approved at preliminary conferences prior to the effective date of this Ordinance have been grandfathered.

SECTION 2803 – REGULATIONS CONCERNING NONCONFORMING STRUCTURES

Where a lawful structure exists before the effective date of adoption or amendment of this Ordinance that could not subsequently be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its placement on the lot, or other dimensional requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, provided that:

A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.

B. Should such nonconforming structure or nonconforming portions of a structure be destroyed by any means to an extent of more than fifty percent (50%) percent of its replacement cost at the time of destruction, it shall not be reconstructed, except in conformity with the provisions of this Ordinance.

C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2804 – REGULATIONS CONCERNING NONCONFORMING USES OF LAND (OR LAND WITH MINOR STRUCTURES ONLY)

Where at the time of passage of this Ordinance, lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance, and where such use involves no individual structure with a replacement cost exceeding $1,000.00, the use may be continued so long as it remains otherwise lawful, provided:

A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;

B. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;

C. If any such nonconforming use of land ceases for any reason for a period of more than 30 days (except where government action has impeded access to the premises), any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located;

D. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such nonconforming use of land.

SECTION 2805 – REGULATIONS CONCERNING NONCONFORMING USES OF MAJOR STRUCTURES OR OF MAJOR STRUCTURES AND LAND IN COMBINATION

If lawful use involving individual major structures (i.e., those with a replacement cost of $1,000 or more) or of such major structures and land in combination, exists prior to the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.

C. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

D. When a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for six consecutive months or for six months during any three year period (except when government action has impeded access to the premises), the structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

E. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to the extent of more than 50 percent of the replacement cost at the time of destruction.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

ARTICLE XXIX: ADMINISTRATION AND ENFORCEMENT

SECTION 2900 – PURPOSE OF THIS ARTICLE

It is the purpose of this Article to prescribe the legal devices and procedures for administering and enforcing this Ordinance and to define the duties, powers, limitations and scope of jurisdiction for the various persons and groups which are concerned with the administration and enforcement of this Ordinance.

SECTION 2901 – DUTIES, POWERS, AND LIMITATION OF POWERS OF THE ZONING ADMINISTRATOR IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

2901.01 Duties of the Zoning Administrator:

A. Coordinate all matters relating to this Ordinance with, as appropriate, other County officials.

B. Provide information to the public on matters relating to zoning.

C. Provide application forms to the public on matters relating to zoning.

D. Maintain, or be responsible for, the maintenance of the Official Zoning Map.

E. Receive and take appropriate action on all applications for dimensional variances, conditional use permits (special exceptions), and zoning amendments (rezoning).

F. Receive and take appropriate action on all site plans submitted in accordance with Sections 2907 through 2910 of this Ordinance and the forwarding copies of site plans and associated materials to the proper individuals or bodies.

G. Check construction (or use conversion) performed under zoning-related permits to determine if the work (or use conversion) meets the requirements before issuing a certificate of occupancy.

H. Oversee the preparation and maintenance of a map or other recording process indicating nonconforming uses, structures and undeveloped (or vacant) lots.

I. Clear with other local, county, state, or Federal agencies where such clearance is necessary in connection with zoning matters.

J. Appear before the Board of Supervisors to furnish information helpful to that body in carrying out their assigned functions.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

K. Make periodic checks for violations or investigate written complaints of violations of this Ordinance and notify in writing the person(s) responsible for violations of the Ordinance, indicating the nature of the violation and ordering the action necessary to correct it. Notice to such violators shall be by registered or certified mail or shall be delivered personally by the Zoning Administrator. The Zoning Administrator's response to a complainant may be by ordinary mail.

L. Report uncorrected violations to the Board of Supervisors and recommend action to prevent or halt violations of this Ordinance.

M. Advertise public hearings as required by this Ordinance. (Note: The Zoning Administrator may simply notify the Purchasing Clerk that advertisement of a public hearing is needed, and the Purchasing Clerk may actually transmit the required notice to the appropriate newspaper or newspapers).

N. Keep records pertaining to zoning matters.

O. Provide administrative interpretation as provided in Subsection 2901.02.

2901.02 Administrative Interpretation by the Zoning Administrator: In the event there is a question as to the general intent or specific meaning of any provision of the Zoning Ordinance text, or of the boundaries or district designations or other matters relating to the Official Zoning Map, the Zoning Administrator shall have the power to make such administrative decisions and interpretation. Such decisions or interpretations shall be made in writing by the Zoning Administrator.

A. Limitation of Powers: Said administrative interpretation shall in no manner be construed to include, or used in any way which would permit, the granting of a conditional use permit (special exception), dimensional variance, or zoning amendment (either an amendment to the zoning text or a district re-classification -- that is, the rezoning of any land), the provisions for which use are given elsewhere in this Ordinance.

B. Appeals from the Administrative Interpretation by the Zoning Administrator: Appeals from said administrative interpretation shall be made as provided in Subsection 2913.01 of this Ordinance.

C. Administrative Interpretation by the Zoning Administrator shall not be used in matters which the Zoning Administrator has personal financial interest or personal gain is involved.

SECTION 2902 – CREATION AND DUTIES OF THE RANKIN COUNTY PLANNING COMMISSION

2902.01 Composition: The Rankin County Planning Commission shall consist of the five (5) members of the Board of Supervisors or their appointed representatives.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2902.02 Qualifications and Term of Office: Each member must be a qualified elector residing within Rankin County. Members shall continue to serve until reappointed, removed, replaced or written resignation is submitted to the Board of Supervisors.

2902.03 Meetings: The Planning Commission shall meet at such time and as often as deemed necessary for the accomplishment of the purposes for which it is created.

2902.04 Quorum: No official business of the Commission shall be conducted without a quorum of the majority of the Commission (i.e., three members).

2902.05 Duties and Responsibilities:

A. Prepare and propose a Comprehensive Plan of physical development of the County, as defined by Section 17-1-1 of the Miss. Code Ann.;

B. Prepare and propose a Zoning Ordinance and an official Zoning Map and any changes or amendments thereto:

C. Prepare and propose regulations governing the subdivision of lands and any amendments thereto; and

D. Utilize the services of the County Administrator, County Attorney, Road Manager, County Engineer, Director of Community Development and other County Personnel and resources as they are authorized to assist the Commission.

SECTION 2903 – DUTIES OF THE BOARD OF SUPERVISORS IN THE ADMINISTRATION AND ENFORCEMENT OF THIS ORDINANCE

The Board of Supervisors of the County shall have the final authority with regard to all matters involving this Zoning Ordinance. The duties of the Board of Supervisors shall include, but not necessarily be limited to:

A. Hear appeals from the administrative interpretation by the Zoning Administrator and/or Planning Commission.

B. Final action of applications for dimensional variances, conditional use permits (special exceptions), re-zonings and amendments to this Ordinance.

No member of the Board of Supervisors shall participate in the hearing of any item nor vote on any matter before the Board of Supervisors in which he has a personal interest.

SECTION 2904 – DIMENSIONAL VARIANCES

Where the strict application of this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property, the Board of Supervisors shall conduct a public hearing on applications for dimensional variances, and is empowered to grant approval

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

of such dimensional variances from the strict application so as to relieve such difficulties or hardships. Examples of such difficulties or hardships include exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Ordinance; or by reason of the location of trees, natural drainage course, lakes, or other desirable or attractive features, which condition is not generally prevalent in the neighborhood.

2904.01 Requirements for Granting Variances: Any person desiring a dimensional variance from the terms of this Ordinance shall submit a written application (on a form furnished by the Zoning Administrator) demonstrating compliance with ALL of the following; a variance shall not be granted unless the applicant demonstrates:

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.

2904.02 Existence of Non-Conforming Uses Not Grounds for Variance: The existence of non-conforming uses of neighboring lands, structures, or buildings in the same zoning district shall not be considered grounds for granting a variance. Furthermore, the existence of permitted or non-conforming use of lands, structures, or buildings in other districts shall not be considered grounds for issuance of a variance.

2904.03 Public Hearing Required: A public hearing shall be held in accordance with Section 2911 of this Ordinance for all proposed dimensional variances.

2904.04 Required Findings: No variance shall be issued until the Board of Supervisors has made a finding that the reasons set forth in the application justify the granting of the variance, and that the variance constitutes the minimum allowable deviation from the dimensional regulations of this Ordinance in order to make possible the responsible use of the land, building or structures. Furthermore, no variance shall be granted until the Board of Supervisors has made a finding that the granting of the dimensional variance will be in harmony with the general purpose and intent of this Ordinance, and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2904.05 Conditions and Safeguards May Be Prescribed with Dimensional Variance: In granting any dimensional variance, the Board of Supervisors may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 2914 of this Ordinance.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

If such conditions and safeguards are imposed by the Board of Supervisors in granting a variance, the applicant shall be required to sign an agreement whereby he/she accepts those conditions and safeguards (which shall be specified in the agreement). This instrument shall be in a form recordable in public land records.

2904.06 Granting of a "Use Variance" Prohibited: Under no circumstances shall the Board of Supervisors issue a variance to allow a use not permissible under the terms of this Ordinance in the District involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

SECTION 2905 – CONDITIONAL USES (SPECIAL EXCEPTIONS)

The Board of Supervisors is empowered to hear and decide whether or not proposed conditional uses (special exceptions) authorized under this Ordinance should be granted.

2905.01 Requirements for Granting a Conditional Use Permit: Any person desiring a conditional use shall submit a written application (on a form furnished by the Zoning Administrator) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

B. Off-street parking and loading areas.

C. Refuse and service areas.

D. Utilities, with reference to locations, availability, and compatibility.

E. Screening and buffering with reference to type, dimensions, and character.

F. Required yards and other open space.

G. General compatibility with adjacent properties and other property in the district.

H. Any other provisions deemed applicable by the Board of Supervisors.

2905.02 Site Plan Required: Every applicant for a conditional use permit shall submit a site plan in accordance with Sections 2907 through 2910 of this Ordinance.

2905.03 Public Hearing Required: A public hearing shall be held in accordance with Section 2911 of this Ordinance for all proposed conditional uses.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

SECTION 2906 – AMENDMENTS TO THE ZONING ORDINANCE TEXT OR THE OFFICIAL ZONING MAP (REZONING)

2906.01 Type of Amendments/Application Required: Amendments to this Ordinance include: (1) amendments to the text; and (2) amendments to the Official Zoning Map, which is legally a part of this Ordinance. Any person may initiate an amendment to this Ordinance by filing an application with the Zoning Administrator (on a form furnished by him/her).

2906.02 Site Plan Required: If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application for rezoning shall be accompanied by a site plan prepared in accordance with Sections 2907 through 2910 of this Ordinance.

2906.03 Criteria for Rezoning: No amendment to the Official Zoning Map shall be approved unless the proposed rezoning meets one of the following criteria:

A. That there was a mistake in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the Official Zoning Map or incorrectly reflecting the Board of Supervisors' decision in the minutes. "Mistake" does not mean that the Board of Supervisors made a mistake in judgment in their prior zoning, such as not realizing the full import of the zoning classification or mistakenly placing the property in one classification when the evidence indicated that another would have been more appropriate.

B. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

2906.04 Proposed Rezoning Shall Be Consistent with Adopted Comprehensive Plan: Section 17-1-9 of the **Mississippi Code of 1972**, As Amended, requires that "zoning regulations shall be made in accordance with a comprehensive plan---." Accordingly, no amendment to the Official Zoning Map shall be approved by the Board of Supervisors unless the proposed rezoning is consistent with all four elements of the adopted Comprehensive Plan of the County, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, and the Community Facilities Plan.

2906.05 Public Hearing Required: In accordance with Section 17-1-17 of the **Mississippi Code of 1972**, As Amended, a public hearing shall be held on any proposed amendment to the text of this Ordinance or the Official Zoning Map following at least fifteen (15) days notice of the hearing in "---an official paper or a paper of general circulation in such municipality ---specifying a time and place of said hearing." The hearing shall be held in accordance with Section 2911 of this Ordinance.

2906.06 Res Judicata: Upon the submission of an application for a rezoning, and a determination by the Board of Supervisors that said application should be denied, the Board of Supervisors shall not accept a subsequent application to re-zone the same property or any part thereof to the same classification until the expiration of one (1) year from the date of the

decision of the Board denying said application. This is known as the doctrine of res judicata. However, if the application relates to the same property but seeks zoning to a different classification, the doctrine does not apply; and the Board of Supervisors may consider such a proposed rezoning.

2906.07 When an Ordinance Amending Text or Official Zoning Map Is Required and Publication of That Ordinance: No amendment to the Official Zoning Map or the text of this Ordinance shall become effective until an Ordinance amending same has been passed by the Board of Supervisors.

SECTION 2907 – SITE PLAN REVIEW: PURPOSES AND WHEN REQUIRED

2907.01 Purposes: The purposes of site plan review are: to promote the health, safety and general welfare of the County; to insure that structures are built in accordance with the provisions of this Ordinance; to conserve the value of existing buildings and structures; to prevent excessive dissimilarity and inappropriateness or poor quality of design in the exterior appearance of structures; to prohibit unsightly and unsuitable structures that would be out of harmony or incongruent with existing visual features within the district; and to prevent harm and damage to the County which will result from the absence of such review and manifest itself by:

A. Lower property values;

B. Decreased economic growth; or

C. Diminished future opportunities for land use and development.

2907.02 When Site Plan Review Is Required: Site Plan Review shall be required:

A. When the District Regulations for each zoning district state that Site Plan Review is required in connection with certain land uses.

B. All applications for conditional uses.

C. All public/quasi-public utilities and facilities. In accordance with Section 402, such public/quasi-public utilities and facilities shall be allowed only as conditional uses in any district.

D. If a specific use is identified by the applicant for a rezoning (i.e., a proposed amendment to the Official Zoning Map), then the application shall be accompanied by a site plan.

E. All new principle (i.e., not accessory) buildings or structures in zoning districts P-1, C-2, C-3, C-4, I-1 and I-2.

F. Other circumstances as deemed necessary by the Department of Community Development.

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SECTION 2908 – SITE PLAN REVIEW PROCEDURES

The Zoning Administrator shall act as the coordinator for the site plan review process. He shall advise all applicants for building permits if the proposed use requires the preparation and submission of a site plan and the official approval of that plan prior to the issuance of the permit. All applicants shall follow the procedures specified below:

2908.01 Sketch Plan: Prior to filing of an application for approval of a site plan, the applicant should meet and consult informally with the Zoning Administrator. This meeting will give the applicant an opportunity to secure guidance as to what will probably be required before incurring great expense in making a detailed site plan.

2908.02 Submission of Site Plan: The Zoning Administrator shall tell the applicant how many copies of each site plan shall be prepared and submitted to him/ her. Site plans shall be submitted at least thirty (30) days prior to the next regular meeting of the Board of Supervisors at which the plan is to be reviewed, or it will not be placed on the Board of Supervisors agenda for that meeting.

The Zoning Administrator shall notify the applicant of any deficiencies or omissions in the site plan. The site plan shall not be processed until all required data is provided as prescribed in Section 2909 of this Ordinance.

2908.03 Applicant Must Be Represented at Board of Supervisors Meetings: Applicants (or their designated representative) for site plan approval shall be present at meetings of the Board of Supervisors when their proposed site plan is to be reviewed.

2908.04 Board of Supervisors Review of Site Plan: Following receipt of the site plan and supporting data as prescribed under Section 2909, the Zoning Administrator shall forward copies to the Chancery Clerk, each member of Board of Supervisors, and others as necessary for review.

The Board of Supervisors shall review the site plan and data at its next regular meeting or work session, individually or collectively, following submission of same to the Zoning Administrator. The Zoning Administrator (or his/her designated representative) shall be present at the Board of Supervisors Meeting.

The purpose of this review is to ascertain whether or not the applicant's proposed building or structure conforms with this Ordinance and other applicable laws, will maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed structure as measured from each lot line of the proposed structure excluding streets, alleys, and other public rights-of-way.

2908.05 Approval of Site Plan by Board of Supervisors: The Zoning Administrator shall forward his/ her recommendation and that of other County officials as necessary to the Board of Supervisors. The Board of Supervisors shall consider whether or not the applicant's proposed building or structure will conform with the provisions of this Ordinance and other applicable laws, and whether or not it will maintain harmony and continuity with similar existing uses within the district and considering other like structures within 500 feet of the proposed

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structure as measured from each lot line of the proposed structure (excluding streets, alleys, and other public rights-of-way).

If the Board of Supervisors approves the site plan, such action by the Board of Supervisors shall constitute final approval and authority for the developer to proceed with the proposed development subject to the issuance of a building permit. Following such approval by the Board of Supervisors, the Zoning Administrator shall stamp copies of the site plan "APPROVED," sign them, and return one copy to the applicant. One copy shall be retained by the Zoning Administrator in his files.

2908.06 Site Plan Becomes Zoning Requirements for Proposed Use: The approved site plan shall become the zoning requirements for the property involved. All construction, except for minor adjustments provided under Section 2908.07 below, shall be consistent with the approved site plan.

2908.07 Minor Adjustments to the Approved Site Plan: After the final site plan has been approved, minor adjustments to the plan which comply with the spirit of the Zoning Ordinance and the intent of the Board of Supervisors in approving the site plan may be authorized by the Zoning Administrator.

2908.08 As-Built Plans: In the case where exact lot lines cannot be drawn until after construction, (e.g., townhouse subdivisions) the builder shall submit "as-built plans" of the development following construction.

SECTION 2909 – SPECIFICATIONS FOR ALL REQUIRED SITE PLANS

2909.01 Site Plan Specifications: The following data shall be supplied by the applicant in connection with required site plans:

A. Lot lines (property lines).

B. The zoning of adjacent lots.

C. The names of owners of adjacent lots.

D. Rights-of-way of existing and proposed streets, including streets shown on the adopted Thoroughfares Plan.

E. Access Ways: curb cuts, driveways and parking (including number of parking spaces to be provided) and loading areas.

F. All existing and proposed easements.

G. On request by the Zoning Administrator, all existing and proposed water and sanitary sewer lines; also, the location of all existing and proposed fire hydrants.

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H. On request by the Zoning Administrator, a 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.

I. On request by the Zoning Administrator, contours at vertical intervals of five (5) feet or less.

J. Floodplain zone designations according to maps prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and any proposed floodway modifications.

K. Landscaped areas and planting screens required by section 404.

L. Building lines and the location of all structures, existing and proposed.

M. Proposed uses of the land and buildings, if known.

N. Open space and recreation areas, when required.

O. Area (in square feet and/or acres) of parcel.

P. Proposed gross lot coverage in square feet (i.e., that portion of a lot occupied by buildings and structures).

Q. Number and type of dwelling units (where proposed).

R. A "development plan" (see Section 2909.04) when staging of development is proposed including a lot take-down schedule.

S. Any additional data necessary to allow for a thorough evaluation of the proposed use.

2909.02 Elevations and Associated Data Required: In addition to the data required above for site plans, the developer shall submit the following drawings (elevations) and associated data where site plans are required by this Ordinance:

A. Proposed elevations indicating the general design, style, and architecture of the building or structure.

B. Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.

C. Number of stories and total square feet, including a notation as to the square footage on each floor or level.

D. Proposed height in feet.

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E. Developer to submit covenants for approval by Board of Supervisors and approved covenants to be filed in Office of Chancery Clerk. Covenants at minimum must comply with all County Ordinances.

2909.03 Other Exhibits: Photographs, renderings, color slides, models and similar items may be presented by the applicant at his discretion.

2909.04 Staging of Development Requires Development Plan: Where a developer proposes to construct a particular land use requiring site plan review under this Ordinance by stages, (e.g., PUD's, large multi-family developments, large commercial developments, etc.), sufficient data shall be provided in a development plan (sometimes referred to as a master plan) to indicate such staging by numbers and types of buildings or structures proposed for each stage, the general area to be developed in each stage and related information. The general concept presented in the development Plan shall be adhered to as much as possible by developers. Significant deviations (as determined by the Board of Supervisors) from the development plan initially approved shall require approval by the Board of Supervisors.

SECTION 2910 – CRITERIA FOR SITE PLAN REVIEW

Criteria for site plan review shall include, but not necessarily be limited to, consideration of the components specified below:

2910.01 Consistency with Adopted Land Use Plan and Zoning Ordinance: The proposed site plan shall be consistent with adopted Land Use Plan and Zoning Ordinance (including the Official Zoning Map).

2910.02 Vehicular Traffic Circulation and Parking: The following aspects of vehicular traffic circulation and parking shall be reviewed:

A. Is the site plan consistent with the adopted Thoroughfares Plan?: Are the developer's plans for any new streets that will traverse the site consistent with proposed alignment and right-of-way/ surface width requirements indicated on the adopted Thoroughfares Plan? Do the developer's planned setbacks for buildings and structures consider the proposed widening of existing streets and highways reflected on the adopted Thoroughfares Plan? If the proposed development will abut an unpaved street, are the developer's plans for paving that street consistent with the right-of-way/ surface width specifications shown in the adopted Thoroughfares Plan?

B. Street network capacity: Is the road system in the vicinity capable of carrying traffic generated by the proposed development, according to traffic projections developed by the County Engineer or consultant?

C. Traffic engineering operation of adjacent streets: What traffic control devices are needed on adjacent streets?

D. Is ample parking provided for the proposed use?

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E. Are proposed access ways appropriately located?

F. Are proposed freight delivery areas separated from customer access in commercial and industrial developments?

2910.03 Utilities: The following shall be evaluated with regard to utilities:

A. Water and sewer system capacity and oversizing (future) needs

B. On-site and off-site drainage requirements, including retention ponds

C. Are underground utilities required on the site?

D. Are garbage disposal facilities enclosed?

2910.04 Open Space, Landscaping, and Screening Requirements:

A. Landscaping: Is required landscaping shown on the site plan?

B. Open Space/Recreational Facilities: Is required open space shown on the site plan?

C. Preservation of Vegetation: Does the site plan propose the preservation of trees and other vegetation as much as possible?

D. Is proper use made of floodplains on the site? For example, for open space or passive recreational areas.

2910.05 Fire Safety:

A. Are fire hydrants shown on the site plan and properly located to ensure fire protection for all structures?

B. Are there at least two points of access/egress for apartment or condominium complexes, office parks, shopping centers, industrial parks, etc. to provide access for fire equipment and to provide for evacuation when necessary?

C. Are buildings spaced in accordance with this Ordinance to prevent spread of fires?

2910.06 Elevations:

A. Will the proposed structure maintain harmony and continuity with similar existing uses within the district and considering other like structures in the vicinity?

B. Are the proposed structures incongruent or inharmonious in such a manner as to cause or provoke one or more of the following: lower property values; decreased economic growth; or diminished future opportunities for land use and development?

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2910.07 Square Footage:

A. Will the proposed square footage of houses within the development maintain harmony and continuity with similar existing uses within the district and considering other like structures in the vicinity of the proposed development?

B. Will the square footage of the housing within the proposed development be incongruent or inharmonious in such a manner as to cause or provoke one or more of the following: lower property values; decreased economic growth; or diminished future opportunities for land use and development?

C. Does the inventory of housing in existing developments within the vicinity adequately provide for available housing stock of the square footage proposed?

SECTION 2911 – PUBLIC HEARING NOTICES AND PROCEDURES

In accordance with the provisions previously established in this Ordinance, public hearings shall be conducted by the Board of Supervisors on the following matters:

A. All dimensional variances.

B. All conditional uses.

C. All amendments to the text of the Zoning Ordinance or amendments to the Official Zoning Map (i.e., rezoning).

2911.01 Public Hearing Notice in a Newspaper Required: Whenever a public hearing is required by this Ordinance, notice of such hearing shall be given by publishing a notice to all interested persons one time at least fifteen days prior to the date fixed for said hearing, such notice to be published in an official paper or newspaper of general circulation in the County, specifying the date, time and place for said hearing. Such notices shall be published in accordance with the following format or a format determined by the Board of Supervisors:

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

A. For Dimensional Variances:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE RANKIN COUNTY ADMINISTRATION BUILDING, RANKIN COUNTY , MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A DIMENSIONAL VARIANCE SHALL BE GRANTED TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY , MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

_____
Chancery Clerk
(Chancery Clerk's Signature)

DATE_____

B. Conditional Use Permits:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), at (Time), AT THE ADMINISTRATION BUILDING, RANKIN COUNTY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE ALLOWED ON THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY, MISSISSIPPI:

(Insert Property Description Here)

APPROVED:

_____
Chancery Clerk
(Chancery Clerk's Signature)

DATE_____

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C. For an Amendment to the Official Zoning Map (or a rezoning):

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE ADMINISTRATION BUILDING, RANKIN COUNTY , MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY , MISSISSIPPI, SHALL BE CHANGED FROM (Insert existing zoning classification) TO (Insert proposed zoning classification):

(Insert Property Description Here)

APPROVED:

_____
Chancery Clerk
(Chancery Clerk's Signature)

DATE_____

D. For an Amendment to the Text of the Zoning Ordinance:

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON (Date), AT (Time), AT THE ADMINISTRATION BUILDING, RANKIN COUNTY, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE FOLLOWING AMENDMENTS SHALL BE MADE TO THE ZONING ORDINANCE OF RANKIN COUNTY, MISSISSIPPI:

(Insert Proposed Amendments to the Zoning Ordinance Here)

APPROVED:

_____
Chancery Clerk
(Chancery Clerk's Signature)

DATE_____

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2911.02 Identification of Adjacent Property Owners: The applicant for the rezoning shall furnish to the Zoning Administrator, with the completed application, the names and addresses of all persons owning land 160 feet from the subject property (excluding the rights-of-way of streets or highways).

2911.03 Public Hearings Before the Board of Supervisors: Where public hearings are required by this Ordinance, the Board of Supervisors shall conduct a public hearing at which all interested persons shall be recognized and given an opportunity to speak. A majority vote of a quorum of the members of the Board of Supervisors shall carry a motion to approve or deny an application for a variance, conditional use permit or amendment to the text of this Ordinance or the Official Zoning Map.

2911.04 Changes to an Application for Variance, Conditional Use Permit, or Zoning Ordinance Amendment (Including Re-Zonings): Any change proposed by an applicant for a variance, conditional use permit, or amendment to this Ordinance (including re-zoning applications) at the time of the hearing, except for conditions recommended by the Commission for variances or conditional use permits, shall require a rehearing before the Board of Supervisors with another public notice.

2911.05 Applicant Must Be Represented at Board of Supervisors Meetings: Applicants (or their designated representative) for public hearing before the Board of Supervisors shall be present at public hearing.

SECTION 2912 – FEES

2912.01 Schedule of Fees: The Board of Supervisors shall establish a schedule of fees for the processing of all site plans and the processing of applications for variances, conditional uses and zoning amendments. Said schedule of fees shall be posted in the Department of Community Development of Rankin County or other designated County official whose office shall be responsible for their collection.

2912.02 Amendment of Alternation of Fee Schedule: The schedule of fees may be altered or amended only by the Board of Supervisors.

2912.03 Payment Required: No action or processing shall be taken on any application until all applicable fees, charges and expenses have been paid in full.

2912.04 Fees Not Refundable: No fees or other monies paid in conjunction with zoning-related matters shall be refunded, unless ordered by the County Administrator and Board President by written approval and signed.

SECTION 2913 – APPEALS

2913.01 Appeals from Administrative Interpretation of the Zoning Administrator: Any party aggrieved with the administrative interpretation of the Zoning Administrator shall have the right to appeal such interpretation. Such appeals may be made directly to the Board of Supervisors.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

If an appeal is made to the Board of Supervisors, the party aggrieved shall submit a written request to the Chancery Clerk one week preceding any regularly-scheduled meeting of the Board of Supervisors at which the aggrieved party desires to be heard.

All appeals shall be in writing and shall include a copy of the original application for a dimensional variance, special exception or rezoning, together with a statement of the reason for the appeal.

2913.02 Appeals to a Court of Law: An appeal from any action, decision, ruling, judgment or order by the Board of Supervisors may be taken by any person or persons to the Circuit Court of Rankin County.

SECTION 2914 – ORDINANCE ENFORCEMENT

In accordance with Section 17-1-27 of the **Mississippi Code of 1972**, As amended, "Any person--- who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefor shall be sentenced to pay a fine not to exceed one thousand dollars ($1000.00), or shall be incarcerated for a period of less than one (1) year, or both.

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ARTICLE XXX: MISCELLANEOUS PROVISIONS

SECTION 3000 – PURPOSE OF THIS ARTICLE

The purpose of this Article is to consolidate all provisions applicable to this Ordinance which are not included under the General Regulations, Zoning District Regulations, or elsewhere herein.

SECTION 3001 – OMISSION CLAUSE

The omission of any specific use, dimension, word, phrase, or other provision from this Ordinance shall not be interpreted as permitting any variation from the general meaning or intent of this Ordinance, as commonly inferred or interpreted. Should occasion arise as to such intent or meaning, the interpretation of the Zoning Administrator shall apply.

SECTION 3002 – SEPARABILITY AND VALIDITY CLAUSE

Should any Section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

SECTION 3003 – REPEAL OF CONFLICTING ORDINANCES OR PARTS THEREOF

All Ordinances or Codes or parts of Ordinances or Codes adopted heretofore by the Board of Supervisors of Rankin County, Mississippi, which are in conflict herewith or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 3004 – REFERENCES INCLUDE SUBSEQUENT REVISIONS, AMENDMENTS OR ENACTMENTS

Where any statute, ordinance, or regulation is referred to or incorporated into this Ordinance, that reference shall include any subsequent revisions, amendments or enactments encompassing the same subject matter.

SECTION 3005 – FAILURE TO ENFORCE ORDINANCE

Failure to enforce any provision of this Ordinance shall not constitute a waiver nor imply that the action is legal.

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SECTION 3006 – EFFECTIVE DATE OF ORDINANCE

This Ordinance shall become effective upon its adoption.

SECTION 3007 – ADOPTION CLAUSE

Adopted this, the 6th day of July, at the regular meeting of the Board of Supervisors of the Rankin County, Mississippi.

President, Rankin County Board of Supervisors

ATTEST

Chancery Clerk, Rankin County
by: D.C.

CHANCERY CLERK RANKIN COUNTY, MS

I, the undersigned Larry Swales, Chancery Clerk of Rankin County, Mississippi, hereby certify that the above and foregoing is a true copy of an Ordinance adopted by the Board of Supervisors of Rankin County of at its meeting held on the 7/6/2020 as the same appear in Minute Book N/A.

Given under my hand and official seal, this the 6th day of July, 2020.

Chancery Clerk by: D.C.
Rankin County, Mississippi

CHANCERY CLERK RANKIN COUNTY, MS

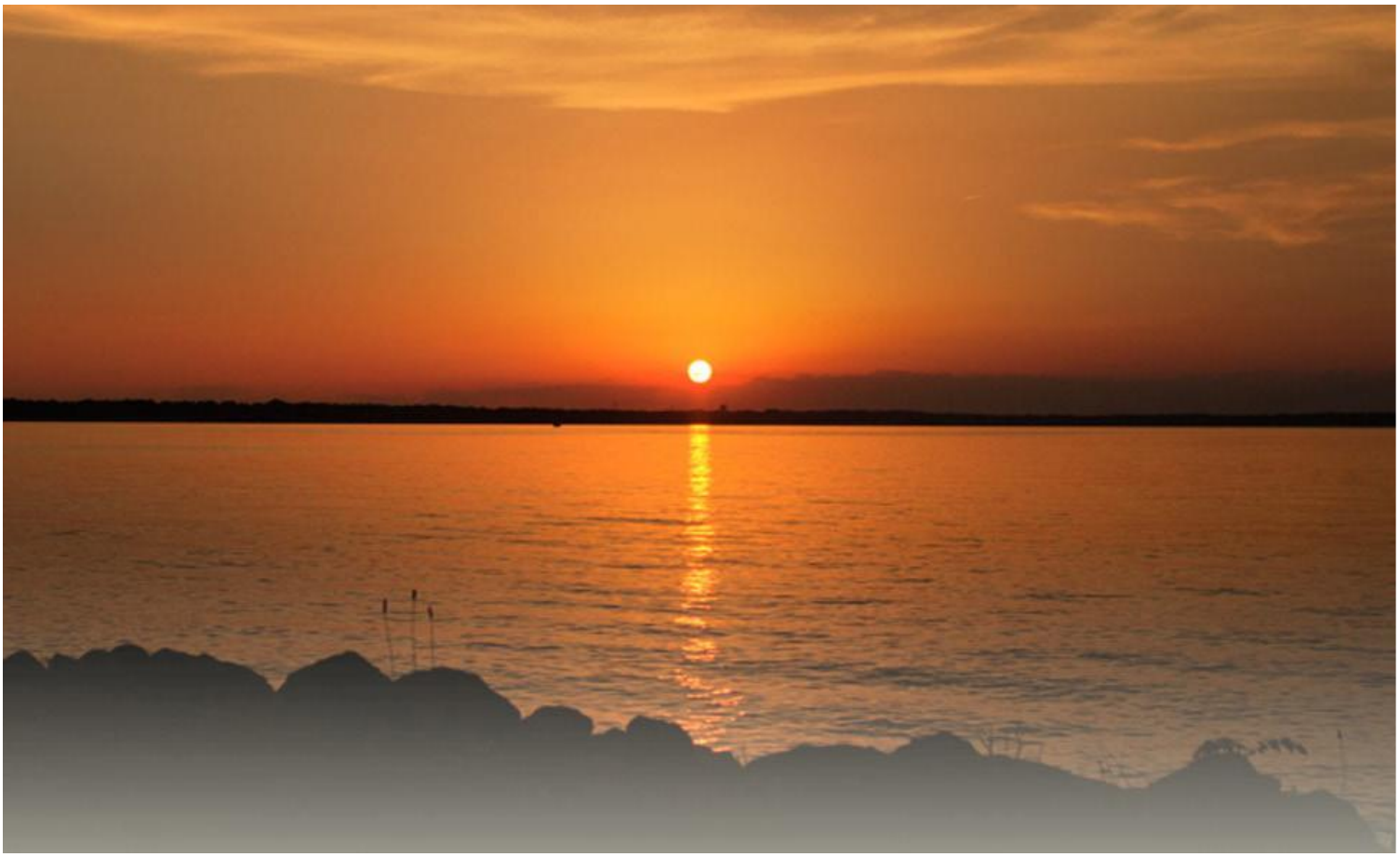
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Prepared by: CMPDD

RANKIN COUNTY Mississippi



COMPREHENSIVE PLAN



2017

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Exhibit "7"

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Rankin County Board of Supervisors

Jared Morrison	District 1
Daniel Cross	District 2
Bob Morrow	District 3
Steve Gaines	District 4
Jay Bishop	District 5

211 East Government Street, Suite A
Brandon, MS 39042
601-825-1475
www.rankincounty.org

Prepared by:
Central Mississippi Planning & Development District
www.cmpdd.org



The preparation of this Comprehensive Plan was partially funded through Federal Highway Administration Section 104 (f) U. S. C.

Table of Contents

Introduction 2
- Purpose of the Plan .....
- Previous Plans 3
- Elements of the Plan 4
- How to Use This Plan 5
- General Goals and Objectives 8

Chapter One: Public Input 9

Chapter Two: Population Estimates and Projections 12

Chapter Three: Economic Development 15
- Goals and Objectives .....

Chapter Four: Community Facilities Plan 28
- Goals and Objectives .....
- Public Buildings and Facilities 29
- Fire Services 31
- Parks and Recreation .....
- Stormwater 32
- Library Services 33
- Schools 34

Chapter Five: Transportation Plan 36
- Goals and Objectives .....
- Thoroughfares Plan .....
- Airport Transportation 44
- Bicycle and Pedestrian Facilities Plan 45

Chapter Six: Land Use Plan 47
- Goals and Objectives .....
- Introduction and Methodology 48
- Study Area and Diversity of Land Use 49
- Existing Land Use Methodology 50
- The Land Use Plan 53

Appendix 59

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

INTRODUCTION

PURPOSE OF THE PLAN

The purpose of this Comprehensive Plan is to serve as a policy guide to the decision-making process in county government. Rankin County's officials recognize the importance of planning in making effective decisions concerning the County's future. This Plan is a result of extensive study into existing development patterns, as well as population and economic trends. This Plan should, however, be reviewed and updated periodically in order for it to continue to be effective and address presently unforeseen economic and population patterns.

Comprehensive Plans are often times seen as a means to an end. If a county or municipality wants to have zoning regulations, then they must have a comprehensive plan that meets the requirements outlined in the State Code. According to Mississippi Code Section 17-1-1, a comprehensive plan must include a minimum of four components. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan.

From a planning perspective, the comprehensive plan is much more than that. It is meant to be a 20-25 year vision of what the residents, businesses, and elected officials would like to see in their community. It is a statement of policy of how elected officials would like to accomplish that community's vision. Zoning regulations are one tool that can help to accomplish these goals.

With today's technology, a comprehensive plan can also be a valuable economic development tool. The use of online surveys, GIS map viewers, and Story Maps can help local governments better collect public input into the planning process and ultimately produce a plan that engages the public and serves as a useful marketing and economic development tool. When released in Story Map form, a comprehensive plan is accessible from any computer, tablet, or web-enabled mobile device. To view this plan in Story Map format visit *www.rankincounty.org*.



Zoning

Hearing on county's plan set for today

Charles Bailey
Journalist

BRANDON- A scheduled public hearing in Brandon Thursday could mark the beginning of a move toward zoning restrictions in Rankin County.

Fourteen sets of land-use recommendations are included in the proposed comprehensive plan for Rankin County which was submitted recently by officials with the Central Mississippi Planning and Development District.

A vote to reject, adopt, or modify the CMPDD's plan could follow public input at the 1:30 p.m. hearing, which will be held at the Government Annex Building in downtown Brandon.

The report, which was turned over to county supervisors on March 22, also examines Rankin County's existing road system and makes suggestions for future improvements.

On March 14 of 2003, Rankin supervisors imposed a moratorium on construction of multi-family dwellings such as apartment complexes, allowing time for the plan to be assembled under relatively consistent conditions. The moratorium was recently extended as CMPDD officials were nearing completion of the project.

The 14 land uses—or zones—recommended in the comprehensive plan could help shape future growth in Rankin County.

Supervisors have expressed fears that without a zoning ordinance to regulate construction on unincorporated lands, property values could decline over time as dissimilar structures were built in close proximity of one another.

Unregulated growth could also create traffic nightmares, board members said, as sprawling new neighborhoods could be rapidly developed along roadways that aren't equipped to handle heavy traffic loads.

In the proposed plan the CMPDD suggests four residential land uses, three commercial zones, an agricultural zone, two zones for industrial development, and zones marked for mixed residential use and for manufactured housing developments.

Within the tri-county area, only Rankin County has allowed construction to proceed without the zoning restrictions that would be imposed by a land-use plan.

A 1994 effort to implement zoning in Rankin County failed after members of the manufactured home industry and some county residents voiced strong opposition. The ongoing rapid rate of development throughout the county helped spark the current push for zoning.

Zoning in Rankin County almost a certainty

By Charles Bailey

BRANDON- The five districts governed by county supervisors could be zoned for land use by the spring of 2004.

Board members agree that some form of a land-use plan is inevitable. In the metro area, only Rankin County lacks zoning rules.

A proposed plan is currently being assembled by officials with the Central Mississippi Planning and Development District. Board members and Monday that a vote on the plan could occur as soon as April of 2004.

Rankin supervisors can amend the plan at the conclusion of their December 1 meeting in Brandon. Rapid growth has caused the county was cited by board members as the reason a zoning plan is urgently needed.

"The way that our county is growing, we need somebody in place to protect the landowners who are already in the county, and those who will be moving in," District Four Clyde Morrelle said.

"Zoning not only protects you, it protects your neighbors, too."

A land-use plan would designate allowable land uses in different areas.

Without zoning rules, virtually anything can be built on land that lies outside of incorporated cities. With no rules in place, a free market to a KMART being built next door.

District Two Supervisor Larry Swales, who has backed the adoption of a zoning plan for years, says some rules are now a virtual necessity.

"It's coming," he said. "There is no doubt in my mind that we will have land-use zoning."

Because the five districts have one to consider, the Rankin plan would likely be crafted differently for individual districts.

"There will be some flexibility," Swales said. "I think that all the districts will basically be different 2-some way. Each district has its own characteristics, and [zoning] will be [zoned] for each situation."

A land-use plan was last considered here in 1994.

Strong opposition was voiced by members of the manufactured home industry and by some county residents, and the plan was eventually abandoned.

Subdivisions of that size have become regular business for the board," he said.

"That traffic flow will affect everybody in the whole area, as well as the State Hospital and the Central Mississippi Correctional Facility. We have to begin to plan better for those things."

Board members hope to craft a plan that will group similar-use lands—agriculture or residential, for instance—in clustering areas.

"I think that you will see areas around the cities that will be similar to what the cities have [zoned] now," Morrelle said.

Swales said the plan that is presented by the CMPDD will be closely examined by each supervisor before a vote is taken.

"I would think that by April or the first of May, we could have it fully implemented," he said.

"We are obviously a fast-growing county," Swales continued.

"We have a lot of tremendous assets and an opportunity to control its growth in a fashionable way.

"Establishing land-use planning will help us make sure that residential property values and commercial property values are protected. Those are the largest investments that most folks will ever make."

Zoning next step for county

Charles Bailey
Journalist

MAPPING THE COUNTY'S FUTURE- Officials will be working over the next several months to touch this general map for land development into a more distinct zoning plan for the county.

BRANDON- Although it will undoubtedly be a more complicated process, officials hope the implementation of a county zoning ordinance will be as relatively trouble-free as the adoption of a development plan proved to be.

The proposed Comprehensive Plan for Development—which provides a rough sketch of how officials predict land development will occur over the next 20 years—met with approval from landowners and developers, and was unanimously adopted in July.

A more difficult phase of the zoning process awaits supervisors and Central Mississippi Planning and Development District officials, who helped shape the county's Comprehensive Plan.

Supervisors say no timetable has been set for the adoption of a zoning plan, which would set building restrictions on all unincorporated land in Rankin County.

A procedure similar to the one that ultimately led to approval of the Comprehensive Plan will help guide officials through Phase Two of the zoning process.

Officials sought input from the public, from land developers and from members of the manufactured housing industry, and in all possible cases, worked out objections over proposed land uses in the Comprehensive Plan.

"We will do basically the same thing," said Board of Supervisors' President Carlo Martella.

"We'll work on it, have a public hearing, get their recommendations, then go back and modify it where we can," he said. "We're not going to pretend it, say 'This is it,' and just slam-dunk approve it.

"I will be in touch with builders, developers, manufactured home representatives, people from the farming community, and possibly, our mayors, to let them know what's happening around them."

Martella said that, in all cases where they are able to, the zoning designations along the borders of a city's corporate limits will be matched by county supervisors, who will work for the most part within their own districts.

Piece by piece, officials hope the zoning map that is assembled with most won't approval.

"We will have a map, a written text for people to look at, and plenty of opportunity for people to digest [the proposed plan]," said Board of Supervisors' attorney David Morrow, Jr.

"We will have a public hearing just like we did [with the development plan], and hopefully, people will have construction comments or suggestions. Then, we'll have a vote on it."

On the existing land-use map, 14 general land-use categories are in place for unincorporated areas of the county.

On an actual zoning map, an area that is currently mapped for residential use will be broken into more distinct categories, such as multi-family residential and single-family residential use.

"It will be a more complicated process," Morrow acknowledged. "With an [allowed (none)], there will be different allowed uses, and that information will be available and people will need to digest it as it effects their property."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



UNANIMOUS VOTE ENDS ZONING PROCESS- Rankin supervisors look over the county's proposed zoning ordinance prior to Friday's vote which put the new rules into place. Officials said after the meeting that a zoning director would be hired to hear individual requests on zoning actions. The rules, which govern construction in unincorporated areas of the county, take effect in late November.

Supervisors approve zoning rules

Most support concept of land-use planning

July 6

County to vote on land use

CAPACITY CROWD- Rankin supervisors were greeted by a standing-room-only crowd at last Thursday's public hearing on a proposed comprehensive development plan for the county. Officials said May 3, would be the first date that a vote to adopt, modify or reject the plan could be cast.

PREVIOUS PLANS

In 2003 the Rankin County Board of Supervisors began the development of a comprehensive plan and zoning ordinance. Throughout the planning process, the Central Mississippi Planning and Development District (CMPDD) facilitated work sessions and meetings with the Board of Supervisors and county staff in an effort to develop the Comprehensive Plan. The supervisors and planning staff also held meetings with homeowners associations, members of the Home Builders Association, and the Mississippi Manufactured Housing Association. The input of citizens and the above-mentioned associations was considered and, where appropriate, incorporated into the plan and zoning regulations. The result was the 2004 adoption of a Comprehensive Plan and Zoning Ordinance that has been widely embraced by citizens, as well as those who do business in Rankin County. The existence of zoning regulations in Rankin County provides for a stable environment for those looking to build a home and raise a family and also for those considering a major commitment such as moving their business or industry into the County.

Since the adoption of the first Rankin County Comprehensive Plan and Zoning Ordinance in 2004, there has been one update of the Comprehensive Plan (2010) and several revisions to the Zoning Ordinance, such as the addition of the Reservoir Community District. The Rankin County Land Use Plan was also incorporated into the Pearl River Valley Water Supply District (PRVWSD) Master Plan (2013) in an effort to better facilitate land use planning and controls on properties under both jurisdictions.

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ELEMENTS OF THE PLAN

Section 17-1-1 of the Mississippi Code defines a Comprehensive Plan as follows: "... a statement of policy for the physical development of the entire municipality or county adopted by resolution of the governing body..." As mentioned earlier, a comprehensive plan must include a minimum of four components in order to comply with the statute. These components are long-range goals and objectives, a land use plan, a transportation plan, and a community facilities plan. This plan goes beyond the required elements by including a separate chapter for the following topics: public input, population projections, and economic development. The goals and objectives are found throughout this plan as they pertain to the other elements as contained herein.

The goals and objectives of a comprehensive plan are made with respect to the future. Long-range community development plans help a community identify what it desires to achieve in the future. Section 17-1-1 of the Mississippi Code requires that the goals and objectives section of the plan address residential, commercial, and industrial development, as well as parks, open space, and recreation. Additionally, street and road improvements, public schools, and community facilities must be considered.

