

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

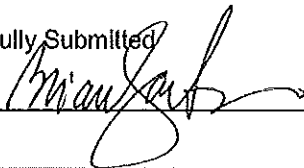
Name and Address of Applicant: Sartain Associates Inc. 1 Laws Crossing Madison, MS 39110	Address of Property 343 Callett Road Madison, MS 39110
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
February 28, 2018	R-2	See (Exhibit A)	082D-18 -003/01.00 082D-19 -020/00.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted



Petition submitted to Madison County Planning and Development Commission on 2-28-2018

Recommendation of Madison County Planning and Development Commission on Petition 4-12-2018 Denied Filed Appeal to B.O.S.

Public Hearing date as established by the Madison County Board of Supervisors June 18th 2018 tabled July 2-2018 Approved

Final disposition of Petition Approved 7-2-18 2,000 s.f. min

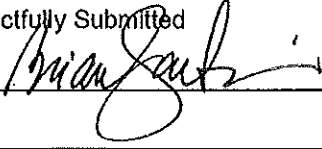
APPLICATION FOR VARIANCE
Front setback of 15 feet
Rear setback of 10 feet

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 R-5	See (Exhibit A)	082D-18 -003/01.00 082D-19 -020/00.00	X	See (Exhibit B)

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

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 of 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:

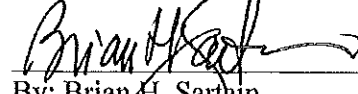
SEE EXHIBIT "C"
9. The current owners, who have executed a sales contract with the Petitioner, have authorized the Petitioner to file this petition.

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
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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. 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 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 Eddle 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, 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.

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.

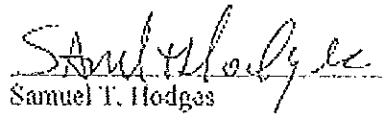
The developer has done much planning in the design of the proposed development. R-5 patio home district is requested and the minimum square footage of the patio homes will be 1800 square feet. There is a growing demand for this size home in this area. The developer plans to develop the property as an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

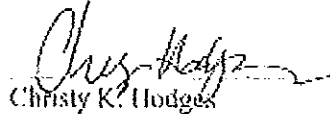
The proposed development will have a walking trail, pavilion and lake. See Exhibit C.

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).

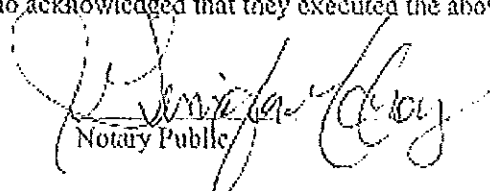
This the 21 day of Feb, 2018.


Samuel T. Hodges


Christy K. Hodges

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21 day of Feb, 2018, within my jurisdiction, the within named Samuel T. Hodges and Christy K. Hodges, who acknowledged that they executed the above and foregoing instrument.


Notary Public

My commission expires:

