

APPLICATION FOR *Rezoning R-1 to R-2*

Applicant Ronnie A. and Ella Manns	Street Address of Property (if different address): 448 Yandell Road Canton, MS 39046
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
January 05, 2017	R-1	See (Exhibit A)	082F-23-020/03.00	X	See attached plat

Other Comments: As per Section 2606 of the Madison County Zoning Ordinance.

Respectfully Submitted

Ronnie A. Manns Ella Manns



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 _____

RECEIVED
JAN 05 2017

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 23
TOWNSHIP 08 NORTH, RANGE 02 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Ronnie A. Manns and Ella Manns

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Ronnie A. Manns and Ella Manns, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 23, Township 08N, Range 02E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A (legal Description)

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

1. The subject property consists of 10.17 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

Numerous changes and conditions have occurred in proximity to the subject property which support the need for reclassification.

Sewer is readily available for subdividing land. .



Attached hereto as Exhibit "B" is a Letter from Bear Creek Water Association relating to available utilities.

The R-2 District is consistent with the present zoning of properties to the South and East. See Exhibit "C"

Recent Residential Developments: (Change in Neighborhood)

1. Bear Creek Crossing
2. Hannover
3. Hampton Hills
4. Kemper Creek
5. Sweetbriar
6. White Oak
7. Whitney Ridge

The above referenced subdivisions, most of which are completed or in the final stages, range in size from 1/4 acre lots to 1/3 acre lots. The minimum square footages are primarily 1400 square feet.

In the past five years new schools have been constructed in the Gluckstadt Community. Madison Crossing Elementary KG-5, Germantown Middle 6-8, Germantown High School all comprising Madison Crossing Attendance Zone.

Along the Highway 51 corridor and Yandell Road new Commercial Shopping is available. The new Gluckstadt Interchange has been completed to better serve traffic needs as well as Madison County has completed plans and specifications for the improvement of Yandell Road.

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect zoning, and reclassifying this property from its present District classification to a District.

Respectfully submitted, this the day of January 3, 2017.

Ronnie A. Mann

Petitioner

Ellie Mann

Petitioner

Project Narrative

for

Coventry Development

Coventry is a proposed development located on the north side of Yandell Road east of Smith Carr Road. Presently, the total area considered for development is 10.17 acres of open rolling farm land. The requested zoning is R-2.

Coventry will strive to be a quaint "Neighborhood" where all of the neighbors actually know one another as opposed to a large subdivision of land. It will have one ingress/egress point off of Yandell Road. The entrance as well as the landscaped frontage along Yandell will be professionally designed and landscaped to create an aesthetically pleasing experience for the residents and the surrounding community. As indicated on the Master Plan, a Common Area will be constructed with green and hard landscaping. The Master Plan represents a total of 22 residential lots for a density of 2.16 lots per acre. The lots will be larger than Glenwild, Hannover, Kemper Creek and other similar subdivisions. The wider lots will allow for side entry garages. The square footage minimum for the homes will be 2000 s.f. heated and cooled. Landscape requirements will ensure that each new home have a minimum of two trees planted to "re-forest" the neighborhood. The detention pond will be designed and maintained with mowable slopes and treated as a water feature.

Conceptually, the linear design of the subdivision allows for an efficient use of both the land and infrastructure. Sidewalks will be required to be constructed connecting each lot with pedestrian access. Restrictive Covenants and Design Guidelines will direct the overall architectural character of the residences and provide for the protection of home ownership and property values.

EXHIBIT "A" 99

From the point of intersection of the North boundary of Yandell Road and the East boundary of Section 23, Township 8 North, Range 2 East run West along the North boundary of said road for a distance of 643.20 feet to the Point of Beginning; thence run North along a fence for a distance of 1400.66 feet to the center of a ditch; thence run North 71 degrees West along center of said ditch for a distance of 245.00 feet; thence run South 04 degrees 59 minutes West for a distance of 843.95 feet; thence run West for a distance of 48.80 feet; thence run South for a distance of 641.00 feet to the North boundary of Yandell Road; thence run North 89 degrees 47 minutes East along said road for a distance of 353.80 feet to the Point of Beginning and containing 10.17 acres, more or less, situated in the E 1/2 of SE 1/4 of Section 23, Township 8 North, Range 2 East, Madison County, Mississippi.