Chapter one contains the Public Input section. An important part of the planning process is to solicit citizen input. In an effort to gain input from the public, a short online survey was developed and stakeholders were asked to participate. The survey was advertised in the local newspaper as well as a local magazine.

The second chapter of this comprehensive plan is the Population Estimates and Projections. The County's historical population trends and projected population was analyzed in anticipation of future demands on land use, housing and schools.

The third chapter addresses Economic Development in Rankin County. Labor force, existing business inventory, housing, taxes and available land were all analyzed to gain an accurate picture of the economic conditions present in the County.

Chapter four of this Comprehensive Plan is the Community Facilities Plan. The Community Facilities Plan includes an inventory of schools, parks and recreation, public buildings and other county operated facilities.

The fifth component is the Transportation Plan. This plan classifies all existing and proposed streets and roads. The Transportation Plan covers the same time period that the Land Use Plan covers. Based on traffic predictions, the plan includes arterial, collector and local streets, and roads and highways, as defined by minimum rights-of-way and surface width requirements.

The final element of this plan is the Land Use Plan. This plan designates, in map and chart form, the proposed distribution and extent of land use for residential, commercial, industrial, and recreational lands, as well as public and quasi-public facilities and open space.

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HOW TO USE THIS PLAN

OVERVIEW As noted in the Introduction, a comprehensive plan serves as a policy guide for the physical and economic development of the community. It is to be used in making decisions regarding re-zoning, variances, special exceptions, and site plan review. It may also be used to aid in locating business, industry, and public facilities. Finally, it forms the basis of a zoning ordinance and capital improvements program.

Community planning does not attempt to replace market forces of supply, demand, and price but to shape and channel market forces by establishing certain rules for development and conservation. For example, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases.

According to state law, zoning and other land use regulations must be based upon a comprehensive plan. This means that zoning and subdivision regulations, at a minimum, must conform to the local comprehensive plan. The implication is that comprehensive plans must precede land use regulations in preparation and adoption.





Regulations that are consistent with, or conform to, a comprehensive plan must be consistent with a plan's policies, goals, and objectives as well as the land use plan map and the other plan elements. Even though there is generally not an exact identity between the land use plan map and the zoning map, the two should mirror each other as closely as possible. The reason for such consistency or compatibility is that the courts are likely to uphold land use decisions when these decisions are based on pre-existing plans.

"Haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs and property tax increases."

The goals and objectives element of the plan is used by the governing authority to have written, consistent policies about how the community should develop. The plan enables the legislative body to make decisions on development matters that arise, using a unified set of general, long range policies. The plan is supposed to serve as a practical working guide to the governing body in making decisions.

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The governing body uses the comprehensive plan to take action on two types of physical development matters: 1) measures which are specifically designed to implement the comprehensive plan (zoning ordinance, subdivision regulations, capital improvements program and budget, the official zoning map, and development plans), and 2) other measures which routinely require legislative approval (re-zoning cases, special exception/conditional use permits, variance applications, subdivision plats, site acquisitions, and public works projects). For both types, the plan should at least be consulted to see if it speaks specifically to the matter or provides any guidance as to how the matter should be handled. It should be remembered that the Plan may not indicate what action to take, nor will it answer all the questions which come before the governing body. It is not supposed to; its purpose is to serve as a generalized guide, which has the force of law in many communities.

USE OF THE PLAN The proponent or applicant for a zoning change must show that the proposed change is in conformance with the Comprehensive Plan. The applicant must also show that there is a public need for the kind of change in question, and that the need will be best served by changing the zoning classification of the property in question.

Usually, a re-zoning's conformance or nonconformance can be quickly established by looking at the Land Use Plan map. The colored designations of land use categories on the map should follow specific boundaries to be useful as a decision making guide. If an applicant's property falls on or near the boundary between a conforming and a nonconforming land use category on the Land Use Plan, the applicant should make a case that his particular proposal is consistent with the Plan to the nearest natural topographical boundary, or to the nearest street or property line. The applicant should also establish conformance with both the map and the text, if possible, and it is important that both the Plan and the facts showing conformance be placed into the record of the hearing.

All development proposals, as well as proposed re-zoning, would not only be reviewed in light of the standards set forth in the Zoning Ordinance, but also according to each element of the Plan. The Goals and Objectives would be checked against the proposal to determine if there are any conflicts. The Land Use Plan must be checked to see if the proposed re-zoning is in line with the



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designated land use category. For example, if a proposed re-zoning to a multi-family district is indicated, then the Land Use Plan must show a high density classification for that site. The proposed re-zoning must not be in conflict with the Transportation Plan's recommendations, nor with those of the Community Facilities Plan, both of which relate to capital improvements.

NONCONFORMANCE TO THE PLAN AND PLAN AMENDMENTS If the proposed change does not conform to the Plan, the Plan must be amended before the requested change in zoning classification can be approved. For all practical purposes, if an applicant submits a plan amendment application to change the designation of a parcel of land, he should also submit a re-zoning application. The application should explain exactly why a plan amendment and zoning map amendment are needed. The reason is that the Planning Commission should be informed as to the intent or the end result of the plan amendment so that they can make an informed decision. Most proposed plan amendments are in pursuit of re-zoning.

IMPLEMENTATION DEVICES Once the Plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans; they are zoning ordinances, subdivision regulations, and capital improvements programs. Other devices include official maps and specific development plans such as economic development plans. Comprehensive plans should be reviewed each year to see if they need revision. Plans should be completely revised/rewritten every five years to take into account changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrent plans. This is the concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of re-zoning. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place.



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GENERAL GOALS AND OBJECTIVES

The Rankin County Comprehensive Plan begins with a set of general goals. These are followed by more specific goals in the following chapters: Economic Development, Community Facilities, Transportation Plan, and Land Use Plan.

Among other things, this Comprehensive Plan is designed to:

- improve transportation;
- improve public safety;
- encourage economic development;
- prevent the overcrowding of land;
- continue to promote the high quality of living within Rankin County.

GOAL: To provide for an orderly arrangement of land uses in Rankin County.

OBJECTIVE: To encourage proper land use patterns and to enforce zoning laws to insure compatibility of land uses. By providing a mechanism through which development and redevelopment will be in accordance with the County's Land Use Plan.

OBJECTIVE: To recognize the desirability for separation of land uses into compatible types.

OBJECTIVE: To grade land uses by type, character, intensity and orientation with particular emphasis on the relationship between adjacent residential and commercial uses.

OBJECTIVE: To separate incompatible land uses and require buffering to reduce possible conflicts where different land use classifications adjoin.

GOAL: To guide and direct the development of the foreseeable future into desirable forms and patterns rather than inefficient sprawl.

OBJECTIVE: To prevent the inefficient use of land. By using the Comprehensive Plan as a guide to development, the desired land use pattern will be produced.

OBJECTIVE: To promote compatibility in land uses and to promote orderly expansion of urban growth to provide efficient use of resources.

OBJECTIVE: To coordinate land uses so as to create a functional and appealing image for the County.

OBJECTIVE: To protect and preserve property values.

GOAL: To use the Comprehensive Plan as a guide to future development.

OBJECTIVE: To make citizens, property owners and developers aware of the plan and its policies and recommendations.

OBJECTIVE: Develop an educational brochure that provides citizens and developers with information about the permitting process and zoning procedures.

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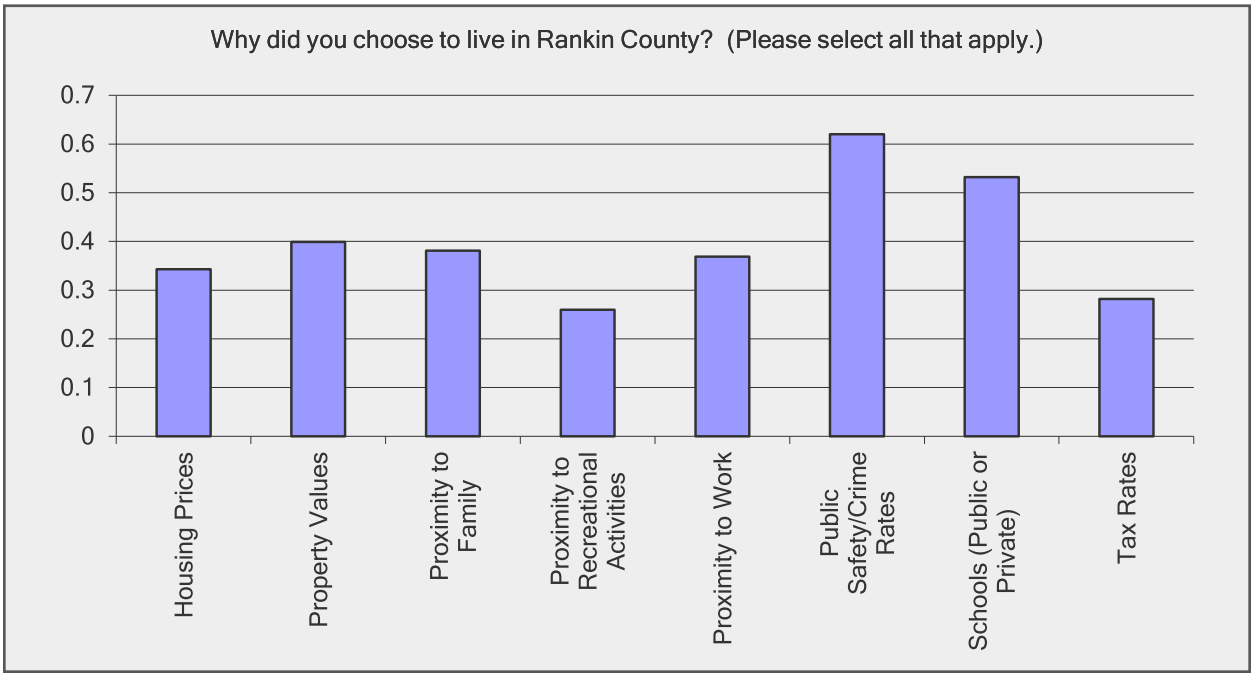
CHAPTER ONE: PUBLIC INPUT

The CMPDD utilized SurveyMonkey, a web-based survey collection tool, to solicit the public input. A link to the survey was posted on the Rankin County website. Additionally, the Rankin County News published an article asking readers to participate in the survey and the local magazine Hometown Rankin donated advertising space to solicit input. The survey requested input regarding where respondents live in the County, shopping options, recreational facility usage, use of health care providers and areas of concern in Rankin County. The survey responses help guide and have significant influence on the Goals and Objectives in each chapter of this Comprehensive Plan. A brief review of the survey results is presented below; however, more detailed analysis is included in each chapter. Complete results and the survey as distributed can be found in the Appendix.

Completed surveys were submitted by 863 individuals. Of those responding to the survey, 67.7% live in unincorporated Rankin County and 19.4% are Pearl River Valley Water Supply District (PRVWSD) leaseholders. The sample is fairly representative of the actual population based on the 2010 Census. 95% of the respondents are homeowners and 49.4% said they work inside Rankin County.

In answering the question, "Why did you choose to live in Rankin County?", the top answers selected were "Public Safety/ Crime Rates" (62%) and "Schools" (53%). Followed thereafter by "Proximity to Home/ Family" (40.5%) and "Property Values" (40%). Additionally, many comments were submitted indicating the "rural, small town setting" was a draw for the County.

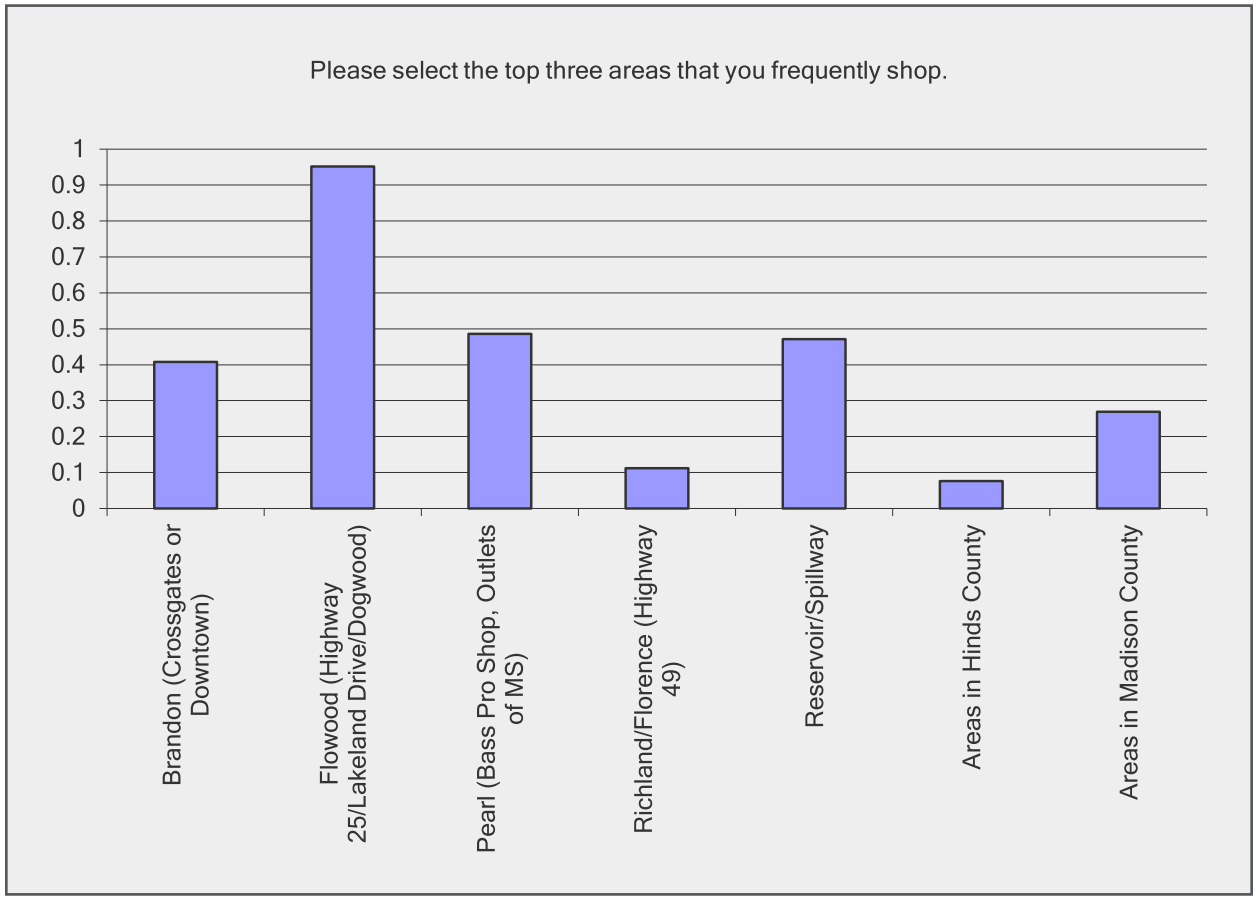
TABLE I-1: Selection



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Respondents were asked about shopping and recreational facility usage, as well. When asked to indicate their top three shopping destinations, nearly all (95%) selected the "Dogwood" area of Flowood. Nearly half (49%) selected Pearl, including the "Outlets of Mississippi," and another 48% selected the Reservoir/Spillway Road area. Responses regarding recreational facility usage in the past year suggests that most respondents (37%) use a municipal park and/or ball field complex. A nearly equal number (36%) have visited Trust-mark Park/Mississippi Braves.

TABLE I-2: Shopping







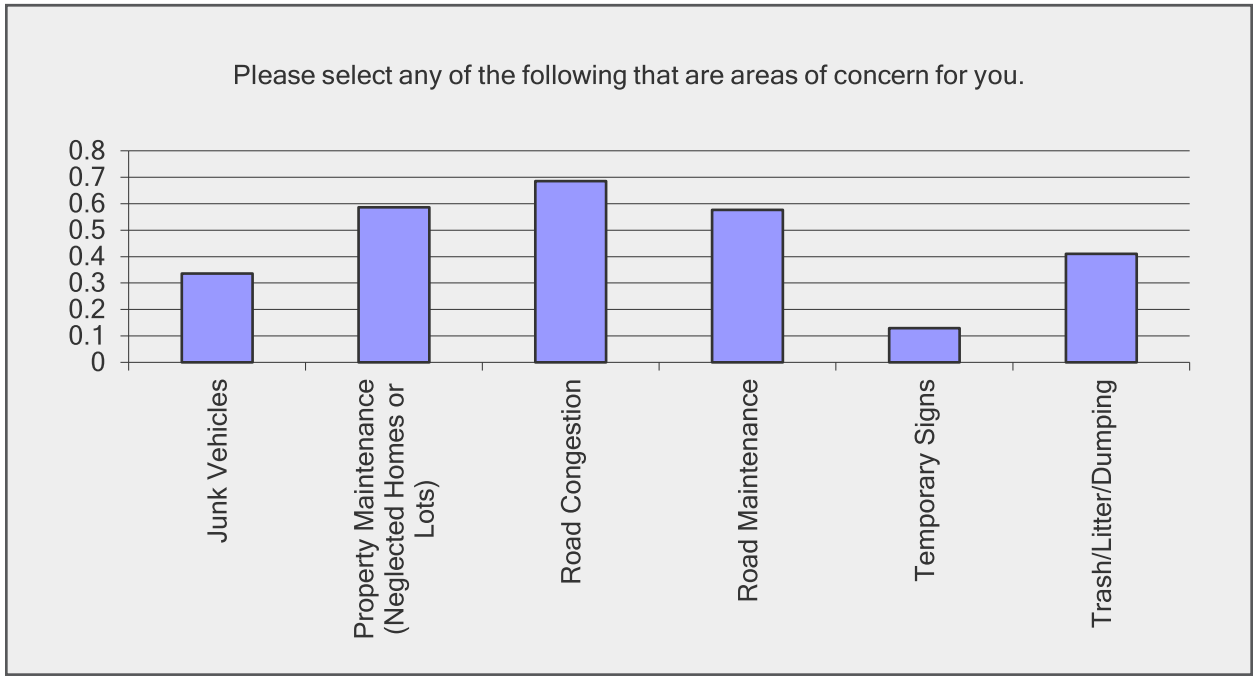


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Given the State of Mississippi's recent focus on expanding the health care industry and Rankin County's significant number of health care related businesses, respondents were asked if they utilized healthcare facilities or services located within the County. Nearly 85% use a pharmacy within the County. Over 70% of the respondents indicated that they use a primary care physician within the County, and 60% use a dentist within the County.

The survey concluded by asking about areas of concerns and general comments. While many of the comments received were regarding issues within a municipality, the majority indicated that road congestion, road maintenance, and property maintenance were their biggest concerns. Additional comments regarding protecting the rural areas from the rapidly growing suburban areas around the municipalities and PRVWSD property were received.

TABLE I-3: Concerns







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CHAPTER TWO: POPULATION ESTIMATES AND PROJECTIONS

Table II-1 contains historical population counts for Rankin County from 1970 through 2010. In 1970, Rankin County was the 12th most populated county in the state. By 1980, Rankin had moved to the 6th position in population and in 1990, Rankin had become the 4th most populated county. Since 1990, Rankin County has maintained its position as the 4th most populated county in the state.

TABLE II-1: County Population 1970-2010

County	1970 Pop	County	1980 Pop	County	1990 Pop	County	2000 Pop	County	2010 Pop
Hinds	214,973	Hinds	250,998	Hinds	254,441	Hinds	250,800	Hinds	245,285
Harrison	134,582	Harrison	157,665	Harrison	165,365	Harrison	189,601	Harrison	187,105
Jackson	87,975	Jackson	118,015	Jackson	115,243	Jackson	131,420	DeSoto	161,252
Washington	70,581	Lauderdale	77,285	Rankin	87,161	Rankin	115,327	Rankin	141,617
Lauderdale	67,087	Washington	72,344	Lauderdale	75,555	DeSoto	107,199	Jackson	139,668
Forrest	57,849	Rankin	69,427	Forrest	68,314	Lauderdale	78,161	Madison	95,203
Jones	56,357	Forrest	66,018	Washington	67,935	Lee	75,755	Lee	82,910
Lowndes	49,700	Jones	61,912	DeSoto	67,910	Madison	74,674	Lauderdale	80,261
Bolivar	49,409	Lowndes	57,304	Lee	65,579	Forrest	72,604	Forrest	74,934
Lee	46,148	Lee	57,061	Jones	62,031	Jones	64,958	Jones	67,761
Warren	44,981	DeSoto	53,930	Lowndes	59,308	Washington	62,977	Lowndes	59,779
Rankin	43,933	Warren	51,627	Madison	53,794	Lowndes	61,586	Pearl River	55,834

TABLE II-2: Growth Rate 1970-2010

County	1970-2010 GR	County	1980 GR	County	1990 GR	County	2000 GR	County	2010 GR
DeSoto	349.4%	Rankin	58.0%	Hancock	29.7%	DeSoto	57.9%	DeSoto	50.4%
Lamar	266.0%	Lamar	56.6%	Madison	29.3%	Madison	38.8%	Lamar	42.5%
Rankin	222.3%	DeSoto	50.3%	Lamar	27.7%	Hancock	35.3%	Stone	30.6%
Madison	220.1%	Hancock	40.9%	DeSoto	25.9%	Rankin	32.3%	Madison	27.5%
Hancock	152.7%	Madison	39.9%	Rankin	25.5%	Greene	30.1%	Rankin	22.8%
Stone	119.6%	Jackson	34.1%	Lee	14.9%	Lamar	28.4%	Lafayette	22.2%
Pearl River	100.8%	Lafayette	28.3%	Pearl River	14.6%	Stone	26.7%	George	17.9%
Lafayette	95.8%	Oktibbeha	25.3%	Stone	10.6%	Pearl River	25.6%	Tunica	16.8%
George	81.2%	Lee	23.6%	Perry	10.1%	Lafayette	21.7%	Pearl River	14.8%
Lee	79.7%	Tishomingo	23.4%	George	9.0%	Pontotoc	20.2%	Tate	13.9%
Pontotoc	72.5%	George	22.8%	Oktibbeha	6.5%	Issaquena	19.1%	Leake	13.7%
Greene	68.5%	Marshall	21.9%	Tate	6.5%	Tate	18.4%	Pontotoc	12.1%

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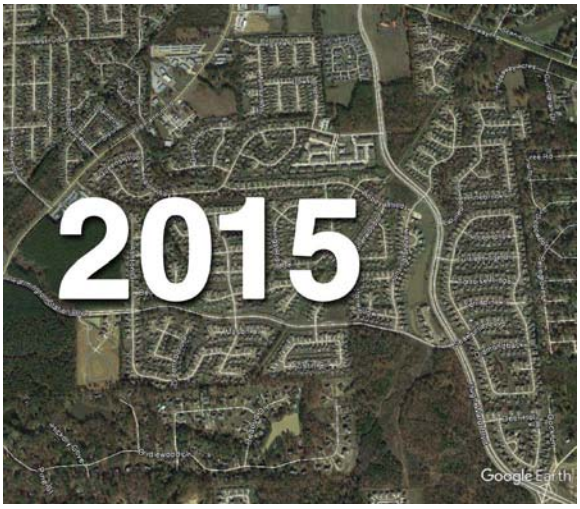
Rankin County had the 3rd highest rate of growth for that time period. Rankin County was also consistently in the top 5 counties for growth rate each decade between 1970 and 2010. Currently, Rankin is the fourth largest populated county in the state.

For the decades of 1990, 2000 and 2010, the U.S. Census Bureau population counts show the percent of population residing in unincorporated Rankin County at 53%, 54% and 52% respectively. As noted in the County's 2004 Comprehensive Plan, 57% of the County's total population growth for the period of 1990 to 2000 was in the unincorporated areas. For the period of 2000 to 2010, the unincorporated County's share of growth dropped to 47%. However the rate of growth remained high for all areas of the County for that same time period (2000-2010). The rate of growth was 23% (total county), 20% (unincorporated county) and 26% (incorporated county). The difference in the unincorporated share of growth may be attributed to municipal annexations in high growth areas.

TABLE II-3: Population Counts

COUNTY/CITY	1990	2000	2010
Rankin County	87,161	115,327	141,617
Brandon	11,077	16,436	21,705
Florence	1,831	2,396	4,141
Flowood	2,860	4,750	7,823
Pearl	19,580	21,961	25,092
Pelahatchie	1,553	1,461	1,334
Puckett	360	354	316
Richland	4,014	6,027	6,912
Unincorporated Rankin County	45,886	61,942	74,294





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Table II-4 contains population counts, estimates, and projections for Rankin County. These Projections are in ten-year increments from 1980 to the Comprehensive Plan target year 2040. The projections for the County were generated using a linear regression technique and assumes that past growth trends will continue into the future.

TABLE II-4: Population Projections

	Linear Reg	
Year	Population	% Change
1980	69,427	
1990	87,655	26.25%
2000	115,327	31.57%
2010	141,617	22.80%
2020	164,567	16.21%
2030	188,991	14.84%
2040	213,415	12.92%

As noted in the historical population trends, as well as the projected population for Rankin County, there is a high demand for residential land and a corresponding demand for commercial properties as well as public infrastructure. This growth also creates a demand on transportation facilities including not only roads and highways, but also pedestrian and bicycle facilities. Because of this demand on the increasingly limited resource of land, it is imperative that Rankin County continue to implement good land use planning and exercise of zoning controls.

Based on the Department of Revenue data and local sources, the millage rates in unincorporated Rankin County are comparable to and, in some cases less than, the rates of the top five populated counties and the three-county metro area. Low tax rates, combined with highly rated public schools and excellent law enforcement and emergency services, have consistently contributed to Rankin County's growth decade after decade.



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CHAPTER THREE: ECONOMIC DEVELOPMENT

Goals and Objectives

GOAL: To make the County a healthy, safe and convenient place to live and work, and to provide a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural, and service functions.

OBJECTIVE: To ensure that future development will be in the best interest of the County and its citizens, measures will be taken which will generally improve the quality of life of the citizens of this County.

GOAL: To retain and expand existing businesses located within Rankin County, and to attract new businesses to the County that complement existing businesses and meet the needs of the community.

OBJECTIVE: To partner with existing business organizations, such as the Chamber of Commerce and Rankin First, to foster a business friendly environment.

OBJECTIVE: To continue to work in partnership with Rankin First and municipalities to facilitate the recruitment and retention of business and industry in the County.

OBJECTIVE: To designate an Economic Development Site Visit Team who will serve as the first point of contact for prospective businesses.

OBJECTIVE: To partner with businesses and industry to fund necessary infrastructure improvements through available grants, loans, or funding strategies such as Tax Increment Financing.

OBJECTIVE: To maintain a diverse business mix to provide services and employment opportunities to all citizens of Rankin County.

GOAL: Continue to promote new industrial development.

OBJECTIVE: Continue to provide well-located sites adequately served by highways, railroads, utilities and services for new industrial development.

GOAL: To provide for quality educational opportunities for all students.

OBJECTIVE: To continue to support the Rankin County School District and all schools within the County in the growth of educational opportunities for children.

OBJECTIVE: To encourage the utilization of Hinds Community College's campus in Rankin County to provide workforce training.

GOAL: To encourage the provision of an adequate housing supply that meets all needs.

OBJECTIVE: To provide a mix of residential densities in the County to suit different needs and markets, ranging from patio homes to large lot estates.

OBJECTIVE: To maintain and enforce land development regulations, specifically the Land Use Plan, Zoning Ordinance, and Subdivision Regulations, to ensure that the physical growth of the County supports the housing needs of all residents.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



In a strict, traditional use, the term economic development means the process and policies a government uses to improve the economic, political, and social well-being of its people. It creates conditions for economic growth and improved quality of life. Economic development is generally assumed to be the attraction and retention of employers within a given jurisdiction. However, economic development encompasses significantly more than just commercial and industrial development or jobs. Economic development activities in partnership with land development regulations help build a high-quality community where citizens can live, work, and play. This chapter will first inventory and analyze what is currently within the County, then it will set a vision of what is needed and desired for the future.

Local governments are key players in economic development by offering services, infrastructure, and financial assistance to help spur job growth. Many governments, including Rankin County, partner with private and/or non-profit economic development groups, such as Rankin First, to provide such services and assistance. In return, a healthy economy generates tax revenues that allow the local government to provide services. While Rankin County does not receive sales tax revenues, increases in property values, both real and

"It creates conditions for economic growth and improved quality of life."

personal, generate additional tax revenues for the County.

Residents of Rankin County benefit from a diverse mixture of employment opportunities, which allows them to provide for their families and reinvest in the local community. In recent years, many local governments and even state and federal programs have placed a significant importance on "high-quality, high-wage jobs." This type of job certainly has the ideal characteristics that a growing, wealthy community would desire; however, it is important to note the diversity of the County's population and their needs. An economy without a service or retail sector would cause significant investments and income to leave the County.

Rankin County residents should be able to find gainful employment based on their skill or knowledge, housing that is affordable for their income, and the services to meet their basic, and ideally advance, needs. Income that is earned and reinvested within a community creates growth, income that is invested in another community, grows that community. Based on the following analysis, Rankin County's economy is self-sufficient with very little leakage to neighboring jurisdictions. However, it is vital that the County work to maintain this economy.



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LABOR FORCE A community's labor force is comprised of all individuals over the age of 16 that have or are actively seeking a job that are not serving in the military or are not institutionalized. The U.S. Bureau of Labor Statistics tracks and reports on the labor force in each county on a monthly basis. This data is an estimate and does not include the self-employed or those working for non-profit or religious organizations. However, this information is the most accurate source of labor data available. As such, it is noted that Rankin County's labor force has grown from 70,860 in 2010 to 75,000 in 2016. There were approximately 66,000 employed individuals in the labor force in 2010 and 71,450 in 2016. During this time, the unemployment rate within the County has dropped from 6.9 to 4.1. Table III-1 compares the data of Rankin County to that of the Jackson Metropolitan Statistical Area (MSA), which accounts for Copiah, Hinds, Madison, Rankin and Simpson Counties, and the State of Mississippi.

TABLE III-1: Rankin County Comparisons

	2010			2016		
	Rankin County	Jackson MSA	State of MS	Rankin County	Jackson MSA	State of MS
Labor Force	70,860	266,750	1,306,600	74,490	271,080	1,248,600
Employed	66,000	243,450	1,170,900	71,450	257,120	1,205,400
Unemployment Rate	6.9	8.7	10.4	4.1	5.1	6.2

SOURCE: Mississippi Department of Employment Security

Rankin County's unemployment rate has remained consistently lower than the region and the state. The County's labor force grew at a rate (5%) higher than that of the region (1%), while the State's labor force decreased in size. A strong, working labor force is the foundation to a strong economy.

Educational attainment is also important to a strong labor force. According to the American Community Survey data from 2014, approximately 90% of Rankin County's population over the age of 25 has at least a high school degree. Furthermore, nearly 29% of the same population has a bachelor's degree or higher. In contrast, 80% of the State of Mississippi's population over the age of 25 has at least a high school degree, and 20% has a Bachelor's degree or higher. A labor force must have diversity in education and training as well. In this case, it is apparent that the labor force of Rankin County is well-educated as the significant majority graduate high school; however, there remains an appropriate range of educational attainment to match the existing industry-sector mix of the County.



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COMMUTE PATTERNS The labor force of Rankin County is not limited to the political boundaries that define the County. Residents may commute out of the County for employment, and other workers may commute into the County. Commuting patterns as analyzed by the U.S. Census Bureau address this issue. According to 2006 – 2010 American Community Survey data, 33,300 workers live and work in Rankin County. An additional 24,000 workers commute into Rankin County for employment. Bringing the total work force (individuals actively holding employment) to approximately 57,300. Approximately 33,000 individuals residing in Rankin County commute outside the County for work.

The respondent sample of the Comprehensive Plan survey is nearly representative of the U.S. Census commuter pattern data. Nearly half indicated that they worked in Rankin County, while 40% said they worked outside of Rankin County. The remaining 10% were retired or unemployed. Of those that reported to work outside of the County, over 65% work in Hinds County and 26% work in Madison County.

In the perfect economy, the County's labor force would be able to provide the labor necessary to fill all employment opportunities and there would be adequate opportunities within the County to provide employment for all. This would mean that the economy was so diverse that it provides employment opportunities for every skill level, from entry-level, trade skills to high-level, professional skills. Furthermore, the educational attainment of the labor force meets the needs of the employers.

BUSINESS INVENTORY An inventory of businesses operating in Rankin County, both within the incorporated and unincorporated areas, was compiled from local data sources, Rankin First, and a national database, Hoover's Inc. The top five sectors for total number of businesses are listed in TABLE III-2.

TABLE III-2: Businesses

Sector	Number of Businesses
Business Services	1,568
Professional Services	833
Retail	827
Construction	662
Medical and Dental	513
COUNTY TOTAL	8,057

SOURCE: Hoovers, CMPDD

The business services sector includes any corporation or business that provides management or product services to other businesses. For example, landscaping, waste management, printing and duplicating production, employment agencies, and general consulting are included in this sector. Many of these businesses are smaller

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in scale. Professional services includes accounting/payroll, legal, marketing, architectural/engineering, and computer services. These businesses typically require a degree in a specific field and are "higher skilled." The retail sector represented in this list does include big-box retailers, grocery stores, clothing, home goods, etc. but does not include accommodations or food services. Commercial and residential building construction, as well as public utility and roadway construction, are included in the construction sector. Similar to business services and professional services, the construction sector typically has fewer employees per business. The medical and dental sector should be noted as it confirms Rankin County's presence as a medical leader in the region. While no single industrial-type sector, such as manufacturing, transportation, and warehousing, ranked in the top five, it is worthy of noting that when all industrial-type classifications were combined, there are 945 such businesses in Rankin County.

TABLE III-3: Employees

Sector	Employees
Retail	8,304
Business Services	7,018
Finance and Insurance	6,742
Medical and Dental	5,980
Government	5,495
COUNTY TOTAL	73,606

SOURCE: Hoovers, CMPDD

The retail sector is reported to have the highest number of employees, followed by business services, and finance and insurance. The finance and insurance sector includes banks, lenders, investment firms, insurance agencies, and insurance providers. Medical and dental, along with government, round out the top five sectors by employment. Government is local, state or federal government operations, but does not include any education-related employment.



The Rankin County School District is the largest single employer in Rankin County and is followed by the Mississippi State Hospital, according to Rankin First. When

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public sector employers are excluded, the largest employers are a transportation firm, a hospital and clinic facility, health insurance provider, a "big-box" retailer, and a second hospital and clinic facility. Yet again, the diversity of Rankin County's economy continues beyond overall sectors and reaches individual firms.

"Data indicates that the County is not solely dependent on a single sector or sub-sector for employment and investment."

This data indicates that the County is not solely dependent on a single sector or sub-sector for employment and investment. There is diversity in the economy of Rankin County, which is known to help weather downturns in a given sector. For example, a community whose three largest employers were auto manufacturers faced significant disinvestment when the automotive industry collapsed. The diversity of Rankin County's economy should insulate the County from such events.

Traditionally, health care has been viewed as a service industry and not vital to a local economy. This traditional view has been refuted by Governor Phil Bryant and the State of Mississippi. At the Governor's direction, an economic impact analysis of the health care sector in Mississippi, "Blueprint Mississippi Health Care," was conducted and released in 2012. Since the results of this study were released, the health care sector has been elevated to a "Target Industry" for the State. It is known that a new physician creates approximately 21 jobs and more than $2 million in revenues for a community. Not all 21 jobs are located within the physician's office. Many are indirect jobs such as pharmacies, retail stores, or home health facilities. Additionally, when new businesses are looking to locate and invest in a community, access to all levels of health care is very important.



Furthermore, as discussed previously, the labor force in Rankin County must also be very diverse to meet the needs of existing business and industry. There are a significant number of "high-skill, high-wage" professional opportunities as well as entry level positions. An economy that lacks either diversity, also lacks the ability to meet the needs of its residents.

This idea of a self-sufficient economy was supported by data collected in the online survey associated with the development of the Comprehensive Plan as well. Nearly 50 percent of respondents work in Rankin County, and only a third indicated that one of their top three shopping destinations was outside the County. Finally, in regards to health care, nearly 85 percent use a pharmacy, 72 percent use a primary care physician, and 60 percent use a dentist within the County.

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HOUSING The housing market within Rankin County continues to grow and expand, and additional demand is projected based on the population projections. Utilizing the population projections as discussed in Chapter Two, along with historic persons-per-household and occupied housing unit data from the Census for the entire County, a demand for additional housing units is noted. Based on this assumption, the following table projects population and housing needs for the entire County, incorporated and unincorporated areas, through 2040.

TABLE III-4: PROJECTED HOUSING UNITS, RANKIN COUNTY, 1990 - 2040

YEAR	OCCUPIED HOUSING UNITS	PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED PERSONS PER OCCUPIED HOUSING UNIT	PROJECTED POPULATION	PROJECTED HOUSING NEED (IN DWELLING UNITS)
1990	29,858	2.94			
2000	42,089	2.74			
2010	52,836	2.68			
2020			2.68	164,567	61,406
2030			2.68	188,991	70,519
2040			2.68	213,415	79,632

Source: U.S. Census Bureau and Central Mississippi Planning and Development District.

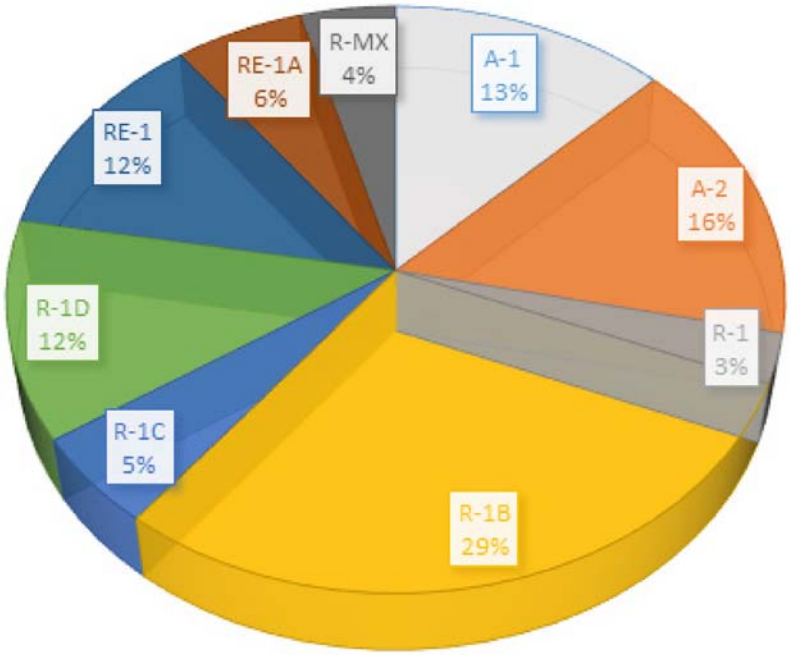
Additionally, both new construction permits for the unincorporated areas and real estate data indicates that the County's market is not oversaturated with existing housing and there is a demand for additional housing units. In the period from 2010 to 2015, there were nearly 1,700 building permits issued for the construction of single family, site built homes in the unincorporated areas. An additional 800 permits were issued for manufactured homes during this period. On average, there were 425 new units added each year.



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An additional analysis was conducted on the location of these new homes. Nearly half of all new housing units permitted during this period were constructed in more dense residential zones (R-1, R-1B, R-1C and R-1D), while 25% of the new units were constructed in agriculture zones (A-1 and A-2) and the remaining 25% were constructed in larger-lot residential estate zones (RE-1 and RE-1A). The more dense residential zones are located immediately adjacent to the municipalities and the PRVWSD. The residential estate areas serve as a buffer from the dense municipal development and the agriculture zones which are located farthest from municipalities.

PERMITS BY ZONE



The new housing units in the unincorporated areas of the County have approximately 1,900 square feet on average. The average square footage of new housing units tended to increase over this five year period. It is important to also consider the statistical median and mode when analyzing the square footage of new housing units. The average can be influenced by outliers, or a single data point that is extremely low or extremely high. The median and mode are not impacted as significantly by such data points. The median is the absolute middle in a list of numbers, while the mode is the most frequently used number within the list. The median reduces the typical square footage but the trend of increasing square footage each year continues.

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Rankin County

Building Permits Issued: 2010 - 2015 Single Family Residential

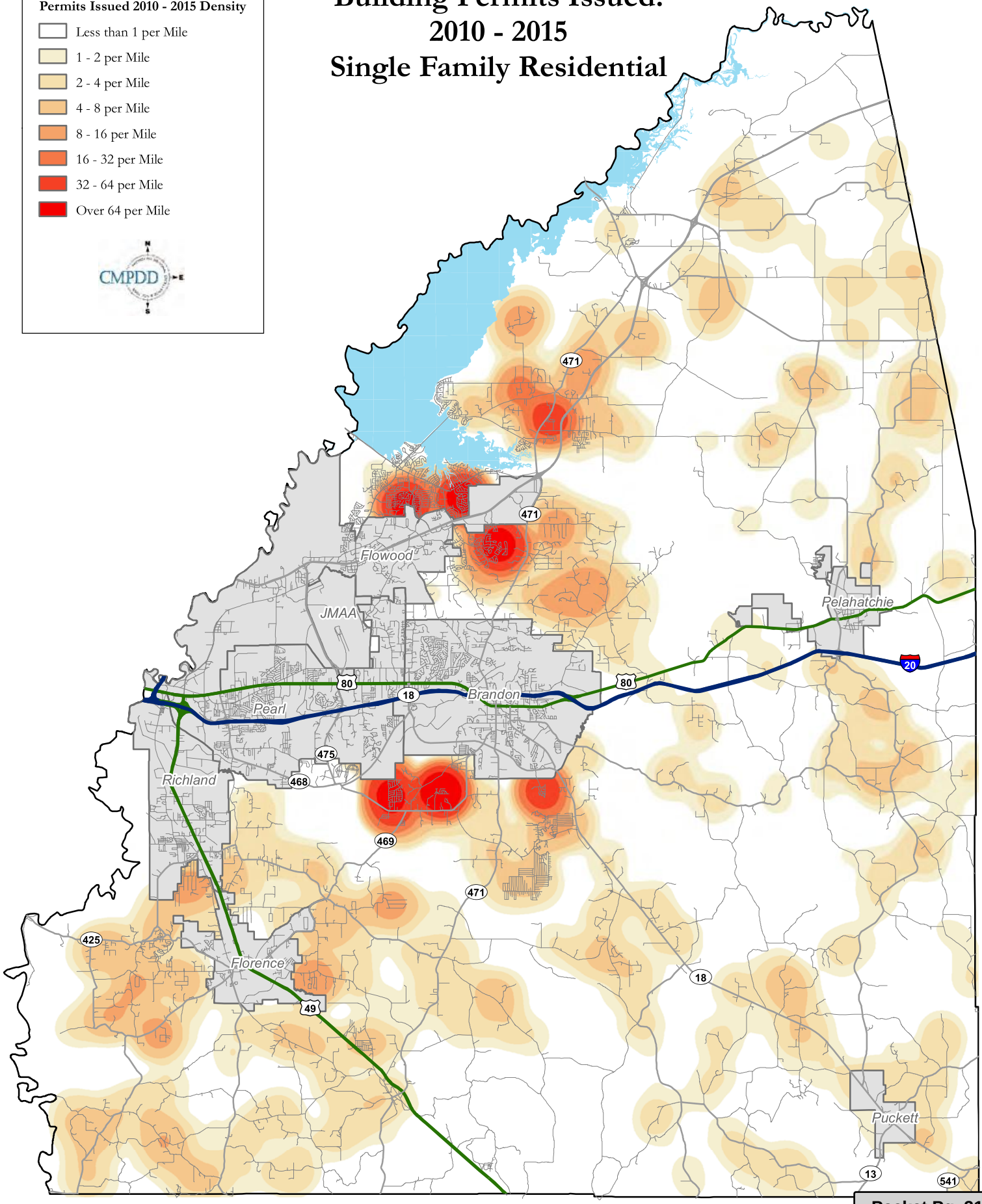
Legend

Single Family Residential

Permits Issued 2010 - 2015 Density

- Less than 1 per Mile
- 1 - 2 per Mile
- 2 - 4 per Mile
- 4 - 8 per Mile
- 8 - 16 per Mile
- 16 - 32 per Mile
- 32 - 64 per Mile
- Over 64 per Mile

CMPDD



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TABLE III-5: Square Footage by Year

	Site Built			Modular/Mobile/ Manufactured			All Residential		
Year	Average SF	Median	Mode	Average SF	Median	Mode	Average SF	Median	Mode
2010	2,051	1,754	1,215	1,529	1,280	1,280	1,951	1,654	1,280
2011	1,888	1,691	1,396	1,476	1,280	1,280	1,755	1,567	1,280
2012	1,972	1,731	1,334	1,407	1,280	1,280	1,842	1,585	1,280
2013	2,043	1,893	1,479	1,466	1,280	1,280	1,904	1,657	1,280
2014	2,129	2,014	1,410	1,651	1,316	1,280	2,029	1,957	1,280
2015	2,145	2,015	1,812	1,985	1,792	1,568	2,137	2,015	1,812

Source: Rankin County Community Development Department

The square footage of the new housing units based on data reported on building permits issued by the County's Community Development Department between 2010 and 2015 was also analyzed by zoning classification. Within the agriculture zones (A-1 and A-2), the average square footage was 1,980 square feet. The median was 1,860 square feet. In residential estate zones (RE-1 and RE-1A), the average increased slightly to 2,000, while the median was 1,900. In the more dense residential zones (R-1, R-1B, R-1C, and R-1D), the new housing units had an average square footage of 1,795, and a median square footage of 1,610. Based on this data, housing units constructed on smaller lots in the dense residential areas were smaller in size as well. The larger lots within the residential estate zones and agriculture zones produced greater square footage within the housing units.

