MINUTES OF THE MEETING OF THE MADISON COUNTY PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 12th DAY OF APRIL, 2018 AT 9:00 A.M. AT THE MADISON COUNTY COMPLEX BUILDING

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of April, 2018 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present:

Larry Miller Bill Billingsley Walter McKay Dr. Bill Howard

Scott Weeks, Planning and Zoning Administrator

Absent:

Rev. Henry Brown

The meeting was opened with prayer by Commissioner Miller, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the March 8, 2018 meeting of the Commission. Upon motion by Commissioner McKay to approve the minutes with revisions to the Capitol Body Shop flag variance, seconded by Commissioner Howard, with all voting "aye," the motion to approve the March 8, 2018 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Billingsley, with all voting "aye," the motion to open the public hearing passed.

There next came on for public hearing the petition of Carlisle 536 LLC to rezone C-1 Commercial to C-2 Commercial. This land is located at Weisenberger Rd and Gluckstadt Rd. Don Nichols appeared on behalf of the petition. This is a small piece of land that was an easement from the bank and will now be used as part of Wendy's currently under development. There were no questions from the Commissioners or those in attendance. Upon motion by Commissioner Billingsley to approve the petition for rezoning, seconded by Commissioner Miller, with all voting "aye," the motion to approve the rezoning passed.

There next came on for public hearing the petition of Madison Lanscape to rezoning A-1 Agricultural to C-2 Commercial. The land is located at Old Jackson Rd. James Peden appeared on behalf of the petitioner and the owner Phillip Robinson was also present. He stated that they were negotiating with the neighboring property owner and requested a continuance to the next meeting in May. Upon Motion by Commissioner McKay to continue the petition to the May meeting, seconded by Commissioner Howard, with all voting "aye," the motion to continue the petition

passed.

There next came on for consideration the petition for a conditional use of SSR Communications for a 280 foot communication tower. The property is located at North Livingston Rd. and Lake Cavalier Rd. Matthew Wesolowski appeared on behalf of the petitioner. A discussion was held regarding a portion of the property being on 16th section land and he acknowledged the school board had given them permission. There was no opposition present in attendance. It was also discussed that the neighbor had spoken with Zoning Administrator Weeks and he was ok with the request. Upon Motion by Commissioner Billingsley to approve the conditional use, seconded by Commissioner Miller, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the zoning ordinance amendments. Such proposed amendments were properly published and available in the zoning office for review. A discussion was held regarding the proposed amendments and revisions to same. A change was made to Section 2301.02 to state as follows: Change the minimum size space to 180 SF (9.5 ft min. width) to match the definition of a parking space as re-defined in Definitions Sect. 201. A copy of the proposed amendments as revised are attached as Exhibit "A." There were no questions from those in attendance. Upon Motion by Commissioner McKay to approve the zoning ordinance amendments with the change to Section 2301.02, seconded by Commissioner Howard, with all voting "aye," the motion to approve the amendments passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner McKay to close the public hearing, seconded by Commissioner Billingsley, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan amendment of CIA Autoplex located at 380 Distribution Dr. Lee Sahler appeared on behalf of the site plan. The amendments to the site plan were discussed regarding Building B which was a lot larger in size. Building A was also discussed which was now two-story but the same height and size overall as originally proposed. Mr. Sahler explained there had been a change in ownership and they had decided to expand the size. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Quality Glass for an addition to the business located at 109 Westfalen Dr. Nick Thomas appeared on behalf of the site plan. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Atlas Greek Cuisine for a new business located on Calhoun Station Parkway. Daniel Wooldridge appeared on behalf of the site plan. He explained that this was South of Capitol Body Shop. The proposed business will have 10 foot parking spaces and the exterior cooler will be painted the same color of the building exterior and landscaped. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Luckytown Square for a new business located on Gluckstadt Rd. and Distribution Dr. Alton Clingan appeared on behalf of the site plan. There was a discussion regarding there not being any set tenants for the development yet so they don't know how many parking spaces and they don't have a sign package. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Howard, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan for a new business of Calhoun Station located at Church Rd. and Calhoun Station Pkwy. Commissioner McKay inquired regarding the entrance off Church Rd. because of the safety hazard it poses being in a high traffic area with a right turn lane right there. A discussion was held regarding this issue and Commissoner McKay stated that he would like Dan Gaillet, County Engineer to review the Church Rd. entrance. Upon Motion by Commissioner Billingsley to approve the site plan conditional on the Church Rd. entrance being reviewed and approved by Dan Gaillet, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan with the condition passed.

