

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

FILED
MADISON COUNTY

MAR 23 2017

IN THE MATTER OF THE PETITION
OF BRANDON STORES, LLC

RONNY LOTT, PETITIONER'S CLERK

BY Chadler D.C.

PETITION TO HAVE PROPERTY GRANTED RESORT STATUS

COMES NOW Petitioner, Brandon Stores, LLC, a Mississippi limited liability company, by its attorney, Don A. McGraw, Jr. of Montgomery McGraw, PLLC, and files this, its Petition to have Property Zoned Resort Status, and would show unto the Madison County Board of Supervisors the following to-wit:

I.

Petitioner, Brandon Stores, LLC, is a Mississippi limited liability company, whose address is 102 Colony Way, Brandon, Mississippi 39047. Petitioner is the owner of real property located and situated in Madison County, Mississippi, at 690 Yandell Road, Canton, Mississippi 39046, and more particularly described in **Exhibit "1"** attached hereto and made a part hereof by reference.

II.

Pursuant to Regulation 18 of the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, Petitioner would show unto this Honorable Board that the area under consideration is located at 690 Yandell Road, Canton, Mississippi 39046, and is shown on the map attached hereto as **Exhibit "2."** Said property should be classified as a resort area because this part of Madison County is located near the Natchez Trace Parkway, Ross Barnett Reservoir and Deerfield Golf Club and, as such, is an area that attracts large numbers of visitors and serves a high degree of tourists and vacationers because of the historical attraction of the Natchez Trace Parkway, and because of the recreational facilities and activities of the Ross Barnett Reservoir and Deerfield Golf Club. Assurance has been given by Randy Tucker, Madison County Sheriff, that the local Alcoholic Beverage Control laws of the State of Mississippi, and Rules and Regulations of the Alcoholic

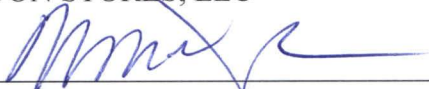
Beverage Control Commission in said area will be enforced as shown by **Exhibit "3."** That there are not any known civic organizations or clubs in this area. Legal notices will be published in the Madison County Herald.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed in the office of the Chancery Clerk of Madison County, Mississippi, and that Petitioner be allowed to present this Petition to the Madison County Board of Supervisors at its next regular meeting, and that upon a hearing, the Madison County Board of Supervisors will approve Petitioner's request, cause its approval to be entered in the official minute book of the Madison County Board of Supervisors, and the President of the Board, by his letter, will make application with the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, for its approval to grant resort status to the above-described property.

DATED THIS the 23 day of March 2017.

Respectfully submitted,

BRANDON STORES, LLC

By: 
Don A. McGraw, Jr., Its Attorney

Don A. McGraw, Jr. (MSB# 2621)
Montgomery McGraw, PLLC
151 W. Peace Street
P.O. Box 1039
Canton, MS 39046
Telephone No: 601-859-3616
Facsimile No: 601-859-3622
Email: Dmcgraw@montgomerymcgraw.com
Attorney for Petitioner, Brandon Stores, LLC

CERTIFICATE OF SERVICE

I, Don A. McGraw, Jr., of Montgomery McGraw, PLLC, do hereby certify that I have this day caused a true and correct copy of the above and foregoing document to be served by U.S. Mail, postage pre-paid, to the following:

Katherine Bryant Snell, Esq.
Attorney for the Madison County
Board of Supervisors
741 Avignon Dr., Ste. A
Ridgeland, MS 39157

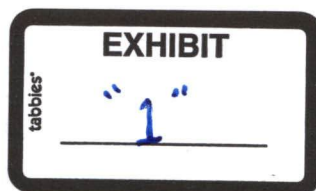
DATED this the 23 day of March 2017.



Don A. McGraw, Jr.