TABLE III-6: Square Footage by Zone

	Site Built		Modular/Mobile/Manufactured	
Zone	Average SF	Median	Average SF	Median
A-1	2,221	2,120	1,627	1,280
A-2	2,461	2,338	1,540	1,280
R-1	2,957	2,849		
R-1B	1,781	1,631		
R-1C	1,603	1,568		
R-1D	1,649	1,492		
RE-1	2,773	2,730	1,315	1,280
RE-1A	2,271	2,144	1,494	1,280
R-MX	1,618	1,326	1,032	1,446

Source: Rankin County Community Development Department

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



According to the Central Mississippi Multiple Listing Service, which is the association of real estate professionals in the 10-county Central area including Rankin County, the number of homes for sale in the region has decreased over the past year. However, in Rankin County, the number of homes for sale in July 2016 was one percent higher than in July 2015, but it is 13 percent lower than July 2014. A decline in homes for sale suggests that the market is favorable to sellers and additional housing units may be needed. Additionally, the "month's supply" of homes, which is the amount of time it would take for all available homes to be purchased if no new homes are added to the market, has decreased as well. In July 2016, Rankin County had a supply of 5.2 months. This data indicates that the supply of available homes is decreasing, thus the demand for housing in Rankin County is increasing.

Furthermore, the median sales price has grown from $154,900 in 2013 to $169,700 in 2016. The median sales price for the Hinds, Madison, and Rankin Counties region was $153,000 in 2013 and $172,500 in 2016. The median sales price in Rankin County is very similar to the three-county median price. An increase in median sales price may indicate a shortage of available housing. Based on the table below one can see this trend, as the inventory has decreased, the median sales price has increased.

TABLE III-7: Real Estate Summary

Area	Median Sales Price			Inventory		
	2013	2016	% Change	2013	2016	% Change
Hinds	$90,000	$121,500	35%	1,378	1,189	-13.71%
Madison	$212,750	$232,000	9.04%	788	819	3.93%
Rankin	$154,900	$169,700	9.55%	912	821	-9.97%
3-County	$153,000	$172,500	12.75%	3,078	2,829	-8.09%

Source: Central Mississippi Multiple Listing Service

An increase in housing cost can represent two situations. One, as supply decreases and demand increases, the consumer is willing to pay more for the good, which increases the price. Secondly, it can mean that the overall value of properties in Rankin County are increasing. Both indicate a strong housing market and a strong growth economy for Rankin County.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

A comparison of homes for sale by zip code in Rankin County supports the trends noted in new home construction as well. The 39047 zip code, which is located in unincorporated Rankin County and immediately adjacent to municipalities and PRVWSD, saw the greatest number of homes for sale, new listings, and closed sales. The average square footage of homes within this geographical area was also smaller than those located in the less dense areas of the County, based on previous analysis of building permits within each zoning classification. The median sales price for homes tended to be higher than the price of those located in zip codes in rural areas. This supports previous assumptions that the demand for housing units near municipalities is extremely strong.



Overall the housing market in Rankin County is very strong. There is a significant demand for additional housing units, which will help to stabilize the increasing median sales price. Specifically, the greatest demand for housing is within the areas adjacent to the municipalities and PRVWSD as these areas are highly appealing to many buyers. This may be a result of municipal-like services without the additional cost of municipal taxes, as well as, the relatively short distance to goods and services. However, the County is seeing demand for housing in the rural areas as well. Many are seeking a rural lifestyle within 30 miles of the employment nodes of Central Mississippi.



TAXES While a direct comparison of tax rates has not been conducted, a review of data provided by the Mississippi Department of Revenue suggests that tax rates are similar between Hinds, Madison, and Rankin Counties. A strong housing market and business investments will assist the County in maintaining these reasonable tax rates. The taxing rate, or millage rate, is set based on the overall value of taxable property within the County and the County's budget. If the value of property within the County increases, the tax rate can be lowered. Low tax rates are favorable for property owners; therefore, private investment, especially in the business sector, grows.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



LAND A comparison of developed lands and undeveloped lands was completed to ensure that there is ample land to meet future development needs within each land use category. Overall, only 21 percent of Rankin County is developed; as such, there are ample lands available in each category for development. By adopting a Comprehensive Plan, which includes a Land Use Plan, and enforcing the County's Zoning Ordinance, the County is positioned to guide future development. This prevents the overcrowding of lands, incompatible land use conflicts, and rapid conversion of farmlands.

In regards to recruitment of large industry to Rankin County, it is vital that lands be designated for light and heavy industrial uses along major thoroughfares and railroads, and near existing infrastructure. There is currently 2,300 acres of vacant lands designated for such uses. It is recommended that the County work through its economic development partners to identify and secure options on potential large-tract sites suited for industrial development. Furthermore, the availability of commercial lands is vital to support the service needs of future residential growth in Rankin County and in surrounding, more rural counties whose residents shop and utilize services in Rankin County.

Proper growth is desired, but the conversion of farmlands and overcrowding of lands is undesirable. Many noted in the Comprehensive Plan survey that they chose to live in Rankin County because of its rural nature. Therefore, it is imperative to preserve the rural, agriculture based areas of the County. Currently, there are nearly 14,400 acres of land designated for low, medium, and high-density residential development that is vacant. Additionally, there is approximately 95,000 acres, which are vacant, in the larger-lot, residential estate category. The residential estate category serves a buffer between the more densely populated areas and the rural, agriculture areas. Finally, it is noted that there is approximately 210,000 acres of undeveloped agriculture lands. While considered undeveloped because these parcels lack physical improvements, such as homes, much of this land is active, productive farmlands. As such, it is recommended that these areas be strictly protected from encroaching sprawl and urban growth.

"Much of this land is active, productive farmlands."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

CHAPTER FOUR: COMMUNITY FACILITIES PLAN

GOALS AND OBJECTIVES

GOAL: Continue to provide public facilities and services in a cost efficient manner and in a manner that makes public facilities accessible and convenient to the County's inhabitants.

OBJECTIVE: Continue to foster a well-funded and cost efficient school system that will insure quality education for all citizens of Rankin County.

OBJECTIVE: To develop plans for needed public facilities; to acquire land appropriate in character at the proper time; and to encourage their continued development, maintenance, and optimum use by the public to meet the needs of today and of the future.

GOAL: Continue to promote and encourage the efficient use of existing infrastructure and encourage the development of new infrastructure where needed.

OBJECTIVE: Continue to encourage developers to work with municipalities to provide water and sewer service where developments are built near municipalities.

GOAL: Continue to commit to the enhancement of the overall community by providing safe, well-maintained, and steadily-improving facilities that promote activities for the well-being of citizens of all ages.

OBJECTIVE: Continue to work cooperatively with municipalities and athletic associations in order to provide recreation facilities.

GOAL: To provide a law enforcement system that supports the continuation of the County's low crime rate.

OBJECTIVE: Continue to provide the Sheriff's Office with adequate facilities and equipment to meet the needs of that Office and to ensure public safety.

OBJECTIVE: Continue to provide adequate court and jail facilities.

GOAL: Continue to provide adequate fire protection for unincorporated Rankin County.

OBJECTIVE: Continue to work with the various fire districts to support the system of volunteer fire departments throughout the County.

OBJECTIVE: Continue to support improvements that would lower the fire insurance rating throughout Rankin County.

GOAL: Continue to address the effects of storm water runoff.

OBJECTIVE: To continue to implement the County's Stormwater Phase II Program.

OBJECTIVE: To continue to explore the feasibility of the creation of a Drainage District.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

PUBLIC BUILDINGS AND FACILITIES

The County seat, which is located in the City of Brandon, houses the majority of the County's administrative buildings. Over the past few years, the County has renovated many of their existing buildings to meet the growing needs of the County as well as constructed several additional properties. Currently, the County is initiating the construction of a new Chancery/ Justice Courthouse.

COURTHOUSE ANNEX The Courthouse Annex was remodeled to accommodate its current utilization in 1990 and is 22,300 square feet. The Annex houses the Board of Supervisors, County Administrator, Chancery Clerk and land records, Tax Assessor and Tax Collector. There are approximately 64 employees in the Courthouse Annex. Limited office and storage space has been and continues to be an issue at this location.



CHANCERY COURT The current Chancery Court building is located at 203 Town Square. The building is of unknown age and is only 7,400 square feet. It is beyond its useful life expectancy and has long been inadequate for office and space needs as well as parking. The building is also not fully compliant with the Americans with Disabilities Act (ADA). Due to the inadequacy of the current facility, the Board of Supervisors is building a new Chancery/Justice Court facility just north of the current location. The new facility will be around 55,000 square feet and will have ample parking.



JUSTICE CENTER The Justice Center was built in 1990 and is 15,000 square feet. Located within the Justice Center building is the Circuit Court, Circuit Clerk, District Attorney, Information Technologies (IT) and Purchasing. While overall space is adequate, the facility is now at maximum capacity.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



OLD COURTHOUSE The Old Rankin County Courthouse was constructed in 1925 and is currently still in use. Parking for staff and the public is very limited at this building and spillover parking tends to go to the Justice Center located on the east side of the Old Courthouse. Another area of concern is the electrical power supply to this facility due to the age of the building.

With the construction of the new Chancery/ Justice Court facility, it is anticipated that the Old Courthouse will no longer be utilized daily by any county departments.

SHERIFF'S OFFICE AND DETENTION CENTER The Sheriff's Office and Detention Center is an 84,944 square foot facility that was built in 2000 with additions completed in 2009. The Sheriff's office employs 216 persons and has 40 reserve deputies. The current jail capacity is 500 persons. The Juvenile Detention Facility, which was built in 2011, is located in Pelahatchie and has more than adequate capacity.



Plans are to build an addition to the current adult detention facility to add 100 beds, office and storage space, on-site medical and dental facilities with a secure sick bay, and a female only facility. Land is available for expansion or new buildings to the east of the existing facilities. Plans are also to build a 100 bed misdemeanor facility on a yet to be determined site.



The Sheriff's Office also maintains a FEMA safe room located on Marquette Road in Brandon. The FEMA safe room, located next to the multi-purpose facility, was built in 2014 and has a capacity of 1,200 persons. The Safe Room was built to FEMA design and construction standards and can withstand 250 mph winds. When not in use during severe weather, the 6,250 square foot facility is available to the public on a rental basis to host civic or community activities. There is a need for additional parking and also internet service. Also, with the addition of paving on the east end of the facility, the area could be used as a farmers market.

The Sheriff's Office also maintains a motor pool garage and animal shelter on Marquette Road. The motor pool needs a covered parking area and impound yard as well as indoor evidence bays. The animal shelter is in need of additional space and also an enclosed area.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

EMERGENCY OPERATIONS CENTER
The Emergency Operations Center is located at 601 Marquette Road. The office building houses the Emergency Management Operations Center, the Fire Coordinator and the Rankin County Extension Services. There are also two storage facilities for equipment and storage. The current buildings total 8,900 square feet. A recognized need is for a more storm-resistant facility, similar to the FEMA safe room, to house the Emergency Operations Center.

FIRE SERVICES

The Rankin County Board of Supervisors work to ensure that the County has the best fire protection available by employing a Fire Coordinator for the County. The Fire Coordinator works in conjunction with the State Insurance Commissioner and the State Fire Academy to ensure that Rankin County's firefighters have the proper training and equipment.

Rankin County is served by 5 paid fire departments with 19 stations and 15 volunteer fire departments with 23 stations. Rankin County is served by 350 volunteer firefighters. Rankin County leads the State with more certified firefighters than any other county in Mississippi. Furthermore, over fifty percent of the County's firefighters are certified to at least the level of first responder. In addition, many of them are certified to the EMT or paramedic level.

As the Board of Supervisors has in the past, they should continue to work the various fire districts through the Fire Coordinator to ensure that the County has proper fire protection to meet the needs of the County's population.



PARKS AND RECREATION

The County owns and maintains a Livestock Multi Purpose Pavilion located off Marquette Road in Brandon. Its size is approximately 190' x 300' with an unsurfaced arena floor. It is primarily used for horse shows, rodeos, go-cart races, and concerts, but can also be used for many other purposes. The Multi Purpose Pavilion consist of 2 covered arenas with 200 stalls, 32 electrical hookups, bucking chutes, holding pens, spectator seating a concession stand and restrooms. There are also 30 camper hookups with electricity and water.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



Other County owned facilities available to the public are the Reservoir Community Center located on Spillway Road, the Greenfield Community Center located on Highway 468 and the Sandhill/Pisgah Library and Community Center located on Sandhill Road.

In addition to County owned and maintained facilities, residents also have access to many municipal parks and facilities. Each of the seven municipalities in Rankin County, as well as the PRVWSD, provide various recreational facilities ranging from ball fields and parks to community centers and campgrounds.

The Ross Barnett Reservoir, operated by the PRVWSD, is a vital amenity for central Mississippi. The 37,000 acre lake is an important economic driver of the regional economy. Perhaps more importantly it provides recreational opportunities that improve the quality of life for a significant portion of the local population. Recreational activities at the Reservoir are focused on boating, camping and a variety of park uses. The facilities have a high level of utilization, drawing boaters and campers in from outside of the region.



There are also many other privately owned facilities such as the Jellystone Park Camp and Resort in Pelahatchie and the Mississippi Braves Baseball Stadium in Pearl. Residents of Rankin County, as well as those in the Central Mississippi region, have access to some of the state's best recreational facilities.

STORMWATER

Rankin County was one of thirty-one cities and counties in Mississippi required by the U.S. Environmental Protection Agency (EPA) to develop a stormwater runoff management program. In order to better address water quality and reduce pollution to local waters, Rankin County developed a stormwater runoff management program that identifies the measures for compliance with the EPA requirements and the associated permit administered by the Mississippi Department of Environmental Quality (MDEQ). The stormwater program includes measures for public education and involvement, review of new development, inspection of construction sites and identification and elimination of illegal discharges and dumping, as well as measures for managing runoff from County facilities and operations. The County is responsible for providing annual compliance reports to MDEQ, and for participating in compliance audits and inspections conducted by MDEQ and EPA.

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As Rankin County continues to grow, the need for clean water grows and the challenge of maintaining clean water also grows. As development occurs, natural vegetated areas are converted into paved and roofed (impervious) areas. With the increase in impervious surfaces there is an increase in stormwater runoff volume and pollution. At the same time, there is a decrease in trees, grass, and plants, which serve as natural filters; therefore, more pollutants are present while fewer are being filtered. Sources of stormwater pollution (often called non-point source pollution) are driveways, streets, parking lots, construction sites, agricultural fields, lawns, pet wastes, failing sewer systems, leaking septic tanks, and illicit discharges such as dumping waste motor oil. Pollutants of concern include but are not limited to oils, grease, sediment, fertilizers, pesticides, herbicides, bacteria, debris, litter, etc. Stormwater runoff can wash these pollutants through the storm drain system and into local streams such as Campbell Creek, Fannegusha Creek, Pelahatchie Creek, Dabbs Creek, Steen Creek, and Richland Creek. Stormwater runoff does not flow to a treatment plant; it flows directly into our streams and lakes. Stormwater runoff from Rankin County ultimately reaches the Pearl River and Ross Barnett Reservoir.

LIBRARY SERVICES

The Central Mississippi Regional Library System (CMRLS) serves public libraries in, and provides materials and services to meet the changing personal, education, professional and cultural needs of, Rankin, Scott, Simpson and Smith Counties. The cities in the service area are responsible for providing and maintaining the library facilities. Of the 9 branch libraries in Rankin County, four libraries located in Florence, Puckett, Reservoir, and Sandhill are located in County owned and maintained buildings. The Pelahatchie Library moved into a newly constructed building in 2009, and the Sandhill Library is in the old Central Electric building, which provides additional space for programming and materials. The CMRLS Administration office moved to the old Rankin County Health Department building located in Brandon in December 2012.



In the next few years, CMRLS will face similar deficiencies from the present. Technology is always growing and changing and therefore can be costly to maintain and keep up. Since the buildings are either city or county owned, maintenance will always be a key factor in budgeting decisions. Other important costs that will impact libraries are material and salary costs. Libraries provide information in various material formats such as books, electronic books (eBooks), periodicals, audio visual materials and online services. CMRLS believes that “well-informed, committed employees will deliver quality services” to support its mission. In order to provide quality services, CMRLS depends on the support and monetary contributions of its counties to help maintain a top-notch staff.

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SCHOOLS

School age children in Rankin County are primarily served by the Rankin County School District (RCSD). RCSD is comprised of eight (8) attendance zones which encompass the municipalities of Brandon, Florence, Flowood, Pelahatchie, Puckett, Richland, and the unincorporated areas of Rankin County. The District primarily serves kindergarten through 12th grade and included a total enrollment of 19,552 students for the 2015-2016 school year. The District operates 27 school sites, as well as several administrative facilities and an Alternative School.

The RCSD was one of 14 school districts in the State of Mississippi to receive an "A" rating in the 2016 Accountability Report released by the MS Department of Education. The District ranked the highest of any district in the 3-county metro area, and was 7th overall in the State.

The RCSD has recently completed population and enrollment forecasts for the next ten years, and as a result, the District anticipates overall enrollment will stabilize or slightly decline over this period. The previous 15 years saw growth with enrollment increasing by 4,550 students, or 30 percent. Many of the RCSD facilities are at or beyond capacity due to this rapid growth. While a slight decline in enrollment is forecasted, the need for new and/or expanded facilities remains due to existing capacity issues.

There are numerous private schools located in the immediate Metro-Jackson area. However, there are primarily four (4) private schools located in Rankin County including East Rankin Academy, Hartfield Academy, Jackson Preparatory School, and Park Place Christian Academy. While less than 50% of enrollment for Jackson Preparatory School is from Rankin County, 75% or more of the enrollment at East Rankin, Hartfield, and Park Place include Rankin County residents.



Rankin County should continue to partner with the RCSD and private schools in the County to ensure that quality education is available to all children.

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Attendance Zone	2001 Enrollment	2015 Enrollment	2021 Projected Enrollment
Brandon Zone	**4,000**	**5,453**	**5,268**
Rouse Elementary	639	812	815
StoneBridge	617	856	808
Brandon Elementary	583	851	787
Brandon Middle	1,024	1,303	1,191
Brandon High	1,137	1,631	1,667
Florence Zone	**1,979**	**2,462**	**2,384**
Steen's Creek	486	569	540
Florence Elementary	438	592	555
Florence Middle	468	569	583
Florence High	587	732	706
McLaurin Zone	**1,227**	**1,258**	**1,269**
Elementary	703	701	688
High School	524	557	581
Northwest Rankin Zone	**4,099**	**5,885**	**5,806**
Flowood Elementary		655	687
Highland Bluff		760	713
Northwest Rankin Elementary		577	519
Northshore		681	688
Oakdale		640	641
All Northwest Elem K-6	2,235	3313	3,248
Middle School	650	875	904
High School	1,214	1,697	1,654
Pelahatchie Zone	**718**	**840**	**888**
Elementary	379	490	481
High School	339	350	407
Pisgah Zone	**646**	**855**	**755**
Elementary	384	445	366
High School	262	410	389
Puckett Zone	**646**	**753**	**758**
Elementary	355	395	408
High School	291	358	350
Richland Zone	**1,696**	**2,046**	**2,013**
Elementary	483	501	492
Upper Elementary	550	642	619
High School	663	903	902
RANKIN COUNTY DISTRICT TOTAL	**15,011**	**19,552**	**19,141**

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CHAPTER FIVE: TRANSPORTATION PLAN

Goals and Objectives

GOAL: To provide an efficient and safe transportation system which will meet the travel demands of motorists.

OBJECTIVE: Implement traffic operational improvements and major road projects, such as widening of thoroughfares and construction of new roads where needed to provide better traffic flow, to reduce traffic congestion and accidents, and to improve vehicular accessibility and circulation.

OBJECTIVE: The County, as a member of the CMPDD's Metropolitan Planning Organization, shall participate in the implementation of the County's transportation plan as part of the 2040 Metropolitan Transportation Plan for the Jackson Urbanized Area adopted November 2015.

GOAL: To incorporate alternate transportation elements into developments and transportation plans initiated by private developers and Rankin County.

OBJECTIVE: To construct transportation corridors that include elements that facilitate pedestrian circulation through green belts that contain bicycle lanes, walking trails, and connectivity to adjacent residential/commercial areas.

The Central Mississippi Planning and Development District is the Metropolitan Planning Organization (MPO), designated by the Governor of Mississippi as the agency responsible for coordinating a federally-mandated transportation planning process for the Jackson Urbanized Area. One of the responsibilities of the CMPDD as the MPO is the development and maintenance of an area-wide transportation plan. Rankin County and municipalities within the County, as members of the CMPDD's Metropolitan Planning Organization Policy Committee, have incorporated the County's Transportation Plan into the 2040 Metropolitan Transportation Plan for the Jackson Urbanized Area, which was adopted in November 2015. This 2040 plan identifies funding sources for all improvements included in the County's Transportation Plan. As amendments are made to the County's Transportation Plan, the modifications will be made to the subsequent updates of the Metropolitan Transportation Plan. Therefore, the County Transportation Plan should mirror the Metropolitan Transportation Plan as it relates to Rankin County.

THOROUGHFARES PLAN

This plan categorizes the streets/roads (highways, arterials, and collectors) in Rankin County and indicates improvements to many of them. Rankin County recognizes the important relationship between land uses and transportation. Various community activities such as shopping and employment centers, schools, and high density residential development generate large amounts of traffic.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

However, it is also true that the construction of major streets will create pressure for more intensive types of development. If designed properly, major traffic arteries connecting focal points or community activities will have better traffic flow and fewer accidents without passing through residential areas. The Land Use Plan is valuable in helping make determinations between land uses and traffic routes.

Concurrently with preparation of the Land Use Plan for Rankin County, the CMPDD developed a Thoroughfares Plan, classifying streets and highways according to the function that they can be expected to perform by the target year of 2040. According to the Federal Highway Administration (FHwA), functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide.

- Interstate Highways, Urban Freeways and Expressways (Blue): These are the controlled-access highways on the Interstate and non-Interstate system.
- Principal Arterials (Red): This system of streets serves the major centers of activity, has some of the highest traffic volumes and the longest trips. Generally, proposed minimum of four basic lanes (48 foot surface width or more); generally, a minimum 100 foot right-of-way. However, some roadways may be classified as principal arterials because of their function, but the projected traffic may not necessitate the widening of the roadway to four or more lanes.
- Minor Arterials (Green): The minor arterial street system interconnects with and augments the principal arterial system. It provides service to trips of moderate length and includes facilities that place more emphasis on land access than the principal arterial system. Surface width is at least 36 feet with a minimum of 70 foot right-of-way.
- Collectors (Purple): The collector street system provides land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It distributes traffic from the arterials to the ultimate destinations. The surface width is 28 to 36 feet with a minimum of 60 foot right-of-way.
- Locals (No color): These roads and streets provide direct access to adjoining land and to higher systems; they provide the lowest level of mobility, and through traffic movement is discouraged on local facilities. By definition, local streets and roads are not thoroughfares. Local streets are typically 2 lanes with a minimum of 50 foot right-of-way.



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TABLE V-1: Functional Classification

Functional Classification	24 Hour Capacity (Vehicles Per Day)
Freeways (Interstate Highways and Other Controlled-Access Freeways or Expressways)	
4 lane	72,000
6 lane	108,000
Arterial Highways, Roads or Streets	
2 lane (without left turn lanes)	14,000
2 lane (with left turn lanes)	15,000
4 lane undivided	28,000
4 lane divided	30,000
6 lane divided	45,000
8 lane divided	60,000
Collector Streets	
2 lane (without left turn lanes)	11,000
2 lane (with left turn lanes)	12,000
4 lane undivided	22,000
One Way Streets	
2 lane arterial	14,000
3 lane arterial	21,000
2 lane collector	11,000
3 lane collector	16,500

ANNUAL AVERAGE DAILY TRAFFIC COUNTS (AADT) AND PROJECTED VOLUMES ON MAJOR THOROUGHFARES The Mississippi Department of Transportation and CMPDD has performed traffic counts on major County roads. Each of the functional classifications listed below show average daily traffic counts for the major thoroughfares listed for the years 2012, 2013, and 2014.



TABLE V-2: Annual Average Daily Traffic Counts (AADT)

	2012	2013	2014
Interstate Highways			
I-20 (US 49 to Pearson Rd)	76,000	71,000	76,000
I-20 (Pearson Rd to MS 475)	61,000	62,000	70,000
I-20 (MS 475 to MS 18)	52,000	53,000	55,000
I-20 (MS 18 to US 80)	35,000	36,000	38,000
I-20 (US 80 to East Brandon)	28,000	28,000	28,000
Principal Arterial Highways			
US Highway 80 (West of Crossgates Blvd)	24,000	24,000	29,000
US Highway 80 (Crossgates Blvd to I-20)	26,000	29,000	29,000
US Highway 80 (Downtown Brandon to East Brandon)	10,000	10,000	10,000
US Highway 49 (South of I-20)	51,000	51,000	52,000
US Highway 49 (Florence to Star)	22,000	22,000	20,000
MS Highway 25 (East of Pearl River)	54,000	54,000	56,000
MS Highway 25 (East of Airport Rd)	42,000	42,000	45,000
MS Highway 25 (MS 471 to Hollybush Rd)	13,000	13,000	13,000
MS Highway 18 (North of Puckett)	4,600	4,600	5,500
MS Highway 18 (Marquette Rd to W Sunset Dr)	8,100	15,000	15,000
MS Highway 43 (South of Pelahatchie)	2,300	2,300	2,300
MS Highway 469 (Monterey Rd to MS 468)	3,800	3,800	3,700
MS Highway 471 (South of MS 25)	8,200	7,200	7,200
MS Highway 475 (Airport Rd south of Foxhall Rd.)	20,000	20,000	19,000
Old Fannin Road	26,000	26,000	26,000
Minor Arterial Highways			
MS Highway 469 S (South of Florence)	7,200	7,200	7,200
MS Highway 475 (South of I-20)	9,700	9,700	9,800
MS Highway 468 (South of Brandon)		5,600	4,900
MS Highway 481 (Harrell Rd to Leesburg Rd)	1,800	1,800	1,900
Florence-Byram Road (East of Pearl River)	6,200	7,100	7,200
Spillway Road (Old Fannin Rd to Grants Ferry Rd)	15,000	15,000	14,000

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

TABLE V-3: Projected Traffic Volumes

	2014 AADT	2040 Projected AADT	Projected Increase
Interstate Highways			
I-20 (US 49 to Pearson Rd)	76,000	109,642	33,642
I-20 (Pearson Rd to MS 475)	70,000	96,903	26,903
I-20 (MS 475 to MS 18)	55,000	91,022	36,022
I-20 (MS 18 to US 80)	38,000	65,760	27,760
I-20 (US 80 to East Brandon)	28,000	49,013	21,013
Principal Arterial Highways			
US Highway 80 (West of Crossgates Blvd)	29,000	25,321	-3,679
US Highway 80 (Crossgates Blvd to Downtown Brandon)	29,000	21,311	-7,689
US Highway 80 (Downtown Brandon to East Brandon)	10,000	12,070	2,070
US Highway 49 (South of I-20)	52,000	57,158	5,158
US Highway 49 (Florence to Star)	20,000	34,400	14,400
MS Highway 25 (East of Pearl River)	56,000	76,067	20,067
MS Highway 25 (East of Airport Rd)	45,000	52,313	7,313
MS Highway 25 (MS 471 to Hollybush Rd)	13,000	25,011	12,011
MS Highway 18 (North of Puckett)	5,500	7,688	2,188
MS Highway 18 (Marquette Rd to W Sunset Dr)	15,000	30,520	15,520
MS Highway 43 (South of Pelahatchie)	2,300	14,943	12,643
MS Highway 469 (Monterey Rd to MS 468)	3,700	15,056	11,356
MS Highway 471 (South of MS 25)	7,200	20,028	12,828
MS Highway 475 (Airport Rd south of Foxhall Rd.)	19,000	23,290	4,290
Old Fannin Road	26,000	27,845	1,845
Minor Arterial Highways			
MS Highway 469 S (South of Florence)	7,200	6,328	-872
MS Highway 475 (South of I-20)	9,800	19,479	9,679
MS Highway 468 (South of Brandon)	4,900	11,951	7,051
MS Highway 481 (Harrell Rd to Leesburg Rd)	1,900	3,489	1,589
Florence-Byram Road (East of Pearl River)	7,200	15,042	7,842
Spillway Road (Old Fannin Rd to Grants Ferry Rd)	14,000	25,803	11,803

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area

The recommended transportation system improvements are based upon projected traffic volumes, and projected traffic volumes are based upon the anticipated future land uses for 2040. Obviously, these projections are estimates, which are based on the assumptions that the population and land uses will be as described. Realistically, as time passes, these projections should be adjusted to reflect changing conditions. The roads that presently do not show a deficiency for 2040 may show a substantial increase in AADT in the near future that will require an adjustment in the projected AADT.



RECOMMENDED IMPROVEMENTS Recommended transportation improvements from this plan have also been included in the Jackson Urbanized Area 2040 Metropolitan Transportation Plan. The 2040 Plan is a fiscally constrained list of transportation improvements that represent collectively the metro-area's planned future transportation network. Transportation



improvements included in the 2040 Plan are categorized into three stages of priority (Stage I: 2016-2020, Stage II: 2021-2030, and Stage III: 2031-2040). In addition, the 2040 Plan identifies a list of vision projects. Stage I improvements is the only category with funding currently allocated toward the construction of the identified transportation improvement. However, as future funding is identified either through local, state or federal funding resources projects may advance in the staged or vision improvement priority list. Below is the list of planned improvements by stage for Rankin County.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

TABLE V-4: JUAMTP 2040 Staged Improvement Program (Rankin County)
Stage I (2016-2020)

Route	Location	Improvement
E. Metro Corridor *	Cooper Rd to Old Brandon Rd	New 4 lane road
Pearl/Richland Intermodal Connector	US 49 to Pearson Rd	New 4 lane road
MS 477/West Rankin Pkwy *	US 80 to MS 25	New 4 lane road
US 49	Florence to Scale Area	Widen to 6 lanes
Lakeland Dr (MS 25) *	MS 475 to Grants Ferry Rd	Widen to 6 lanes

* *Denotes project currently under construction.*

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area

TABLE V-5: JUAMTP 2040 Staged Improvement Program (Rankin County)
Stage II (2021-2030)

Route	Location	Improvement
Lakeland Dr (MS 25)	Grants Ferry Rd to MS 471	Widen to 6 lanes
MS 18	Greenfield Rd to Star Rd	Widen to 4 lanes, RR overpass
Farmington Rd Ext	Old Fannin Rd to MS 25	New 2 Lane roadway
Old Hwy 49	US 80 to US 49	Widen to 4 lanes
US 49	Main St (Florence) to Star Rd	Widen to 6 lanes
MS 18	Star Rd. to Mohr Rd.	Widen to 4 lanes
US 80	State St. to Pearson Rd.	Widen to 6 lanes
MS 468	MS 475 to MS 18	Widen to 4 lanes
Petros Rd	Pearson Rd to MS 469	New 4 lane divided roadway

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area

TABLE V-6: JUAMTP 2040 Staged Improvement Program (Rankin County)
Stage III (2031-2040)

Route	Location	Improvement
MS 469	Monterey Rd to MS 468	Widen to 4 lanes
Greenfield Rd	MS 468 to MS 18	Widen to 4 lanes
East Brandon Bypass	MS 18 to US 80	New 4 lane divided roadway
Old Brandon Rd	MS 475 to Crossgates Blvd	Widen to 4 lanes
Spillway Rd	Northshore Pkwy to Grants Ferry Rd	Widen to 5 lanes
MS 475	I-20 to MS 468	Widen to 6 lanes
Gunter Rd Extension	US 49 to Cleary Rd	New 2 lane roadway
MS 469	US 49 to Monterey Rd	Widen to 4 lanes

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

TABLE V-7: JUAMTP 2040 Staged Improvement Program (Rankin County)
Vision Needs

Route	Location	Improvement
Airport Pkwy	I-55 to MS 475 & MS 25	New 4/6 lane roadway
I-20	MS 18 to US 80 east of Brandon	Widen to 6 lanes
Crossgates Blvd	Old Brandon Rd to I-20	Widen to 6-lane divided roadway
Grants Ferry Rd	Spillway Rd to MS 25	Widen to 5 lanes
Main St. (MS 469 - Florence)	Old Hwy 49 to US 49	Widen to 5 lanes
MS 469 Ext	MS 468 to MS 18	New 4 lane divided roadway
US 80 (Brandon)	I-20W to I-20E	Center turn lane
Old Brandon Rd	Bierdeman Rd to Pemberton Dr	Center turn lane
MS 475	Old Brandon Rd to I-20	Widen to 6 lanes
Pirates Cove Rd (Partial)	US 80 to MS 468	Widen to 4 lanes, New 2 lane and I-20 interchange
Luckney Rd	MS 471 to MS 25	Widen to 5 lanes
Florence-Byram Rd/W Main St	Cleary Rd to MS 469	Widen to 4 lanes
Grants Ferry Pkwy	MS 471 to Trickhambridge Rd	New 4 lane divided roadway
Paige McDill Rd	Trickhambridge Rd to US 80	Widen to 4 lanes
MS 468 (Pearl)	Deeb St to MS 475	Widen to 4 lanes
Pearson Rd-Monterey Rd	US 49 to 0.4 miles north of E Harper Rd	Widen to 4 lanes
MS 469	Main St to Erlich Rd	Widen to 4 lanes
Gunter Rd	US 49 to MS 469	Widen to 4 lanes
Trickhambridge Rd	Paige McDill Rd to US 80	Widen to 5 lanes
Old Whitfield Rd	MS 468 to MS 475	Center turn lane

Source: 2040 Metropolitan Transportation Plan for Jackson Urbanized Area



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



AIR TRANSPORTATION

The Jackson-Medgar Wiley Evers International Airport (JAN) is located in Rankin County. JAN is a small hub airport with over 3,000 acres of property. Network carriers at JAN include American Airlines, Delta Airlines and United Airlines. JAN is also the home of the 172nd Airlift Wing of the Mississippi Air National Guard and supports over 27,000 military operations annually. As a U.S. Customs & Border Protection declared international Port of Entry, JAN is the air cargo hub for Central Mississippi. JAN is located between Interstate 20 and Highway 80 to the south and MS 25 to the north. MS 475 runs parallel to the runways and connects the thoroughfares to the north and south.

JAN reported approximately 637,000 passenger enplanements in 2009, and anticipates moderate growth to 898,000 in 2029. It also anticipates an increase in air cargo tonnage from 6,800 tons in 2009 to 13,600 in 2029. These projections were approved by the FAA in December 2010 and serve as the basis of the JAN Master Plan.

According to the JAN Master Plan, airfield capacity is adequate but runway length should be addressed to better accommodate future international air cargo flights. It is recommended that the east runway be extended to 11,000 feet.

Development of a new terminal complex is also needed to address security, improve holdrooms to better serve multiple aircraft boarding gates, and to improve layout to maximize potential concession revenue. The existing terminal complex requires a TSA security checkpoint for each con-

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



course and is not able to house the most efficient, modern bag screening equipment. These limitations are seen as inefficiencies and increase operating expenses. The construction of a consolidated security checkpoint area would result in a saving. Additionally, the concourses and holdroom areas should be renovated to increase the secure-side concessions, reduce non-secure concessions, and create open holdrooms.

The JAN Master Plan also recommends ground transportation improvements to allow for greater access to the facility and to remove barriers from runway expansion. Specifically, the plan includes the construction of the Airport Parkway, completion of the East Metro Corridor, improvements to MS 475/Old Brandon Road round-about, the extension of South Hanger Drive to Old Brandon Road and the re-alignment of Flowood Drive to allow for the extension of the east runway.

BICYCLE AND PEDESTRIAN FACILITIES PLAN

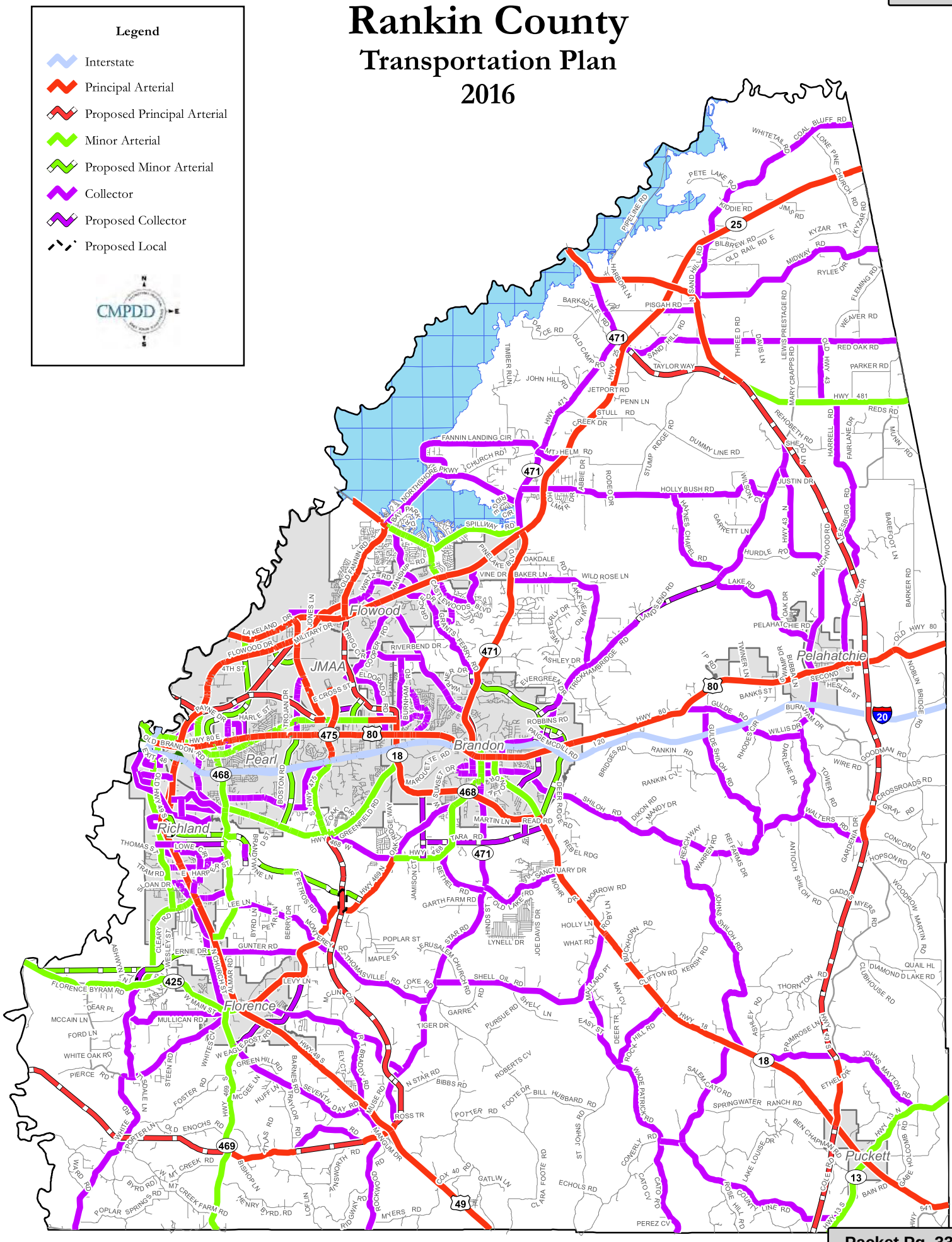
Rankin County, along with municipalities within the County and the PRVWSD, has actively planned and constructed bicycle and pedestrian facilities in various locations. For example, the recently completed reconstruction of Old Fannin Road incorporated bicycle lanes. From the County's standpoint the focus should be on improving and expanding on the connectivity of new and existing bicycle and pedestrian facilities. Additionally, it is recommended that the County require the development of sidewalk or multi-use paths within subdivision developments.





Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Rankin County
Transportation Plan
2016



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

CHAPTER SIX: LAND USE PLAN

ENVIRONMENTAL GOALS

GOAL: Continue to recognize and consider environmental constraints in the establishment of land use patterns.

OBJECTIVE: Continue to manage flood plain development.

OBJECTIVE: Continue to control land management practices and land development in a manner that is environmentally sound.

OBJECTIVE: Continue to prohibit development of major subdivisions (5 lots or greater) in areas not served by sewer infrastructure.

RESIDENTIAL DEVELOPMENT

GOAL: To maintain a residential density pattern that will produce desirable concentrations of residences and will not overburden the local community facilities or cause congestion.

OBJECTIVE: To maintain lot size requirements for each type of residential development.

OBJECTIVE: To establish minimum building size requirements for low and medium density residential development.

GOAL: To require sufficient open space in conjunction with all residential uses in order to prevent overcrowding and provide sufficient light and air.

OBJECTIVE: To prevent the location of high density residential or intense commercial uses immediately adjacent to single-family residences, UNLESS proper buffering is provided in the form of wide set-backs with required screening and landscaping of the set-backs.

COMMERCIAL DEVELOPMENT

GOAL: To promote development of well-designed, attractive commercial uses in areas of the County that are suitable for and compatible with the particular use proposed.

OBJECTIVE: To segregate commercial uses on the Land Use Plan by intensity of use. Commercial uses which involve outdoor activities, heavier vehicular traffic, and noise should be located well away from low and medium density residential uses.

OBJECTIVE: Maintain zoning regulations that address types of commercial uses that potentially have a negative impact on surrounding development by allowing such uses only as a conditional use in order to avoid undue concentrations of the same.

INDUSTRIAL DEVELOPMENT

GOAL: Continue to encourage expansion and development of industrial land use areas in locations offering maximum potential for development but compatible with surrounding land uses and transportation facilities.

OBJECTIVE: Continue to promote the efficient utilization of industrial land resources.

OBJECTIVE: Continue to provide well-located sites adequately served by highways, railroads, utilities and services for new industrial development.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

INTRODUCTION AND METHODOLOGY

Section 17-1-1 of the Mississippi Code specifies that the Land Use Plan element of a Comprehensive Plan shall designate "---in map or policy form the proposed general distribution and extent of the uses of land for residences, commerce, industry, recreation and open space, public/quasi-public facilities and lands." The Code also requires that "background information shall be provided concerning the specific meaning of land use categories depicted in the plan in terms of the following: residential densities; intensity of commercial uses; industrial and public/ quasi-public uses; and any other information needed to adequately define the meaning of land use codes (reflected on the Land Use Plan map).

The Land Use Plan is the primary part of the Comprehensive Plan where the County presents its vision for the future. The purpose of the land use section of the comprehensive plan is to inventory the community's existing land use patterns and to recommend policies for future development that are consistent with the County's character. These policies also involve decisions on how the land use patterns should change for future needs. The Land Use Plan is a vital part of the Comprehensive Plan since zoning decisions are required by State law to be based on the adopted Land Use Plan. The Land Use Plan is subject to change as the County grows and may be amended at any time following the necessary public hearings and justification for such amendments. Therefore, the Land Use Plan should not be regarded as being "cast in concrete."





The land use section, in particular, serves as a guide for the Planning Commission and the Board of Supervisors when they review private development proposals and for making decisions on the location of public facilities. The land use section of this Comprehensive Plan also serves as the foundation for zoning and subdivision regulations. The Land Use Plan is used primarily as a general and long-range policy guide to decisions concerning future land development. Future changes in zoning or subdivision policies must be based on the land use patterns shown on the Land Use Plan map.

The adoption of these policies by the Board

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



of Supervisors establishes their dominance as a guide for land use decisions, and that they may be changed only by amending this Plan. The Land Use Plan shall also be used as a forecast of the future land needs of the County. Although the land use forecasts are for 20 to 25 years in the future, the life expectancy of the Land Use Plan, for accuracy and applicability is five to six years. This emphasizes the need to revise the plan every five years.

The Zoning Map must also be consistent with the Land Use Plan Map, and the Zoning Ordinance must be consistent with the land use goals and objectives of this plan. The land use categories shown on the Land Use Plan Map should be consistent with the zoning districts shown on the zoning map. Transition areas, areas that are changing from one land use to another, are not likely to be consistently depicted on both maps.

STUDY AREA AND DIVERSITY OF LAND USE

The study area for the purposes of this Plan encompasses the unincorporated areas of the entire County. Unincorporated Rankin County is a diverse mixture of urbanized higher density residential and commercial uses and very rural farming and residential estate properties.

Much of the more urbanized development is due to the Ross Barnett Reservoir and associated development around the lake. This area is also adjacent to the City of Flowood which provides shopping, health care providers, schools and various businesses and employers. Also, the properties directly adjacent to the lake are owned by the PRVWSD and are leased to homeowners and businesses. Because many of the neighborhoods are in the unincorporated County but adjacent to Flowood and PRVWSD, most residents or visitors do not differentiate between the various ju-





Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



risdictions. This area functions more like a municipality but is actually unincorporated County; therefore, the Board of Supervisors has implemented stricter zoning regulations through the creation of the Reservoir Community District.

Also, many of the areas characterized as more urbanized are adjacent to other municipalities in the County. In order to ensure compatibility with the municipal land use patterns, these areas are usually classified appropriately on the Land Use Plan and zoned accordingly.

Other areas throughout unincorporated Rankin County are much more rural in nature. The far northern, eastern and southern portions of the County includes agricultural lands, cattle and poultry farms and residential uses on larger parcels of land. Therefore, there is a need to protect the rural nature of these areas from encroachment of higher density or more intensive uses that are normally associated with a more urbanized area and require additional infrastructure. Most of these areas are zoned Agricultural or Residential Estate and do not allow the development of subdivisions with more than four (4) lots.