There next came on for consideration to open the public hearing. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Howard, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the rezoning of land from R-2 to R-5 Residential located on Catlett Rd. Brian Sartain appeared on behalf of the petition. He explained that this would be 1,800 square foot minimum homes with a 2-car garage. Don McGivens appeared next in opposition to the request. He stated that he lives directly across the street from this and traffic is already a large issue and this increase in homes would negatively affect the condition. Earl Hill also appeared and stated that he lives at 301 Catlett Rd. near this area and he was opposed to the development because there had been too much growth already and he was against another large development. Richard Young also addressed the Commission. He was the spokesperson for the Quail Ridge neighborhood association. He explained that this would be out of character with the area and also a traffic hazard when there was already a safety issue since homes of this size were being marketed to elderly, retired individuals/couples. Martha Ann Smith who lives on Dewees Rd. also spoke and inquired how this might affect the Catlett Rd. expansions and a discussion was had regarding that issue.

The Commission discussed the requirements of R-2 which does not have a minimum square footage size required and does not require any green space. Commissioner Billingsley inquired regarding how many houses the request would add and Mr. Sartain explained that it would add five (5) rooftops to the development if the request was granted. Upon Motion by Commissioner Howard to deny the request because he did not feel like the petitioner had met the burden of proof for rezoning, seconded by Commissioner Miller, with Commissioners Howard, Miller and McKay voting "aye," and Commissioner Billingsley voting "nay," the Motion to deny the petition for rezoning passed. Zoning Administrator Weeks notified the petitioner of his fifteen (15) day appeal period.

There next came on for consideration to close the public hearing. Upon Motion by

Commissioner Billingsley to close the public hearing, seconded by Commissioner Miller, with all voting "aye," the motion to close the public hearing passed.

There next came on for discussion the setting of the May, 2018 meeting/public hearing. The second Thursday is Canton Flea Market so the meeting will need to be the third week of May to meet the publication requirements. Upon Motion by Commissioner McKay to set the meeting/hearing for May 17, 2018, seconded by Commissioner Miller, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the April 12, 2018 meeting was adjourned.

Date

5-17-18 Maler Myan (Chairman)

ADDITIONAL ZONING CHANGES



SECTION

201 ADD definition for:

Banner – a pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard or other like materials with or without frames, intended to be displayed for a limited period of time only. See also "Sign: Animated sign"

Self-storage facility - a facility where individual spaces are rented and individually accessible from a common driveway.

Mini warehouse storage – a facility where individual portions of space are rented to consumers for storage of personal items inside a building.

In definition of Parking Space: change 200 square feet to 180.

In definition of Service Station / Convenience Car Care Establishment: Middle of paragraph "convenience car care establishments" Instead of card

601	ADD: 601.I -Move section 602.E to make 601.I
702	ADD: 701.G - Move Section 702.C to make 701.G
900	SECTION 900 – PURPOSE OF THIS DISTRICT Add to end of sentence: when served by public sewer.
1203.06(b)	Change the minimum distance between adjacent structures from 15 ft. to 10 ft.
1205.06	Change "Adams County" to "Madison County"
1509.02	Change wording to say lakes and ponds can not constitute more than 75% of required open space.
1803.04.2	Change wording to: Side yards and rear yards where NOT abutting a residential district or residential use shall be 10 ft.
1902	CONDITIONAL USES (SPECIAL EXCEPTIONS) AND STRUCTURES AS PROVIDED UNDER 2605 Add item 1902. L Fully enclosed storage or warehouse with no exterior storage permitted.
1903.04.2	Change to: Where NOT abutting a residential district, side yards of a minimum 5 ft. width shall be required, unless adjacent building is to be a

continuation of a planned development (zero lot line), in such case no set back required. Rear setback minimum of 5 ft. except as noted in 1903.4.3

2101 LAND USES PERMITTED

Add item: 2101.E Storage facilities including drive up self storage access and open parking storage areas, with screening and landscaping as approved by the Planning Commission.

2104 Correct references to read "2607 through 2610"

Change the minimum size space to 180 SF (9.5 ft min width) to match the definition of a parking space as re-defined in Definitions Sect. 201.

2301.03 Add wording: to first paragraph add: "As per Table 2"

Change second paragraph to read:

"90-degree parking, and 60-degree angle parking are both permissible with isles of min. 24 ft, and both styles are subject to Site Plan review, (Sections 2607 through 2610), used at designers preference and site fit. Parking stalls shall be minimum of 180 sf."

Delete paragraphs 3 and 4 of this section.

Article XXIII Add Table 2: MINIMUM REQUIREMENT FOR HANDICAPPED PARKING SPACES

Total Number of Parking Spaces in Parking Facility	Minimum Total Number of Accessible Parking	Minimum Number of Van Accessible Parking
(Lot or Garage)	Spaces Required	Spaces
1 - 25	1	1
26 - 50	2	1
51 - 75	3	1
76 - 100	4	1
101 - 150	5	1
151 - 200	6	1
201 - 300	7	2
301 - 400	8	2
401 - 500	9	2
501 - 1000	2% of total	

(Adopted from ADA National Network)

2516.01 Add: (F) Banner signs meeting other provisions of Section 2516

Delete the phrase "except where specifically permitted as temporary signs."

2608.06	Reword to read: <u>Approved Site Plan Becomes Requirements for Proposed Use:</u> The approved site plan shall become the construction requirements for the property involved. All construction, including structure location on site, building elevations, and size, shall be consistent with approved site plan except for minor adjustments as provided under Section 2608.07. Major changes shall require a full review by Planning Commission.
2608.07	Delete the words "Zoning Ordinance" and substitute the word "Approval" "Delete the phrase "as provided under Sub Section 2601.02"
2609.01.18	Correct reference from "2101" to "2501".
2610.04	In first paragraph correct reference to read "401.07"
County, Missis	ne original Ordinance of 2013, Adopted this, theday of, 2018 at the regular meeting of the Board of Supervisors of Madison ssippi . Revisions shall be incorporated in a re-print of the 2013 Ordinance at a titled "REVISED AND ADOPTED 2018"
ATTEST:	
Chancery Clerical Chancery Clerical Chancers Clerical Chancers and Cha	hereby certify that the above and foregoing is a true copy of Revisions to an opted by the Board of Supervisors of the Madison County, Mississippi, at its in the same day as above, and the same appears in the Minute Book 2018.
Given under m	y hand and official seal, this day the the day of way, 2018
Chancery Cleft	()
Madison Coun	ty Mississippi



Madison County Planning and Zoning Mr. Scott Weeks, Administrator

RE: Appeal of Planning and Zoning Board 9.2 Acres Catlett Road

Scott,

As petitioner of the 9.2 acres property located at 343 Catlett Road Madison County I hereby request to appeal to the Madison County Board of Supervisors the Madison County Planning and Zoning Board's decision on April 12 2018 denying the rezoning request from present R2 zoning to R5 Patio Home. It is my understanding that earliest date available for an appeal hearing is Monday June 18, 2018.

Thank you,

Brian Sartain

[slSartain Associates quleg-dsp [bt

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Sartain Associates has filed an Appeal with the Board of Supervisors of Madison County, MS, to request rezoning of certain property, pursuant to the Zoning Ordinance of Madison County, Mississippi, to amend the Zoning Maps adopted pursuant thereto, by rezoning R-2 Residential District to a R-5 Patio Home District, to-wit:

Legal Description

EXHIBIT "A"

The following described property lying and being situated in Madison County, Mississippi, to-wit: Commencing at the Southeast corner of SW ¼ of Section 18, Township 8 North, Range 2 East; thence run west along the south line of Section 18, for a distance of 481.8 feet to the point of beginning. Thence run south 00 degrees 03 minutes west 261.36 feet; thence west 481.8 feet; thence North 00 degrees 03 minutes east 803.13 feet; thence run east 214.7 feet; thence North 00 degrees 03 minutes east 170.2 feet to the south right of way of a 30 foot graveled road; thence south 73 degrees 04 minutes east along said south right of way 279.0 feet; thence run south 00 degrees 03 minutes west 633.54 feet to the point of beginning, containing 9.7 acres.

LESS AND EXCEPT

Begin at a point on the south right-of-way line, 35 feet (measured perpendicular) left of Station 62+06.27 of proposed State Aid Project No. SAP45(34), as said south right-of-way line is now (July, 1986) laid out and established said point being 615 feet north of and 3250 feet west, more or less, of the southeast corner of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi, and run thence northwesterly and along said south right-of-way line as follows: run thence north 70 degrees 01 west for a distance of 156.8 feet to the point of curvature of a curve to the right having a partial central angle of 10 degrees 38 minutes 45 seconds and radius of 671.62 feet; run thence along said curve to the right for an arc distance of 124.79 feet (chord bearing and distance north 64 degrees 42 minutes west, 124.6 feet) to a point; run thence north for a distance of 10.2 feet to a point in the center of the existing pavement of a public road, as said road is now laid out and established; run thence along said the centerline of the existing pavement as follows: run thence south 69 degrees 13 minutes east for a distance of 9.8 feet to a point; run thence south 71 degrees 05 minutes east for a distance of 172.9 feet to a point; run thence south for a distance of 34.4 feet to the point of beginning.

The above described parcel of land is located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of section 18, Township 8 North, Range 2 East, Madison County, Mississippi, and contains 6797 square feet, 0.15 acres more or less. 2178 square feet more or less is for additional right-of-way.

LESS AND EXCEPT

Beginning at a buggy axle located at the Southwest corner of the Eddie Neal et ux property as described in Deed Book 262 at Page 38 in the records of the Chancery Clerk of Madison County, Mississippi, thence run South 86 degrees 07 minutes 38 seconds West, 34.4 feet to a set iron pin; thence run North 957.94 feet to a set iron pin; thence run East 36.7 feet to a found iron pin; thence

run South along an old wire fence line to the Point of Beginning.

NOTICE IS FURTHER GIVEN that the Board of Supervisors of Madison County, MS, will meet at 5 p.m. on June 18, 2018, at the Madison County Complex Building, in the Board Room, located at 125 West North Street, Canton, Madison County, MS to consider and act upon the petition, and will at such time, date and place, hold and conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard on the matter of the petition, either in person, by petition, or by attorney.

BY ORDER OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI, on this the 7th day of May, 2018.

/s/Scott Weeks, Zoning Administrator

Publish: May 31, 2018

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APPLICATION FOR REZONING From R-2 Medium Density Residential to R-5 Patio Home District

Name and Address of Applicant: Sartain Associates Inc. 1 Laws Crossing Madison, MS 39110	Address of Property 343 Catlett 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
February 28, 2018	R-2	See (Exhibit A)	082D-18 -003/01.00 082D-19 -020/00.00	×	See (Exhibit B)

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

Comments

Respectfully Submitted M'au Au	
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	

APPLICATION FOR VARIANCE Front setback of 15 feet Rear setback of 10 feet

Name and Address of Applicant: Sartain Associates Inc. 1 Laws Crossing Madison, MS 39110	Address of Property 343 Catlett 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
February 28, 2018	R-2	See (Exhibit A)	082D-18 -003/01.00 082D-19 -020/00.00	×	See (Exhibit B)

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments

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 Supervisors	
Final disposition of Petition	

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN SECTION 18 AND 19, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI

PETITIONER:

SARTAIN ASSOCIATES, INC.

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY AND GRANT A DIMENSIONAL VARIANCE

COMES NOW Sartain Associates, Inc., contract holder 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 Sections 18 and 19, Township 8 North, Range 2 East, Madison County, Mississippi, more particularly described as follows:

SEE EXHIBIT "A"

from its present Zoning District Classification of Medium Density Residential District (R-2), to a Patio Home District (R-5), and in support hereof would show as follows:

- 1. The subject property consists of nine (9) acres, more or less.
- 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 the rezoning:

SEE EXHIBIT "B"

4. The character of the neighborhood has changes to such an extent as to justify reclassification, and there is a public need for the rezoning.

