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NOV 28 2017

**APPLICATION FOR REZONING
R-1 to C-2**

Name and Address of Applicant:	Patrick & Kathleen Wood 184 Church Road Madison, MS 39110
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
11/28/17	Residential R-1 to C-2	See (Exhibit A)	082E-21-004/03	X	See (Exhibit B)

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

Comments

We request rezoning from Residential to C-2 Commercial of 2.85 acres of our current residential property, which provides frontage on Calhoun Station Parkway in Gluckstadt. The section in question is at a distance from the dwelling, and the land surrounding it has been likewise been rezoned to C-2 as well.

Respectfully Submitted





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 _____

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION -- Section 21
TOWNSHIP 8 NORTH, RANGE 2 EAST ~~WEST~~
MADISON COUNTY, MISSISSIPPI

PETITIONER: Patrick & Kathleen Wood
184 Church Road
Madison, MS 39110

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Patrick & Kathleen Wood, 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 21 Township 8 N, Range 2E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 2.85 acres.
2. The zoning proposed (is) ~~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 C-2 zoning, and reclassifying this property from its present ~~R-1~~ District classification to a ~~C-2~~ District.

Residential

Commercial

Respectfully submitted, this the 28 day of November, 2015.


_____, Petitioner

MADISON COUNTY PLANNING COMMISSION

P. O. Box 608, Canton, Mississippi

Phone 601-859-1177 or 601-855-5501

Walter McKay, Chairman

Jim Streetman, Attorney

Carl Allen, Zoning Administrator

AGENDA

October 19, 2017

9:00 a.m.

1. Consideration of September 14, 2017 Minutes

PUBLIC HEARING

2. Martin Meadowlands, LLC – Request rezoning of 72 acre parcel from A-1, Agriculture to C-2, Commercial

Location – Calhoun Station Parkway

Continued from September 14, 2017

3. Peters Real Estate – Request to Rezone R-1 Residential to C-2 Commercial
Location – Calhoun Station Parkway North of Gluckstadt Road.

CLOSE PUBLIC HEARING

SITE PLANS

4. Parkway Truck Center – Site Plan for New Business
Location – Industrial Drive South

5. Madison Oaks Preschool – Site Plan for Addition
Location – 122 Lone Wolf Drive

Set Date for November Meeting. The 9th is the second Thursday in November

Don Drane

Walter McKay

Rev. Henry Brown

Larry Miller

Dr. Bill Howard

Prepared By:
Robert E. Moorehead, Attorneys at Law, PLLC
220 W. Jackson Street
Ridgeland, Mississippi 39157
601-956-4557
(12065)

Record and return to: 12⁰⁰ ③
#609
Robert E. Moorehead, Attorneys at Law, PLLC
220 W. Jackson Street
Ridgeland, Mississippi 39157
601-956-4557

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 are hereby acknowledged, the undersigned,

Ronald L. Hutchinson and Judith S. Hutchinson
384 Church Road
Madison, MS 39110
(601) 853-1698

GRANTORS do hereby sell, grant, convey, and warrant unto

Patrick Wood and Kathleen Wood
184 Church Road
Madison, MS, 39110
(571) 201-2076

GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common, the land and property lying and being situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

INDEXING INSTRUCTIONS: 15.85 Acres, more or less, situated in the NW ¼ of the SW ¼ of Sec 21, T8N, R2E, Madison County, MS

SAID GRANTORS do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay said Grantee's or their assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT TO any and all building restrictions, restrictive covenants, easements, rights-of-way, and mineral reservations of record, affecting said property.

WITNESS MY/OUR SIGNATURE(S), on this the 30 day of March, 2012.

Ronald L. Hutchinson
Ronald L. Hutchinson

Judith S. Hutchinson
Judith S. Hutchinson

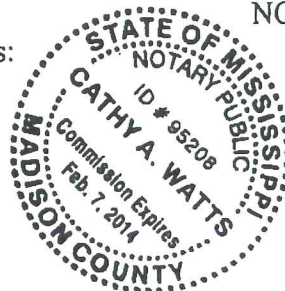
STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named Ronald L. Hutchinson and Judith S. Hutchinson, who acknowledged that he/she/they executed the above and foregoing instrument as his/her/their own voluntary act and deed on this the 30th day of March, 2012.

Cathy A. Watts
NOTARY PUBLIC

My Commission Expires:



THIS IS A CLASS "B" SURVEY ACCORDING TO THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI, ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(f), MISSISSIPPI CODE OF 1972 AS AMENDED.