EXISTING LAND USE METHODOLOGY

The land use survey is traditionally the most important survey of the planning process. This survey is a field survey conducted throughout the entire study area. The field work was recorded on a base map and each parcel was coded according to its present land use which is divided into the following categories:

- Agricultural/Vacant
- Low density residential
- Medium density residential
- High density residential
- Manufactured home residential
- Low intensity commercial
- General commercial
- High intensity commercial
- Light industrial
- Heavy industrial
- Parks and open space
- Public/Semi public

The existing land use map (see Map 1) shows present land use patterns and provides a basis for the development of the future land use plan and future zoning map.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

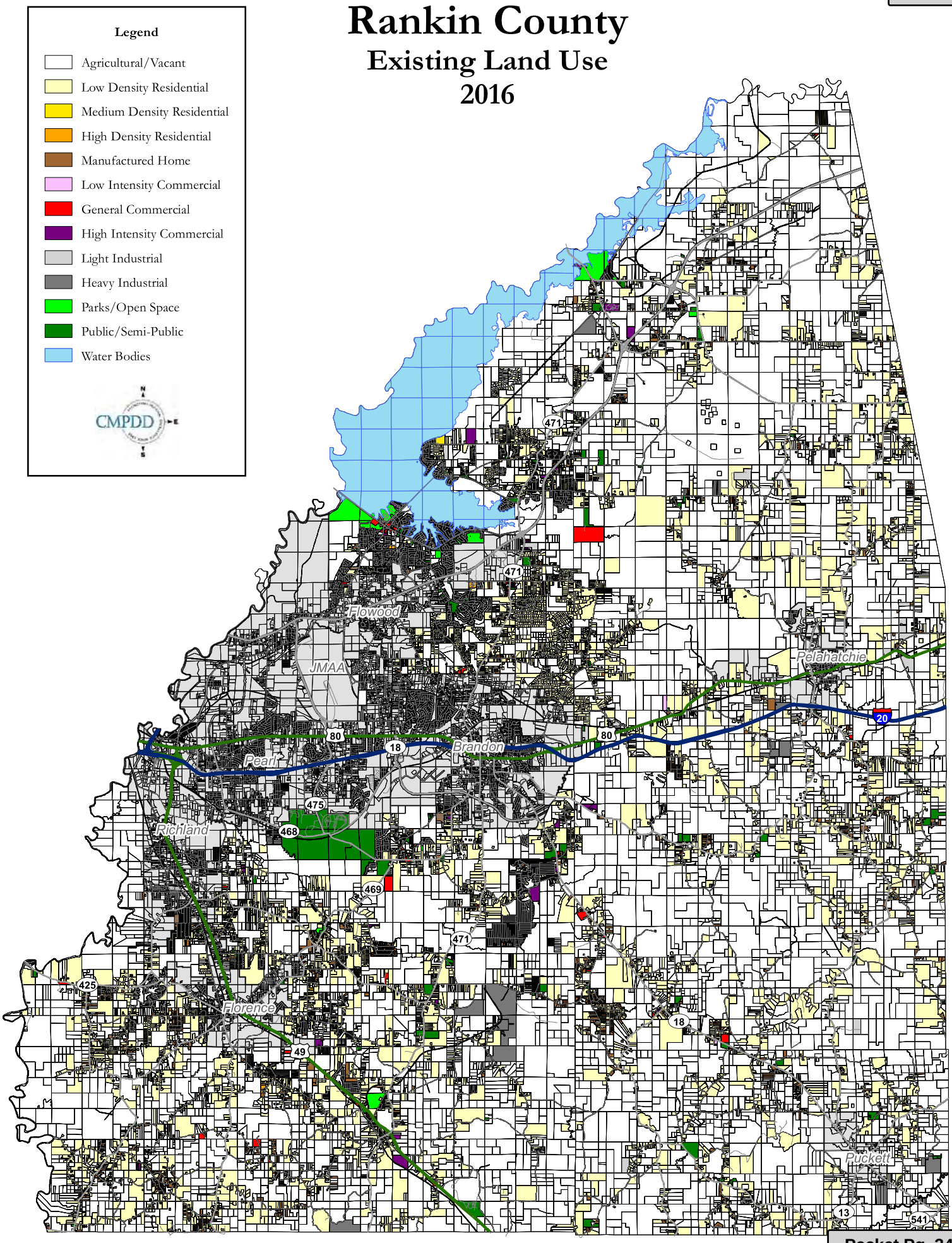
TABLE VI-1: 2016 Unincorporated Rankin County Existing Land Use

Existing Land Use	Acres	% Acres	Square Miles	% Square Miles
Agricultural / Vacant*	325,112.67	75.34%	507.9885	75.34%
Low Density Residential	81,520.64	18.89%	127.3760	18.89%
Medium Density Residential	1,845.19	0.43%	2.8831	0.43%
High Density Residential	173.78	0.04%	0.2715	0.04%
Manufactured Homes	7,326.35	1.70%	11.4474	1.70%
Low Intensity Commercial	140.78	0.03%	0.2200	0.03%
General Commercial	916.81	0.21%	1.4325	0.21%
High Intensity Commercial	850.54	0.20%	1.3290	0.20%
Light Industrial	1,146.53	0.27%	1.7915	0.27%
Heavy Industrial	2,202.06	0.51%	3.4407	0.51%
Parks / Opens Space	2,392.88	0.55%	3.7389	0.55%
Public / Semi-Public	5,024.13	1.16%	7.8502	1.16%
Water Bodies	2,896.36	0.67%	4.5256	0.67%
Total:	**431,548.73**		**674.2949**	

*Includes minor water bodies



Rankin County
Existing Land Use
2016



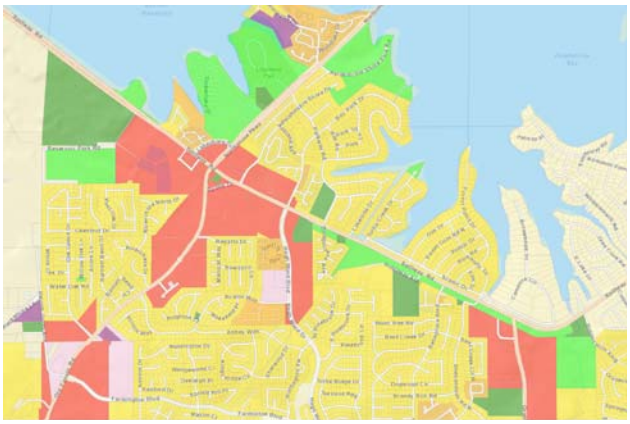
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THE LAND USE PLAN

OVERVIEW A land use plan represents a composite of all the elements of the planning program and should be used primarily as a general and long range policy guide to decisions concerning future land development. With this context, the plan depicts in narrative, statistical and map forms the general relationships between land use patterns, major transportation arteries, schools, parks and other community facilities, and the overall environment of the community.

This Plan is not a legal tool; however, because it forms the basis for the zoning ordinance, subdivision regulations and other implementation documents, it does carry some legal weight. This plan should serve as a guide for consideration of amendments to the Zoning Ordinance and Official Zoning Map. The Land Use Plan Map is intended to indicate broad categories of development for general areas of the County. In order to be useful to zoning, the land use map attempts to delineate exact boundaries wherever possible.





LAND USE PLAN MAP In order for the zoning map to be optimally effective, it should closely mirror the Land Use Plan Map. In addition to the land use needs, other considerations in drawing the land use and zoning maps are:

- How many sets of districts shall there be?
- What is the character of each type of district?
- What types of land uses are suitable for each type of district?
- What should be the typical relationships between various types of districts?
- Where should the various districts be located, in general?
- Where should the exact boundary lines of each district run?

In mapping zoning districts, there is usually a compromise between the distracting pattern dictated by existing development and that called for by the Land Use Plan. The Land Use Plan becomes a guide for this decision making process, as well as for the deliberations to be followed in making

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later amendments to the zoning ordinance. Generally, land use categories and zoning districts reflect certain principles as follows:

- Compatibility of use
- Appropriateness of the land
- Locational needs of uses
- Public Service effects



EXPLANATION OF LAND USE CATEGORIES

The Rankin County Land Use Plan categorizes future land uses in the following manner as depicted on the Land Use Plan Map:

AGRICULTURAL/RURAL (white): Maximum density of one single family detached residential unit per acre.
This land use classification depicts areas that are expected to remain rural or agricultural with no significant concentrations of residential, commercial, industrial or other development. These areas of the Land Use Plan are not expected to be served by municipal sewer service within the next 25 years.

RESIDENTIAL ESTATE (light green): Maximum density of one single family detached residential unit per acre.
This land use classification is intended to accommodate lower density residential development that is rural in character and may create a transition from agricultural areas to other suitable land uses. As sewer service and roads are extended to or improved in these areas, the Land Use Plan should be reviewed to allow areas to be re-classified to higher density residential development where appropriate.

LOW DENSITY RESIDENTIAL (yellow): Maximum density of three single family detached residences per acre.
This land use classification is intended to promote the development of single family detached dwellings on relatively large lots (approximately 11,500 square feet).

MODERATE DENSITY RESIDENTIAL (gold): Maximum density of five single family detached residential units per acre.
This land use classification allows the development of single family detached dwellings on moderate size lots (at least 8,500 square feet). This category includes the type of single family residence known as patio homes and also townhouses.

HIGH DENSITY RESIDENTIAL (orange): Maximum density of eight dwelling units per acre.
This land use classification allows the development of apartments or condominiums on arterial streets/roads or highways which have the capability of carrying higher traffic volumes generated by these higher density residences.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

LOW INTENSITY COMMERCIAL (light pink): Restricted Commercial.
These areas should include: business and professional offices; personal services such as hair styling shops and photography portrait studios; instructional services such as dance studios; floral shops; and other similar uses that do not generate high vehicular traffic.

GENERAL COMMERCIAL (red): Enclosed Commercial Activities Only.
These areas should include businesses in which the principal activity is conducted indoors. However, certain land uses that involve some outdoor activities could be permitted in these areas. This land use classification would include shopping centers as well as independent commercial uses.

HIGH INTENSITY COMMERCIAL (purple): All Commercial Activities.
This classification would encompass all types of commercial uses, including outdoor commercial activities.

LIGHT INDUSTRIAL (light gray): Enclosed Industrial Activities Only.
This classification includes manufacturing and warehousing uses conducted primarily indoors. These manufacturing uses are those that do not generate noise, vibration or offensive odors detectable to human senses off the premises.

HEAVY INDUSTRIAL (dark gray): All industrial uses, including outdoor.
This classification includes manufacturing uses where all or part of the associated activities are conducted outdoors, or where



the use requires large volumes of water or generates noise, vibration, etc., detectable off the premises.

PUBLIC/SEMI PUBLIC USES (dark green):
This land use classification includes all existing and proposed public/quasi-public uses such as churches, schools, governmental buildings and facilities, cemeteries, etc.

PARKS AND OPEN SPACE (light green):
This land use classification includes all existing and proposed parks, ball fields, bicycle/pedestrian tracks, and other similar uses.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

TABLE VI-2: Rankin County Available Land by Category
Proposed Land Use Plan 2016

Category	Total Acres	Vacant/ Available Acres	Percent Vacant/ Available
Agricultural*	245,733.06	209,319.20	85%
Residential Estate	134,317.74	95,334.96	71%
Low Density Residential	8,324.15	6,906.07	83%
Medium Density Residential	12,730.66	7,229.84	57%
High Density Residential	337.74	235.90	70%
Low Intensity Commercial	84.83	69.26	82%
General Commercial	2,572.77	2,032.01	79%
High Intensity Commercial	1,522.09	883.57	58%
Light Industrial	564.40	421.75	75%
Heavy Industrial	2,661.04	1,897.24	71%
TOTAL:	**408,848.48**	**324,329.78**	**79%**

*Includes minor water bodies

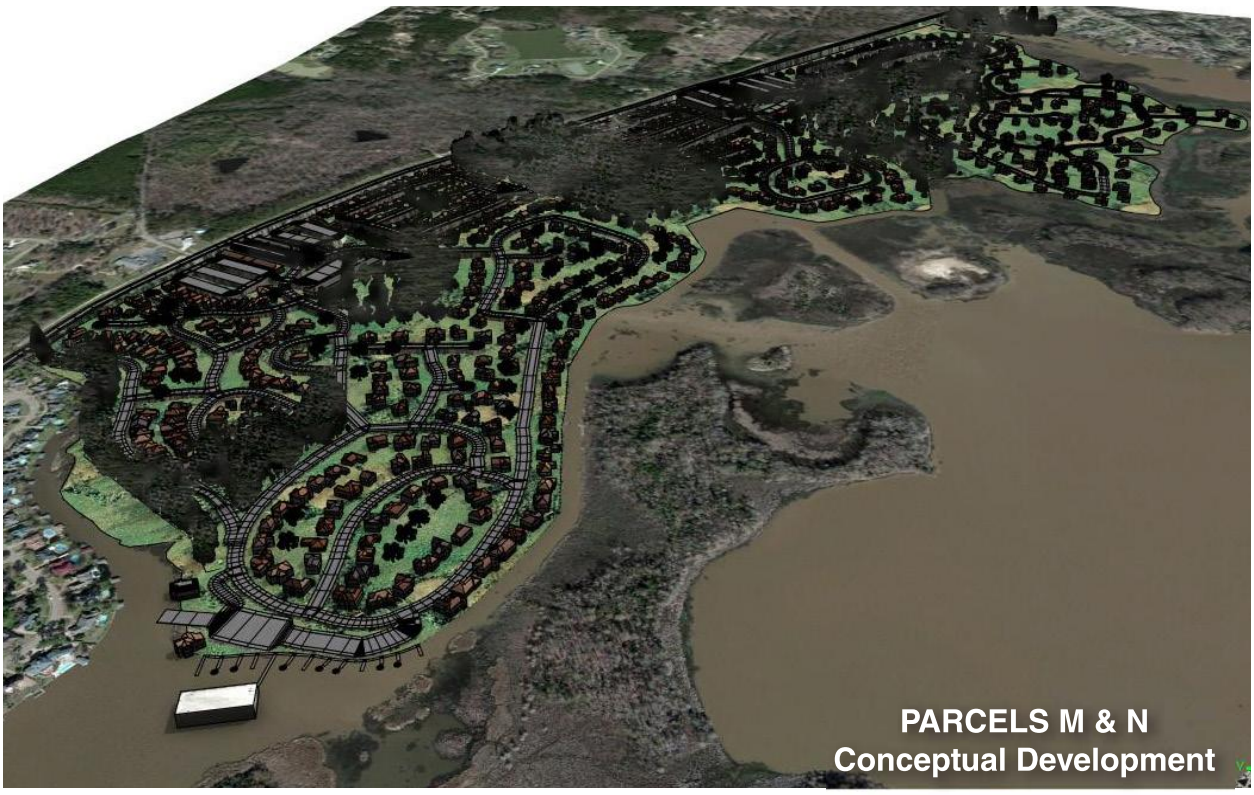
LAND USE PLAN AMENDMENTS

The Land Use Plan has been amended to account for current and anticipated development patterns. Other changes to the County's Land Use Plan were made to better coordinate with the local municipal land use plans as well as the PRVWSD Master Plan.

Parcels M and N located within the PRVWSD between Northshore Parkway and Pelahatchie Bay contain approximately 284 acres of developable land. This property was classified as Residential Estate on the 2010 Rankin County Land Use Plan and the PRVWSD Land Use Plan and is currently zoned RE-1. However, given the proximity of this property to other developments and the existence of water and sewer infrastructure as well as a separate bicycle/pedestrian path along the roadway, this property should be considered for a more dense development. The site could be developed with a mix of medium and low density housing along with neighborhood commercial and restaurants. Therefore the land use classification is amended on this Land Use Plan to Medium Density Residential recognizing that the property may ultimately develop with additional changes to include certain commercial uses.

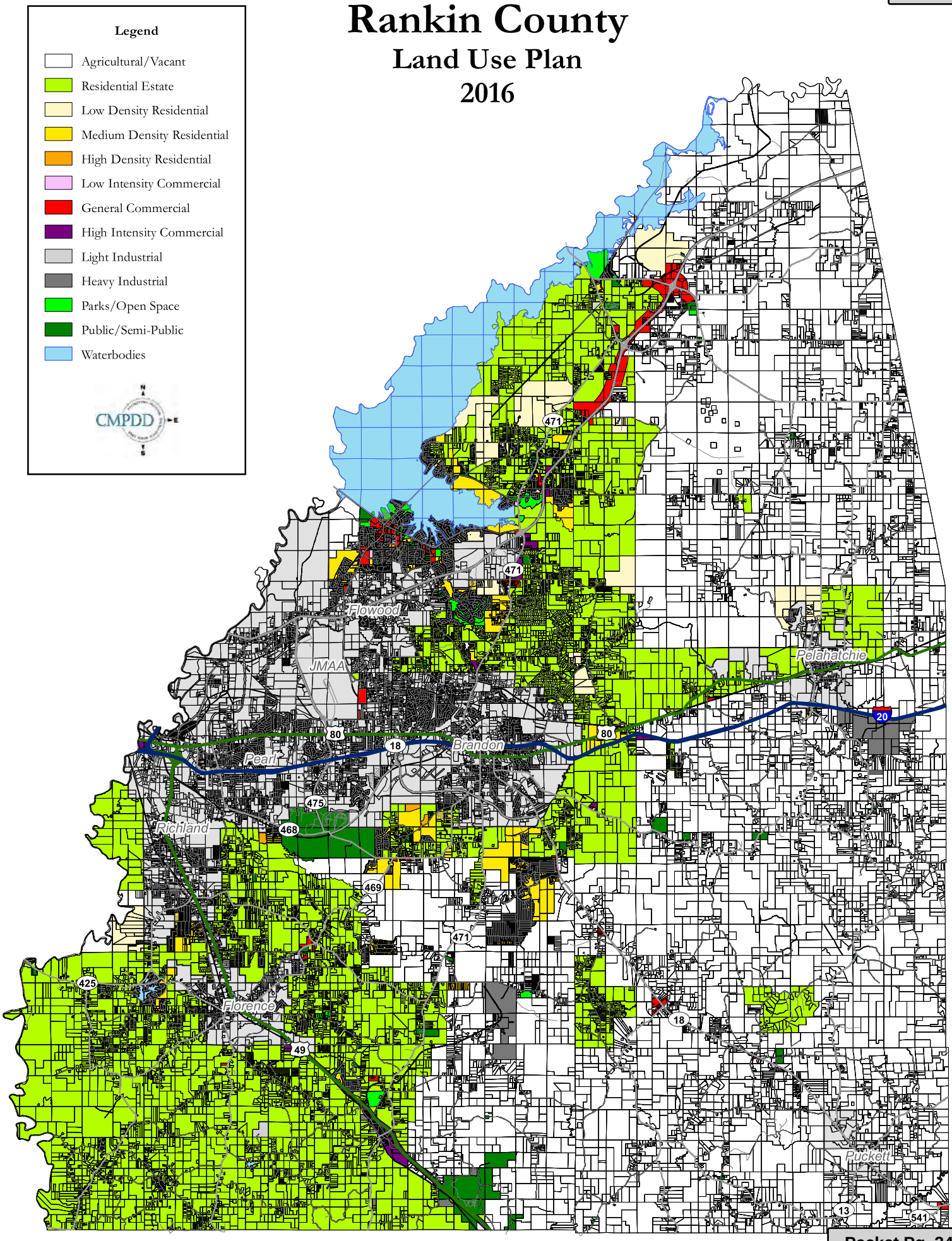
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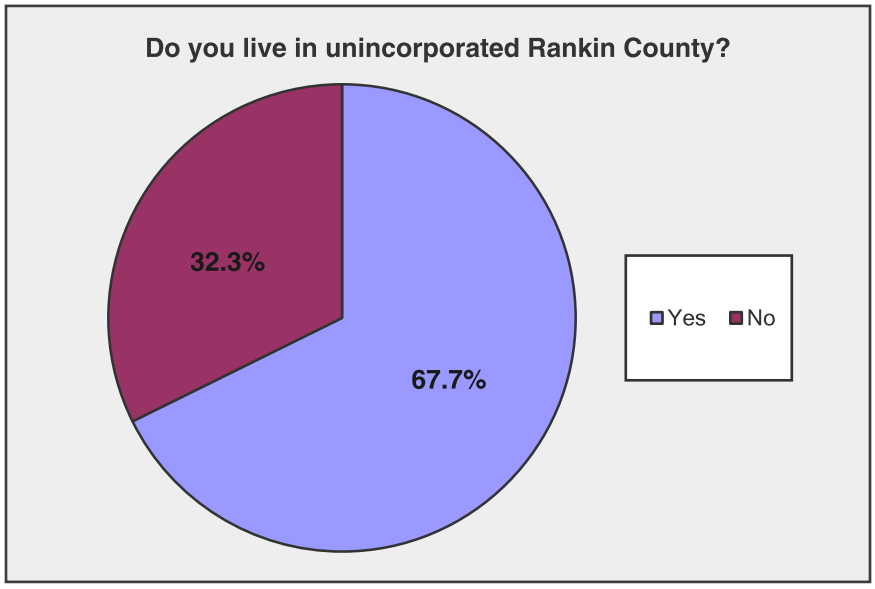
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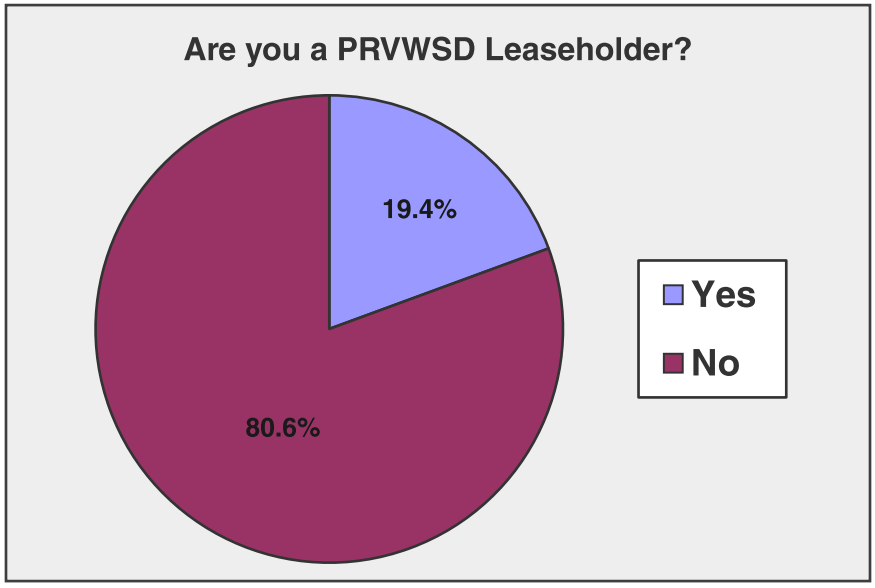
Rankin County
Land Use Plan
2016



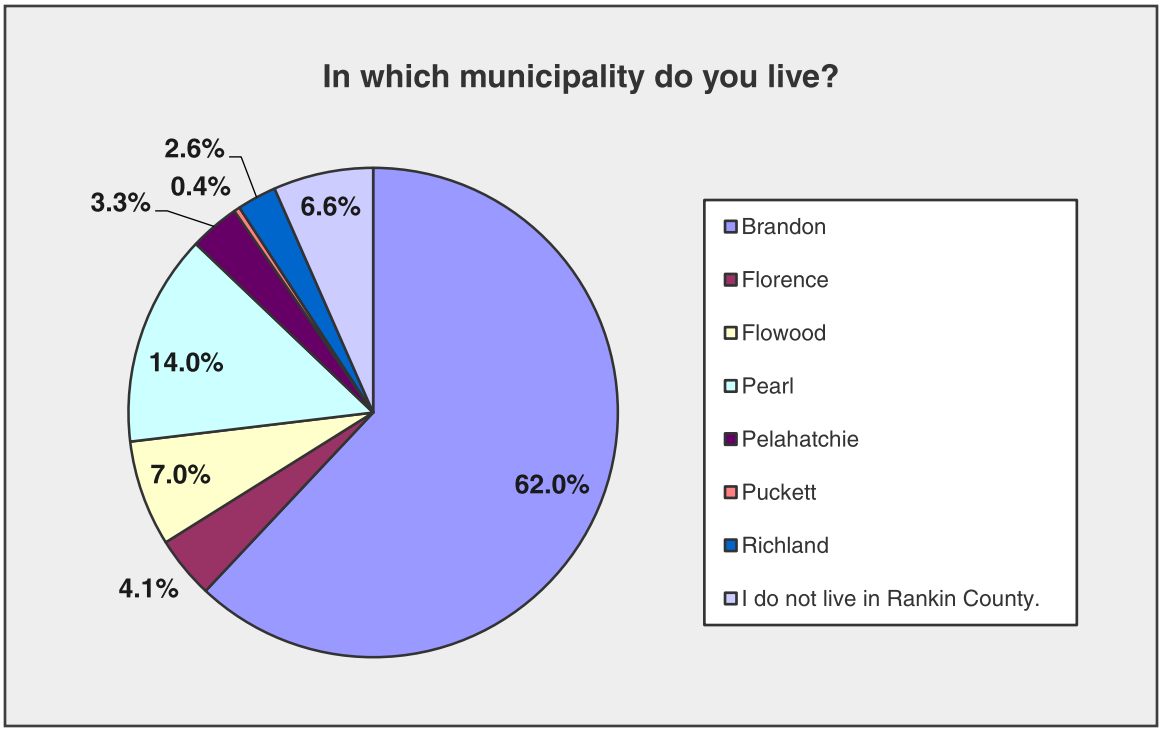
Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

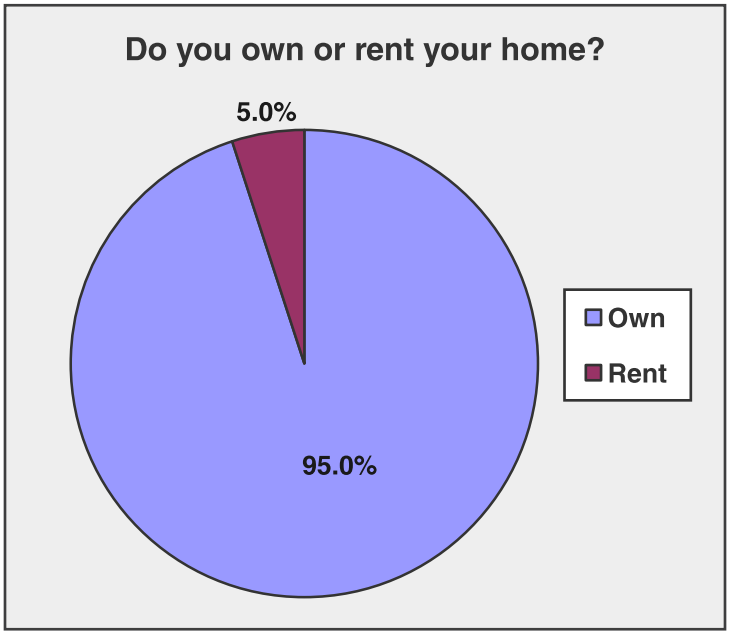
APPENDIX



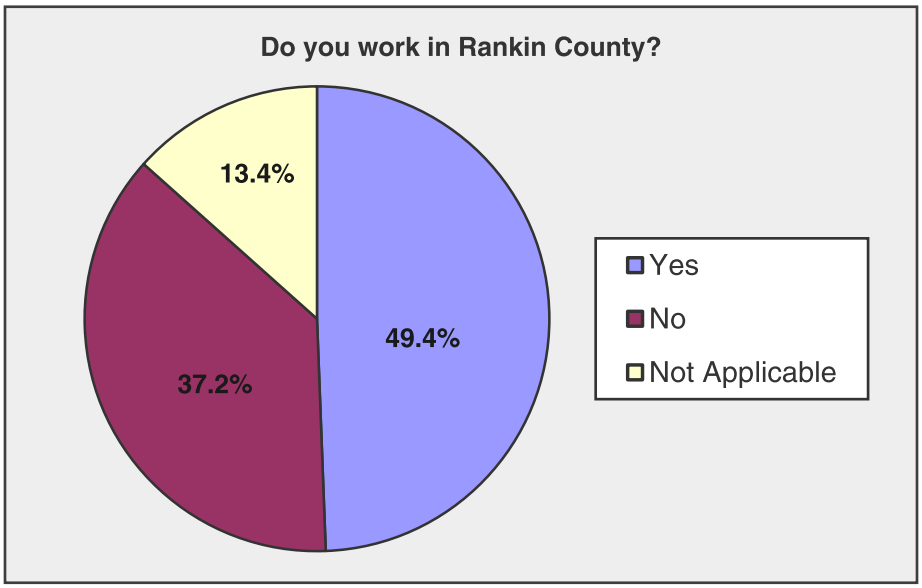


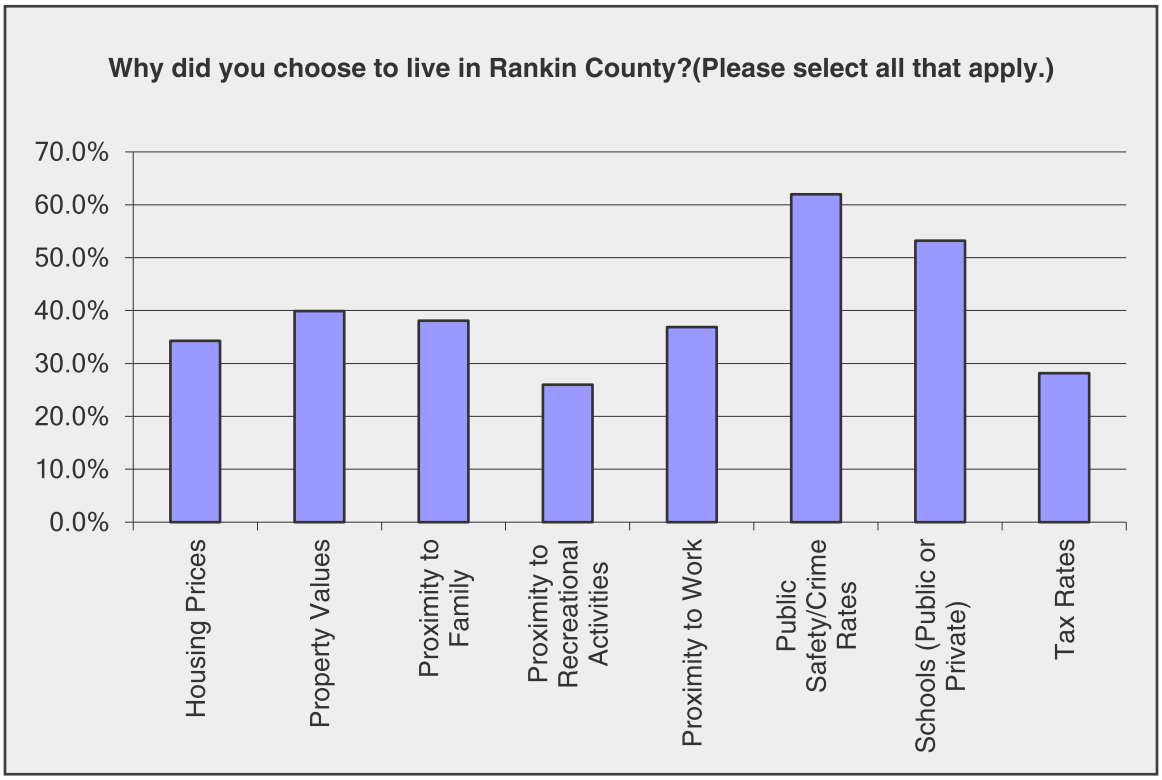
Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



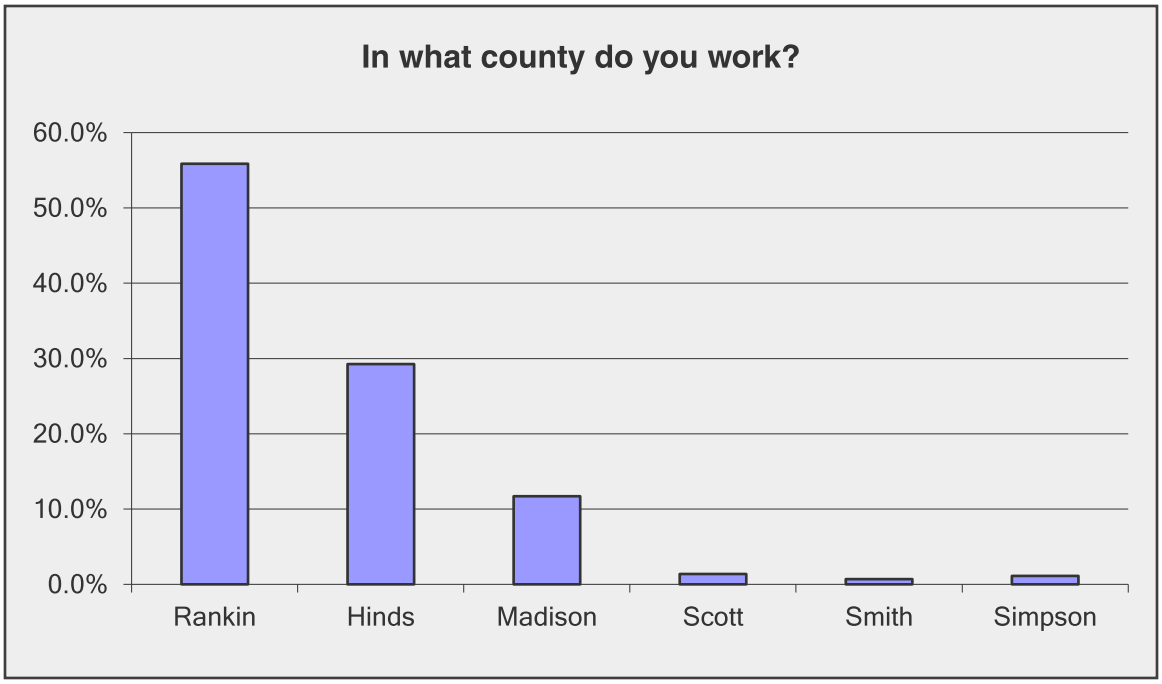


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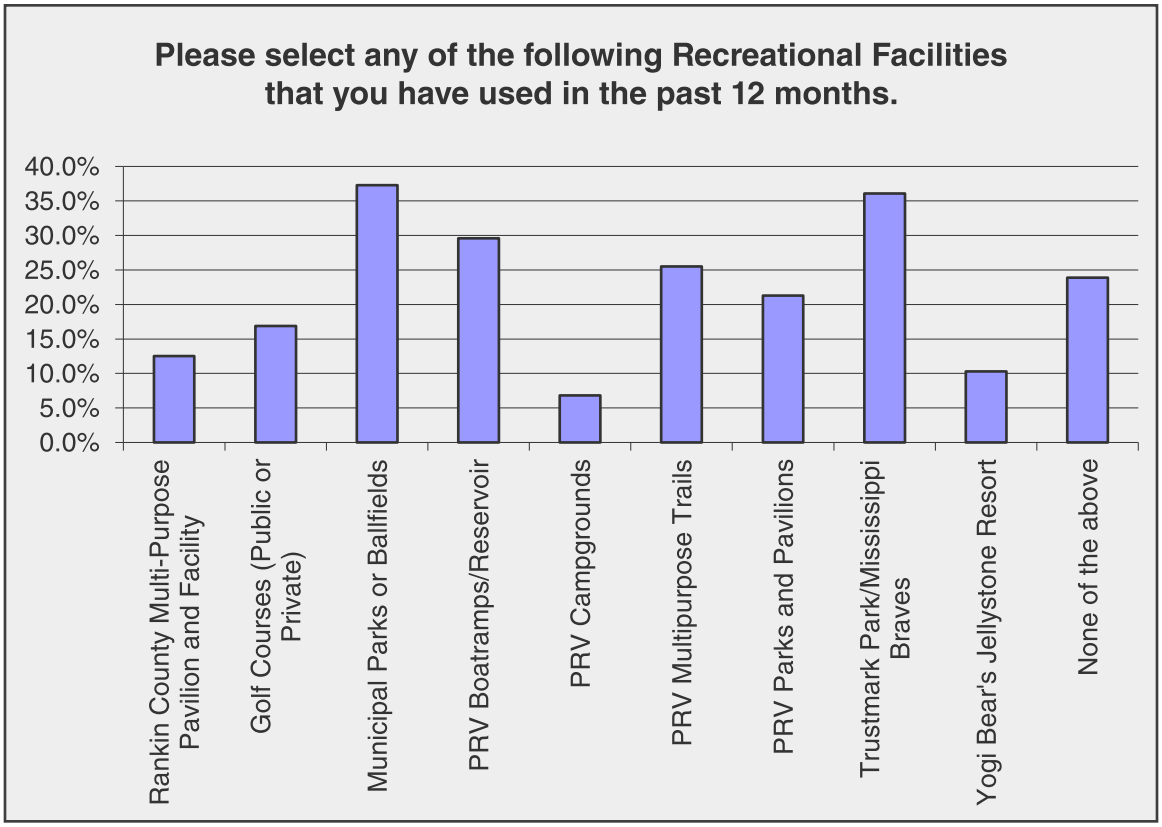


Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



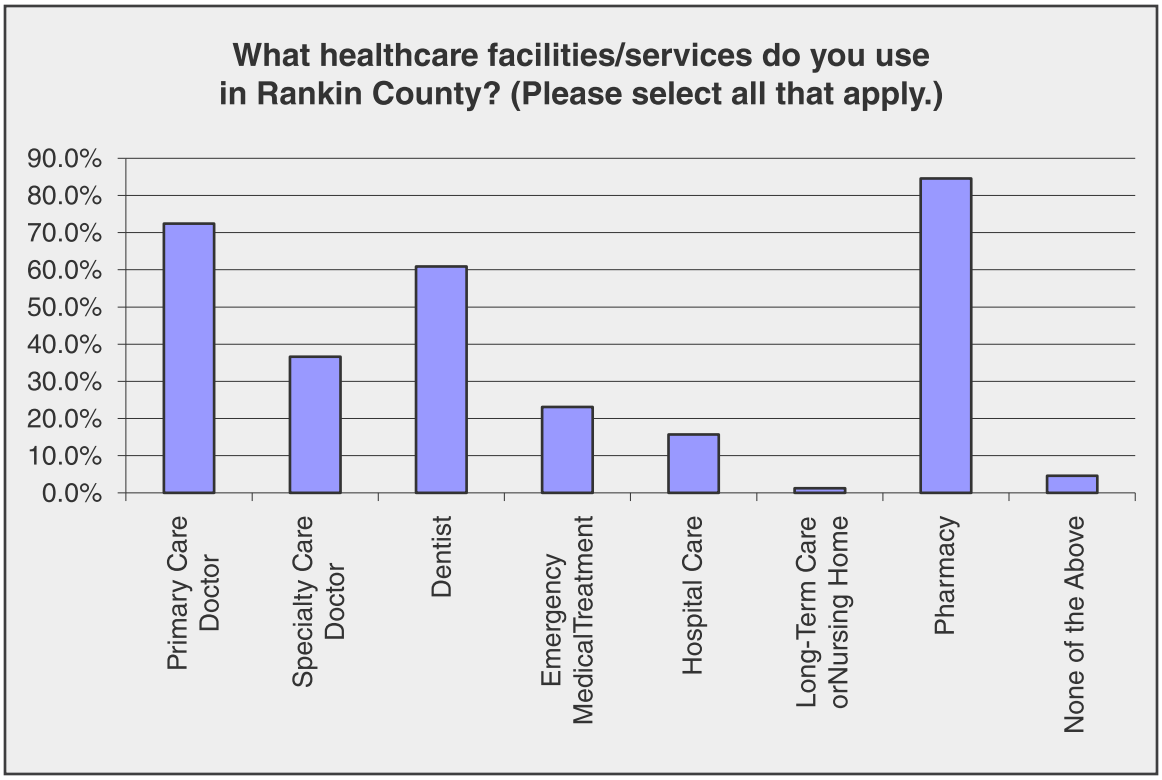


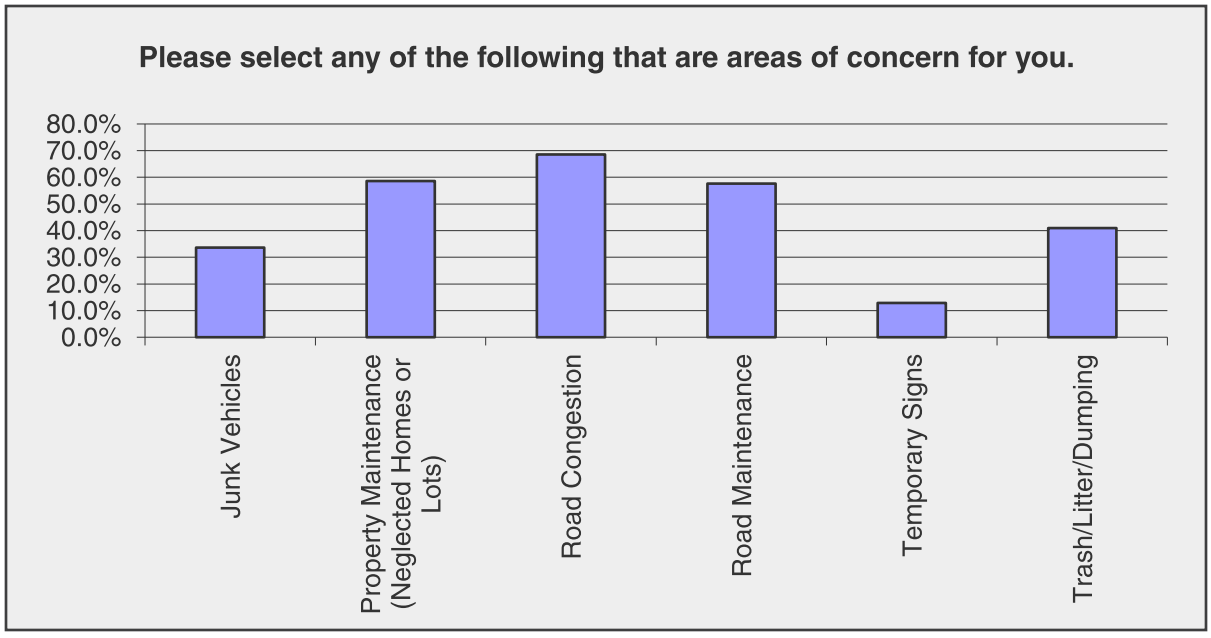
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Rankin County Comprehensive Plan Survey

The Rankin County Tax Collector has two satellite offices (Flowood and Richland), are there other departments that you would like to see utilize satellite offices as well?

Answer Options	Response Count

Generally, the respondents were pleased with the Tax Collector satellite offices, but did not feel the need for expansion of their satellite offices.

Rankin County Comprehensive Plan Survey

Do you have any other comments, questions, or concerns?

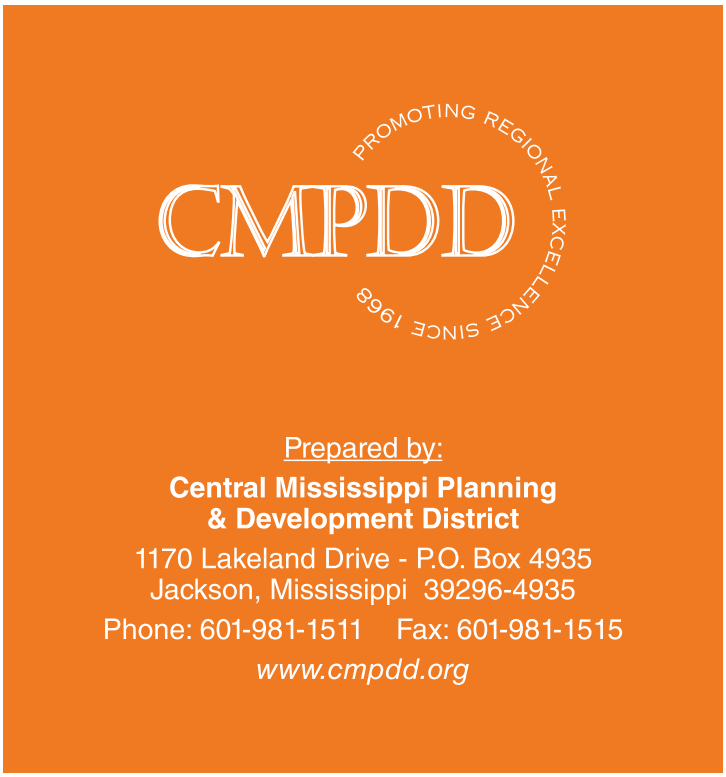
Answer Options

The comments most frequently submitted were:

Road Maintenance and Congestion
Enforcement of Zoning near Municipalities and PRVWSD
Maintain Rural Lifestyle and Atmosphere
Continued Support of Law Enforcement

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep



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A REPORT CONCERNING A CONDITIONAL USE APPLICATION FOR A LIQUOR STORE IN RANKIN COUNTY, MISSISSIPPI

July 12, 2021

Prepared by:
Chris Watson, AICP

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EXHIBIT
8

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Contents

I. Introduction and Purpose 4
II. Qualifications 5
III. Existing Conditions 5
IV. The Conditional Use Process and Evaluation 6
V. Conclusion 8

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

List of Exhibits

Exhibit 1 ..... Curriculum Vitae, Chris Watson, AICP
Exhibit 2 ..... Liquor Store Site Locator Map
Exhibit 3 ..... Article: *Land Use Planning and the Control of Alcohol*....
Exhibit 4 ..... Article: *Density of neighborhood liquor stores*....
Exhibit 5 ..... Article: *What explains the concentration of off-premise alcohol*....

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

I. Introduction and Purpose

This report concerns an application for zoning action filed with the Rankin County Board of Supervisors by Kuldeep Singh. The application seeks approval of a conditional use[1] to establish a liquor store at 1123 Old Fannin Road, Suite C. The property at which Mr. Singh proposes a liquor store will be referenced as the "subject property" throughout this report.

The subject property is located near the intersection of Spillway Road and Old Fannin Road and is known as part of "The Reservoir" community. Characterized by heavily traveled thoroughfares, densely developed residential neighborhoods, and neighborhood scale commercialization, this area of Rankin County has experienced tremendous growth over recent decades. The images below demonstrate changes over time for the same geographic area. Significant development has occurred beyond the scope of these images as well.



The image on the left is from 2002 while the image on the right is from 2020. Substantial residential and commercial growth has occurred. Images taken from Google Earth.

Rankin County is generally a dry county. However, due to the Legislature's recent passage of legislation pertaining to qualified resort areas, liquor stores now have the potential to operate in certain parts of the county that are qualified resort areas. Significantly, the Legislature designated the entirety of the Pearl River Valley Water Supply District as a qualified resort area, and PRV has begun issuing a number of permits for new liquor stores in Rankin County near the subject property.

[1] The Rankin County Zoning Ordinance utilizes the phrase "Special Exception" in conjunction with "Conditional Use". Because these phrases are interchangeable, this report will only utilize "Conditional Use".

This report examines the characteristics of the neighborhood surrounding the subject property and provides urban planning observations which may be helpful to the Rankin County Board of Supervisors in deciding the application now pending, as well as future applications.

II. Qualifications

My education, qualifications and experience in the field of urban and regional planning are set forth within my curriculum vitae (CV), a copy of which is attached hereto as **Exhibit 1**. As indicated in my CV, I hold a master's degree in the field of urban and regional planning and have been engaged in the practice of urban planning since 1994. I have had the pleasure of consulting with cities and counties from one end of Mississippi to the other, and I have provided expert testimony in the field of urban and regional planning on more than forty (40) occasions in Mississippi and Tennessee in both Chancery and Federal Courts.

III. Existing Conditions

The subject property is an existing building located at 1123 Old Fannin Road, Suite C. At this same street number are also an Exxon convenience store and Spillway Diner. Also, within this same commercial neighborhood a number of liquor store sites have recently been approved.

In less than ten months' time, four liquor store locations have been approved at the following addresses:

Address	Approval Date	Approving Agency
1040 Spillway Cir.	May 3, 2021	PRV
1864 Spillway Rd.	October 15, 2020	PRV
1925F Spillway Rd.	November 19, 2020	PRV
1139 Old Fannin Rd.	December 15, 2020	Rankin Co. BOS

Of the four liquor store sites approved, two were in operation as of May 25, 2021. With the remaining two approved sites and the pending application by Mr. Singh, three additional liquor stores could exist all within close proximity to each other. The map attached as **Exhibit 2** demonstrates the location of the four approved sites and the subject property. These five locations are grouped tightly together. The pending, or proposed, liquor store would be slightly less than 500 feet from the existing liquor store at 1139 Old Fannin Road.

The location of the subject property is zoned by Rankin County as C-2, General Commercial District. Within this zoning classification liquor stores are permitted only as a conditional use and subject to various dimensional separation requirements. A conditional use is defined by Rankin County's zoning ordinance as follows:

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

"A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgment of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties. A permit (building permit or change of use permit) granted by the Board of Supervisors for the initiation of a conditional use (with the necessary restrictions included) will not change the zoning of the property involved and will allow such use to continue as long as the specific use granted by the conditional use remains the same. Also referred to as a "Special Exception".

IV. The Conditional Use Process and Evaluation

In its zoning ordinance, Rankin County specifies the criteria required to support a conditional use application. Section 2905.01, in part, provides as follows:

The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
B. Off-street parking and loading areas.
C. Refuse and service areas.
D. Utilities, with reference to locations, availability, and compatibility.
E. Screening and buffering with reference to type, dimensions, and character.
F. Required yards and other open space.
G. General compatibility with adjacent properties and other property in the district.
H. Any other provisions deemed applicable by the Board of Supervisors.

Because the pending application pertains to an existing building, this report will not address items A through F above. Item G is the most significant factor given the substantial number of liquor store approvals over a short period of time taken together with the character of the neighborhood.

General compatibility with adjacent properties and other property in the district

As noted above, if Singh's application is approved, there will be five liquor stores operating in this same small area. The number and concentration of liquor stores existing and proposed for this neighborhood are not conducive to the overall health and character of the neighborhood and are not compatible with the neighborhood.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

I have visited the area and viewed the existing land uses in the vicinity. The area has a strong neighborhood commercial character supported by the many restaurants, medical clinics, medical services (such as a dentist), grocery store, bowling alley, studios for martial arts and gymnastics training, and numerous other neighborhood level uses. Many of the neighborhood uses are of the type found attractive by children and teens: Fannin Lanes (bowling), Chilling on the Rez (snowballs and ice cream), Martial Arts Academy, and hair and nail salons just as a few examples. A recently constructed 60 bed nursing home also lends to the character of the neighborhood, in addition to the hundreds of homes constructed over time.

It is clear from the type of land uses that the commercial uses in this area are supported more so by the many residents in proximity thereto rather than traffic volumes, as in a highway commercial area. Thus, it is important to protect the neighborhood from blighting influences in order to maintain a vibrant, growing area. Blighting influences are those that tend to halt the growth or contribute to the decline of an area. While having liquor sales available within this area is surely of some value to the community, having five liquor stores open in such close proximity to each other is excessive and risks damage to the general welfare of the neighborhood.

The concentration of liquor stores does not create a positive impression within a community, perhaps because liquor stores have historically located at higher densities in lower socioeconomic neighborhoods or because of the relationship between alcohol consumption and crime. In my opinion, concentrations of liquor stores (as well as some other uses) pose a significant risk of becoming a blighting influence on neighborhoods. Blight is a factor that contributes to the decline of neighborhoods, and an accumulation of land uses which do not create a positive impression becomes a blighting influence. Liquor stores are not the only type of use that contributes to blight. Pawn shops, payday loans, cash for title, discount retailers, thrift stores, bars and night clubs, are among uses that cast a negative impression, particularly so if they are grouped together in close proximity and are numerous within a community.

In addition to impact on the character of neighborhoods, many studies have been conducted concerning the location and concentration of liquor stores/alcohol outlets and the resulting consequences. A brief synopsis of a small sample of those studies, with the full text provided as exhibits, follows:

Land Use Planning and the Control of Alcohol, Tobacco, Firearms, and Fast Food Restaurants. This article from the American Journal of Public Health contains this statement, which is directly on point: "the public health literature describes a positive association between physical availability of alcohol and increased sales, independent of prices. This association has led the World Health Organization to conclude that reducing the physical availability of alcohol through limitations on the number and placement of outlets will result in reductions in alcohol related problems." **https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1447982/**

See **Exhibit 3.**

Density of neighborhood liquor stores is especially risky for African-Americans who drink, study finds. In this study, "[r]esearchers found that a neighborhood's liquor-store density had a significant impact on at-risk drinking among African Americans who consumed alcohol, particularly for women who drink." See https://www.sciencedaily.com/releases/2011/02/110215164256.htm
See **Exhibit 4.**

What explains the concentration of off-premise alcohol outlets in Black neighborhoods? This 2020 study seeks to explain the concentration, not prove it exists. I would note in the introduction the author says: "Community members in USA cities have identified off-sales outlets (e.g., "liquor stores") as sources of neighborhood problems, contributing to blight and crime as well as youth violence and alcohol abuse for people living near these outlets". The negative impacts of concentrations of liquor stores are well documented.
https://www.sciencedirect.com/science/article/pii/S2352827320303062
See **Exhibit 5.**

V. Conclusion

The number and concentration of liquor stores in this area, in my opinion, is not compatible with the neighborhood and creates a significant risk of having a blighting influence on the neighborhood.

Respectfully submitted this the 12th day of July, 2021.

Chris Watson, AICP

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Exhibit 1

Chris Watson, AICP ***Owner and Principal Planner***
Bridge & Watson, Inc.
PO Box 1482
Oxford, MS 38655
662-234-0958 office
662-816-1127 cell
cwatson@planning-consultants.com

Educational Background

May 1994

Bachelor of Science
Agricultural Engineering, Technology and Business (AETB)
Mississippi State University

May 2003

Master's Degree in City and Regional Planning
University of Memphis, Memphis, Tennessee
- Capstone Product: *Current Practices in Political Redistricting*

Professional Affiliations and Accolades

Member, American Institute of Certified Planners (AICP) (July 1999)
Member, National and Mississippi Chapter of the American Planning Association (APA)
Past Legislative Liaison, Mississippi Chapter of the American Planning Association (APA)
Treasurer, Mississippi Chapter of the American Planning Association (Elected Fall 2015)
Awarded AICP Student of the Year (2003), University of Memphis

Professional Presentations / Speaking Engagements

Smartcode: Lessons Learned Post Katrina Mississippi-Alabama Annual Planning Conference, September 14, 2016. Co presented with Victor J. Franckiewicz, Jr., Esq.

Economic Development and the Comprehensive Plan Economic Development Forum, hosted by the City of Moss Point, Mississippi. January 20, 2016.

A Primer on Municipal Annexation Joint Annual Conference of the Mississippi and Alabama Chapters of the American Planning Association, November 13, 2014.

ANNEXATION: WHAT TO EXPECT Associate Member Showcase Presentation, Mississippi Municipal League 2014 Summer Conference, Co presented with Jerry L. Mills, Esq. and John Scanlon, Esq.

Governor's Healthcare Economic Development Summit, Hosted by Gov. Phil Bryant, Guest Presenter, August 15, 2013.

Redistricting and the 2010 Census, Concurrent Session Presentation, Mississippi Municipal League 2010 Summer Conference, Co presented with Jerry L. Mills, Esq.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Redistricting and the 2010 Census, Mississippi Association of School Superintendents 2010 Summer Conference, Co presented with Jerry L. Mills, Esq.

Municipal Annexation: Q&A Session with the Experts, Roundtable Discussion, Mississippi Municipal League 2010 Summer Conference, Cohost with Jerry L. Mills, Esq.

MUNICIPAL ANNEXATION: THE BASICS, Concurrent Session Presentation, Mississippi Municipal League 2009 Summer Conference, Co presented with Jerry L. Mills, Esq.

The Basics of Municipal Annexation, Roundtable Discussion, Mississippi Municipal League 2009 Summer Conference, Cohost with Jerry L. Mills, Esq.

Will your planning and zoning decisions survive a court challenge? Roundtable Discussion, Mississippi Municipal League 2007 Summer Conference, Cohost with Michael L. Bridge.

ANNEXATION: Financial and Other Considerations When Planning Your Municipal Expansion, Concurrent Session Presentation, Mississippi Municipal League 2007 Summer Conference, Co presented with Michael L. Bridge.

ANNEXATION: IS IT RIGHT FOR YOUR CITY? Concurrent Session Presentation, Mississippi Municipal League 2006 Summer Conference, Co presented with Michael L. Bridge.

Professional Employment History

January 2016 to Present
Owner, Bridge & Watson, Inc.

In January 2016 Chris Watson acquired full interest in the firm, Bridge &Watson, Inc. Day to day duties, professional responsibilities, and capabilities of the firm remain fully intact, as described below.

March 2006 to December 2015
Partner and Principal Planner
Bridge & Watson, Inc.
Urban and Regional Planning Consultants and Land Planners

Bridge & Watson, Inc. is a continuation and enhancement of the activities of the prior firm Bridge & Slaughter, LLC. Bridge & Watson, Inc. provides a wide array of planning services, to both public and private clients, including annexation feasibility analysis, expert testimony, comprehensive planning, zoning, signage and other land use control regulations, political redistricting, demography, desktop mapping and mapping analysis with the use of Geographic Information System (GIS).

As partner in the firm, responsibilities include direct oversight of all planning projects, as well as fiscal and personnel management of the corporation. This position involves interaction with the client in both public and private environments, and developing a program of work to achieve the clients' needs within an allotted budget. Additionally, this position carries with it all prior duties and responsibilities as were held with Bridge & Slaughter, LLC.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

December 1997 to March 2006
Project Manager / Planning Director
Bridge & Slaughter, LLC

Bridge & Slaughter, LLC was a city, county and regional planning consulting firm based in Oxford, Mississippi. Employment with this firm brought about a significant level of experience in a broad range of planning services including annexation feasibility analysis, expert testimony, preparation of various land use control ordinances, comprehensive planning, land use planning, political redistricting, demography, the utilization of a Geographic Information System (GIS), and many other areas of the planning profession.

The role of Project Manager / Planning Director required direct oversight of all active planning projects, which at times numbered in excess of fifty. Responsibilities within the firm included direct supervision of all planning staff, interaction with various clients in public or private presentations, development of planning techniques tailored to the client's needs, facilitating public hearings, and providing expert opinions either in a formal (courtroom) or informal setting.

September 1996 to November 1997
Director Office of Planning and Development
City of Southaven, Mississippi

This position required direct oversight of all planning, building inspection and code enforcement. Responsibilities in this position included administration of the comprehensive development plan, sign regulations, zoning regulations, subdivision regulations, and other related land development codes. This included interpretation of the ordinances, amendment of the ordinances, and enforcement.

Additional responsibilities included representing the City of Southaven within the Metropolitan Planning Organization, advising the Mayor, Board of Aldermen, Planning Commission, Board of Adjustment and Board of Architectural Review in making decisions impacting the physical development of the city.

July 1994 to August 1996
Director of Planning and Assistant County Engineer
911 Addressing Coordinator
Tunica County, Mississippi Board of Supervisors

Responsibilities included the administration of the comprehensive development plan, sign regulations, zoning regulations and subdivision regulations. Included also in this capacity was the cooperative planning of the emerging riverboat gaming industry in Tunica County.

In the role of assistant county engineer, responsibilities included assisting in the development of engineering plans for capital improvements, conducting and monitoring traffic counts, and maintaining the computer controlled traffic signals.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

As 911 address coordinator, responsibilities included oversight of the development of a countywide physical addressing system to implement E-911. Coordination with the addressing consultant and all city and county emergency service providers was necessary, as well as coordination with the telephone service provider.

Prior Expert Testimony

Expert testimony has been provided in both the Mississippi and Tennessee Chancery Court systems as an expert in urban planning, particularly dealing with municipal annexations. The unique nature of annexation and the required analysis to demonstrate reasonableness or unreasonableness covers virtually all aspects of urban planning. Expert testimony has also been provided in the Federal Courts.

Prior expert testimony offered in the following areas and cases:

Municipal Annexation / Boundary Matters:

- In the matter of the extension of the boundaries of the city of Clinton, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Pontotoc, Mississippi – expert in city and regional planning (2 occasions)
- In the matter of the extension of the boundaries of the city of Byhalia, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the town of Myrtle, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Calhoun City, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Greenwood, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Belzoni, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of New Albany, Mississippi– expert in city and regional planning (2 occasions)
- Joseph R. Namie, Jr. et al v City of Memphis, Tennessee (municipal annexation) – expert in city and regional planning
- In the matter of the extension of the boundaries of the town of Decatur, Mississippi – expert in city and regional planning

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

- In the matter of the extension of the boundaries of the city of Southaven, Mississippi – expert in city and regional planning (2 occasions)
- In the matter of the extension of the boundaries of the city of Ridgeland, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Canton, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Poplarville, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Flowood, Mississippi– expert in city and regional planning (2 occasions)
- In the matter of the extension of the boundaries of the town of Walls, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of D'Iberville, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Tupelo, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Gulfport, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Okolona, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Prentiss, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Biloxi, Mississippi– expert in city and regional planning
- In the matter of the incorporation of Diamondhead, Mississippi– expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Clarksdale, Mississippi consolidated with In the matter of the extension of the boundaries of the town of Lyon, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Cleveland, Mississippi– expert in city and regional planning

- In the matter of the incorporation of Gluckstadt, Mississippi (Jurisdictional issues only) – expert in city and regional planning
- In the matter of the extension of the boundaries of the town of Wesson, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Petal – expert in city and regional planning
- In the matter of the incorporation of Gluckstadt, Mississippi (Trial on the merits), consolidated with In the matter of the extension of the boundaries of the city of Canton, Mississippi – expert in city and regional planning
- In the matter of the extension of the boundaries of the town of Anguilla – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Ridgeland – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Pontotoc – expert in city and regional planning
- In the matter of the extension of the boundaries of the town of Ecru – expert in city and regional planning
- In the matter of the extension of the boundaries of the city of Olive Branch – expert in city and regional planning

Voting Rights Litigation:

- Kenneth Fairley, et al v. the City of Hattiesburg, Mississippi (2007) – expert in urban and regional planning as it relates to demography and redistricting. Testimony through written report and live testimony.
- Kenneth Fairley, et al v. the City of Hattiesburg, Mississippi (2014) – expert in urban and regional planning as it relates to demography and redistricting. Testimony through written report and live testimony.

Miscellaneous Litigation:

- Lamar Company vs. City of Vicksburg, Mississippi – expert in city and regional planning. Testimony through deposition only.
- Mississippi Transportation Commission v. Pittman, et al – expert in city and regional planning. Testimony through deposition and motion hearing only. Eminent Domain matter.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

- Mississippi Transportation Commission v. VCR 1, LLC – expert in city and regional planning. Testimony through deposition and by proffer. Eminent Domain matter.

- Administrative hearing before the Mississippi Department of Health, regarding an application for a Certificate of Need – Costal County MRI - expert in statistical analysis

- BBC Baymeadows, LLC v City of Ridgeland, Mississippi – expert in city and regional planning. Testimony through written report and deposition only.

Prior Municipal Annexation Experience

Annexation is the process of expanding municipal boundaries to include additional territory, and the process is detail intensive. Annexation analysis requires close examination of demographic data, financial data, land use patterns, and a number of other types of data from multiple sources. Undertaking annexation analysis requires demographic abilities, statistical analysis, computer aided analysis and, most importantly, open, clear lines of communication between the public and the political body. Evidence must be presented to the Chancery Court for ratification of an annexation ordinance, and the courts have established a comprehensive twelve-point test to determine the reasonableness of an annexation. A significant level of experience has been gained in the field of municipal annexation, including the various post-annexation tasks.

Previous annexation experience includes, but is not limited to, the following cities:

- City of Aliceville, Alabama
- Town of Anguilla, Mississippi
- Town of Baldwyn, Mississippi
- City of Bay St. Louis, Mississippi
- City of Belzoni, Mississippi
- City of Brookhaven, Mississippi
- City of Bruce, Mississippi
- City of Byhalia, Mississippi
- City of Byram, Mississippi
- Town of Caledonia, Mississippi
- City of Calhoun City, Mississippi
- City of Canton, Mississippi (2 occasions)
- City of Cleveland, Mississippi
- City of Clinton, Mississippi
- City of Columbus, Mississippi
- Town of Decatur, Mississippi
- City of D'Iberville, Mississippi
- Town of Ecru, Mississippi
- Town of Enterprise, Mississippi
- City of Flowood, Mississippi
- City of Gautier, Mississippi
- City of Greenwood, Mississippi
- City of Gulfport, Mississippi (3 occasions)
- City of Hattiesburg, Mississippi
- Town of Hickory, Mississippi
- City of Laurel, Mississippi
- City of Lucedale, Mississippi
- Town of Lyon, Mississippi
- City of Macon, Mississippi
- City of Marks, Mississippi
- City of Magee, Mississippi
- City of Marks, Mississippi
- City of Memphis, Tennessee (3 occasions)
- Village of Memphis / Town of Walls, Mississippi (3 occasions)
- City of Meridian, Mississippi
- City of Moss Point, Mississippi
- Town of Myrtle, Mississippi
- City of New Albany, Mississippi (2 occasions)
- City of Okolona, Mississippi
- City of Pearl, Mississippi (2 occasions)

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

- City of Pontotoc, Mississippi (2 occasions)
- City of Poplarville, Mississippi
- Town of Prentiss, Mississippi
- City of Quitman, Mississippi
- City of Ridgeland, Mississippi
- City of Richland, Mississippi
- City of Saltillo, Mississippi
- City of Senatobia, Mississippi
- City of Southaven, Mississippi (5 occasions)
- Town of Tunica, Mississippi
- Town of Wesson, Mississippi

Prior Municipal Incorporation Experience

Municipal incorporation is the process of creating an entirely new municipality, carving the territory from unincorporated territory. The incorporation process is detail intensive and is similar to the municipal annexation process with respect to the type of data inputs and analysis. Undertaking an incorporation analysis requires demographic abilities, statistical analysis, computer aided analysis and, most importantly, open, clear lines of communication with the public. A necessary component of an incorporation effort is the petition process, requiring 2/3rds of the signatures of qualified electors residing within the incorporation area. Evidence must be presented to the Chancery Court for ratification of an incorporation petition, including proving the requisite number of signatures and the reasonableness of the proposed incorporation. A significant level of experience has been gained in the field of municipal incorporation, including the various post-incorporation tasks.

Previous incorporation studies / efforts include, but are not limited to, the following:

- Creation of the City of Diamondhead, Mississippi. Bridge & Watson conducted the feasibility analysis, Watson provided expert testimony, and following successful incorporation Bridge & Watson assisted the new city in developing its first two fiscal budgets, establishing voting districts, developing a comprehensive plan and zoning, and establishing a planning commission.

- Gluckstadt Community, Madison County Mississippi – Bridge & Watson conducted the feasibility analysis and has assisted the community in organizing its petition drive. The petition drive is complete and the matter has successfully prevailed in the Chancery Court of Madison County and prevailed at the appellate level.

- Fernwood Community, Pike County, Mississippi - Bridge & Watson conducted the feasibility analysis and assisted the community in organizing its petition drive. The petition drive did not yield enough signatures to proceed.

- Star Community, Rankin County, Mississippi - Bridge & Watson conducted the feasibility analysis and assisted the community in organizing its petition drive. The petition drive did not yield enough signatures to proceed.

- Country Community Development, Rankin County, Mississippi - Bridge & Watson conducted the feasibility analysis and advised against proceeding with incorporation.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

- Calhoun Community, Jones County, Mississippi – Chris Watson was involved in successfully stopping the incorporation efforts of this community, through analysis of petition signatures and other planning related analysis.

- Mooreville Community, Lee County, Mississippi - Bridge & Watson is conducting a feasibility analysis to determine the feasibility of incorporating the area into a new municipality. This project is in the early planning stages.

- City of Byram, Mississippi – Upon Incorporation, Bridge & Watson assisted the new city in establishing its municipal operating budget for the first two fiscal years.

Prior Political Redistricting Experience

Political redistricting is a process requiring demographic abilities, statistical analysis, computer aided analysis and most importantly open, clear lines of communication between the public and the political body. A significant level of experience has been gained in the field of political redistricting, including the procedures for obtaining administrative approval under Section 5 of the Voting Rights Act of 1965, as amended and extended. However, recent changes in the law have eliminated the need for administrative approval under Section 5 of the Voting Rights Act.

Prior redistricting clients include the following:

Municipalities:

- City of Baldwyn, Mississippi
- City of Batesville, Mississippi
- City of Byram, Mississippi
- City of Cleveland, Mississippi
- City of Clinton, Mississippi
- City of Columbus, Mississippi
- Town of Decatur, Mississippi
- City of Diamondhead, Mississippi
- City of Gulfport, Mississippi
- City of Hattiesburg, Mississippi
- City of Hernando, Mississippi
- City of Laurel, Mississippi
- City of Lexington, Mississippi
- City of Lumberton, Mississippi
- City of Macon, Mississippi
- City of Madison, Alabama
- City of Marks, Mississippi
- City of Meridian, Mississippi
- City of Moss Point, Mississippi
- City of New Albany, Mississippi
- City of Okolona, Mississippi
- City of Petal, Mississippi
- City of Sardis, Mississippi
- City of Pontotoc, Mississippi
- City of Senatobia, Mississippi
- Town of Shannon, Mississippi
- City of Southaven, Mississippi
- Town of Tunica, Mississippi
- City of Waynesboro, Mississippi
- City of Wiggins, Mississippi

County Board of Supervisors:

- DeSoto County Mississippi Board of Supervisors (2 occasions)
- Lee County Mississippi Board of Supervisors
- Lowndes County Mississippi Board of Supervisors (2 occasions)
- Monroe County Mississippi Board of Supervisors
- Tunica County Mississippi Board of Supervisors (2 occasions)

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Boards of Education:

- Cleveland, Mississippi School District
- Coahoma County Mississippi Board of Education
- Lowndes County Mississippi Board of Education
- Monroe County Mississippi Board of Education

Prior Comprehensive Planning Experience

Comprehensive planning is the platform in which a community develops a plan to guide its growth and development over the next twenty to twenty-five years. Defined by Mississippi statute, a comprehensive plan must contain certain elements and information. At the same time, however, a comprehensive plan should be ambitious and within reach for the community.

Current and/or previous comprehensive planning clients:

- City of Amory, Mississippi
- City of Bruce, Mississippi
- Town of Caledonia, Mississippi
- City of Diamondhead, Mississippi
- Town of Decatur, Mississippi
- Town of Ecru, Mississippi
- City of Hattiesburg, Mississippi
- Town of Lyon, Mississippi
- City of Macon, Mississippi
- City of New Albany, Mississippi
- City of Moss Point, Mississippi
- City of Ridgeland, Mississippi
- City of Sardis, Mississippi
- City of Southaven, Mississippi
- Town of Weir, Mississippi
- Lowndes County, Mississippi
- City of Columbus, Mississippi
- City of D'Iberville, Mississippi
- City of Poplarville, Mississippi
- City of Waynesboro, Mississippi
- Town of Abbeville, Mississippi

References can be provided upon request.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Exhibit 2

3 Liquor Store Locations approved by PRVWSD:
- 1040 Spillway Rd.
- 1864 Spillway Rd.
- 1925 Spillway Rd.

1 liquor store approved by the Rankin Co. Board of Sup.

Liquor application pending

All these liquor stores lie in close proximity to each other. The map indicates distances between sites.

The proposed liquor store would be located less than 500 feet from another liquor store.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-



Land Use Planning and the Control of Alcohol, Tobacco, Firearms, and Fast Food Restaurants

Marice Ashe, JD, MPH, David Jernigan, PhD, Randolph Kline, JD, and Rhonda Galaz, JD

We desired to understand how legal tools protect public health by regulating the location and density of alcohol, tobacco, firearms, and fast food retail outlets. We reviewed the literature to determine how land use regulations can function as control tools for public health advocates.

We found that land use regulations are a public health advocacy tool that has been successfully used to lessen the negative effects of alcohol retail outlets in neighborhoods. More research is needed to determine whether such regulations are successful in reducing the negative effects of other retail outlets on community health. (*Am J Public Health*. 2003; 93:1404–1408)

SINCE THE FIELD OF LAND USE planning and zoning originally developed in response to public health needs, there is a close intellectual and practical fit between land use goals and sound public health practice.[1] There is both substantial public health experience in and a strong legal basis for using local zoning and land use powers to achieve the public health goal of limiting the availability of consumer products proven to be harmful to health. In this article, we review the history and importance of local government use of its police power to protect public health, describe more recent invocations of police power to limit the availability of alcoholic beverages, and discuss the prospects for using these policy tools to improve public health by limiting the availability of tobacco, firearms, and nutritionally deficient foods.

POLICE POWERS

"Police power" is the inherent authority of the state (and, through delegation, local governments) to enact laws and promulgate regulations to protect, preserve, and promote the health, safety, morals, and general welfare of the people.[2] To achieve these communal benefits, the state retains the power to restrict, within federal and state constitutional limits, private interests: personal interests in autonomy, privacy, association, and liberty as well as economic interests in freedom to contract and uses of property.[2,3]

For more than a century, a government's police power has been used to justify regulating the use of land.[4] Courts have upheld the delegation of these broad powers to state and local governments on the basis of, first, the Tenth Amendment to the US Constitution, which delegates police power to the states, and, second, state constitutions, which typically delegate police powers to local governments (see, for example, Article 11 of the California Constitution).[5] Police power is broad in scope and elastic in nature, expanding to meet the changing needs of modern life.[6–8]

Subject to federal and state constitutional limits, an ordinance promulgated by a state or local government is legitimate so long as the use of police power has a rational relationship to a legitimate state purpose such as protection of the public's health, morals, safety, or general welfare.[8] Governments may find the rational basis for their ordinances in scientific studies or other types of less rigorous data or information that arguably support a legislative body's conclusion that a regulation is justified. Epidemiological reports and public health data are strong grounds upon which to base government policies or local ordinances. Because government agencies are provided broad discretion in determining which policies or ordinances are needed to protect the health, safety, welfare, and morals of their community, the ordinances will be upheld in court unless they are arbitrary, capricious, or entirely lacking in evidentiary support.[9–11]

LAND USE CONTROLS

Local governments use police powers to restrict a private property right so as to avoid harm to the public.[12] A primary way that police powers are expressed is through city planning and public health departments using their respective powers to further the public good. In fact, the modern disciplines of public health and city planning developed from common roots with similar objectives, strategies, and standards.[1]

During the 19th century, land use planning emerged as a mechanism designed to address 2 endemic public health problems: tuberculosis and cholera. The spread of disease was associated with pervasive overcrowding, a lack of sanitation, poor hygiene, insufficient water supply, insufficient fresh air, limited opportunity for outdoor recreation, and long working hours in the factories and mills.[13] Reformers, most notably Edwin Chadwick, were the driving force behind the sanitary laws that formed the basis of both city planning and public health practice. In 1843 in England, these innovative laws culminated in the first comprehensive public health act.[13] While this act did not include zoning as a specific regulatory function of government, it did call for the mapping of sewage facilities to ensure that new dwellings were equipped with drains and lavatories.[13]

New York City was the forerunner of modern zoning; in the 1890s, it established design standards to ensure that light, air,

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Exhibit 3
Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep
Packet Pg. 374



water, and sewage were available to residents of tenement houses.[14] Zoning ordinances apply both general and location-specific restrictions on certain uses of property. They establish the uses of property in different areas or "zones" within a government's geographic boundaries. For example, residential, commercial, industrial, or agricultural zones determine where housing, shopping, manufacturing, and animal husbandry may or may not occur within the jurisdiction. Mixed-use zones allow a variety of activities to occur in the same area. Ideally, zoning ensures that activities that should be near each other—such as housing and grocery stores—can be near each other and that those activities that should be separated—such as housing and heavy industry—are indeed separate.

The Standard State Zoning Enabling Act, ultimately enacted in nearly every municipality in the nation (except Houston, Tex),[15] was developed by the US Department of Commerce in the 1920s to assist in the delegation and spreading of zoning powers from state to local governments, and it included promotion of "health and general welfare" as one goal of zoning.[15] In 1926, the US Supreme Court confirmed that cities and counties possessed the necessary police powers of the state to regulate public and private land uses for the "health, safety, welfare, and morals" of the people of those jurisdictions.[16] The court stated that the need for zoning regulations "is so apparent that they are now uniformly sustained" and that the "scope of their application must expand or contract to meet the new and different conditions which are constantly coming within the field of their operation."[16]

Conditional use permits (CUPs), sometimes called "special use permits" or "special exceptions," are a refinement of zoning powers whereby the government makes exceptions for specific uses of land otherwise prohibited by general zoning controls as long as the property owner meets certain conditions.[4] With a CUP requirement, a local government can make an *individualized* determination as to suitability of a proposed use in a particular location.[17] CUPs give governments additional flexibility to determine whether a particular proposed use is compatible with existing, neighboring uses of property and afford an opportunity to impose particularized conditions to mitigate potential problems posed by the use. They also give governments the ability to deny a zoning request if the applicant cannot show a community "need" for the proposed use.[18,19]

Public health advocates have reconnected with the historic roots of zoning controls as a mechanism for promoting public health and welfare and have applied the traditional city planning tools of zoning and CUPs to modern issues of public health protection. In addition to a familiar focus on vector control and building codes—which are still pressing public health concerns in communities plagued by antiquated or inadequate public infrastructures or dilapidated housing—public health advocates are using zoning and other land use tools to control the proliferation and negative public health effects of alcohol, tobacco, and gun sales in urban environments. While there is significant variation among states regarding local authority to control these types of outlets,[20,21] zoning tools nonetheless offer creative new opportunities for communities to exert control over public health, safety, and welfare as deemed necessary at the local level.

Alcohol Control and Land Use

Since the mid-1970s, a growing international body of public health research has validated the hypothesis that even relatively small increases in the availability of alcohol generally lead to increases in alcohol consumption, which in turn produce an increase in alcohol-related problems.[22–27] While this general link will vary on the basis of changes in the physical, economic, and social availability of alcohol, as well as the social, cultural, and economic contexts in which availability occurs, the public health literature describes a positive association between physical availability of alcohol and increased sales, independent of prices.[28] This association has led the World Health Organization to conclude that reducing the physical availability of alcohol through limitations on the number and placement of outlets will result in reductions in alcohol-related problems.[29]

Following on the promise of early research showing links between alcohol availability limits and rates of liver cirrhosis[30,31] and drunk driving,[32] researchers in the 1990s used increasingly sophisticated methodologies to establish relationships between alcohol availability and alcohol-related problems. Using 1990 data from 72 cities in Los Angeles County, Scribner et al. found densities of restaurants, liquor stores, and mini-markets (but not bars) to be strongly correlated with motor vehicle crashes causing personal injury.[33]

Subsequent studies have also revealed strong links between violence and alcohol availability. Such links are complex, and they are part of the multicausal relationship between alcohol and violence. The increased consumption arising from greater alcohol availability may lead to more frequent incidents of intoxication, in which personal expectations about alcohol's supportive role in violence or alcohol's pharmacological effects as a disinhibitor of aggressive impulses may come into play.[31] Increased numbers of drinking places may provide situationally appropriate settings for violence[35] or for group intoxication, which may increase the possibility of violence occurring.[34]

Research support for the link between alcohol and violence comes from subsequent work by Scribner et al., who found that, independent of measured confounders such as unemployment, racial/ethnic makeup, income, and age, alcohol outlet density was correlated with violent assault to the extent that one outlet was associated with 3.4 additional offenses in 1990.[36] Similarly, Speer et al. found, in analyzing various census tracts in Newark, NJ, that alcohol outlet density was a significant predictor of rates of violent crime.[37] Alaniz et al., looking at violence among young people in 3

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Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 375



cities, again found a statistically significant relationship with outlet density.[38]

Recent studies have refined our understanding of the connection between physical availability by showing a significant relationship between alcohol problems and alcohol availability in census tracts and the even smaller unit of census blocks.[39] This new work offers 2 important lessons. For researchers, it suggests the importance of examining alcohol availability in the smallest units possible; aggregating data in large geographic units may mask the connection between availability and associated problems. For practitioners, the research suggests the importance of zoning decisions regarding individual outlets within a particular neighborhood setting.

In the 1980s, alcohol control advocates began community-based campaigns designed to limit the proliferation of retail alcohol outlets and to address the secondary effects of alcohol sales, such as public and domestic violence, drunk driving, loitering, prostitution, illegal drug sales, and the like, based on the public health research just described. Over the past 2 decades, alcohol control advocates have secured passage of innovative local ordinances, subjected them to testing in the courts, and compiled substantial experience in their implementation.

Innovative local ordinances. In the mid-1980s, California communities took the lead in a trend toward passing zoning and CUP regulations affecting the location and operation of alcohol outlets.[40] By 1993, approximately half of the state's 475 cities had CUP requirements for on-sale and off-sale alcohol outlets.[41] Such ordinances placed restrictions on new alcohol outlets, including, for example, limits on the number and concentration of outlets in a neighborhood, limits on placement of outlets in proximity to each other and to schools or playgrounds, and restrictions on hours of service and the amount and nature of signage visible from the street.

Testing in the courts. Courts have confirmed that local governments may impose alcohol-related land use restrictions even in localities where the state has preempted local control over the sale of alcohol products. The courts base this determination on the rational relationship between alcohol availability and its secondary effects on public health, safety, and welfare.[42,43] Courts have found that local power over land use is so strong that it can be used to regulate the operation of alcohol outlets despite the state's exclusive authority over alcohol sales.

For example, in the aftermath of the 1992 Los Angeles riots, liquor store owners in the city's heavily damaged south-central neighborhood sought to rebuild. However, in the years before the riots, Los Angeles, like many other California communities, had begun requiring CUPs for all new alcohol outlets in the city.[42] (Typical prerequisites to rebuilding required an owner "to agree to remove graffiti promptly, provide adequate lighting, remove trash, provide a security guard and, in some instances, limit hours of operation."[42]) The CUP requirement essentially blocked many stores from reopening because, having been closed for a certain period of time, they were considered "new" stores under the law and therefore required CUPs.[42] Affected owners challenged the CUP ordinance as being both preempted by state law and unconstitutional.[42] The Court of Appeals upheld the city's ordinance, confirming that "the local regulation is a valid exercise of the City's authority to enact zoning and land-use regulations."[42]

A similar challenge followed the enactment of the city of Oakland's CUP ordinance.[43] Existing alcohol outlets claimed that the imposition of performance standards for the operation of existing liquor stores was preempted by state law and unconstitutional.[43] The Court of Appeals again confirmed a local government's power in using land use ordinances to protect public health, holding that "a city may properly enact a local ordinance to control and abate nuisance activities, despite the fact that the business that would be regulated by the ordinance possessed grandfather rights that might ordinarily render it immune from compliance with local ordinances."[43] "No business—not even an alcoholic beverage sales establishment regulated by state law—has a vested right to conduct its business in a manner that attracts public nuisances and encourages criminal activities near its premises."[43]

In summary, a robust set of research studies demonstrate the link between alcohol availability and alcohol-related problems. Furthermore, court decisions affirm that a local government, in pursuit of public health goals, may employ land use law to influence alcohol availability. The research findings provide a basis for hypothesizing a similar effect for tobacco availability.

Tobacco Control and Land Use

Many state and local governments have passed measures regulating retail sales practices of tobacco outlets (e.g., laws prohibiting sales to minors, laws banning self-service displays of tobacco products, laws requiring retail clerks to be of legal age to buy tobacco in order to sell tobacco, and even laws regulating the minimum price of tobacco). However, largely unexplored by tobacco control advocates are the zoning tools used in alcohol control that could limit the location and number of tobacco retail outlets.

Although no court has yet issued an opinion directly addressing tobacco-related land use controls, it is likely that regulating land use to further tobacco control policy is on an even stronger legal footing than it is in the case of alcohol control. California and many other states have preemptive state laws governing alcohol sales. As a result, local communities must rely on the secondary effects of alcohol consumption to justify land use restrictions to overcome the legal challenge that state law preempts any local regulation of alcohol sales. Because most states do not have laws that preempt local regulation of tobacco sales,[20] communities can impose land use restrictions expressly regulating tobacco sales themselves in addition to regulating the secondary effects of to-

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bacco use (such as premature death and disability and the illegal sale of tobacco products to minors).

Given that tobacco products produce a significant negative impact on the health and welfare of a community and are also associated with illegal behavior, it is reasonable—and certainly should meet the very low legal bar of being "rational"—for local governments to use their zoning powers to regulate the location of tobacco retailers. This government role is especially important in instances in which youth access is concerned. One study showed that 57% of 10th graders and 38% of 8th graders perceive that it would be easy for them to obtain cigarettes from a retail source,[44] and the best predictor of adolescent experimentation with cigarettes is the perception that they are easily available.[45]

The questioning of whether youth access laws control the availability of tobacco to youths[46] and the near inability of local governments to control tobacco advertising after the US Supreme Court's decision in *Lorillard v Reilly*[47] mean that new approaches are needed to control the accessibility, availability, and prominence of tobacco products in local communities. The effectiveness of tobacco-related land use controls in limiting the negative health consequences and illegal behavior associated with tobacco remains to be demonstrated. However, it is the fact that a positive effect is *plausible* that answers the threshold question of whether such controls are *legal*.

In the absence of evidence showing the particular types of tobacco-related land use controls that might produce better results, but with reflection on the lessons learned from the success of land use regulation in alcohol control, a variety of tobacco-related possibilities come to mind. For example, to diminish the harm caused by tobacco in a community, local governments can use zoning and CUPs to:

- Require that tobacco outlets be located away from areas frequented by children (e.g., schools, playgrounds, residential areas, and video arcades)[48]
- Restrict new discount tobacco outlets to light industrial or industrial zones to control access to cheap cigarettes among price-sensitive populations, especially young people[49]
- Limit the total number of tobacco outlets in a community if the city or county determines that sufficient outlets for tobacco products already exist[50]
- Limit the proximity of all tobacco outlets to each other, ensuring, for example, that a tobacco outlet does not occupy each corner at an intersection

Firearms Control and Land Use

Several California communities have invoked their land use authority to limit the location of firearms dealers to commercially zoned areas.[48] The city of Lafayette, Calif, enacted an ordinance that not only limited firearms dealers to commercial zones but also prohibited dealers from locating near elementary, middle, and high schools; preschools; day-care centers; other firearms dealers; liquor stores and bars; and residentially zoned areas.[48] In upholding the city's ordinance, the California Court of Appeals confirmed that municipalities are entitled to confine commercial activities to certain districts and that they may further limit activities within those districts by requiring use permits: "It is well settled that a municipality may divide land into districts and prescribe regulations governing the uses permitted therein, and that zoning ordinances, when reasonable in object and not arbitrary in operation, constitute a justifiable exercise of police power."[48] The legal issue, once again, is whether there is a rational basis for the zoning decision.[48]

Nutrition and Land Use

The same land use tools that control the location and operation of alcohol outlets, tobacco outlets, and firearms dealers logically can be extended to issues related to nutrition. Child and adolescent obesity is an epidemic in the United States.[51] Poor nutrition and physical inactivity are responsible for more preventable deaths in the United States than AIDS, violence, drugs, alcohol, and car crashes combined.[52]

The prevalence of "fast food" outlets offering menus filled with nutritionally deficient food and promoting "super-sized" portions, in combination with a scarcity of healthy alternatives, is an important public health issue. It is reasonable—and certainly "rational"—for a local government to employ its land use powers to mitigate the rising epidemic of poor nutrition. One of many imaginable approaches would be to require restaurants falling below certain nutritional standards—perhaps in combination with other criteria—to obtain a CUP imposing any of a wide variety of restrictions.

The purpose of such a CUP is at least twofold: (1) to encourage restaurants to improve the nutritional quality of their food, or at least provide alternative healthy meals, and (2) to displace those "fast food" outlets that do not improve in an effort to open the marketplace to competition from healthier restaurants. Imagining only what could be done—not necessarily what should be done—local governments could impose on nutritionally deficient "fast food" restaurants land use requirements that:

- Prohibit the distribution of toys and promotional games, the presence of play equipment, or the presence of video or other games at fast food outlets
- Require fast food outlets to locate a minimum distance from youth-oriented facilities such as schools and playgrounds
- Limit the total number or per capita number of fast food outlets in a community
- Limit the proximity of all fast food outlets to each other
- Charge a fee to fast food outlets and use the proceeds to mitigate the impact of poor nutritional content (e.g., construct parks, fund after-school programs, or provide nutrition education)
- Prohibit drive-through service

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CONCLUSIONS

As these examples and possibilities demonstrate, the public health field is only beginning to take advantage of the potential inherent in the police powers of local governments to regulate and attach conditions to land use. In this context, further exploration of this promising approach and extension of its application to new arenas, such as tobacco and nutrition, appear even more significant as tools in the hands of public health authorities and advocates. ■

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Contributors

M. Ashe coordinated the team of authors who developed this article. She wrote the sections on police powers and land use controls. D. Jernigan collaborated on the concept and framing of the article and took primary responsibility for the section on alcohol control. R. Kline collaborated on the concept and framing of the article and took primary responsibility for the sections on tobacco control, gun control, and nutrition. R. Galaz provided some of the initial legal research and copyediting for the article.

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Exhibit 4

ScienceDaily
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Density of neighborhood liquor stores is especially risky for African-Americans who drink, study finds

Date: February 15, 2011

Source: Alcoholism: Clinical & Experimental Research

Summary: Previous studies have shown a strong link between neighborhood alcohol environments and outcomes such as drunk driving and violence. A recent study investigated linkages between neighborhood liquor stores, on-premise outlets, convenience stores, and supermarket densities and at-risk drinking among African Americans. Researchers found that a neighborhood's liquor-store density had a significant impact on at-risk drinking among African Americans who consumed alcohol, particularly for women who drink.

FULL STORY

Previous studies have shown a strong link between neighborhood alcohol environments and outcomes such as drunk driving and violence. This study investigated linkages between neighborhood liquor stores, on-premise outlets, convenience stores, and supermarket densities and at-risk drinking among African Americans. Researchers found that a neighborhood's liquor-store density had a significant impact on at-risk drinking among African Americans who consumed alcohol, particularly for women who drink.

Results will be published in the May 2011 issue of *Alcoholism: Clinical & Experimental Research* and are currently available at Early View.

"There has been limited research on this topic among specific minority groups or by sex," said Katherine P. Theall, associate professor in the department of community health sciences at Tulane University School of Public Health & Tropical Medicine. "Researchers have only recently begun to examine in greater detail the impact of the neighborhood and other distal factors on health outcomes."

It was not because researchers did not think distal influences were important, explained Theall, also corresponding author for the study, but because methods for testing the role of social and physical neighborhood context in human health have only become available during the last decade.

"Investigations that examine neighborhood influences according to specific demographic characteristics such as differential impacts by gender or race," she said, "are still emerging as we think of ways to best intervene and prevent adverse health outcomes based on neighborhood changes or polices."

Researchers recruited 321 African Americans (229 women, 92 men), ages 21 to 65 years of age, during April 2002 through to May 2003 from three community-based healthcare clinics in New Orleans, Louisiana. All participants answered quantitative questionnaires. Individuals with hazardous or harmful patterns of alcohol

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consumption were classified as engaging in at-risk drinking based on the Alcohol Use Disorders Identification Test (AUDIT).

"Among African Americans in our sample who drank, those who lived in neighborhoods with a greater concentration of liquor stores were more likely to be classified as at-risk drinkers compared to those living in neighborhoods with fewer liquor stores per population," said Theall. "Furthermore, the influence of liquor store concentration on at-risk drinking was much greater for African American women."

Theall noted that liquor stores are the dominant alcohol establishment in many minority communities, as opposed to supermarkets. "Therefore they may play a larger role in risky drinking among those who already drink," she said. "Other studies have shown high concentrations of liquor stores, as well as physical shelf space devoted to alcohol, in minority and lower-income neighborhoods."

As far as the gender differences were concerned, Theall hypothesized that stress was a factor.

"Women and men differ in their response to stress and I think that one primary reason for this finding was due to differential psychological coping among women who do drink," she explained. "While we do not know the specific neighborhood characteristics of the at-risk drinkers, our guess is that many were dealing with cumulative ecologic, family/household, and individual stressors. If drinking is a coping mechanism, then greater availability of alcohol may lead to riskier consumption patterns."

Theall said these findings would suggest to clinicians that they take into account not only individual and interpersonal influences on their patient's consumption patterns, but also ecologic factors that may lead to riskier drinking.

"As well, individuals themselves can examine the broader social and physical environment of their neighborhood and consider what role it plays in their lives -- shaping behavior, increasing disorders, or bringing something positive to the neighborhood. If the role is a negative one, then individuals might consider what steps can be taken to help change the environment or how to become more resilient in such an environment."

Story Source:

Materials provided by **Alcoholism: Clinical & Experimental Research**. *Note: Content may be edited for style and length.*

Journal Reference:

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Exhibit 5

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What explains the concentration of off-premise alcohol outlets in Black neighborhoods?