- 5. The Land Use and Transportation Map of Madison County, Mississippi must also be amended to reflect the rezoning.
- 6. Petitioner also requests a dimensional variance in the set back distances. It seeks a front setback of 15 feet, rear setback of 10 feet, and side setback of 7.5 feet on each lot.
- 7. This dimensional variance is needed in order to accommodate the size of the patio homes, each of which will contain a minimum of 1800 square feet, on the proposed lots.
- 8. For a map showing the proposed lots and their configuration:

SEE EXHIBIT "C"

9. The current owners, who have executed a sales contract with the Petitioner, have authorized the Petitioner to file this petition.

SEE EXHIBIT "D"

10. Petitioner is notifying, by certified mail, return receipt requested, all property owners within 160 feet in all directions from the lot lines of the property of this re-zoning petition.

WHEREFORE PREMISES CONSIDERED, Petitioner respectfully requests 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 R-5 zoning, and reclassify this property from its present Medium Density Residential District Classification (R-2) to a Patio Home District (R-5) and grant the dimensional variance requested above.

RESPECTFULLY SUBMITTED, this the 28 day of February 2018.

Sartain Associates, Inc.

By: Brian H. Sartain

Its: President
Petitioner

1 Laws Crossing Madison, MS 39110 Phone: 601-720-0376 **EXHIBIT "A"**

BOOK 3533 PAGE 559

Commencing at the Southeast corner of SW X of Section 18, Township 8 North, Range 2 East; thence run west along the south line of Section 18, for a distance of 481.8 feet to the point of beginning. Thence run south 00 degrees 03 minutes west 261.36 feet; thence west 481.8 feet; thence North 00 degrees 03 minutes east 803.13 feet; thence run east 214.7 feet; thence North 00 degrees 03 minutes east 170.2 feet to the south right of way of a 30 foot graveled road; thence south 73 degrees 04 minutes east along said south right of way 279.0 feet; thence run south 00 degrees 03 minutes west 633.54 feet to the point of beginning, containing 9.7 acres.

LESS AND EXCEPT

Begin at a point on the south right-of-way line, 35 feet (measured perpendicular) left of Station 62+06.27 of proposed State Aid Project No. SAP 45 (34), as said south right-of-way line is now (July, 1986) laid out and established said point being 615 feet north of and 3250 feet west, more or less, of the southeast corner of Section 18, Township 8 North, Range 2 East, Madison County, Mississippi, and run thence northwesterly and along said south right-of-way line as follows: run thence north 70 degrees 01 west for a distance of 156.8 feet to the point of curvature of a curve to the right having a partial central angle of 10 degrees 38 minutes 45 seconds and a radius of 671.62 feet; run thence along said curve to the right for an arc distance of 124.79 feet (chord bearing and distance north 64 degrees 42 minutes west, 124.6 feet) to appoint; run thence north for a distance of 10.2 feet to a point in the center of the existing pavement of a public road, as said road is now laid out and established; run thence along said the centerline of the existing pavement as follows: run thence south 69 degrees 13 minutes east for a distance of 9.8 feet to a point; run thence south 71 degrees 05 minutes east for a distance of 90.1 feet to a point; run thence south 73 degrees 13 minutes east for a distance of 172.9 feet to a point; run thence south for a distance of 34.4 feet to the point of beginning.

The above described parcel of land is located in the Southeast Quarter (SE XI) of the Southwest Quarter (SW XI) of section 18, Township 8 North, Range 2 East, Madison County, Mississippi, and contains 6797 square feet, 0.15 acres more or less. 2178 square feet more or less is for additional right-of-way.

LESS AND EXCEPT

Beginning at a buggy axia located at the Southwest corner of the Eddie Neal et ux property as described in Deed Book 262 at Page 38 in the records in the office of the Chancery Clerk of Madison County, Mississippl, thence run South 86 degrees 07 minutes 38 seconds West, 34.4 feet to a set Iron pin; thence run North 957.94 feet to a set Iron pin; thence run East 36.7 feet to a found Iron pin; thence run South along an old wire fence line to the Point of Beginning.

EXHIBIT B

The subject property contains nine acres, more or less, and lies directly east of Falls Crossing fronting on Catlett Road. The character of the area surrounding the proposed development has changed substantially over the last fifteen years with nearby properties developing into neighborhoods including Falls Crossing, Johnstone, Saddlebrook, Ashbrooke, Reunion, Fieldstone, Devlin Springs, and Lake Caroline.

