

**APPLICATION FOR REZONING**

*I-2 to R-2*

<b>Name and Address of Applicant:</b> <i>Scott &amp; Melissa Rye</i> <i>119 McCullough Lane</i> <i>Flora, MS 39071</i>	<b>Street Address of Property (if different address):</b> Same <i>117B Memorial Drive</i> <i>Flora, MS 39071</i>
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>8-31-2018</i>	<i>I-2</i>	See (Exhibit A)	<i>061I-37A-003/04</i>	X	See (Exhibit B)

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

Comments

Respectfully Submitted

*Scott & Melissa Rye*  
 \_\_\_\_\_  
*Melissa Rye*  
 \_\_\_\_\_

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 -- 32  
TOWNSHIP 9 NORTH, RANGE 1 ~~EAST~~/WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER: Scott & Melissa Rye

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Scott & Melissa Rye, 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 32 Township 9 N, Range 1 W, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 3.74 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 R-2 zoning, and reclassifying this property from its present I-2 District classification to a R-2 District.

Respectfully submitted, this the 31st day of August, 2018.

*Scott Akye*

*Melissa Rye*

\_\_\_\_\_, Petitioner

This area even though zoned I-2 Industrial has seen a decrease in Industry and most of the Industrial Property in this area is undeveloped. The Kearney Park area has approximately eighteen residential structures located on I-2 Industrial Property. The petitioner feels the property is better suited for R-2 Residential Use which surrounds this area.

To whom it may concern:

We are Scott and Melissa Rye and we are trying to get the following property,

117B Memorial Drive, Flora MS 39071,

re-zoned from I1 to R2 so that we may build a house on the property and give us a place to call our forever home. We currently reside just down Livingston Vernon Rd, but would love to

make this property beautiful like the rest of the homes around the area. We have been asked

to notify the neighbors whos property is within 160 feet of the above said address of what we are wanting to do, and to let you know that if you have an issue with any of this to come to the

meeting on the 18<sup>th</sup> day of October 2018 at

125 W. North St. Canton, MS / Administrative Office

at 9:00am and let your opinoin of this decision be heard. If you do not have an issue with us getting it re-zoned and building a home on the above said property, you DO NOT have to attend this meeting at all. We appreciate the time you have taken to read this letter and we hope to very soon become your neighbors.

Thanks again,

Scott Rye

Scott Rye

8-14-18

Date

Melissa Rye

Melissa Rye

8-14-18

Date

To whom it may concern:

I James Renicker currently own the following said properties <sup>117B</sup>~~418~~ Memorial Drive Flora, Ms  
39071 . I am giving Scott and Melissa Rye my permission to try and get the above property re-  
zoned from I1 to R2 so that they may build their forever home of the said property.

James M. Renicker  
James Renicker

8-9-18  
Date

Scott Rye  
Scott Rye

8-9-18  
Date

Melissa Rye  
Melissa Rye

8-9-18  
Date

April Dunlap  
Notary



8/9/2018  
Date



James Renicker  
118 Memoria DR  
Flora, MS 39071

~~Robert Gaston~~

~~Jordan~~ John Lee + Earline Jordan  
★ 721 Kearney Park RD.  
Flora, MS 39071

The ★  
Woodlands of Flora LLC  
721 Kearney Park RD.

~~Horizon Development LLC~~  
Rusty Runnels ★

\* West Madison Utility Co  
443 Livingston Vernon RD.

\* Flue + Mabel Kelly (Kelly's welding service)  
449 Moore RD. Avenue.  
Flora, MS ~~39071~~ 39071

~~Barrett~~ \* Gaston + Etal Barrett

owns  
in front of  
Property +  
woods to left  
of Property.