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ARTICLE INFO

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Health inequities

ABSTRACT

Introduction: Greater availability of commercial alcohol is associated with increased alcohol use and related public health problems. Greater alcohol outlet density, a marker of alcohol availability, is associated with poorer and predominantly minority neighborhoods. However, poorer populations, African Americans, and Latinxs report using less alcohol compared to Whites and wealthier groups. We consider the role of structural racism in the social ecology of alcohol availability. Specifically we examine racist urban land use practices in the USA which became codified in the 1930s through Federal Home Owner Lending Corporation (HOLC) designations for assigning parcel values, known as "redlining." Redlining demarcated low-density residential zones for wealthy Whites which excluded poor and non-White people as well as certain businesses, including alcohol retailers. We assessed the impacts of historic redlining on present day risks for exposure to retail alcohol availability in urban Northern California.

Methods: For six contiguous and demographically diverse Northern California cities we obtained digital renderings of HOLC maps (1937) which demarcated exclusions of people and businesses for 119 neighborhood areas across four land valuation zones. We then identified the most prevalent HOLC rating for each of 520 current Census block groups in the six cities, including a residual category for areas not rated by HOLC. We geolocated all current (2016) off-premise alcohol sales outlets operating in the six cities (N = 401). We used Bayesian spatial Poisson models to relate current alcohol outlet densities and Census-based estimates of neighborhood characteristics to historic HOLC classifications.

Results: Spatial Poisson analyses found far greater contemporary off-premise outlet densities in the lowest-valued HOLC zones than in the highest (median relative rate [RR] 9.6, 95% CI 4.8–22.1). The lowest-valued HOLC zones were also characterized by far higher current percentages of both Black residents (RR 30.4, 95% CI 17.0–54.6) and Hispanic residents (RR 9.7, 95% CI 7.2–12.9).

Conclusions: Present day risks for exposure to retail alcohol availability were delimited by historic exclusionary land use practices. Current inequitable health risks may be founded on racist spatial projects of past decades.

Introduction

Increased availability of commercial alcohol for off-premise consumption through higher density of off-premise outlets has been associated with increased public health risks, including intimate partner violence (Cunradi et al., 2011; Livingston, 2011; Roman & Reid, 2012), sexual assault (Scribner et al., 2010), underage drinking (Azar et al., 2016) and suicide (Giesbrecht et al., 2015), as well as crime (Jennings et al., 2014; Quick et al., 2017; Snowden & Freiburger, 2015). Community members in USA cities have identified off-sales outlets (e.g., "liquor stores") as sources of neighborhood problems, contributing to blight and crime as well as youth violence and alcohol abuse for people living near these outlets (Alaniz, 2000; Dambreville, 2012; Herd, 2011; Maxwell & Immergluck, 1997). Numerous studies have found higher densities of alcohol retailers in poorer and predominantly race/ethnic minority neighborhoods (Alaniz, 1998; Berke et al., 2010; Bluthenthal et al., 2008; Franklin et al., 2010; Hippensteel et al., 2018; Jones-Webb & Karriker-Jaffe, 2013; LaVeist & Wallace, 2000; Truong & Sturm, 2009).

From an economic perspective, alcohol retailers might be expected to

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Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

locate in areas of higher consumer demand. However, in the USA African Americans and Latinxs report lower prevalence of drinking compared to Whites (Chartier & Caetano, 2010; Herd, 1985, pp. 149–170; Zapolski et al., 2014). In addition, higher alcohol use is reported among higher income populations (Galea et al., 2007; Scribner et al., 2000) and in higher income neighborhoods (Mair et al., 2020). Consumer demand, therefore, does not explain the concentration of alcohol retailers in neighborhoods whose residents are predominantly people of color and less wealthy. A recent study suggests that to maximize profits alcohol outlets tend be located in areas with low retail rents (generally with poorer and more non-White residents) that are near to communities with high alcohol demand (generally with higher-income and more White residents) (Morrison et al., 2015). How did such demographically diverse and yet interconnected urban spaces come to be? In post-industrial societies, spaces are socially produced (Lefebvre, 1991), meaning differing land values result from specific social processes. We consider the socio-historic processes through which present-day concentration of off-premise alcohol retail outlets may be associated with non-White neighborhoods.

Structural racism provides a macrosocial framework for investigating land use patterns as these impact health inequities in urban areas (Powell, 2007). Structural racism has been defined as "explicit and nonexplicit unjust 'rules of the game' (laws, policies, and rules), as well as area-based or institutional legacies and indicators of injustice," based on erroneous beliefs in biologically discrete human "races," hierarchically ordered from inferior to superior (Krieger, 2020). As a *social* determinant of health, racism is hypothesized to affect health inequities through biopsychosocial exposure mechanisms, for example, worse health outcomes related to allostatic load resulting from stress response to experiences of discrimination (Clark, 2001; Clark et al., 1999; Schulz et al., 2000). As a *structural* determinant of health, racism is hypothesized to impact health inequities through racialized socio-political processes which limit access to social goods including health care, food, and employment on the one hand (Bailey et al., 2017; Institute of Medicine Staff, 2004; Rose, 2011), and increase risks for social harms including incarceration (Barnert et al., 2017; Wildeman & Wang, 2017) and police violence (Bor et al., 2018) on the other.

In the USA a key structure of racism has been the creation of *racial spaces*. By *racial spaces*, we mean geographic areas of human activity defined by the presence or absence of people according to their purported races, with the overt aim of creating spatial patterns of subordination: "a social reality created by and experienced through patterns of mobility and immobility that have been organized around the historical practices and logic of white supremacy," (Iglesias, 2000). Racial spaces in USA cities were created and institutionalized in the early to mid-20th century CE through practices of residential segregation, which overtly aimed to spatially separate people identified as White from people identified as Black and other non-White races. Residential segregation was legitimated and adjudicated through structures of government, finance, home sales, and zoning referred to as "redlining" (Rothstein, 2017). Although struck down as a legal practice in the 1960s, residential segregation created racial spaces which underlie observed patterns of inequity in health.

Study aims

Historic zoning codes which resulted in urban redlining have been proposed as a means to measure the impacts of structural racism (Krieger, 2020). We consider the role of redlining in the construction of neighborhood alcohol environments across a six-city region in Northern California. Because urbanization in this area occurred during the period of institutionalized residential segregation, our study area offers an opportunity to examine how segregation established the foundation of land valuation. We first review the historical processes through which relative land values were assigned to parcels, including the exclusions of people and businesses. We then examine whether these specific exclusions are maintained in present-day neighborhoods.

Study area

Our study area consists of the six contiguous Northern California East Bay cities of Oakland, Berkeley, Albany, Emeryville, Alameda, and Piedmont. Compared to other parts of the USA, this area was only recently urbanized. Spanish colonizers created ranches in the early 19th century CE (Friends of Peralta Hacienda Historical Park, 2019). The western Gold Rush of 1849 brought a wave of migrants to the region, both White Europeans and Euro-Americans and others (largely from China) (Writers' Program, 1941). The six cities in our study area were established and incorporated between 1852 and 1908. Urbanization in the area quickened after the 1906 earthquake and massive fires in San Francisco. Increased migration followed the expansion of intercontinental railroad, shipping, and industrial development in the area, coinciding with the massive migration of African Americans out of the post-Civil War South (Writers' Program, 1941). USA involvement in World War II (1941–1945) brought many more migrants for work in steel production and war-related industries. Oakland's African American population increased nearly six-fold during these war years (Bagwell, 1982).

Population exclusions: Practice to policy

During the early phases of urbanization, wealthy Whites built grand houses on large lots in the interior East Bay hills where they "enjoyed … a pleasant isolation," (Writers' Program, 1941, p. 63). Poorer people and people of color were relegated to residence in the industrialized flatlands by practice and policy. Early Oakland ordinances restricted Chinese residence to what would become the city's Chinatown (Bagwell, 1982). African American settlement in the East Bay initially developed around the end of the rail line in what is now West Oakland. In Berkeley, by 1930 African Americans and Asian Americans were reported as concentrated in the "industrial" western and southern districts.

In 1880 the mayor of Oakland observed that proximity to the "nuisances" of the Chinese district reduced property values (Bagwell, 1982, p. 87). Premised on this same notion of "value," real estate developers began using deed restrictions and covenants to exclude non-Whites, except as servants in White households. For example, a Declaration of Restrictions issued in 1917 by the Lakeshore Highlands Company for their new Oakland hills development entailed that "No person of African, Japanese, Chinese, or of any Mongolian descent shall be allowed to purchase, own or lease said property or any part thereof except in the capacity of domestic servants of the occupant thereof," (Bagwell, 1982, p. 205).

East Bay developers used formal city zoning and planning processes to institutionalize these spatial exclusions and establish low residential density in White neighborhoods. In 1916 the City of Berkeley established a planning and zoning commission, one of the first in the USA, heavily influenced by real estate developers. After studying zoning regulations in other cities, the commission established an 8-class zone system designed to give property owners, especially home-owners, protections against possible "encroachment" of undesirable types of structures in their districts. This zoning system explicitly created zones of residential density as well. Perceived higher property values for single family dwellings in wealthy neighborhoods were protected by excluding multi-family dwellings from these zones; while higher density was promoted in middle-income and mixed-used zones by allowing multi-family apartment buildings. (Weiss, 1986).

In the 1930s the work of exclusionary zoning was taken up by the U. S. Federal Housing Authority (FHA), established as part of the progressive New Deal. The language of encroachment, invasion, and infiltration recurred in the property valuation process established under the FHA's Home Owner Lending Corporation (HOLC), which provided mortgage and home improvement loans at longer terms and lower

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

interest rates than commercial lenders in order to reduce foreclosures. Between 1933 and 1936 HOLC made loans on 1,017,821 properties in all but 64 of the 3000 counties in the USA (Hillier, 2003). Although the program did not necessarily exclude homeownership by poor and non-White people, the HOLC program's assessment of parcels effectively articulated and reified spatial race- and class-based segregation which developed prior to, and was to be maintained through, the federal lending program.

HOLC agents established relative mortgage risks by field assessments across urban areas. Estimation of "value" which "depends on the production of future benefits" (U.S. Federal Housing Administration, 1936, Pt I 320-303), included assessment of the location's "Protection from Adverse Influences," specifically "value-destroying influences" including an "infiltration" or "influx of people of lower living standards" (U.S. Federal Housing Administration, 1936, I 306; I 326). "The Valuator should investigate areas surrounding the location to determine whether or not incompatible racial and social groups are present, to the end that an intelligent prediction may be made regarding the possibility or probability of the location being invaded by such groups. If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes" (U.S. Federal Housing Administration, 1936, II 266). Assessors were to note the potential for homebuyers' children to attend schools with students of "a far lower level of society or an incompatible racial element" (U.S. Federal Housing Administration, 1936, II 266). The survey form included an item explicitly noting presence of "Negroes" in a parcel. The instructions noted that zoning regulations might ensure "a homogenous and harmonious neighborhood" but that 20-year deed restrictions were required to limit the types and number of buildings on a highly-valued lot (i.e., one building, single family dwelling only), prohibit resubdividing lots, and protect against "occupancy of the properties except by the race for which they are intended" (U.S. Federal Housing Administration, 1936, II 266).

Using the HOLC valuation system, urban areas were scored and color-coded as being first class (green), second class (blue), third class (yellow), or fourth class (red). Green and blue zones were estimated to be at no or low risk of infiltration by poor and non-White residents; yellow indicated some infiltration, and red indicated infiltration has already occurred. Urban core areas were excluded as ineligible for the FHA mortgage programs "as well as the slum and blighted areas which almost invariably surround downtown sections of cities" (U.S. Federal Housing Administration, 1936, II 208). The 1937 HOLC map for the East Bay Area, shown in Fig. 1, shows the region neatly bifurcated by "the hills" (green and blue) and "the flats" (yellow and red). This redlining resulted in systematic divestment in urban areas, such that people excluded from wealthy White residential areas were also locked into areas with deteriorating structures (Massey & Denton, 1993; Woods II, 2018) and higher residential density, as well as co-location with businesses.

Alcohol sales exclusions: Practice to policy

At the same time that wealthy Whites used urban zoning polices to protect their residential areas from proximity to poor people and people of color, they also sought protection from proximity to non-residential land uses. Industrial development in the East Bay aggregated around railway and shipping lines and hubs. Early zoning and planning policies aimed to protect elite White residential areas from these and other "nuisance" businesses and institutions, including alcohol retailers. Urban development in the East Bay area occurred during an era of heightened ambivalence about alcohol in the USA. This period of ambivalence, elevated by the Temperance movement, culminated in National Prohibition of alcohol (1920–1933). The Temperance movement brought attention to alcohol sales and use as moral, health, and

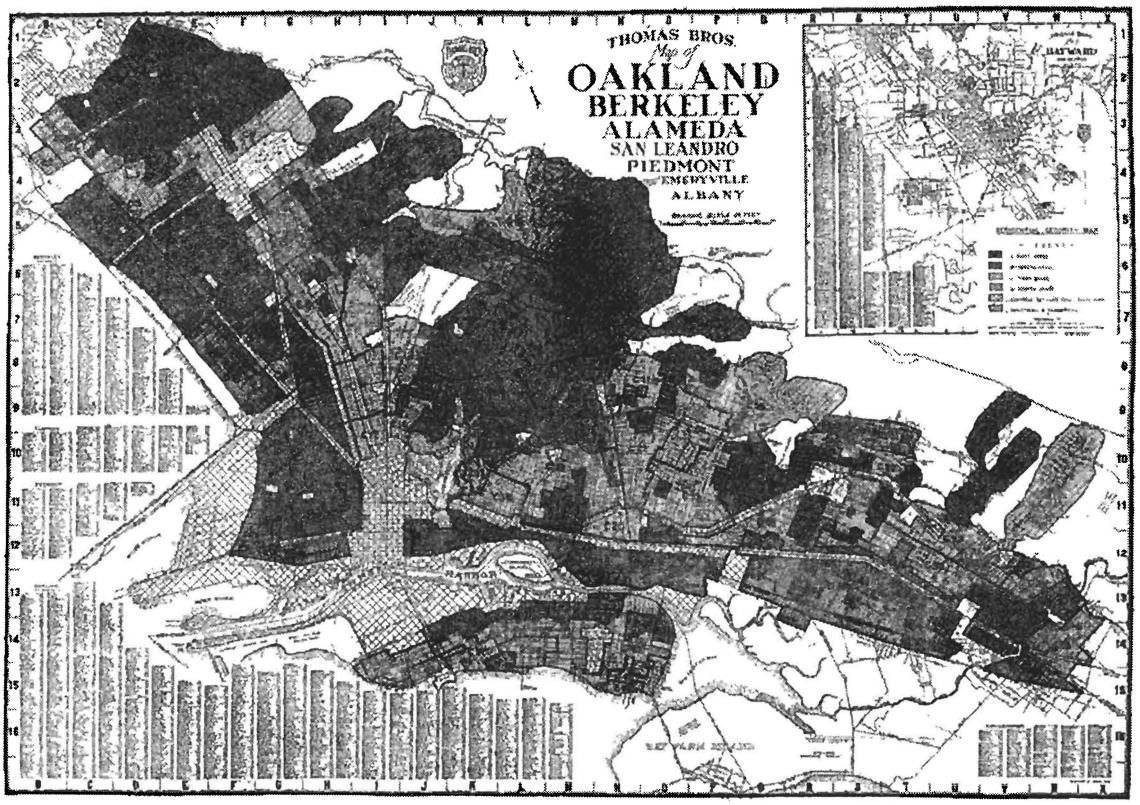


Fig. 1. Historic HOLC map.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 384

safety issues. In the newly-urbanizing East Bay, the social construction of racialized spaces coincided with the social construction of alcohol spaces.

Alcohol production and use was not historically noted among Indigenous populations in the area (Amerine, 1969; Lightfoot & Parrish, 2009). Wine production was introduced to Northern California by Spanish colonizers in the 18th century CE (Amerine, 1969) and continued to flourish to present times (Lender & Martin, 1987). Brewing was one of the East Bay's earliest industries; by 1876 there were 10 breweries in the area (Bagwell, 1982). In the city of Oakland saloons were concentrated around the waterfront and near the railroad terminal. An observer in 1900 described the West Oakland area as a crowded working class district, with 21 nationalities and 35 saloons (Praetzellis et al., 1996). Alcoholic drinks were also available at upper-class Oakland hotels. The city of Emeryville was known for "night clubs, lottery dens, bars, and bordellos" and, during Prohibition, for speakeasies and bootleg operations (City of Emeryville, 2020). Among the founders of the city of Berkeley, however, were many Temperance advocates. Alcohol was banned by state law (1876) within one mile of the newly-created University of California campus to "shield college students from the temptations of alcohol," although numerous saloons clustered just outside this buffer zone at the west end of town (Writers' Program, 1941). To eliminate these saloons, citywide alcohol prohibition was enacted in 1899, but repealed the next year. In the small wealthy hillside city of Piedmont, known as the "City of Millionaires" in the 1920s, Temperance-minded residents petitioned the city to block sales of alcohol at its grand hotel (Swift, 1998).

As part of the development of wealthy White East Bay neighborhoods, twenty-year deed restrictions developed in 1910 prohibited "any trade, business, or manufacturers of any kind," in particular "any saloon," (Lorey, 2013). The federal HOLC valuation systems further institutionalized the exclusion of alcohol retail outlets from upper-class neighborhoods. Valuators were instructed to assess proximity to "nuisances," which were "defined as anything … which is considered objectionable to any or all of the occupants of residential structures" including "billboards, undesirable domestic animals, stables, chicken coops and runs, liquor dispensing establishments …" The instructions noted that "the rating in this instance should severely penalize the location, perhaps to the point of rejection" (U.S. Federal Housing Administration, 1936, I 232).

Zoning laws in East Bay cities specifically excluded and empowered the removal of businesses owned by or serving specific non-White populations. Berkeley's new zoning laws circa 1918, for instance, enabled residents to successfully petition for the removal of laundries operated by Japanese and Chinese Americans, and blocked plans for a "negro dance hall" in the newly-designated Elmwood district (Weiss, 1986).

Enduring segregation and its impact on off-premise alcohol retail locations

Racial exclusions in covenants and deed restrictions were challenged and struck down in 1948, in the Supreme Court's ruling on Shelley v. Kraemer (Rothstein, 2017). Racial discrimination in housing more broadly was challenged and fair housing rights first affirmed in the State of California's Fair Housing Act of 1963. The bill was put forth by William Byron Rumford, California's first African American assemblyman, who represented redlined South Berkeley (Barber, 2018). The overturn of a Fair Housing Law in the city of Berkeley the year before, passed by City Council but repealed by referendum vote (Powell, 1963), helped Rumford and his supporters better shape the state law (Rumford, 1976). The US Civil Rights Act of 1968 includes the Fair Housing Act as Title VII. However, these legislative acts were not effective in undoing the structures of racial segregation in USA urban areas (Rothstein, 2017).

Studies have pointed to the enduring effects of racial segregation in USA metropolitan areas including continued segregation and concentrated poverty (Aaronson et al., 2017; Darden, 1995; Massey & Denton, 1993; Woods II, 2018) as well as concentrated violence (Jacoby et al., 2018) and poor health outcomes (Beyer et al., 2016; Krieger et al., 2020a, 2020b; McClure et al., 2019). In the East Bay area, as recently as 2016 residential patterns of White and non-White concentration have been found to be delineated by HOLC zoning codes (Aulston, 2017). We investigate whether historic racial residential segregation as articulated in HOLC maps may be associated with the concentration of off-premise alcohol outlets in neighborhoods also characterized by concentration of non-wealthy, non-White residents in areas of higher population density.

Methods

Sample and archival data

Using publicly-available California Alcoholic Beverage Control (ABC) license data for 2015, we identified 486 alcohol retailers in the six cities with off-premise sales licenses (license types 20 and 21). During on-site assessments of each store in 2016 project staff identified and excluded 83 outlets which were non-operational or not publicly accessible, for a final sample of 403 outlets. Demographic and economic estimates for the 520 Census 2010 block groups (CBGs) in which the outlets were located were obtained from GeoLytics, Inc. (GeoLytics, 2016). GeoLytics' between-Census estimates are updated yearly using the ACS as well as other Census publications.

We obtained digital renderings of the six-city HOLC maps from public domain (Nelson et al., 2020). These 1937 maps identify 119 HOLC-defined neighborhood areas across the four land valuation levels (green, blue, yellow, and red in descending order). The maps excluded portions of the six cities that were originally deemed by HOLC staff to be non-residential or sparsely-settled. In order to have complete geographic coverage across the six cities and access to contemporary demographic characteristics, we categorized each CBG by the HOLC rating with the greatest geographic coverage within its boundaries. We created a residual "HOLC unrated" category for CBGs in which more area was excluded from HOLC ratings than was in any of the system's four valuation tiers.

Analyses

We used Bayesian spatial models to relate historic HOLC ratings to alcohol outlet densities as well as Census-based estimates of block-group characteristics. We used categorical variables to identify differences across HOLC zones. Each model includes four indicator variables to identify differences in outcomes between the second through fourth-class HOLC CBGs (Census Block Groups) as well as the HOLC-unrated CBGs versus the excluded first-class (green) HOLC category.

Bayesian spatial Poisson analyses were used to examine the relationship between historic HOLC ratings and the following count outcomes at the CBG level: Black and Hispanic populations (using Census terms and definitions) and off-premise outlets. The analyses predicting Black and Hispanic population were calculated against an expectation that each minority group's population is distributed across CBGs in proportion to total population, whereas the models predicting off-premise outlet counts used an expectation based on square miles in each CBG. The exponentiated median estimate for each HOLC group's Poisson coefficient represents the estimated relative rate with which it affects the outcome. A relative rate above 1.0 indicates that a given HOLC group's CBGs have a greater-than-average share of the minority population or relatively more off-premise outlets relative to land area than does the excluded (green) HOLC category. Conversely, a HOLC category with a relative rate below 1.0 indicates it is associated with reduced rates of minority population or off-premise outlet density than is the excluded HOLC class. A linear spatial model was used to relate HOLC categories to the excluded green HOLC group in analyses predicting median household income. The models predicting off-premise

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 385

outlets were run both with and without controls for contemporary indicators predicting demand for alcohol (population and income, locally and in adjacent areas) (cf. Morrison et al., 2015).

Neither the HOLC ratings nor the contemporary outcome measures are randomly distributed across the six-city region. As noted above, affluent areas are disproportionally located in the hills along the eastern edge of these cities, while poor and minority areas are disproportionately found in the flat areas to the west. Because spatial autocorrelation can cause bias in uncorrected models, we employed Bayesian spatial analysis methods that control for spatial dependence. This spatial-smoothing approach combines a conditional-autoregressive random effect modeling autocorrelation between adjoining spatial units (queen's contiguity) with an exchangeable random effect that allows for unexplained spatially-unstructured variation (Besag et al., 1991). This approach has also been demonstrated to improve estimates in local areas by "borrowing strength" from neighboring spatial units while also addressing overdispersion approximately as well as negative binomial methods (Lord et al., 2005; Waller & Gotway, 2004). The analyses were performed using the R-INLA package run under R version 3.6.0 (Blangardo & Cameletti, 2015; Rue et al., 2009).

Results

Fig. 2 shows the block-group-level HOLC classifications as well as the locations of the 403 off-premise outlets within the six cities. Fig. 3 illustrates block-group percentages of Black and Hispanic populations and median household income, which all show similar spatial distributions too HOLC classifications.

In 2015, off-premise alcohol outlets tended to locate in areas historically zoned for non-Whites, i.e., red and yellow HOLC zones. Areas historically zoned to exclude non-Whites continued to show majority White populations, higher median household incomes, and fewer off-premise alcohol outlets.

Table 1 presents descriptive statistics for the 520 CBGs as well as for each of the five HOLC categories (33 green, 81 blue, 202 yellow, 120 red, and 84 not rated). The highest-rated green HOLC class had the fewest off-premise alcohol outlets per square mile, the lowest minority concentrations and population density, and the highest median household incomes. Conversely, the lowest-rated red HOLC class had the highest off-premise outlet concentrations and minority concentrations as well as the lowest median household incomes. The statistics for the intermediate HOLC classes (blue and yellow) generally fell between these two extremes, as did the CBGs that were primarily not included in

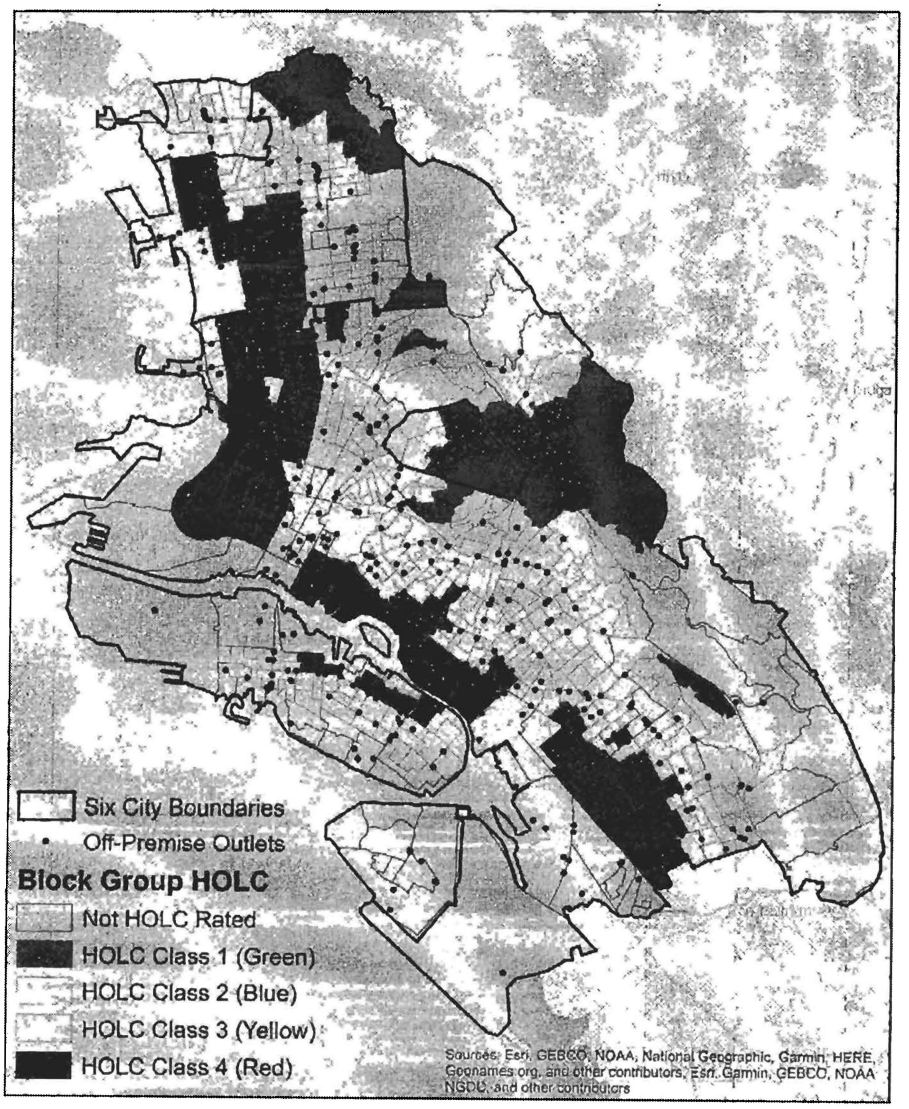


Fig. 2. Map of best-matched HOLC rating for each of 520 Census 2010-defined block groups, with locations of off-premise alcohol outlets.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 386

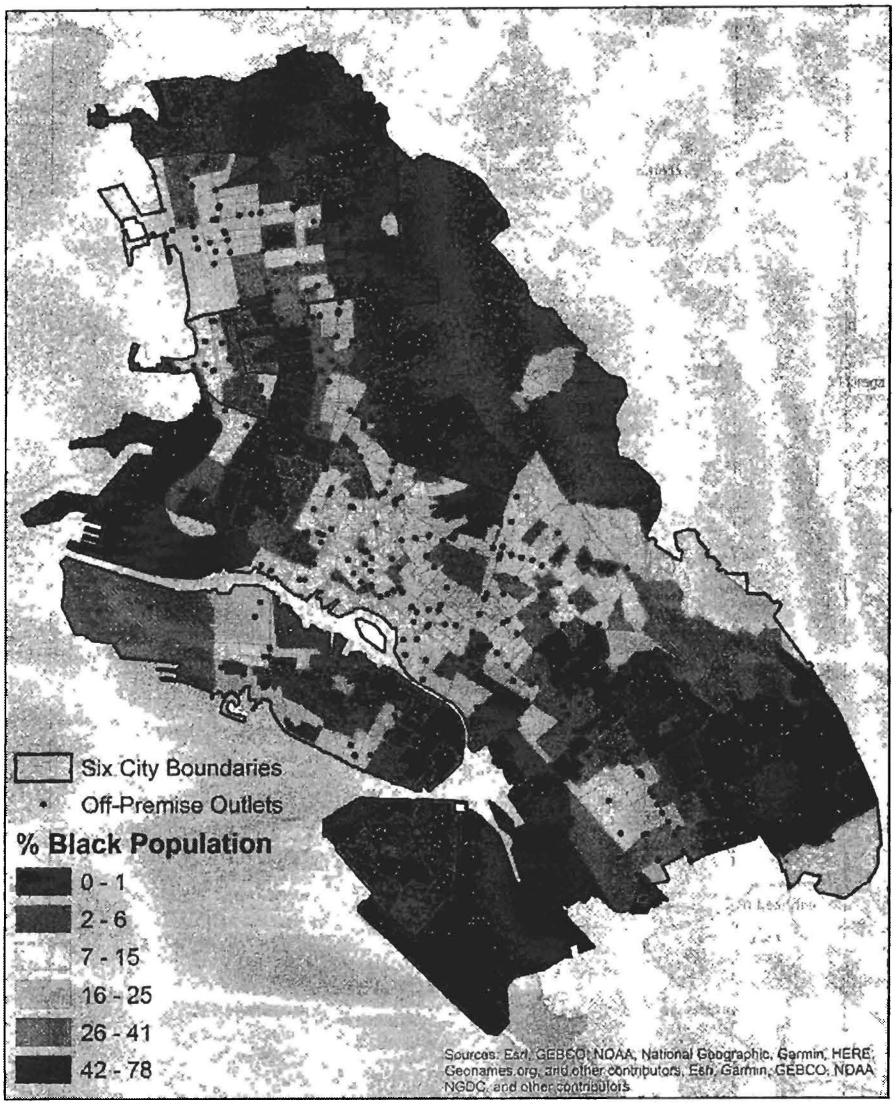


Fig. 3a. Percentages Black population, identifying locations of off-premise alcohol outlets.

any HOLC-rated zone.

Results of the Bayesian spatial analyses predicting non-White proportions and median household income are presented in Table 2. Model 1 presents estimated relative rates of Black residents relative to total population. Results in bold type indicate that the 95% credible interval excludes no relationship between a covariate and an outcome measure (i.e., the CI excludes one for the relative rates presented for Poisson models 1 and 2, while excluding zero for the linear coefficients shown for model 3). Such relationships are inferred to be well-supported by the data. Residents in CBGs within HOLC Class 2 (blue) through 4 (red) were 5.2, 13.5, and 30.4 times as likely to be Black as were those in the excluded HOLC Class 1 areas. The corresponding relative rates from Model 2 suggest that HOLC Classes 2–4 had Hispanic concentrations 2.6, 6.5, and 9.7 times that of Class 1. The HOLC-unrated areas tended to have Black and Hispanic concentrations most similar to those in HOLC Class 2 (blue). Model 3 indicates that HOLC classes 2 through 4 had predicted median household incomes $6,493, $10,706, and $11,538, respectively, below those of the excluded HOLC Class 1. The HOLC-unrated CBGs had median household incomes most similar to those in those in HOLC class 3 (yellow).

Model 1 (Table 3) suggests that CBGs in HOLC classes 2 through 4 had 3.4, 8.7 and 9.6 times higher off-premise outlet densities as those in reference class 1, while densities within the HOLC-unrated areas fell between those of classes 1 and 2. Model 2 adds covariates for total population and median income across both local and adjacent CBGs. Both local and adjacent income measures were well-supported negative predictors in this model, but there were no well-supported differences in predicted off-premise outlet densities across the HOLC classes.

Discussion

This study investigates the relationship between historic residential segregation practices and policies and current conditions within six communities in the East Bay region of Northern California. The results of our Bayesian spatial analyses indicate that 1930s HOLC ratings of mortgage qualifications across residential areas are highly predictive of local demographic, economic, and alcohol-availability measures nearly eight decades later. Census Block Groups primarily located within HOLC's lowest-rated neighborhoods during the Depression era had much higher proportions of minority residents (relative rates of 30.4 and 9.7, respectively, for Black and Hispanic concentrations) than in the highest-HOLC rated areas, along with 2016 median household incomes estimated to be $11,540 lower than in HOLC's most highly-rated neighborhoods. The lowest-rated HOLC areas were also found to have

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

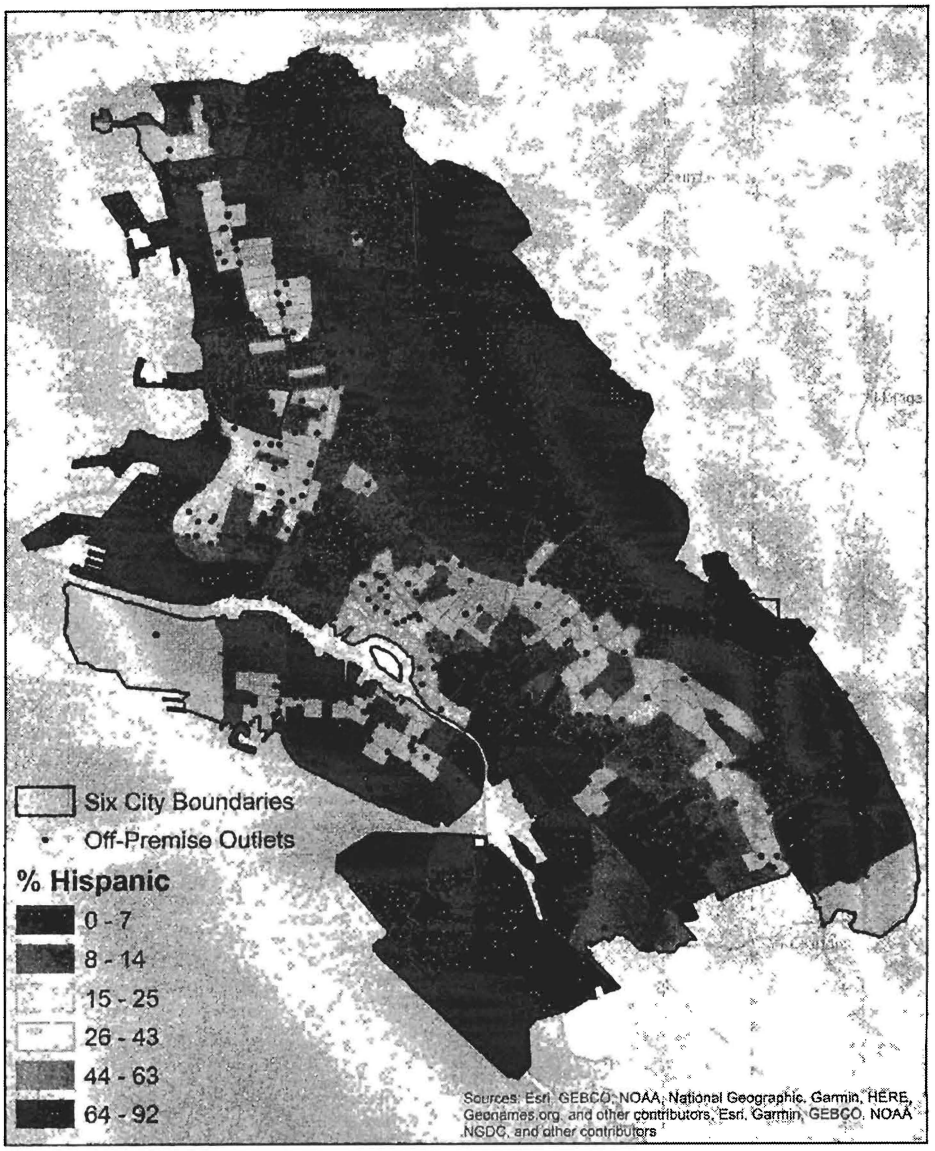


Fig. 3b. Percentages Hispanic population, identifying locations of off-premise alcohol outlets.

far higher concentrations of off-premise alcohol outlets (RR 9.6) than did the highest-rated HOLC communities. This outlet-density effect, however, was smaller and no longer well-supported in models introducing additional contemporary predictors of local alcohol demand.

The HOLC ratings represent a codification of segregated housing practices already developing in prior decades, and causality should not be attributed solely to the HOLC program. Most of the models presented above do not include contemporary covariates. For example, the current models do not test for an impact of current CBG racial proportions on local incomes. We generally avoided introducing contemporary predictors under the assumption that the latter are highly collinear with the historical HOLC ratings. This multicollinearity with current covariates may explain the lack of well-supported HOLC relationships with off-premise outlet concentrations as shown in Table 3. White neighborhoods were designed to exclude nuisance businesses, as well as exclude non-White and lower income residents and at the same time maintain low residential density. That the collinearity of this set of geographic features endures to the present day is a testament to the long-term impacts of racialized spatial projects established in the foundation of these urban areas.

In Eastern and Midwestern USA cities, residential segregation overlaid earlier patterns of urban development, and the present-day impacts of redlining may be obscured by other spatial factors. Western USA cities were, however, experiencing rapid urbanization during the period when residential segregation was normative. The social construction of alcohol spaces in the East Bay was coeval with the social construction of racial spaces. Alcohol retail businesses and non-wealthy non-Whites were zoned for the same spaces, which were excluded from, although near to, spaces set aside for wealthy Whites.

The Federal Housing Authority HOLC did not create racial spaces, but it did institutionalize such zoning, and "lent the power, prestige, and support of the federal government to the systematic practice of racial discrimination in housing," (Massey & Denton, 1993, p. 52). The production of concentrated poverty and concentrated non-White residents in urban areas was institutionalized through exclusionary redlining policies. It was enforced and naturalized in popular discourse, threats, and violence on the part of elite and White residents (Rothstein, 2017).

Previous studies have highlighted inequitable risks of exposure to alcohol sales outlets across urban areas in the USA (LaVeist & Wallace, 2000). Relative land values together with geographically diverse market

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

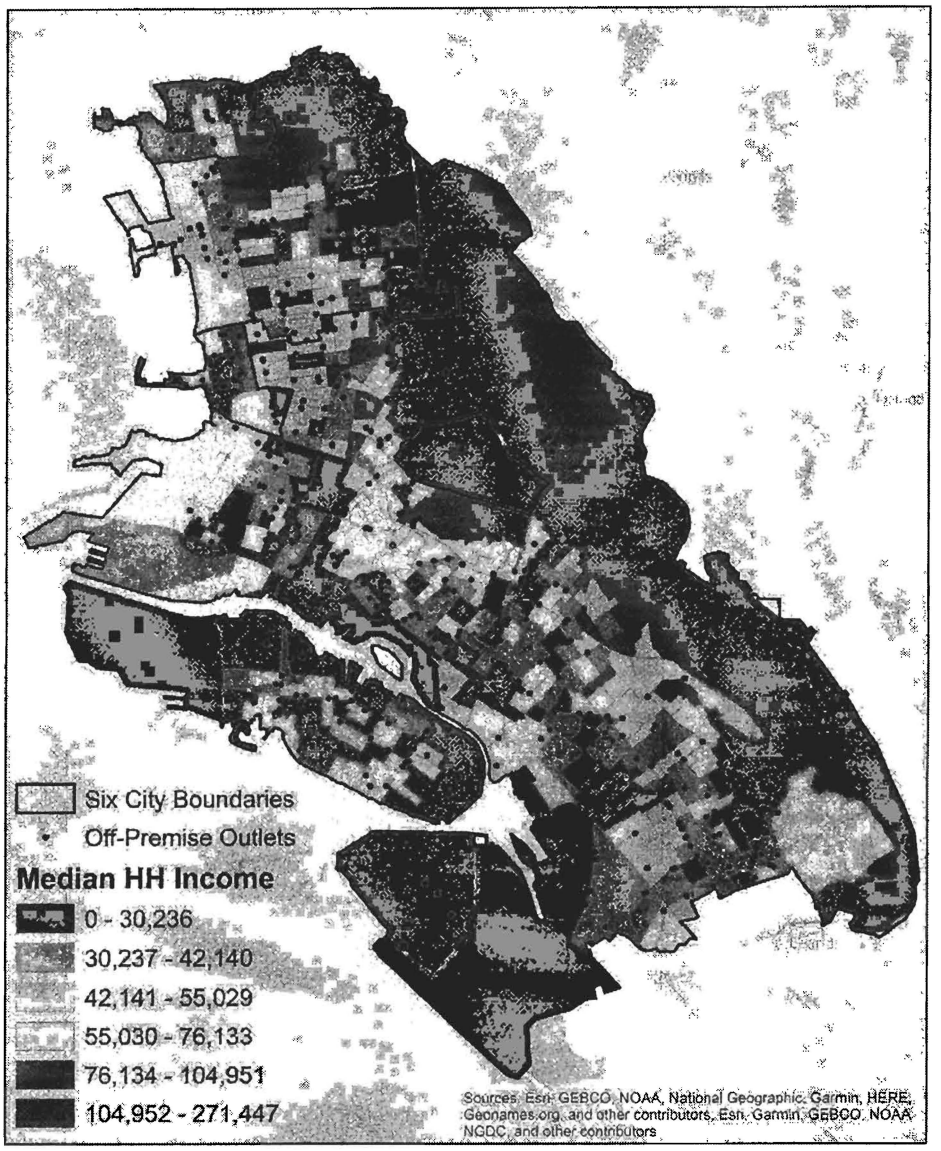


Fig. 3c. Median Household Income, identifying locations of off-premise alcohol outlets.

Table 1
Descriptive statistics for 520 census block groups, total and by HOLC class.

Variable:	Six-City Total n = 520	HOLC Class 1 (Green) n = 33	HOLC Class 2 (Blue) n = 81	HOLC Class 3 (Yellow) n = 202	HOLC Class 4 (Red) n = 120	Not HOLC Rated n = 84
	Mean (SD)	Mean (SD)	Mean (SD)	Mean (SD)	Mean (SD)	Mean (SD)
Off-Premise Alcohol Outlets	0.78 (0.95)	0.27 (0.80)	0.43 (0.69)	0.75 (0.82)	1.11 (1.08)	0.88 (1.11)
Off-Premise Outlets per Square Mile	10.0 (14.7)	1.1 (3.1)	4.6 (7.8)	12.4 (16.0)	13.2 (12.8)	8.4 (18.5)
% Black Population	19.8 (19.1)	2.3 (3.6)	16.8 (22.2)	18.9 (16.6)	29.6 (18.7)	17.8 (19.1)
% Hispanic Population	21.8 (22.3)	3.1 (1.9)	10.2 (10.0)	25.2 (22.0)	33.0 (26.0)	16.0 (18.9)
Median Household Income (x $1000)	68.1 (45.1)	163.6 (48.4)	96.0 (44.9)	55.0 (28.7)	46.3 (21.7)	66.1 (41.1)
Total Population	1210 (532)	994 (306)	1064 (361)	1220 (510)	1201 (418)	1427 (801)
Land Area (Square Miles)	0.18 (0.43)	0.22 (0.20)	0.11 (0.07)	0.08 (0.07)	0.11 (0.10)	0.60 (0.94)
Population Density (1,000s/ Sq. Mile)	15.0 (11.9)	5.5 (1.7)	12.2 (9.7)	19.3 (12.5)	14.3 (6.1)	11.8 (16.3)

Note: all variables above show significant differences ($p < 0.01$) across the HOLC groupings as measured by a group F-test.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 389

Table 2
Results of Bayesian spatial analyses estimating associations of 1937 HOLC classifications with current characteristics of 520 Census Block Groups in six California cities.

Variable Name	Model 1: Black Population vs. Total Population (Poisson)	Model 2: Hispanic Population vs. Total Population (Poisson)	Model 3: Household Income [$1000s] (Linear Model)
	Relative Rate (95% CI)	**Relative Rate (95% CI)**	**Coefficient (95% CI)**
HOLC Classes: *(Class 1 [Green] is reference)*			
Class 2 (Blue)	**5.21 (2.87, 9.52)**	**2.57 (1.91, 3.46)**	**-6.49 (-7.87, -5.12)**
Class 3 (Yellow)	**13.50 (7.78, 23.69)**	**6.53 (4.96, 8.62)**	**-10.71 (-11.96, -9.45)**
Class 4 (Red)	**30.36 (17.05, 54.6)**	**9.69 (7.25, 12.95)**	**-11.54 (-12.86, -10.22)**
Area Not HOLC Rated	**13.54 (7.4, 24.95)**	**4.04 (2.98, 5.48)**	**-9.66 (-11.03, -8.29)**
Intercept	**0.04 (0.02, 0.06)**	**0.11 (0.09, 0.14)**	**16.2 (15.04, 17.36)**
SD (Spatial Random Effect)	0.97 (0.78, 1.21)	0.58 (0.48, 0.71)	0.96 (0.46, 1.68)
SD (Non-Spatial Random Effect)	1.18 (1.07, 1.31)	0.58 (0.52, 0.66)	2.17 (1.79, 2.60)
Spatial Autocorrelation (Moran's I) of spatial random effect	0.609	**0.647**	0.647

Note: Results in bold indicate that the 95% credible interval excludes no effect (i.e., CI excludes a relative rate of 1 in Poisson models 1–3, and excludes a coefficient of 0 in linear model 4).

Table 3
Testing association between 1937 HOLC categories and 2016 alcohol outlets relative to land area, alone and with additional alcohol-demand factors included (Morrison et al., 2015) in 520 Census Block Groups.