The developer has done much planning in the design of the proposed development. R-5 patio home district is requested and the minimum square footage of the patio homes will be 1800 square feet. There is a growing demand for this size home in this area. The developer plans to develop the property as an age restricted (55 years or older) development. This is a fast growing area and there is a demand for the proposed properties.

The proposed development will have a walking trail, pavilion and lake. See Exhibit C.

Authorization to Seek Rezoning

The undersigned record title owners of the nine acre tract that is the subject of a petition to rezone, do hereby authorize Sartain Associates, Inc. to seek said rezoning of the subject property from Medium Density Residential District (R-2) to Patio Homes District (R-5).

This the au day of 100 _____, 2018.

Samuel T. Hodges

Christy K Hodge

STATE OF MISSISSIPPI COUNTY OF MADISON

My commission expires:

MOTARY PUBLIC 80 No. 94612 Convision Expires October 27, 2021

EXHIBIT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signaturé
E Drint your name and address on the reverse	X Addressee
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	D. Is delivery address different from item 1?
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ar 1 Rickbridge Dr	(8)
MADISON MS. 39110	
9590 9402 3578 7305 4653 93	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Signature Confirmation □ Signature Confirmation
2. Article Number (Transfer from SSE) 5128 81:	☐ Delivery Hestricted Delivery ☐ Signature Confirmation ☐ Insured Mail Restricted Delivery (over \$500)
Fo Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
	1 (Fig. 1) (Fig. 1) (Fig. 1) (Fig. 1) (Fig. 1)
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	X Addressee
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits. 1. Article Addressed to:	D. Is delivery address different from item 1? Yes
Portis DINIEUE LEE	If YES, enter delivery address below: No
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MADISON ME 39110	
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2. Article Number / 0000 5128 8055	ect on Delivery Restricted Delivery Signature Confirmation Signature Confirmation Insured Mail Restricted Delivery Restricted Delivery
	(over \$500) Domestic Return Receipt
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so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
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9590 9402 3578 7305 4653 55	☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
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Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	A COUNT PLE Addressee
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1. Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
ERIN HARVEY	
213 Rockebridge Dr	
MADISON Ms. 39110	
N/40(901) 119. 21112	
9590 9402 3578 7305 4654 23	3. Service Type
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PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
SENDER: COMPLETE THIS SECTION	A. Signature
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so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	11-17-10 2015 3 10 15
Article Addressed to:	D. Is delivery address different from item 1? Yes
Tiffany Davis	If YES, enter delivery address below: No
Tiffany Davis 209 ROCKbridge Dr MADISON MS. 39110	
MADISON MS. 39110	
### BOOK 9402 3578 7305 4654 16	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Registered Mail™ ☐ Registered Mail® ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted ☐ Delivery ☐ Delivery ☐ Delivery
9990 9402 5570 7500 4004 10	☐ Certified Mail® Delivery ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery ☐ Merchandise
Article Number (Transfer from service label)	☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Signature Confirmation
7016 3560 0000 5128 810	1ail Restricted Delivery Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
■ Print your name and address on the reverse	X 2 C M Q Addressee
so that we can return the card to you. at Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	
1. Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
Rhonda Jameson	
220 Rockbridge Dr	
WHADISON MS. 3911C	SINIC
COMMITTED COMM	3. Service Type
0500 0400 2579 7205 4655 52	☐ Adult Signature ☐ Registered Mail™ ☐ Registered Mail ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Delivery
9590 9402 3578 7305 4655 53	Certified Mail Restricted Delivery Collection Delivery Merchandise
2. Article Number (Transfer from 1997) 5128 83	n Delivery Restricted Delivery ☐ Signature Confirmation™
207P 32PO 0000 2759 93	insured Mail Restricted Delivery Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	SHERILY IN ECT CITY
