



MAC HAIK MANAGEMENT LLC

April 1, 2016

Madison County Board of Supervisors
Members of the Planning and Zoning Board
125 W North Street
Canton MS 39046

Re: Request for Special Exception

Dear Sirs,

Mac Haik Enterprises is proposing to construct a new Dodge Chrysler Jeep Ram new-car dealership, a new Chevrolet new-car dealership, and a future third (currently un-named) new-car dealership on the sites depicted in the attached site plan. All 3 dealerships will sell new cars as well as pre-owned cars. As we understand it, the Madison County Zoning Ordinance does not allow for the sale of pre-owned or "used" cars. We respectfully request a Special Exception to allow our dealerships to sell pre-owned or "used" cars in conjunction with our new car sales.

We respectfully thank you for your consideration in granting this Special Exception.

David R. Carl
Project Director

APPLICATION FOR SPECIAL EXCEPTION

Name and Address of Applicant: MH Canton CDJR Realty LTD c/o The Mathis Group, Inc. 13131 Dairy Ashford Road, Suite 320 Sugar Land, Texas 77478	Street Address of Property (if different address): Street: Autobahn Loop Number: To Be Determined
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
April 1, 2016	C2-Highway Commercial	See (Exhibit A1, A2, and A3)	082E-21-016-01.00	None (Exhibit C)	See (Exhibit B)

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

Comments **Request Special Exception for sale of pre-owned "used" vehicles in conjunction with the sale of new vehicles from a new car dealership.**

Respectfully Submitted

_____ David Carl (MH CDJR Realty LTD)

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Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

EXHIBIT A-1
PARCEL 1

A certain tract of land containing 5.07 acres, more or less, situated in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 70°22'41" East for 2779.13 feet, more or less, to a point on the East line of a proposed 60.00 foot street, said point hereinafter referred to as the Point of Beginning.

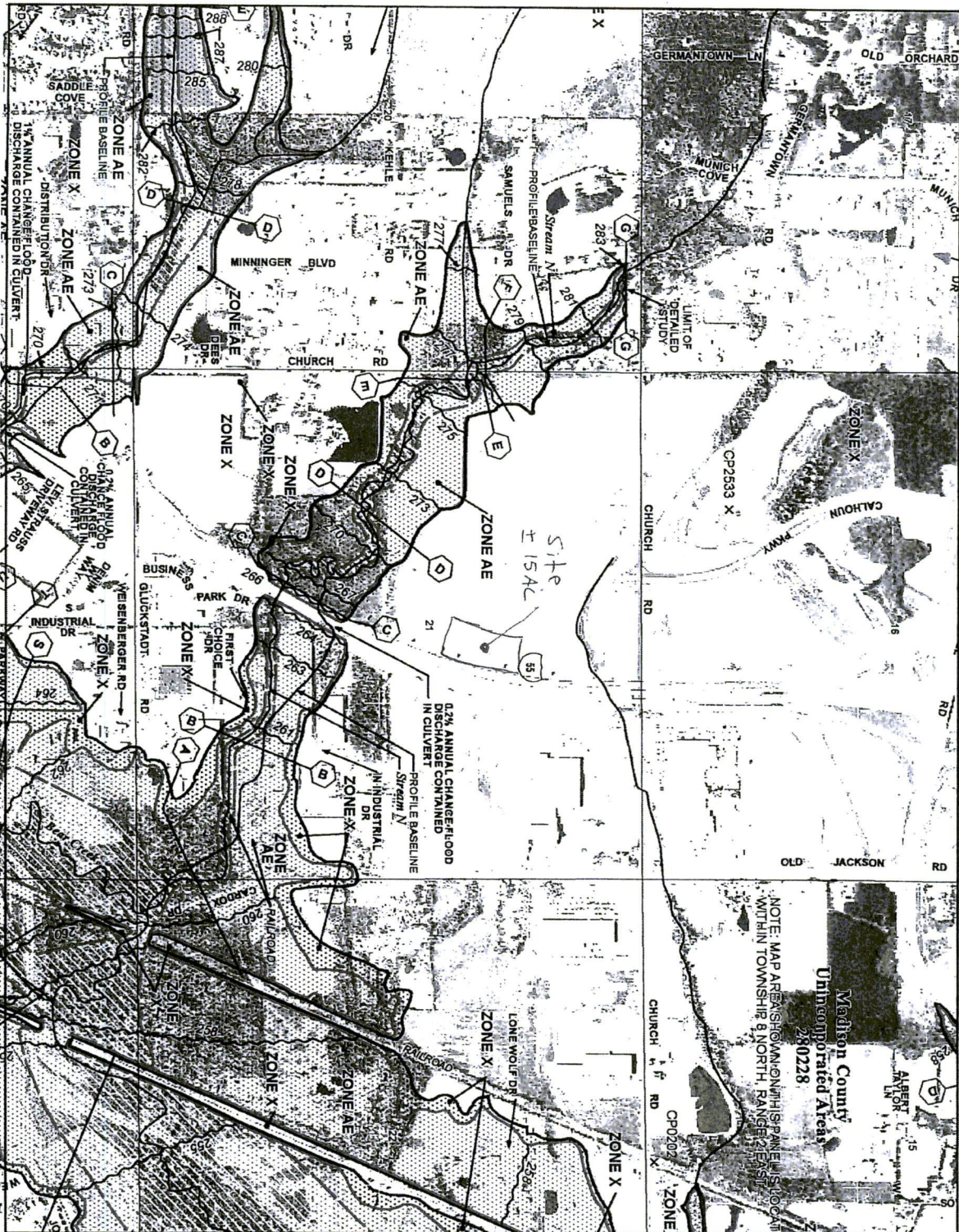
Thence South 81°15'40" East for 543.83 feet, more or less, to a point on the West line of Interstate No. 55; thence Southerly along the arc of a 01°01'09" curve to the right, said curve having a radius of 5622.43 feet and a chord of South 08°18'47" West for 418.14 feet, for an arc distance of 418.23 feet; thence leaving the West line of Interstate No. 55, run North 79°19'52" West for 541.11 feet, more or less, to a point on the East line of a proposed 60.00 foot street; thence Northerly along the arc of a 01°13'42" curve to the left, said curve having a radius of 4665.01 feet and a chord of North 09°52'47" East for 79.91 feet, for an arc distance of 79.91 feet; thence North 09°23'20" East along the East line of said street for 215.45 feet, more or less; thence Northerly along the arc of a 13°24'53" curve to the left, said curve having a radius of 427.11 feet and a chord of North 04°47'11" East for 68.55 feet, for an arc distance of 68.62 feet; thence North 00°11'01" East along the East line of said street for 36.59 feet, more or less, to the Point of Beginning.