Variable Name	Model 1: Off-Premise Alcohol Outlets vs. Land Area (Poisson)	Model 2: Add controls for alcohol-demand factors
	Relative Rate (95% CI)	**Relative Rate (95% CI)**
HOLC Classes: *(Class 1 [Green] is reference)*		
Class 2 (Blue)	**3.41 (1.61, 8.12)**	1.50 (0.67, 3.64)
Class 3 (Yellow)	**8.66 (4.36, 19.73)**	2.00 (0.89, 4.97)
Class 4 (Red)	**9.60 (4.77, 22.09)**	1.90 (0.81, 4.84)
Area Not HOLC Rated	**2.64 (1.27, 6.25)**	0.70 (0.31, 1.75)
Local Population (1,000s)		1.13 (0.92, 1.38)
Adjacent population (1,000s)		1.00 (0.96, 1.04)
Median Household Income (x $10,000)		**0.94 (0.89, 0.99)**
Adjacent Median Household Income (x $10,000)		**0.90 (0.84, 0.96)**
Intercept	**0.19 (0.09, 0.37)**	1.82 (0.58, 5.43)
SD (Spatial Random Effect)	0.83 (0.62, 1.08)	0.76 (0.57, 0.99)
SD (Non-Spatial Random Effect)	0.03 (0.01, 0.09)	0.03 (0.01, 0.09)
Moran's I for spatial random effect	0.687	0.486

Note: Results in bold indicate that the 95% credible interval excludes no effect (i.e., CI excludes a relative rate of 1).

potentials have been found to explain this inequitable distribution of risk (Morrison et al., 2015). The present study contextualizes these efforts by examining the social and historical processes through which these inequities developed and have been maintained. In our study area, the socially ambivalent character of alcohol sales—both a value and a nuisance—together with normalized racial segregation enabled the concentration of off-sales alcohol outlets in poor and majority non-White neighborhoods.

Without community-level programs to redress this inequitable distribution, local problems associated with alcohol sales outlets disproportionately become problems for the people who live in neighborhoods over-concentrated with outlets. Retailers in the USA and other nations must obtain a special license to sell alcoholic beverages, and the per capita density of these licenses may be established by law, as in California's Alcoholic Beverage Code. However, California's code was established many decades after alcohol retailers had already become overconcentrated in California cities. Local efforts to reduce local alcohol outlet density were blocked by state pre-emption (Mosher & Treffers, 2013). Land use and zoning policies such as Deemed Approved Ordinance and Conditional Use Permits (Mosher & Works, 1991; Wittman, 2007) provide local officials the means to regulate outlet operating conditions and even eliminate some outlets, but require substantial commitment of time and effort by city officials and community members (Burt, 2004) and have not yet been found to significantly reduce the overconcentration of alcohol outlets in neighborhoods with predominantly lower income and non-White residents. Efforts to enhance the amount and quality of food products available in off-premise alcohol outlets (e.g., Oakland's Healthy Retail Initiative, and similar "store conversion" projects in urban areas) offer a means to increase the benefits of store concentration to neighbors without, however, reducing the risks.

In urban planning and policy, efforts are underway to acknowledge the devastating and enduring effects of exclusionary practices and policies in USA cities. Inclusionary housing and zoning, for example, encourage and sometimes obligate developers to build lower-cost units alongside market rate projects. The State of California's Accessory Dwelling Unit ordinance permits the building of "granny" or "in-law" units on residential parcels which were previously zoned exclusively for single-family residence building (California Department of Housing and Community Development, 2020). As these policies were intended to enable people of lower- and middle-income to reside in middle- and upper-income neighborhoods, inclusionary zoning may remediate some of the harms of exclusionary zoning. Inclusionary programs, however, have not been found to substantially increase affordable housing (Krispell et al., 2016) and the majority of new affordable units have been found to be located in low-income areas (Schwartz et al., 2012).

Although we are interested in the impacts of historical processes in urban areas, our data are cross-sectional, and the patterns we observed may be subject to continued urban change. Increased pressure on available housing stock in urban areas can drive movement of upper-income individuals into lower-income neighborhoods through processes referred to as gentrification; such processes have been observed to be rapidly occurring in the San Francisco Bay Area in recent years (Mujahid et al., 2019). Widespread evictions together with sharply increased rental costs and property values are noted to be dramatically reshaping Bay Area demographics and political economies (Maharawal & McElroy, 2018). A study of segregation in the San Francisco Bay Area, however, found that while Black populations have decreased in core Oakland neighborhoods, the region overall remains segregated, with White residents being the most residentially isolated of all race/ethnic groups (Menendian & Gambhir, 2019). Given these trends, while neighborhoods with high concentration of outlets may be less populated by African American residents, it is likely that the exclusion of high concentration of alcohol outlets from wealthy White neighborhoods will persist. Our study establishes a framework for conducting such analyses.

Our study is based on archival records for one urban area in Northern

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 390

California and it is unclear whether similar results would be found in other formerly-redlined urban areas. We are unable to discuss alcohol outlet locations in urban areas in the USA that were not subject to exclusionary zoning practices, for example, rural and exurban areas, or urban areas developed in the post-Civil Rights era. Future research into these areas may ascertain whether these areas show more equitable distributions of alcohol availability across communities. Because the six cities in our sample were developed and zoned during a historical era in the USA in which both overt structural racism and alcohol prohibition were publicly and judicially sanctioned, the study provides an excellent case through which to trace how racial formation in the USA (Omi & Winant 2014 [1994]) may shape present-day alcohol environments in the cities where the majority of USA citizens reside. As such, this study underscores the importance of attending to the historical contexts within which inequitable alcohol environments may arise and become instantiated. Without attending to these historical dimensions, over-concentration of alcohol retailers in "their" neighborhoods may be incorrectly attributed to African American and Latinx residents, and not to the racist structures of practice and policy which lined the foundations of many USA urban neighborhoods.

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CRediT authorship contribution statement

Juliet P. Lee: Conceptualization, Writing - original draft, Project administration, Funding acquisition. **William Ponicki:** Methodology, Data curation, Software, Formal analysis, Visualization, Writing - original draft. **Christina Mair:** Resources, Writing - original draft, Funding acquisition. **Paul Gruenewald:** Supervision, Resources, Writing - original draft, Funding acquisition. **Lina Ghanem:** Writing - original draft.

Declaration of competing interest

None.

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Packet Pg. 391

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

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Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Packet Pg. 392

Kuldeep Singh Conditional Use Application
July 15, 2021 Public Hearing

I. INTRODUCTION

- Kuldeep Singh has filed a conditional use permit application to operate a liquor store at 1123 Old Fannin Road, Suite C.

- The property is zoned C-2 and is located within a "qualified resort area." The property contains three suites: Suite A contains the Spillway Diner; Suite B contains an Exxon convenience stores; and Suite C is empty and where Mr. Singh would like to locate. **Exhibit 1** contains Mr. Singh's application. **Exhibit 2** contains street and aerial views of the property. **Exhibit 3** is a map of the "qualified resort area" where Mr. Singh's property is located ("Reservoir Community District Qualified Resort Area").

II. QUALIFIED RESORT AREAS

- Rankin County is generally a dry county. However, due to the Legislature's recent passage of legislation pertaining to qualified resort areas, liquor stores now have the potential to operate in certain parts of the county that are qualified resort areas. In qualified resort areas within the Pearl River Valley Water Supply District's boundaries, liquor stores can operate without the County's approval. However, outside of PRV, County approval is required.

- Specifically, Miss. Code Ann. § 67-1-7 states, with respect to qualified resort areas:

  …. the board of supervisors of the county in which the [Reservoir Community District] qualified resort area is located, ***may***, by ordinance or resolution, provide that package retailer's permits may be issued in the applicable qualified resort area, and that it shall be lawful to receive, store, sell, possess, and distribute alcoholic beverages in accordance with such package retailer's permits.

- Mr. Singh's proposed location is in the Reservoir Community District Qualified Resort Area (Exhibit 3) defined by Miss. Code Ann. § 67-1-5(o)(iii)(8)(a)(B). This is an area where the board ***may*** permit package retail permits by ordinance or resolution. Whether to do so is still within the Board's control.

- The Board has not thus far adopted any county-wide ordinance or resolution permitting package retailer permits in the Reservoir Community District Qualified Resort Area or any other qualified resort area. Outside of stores approved by PRV within PRV's boundaries, the qualified resort area statutes do not give anyone a right to operate a package liquor store in Rankin County absent an ordinance or resolution by the Board. Unless the Board adopts such an ordinance or resolution or approves Singh's conditional use application, this is still a dry area.



Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

III. PRV LIQUOR STORE APPROVALS

- After the Legislature passed these statutes, the Board has had a number of discussions about the number of package liquor stores in this area and has expressed some concern about the increasing number of liquor stores open or opening in this area.

- Under the qualified resort statutes, all of PRV is a qualified resort area. In September of last year, PRV's Board voted to allow liquor stores on PRV property. Since that time, PRV has approved 3 liquor stores in this same small area – the same neighborhood where Mr. Singh's property is located.

- **Exhibit 4** is a map showing PRV's boundaries in the area near 1123 Old Fannin Road.

- **Exhibit 5** is a map that shows the locations of the liquor stores approved by PRV and over which this Board has no control and the Toppers store approved last year.

- There is already a liquor store 440 feet to the south of Mr. Singh's proposed location, and there's a liquor store 500 feet north of Mr. Singh's proposed location. There are two other liquor stores approved by PRV in this same area just north of Spillway Road. Exhibit 5 shows where each of these liquor stores is located and their close proximity to Mr. Singh's location.

- Given the Board's concerns about the number of liquor stores in this area, Board Attorney Craig Slay reached out to Chris Watson at the Bridge and Watson firm in Oxford to get his opinion on this and whether the Board should be concerned about having this many liquor stores in this small area. Mr. Watson is a widely regarded expert in Urban and Regional Planning who has been accepted by an expert in this area dozens of times by Mississippi courts. Mr. Slay specifically asked him what his opinion was on this application given the requirements for a conditional use permit under Rankin County's Zoning Ordinance.

IV. ZONING ORDINANCE AND COMPREHENSIVE PLAN

- Rankin County's Zoning Ordinance states that its purpose is "to preserve and promote the public health, safety, morals, and general welfare of the citizens of Rankin County and of the public generally." A copy of the Zoning Ordinance is identified as **Exhibit 6**.

- The Zoning Ordinance defines a conditional use as follows:

  Conditional Use (Special Exception): A land use which would not generally be appropriate in a particular zoning district, but which, with certain restrictions or conditions, would in the judgment of the Board of Supervisors promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties….. (emphasis added).

- Section 2905 of the Zoning Ordinance sets forth requirements for conditional uses and states:

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

2905.01 Requirements for Granting a Conditional Use Permit: Any person desiring a conditional use shall submit a written application (on a form furnished by the Zoning Administrator) indicating the Section in the Ordinance under which the conditional use is sought and stating the grounds on which it is requested. The Board of Supervisors shall not grant a conditional use unless satisfactory provision and arrangement has been made concerning all of the following:

- This section goes on to state that the application for a conditional use must demonstrate the use's ***General compatibility with adjacent properties and other property in the district.*** Mr. Singh's application contains no narrative explaining how his application satisfies the requirements of Rankin County's Zoning Ordinance.

- Under Mississippi statutory law, "[z]oning regulations shall be made in accordance with a comprehensive plan .... Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings, and encouraging the most appropriate use of land throughout such municipality." Miss. Code Ann. § 17-1-9.

- Rankin County's Comprehensive Plan states, regarding commercial uses:

  OBJECTIVE: Maintain zoning regulations that address types of commercial uses that potentially have a negative impact on surrounding development by allowing such uses only as a conditional use in order to avoid undue concentrations of the same. (Comprehensive Plan p. 47).

- The Comprehensive Plan further states that "[t]he land use section [of the Comprehensive Plan], in particular, serves as a guide for the Planning Commission and the Board of Supervisors when they review private development proposals...." (Comprehensive Plan p. 48).

- A copy of the Comprehensive Plan is identified as **Exhibit 7**.

V. WATSON REPORT

- Because this is such a new situation for the Board to deal with, Mr. Slay asked Chris Watson for his expertise in this matter. Mr. Watson prepared a brief report identified as **Exhibit 8**. Some of the highlights of the report include:

  - The area has a strong neighborhood commercial character. Many of the neighborhood uses are of the type found attractive to children and teens. An oversaturation of liquor stores is incompatible with these neighborhood uses.

  - The number and concentration of liquor stores in this neighborhood are not conducive to the overall health and character of the neighborhood and are not compatible with the neighborhood.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

- It is clear from the type of land uses in this area that the commercial uses in this area are supported more by the many residents in proximity thereto rather than high traffic volumes, as in a highway commercial area. Thus, it is important to protect the neighborhood from blighting influences. Concentrations of liquor stores pose a significant risk of becoming a blighting influence on neighborhoods. 5 liquor stores in the same small area is excessive.

- Under the Zoning Ordinance, for the Board to grant Mr. Singh's conditional use application, the Board needs to find (1) that Mr. Singh has shown that his proposed use would "promote the public health, safety, morals, or general welfare of the County and would not adversely affect adjacent properties" and (2) that Mr. Singh has shown his proposed use's "general compatibility with adjacent properties and other property in the district."

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

EXHIBITS

1. Conditional Use Application
2. Street View/Aerial View of Property
3. Reservoir Community District Qualified Resort Area Map
4. PRV Maps
5. Watson Map
6. Zoning Ordinance
7. Comprehensive Plan
8. Watson Report
9. Outline

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Rankin County Board of Supervisors

Regular Board Meeting

~ Minutes ~

211 East Government Street
Brandon, MS 39042
www.rankincounty.org

Larry Swales
Chancery Clerk

Tuesday, December, 15, 2020 **9:00 AM** **Rankin Board Room**

I. Call to Order

9:00 AM Meeting called to order on December 15, 2020 at Rankin Board Room, 211 East Government Street, Suite A, Brandon, MS.

Attendee Name	Title	Status	Arrived
Daniel Cross	Vice President	Present	
Steve Gaines	Supervisor District 4	Present	
Brad Calhoun	Supervisor District 3	Present	
Jared Morrison	President	Present	
Jay Bishop	Supervisor District 5	Present	
Keith Hicks	County Administrator	Present	
Larry Swales	Chancery Clerk	Present	

II. II. INVOCATION

County Administrator, Keith Hicks

III. PUBLIC COMMENTS AND RECOGNITION

A. David Caulfield - MSDH Administrator Central Public Health Region

B. Motion to add "Authority to approve the installation of the shore power to the temporary buildings which are to be located at the Health Department in Pearl (COVID19 rapid testing site)" to the agenda

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Authority to approve the installation of the shore power to the temporary buildings which are to be located at the Health Department in Pearl (COVID19 rapid testing site)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Carl Franco, JH&H Architects, Planners Interiors

E. Motion to add "Discussion of and potential action on demolition in former Chancery Court building and renovation for the current Circuit Courtrooms and approval to allow the use of the old courtroom in the former Chancery Court building" to the agenda

"Exhibit" 10"

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

F. Discussion of and potential action on demolition in former Chancery Court building and renovation for the current Circuit Courtrooms and approval to allow the use of the old courtroom in the former Chancery Court building

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

IV. OLD BUSINESS

Minutes **Approval**

A. December 7, 2020

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

V. CONSENT AGENDA

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

1. APPROVAL OF THE FOLLOWING:

FINANCIAL REPORTS

A. Approval of claims docket for November 16, 2020 through December 15, 2020 in the amount of $6,238,952.33

Those items found in the claims docket, to include but not limited to, contractual services, regular and recurring operating expenses, engineering services, additional legal services, etc., are found to be reasonable and necessary for conducting the county's business.

B. Acknowledge receipt of Budget and Financial Reports for the month of November, 2020

C. Authority to transfer $1,025.50 from General County Fund to Payroll Clearing for PERS Electronic Interest Charges

D. Approval of Budget Amendment for the Tax Collector for an increase due to security system for the Flowood Satellite Tax Collector's Office

E. Approval of budget amendment for Juvenile Drug Treatment Court to transfer funds between line items (no increase)

F. Approval of Budget Amendment for Board of Supervisors for an increase to capital outlay in the amount of $2,907.51

G. Acknowledgement of receipt of check from RCSD for School Resource Officers

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Appointment

H. Approval to appoint Heather Smith as a new Deputy Corner for the Rankin County Coroner's Office effective 12-10-20

GRANT

I. Approval of request from Hartfield Academy Inc. for the FY 2021 Recreational Funds (District 2) in the amount of $1,750.00 as authorized by HB761 Regular Session; these funds will be used for the purchase of Team Uniforms and Mask and authority to issue check contingent upon receipt of required documents

J. Approval of request from for the Lily Pad Foundation for FY 2021 Recreational Funds (District 2) in the amount of $1,500.00 as authorized by HB761 Regular Session; these funds will be used for at the purchase of kitchen equipment for the Lily Pad Cafe and authority to issue check contingent upon receipt of required documents

LEASES

K. Request approval of Assignment of Commercial Leasehold Interest Contract of the Sixteenth Section Lands between Rankin County Board of Education and Terra Holdings, LLC (Assignor) does hereby sell, convey and warrant unto Summer, LLC (Assignee) (Parcel Number I8N 77-40)

L. Request approval of Assignment of Commercial Leasehold Interest Contract of the Sixteenth Section Lands between Rankin County Board of Education and Terra Holdings, LLC (Assignor) does hereby sell, convey and warrant unto Summer Holdings, LLC (Assignee) (Parcel Number I8M-31)

M. Authority for the Board President to sign Entergy Mississippi, LLC Right of Way Instrument for Sixteenth Section Lease(s) from the Grantor, RCSD

OTHER

N. Acknowledgement of documents related to the consolidation of Trinity Accounts through Trustmark as Custodian and authority for Board President to sign documents

O. Authority to renew Data Use Agreement with Chestnut Health Systems, Inc. and Rankin County Youth Court to secure our continued use of the GAIN Assessment Software and authority for the Board President to execute documents

2. AUTHORITY TO ISSUE CHECKS:

Dues and Training Conferences

A. Authority to pay 2021 membership dues for Donna Beliech to the ISA (International Society of Arboriculture) in the amount of $165.00

B. Authority to pay registration fees in the amount of $745.00 per person for Paul Bowen, Katie Mitchell, Michelle Rhodes, Stacy Overstreet and Cynthia Moore; Pay Lodging in the amount of $1,217.76 per person to attend the National Association of Drug Court Professionals Conference on May 11 - 15, 2021, at the Gaylord National Resort & Convention Center in National Harbor, MD and pay

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

reimbursement for airfare upon receipt of credit card bill and pay any travel related expenses and authority to issue checks

C. Authority to pay registration fees in the amount of $600.00 each for Deputies A. J. DMartino, James Prince and Gefforey Rauch to attend the Mississippi Tactical Officer Association SWAT School being held on January 31, 2020 - February 12, 2020 in Desoto County, MS and pay any travel related expenses

D. Authority to pay registration fees in the amount of $795.00 for Deputy Coroner Heather Smith to take the Mississippi Medicolegal Death Investigation Course online and authority to issue check

Other

E. Authority to pay application fee for registration to handle controlled substances used for animal control with the Mississippi State Board of Pharmacy in the amount of $50.00 and authority to issue check

3. AUTHORITY TO APPROVE THE FOLLOWING INVENTORY CHANGES:

A. Approval of the following Inventory Changes to add items to the county inventory and remove items from the county inventory (See attached list)

4. AUTHORITY TO APPROVE THE FOLLOWING PERSONNEL RECOMMENDATIONS:

Sheriff's Department: Latricia R. Terry (New-hire, Adult Detention Center/Detention Officer I, replacing Michael Hollingsworth) at Step 246; Road Department: Jason Duncan (New-hire, Equipment Operator) at Step 301; Thomas Whitehead (New-hire, Laborer) at Step 257; Tax Collector's Office: Hope Vincent (New Hire, Deputy Clerk) at Step 252

5. RECORD VARIOUS DOCUMENTS TO BE MADE A PERMANENT PART OF THE MINUTES

A. Record Various Documents to Become a Permanent Part of the Minutes

1. a Vardoc Entergy Agreement (PDF)
2. b Vardoc Bonds, Oaths & Certificates 1-1-20 thru 12-23-20 (PDF)

VI. JOHN SULLIVAN, TAX ASSESSOR (Lance Cooper, Presenting)

A. Petitions for change of assessment on 2018, 2019, 2020 Real and 2020 Personal Property Assessment Roll

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

VII. BRIGETTE HERRING, PURCHASE CLERK

A. Award Term Bids for the Unit System to be effective January 01, 2021 as approved by the Public Procurement Review Board on December 02, 2020 (Reverse Auction Exemption approved by PPRB on September 02, 2020)
1. 21-300-01 Joint Asphalt
2. 21-300-02 Scrub Seal, Slurry Seal, Micro-Surfacing, and Micro-Surfacing Modified
3. 21-300-03 Crushed Aggregates
4. 21-300-04 Gravel

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

5. 21-300-05 Metal Culverts
6. 21-300-06 Polypropylene Culverts

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Award Term Bids for the Unit System to be effective January 01, 2021
1. 21-300-07 Soil Stabilization
2. 21-300-08 Polyurethane Foam Application
3. 21-300-09 Asphalt Leveling and Patching

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Action on the Equipment Bids for the Unit System
1. 21-300-10 Pothole Patcher
2. 21-300-11 Chip Spreader

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

VIII. TIM PARKER, COUNTY CONSULTING ENGINEER

A. Deer Acres - Approval of Final Plat (District 4)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Andrew Chapel Road Clearing & Grubbing, Phase II - Approval of Summary Change Order for a decrease in the amount of $27,672.30 and Approval of Pay Application No. 2 (Final) to Thornton Construction Company, Inc. in the amount of $103,388.13 and authority to issue the check (District 4)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

IX. CRAIG SLAY, BOARD ATTORNEY

PUBLIC HEARINGS:

A. Public Hearing for Don Cliburn Conditional Use Permit, Loflin Road (District 1)
Keith Hicks, County Administrator, opened the public hearing.
The following spoke in opposition:
Ann Oswald, residing at 438 Loflin Rd
Don Cliburn, the applicant, residing at 521 Loflin Rd, also spoke regarding the conditional use permit and his intention to withdraw the applicant and resubmit in a more agreeable location. Hearing no further comment, Mr. Hicks closed the public hearing.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

RESULT:	**WITHDRAWN**

B. Public Hearing for Edward Gardner Dimensional Variance, 2052 Highway 471 (District 4)
1. Action on Edward Gardner

Keith Hicks, County Administrator, opened the public hearing. Edward Gardner, the applicant, residing at 133 Fox Run Rd, was present for any questions regarding the request for a dimensional variance. Hearing no further comment, Mr. Hicks closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Public Hearing for Jerry Gibson Conditional Use Permit, 199 Vernon Jones Avenue (District 5)
1. Action on Jerry Gibson

Keith Hicks, County Administrator, opened the public hearing. Hearing no comment, Mr. Hicks closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Public Hearing for Jeff & Jenny Morehead Conditional Use Permit, Barker Road (District 4)
1. Action on Jeff & Jenny Morehead

Keith Hicks, County Administrator, opened the public hearing. Hearing no comment, Mr. Hicks closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

E. Public Hearing for Robert Presley Conditional Use Permit, 1139 Old Fannin Road, Suite R (District 2)
1. Action on Robert Presley (See attached for conditions)

Keith Hicks, County Administrator, opened the public hearing. Hearing no comment, Mr. Hicks closed the public hearing.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Daniel Cross, Steve Gaines, Brad Calhoun, Jay Bishop
NAYS:	Jared Morrison

F. Continuation of Public Hearing for Dwayne Carr Conditional Use Permit, Hickory Ridge Road (District 1)
1. Action on Dwayne Carr

Keith Hicks, County Administrator, opened the public hearing. Dwayne Carr, the applicant, residing at 340 Hickory Ridge Rd, was present for any questions regarding the application for the conditional use. The request was tabled until February 1, 2020, to allow the applicant to provide sufficient proof of ownership of the property.

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

RESULT:	**NO ACTION**

G. Public Hearing for Rankin County's Stormwater Management Program

Keith Hicks, County Administrator, opened the public hearing. Hearing no comment, Mr. Hicks closed the public hearing.

RESULT:	**NO ACTION**

OTHER

H. Acknowledgment of receipt of Petition to Expand Cleary Fire Protection District pursuant to Miss. Code Ann. Section 19-5-153 (1972), as amended. Authority to transmit petition to Rankin County Circuit Clerk for verification that petition meets requirements of Miss. Code Ann. Section 19-5-153 (1972), as amended, as having been signed by at least 25 persons qualified to execute said Petition

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jared Morrison, President
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

I. Authorization of Interlocal Agreement between Rankin County Chancery Clerk, Board of Supervisors, Rankin County School District and Pearl Municipal School District for use of Chancery Clerk's Excess Fee Income to support high school athletic activities

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

J. Acknowledgment of receipt of Interlocal Agreement signed on behalf of Rankin County School District. Authority of Board President to execute Interlocal Agreement on behalf of Rankin County Board of Supervisors. Authority of Board Attorney to transmit a certified copy of the Interlocal Agreement to the Attorney General for final approval

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

K. Authorization of Board President to execute Interlocal Agreement between Rankin County Board of Supervisors, Chancery Clerk and Pearl Municipal School District for use of excess fee income to support Pearl High School Athletics. Authority of Board Attorney to transmit certified copy of interlocal agreement to Mississippi Attorney General's Office for final approval

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

L. Approval to accept award letter from the Supreme Court of Mississippi Administrative Office of Courts for purchases under the CARES ACT/COVID-19 Reimbursement Request and authority for President to execute documents

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Daniel Cross, Vice President
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

M. Ratification and authority to issue payment of $350,000 to Entergy Corporation for relocation of utilities along Andrew Chapel Road. Ratification and authority to issue payment of $150,000 to Entergy Corporation relocation of utilities along Gunter Road

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

X. KEITH HICKS, COUNTY ADMINISTRATOR

A. Authority for Rankin County to enter into a contract with Central Mississippi Planning and Development District in the amount of $2,500.00 to revise and update the existing Hazard Mitigation Plan for the period of 2021-2026 and authority to execute documents

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

XI. ADDITIONAL BUSINESS TO BE DISCUSSED

XII. EXECUTIVE SESSION

A. Motion to discuss the need to go into Executive Session

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

B. Motion to go into Executive Session to discuss personnel

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Daniel Cross, Vice President
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

C. Motion to come out of Executive Session

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

D. Outcome of Executive Session
No action taken

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

XIII. Motion to ADJOURN

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Cross, Gaines, Calhoun, Morrison, Bishop

This the 15th Day of December, 2020

CHANCERY CLERK RANKIN COUNTY, MS

Jared Morrison

JARED MORRISON, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

Larry Swales

LARRY SWALES, CLERK OF THE BOARD

Attachment: Public Hearing on Kuldeep Sing Conditional Use Permit - exhibits 1-10 submitted (RFA-2021-190 : Public Hearing for Kuldeep

Attachment: Sixteenth Section Lease - Quitclaim Deed from Christian Epperly to RCSD 225 Red Allen Rd (RFA-2021-193 : Approval of 16Th

INDEXING INSTRUCTIONS
SE ¼ of NW ¼ of
Section 16 - T3N - R5E
Parcel No. P2-42-10

Prepared by and return to:
Rankin County School District
16th Section Land Management
P. O. Box 1359
Brandon, MS 39043
601-824-5147

STATE OF MISSISSIPPI
COUNTY OF RANKIN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

CHRISTIAN EPPERLY
255 Red Allen Rd.
Brandon, MS 39042
(601) 214-2296

do hereby sell, convey, bargain and quitclaim to

THE TRUSTEES FOR THE RANKIN COUNTY SCHOOL DISTRICT
AND THEIR SUCCESSORS IN OFFICE
1220 Apple Park Place
Brandon, MS 39042
(601) 825-5990

the following described real property situated and located in Rankin County, State of Mississippi, more particularly described as follows:

Please refer to Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

The property herein conveyed and surrendered is a part of that certain Sixteenth Section Commercial Lease as recorded in **book 2017** at **page 5216-5222** as recorded in the land records of the Chancery Clerk of Rankin County, Mississippi.

WITNESS MY SIGNATURE on this the 23 day of June, 2021.

Christian Epperly

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the above styled jurisdiction, the within named, CHRISTIAN EPPERLY, who acknowledged to me that he signed, executed, and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned as their own free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 23rd day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

MARILYN JOHNSON
NOTARY PUBLIC
ID No. 78120
Commission Expires
Dec 5 2025
STATE OF MISSISSIPPI
RANKIN COUNTY

Attachment: Sixteenth Section Lease - Quitclaim Deed from Christian Epperly to RCSD 225 Red Allen Rd (RFA-2021-193 : Approval of 16Th

EXHIBIT "A"

A certain parcel of land situated in and being a part of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 3 North, Range 5 East, Rankin County, Mississippi and being more particularly described as follows:

Commence at an iron pin marking the Southeast corner of the Northwest 1/4 of said Section 16, Township 3 North, Range 5 East and run thence North for a distance of 933.32 feet; run thence West for a distance of 469.54 feet to an iron pin at the point of intersection of the East right of way line of Mississippi State Highway No. 43 with the South line of a certain public road; said point of intersection being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING run thence South 49 degrees 50 minutes 51 seconds East along the Southwesterly line of said public road for a distance of 54.28 feet; run thence South 33 degrees 37 minutes 46 seconds East along the Southwesterly line of said public road for a distance of 241.61 feet; thence leaving the Southwesterly line of said public road, run North 77 degrees 19 minutes West for a distance of 212.80 feet to a point on the East right of way line of said State Highway 43; run thence North 09 degrees 40 minutes 41 seconds East along the East right of way line of said State Highway 43 for a distance of 192.19 feet to the POINT OF BEGINNING, Containing 0.51 acres more or less.

Attachment: Sixteenth Section Lease - Quitclaim Deed from Christian Epperly to RCSD 225 Red Allen Rd (RFA-2021-193 : Approval of 16Th

APPROVED BY THE RANKIN COUNTY BOARD OF EDUCATION on this the 09 day of July, 2021.

Sue Townsend, Ph.D., Superintendent of Education

David G. Farmer, President, Rankin County Board of Education

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named ***Sue Townsend, Ph.D., Superintendent of Education,*** personally known to me that he is the **Superintendent of Education for the Rankin County School District,** and ***David G. Farmer, President, Rankin County Board of Education,*** personally known to me to be **President of the Rankin County Board of Education,** who acknowledged unto me that they did sign, execute and delivered the above and foregoing **Assignment of Commercial Leasehold Interest** on the day and year therein mentioned, in the capacity therein set forth, for and on behalf of the Rankin County Board of Education, after having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 09 day of July, 2021.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 126727 TAMMIE RICHARDSON Commission Expires Feb. 5, 2023 RANKIN COUNTY

NOTARY PUBLIC

My Commission Expires:
2/5/23

Attachment: Sixteenth Section Lease - Quitclaim Deed from Christian Epperly to RCSD 225 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Attachment: Sixteenth Section Lease - Quitclaim Deed from Christian Epperly to RCSD 225 Red Allen Rd (RFA-2021-193 : Approval of 16Th

WITNESS OUR SIGNATURES this the 15 day of July, 2021.

RANKIN COUNTY BOARD OF SUPERVISORS:

Jared K Morrison

PRESIDENT, RANKIN COUNTY BOARD OF SUPERVISORS

Larry Swales

CLERK, RANKIN COUNTY BOARD OF SUPERVISORS

by: D.C.

CHANCERY CLERK ★ RANKIN COUNTY, MS ★

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Jared K. Morrison, personally known to me to be the **President of the Rankin County Board of Supervisors**, and Larry Swales, personally known to me to be the **Clerk of the Rankin County Board of Supervisors**, who acknowledged to me that they signed and executed the above and foregoing Quitclaim Deed of Sixteenth Section Lands on the day and year therein mentioned, in the capacity therein set forth, for and on behalf of the **Rankin County Board of Supervisors**, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office this the 15th day of July, 2021.

CHANCERY CLERK ★ RANKIN COUNTY, MS ★

LARRY SWALES
RANKIN CO. CHANCERY CLK.
By: , D.C.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Jan. 6, 2024

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Prepared by:
Rankin County School District
Sixteenth Section Land Management Office
P.O. Box 1359
Brandon, MS 39043
(601) 824-5147

Return to:
Rankin County School District
Sixteenth Section Land Management Office
P.O. Box 1359
Brandon, MS 39043
(601) 824-5147

RESIDENTIAL LEASE
CONTRACT OF SIXTEENTH SECTION TRUST LANDS
SECTION 16 - TOWNSHIP 3 NORTH - RANGE 5 EAST

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS AGREEMENT, made and entered into this the ___ day of _____, **2021,** by and between the **RANKIN COUNTY BOARD OF EDUCATION**, hereinafter referred to as **"LESSOR"**

Rankin County School District
P.O. Box 1359
Brandon, MS 39043
(601)825-5590

and

Tina Nations
255 Red Allen Rd.
Brandon, MS 39042
(601)955-3464

hereinafter referred to as **" LESSEE "**,

THAT, FOR THE TERM AND CONSIDERATION of the rentals hereinafter set forth and other good and valuable considerations the receipt and sufficiency of all of which being hereby acknowledged, **LESSEE** and the **RANKIN COUNTY BOARD OF EDUCATION** and **SUE TOWNSEND, Ph.D.,** in her official capacity of **SUPERINTENDENT OF EDUCATION of RANKIN COUNTY, MISSISSIPPI**, do hereby covenant, contract, lease and agree as follows, towit:

I. Upon execution by the parties named herein, **LESSOR** hereby leases and rents unto the **LESSEE** under the conditions, terms and at the rental herein specified, the following described land situated in Rankin County, Mississippi:

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

SEE EXHIBIT "A"
Attached hereto and made a part hereof by reference.

Indexing Instructions: **0.51 ± acres situated in the SE ¼ of the NW ¼ of Section 16 Township 3 North Range 5 East, being Tax Parcel P2-42-10.**

II. The term of this Lease shall be for **FORTY (40)** years.

Beginning on: _____
Terminating on: _____

At which time the **LESSEE** shall have a prior right, exclusive of all other persons, to **re-lease** said property for a term **not to exceed twenty-five (25) years**, at an annual rental based on the prevailing rates of interest and appraised fair-market value of the land, appraised at its highest and best economic use at the expiration of each **seven (7) year period** or other term referred to herein, excluding buildings and improvements not then owned by **LESSOR,** provided, however, that the execution of a new Lease shall be required to effectuate the additional extension Lease period and the provisions of all applicable statutes setting forth the procedure and requirements for the execution of a Lease for Sixteenth Section lands or lieu-lands shall be satisfied. That such extension or right to re-lease shall be subject to all laws, statutes and judicial decisions existing at such time, and said "re-lease" right shall be executed in accord therewith.

III. **LESSEE** does covenant and agree to pay as rent to the **LESSOR** the sum of:

Four hundred and no/100 cents ($400.00)

per year or annum, in advance, on or before the anniversary of this Lease each year, subject to the rent adjustment clause hereafter included. **THE FAILURE ON THE PART OF THE LESSEE TO PAY SUCH ANNUAL RENTAL PAYMENTS AS AND WHEN DUE, AND TO REMAIN IN DEFAULT FOR SIXTY (60) DAYS, SHALL RESULT IN THIS LEASE BEING DECLARED TERMINATED AS PROVIDED BY LAW, SUCH ANNUAL RENTAL BEING BASED THIS DAY UPON CURRENT RATES OF INTEREST AND/OR AN ESTIMATED FAIRMARKET RENTAL VALUE OF THE HEREINABOVE DESCRIBED PROPERTY SUCH RENTAL VALUE BEING BASED UPON, IN PART, THE APPRAISAL ANALYSIS OF M.A.I. APPRAISER, J. NEIL PARKER OF FLOWOOD, MISSISSIPPI (See Exhibit "B" appraisal of J. Neil Parker).**

IV. At or after the **7th** anniversary date of the commencement of this Lease agreement, and at a like time **every 7 years thereafter** during the primary or renewal term of this lease, **LESSOR** shall have a reappraisal associated with the prevailing interest rates or fair market value or fair market rental value of the subject property at its expense and shall make a determination of a reasonable annual rental. Such reevaluation and reappraisal shall be based upon the highest and best economic

use, which can be made of the subject property for the benefits of the School District. The reappraisal shall establish the fairmarket value or fairmarket rental value of the property based upon the highest and best economic use. Buildings and other improvements upon the property and **not owned** by **LESSOR** shall be excluded from the reappraisal evaluation. Where appropriate, and as required by the law, the reappraisal shall establish a new fairmarket value or fairmarket rental value of the property and establish a new reasonable current percentage of income on real estate investments for the purpose of determining fairmarket annual ground rental, such percentage of income to be minimum of five percent **(5%)** of the said reappraised fairmarket value as required by law. The amount of the rental so determined as of the **7th** anniversary date shall be paid for the next succeeding **7 years**, and rent so determined as of the **14th** anniversary date shall be paid for the next succeeding **7 years**, at which time there shall be a new appraisal and reconsideration of the annual rent as aforesaid, and so on, for the balance of the primary and renewal lease terms.

(a.) Any reappraised adjustments of the fairmarket value or annual rental regarding the subject property shall be binding upon the **LESSOR** and **LESSEE.**

(b.) Should the appraisal procedure of determining fairmarket value or annual ground rental result in an increase, over and above the initial ground rentals determined at the beginning of this Lease or the preceding 7 year interval, **LESSEE**, within thirty **(30)** days, after receiving notice of the increase, shall have the additional right to request appraisals by three (3) qualified **MA.I.** (Member of the Appraisal Institute) or **S.R.E A.** (The Society of Real Estate Appraisers) appraisers to be appointed in the following manner:

(1.) THE BOARD OF TRUSTEES shall appoint one (1) qualified appraiser and the **LESSEE** shall appoint a second such qualified appraiser. The first two (2) appraisers so appointed will then mutually select a third appraiser. Such appointments shall be made promptly and the appraisers shall have a reasonable time to appraiser the leased premises.

The three (3) appraisers shall each determine a current annual ground rental value based upon the fairmarket value of the land and a reasonable percentage of return on land investments in the area at that time. The average of the three (3) appraisals shall then be established for purposes of rent adjustments to be applicable for the succeeding 7 years.

(c). LESSEE, however, shall then have the choice of selecting the lesser amount of annual ground rental determined either by the initial **Board of Education** appraisal or the amount of annual ground rentals determined by the three (3) separate appraisers appointed upon the request of **LESSEE**.

(d.) In the event the **LESSEE** request that the three (3) additional appraisals be made, all such appraisals shall be made at the **Lessee's expense**.

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

(e.) The annual ground rentals on any adjustment dates shall not be reduced below the amount established upon the initial date of this lease except upon determination by the appraisals made under the procedures as outlined above.

(f.) The amount of rent determined in the above manner shall be promptly remitted upon conclusion of these rental adjustment procedures and not later than thirty **(30)** days from the final date of reappraisal.

V. **LESSEE** covenants and agrees to timely pay any and all past, recent or future general taxes and special assessments, if any there be, applicable to the property described in **Exhibit "A"** attached hereto, and **LESSEE'S** interest therein. Further **LESSEE** covenants and agrees to pay any and all survey costs and recording fees in connection with this lease or any other fees so determined by law. **LESSEE** covenants that the **LESSEE** has made appropriate inquiry of the Tax Assessors Office to the **LESSEE'S** satisfaction as to the payment or nonpayment of all such past, present or future taxes.

VI. Prior to subleasing or assignment of this Lease, or any part of the property herein described, **LESSEE** shall secure approval of the **Board of Education**, in writing, and permission to sublease or assign shall not be arbitrarily or unreasonable withheld.

VII. The parties herein expressly agree that if **DEFAULT** shall be made in the payment of any tax assessment or rent due to be made pursuant to this Lease, then and in any such event of **DEFAULT**, it shall be lawful for the **LESSOR** to enter upon such premises, or any part thereof upon **LESSOR'S** thirty **(30)** days' written notice to **LESSEE**, at **LESSEE'S** last known address, either with or without process or law, to reenter and reposes same, and to distrain for any rent or assessment that may be due thereon, at the election of the **LESSOR,** but nothing herein is to be construed to mean that the **LESSOR** is not permitted to hold said **LESSEE** liable for any unpaid rent or assessment then due or to become due at that time. As to all other conditions, covenants and obligations imposed on the **LESSEE** herein, enforcement shall be by proceeding at law or in equity against any person violating or attempting to violate said conditions, covenants and obligations to restrain violation and to recover damages, if any, including reasonable expenses or litigation and a reasonable attorney's fee, which **LESSEE** expressly agrees to pay. Such enforcement by proceedings at law or in equity may be instituted at any time after default by **LESSEE.**

VIII. In the event of any **FORFEITURE, DEFAULT** or **CANCELLATION ON** this Lease or termination of the term as aforesaid, said **LESSEE** shall quit, deliver up and surrender possession of the leased property, and all **LESSOR owned** structures and improvements thereon to the said **LESSOR**, and thereupon this Lease and all agreements and covenants on the **LESSOR'S** behalf to be performed and kept, shall cease, terminate and be utterly void, the same as if the Lease had not been made. In additional thereof, the **LESSOR** shall be entitled to whatever remedies it may have at law, or equity for the collection of any unpaid rental hereunder, or for any other sums, for damages or otherwise,

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

that it may have sustained on account of the **LESSEE'S** nonfulfillment or nonperformance of the terms and conditions of this Lease.

Immediately upon the termination of this Lease, whether by **DEFAULT, LIMITATION** or **FORFEITURE**, the **LESSOR** shall be entitled to take possession of said property and all **LESSOR** owned improvements thereof absolutely, custom, usage, or law to the contrary notwithstanding. Any removal or property from the lease premises shall be accomplished so as to leave said property in a condition satisfactory to **LESSOR**. The **LESSEE** shall remove all of **LESSEE'S** property within thirty **(30)** days of said event only if all rentals due hereunder have been paid in full. Any such building or personal property not so removed shall thereupon be property of **LESSOR.**

IX. The **LESSEE** shall be responsible for any damages that may be caused to **LESSOR'S** property by the activities of the **LESSEE** under this Lease, and shall exercise due diligence in the protection of all improvements, timber and other property of **LESSOR**, which may be located on the leased property or in the vicinity thereof, against fire, damage or waste from any and all other causes. The **LESSEE** **SHALL *NOT*** cut or remove any timber from said property without the express written consent of the **BOARD OF EDUCATION**.

X. **LESSEE** agrees to hold and save harmless, protect and indemnify **LESSOR** from any and against any and all loss, damages, claims, suits for action at law, judgments and costs, including attorney's fees, which may arise or grow out of any injury or death of persons, or connected with the **LESSEE** exercise of any right granted or conferred hereby, or the **LESSEE'S** use, or maintenance of the premises, whether sustained by **LESSEE**, their respective agents or employees, or by any other persons, or corporations which seek to hold **LESSOR** liable.

XI. Notwithstanding any provisions of this Lease containing a **DEFAULT** provision, any present or future holder or a mortgage or deed of trust representing money loaned on these facilities or premises, shall have the right of a sixty (60) day notice of **DEFAULT** within to cure and **DEFAULT** which may be cured by payment of money. In addition, for any other **DEFAULT** for which a forfeiture of said lease may be invoked, such holder of such mortgage or deed of trust shall be entitled to a notice in writing of the claimed **DEFAULT** and shall have a reasonable time, which shall not be less than sixty **(60)** days to either request the correction of such **DEFAULT** or in lieu thereof, to protect itself through the exercise of power of sale and thereby acquire a leasehold in said property and by paying all delinquent sums due under the terms of this Lease unto **SCHOOL BOARD (LESSOR). LESSEE** hereby covenants and agrees to notify the **LESSOR** by **certified mail in writing of the** existence of all such mortgages, deeds of trust or other secured encumbrance, and that, in the absence of such notice, **LESSOR** has no obligation whatsoever to notify any such holder of said encumbrance.

XII. **LESSEE** shall have quiet and peaceful possession of aid property so long as compliance is made by **LESSEE** with the terms of this agreement.

XIII. It is expressly agreed by and between the parties that the **LESSEE** will not make any alteration upon the said property without the express written consent of the **LESSOR** and the **LESSEE** will not occupy or use, nor permit to be occupied or use the said property for any business deemed extra

hazardous on account of fire or otherwise; nor will the **LESSEE** permit the same to be used for any immoral or unlawful purposes. **LESSEE** also covenants and agrees to maintain the said premises in a neat and orderly manner and to refrain from creating or maintaining any nuisances.

This lease agreement is executed subject specifically to all facts and conditions as would be revealed by a competent title examination of the land and property by Lessee's attorney of his own choosing and expense, or by a competent survey by a licensed engineer and surveyor of Lessee's own choosing and expense, and a competent inspection of the premises by Lessee or Lessee's agents and subject to both recorded and unrecorded easements or servitudes of record or not of record and all public or private utility lines, including but not limited to underground gas, water, sewer, telephone or fiber optic lines or cables, regardless of visibility.

XIV. The **LESSEE** hereby covenants and agrees that if any execution or process is levied upon said premises or if a petition of bankruptcy, receivership or like or similar proceedings is filed by or against the **LESSEE** in any court of competent jurisdiction, the **LESSOR** shall have the right, this option, to cancel this Lease and to release the subject property without further notification or responsibility to the **LESSEE** or any mortgage holder.

The **LESSOR** further covenant and agree that this lease and the interest of the **LESSEE** hereunder shall not, without the written consent of the **LESSOR** first obtained, be subject to garnishment or sale under execution or otherwise in any suit or proceeding which may be brought by or against said **LESSEE.**

XV. The **LESSEE** further covenants and agrees that this Lease and interest of the **LESSEE** ***SHALL NOT*** include any mineral, oil, gas, coal, lignite or other subterranean right **WHATSOEVER.**

XVI. **LESSOR** reserves and excepts from said Lease all oil, gas, minerals or timber, now or during the term, being situated in, or under said property with right of ingress and egress to remove same, and with the right to sell all or any part of said timber without breach of any right of **LESSEE** hereunder.

