

BEFORE THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF BYRAM, HINDS COUNTY, MISSISSIPPI

PETITIONER

[Name of Petitioner(s)]

PETITION TO REZONE REAL PROPERTY
OFFICIAL FORM - APRIL 2010

COMES NOW, _____,
(Name of Petitioner(s))

Petitioner and respectfully petitions the Mayor and Board of Aldermen of the City of Byram, Mississippi, to rezone and reclassify certain real property hereinafter described and in support thereof would show as follows, to-wit:

1. The name of Petitioner (s) is: _____

_____.

2. The Petitioner(s) mailing address is: _____

_____.

3. The Petitioner (s) phone number is: _____.

4. The owner(s) of the subject property is: _____

_____.

5. The address of the owner of the subject property is: _____

_____.

6. A copy of Petitioner's Authority to Act for the Owner is attached to this Petition as Exhibit "A".

7. The street address of the property is: _____
_____.

8. A copy of the property owner's deed containing a complete legal description of the subject property is attached to this Petition as Exhibit "B".

9. A surveyor plat of the subject property (described in Exhibit "B") drawn to a scale of not less than 1" = 100', and certified by a licensed surveyor or civil engineer is attached to this Petition as Exhibit "C".

10. A vicinity map or plat depicting an area of at least 300' surrounding the subject property in all directions is attached to this Petition as Exhibit "D." The vicinity map includes the current zoning classification of all lands within 160' of the subject property.

11. The subject land is presently zoned and classified by the City of Byram, Mississippi, as follows: _____
_____.

12. The Petitioner requests the subject land be rezoned and reclassified to the following use district classification: _____
_____.

13. The present use of the subject property is as follows: _____
_____.

14. The proposed immediate use of the subject property if rezoned and reclassified as herein requested is (description should include how the proposed subject

land to be rezoned is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plan):_____

15. Rezoning and reclassification of the property is requested for the following reason: _____

(Petitioner must include a brief statement outlining Petitioner's reason(s) for requesting rezoning of the subject property. This is to be a written report explaining the type, nature, size, time line, and intent of the development that will provide the board of Aldermen with an idea of the impact this development will have on the community. Petitioner should also address the impact upon schools, law enforcement and fire departments, utilities, traffic, and roads. Include any plans that applicant has to mitigate these impacts. Include any information which the petitioner feels would help the Board of Aldermen make its decision.)

16. The required filing fee has been paid by Petitioner or is being paid with the filing of this Petition.

17. A list of property owners who own property within 300' (excluding streets and rights-of-way) of the subject property is attached to this Petition as Exhibit "E".

18. Petitioner files herewith twenty (20) legible copies of this Petition and all exhibits attached hereto.

19. Petitioner acknowledges the Petitioner must give at least fifteen (15) days notice to all property owners owning property within 300' of the subject property by certified mail, return receipt requested, of the request set forth in this petition and of the date, time and place of the public hearing to be held on Petitioner's request for rezoning.

20. Petitioner will file with the City of Byram Planning and Zoning Commission at the time of public hearing hereon all certified mail return receipts requested by Paragraph 18 together with Petitioner's verified list of property owners required to be notified of this Petition as set forth in Paragraph 19, as well as a copy of the notifying letter.

21. Petitioner acknowledges that Petitioner has received a copy of the Procedural Rules of the City of Byram Planning and Zoning Commission, has read the same and fully understands the requirements, rights and duties set forth therein.

22. Petitioner acknowledges that, as a condition to obtaining favorable consideration of its Petition, Petitioner will be required to provide answers to the following questions, and to provide that the following situations exist in regard to the property described herein:

A. There was a mistake (in the nature of clerical error) in transcribing the ordinance or drawing the boundaries of the zoning map, which mistake justifies the rezoning of the property. State why you feel a mistake, in the nature of a clerical error was made in the drawing of the zoning map:

OR

A. The character of the neighborhood, in which the property described herein is located, has changed so that the reclassification of the property to another use district

would be appropriate; explain why you feel the character of the surrounding neighborhood has changed and list all facts in support of your statement:

and,

B. a public need for the rezoning exists. State why additional property is needed within the requested zoning classification within the City of Byram.

The Petitioner acknowledges that at the public hearing to be held on this petition it will have the burden of proof to provide testimony and documents to prove the facts necessary to demonstrate a mistake was made, or a change in the character and nature of the neighborhood has occurred: and that there is a public need for the rezoning of the property.

THIS, the _____ day of _____, 2010.

Respectfully submitted,

PETITIONER