

MEMO

To: Madison County Board of Supervisors
From: Brad Sellers
Subject: Oil Mill Gin, LLC Petition
Date: March 26, 2013

Oil Mill Gin, LLC - Petition to rezone R-2 Residential District to C-2 Highway Commercial District. Property located at 1351 Highway 16 West, Canton, Mississippi. Property has previously been used as industrial/commercial for a cotton gin and accessory commercial uses. Petitioner is requesting the property be rezoned from R-2 Residential to C-2 Commercial.
Planning Commission recommended approval of petition.

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 7
TOWNSHIP 9 NORTH, RANGE 3 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Oil Mill Gin, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Oil Mill Gin, LLC, 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 7 Township 9N, Range 3 E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of two tracts, Tract No. 1: 3.7 acres, -- acres, Tract No. 2: 0.45 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:

SEE EXHIBIT B

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 Highway Commercial zoning, and reclassifying this property from its present R-2 Residential District classification to a C-2 Highway Commercial District.

Respectfully submitted, this the 31st day of January, 2013.

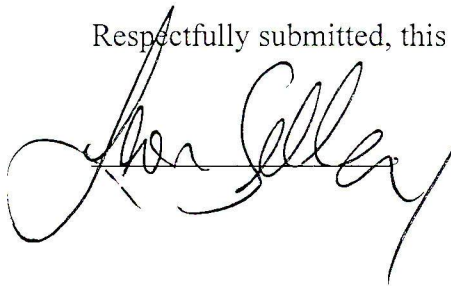
 Petitioner

EXHIBIT B

Gentlemen:

The 2 tracts submitted for your consideration have been used for industrial and commercial use for many years as the site of a cotton gin and offices. This property was purchased with the intent to clean the property, and convert the existing buildings for commercial/office use. This highest and best use is certainly commercial, based on the location, and the condition of the property would not lend itself to residential use. Thank you for your consideration.

Oil Mill Gin, LLC
3093 South Liberty Street
Canton, Mississippi 39046
Telephone: 601-906-1150

January 28, 2013

Madison County Board Of Supervisors
125 West Peace Street
P. O. Box 608
Canton, Mississippi 39046

RE: Rezone Partition and Request
Property location: 1351 Highway 16 W, Canton, MS 39046
(Previously known as New Oil Mill Gin)

To the Board;

Oil Mill Gin, LLC requests rezoning of the above property from R-2 Residential District to a C-2 Commercial District. The property has been operated as a Gin for many years and contains existing structures to support that type business. It is also located in the vicinity of other commercial establishments.

We have submitted a formal Petition to the Board to support our request with pertinent information contained therein.

Thank you for your consideration of our Petition.

Respectfully,

John Harreld
Manager-Oil Mill Gin, LLC

RECORD DESCRIPTION:

PARCEL NO. 1: A parcel of land fronting 312 feet on the west side of Mississippi Highway No. 16 situated partly in the NW ¼ of SW ¼ and partly in the NE ¼ of SW ¼ of Section 7, Township 9 North, Range 3 East, more particularly described as BEGINNING at a point that is 1267 feet west of and 278 feet north of the southeast corner of the NE ¼ of SW ¼ of said Section 7, and from said point of beginning run thence west for 589 feet to the east right-of-way line of the Illinois Central Railroad, thence North 10 degrees 25 minutes east for 312.2 feet along said right-of-way line, thence east for 460.5 feet to the west right-of-way line of said Mississippi Highway No. 16, thence south 10 degrees 47 minutes east for 312.0 feet along said right-of-way line of said highway to the point of beginning, and containing in all 3.7 acres, more or less.

PARCEL NO. 2: Beginning at a point on the west right-of-way line of Mississippi Highway No. 16, which said point of beginning is the northeast corner of that certain tract of land conveyed by M. E. Ragsdale to L. H. McMullen by deed dated January 2, 1954, which deed is recorded in Book 57 at page 355 of the records of the Chancery Clerk of Madison County, Mississippi, and from said point of beginning run thence in a Northerly direction 140 feet, more or less, along the west right-of-way line of said Mississippi State Highway No. 16, to the middle of the driveway, said driveway being the present driveway to the front of Hight Store, thence run West 140 feet, thence run South 140 feet, more or less, to the north line of said L. H. McMullen lot, thence run East 140 feet, more or less, to the point of beginning, all lying and being situated in the W ½ of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi.