EXHIBIT "B"



P. O. Box 107
Canton, MS 39046

Phone: (601) 856-6069
Fax: (601) 856-8936

November 9, 2016

Mr. Scott Weeks
Madison County Planning and Zoning Administrator

RE: Property in Section 23, T8N, R2E
Madison County, Mississippi

Dear Scott:

Please be advised that all the properties lying within Section 23 of Township 8 North, Range 2 East, do lie within Bear Creek Water Association's water and sewer certificated area. The association will provide any developments within that area such services in accordance with its standard water and sewer extension policies and procedures. This includes all land to the east of Smith-Carr road in said Section 23.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Robert Richardson". The signature is written in a cursive style with a checkmark at the end.

Robert Richardson
Bear Creek Water Association

THIS DOCUMENT WAS PREPARED BY:

FRANK M. YOUNGBLOOD, JR.
Attorney at Law
111 Office Park Drive
Brandon, Mississippi 39042
Phone: 601.825.5200
MS Bar # 6667

RETURN TO:

Title & Escrow Services, Inc.
111 Office Park Drive
Brandon, Mississippi 39042 ^{12⁰⁰ ②} #607
Phone: 601.825.5200

Indexing Instructions: 10.17 acres, more or less, E ½ of the SE 1/4 of Section 23,
Township 8 North, Range 2 East; Madison County, Mississippi

GRANTORS ADDRESS:

Name: Estate of Curtis Lynn Gardner, Deceased,
by Christy Burkes, Administratrix
Address: 483 Blackwater River
Drive Lafayette, La, 70508
Phone No.: 601-278-2699

GRANTEES ADDRESS:

Name: Ronnie A. Manns and Ella Manns
Address: P.O. Box 4382
BRANDON, MS 39047
Phone No.: 601-966-2431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned CHRISTY BURKES, individually and as Administratrix of the Estate of Curtis Lynn Gardner, deceased, pursuant to the Agreed Order for Sale of Real Estate in Madison County Chancery Cause No. 15-00276 (C), does hereby sell, convey and warrant unto, RONNIE A. MANNS and ELLA MANNS, as joint tenants with full right of survivorship and not as tenants in common, the following described land lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

See Attached Exhibit "A" for the Legal Description

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

This property was owned by Curtis L. Gardner and Dustin L. Gardner. That Curtis L. Gardner died on or about March 18, 2015, a copy of his death certificate being attached hereto as Exhibit "B".

That certain Drainage Easement from Curtis L. Gardner to Madison County, Mississippi recorded in Book 2869 at Page 177.

THIS CONVEYANCE is made subject to all applicable building restrictions, zoning restrictions, protective covenants, easements, rights-of-way and mineral reservations of record.

It is understood and agreed that taxes for the current year have been prorated as of the date of this Warranty Deed on an estimated basis. When said taxes are actually determined, if the proration is incorrect, then Grantor agrees to pay to the Grantee or her assigns, any deficiency on an actual proration, and likewise the Grantee agrees to pay to the Grantor or her assigns, any amount over paid by them.

WITNESS THE SIGNATURE(S) OF THE GRANTOR(S) on this the 22nd day of January, 2016.

Christy Burkes
Christy Burkes, Individually and as
Administratrix of the Estate of Curtis
Lynn Gardner, Deceased
Dustin Gardner
Dustin Gardner