Less and except a part of that certain 0.06 acre parcel of land described in Deed Book 502 at Page 696 and recorded in the Office of Chancery Clerk of Madison County, Mississippi, containing 0.01 acres, more or less.

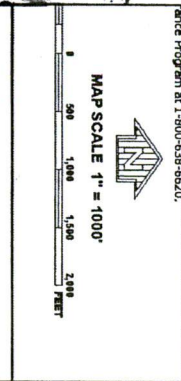
The above described tract of land contains an aggregate acreage of 5.06 acres, more or less.

Note: May be subject to existing easements or leases not described herein.

Note: The above description is not based on an actual on the ground survey and is based on information supplied by others.



Madison County
 Unincorporated Areas
 280228
 NOTE: MAP AREA SHOWN ON THIS PANEL IS TO BE CONTAINED WITHIN TOWNSHIP 8 NORTH, RANGE 12 EAST



NATIONAL FLOOD INSURANCE PROGRAM

EXHIBIT C

PANEL 0415F

FIRM
 FLOOD INSURANCE RATE MAP
 MADISON COUNTY,
 MISSISSIPPI
 AND INCORPORATED AREAS

PANEL 415 OF 625
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

DATE: 2010
 COUNTY: MADISON COUNTY
 NUMBER: 280228
 SHEET: 0415

Federal Emergency Management Agency

MAP NUMBER: 28089C0415F
 MAP REVISED: MARCH 17, 2010

This is an official copy of a portion of the above referenced flood map. It is not to be used for any purpose other than that for which it was prepared. For the latest product information about National Flood Insurance Program flood maps, visit the FEMA Flood Map Store at www.fema.gov/flood.



CONSULTING ENGINEERS & SURVEYORS
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RICHLAND, MISSISSIPPI 39218-0429

April 1, 2016

Scott Weeks
Administrator
Madison County Planning & Zoning
125 West N. St.
Canton, MS 39046

Re: Stormwater Design for the proposed:
Mac Haik Dodge, Chrysler, Jeep, Ram Site Development

Dear Mr. Weeks,

We are submitting the civil design plans and stormwater design calculations for the above referenced project. All stormwater pipes shown in the proposed plans dated 04-01-2016 have been designed to accommodate the 10-year design storm. Please see attached supporting calculations for further details.

Also of importance is stormwater detention. Stormwater for the proposed development can be handled in the proposed regional detention structures shown on sheet C1.00. These structures are designed to detain the 2-100 year storm events for the local region including all three car dealership sites shown in proposed plans. Madison County reviewed and approved the design of these regional detention structures on 03-08-2016.

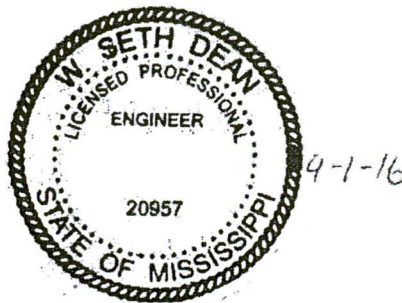
Presently, the regional detention structures have not been constructed. However, we anticipate construction to commence this summer. Once construction is complete, stormwater detention requirements for this development will be satisfied.

Please review and approve these documents and feel free contact me if you have any questions.

Very truly yours,

ENGINEERING SERVICE

Seth Dean, P.E.



Enclosures:

- Civil Design Plans (8 copies)
- Storm Pipe Profile Plots (1 copy)
- Detailed Storm Pipe Capacity Calculations (1 copy)

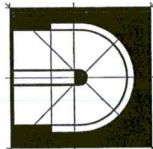
MAC HAIK MADISON COUNTY CHEVROLET GLUCKSTADT

GLUCKSTADT, MISSISSIPPI

MADISON COUNTY SITE PLAN REVIEW SET



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Dean and Dean / Associates
architects a professional association

ARCHITECTURE • PLANNING • INTERIOR DESIGN

ENGINEERING SERVICE-CIVIL ENGINEERS
TRENT RHODES-LANDSCAPE ARCHITETURE
SPENCER ENGINEERING-STRUCTURAL ENGINEERS
CGM CONSULTING ENGINEERS - MECHANICAL / PLUMBING ENGINEERS
POWERSOURCE - ELECTRICAL ENGINEERS

PROJECT NUMBER - 16002

SET NUMBER _____

APRIL 28, 2016