A certain parcel of land being situated in the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin on the West right-of-way line of Old Canton Road marking the Southeast corner of Harvey Crossing IV-B, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet E at Slides 168-B and 169-A and run thence South 00 degrees 21 minutes 25 seconds East along said West right-of-way line of Old Canton Road for a distance of 507.63 feet to a set 1/2" iron pin marking the Point of Beginning of the parcel of land herein described; from said Point of Beginning, continue thence South 00 degrees 21 minutes 25 seconds East along said West right-of-way line of Old Canton Road for a distance of 237.44 feet to a set 1/2" iron pin marking the Point of Intersection of said West right-of-way line of Old Canton Road with the North right-of-way line of Yandell Road; said point also being 5,730.31 feet South and 24.52 feet West of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 8 North, Range 2 East; leaving said West right-of-way line of Old Canton Road, run thence South 89 degrees 44 minutes 15 seconds West along said North right-of-way line of Yandell Road for a distance of 141.57 feet to a set 1/2" iron pin on the East line of the aforesaid Harvey Crossing IV-B leaving said North right-of-way line of Yandell Road, run thence North 36 degrees 29 minutes 46 seconds West along said East line of Harvey Crossing IV-B for a distance of 296.16 feet to a set 1/2" iron pin; leaving said East line of Harvey Crossing IV-B, run thence East for a distance of 316.23 feet to the Point of Beginning, containing 1.250 acres, more or less.



PROPOSED FIRESTATION
± 2.0 ACRES

COMMUNITY SUPPORTED USE
± 1.19 ACRE PARCEL - ± 12,000 SF LEASE SPACE

PROPOSED USES MAY INCLUDE:
FITNESS STUDIO, HEALTH FOOD & SUPPLEMENT MARKET,
ATHLETIC CLOTHING STORE, YOGA STUDIO, CYCLE SHOP

COMMERCIAL / OFFICE USE
± 2.89 ACRE PARCEL - ± 14,000 SF LEASE SPACE

COMMUNITY SUPPORTED RETAIL
± 2.25 ACRE PARCEL - ± 8,400 SF LEASE SPACE

PROPOSED USES MAY INCLUDE:
GARDEN CENTER, NURSERY, COUNTRY STORE,
DAYCARE FACILITY, ETC

COMMUNITY SUPPORTED RETAIL
± 1.25 ACRE PARCEL - ± 4,000 SF TOTAL LEASE SPACE

PROPOSED USES MAY INCLUDE:
GENERAL STORE WITH FUEL OPTION, BAIT SHOP / DELI

EXISTING DRAINAGE EASEMENT

EXISTING RESIDENTIAL PUD ZONED
± 5.20 ACRE PARCEL

COMMUNITY SUPPORTED RETAIL
± 3.0 ACRE PARCEL - ± 21,600 SF TOTAL LEASE SPACE

PROPOSED USES MAY INCLUDE:
PACKAGE STORE, CLEANERS, COFFEE SHOP, UPS EXPRESS, ETC

HARVEY CROSSING

CEDAR GROVE LANE

YANDELL ROAD

NORTH OLD CANTON ROAD

HARVEY
4B

YANDELL ROAD AT NORTH OLD CANTON CAPACITY STUDY #3



NORTH SCALE: 1" = 100'

EXHIBIT
"2"
Tables



Office of the Sheriff

Madison County, Mississippi

2941 Highway 51 • Canton, MS 39046 • Phone: 601-859-2345

Randall Tucker, Sheriff

March 17, 2017

Alcohol Beverage Control
Permit Department
Post Office Box 540
Madison, MS 39130-0540

Re: Qualified Resort Area Application

This letter will confirm that the Madison County Sheriff's Department will enforce the Local Option Beverage Control Laws of the State of Mississippi, and the rules and regulations of the Mississippi Department of Revenue for **Deerfield Wine, LLC (Brandon Stores, LLC)** located at **690 Yandall Road, Canton, MS 39046**. This location falls under the jurisdiction of the Madison County Sheriff's Department. This business will operate as a package retailer in accordance with the guidelines set forth by the Alcohol Beverage Control Division.

Sincerely,

Randall Tucker,
Sheriff of Madison County

RT/lis