STATE OF MISSISSIPPI

COUNTY OF RANKIN

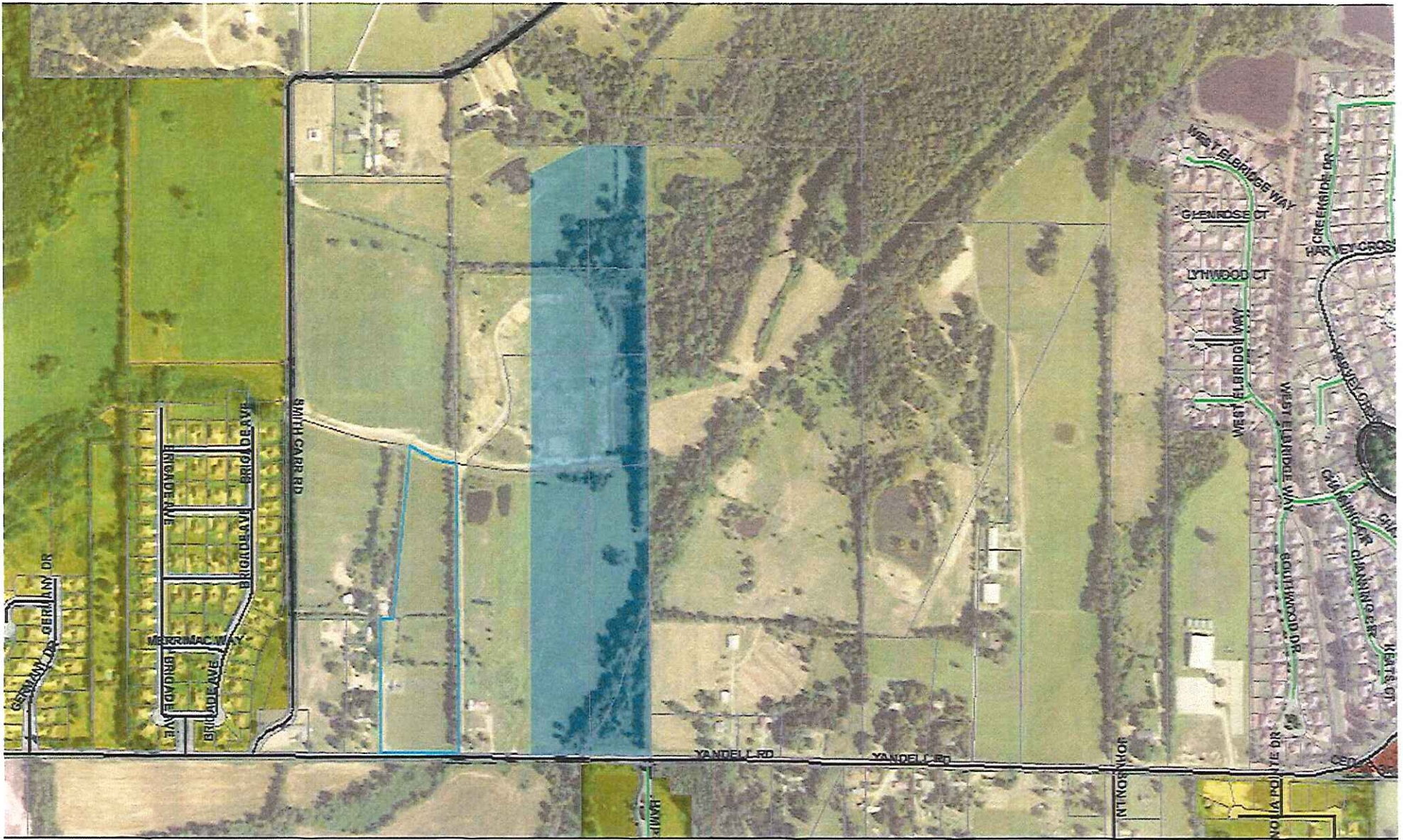
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named CHRISTY BURKES, Individually and as Administratrix of the Estate of Curtis Lynn Gardner, Deceased and DUSTIN GARDNER who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 22nd day of January, 2016.

Karen W. Ryan
NOTARY PUBLIC



PLEASE RECORD & RETURN TO:
TITLE & ESCROW SERVICES, INC.
111 OFFICE PARK DRIVE
BRANDON, MISSISSIPPI 39042



Madison County Web Map

- | | | | |
|----------|-----------|------|------|
| Parcels | — PRIVATE | ■ C2 | ■ R2 |
| Roads | Zoning | PUD | |
| — Public | ■ A1 | R1 | |