	D. Is delivery address different from item 1? If YES, enter delivery address below: No
5 hare line blee	II TES, elitel delivery delivery
105 RUCKBRIDGE Dr	Manager 15 of the
MADISON Ms. 35110	
9590 9402 3578 7305 4654 09 2. Article Number (Transfer from service label)	Service Type
7016 3560 0000 5128 81	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	X Agent NAddressee
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits. 1. Article Addressed to:	D. Is delivery address different from item 1? Yes
Jonathan Hill	If YES, enter delivery address below: No
228 RUCKBridge Dr	
MADISON MS 39110	
9590 9402 3578 7305 4655 39	3. Service Type ☐ Priority Mail Express®☐ Adult Signature ☐ Registered Mail™☐ Registered Mail™☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Certified Mail®☐ Extricted Delivery☐ ☐ Cellect on Delivery☐ ☐ Collect on Delivery☐ ☐ Signature Confirmation™☐ ☐ Signature Confirmation™☐
2. Article Number (Transfer from service lebel) 7016 3560 0000 5128 8325	ured Mail Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	(over \$500) Domestic Return Receipt
	COMPLETE THIS SECTION ON DELIVERY
SENDER: COMPLETE THIS SECTION	A-Signature
 Complete items 1, 2, and 3. Print your name and address on the reverse 	Agent
so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	LIAMES IN GILLEY 3 518
Article Addressed to:	D. Is delivery address different from item 1? Yes If YES, enter delivery address below: No
JAMES MEGINNEY	
354 CATLETT Rd	
MADISON MS. 39110	
9590 9402 3578 7305 4656 38	3. Service Type □ Priority Mail Express® □ Registered Mail™ □ Registered Mail™ □ Registered Mail Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Registered Mail Restricted Delivery □ Return Receipt for Merchandise
2. Adiala M	an Delivery Restricted Delivery □ Signature Confirmation □ Signature Confirmation Restricted Delivery □ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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■ Print your name and address on the reverse	X Addressee
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or on the front if space permits.	D. Is delivery address different from item 1? ☐ Yes
Article Addressed to:	If YES, enter delivery address below:
DAWN Benten	9 = = =
gel Rockbridge Dr	
MADISON 1/3. 39110	
111401901 202 99110	
	3. Service Type □ Priority Mail Express® □ Registered Mail™ □ Registered Mail™ □ Registered Mail Restricted
9590 9402 3578 7305 4653 93	☐ Certified Mail® Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
2. Article Number (Transfer from section 51,28 81	Delivery Delivery Restricted Delivery Signature Confirmation Signature Confirmation
2. Article Number (Transfer from STICE BL)	□ Insured Mail Restricted Delivery (over \$500)
Fo Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
Po Folim Co Friday 25	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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 Complete items 1, 2, and 3. Print your name and address on the reverse 	X Addressee
so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailplece, or on the front if space permits.	1 North a Let
1 Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Portia DINIEUE Lee	43° 3° - \
975 RockBridge Dr	
MADISON ME 39110	
<i>M</i> 1 · · · · · · · · · · · · · · · · · ·	
	3. Service Type ☐ Adult Signature ☐ Registered Mail™
9590 9402 3578 7305 4654 54	Adult Signature Restricted Delivery Registered Mail Restricted Delivery Certified Mail Restricted Delivery Return Receipt for
	ect on Delivery Merchandise Signature Confirmation™
2. Article Number / 1000 5128 8055	ict on Delivery Restricted Delivery Signature Confirmation Signature Confirmation Restricted Delivery
, 5	(over \$500) Domestic Return Receipt
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Hetari Necespt
	COMPLETE THIS SECTION ON DELIVERY
SENDER: COMPLETE THIS SECTION	A. Signature
Complete items 1, 2, and 3. The reverse and address on the reverse	Agent
Print your name and address on the reverse so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	EARL B. H. III (3)00118
1. Article Addressed to:	D. Is delivery address different from item 1?
Dee Deve Comp LAC	If 125, enter delivery address 5500
Dee Deve Comp LAC 301 Catlett Rd.	
MADISEN US. 39110	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
Management of the control of the con	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery Delivery
9590 9402 3578 7305 4653 55	Certified Mail Restricted Delivery Certified Mail Restricted Delivery Gollect on Delivery Merchandise
Article Number (Transfer from service label)	☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation
2. Atticle Namber (Markets)	Insu: Wail Restricted Delivery Restricted Delivery