XVII. If and in the event that the subject property hereinabove described, or any part thereof, becomes the subject of eminent domain, condemnation or like proceedings of any kind whatsoever, then it is hereby agreed as part of the consideration of this lease and the mutual covenants and obligations herein contained and contemplated, the **LESSOR, RANKIN COUNTY BOARD OF EDUCATION,** shall be immediately, exclusively and solely entitled to receive all monies or benefits offered to be paid for compensation or damages of any kind, past, present and future, by the condemning party, persons or corporations. At such time, the **LESSEE** or their possible heirs, beneficiaries, or assigns hereunder shall only be entitled to be refunded by said **School District** a prorata return of the unused portion of the annual rent previously paid hereunder or to become due annually hereunder, based upon the calculation of the acreage or square footage of the property condemned. After

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

calculation of the acreage or square footage to be condemned and so as to fairly adjust the annual rental to become due after said condemnation, either party hereto shall have the right to have the remaining portion of the property, which has not been condemned, reappraised for a determinations of a new fairmarket value and recalculation of a new annual rental to become due hereunder, in accord with the reappraisal terms set forth above, said fairmarket value redetermination to include consideration of the benefits and/or liabilities associated with the proposed condemnation project, as the same may affect fairmarket value consideration of every kind or nature.

After payment by the condemnor of all the aforesaid monies or benefits, representing damages of any kind to the **Rankin County School District,** said property so affected shall as aforesaid be reappraised and a new annual rental thereupon determined as provided; all parties now or hereafter leasing or subleasing all or any part of the subject property hereby waiving any further financial rights of any kind to the compensation to be paid as aforesaid by condemning party.

By acceptance hereof, **LESSEE'S** heirs, agent or assigns, as to the subject property or any part hereof, hereby agreeing, covenanting, and contracting that the condemning party shall be these presents have full and plenary power and authority to pay unto said **School District** full fair-market value and all proceeds or monies otherwise due to any party hereunder because of said condemnation.

All provisions of this Lease shall hereafter be construed as covenants running with the land and any and all parties hereafter acquiring or having any interest in and to any portion of the above described property shall be bound by the terms and conditions crested by virtue of this Lease.

XVIII. **LESSEE** shall hereafter be bound and shall hereafter abide by all laws, statutes and judicial decisions of courts of competent jurisdiction associated with **Sixteenth Section Lands.**

XIX. **LESSEE** herein agree and understand that only **one residence or habitable dwelling shall be allowed** to be situated upon the property described in **EXHIBIT "A"** attached hereto and that failure of **LESSEE** to comply with this provision shall entitle **LESSOR to terminate this Lease,** at **LESSOR'S** option, and to recover such other or further claims to which **LESSOR** may otherwise be entitled by law, including specific performance of this Lease.

XX. **LESSEE** shall abide by all county zoning and/or ordinances and that failure of **LESSEE** to comply with said county zoning and/or ordinances shall entitle **LESSOR** to terminate this Lease, at **LESSOR'S** option, and to recover such other or further claims to which **LESSOR** may be otherwise be entitled by law, including specific performance of this Lease.

XXI. This Lease shall become binding upon the parties hereto only upon approval of the terms, conditions and monetary considerations thereof by the office of the **Secretary of State for the State of Mississippi**, public lands division.

XXII. Lease Agreement in accordance with the Secretary's authority for general supervision of 16th Section Public By virtue of the signature below, the **Secretary of State of the State of**

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Mississippi has approved this School Trust Land. Approval of this Lease Agreement by the Secretary of State indicates that the Rankin County Board of Education has exercised the care and skill of an ordinary prudent person to protect the beneficiaries of the 16th Section Public School Trust Land.

XXIII. The **Secretary of State**, as the supervisory trustee, shall have the right to institute any action to enforce the terms of this Lease Agreement in the event **LESSOR** fails to do so in a timely manner. In the event the Secretary institutes legal action to enforce the terms of this Lease Agreement, he shall have all rights as are conferred to **LESSOR**.

APPROVED

SECRETARY OF STATE

_____

MICHAEL WATSON
Secretary of State (Seal)

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

IN WITNESS WHEREOF, this Lease is executed by **LESSOR** and pursuant to Order entered upon its minutes, this, the 9 day of July, **2021.**

RANKIN COUNTY SCHOOL DISTRICT

Sue Townsend, Ph.D.

By: SUE TOWNSEND, Ph.D.
SUPERINTENDENT OF EDUCATION

By: DAVID (GRUMPY) FARMER
PRESIDENT BOARD OF EDUCATION

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Sue Townsend, Ph.D.,** personally known to me to be the **County Superintendent of Education** for Rankin County, Mississippi, and **David (Grumpy) Farmer,** personally known to me to be **President of the Rankin County Board of Education,** who acknowledged unto me that they did sign, execute, and deliver the above and foregoing **Residential** Lease Contract of Sixteenth Section Land on the day and year therein mentioned, in the capacity therein set forth, for and on **behalf of the Rankin County School District,** having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 9 day of July, **2021.**

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 126727 TAMMIE RICHARDSON Commission Expires Feb. 5, 2023 RANKIN COUNTY

Tammie Richardson

NOTARY PUBLIC

My commission Expires:

2/5/2023

WITNESS MY SIGNATURE as **LESSEE** this the 24th day of June, **2021.**

TINA NATIONS, LESSEE

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **TINA NATIONS** who as **LESSEE** did acknowledge to me that she did sign, execute and deliver the above and foregoing **Residential Lease Contract** of Sixteenth Section Land on the day and year therein mentioned, as her own free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 24th day of June, **2021.**

NOTARY PUBLIC

My Commission Expires:

2-5-2025

MARILYN JOHNSON
NOTARY PUBLIC
ID No 76120
Commission Expires
Feb 5 2025
STATE OF MISSISSIPPI
RANKIN COUNTY

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

WITNESS OUR SIGNATURES this the 15 day of July, **2021.**

RANKIN COUNTY BOARD OF SUPERVISORS:

Jared K Morrison
PRESIDENT, RANKIN COUNTY BOARD OF SUPERVISORS

Larry Swales
CLERK, RANKIN COUNTY BOARD OF SUPERVISORS
by JHood DC

CHANCERY CLERK RANKIN COUNTY, MS

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Jared K. Morrison, personally known to me to be the **President of the Rankin County Board of Supervisors**, and Larry Swales, personally known to me to be the **Clerk of the Rankin County Board of Supervisors**, who acknowledged to me that they signed and executed the above and foregoing **Residential** Lease Contract of Sixteenth Section Lands on the day and year therein mentioned, in the capacity therein set forth, for and on behalf of the **Rankin County Board of Supervisors**, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office this the 15th day of July, **2021.**

LARRY SWALES
RANKIN CO. CHANCERY CLK.
By: _____, D.C.

CHANCERY CLERK RANKIN COUNTY, MS

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Jan. 6, 2024

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

EXHIBIT A

(Intentionally Left Blank - Legal Description and Map attached)

EXHIBIT "A"

A certain parcel of land situated in and being a part of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 3 North, Range 5 East, Rankin County, Mississippi and being more particularly described as follows:

Commence at an iron pin marking the Southeast corner of the Northwest 1/4 of said Section 16, Township 3 North, Range 5 East and run thence North for a distance of 933.32 feet; run thence West for a distance of 469.54 feet to an iron pin at the point of intersection of the East right of way line of Mississippi State Highway No. 43 with the South line of a certain public road; said point of intersection being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING run thence South 49 degrees 50 minutes 51 seconds East along the Southwesterly line of said public road for a distance of 54.28 feet; run thence South 33 degrees 37 minutes 46 seconds East along the Southwesterly line of said public road for a distance of 241.61 feet; thence leaving the Southwesterly line of said public road, run North 77 degrees 19 minutes West for a distance of 212.80 feet to a point on the East right of way line of said State Highway 43; run thence North 09 degrees 40 minutes 41 seconds East along the East right of way line of said State Highway 43 for a distance of 192.19 feet to the POINT OF BEGINNING, Containing 0.51 acres more or less.

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

EXECUTIVE SUMMARY

Land Appraised:	Tax Parcel P2-42-10 West Side of Red Allen Road at Highway 43 South, Puckett, MS
Section:	16, T3N, R5E
Owner of Record:	Rankin County School District
Leaseholder:	Christian Epperly and Brooke Ashleigh Barnes
Lease Type:	Residential
Interests Appraised:	Fair Market Rent
Date of Valuation:	June 16, 2021
Land Area:	0.51+/- Acres
Zoning:	R-1 Residential
Marketing and Exposure Time:	12 Months or less
Highest and Best Use:	
As if vacant:	Residential
As improved:	Not Applicable
Value Indications:	
Fee Simple Value	$8,000
Fair Market Rental	$400 per year
Appraiser:	J. Neil Parker, MAI Parker, Gentry & Parker, Inc. 104 Avalon Court, Suite A Brandon, MS 39047 P.O. Box 320217 Flowood, MS 39232-0217

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

SIGNATURE ADDENDUM

By virtue of the signature below, the Secretary of State of the State of Mississippi has approved this RESIDENTIAL Lease Agreement between

RANKIN COUNTY SCHOOL DISTRICT

as LESSOR and TINA NATIONS as LESSEE with a rent amount of $ 400.00 dated 29th day of June , 2021 in accordance with the Secretary's authority for general supervision of 16th Section Public School Trust Land. Approval of this Lease Agreement by the Secretary of State indicates that the RANKIN COUNTY School District has exercised the care and skill of an ordinary prudent person to protect the beneficiaries of the 16th Section Public School Trust Land.

Michael Watson

Secretary of State:
Michael Watson

Attachment: Sixteenth Section Lease - Residential Lease from RCSD to Tina Nations 255 Red Allen Rd (RFA-2021-193 : Approval of 16Th

RESOLUTION ADOPTING AMENDMENT TO RANKIN COUNTY LOCAL NONHAZARDOUS SOLID WASTE MANAGEMENT PLAN FOR SOUTHERN TIRE RECYCLING WASTE TIRE PROCESSING

WHEREAS, the Rankin County Board of Supervisors has received a completed request for amendment to the Local Nonhazardous Solid Waste Management Plan from Southern Tire Recycling, LLC. to include processing of waste tires at the existing Waste Tire Collection Facility located at 261 Walker Circle, Richland, Mississippi 39218 and consisting of an approximately 1.6 acre parcel of land. A copy of the completed request for amendment received from Southern Tire Recycling is attached hereto as Exhibit "A."

WHEREAS, the Rankin County Board of Supervisors has reviewed Southern Tire Recycling LLC.'s application, along with its Demonstration of Need, and after a preliminary review and consideration, determined that there is a need to include processing of waste tires at the facility as proposed by Southern Tire Recycling, LLC.

WHEREAS, a public comment period was set beginning April 14, 2021 and continuing through May 14, 2021, and a public hearing was held May 14, 2021. Notice of the public comment period and public hearing was published in the Rankin County News on April 7, 2021 and April 14, 2021. A copy of the Proof of Publication for said public comment period and public hearing is attached hereto as Exhibit "B."

WHEREAS, a copy of the amendment request and related documentation was placed at the Rankin County Board of Supervisors Office, Rankin County Courthouse Annex, Suite A, 211 East Government Street, Brandon, Mississippi 39042, for review by the public throughout the public comment period.

WHEREAS, certified letters providing notification of the public comment period and public hearing were sent to adjacent landowners of the proposed facility and to the Board of Supervisors of each county adjacent to Rankin County. Copies of the letters and certified mail receipts are attached hereto as Exhibit "C."

WHEREAS, all required notices regarding adoption of the requested amendment to the Rankin County Local Nonhazardous Solid Waste Management Plan were delivered in accordance with law.

WHEREAS, the public was afforded the opportunity to present written questions, concerns and comments to the office of the Rankin County Board of Supervisors during the public comment period and to present questions, concerns or comments in person at the May 14, 2021 public hearing. No written questions, concerns or comments were received and no questions, concerns or comments were received at the public hearing.

WHEREAS, the Rankin County Board of Supervisors finds no objections to approval of the request for amendment to the Local Nonhazardous Solid Waste Management Plan. The Rankin County Board of Supervisors further finds that the applicant's Demonstration of Need adequately and sufficiently demonstrates a need for the proposed facility and that said Demonstration of Need should be adopted by Rankin County as its Determination of Need per Miss. Code Ann. § 17-17-227.

NOW, THEREFORE, BE IT RESOLVED by the Rankin County Board of Supervisors that the amendment to the Rankin County Local Nonhazardous Solid Waste Management Plan attached hereto as Exhibit "A" is hereby adopted with formal request to be made to the Mississippi Department of Environmental Quality for review and consideration of the amendment.

SO RESOLVED and made effective this the 15th day of July 2021.

Jared K Morrison
JARED MORRISON, PRESIDENT
ATTEST:

Tonya Wales
CHANCERY CLERK
by: C Hood DC

CHANCERY CLERK RANKIN COUNTY, MS

Attachment: Resolution Adopting Amendment to Solid Waste Management Plab fo Southern Tire Recycling (RFA-2021-194 : Resolution Adopting Amendment to Rankin County Local Non-

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
New Rankin County Courthouse Facilities Brandon, Mississippi 39042	Contract For: General Construction Date: March 13, 2017	Change Order Number: 012 Date: July 1, 2021
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
Rankin County Board of Supervisors 211 East Government Street Brandon, Mississippi 39042	JH&H Architects, Planners, Interiors PA 1047 North Flowood Drive Flowood, Mississippi 39232-9533	Chris Albritton Construction Co., Inc. 2100 Bush Daisy Road Laurel, Mississippi 39443

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

A. Deduct $229,500.00 from the Contract Sum for Owner Designated Liquidated Damages.

NOTE: This is a Final Change Order that addressess all claims for time and money on the Project. For and in consideration of this Change Order No. 12, previous Change Order Nos. 1-11 and payment of the final Contract Amount, Contractor hereby forever waives and releases any and all claims for additional time and/or money arising out of or related to work performed on or labor, material, equipment or services provided to the Project and any and all claims of liens related to the Project.

The original Contract Sum was	$	18,347,640.00
The net change by previously authorized Change Orders	$	819,091.23
The Contract Sum prior to this Change Order was	$	19,166,731.23
The Contract Sum will be decreased by this Change Order in the amount of	$	229,500.00
The new Contract Sum including this Change Order will be	$	18,937,231.23

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be July 17, 2020

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive. There are no outstanding Construction Change Directives.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JH&H Architects, Planners, Interiors PA	Chris Albritton Construction Co., Inc.	Rankin County Board of Supervisors
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
J. Carl Franco, Principal	Chris Albritton, President	Jared Morrison, President
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
	7 July 21	
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA5F)

Attachment: Change order Number 012 for Rankin County Chancery Court, Justice Center Construction Contract (RFA-2021-195 : Authority for

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

NEW RANKIN COUNTY COURTHOUSE
ONE-YEAR WARRANTY REVIEW / JULY 8, 2021

ATTENDING:

KEITH HICKS	RANKIN COUNTY ADMINISTRATOR
CRAIG SLAY	BOARD OF SUPERVISORS' ATTORNEY
BEN HARRELL	RANKIN COUNTY FACILITIES
CARL FRANCO	JH&H ARCHITECTS
NICK RICHARDS	ALBRITTON CONSTRUCTION
SHELTON DOGGETT	ALBRITTON CONSTRUCTION

AGENDA:
The purpose of the One-Year Warranty Review for the New Rankin County Courthouse Project was to provide a Review of any Items that are not working correctly or need fixing as specified under the One Year Warranty requirements. The group conducted a walk-thru of both floors. The following was observed and noted.

ITEMS REVIEWED:

01. Keith Hicks provided a List of Items submitted by the Courthouse Staff that needed addressing. The List is noted in the July 1, 2021 email is attached.

02. Storage Room 116: Touch-Up Painting is needed on the wall adjacent to North side of the Door frame.

03. IT Room 133: The furthest West Conduit with the Orange-Colored Innerduct needs to be resealed completely with the correct sealant.

04. Corridor 131: Recaulk / Repair the Wood base damaged from the Water damage from the Conduit Leak. Check VCT Floor Tile in this area that was flooded and apply adhesive as needed.

05. Breakroom 142: Provide Caulk at Window Wall Base. Check VCT Floor Tile and apply adhesive as needed.

06. Storage 143: Caulk Base at Window Wall base.

07. Fines 162: Caulk at Window Frames Base at Counter.

08. Court Administration Room 163: Repair Minor Gypsum Wallboard Cracks along East Wall near Clearstory Windows.

09. Office 165: Touch-Up Paint at bottom of North Wall behind Door. Repair Aluminum Frame Joint at where Glass jamb connects to bottom of Head at Office Interior.

10. Justice Clerk 166: Provide Trim at bottom of Office Window Wall.

11. Corridor 112: Touch-Up Paint at Furr-Down from Corridor above Interior Clerestory at Court Administration 163.

12. Office Area 225: Repair – add Adhesive - to the Millwork Base at the Front Counter Millwork.

13. Public 229: Correct the Carpet at the base of the North Wall. Correct Trim at the Aluminum Frame.

15. Courtroom 276: Correct the Loose Trim at the Entry Door View Window.

16. Second Floor Courtroom #2: Correct the Nail in the Door at the Entry Door View Window.

17. Door Closures: Adjust several Door Closers at the Second Floor Chancery Staff Areas and Individual Restrooms.

18 Check Lights at Exterior Monument Sign. Users state that it has never been on at night.

19. Replace Dead Tree along Timberline. (County may have already removed It.)

20. Correct Leak that apparently enters at second floor Sally Port / Walk-Off Mat Area that has caused damage at First-Floor Jury Room Toilet 126. Notify Architect when Hose Test is to be performed.

The above represents the Architect's understanding of items observed.

Note: Room Numbers are based on Construction Drawings Numbers.

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

SINGLE JOB COST SUMMARY

16102 RANKIN CO COURTHOUSE 12/12/2018 - 12/31/2021

127			Phase	Hours
INT	16102	11/6/2019	08	1
INT	16102	2/12/2020	08	4
INT	16102	2/12/2020	07	2
INT	16102	3/11/2020	08	1
INT	16102	3/25/2020	08	1
INT	16102	4/1/2020	08	1
INT	16102	4/8/2020	08	2
INT	16102	5/6/2020	08	2
INT	16102	5/20/2020	08	4
INT	16102	6/3/2020	08	2
INT	16102	6/10/2020	08	1
INT	16102	6/24/2020	08	1
INT	16102	7/1/2020	08	2
INT	16102	8/5/2020	08	6
TIFFANY	LONG	Employee Total Hours:		30
		% of Overall Total		1.95%

1271			Phase	Hours
TECH	16102	12/19/2018	08	3
TECH	16102	12/19/2018	26	1
TECH	16102	12/26/2018	08	1.5
TECH	16102	1/2/2019	08	2
TECH	16102	1/2/2019	26	0.5
TECH	16102	1/9/2019	08	3
TECH	16102	1/9/2019	26	1
TECH	16102	1/16/2019	26	1
TECH	16102	1/16/2019	08	3
TECH	16102	1/23/2019	08	0.5
TECH	16102	1/30/2019	08	6.5
TECH	16102	1/30/2019	26	1
TECH	16102	2/6/2019	26	0.5
TECH	16102	2/6/2019	08	2.5
TECH	16102	2/13/2019	08	1
TECH	16102	2/20/2019	08	1
TECH	16102	2/27/2019	08	8
TECH	16102	2/27/2019	26	2.5
TECH	16102	3/6/2019	26	0.5
TECH	16102	3/6/2019	08	2.5
TECH	16102	3/13/2019	08	2
TECH	16102	3/13/2019	26	0.5
TECH	16102	3/20/2019	26	1
TECH	16102	3/20/2019	08	2
TECH	16102	3/27/2019	26	1.5
TECH	16102	3/27/2019	08	7
TECH	16102	4/3/2019	26	0.5
TECH	16102	4/3/2019	08	2.5

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

16102	RANKIN CO COURTHOUSE			
TECH	16102	4/17/2019	08	1.5
TECH	16102	4/17/2019	26	0.5
TECH	16102	5/8/2019	08	2
TECH	16102	5/8/2019	26	1
TECH	16102	5/15/2019	08	4
TECH	16102	5/15/2019	26	0.5
TECH	16102	5/29/2019	08	0.5
TECH	16102	6/5/2019	26	1
TECH	16102	6/5/2019	08	3
TECH	16102	6/12/2019	08	0.5
TECH	16102	6/19/2019	26	0.5
TECH	16102	6/19/2019	08	2.5
TECH	16102	7/3/2019	08	4.5
TECH	16102	7/3/2019	26	1
TECH	16102	7/10/2019	26	0.5
TECH	16102	7/10/2019	08	3
TECH	16102	7/17/2019	26	0.5
TECH	16102	7/17/2019	08	4
TECH	16102	7/24/2019	08	1.5
TECH	16102	7/24/2019	26	0.5
TECH	16102	7/31/2019	08	0.5
TECH	16102	8/7/2019	26	1.5
TECH	16102	8/7/2019	08	5
TECH	16102	8/14/2019	26	1
TECH	16102	8/14/2019	08	3
TECH	16102	8/21/2019	26	1
TECH	16102	8/21/2019	08	5
TECH	16102	8/28/2019	26	2
TECH	16102	8/28/2019	08	7.5
TECH	16102	9/4/2019	08	1.5
TECH	16102	9/11/2019	08	8
TECH	16102	9/11/2019	26	8
TECH	16102	9/18/2019	08	6
TECH	16102	9/18/2019	26	1
TECH	16102	9/25/2019	26	1
TECH	16102	9/25/2019	08	5.5
TECH	16102	10/2/2019	26	1
TECH	16102	10/2/2019	08	6
TECH	16102	10/16/2019	26	1
TECH	16102	10/16/2019	08	3.5
TECH	16102	10/23/2019	26	0.5
TECH	16102	10/23/2019	08	4.5
TECH	16102	10/30/2019	08	7
TECH	16102	10/30/2019	26	2
TECH	16102	11/6/2019	08	2
TECH	16102	11/6/2019	26	0.5
TECH	16102	11/13/2019	26	1
TECH	16102	11/13/2019	08	4.5
TECH	16102	11/20/2019	08	3
TECH	16102	11/20/2019	26	1

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16102	RANKIN CO COURTHOUSE			
TECH	16102	11/27/2019	26	2
TECH	16102	11/27/2019	08	3.5
TECH	16102	12/4/2019	08	0.5
TECH	16102	12/11/2019	26	1
TECH	16102	12/11/2019	08	2.5
TECH	16102	12/18/2019	08	3
TECH	16102	12/18/2019	26	1
TECH	16102	1/1/2020	08	5
TECH	16102	1/1/2020	26	1
TECH	16102	1/8/2020	26	1
TECH	16102	1/8/2020	08	6
TECH	16102	1/15/2020	08	5.5
TECH	16102	1/15/2020	26	1
TECH	16102	1/22/2020	26	1
TECH	16102	1/22/2020	08	4
TECH	16102	1/29/2020	26	1
TECH	16102	1/29/2020	08	4.5
TECH	16102	2/5/2020	08	4.5
TECH	16102	2/5/2020	26	1
TECH	16102	2/12/2020	26	1.5
TECH	16102	2/12/2020	08	6
TECH	16102	2/19/2020	26	1
TECH	16102	2/19/2020	08	4
TECH	16102	2/26/2020	26	1
TECH	16102	2/26/2020	08	6
TECH	16102	3/4/2020	26	1
TECH	16102	3/4/2020	08	3.5
TECH	16102	3/11/2020	08	8
TECH	16102	3/11/2020	26	2
TECH	16102	3/18/2020	08	4
TECH	16102	3/18/2020	26	1
TECH	16102	3/25/2020	08	3.5
TECH	16102	3/25/2020	26	1
TECH	16102	4/1/2020	08	4
TECH	16102	4/1/2020	26	1
TECH	16102	4/8/2020	26	1
TECH	16102	4/8/2020	08	4
TECH	16102	4/15/2020	08	2.5
TECH	16102	4/22/2020	08	6
TECH	16102	4/22/2020	26	1
TECH	16102	4/29/2020	26	1
TECH	16102	4/29/2020	08	5
TECH	16102	5/6/2020	08	3.5
TECH	16102	5/6/2020	26	1
TECH	16102	5/13/2020	08	6.5
TECH	16102	5/27/2020	26	1
TECH	16102	5/27/2020	08	3.5
TECH	16102	6/3/2020	08	4.5
TECH	16102	6/3/2020	26	1.5
TECH	16102	6/10/2020	08	4

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

16102	RANKIN CO COURTHOUSE			
TECH	16102	6/10/2020	26	1
TECH	16102	6/24/2020	26	0.5
TECH	16102	6/24/2020	08	4.5
TECH	16102	7/1/2020	26	2
TECH	16102	7/1/2020	08	6.5
TECH	16102	7/8/2020	08	4
TECH	16102	7/15/2020	08	1
TECH	16102	7/22/2020	26	1
TECH	16102	7/22/2020	08	9
TECH	16102	7/29/2020	26	1
TECH	16102	7/29/2020	08	7.5
TECH	16102	8/12/2020	08	13.5
TECH	16102	8/12/2020	26	1
TECH	16102	9/9/2020	08	1.5
TECH	16102	9/9/2020	26	1
TECH	16102	9/23/2020	26	1
TECH	16102	9/23/2020	08	1.5
TECH	16102	9/30/2020	26	1
TECH	16102	9/30/2020	08	3.5
TECH	16102	10/7/2020	08	0.5
TECH	16102	10/14/2020	08	1
TECH	16102	10/21/2020	08	6
TECH	16102	11/4/2020	08	10
TECH	16102	11/4/2020	26	2
TECH	16102	11/11/2020	08	7.5
TECH	16102	11/25/2020	26	1
TECH	16102	11/25/2020	08	4
TECH	16102	12/23/2020	08	9
TECH	16102	12/23/2020	26	1
JEFF	LEWIS	Employee Total Hours:		435
		% of Overall Total		28.29%

1651			Phase	Hours
TECH	16102	10/23/2019	30	11
LACIE	GIBSON	Employee Total Hours:		11
		% of Overall Total		0.72%

2325			Phase	Hours
TECH	16102	7/1/2020	08	1.5
CASEY	WALKER	Employee Total Hours:		1.5
		% of Overall Total		0.10%

2655			Phase	Hours
TECH	16102	4/1/2020	08	1.5
TECH	16102	4/1/2020	26	0.5
DANE	BROADFOOT	Employee Total Hours:		2
		% of Overall Total		0.13%

3664	Phase	Hours

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16102		RANKIN CO COURTHOUSE		
INT	16102	1/23/2019	10	4
INT	16102	1/30/2019	10	8
INT	16102	2/13/2019	10	3
INT	16102	2/20/2019	11	2
INT	16102	3/6/2019	07	3
INT	16102	11/27/2019	07	2
INT	16102	7/1/2020	07	3
INT	16102	7/15/2020	07	1
INT	16102	7/29/2020	07	3
ERIN	ALFORD	Employee Total Hours:		29
		% of Overall Total		1.89%

6069			Phase	Hours
TECH	16102	9/23/2020	02	16
ORYAN	HOOKER	Employee Total Hours:		16
		% of Overall Total		1.04%

6421			Phase	Hours
PRI	16102	12/19/2018	21	8.5
PRI	16102	12/26/2018	21	4
PRI	16102	1/9/2019	21	3
PRI	16102	1/16/2019	21	3
PRI	16102	1/30/2019	21	0.5
PRI	16102	2/6/2019	21	4.5
PRI	16102	2/13/2019	21	4
PRI	16102	2/20/2019	21	3.5
PRI	16102	2/27/2019	21	6.5
PRI	16102	3/6/2019	21	14
PRI	16102	3/13/2019	21	1.5
PRI	16102	3/20/2019	21	0.5
PRI	16102	3/27/2019	21	1
PRI	16102	4/3/2019	21	1.5
PRI	16102	4/10/2019	21	3.5
PRI	16102	4/17/2019	21	1
PRI	16102	4/24/2019	21	0.5
PRI	16102	5/1/2019	21	0.5
PRI	16102	5/8/2019	21	9
PRI	16102	5/15/2019	21	3.5
PRI	16102	5/22/2019	21	1.5
PRI	16102	5/29/2019	21	2
PRI	16102	6/5/2019	21	0.5
PRI	16102	6/19/2019	21	5
PRI	16102	6/26/2019	21	3
PRI	16102	7/3/2019	21	4
PRI	16102	7/10/2019	21	0.5
PRI	16102	7/17/2019	21	2.5
PRI	16102	7/24/2019	21	0.5
PRI	16102	7/31/2019	21	1.5
PRI	16102	9/11/2019	21	1

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16102	RANKIN CO COURTHOUSE			
PRI	16102	10/9/2019	21	8
PRI	16102	1/8/2020	21	0.5
PRI	16102	2/5/2020	21	0.5
PRI	16102	2/12/2020	21	11
PRI	16102	2/26/2020	21	1.5
PRI	16102	3/18/2020	21	2.5
PRI	16102	4/1/2020	21	8.5
PRI	16102	5/6/2020	21	7.5
PRI	16102	5/13/2020	11	1
PRI	16102	5/20/2020	21	8.5
PRI	16102	5/27/2020	21	5
PRI	16102	6/3/2020	21	4.5
PRI	16102	6/10/2020	21	3
PRI	16102	6/17/2020	21	6.5
PRI	16102	6/24/2020	21	5
PRI	16102	7/1/2020	21	8
PRI	16102	7/8/2020	21	5.5
PRI	16102	7/15/2020	21	7.5
PRI	16102	7/22/2020	21	5
PRI	16102	8/5/2020	21	6.5
PRI	16102	8/12/2020	21	1
PRI	16102	8/19/2020	21	3
PRI	16102	8/26/2020	21	8
PRI	16102	9/2/2020	21	6
PRI	16102	9/9/2020	21	8.5
PRI	16102	9/16/2020	21	13
PRI	16102	9/23/2020	21	5
PRI	16102	10/7/2020	21	1.5
PRI	16102	10/14/2020	21	1
PRI	16102	10/21/2020	21	2.5
PRI	16102	10/28/2020	21	2.5
PRI	16102	11/4/2020	21	1.5
PRI	16102	11/11/2020	21	3.5
PRI	16102	11/18/2020	21	8.5
PRI	16102	11/25/2020	21	4.5
PRI	16102	12/2/2020	21	13.5
PRI	16102	12/9/2020	21	12.5
PRI	16102	12/16/2020	21	8
PRI	16102	12/23/2020	21	0.5
PRI	16102	12/30/2020	21	1
CARL	FRANCO	Employee Total Hours:		307.5
		% of Overall Total		20.00%

7087			Phase	Hours
ARCH	16102	9/23/2020	27	5.5
ARCH	16102	9/23/2020	26	0.5
ARCH	16102	10/14/2020	27	17.5
ARCH	16102	10/21/2020	27	21
ARCH	16102	11/4/2020	27	2
TECH	16102	10/14/2020	26	1

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16102	RANKIN CO COURTHOUSE			
BRAD	STUBBLEFIELD	Employee Total Hours:		47.5
		% of Overall Total		3.09%
7425			Phase	Hours
PRI	16102	12/19/2018	08	3
PRI	16102	12/26/2018	08	0.5
PRI	16102	1/2/2019	08	2
PRI	16102	1/9/2019	08	16.5
PRI	16102	1/16/2019	08	7.5
PRI	16102	1/16/2019	07	4
PRI	16102	1/23/2019	07	0.5
PRI	16102	1/23/2019	08	2.5
PRI	16102	1/30/2019	08	2.5
PRI	16102	1/30/2019	07	6
PRI	16102	2/6/2019	08	3.5
PRI	16102	2/6/2019	07	5
PRI	16102	2/13/2019	08	13
PRI	16102	2/20/2019	08	6.5
PRI	16102	2/27/2019	07	2.5
PRI	16102	2/27/2019	08	15.5
PRI	16102	3/6/2019	08	13.5
PRI	16102	3/13/2019	08	3.5
PRI	16102	3/20/2019	08	5.5
PRI	16102	3/27/2019	08	7
PRI	16102	3/27/2019	07	2
PRI	16102	4/10/2019	08	3
PRI	16102	4/17/2019	08	3.5
PRI	16102	4/24/2019	08	1.5
PRI	16102	5/8/2019	08	2.5
PRI	16102	5/15/2019	08	1.5
PRI	16102	5/22/2019	08	1
PRI	16102	5/29/2019	08	6.5
PRI	16102	6/5/2019	08	1
PRI	16102	6/19/2019	08	2
PRI	16102	6/26/2019	08	8
PRI	16102	6/26/2019	07	1
PRI	16102	7/3/2019	07	1.5
PRI	16102	7/3/2019	08	11
PRI	16102	7/10/2019	08	2
PRI	16102	7/17/2019	08	1
PRI	16102	7/24/2019	08	1.5
PRI	16102	7/31/2019	08	11.5
PRI	16102	8/7/2019	08	10.5
PRI	16102	8/14/2019	08	2.5
PRI	16102	8/21/2019	08	5
PRI	16102	8/28/2019	08	9
PRI	16102	9/4/2019	08	1.5
PRI	16102	9/11/2019	08	16
PRI	16102	9/18/2019	08	5.5
PRI	16102	9/25/2019	08	10.5

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

16102	RANKIN CO COURTHOUSE			
PRI	16102	9/25/2019	07	1.5
PRI	16102	10/2/2019	08	4.5
PRI	16102	10/9/2019	08	10.5
PRI	16102	10/16/2019	08	11.5
PRI	16102	10/16/2019	07	5
PRI	16102	10/23/2019	08	6.5
PRI	16102	10/30/2019	08	12.5
PRI	16102	11/6/2019	08	6.5
PRI	16102	11/13/2019	08	8.5
PRI	16102	11/20/2019	08	8.5
PRI	16102	11/27/2019	07	3
PRI	16102	11/27/2019	08	5.5
PRI	16102	12/4/2019	08	2
PRI	16102	12/11/2019	08	7.5
PRI	16102	12/18/2019	08	3.5
PRI	16102	12/25/2019	08	1
PRI	16102	1/8/2020	08	9.5
PRI	16102	1/15/2020	08	4.5
PRI	16102	1/22/2020	08	9.5
PRI	16102	1/22/2020	07	1.5
PRI	16102	1/29/2020	08	6
PRI	16102	1/29/2020	07	0.5
PRI	16102	2/5/2020	08	11
PRI	16102	2/12/2020	08	8
PRI	16102	2/19/2020	08	7
PRI	16102	2/26/2020	08	7.5
PRI	16102	3/4/2020	08	9
PRI	16102	3/11/2020	08	7.5
PRI	16102	3/18/2020	08	5.5
PRI	16102	3/25/2020	08	6
PRI	16102	4/1/2020	07	1
PRI	16102	4/1/2020	08	6
PRI	16102	4/8/2020	07	2.5
PRI	16102	4/8/2020	08	11
PRI	16102	4/15/2020	08	7.5
PRI	16102	4/22/2020	08	5.5
PRI	16102	4/22/2020	07	4
PRI	16102	4/29/2020	08	8
PRI	16102	5/6/2020	08	13.5
PRI	16102	5/13/2020	08	9
PRI	16102	5/27/2020	08	6.5
PRI	16102	6/3/2020	08	13
PRI	16102	6/10/2020	08	9.5
PRI	16102	6/17/2020	08	12.5
PRI	16102	6/17/2020	08	9
PRI	16102	6/24/2020	08	5
PRI	16102	7/1/2020	08	15
PRI	16102	7/1/2020	07	1.5
PRI	16102	7/8/2020	08	3
PRI	16102	7/15/2020	08	23

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

16102	RANKIN CO COURTHOUSE			
PRI	16102	7/29/2020	08	6
PRI	16102	8/5/2020	08	1.5
PRI	16102	8/12/2020	08	4
PRI	16102	8/19/2020	08	3
PRI	16102	8/26/2020	08	1
PRI	16102	9/2/2020	08	2.5
PRI	16102	9/9/2020	08	0.5
PRI	16102	9/16/2020	08	2.5
PRI	16102	9/30/2020	08	0.5
PRI	16102	10/14/2020	08	1.5
PRI	16102	11/4/2020	08	11
PRI	16102	11/11/2020	08	5
PRI	16102	11/25/2020	08	3
PRI	16102	12/16/2020	08	1.5
PRI	16102	12/23/2020	08	8
RANDALL	LEWIS	Employee Total Hours:		651.5
		% of Overall Total		42.37%

8899			Phase	Hours
ARCH	16102	1/9/2019	21	1
ARCH	16102	5/8/2019	21	1
ARCH	16102	5/22/2019	21	0.5
ARCH	16102	6/26/2019	21	1
ARCH	16102	7/22/2020	21	2
ARCH	16102	12/16/2020	21	1
LARRY	BISHOP	Employee Total Hours:		6.5
		% of Overall Total		0.42%
		Grand Total:		1537.5

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

SINGLE JOB COST SUMMARY

16102 **RANKIN CO COURTHOUSE** 1/1/2021 - 7/7/2021

1271

			Phase	Hours
TECH	16102	2/3/2021	08	6.5
TECH	16102	2/3/2021	26	2
TECH	16102	2/24/2021	08	0.5
TECH	16102	3/10/2021	26	1
TECH	16102	3/10/2021	08	3
TECH	16102	3/17/2021	26	1.5
TECH	16102	3/17/2021	08	5.5
TECH	16102	3/24/2021	26	1
TECH	16102	3/24/2021	08	3
TECH	16102	4/28/2021	08	3
TECH	16102	4/28/2021	26	1
TECH	16102	5/19/2021	08	1

JEFF **LEWIS** Employee Total Hours: **29**

% of Overall Total **21.17%**

6421

			Phase	Hours
PRI	16102	1/6/2021	21	11
PRI	16102	1/13/2021	21	14
PRI	16102	1/20/2021	21	1
PRI	16102	1/27/2021	21	2
PRI	16102	2/3/2021	21	3.5
PRI	16102	3/10/2021	21	0.5
PRI	16102	3/17/2021	21	0.5
PRI	16102	3/24/2021	21	4.5
PRI	16102	4/14/2021	21	0.5
PRI	16102	4/21/2021	21	10
PRI	16102	4/28/2021	21	15
PRI	16102	5/12/2021	21	1
PRI	16102	5/19/2021	21	10
PRI	16102	5/26/2021	21	0.5
PRI	16102	6/2/2021	21	3.5
PRI	16102	6/9/2021	21	5
PRI	16102	6/16/2021	21	3
PRI	16102	6/23/2021	21	6.5
PRI	16102	6/30/2021	21	2.5
PRI	16102	7/7/2021	21	4

CARL **FRANCO** Employee Total Hours: **98.5**

% of Overall Total **71.90%**

7425

			Phase	Hours
PRI	16102	1/13/2021	08	0.5
PRI	16102	2/3/2021	08	3.5
PRI	16102	2/10/2021	08	1
PRI	16102	3/3/2021	08	0.5
PRI	16102	3/24/2021	08	2

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

16102	RANKIN CO COURTHOUSE			
PRI	16102	6/9/2021	08	0.5
PRI	16102	7/7/2021	08	0.5
RANDALL	**LEWIS**	Employee Total Hours:		**8.5**
		% of Overall Total		**6.20%**
8899			**Phase**	**Hours**
ARCH	16102	4/28/2021	21	1.
LARRY	**BISHOP**	Employee Total Hours:		**1**
		% of Overall Total		**0.73%**
		Grand Total:		**137**

Attachment: New Rankin County Courthouse One-Year Warranty Review (RFA-2021-196 : Acknowledgment of Receipt of Architect's Report

BOARD OF SUPERVISORS

"Government of the People"

211 E. Government St., Suite A
Brandon, Mississippi 39042

Telephone: (601) 825-1475
Fax: (601) 825-9600

July 8, 2021

Chris Albritton Construction Co., Inc.
c/o Chris Albritton
2100 Bush Dairy Road
Laurel, MS 39443

Re: New Rankin County Courthouse Facilities Project
Final Payment Due General Contractor

Dear Mr. Albritton:

Enclosed please find check #151947 in the amount of $665,999.42 and check #151948 in the amount of $291,555.65 totaling the amount of $957,555.07 which represents full and final payment of all amounts owed to Chris Albritton Construction Co., Inc., with respect to the New Rankin County Courthouse Facilities Project. On behalf of the citizens of Rankin County, please accept our appreciation for your service to Rankin County.

Sincerely,

RANKIN COUNTY BOARD OF SUPERVISORS

BY: _____
COUNTY ADMINISTRATOR

KH/jd
cc: Carl Franco, Architect
Larry Swales, Chancery Clerk
Craig L. Slay, Board Attorney

Attachment: Ratification of Issuance of Checks for Final Pay to Chris Albritton Construction Company (RFA-2021-202 : New Rankin County

J H & H ArchitectsPlannersInteriors | PA
Franco • Bagley • Lewis • Wood

July 9, 2021

Rankin County Board of Supervisors
211 East Government Street / Suite A
Brandon, Mississippi 39042

Attn: Keith Hicks
County Administrator

RE: RANKIN COUNTY COURTHOUSE
ARCHITECTURAL SERVICES
INVOICE 21-0178

Dear Keith:

Attached is a copy of our Architectural Invoice 21-0178 for Basic and Additional Services provided through July 9, 2021, as directed by the Board of Supervisors and provided in the Owner and Architect Agreement. This Invoice is based on the following.

I. BASIC SERVICES

- Fee is based on the total Construction Cost of $19,324,146.85 as indicated Albritton's Pay Application 38 prior to any reductions due to Allowances and Liquidated Damages, plus the Furniture Cost of $1,188,499.87. The remaining Basic Services Fee Balance, less previous paid, is $6,956.76 which represents 100% completion of Basic Services.

II. ADDITIONAL SERVICES

- Fee is based on Additional Construction Administration Services as defined in the Owner and Architect Agreement, specifically paragraph 12.7, provided from December 12, 2018 through December 31, 2020. However, please note that JH&H is discounting the Hourly Rates from those listed in the Agreement and JH&H is not charging for the 140 + Hours provided in 2021.The Additional Services Fee is $110,909.00 as indicated in the attached Back-Up.

Please forward to the Board of Supervisors for their review and execution. Please don't hesitate to contact me if you have any questions or need additional information.

Sincerely,

JH&H ARCHITECTS/PLANNERS/INTERIORS, PA

J. CARL FRANCO, AIA, LEED AP
Principal

Attachment: New Courthouse Facilities JH&H Architects Construction Administration Invoice 21-0178 (RFA-2021-203 : Rankin County New

INVOICE FOR ARCHITECTURAL SERVICES

Project: Rankin County Courthouse
Architectural Services

Date: 9-Jul-2021

Invoice Number: **21-0178**

To: **Rankin County Board of Supervisors**
211 East Government Street Suite A
Brandon, MS 39042

Architect's Project Number: 16-102

In accordance with the Owner-Architect Agreement of December 1, 2014, there is due at this time for Architectural Services on the above project, the sum of One Hundred Seventeen Thousand, Eight Hundred Sixty-Five and 76/100**********($117,865.76).

The above amounts shall become due and payable **UPON RECEIPT**

BASIC SERVICES:

1) New Courthouse Facilities
Construction Cost = $19,324,146.85 (Pay App #38)

Basic Services Fee: 6% x $19,324,146.85 = $1,159,448.81

Construction Administration (CA) Fee
20% x $1,159,448.81 = $231,889.76
Current Completion = 100%

$231,889 x 100% =	231,889.76	
Less Previously Paid	(224,933.00)	
Current CA Fee Due		6,956.76

2) Furniture Cost $1,188,499.27

Fee 7% $1,188,499.27	83,194.94	
Less Preiously Paid	(83,194.94)	
Total Due		0.00

ADDITIONAL SERVICES

1.) Additional Construction Administration	109,553.00	
Dec. 12, 2018 thru Dec. 31, 2021 = 1,537.5 Hours		
Less Previously Paid	0.00	110,909.00
2.) Supplemental Services		
Jan. 1, 2021 thru July 9, 2021 = 140+ Hours	No Charge	0.00

TOTAL DUE THIS INVOICE ***$117,865.76***

Thank you for allowing us to serve you!

ARCHITECT: JH&H ARCHITECTS/PLANNERS/INTERIORS, P.A.

BY: J. Carl Franco, AIA, Principal
ADDRESS: 1047 North Flowood Drive Flowood, MS 39232-9533 Phone: 601-948-4601

Attachment: New Courthouse Facilities JH&H Architects Construction Administration Invoice 21-0178 (RFA-2021-203 : Rankin County New

Attachment: New Courthouse Facilities JH&H Architects Construction Administration Invoice 21-0178 (RFA-2021-203 : Rankin County New

RANKIN COUNTY COURTHOUSE
JH&H ADDITIONAL COSTS / DECEMBER 12, 2018 – DECEMBER 30, 2020

I. CONTRACT (PARAGRAPH 12.7)

PERSONNEL	ROLE	HOURS	RATE	TOTAL
CARL FRANCO	PRINCIPAL	307.5	$175/HR	$53,812.50
RANDALL LEWIS	ARCHITECT	651.5	$135/HR	$87,952.50
JEFF LEWIS	CONSTRUCTION	435	$100/HR	$43,500.00
MECHANICAL ENG.	ENGINEERING	60	$135/HR	$8,100.00
ELECTRICAL ENG	ENGINEERING	39	$135/HR	$5,265.00
TOTAL				**$198,630**

II. COSTS (SALARY X 1.38 OVERHEAD)

PERSONNEL	HOURS	SALARY	OH	RATE	TOTAL
CARL FRANCO	307.5	$73.52/HR	1.38	$101.45	$31,195.00
RANDALL LEWIS	651.5	$52.62/HR	1.38	$72.61	$47,305.00
JEFF LEWIS	435	$31.72/HR	1.38	$43.78	$19,044.00
MECHANICAL ENG.	60	20 VISITS		$135	$8,100.00
ELECTRICAL ENG.	39	13 VISITS		$135	$5,265.00
TOTAL					**$110,909**

1. TOTAL TIME FROM DEC. 12, 2018 THRU DEC. 31, 2020 – 1,537.5 HRS.
2. OH – JH&H OVERHEAD RATE 1.38 – MDOT CERTIFIED 2016.
3. OTHER PERSONNEL COSTS DURING THE PERIOD ARE NOT INCLUDED.
4. ENGINEERING VISITS INCLUDE ON SITE AND REPORT TIME (3HRS/VISIT).
5. ADDITIONAL 86 ARCHITECTURAL VISITS / 33 ENGINEERING VISITS.
6. DOES NOT INCLUDE TIME AND SITE VISITS FOR JANUARY 1, 2021 THRU JULY 9, 2021.