AND ALSO SOMETIMES DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTION

A parcel of land containing 4.09 acres (178,312.66 square feet), more or less, being situated in the North ½ of the Southwest ¼ of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at a found concrete monument marking the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 7; run thence West for a distance of 1265.87 feet (Deed 1267 feet); thence North for a distance of 272.29 feet (Deed 278 feet) to a point on the Western right of way line of Mississippi Highway No. 16 and the Point of Beginning for the parcel herein described; from said point of beginning, leave said right of way and run West for a distance of 576.72 feet (Deed 589 feet) to a point on the Eastern right of way line of the Illinois Central Railroad; thence run along said railroad right of way North 10 degrees 25 minutes 00 seconds East for a distance of 312.20 feet; thence leave said right of way and run East for a distance of 319.49 feet; thence North 11 degrees 11 minutes 53 seconds West for a distance of


140.00 feet; thence East for a distance of 140.00 feet to the Western right of way line of Mississippi Highway No. 16; thence run along said right of way South 11 degrees 11 minutes 53 seconds East for a distance of 140.00 feet; thence continue along said right of way line South 11 degrees 11 minutes 53 seconds East for a distance of 313.01 feet (Deed S 10 degrees 47 minutes East 312 feet) to the Point of Beginning.

This conveyance is made subject to the following exceptions:

1. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are finally determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to Grantee any amount which is a deficit on an actual proration and likewise, the Grantee agrees to reimburse the Grantor any amount overpaid by Grantor.
2. Zoning Ordinances and Subdivision Regulations of Madison County, Mississippi.
3. This conveyance and the warranty hereof are made subject to all zoning ordinances, subdivision regulations, building restrictions, restrictive covenants, easements, rights-of-way and mineral reservations of record, if any, pertaining to the above described property.
4. That certain Right-of-Way to Canton Municipal Utilities as shown by instrument dated January 18, 1994 and recorded in Book 334 at page 517 of the land deed records of Madison County, Mississippi.

WITNESS my signature on this the 15th day of December, 2011.

NEW OIL MILL GIN, INC.,
A MISSISSIPPI CORPORATION


DANIEL P. MURPHY,
TREASURER/SECRETARY

KAY PACE
 TAX COLLECTOR, MADISON COUNTY
 POST OFFICE BOX 113
 CANTON, MS 39046

Presort U.S. Postage Paid
 PERMIT #159

PRESORT
 U.S. POSTAGE
 PAID
 CANTON, MS
 PERMIT #159

DESCRIPTION	AMOUNT	LEGAL DESCRIPTION
COUNTY	77.50	PARCEL 0920-070-002/00.00 LOT 140X180 FT OUT OF L 1/2 S 1/2
SCHOOL	100.00	
NET	139.50	NEW OIL HILL 3/4 1/4 C/O JAMES J BOAR P O BOX 447 CANTON MS 39046
INTEREST	7.19	
TOTAL DUE		246.69

PAY BY MAIL TO THE ADDRESS ABOVE OR IN PERSON AT 1 OF OUR OFFICES: IN CANTON AT 142 W. CENTER ST. IN PIDEELAND AT 348 HWY 51. OR IN FLORA CITY HALL AT 138 CARTER ST.

TAXES ARE DUE ON THIS PROPERTY IF THE TAX REMAINS UNPAID ON 08/31/12. THIS PROPERTY WILL BE SOLD FOR THE DUE AMOUNT AT VALUE THRU 08/31/12.

PLEASE RETURN THIS CARD WITH YOUR PAYMENT



RETURN SERVICE REQUESTED

KAY PACE
 TAX COLLECTOR, MADISON COUNTY
 POST OFFICE BOX 113
 CANTON, MS 39046

Presort U.S. Postage Paid
 PERMIT #159

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 U.S. POSTAGE
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 CANTON, MS
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MAGNOLIA GRAIN SERVICES LLC 7-09
 PH. 601-906-1150
 P. O. BOX 160
 MADISON, MS 39130

85-27/653

355

Date 5-14-2012

Pay To The Order Of: Madison County Tax Collector \$ 704.68

Seven hundred four & 68/100 Dollars

44 AC

STAMP



1 inch = 100 feet

093C-07C-001/02.00
COOK DAVID R

R1

RAILROAD ST N

093C-07C-085/00.00
BARNETT JANET RAE R -LIFE EST-

093C-07C-086/00.00
HUDSON MARDELL -EST-

093C-07C-084/00.00
OIL MILL GIN LLC

HWY 16 W

093C-07C-087/03.01
CLARIDGE AND ASSOCIATES INC &

093C-07C-087/01.00
CLARIDGE AND ASSOCIATES INC &

R2

093C-07C-083/00.00
OIL MILL GIN LLC

093C-07C-087/03.01
CLARIDGE AND ASSOCIATES INC &

093C-07C-082/00.00
BARNETT JANET RAE R -LIFE EST-

093C-07C-087/03.03
ROBINSON REGINALD J
C2