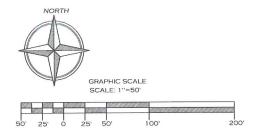
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	X CM HOUN MA Addressee
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	D. Is delivery address different from item 1? Yes
Article Addressed to:	If YES, enter delivery address below:
ERIN HARVEY	
213 Rockbridge Dr	
MADISON Ms. 39110	
11/401901/11/20 27/11	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
MATERIAL STATES OF THE PROPERTY OF THE PROPERT	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted
9590 9402 3578 7305 4654 23	☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
2 Article Number Transfer from marine labor.	☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation ☐ Signature Confirmation ☐ Signature Confirmation
7016 3560 0000 5128 809	Mail Restricted Delivery Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse	X Agent
so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	11-12-10 2005 3 10-15
1. Article Addressed to:	D. Is delivery address different from item 1? Yes
Tiffany Davis 209 Rockbridge Dr MADISON MS. 39110	If YES, enter delivery address below: No
209 ROCKbilde Dr	
MADISON ME BUILD	
1	
	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™
9590 9402 3578 7305 4654 16	☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Delivery
	□ Collect on Delivery
Article Number (Transfer from service label)	Mail Signature Confirmation
7016 3560 0000 5128 810	fail Restricted Delivery 0) Restricted Delivery 0)
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
■ Print your name and address on the reverse	X Z C A A A Gent
so that we can return the card to you. Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits.	
Article Addressed to:	D. Is delivery address different from Item 1? Yes If YES, enter delivery address below: No
Rhonda Jameson	2/20-
220 Rockbridge Dr	0 4 7 7 /-
WIADISON MS, 3911C	LEW CO.
	3. Service Type
	Service Type
9590 9402 3578 7305 4655 53	☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Return Receipt for
2. Article Number (Transfer from section 1)	Collect on Delivery Merchandise
7016 3560 0000 5128 83	Aail Signature Confirmation Restricted Delivery Restricted Delivery
1040 4-	(over \$500)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A. Signature
Print your name and address on the reverse so that we can return the card to you.	Addressee
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits. 1. Article Addressed to:	D. Is delivery address different from item 1? Yes
charles Olee	If YES, enter delivery address below: No
205 Rockbridge Dr	
205 KULKBILLIGE DI	
MADISON Ms. 35/10	
9590 9402 3578 7305 4654 09	3. Service Type
2. Article Number (Transfer from service label)	il ail Restricted Delivery Restricted Delivery
7016 3560 0000 5128 81 PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt
PS Form 36 11, July 2013 Fair 7355-52 333 3355	
	COMPLETE THIS SECTION ON DELIVERY
SENDER: COMPLETE THIS SECTION	A. Signature
Complete items 1, 2, and 3.Print your name and address on the reverse	Agent
so that we can return the card to you.	B. Received by (Printed Name) C. Date of Delivery
Attach this card to the back of the mailpiece, or on the front if space permits.	Jonahan W Hill 2.
Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Schathan Hill	
228 RUCKBridge Dr	
MADISON MS 39110	
9590 9402 3578 7305 4655 39	3. Service Type
2. Article Number (Transfer from service Intelligence 7016 3560 0000 5128 8325	In Collection Delivery Restricted Delivery Signature Confirmation Signature Confirmation Signature Confirmation Signature Confirmation Restricted Delivery Restricted Delivery Signature Confirmation Signatu
PS Form 3811, July 2015 PSN 7530-02-000-9053	(over \$500) Domestic Return Receipt
P3 F0111 00 11, adiy 2010 F311 7330-02-000-3030	
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3.	A-Signature
Print your name and address on the reverse so that we can return the card to you.	Addressee
Attach this card to the back of the mailpiece,	B. Received by (Printed Name) C. Date of Delivery
or on the front if space permits. 1. Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes
JAMES MEGIVNEY	If YES, enter delivery address below: No
354 CATLETT Rd	
MADISON MS. 39110	
9590 9402 3578 7305 4656 38	3. Service Type
2. 4207 2400 0000 7701 9	3 5 5 Signature Confirmation Restricted Delivery

DEVELOPMENT SUMMARY

- * PROPERTY 9.2 ACRES
- * GREENSPACE 12%
- * PROPOSED ZONING R5
- * 31 PROPOSED LOTS 7,000 S.F. MIN.
- * DETENTION PROVIDED



This master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the uses and locations illustrated on this plan without notice. All measurements and acreages shown are approximate.



LOCATOR MAP