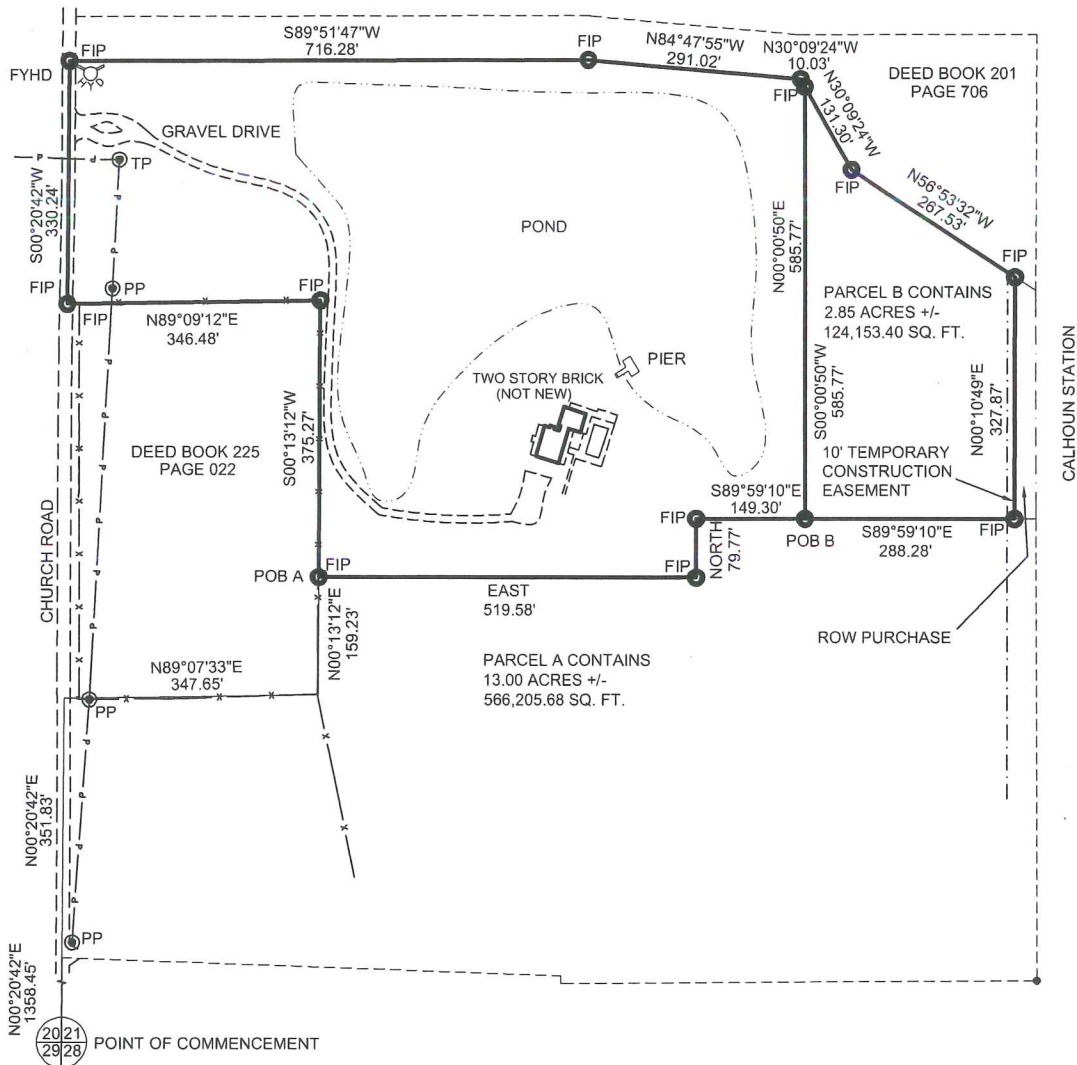
ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

REFERENCE MERIDIAN - TRUE NORTH BASED ON FOUND MONUMENTS.

○ INDICATES 1/2" X 18" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SIP INDICATES SET IRON PIN.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, AND / OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.



AFFORDABLE SURVEYING SOLUTIONS, INC.

452 HOLLY HEDGE DRIVE
MADISON, MS 39110

CELL (601)954-3785
romans58@comcast.net

I, Roger T. Ellison, P.L.S., do hereby certify that the survey shown hereon was performed under my supervision, and that the features depicted on this plat are a correct representation of conditions as they existed on 03/22/11, to the best of my knowledge and belief.

Roger T. Ellison, P.L.S. # 2710

SURVEY SHOWING:

CERTAIN PROPERTIES

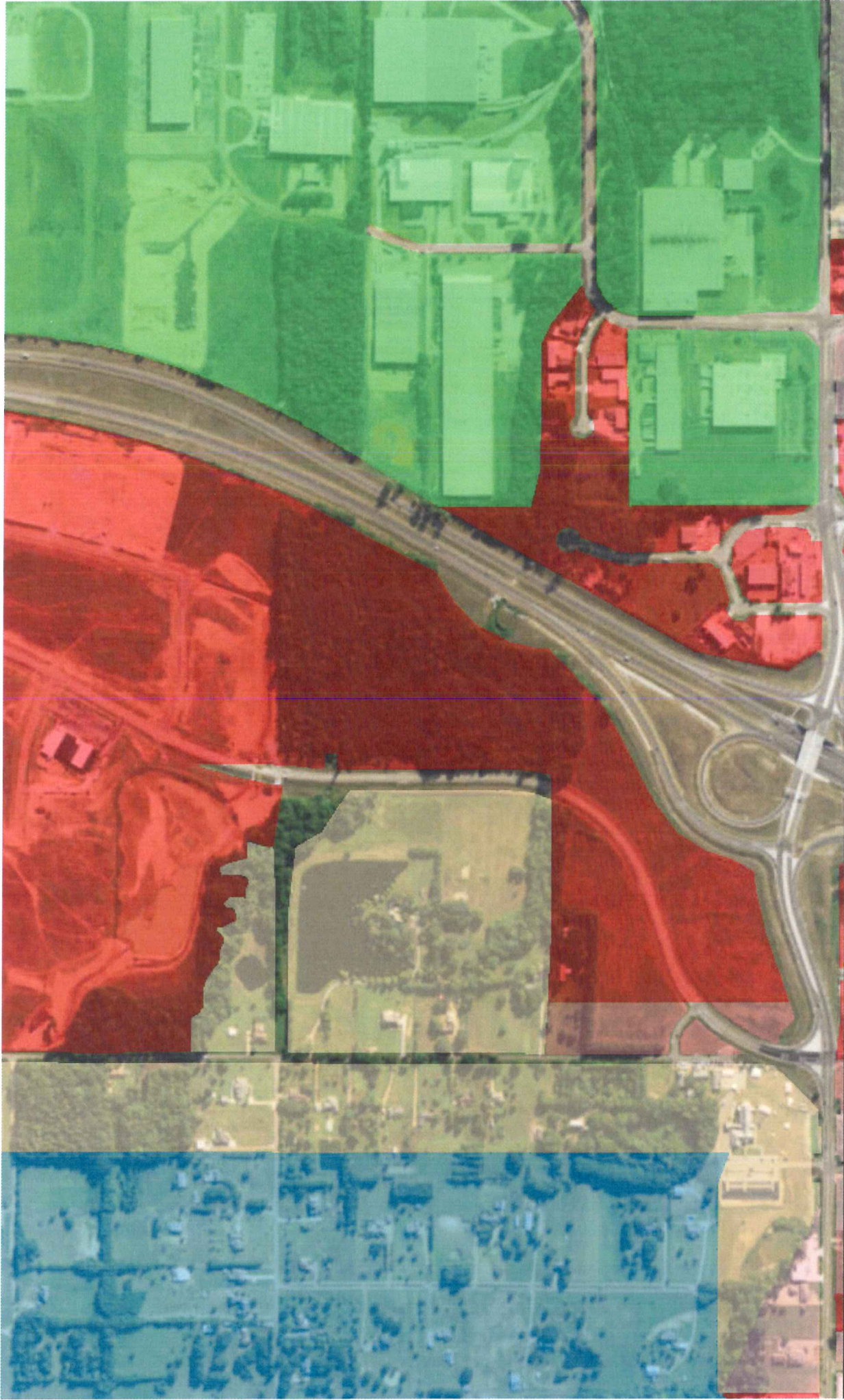
SITUATED IN THE NW 1/4 OF THE
SW 1/4 OF SECTION 21, T-8-N,
R-2-E, MADISON COUNTY, MS
* * * * *

DRAWN BY: DME	DATE: 03/22/11 UPDATED: 10/22/17	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 200'	JOB #: AS-004-03-11

LEGAL DESCRIPTION PARCEL B:

A PARCEL OF LAND CONTAINING 2.85 ACRES (124,153.40 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 21; RUN THENCE N00°20'42"E FOR A DISTANCE OF 1358.45 FEET TO A FOUND IRON PIN; THENCE N00°20'42"E FOR A DISTANCE OF 351.83 FEET; THENCE N89°07'33"E FOR A DISTANCE OF 347.65 FEET; THENCE N00°13'21"E FOR A DISTANCE OF 159.23 FEET TO A FOUND IRON PIN THENCE EAST FOR A DISTANCE OF 519.58 FEET; THENCE NORTH FOR A DISTANCE OF 79.77 FEET; THENCE S89°59'10"E FOR A DISTANCE OF 149.30 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, CONTINUE S89°59'10"E FOR A DISTANCE OF 288.28 FEET TO A FOUND IRON PIN ON THE WESTERN RIGHT OF WAY OF CALHOUN STATION; THENCE RUN ALONG SAID RIGHT OF WAY N00°10'49"E FOR A DISTANCE OF 327.87 FEET TO A FOUND IRON PIN; THENCE LEAVE SAID WESTERN RIGHT OF WAY OF CALHOUN STATION AND RUN N56°53'32"W FOR A DISTANCE OF 267.53 FEET; THENCE N30°09'24"W FOR A DISTANCE OF 131.30 FEET; THENCE S00°00'50"W FOR A DISTANCE OF 585.77 FEET TO THE POINT OF BEGINNING.



Madison County Web Map

- Zoning**
- A-1
 - C-1
 - C-1A
 - C-2
 - R-1
 - I-2

*Madison
County
GIS*