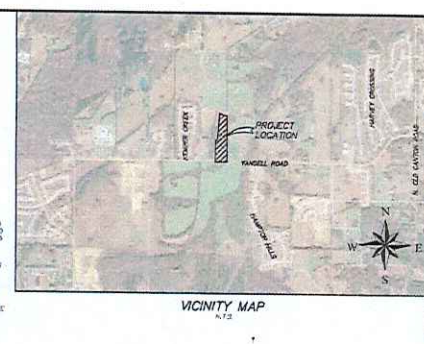
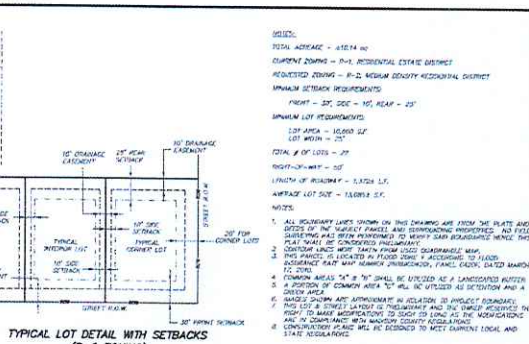
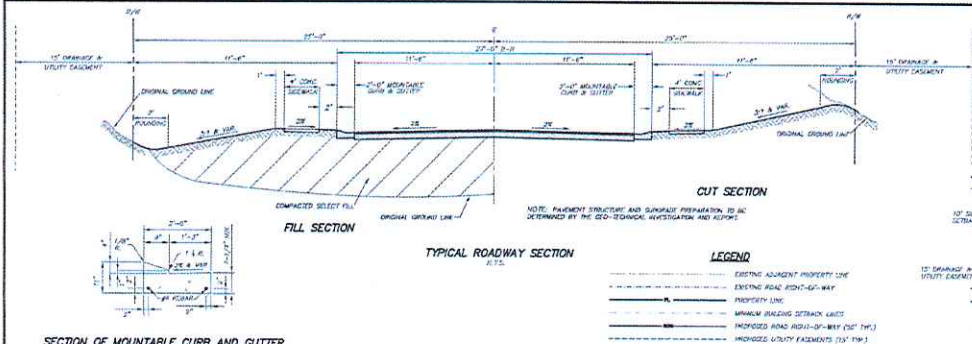
0 0.05 0.1 0.2 mi 1:9,028 Madison County

EXHIBIT "C"

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 1000 ft



NOTES:

- TOTAL ADDRESS - 45114 AC
- CURRENT ZONING - R-2, RESIDENTIAL ESTATE DISTRICT
- REQUESTED ZONING - R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT
- MINIMUM SETBACK REQUIREMENTS
FRONT - 20' SIDE - 10', REAR - 10'
- MINIMUM LOT REQUIREMENTS
LOT AREA - 10,000 SQ FT
LOT WIDTH - 20'
- TOTAL # OF LOTS - 27
- PROPOSED LOTS - 27
- LENGTH OF ROADWAY - 1,825A L.F.
- AVRAGE LOT SIZE - 1,633.8 L.F.

NOTES:

- ALL BOUNDARY LINES SHOWN ON THIS DRAWING ARE FROM THE BLADE AND SIDES OF THE SURVEY PINNACLES AND CORNERING PROPERTIES. ALL PINS SURVEYING HAS BEEN REWORKED TO VERIFY DARK BOUNDARIES SINCE THIS PLAT SHALL BE CONSIDERED PRELIMINARY.
- CORNER LOTS MUST TAPER FROM LOTS ADJACENT MAP. THIS AREA IS CLASSIFIED AS PAVED DRIVE AS APPLICABLE TO LOTS ADJACENT MAP AND SHOWN DIMENSIONS, PANEL, COLOR, GATED BOARD FENCE.
- FORMER LOTS "A" & "B" SHALL BE UTILIZED AS A SANITATION SYSTEM AS A PORTION OF COMMON AREA TO BE UTILIZED AS DETENTION AND A COMMON AREA.
- SHALL SHOWN AND APPROXIMATE IN RELATION TO PROJECT BOUNDARY. THIS LOT IS BOUNDARY LINED TO THE PROPERTY AND THE OWNER AGREES TO THIS TO MAKE IMPROVEMENTS TO MATCH TO LONG AS THE WORKING CONDITIONS AND TO MATCH WITH MADISON COUNTY REGULATIONS.
- ALL UTILITIES SHALL BE DESIGNED TO MEET EXISTING LOCAL AND STATE REGULATIONS.

SECTION OF MOUNTABLE CURB AND GUTTER
N.T.S.

TYPICAL LOT DETAIL WITH SETBACKS
(R-2 ZONING)
N.T.S.

BENCHMARK
Engineering & Surveying, LLC
101 Williams Court, Suite B, Brandon, Mississippi 39042
Phone: 601-836-2000
Fax: 601-836-2001
Email: benchmark@benchmark.ms.us



DATE: 07/20/2017	DRAWN: JMB	18755002
CHECKED: CBR	CHECKED: TMB	
DATE: 07/20/2017		
DATE: 07/20/2017		
DATE: 07/20/2017		

PROJECT LOCATION:
MADISON COUNTY, MISSISSIPPI
COUNTY:
COVENTRY, LLC
MADISON COUNTY, MISSISSIPPI

PROJECT:
COVENTRY
SHEET LOCATION:
PRELIMINARY PLAT

SHEET NUMBER:
1 of 1
PROJECT NUMBER:
B-5660