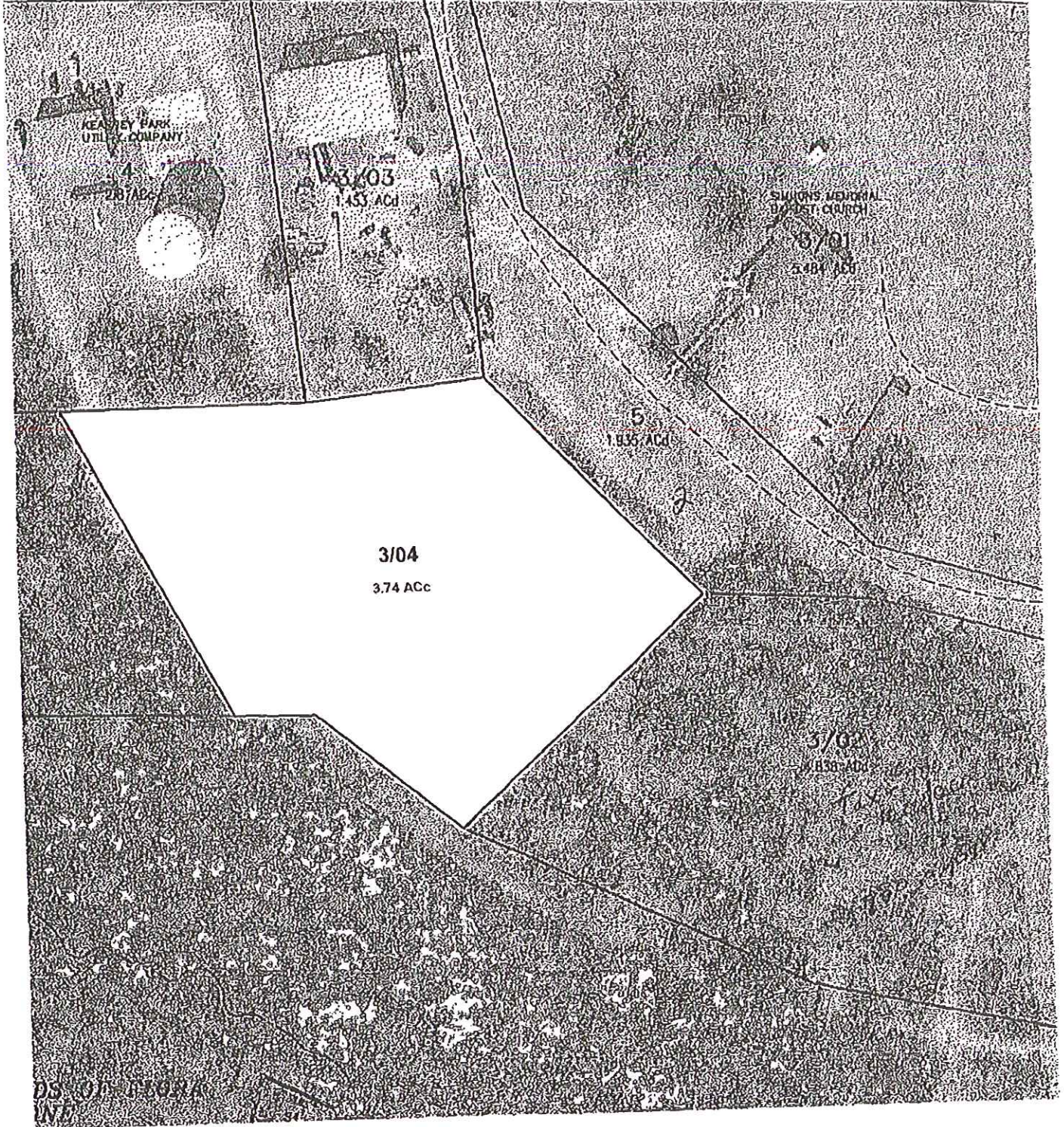
\* Simmons Memorial Baptist Church.  
Shows 118 Memorial Drive.  
Flora MS 39071



SEE

Moore Avenue (Livingston Vernon Road)

MOORE AVENUE



05/07/2014



**SPECIAL WARRANTY DEED**

Document prepared by: James M. Renicker  
P.O. Box 4560  
Greenville, MS 38704  
Ph: 662-347-9725

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, James C. (Chad) Douglas and Mark E. Lancaster as TRUSTEES FOR SIMMONS MEMORIAL BAPTIST CHURCH OF FLORA, MISSISSIPPI, Grantor, does hereby grant, bargain, sell, convey, and specially warrant unto James Myron Renicker (Single), Grantee, the following described land, 3/04 - 3.74 ACc, lying, being and situated in Madison County, State of Mississippi, to-wit:

Being situated in the Northeast  $\frac{1}{4}$  of Section 32, Township 9 North, Range 1 West, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of the said Section 32 and run thence North 89 degrees 59' 14" West for a distance of 2650.24 feet along the South line of the said Section 32 to the Easterly right of way line of the Illinois Central Gulf Railroad; thence North 22 degrees 46' 28" West for a distance of 2103.20 feet along the Easterly right of way line of the Illinois Central Gulf Railroad; thence South 67 degrees 13' 32" West for a distance of 25.0 feet along a right of way offset; thence North 22 degrees 46' 28" West for a distance of 3654.10 feet along the said Easterly right of way of the Illinois Central Gulf Railroad to the Southerly right of way line of Moore Avenue (Livingston Vernon Road), said Southerly right of way line being 30 feet from the center line of the said Moore Avenue (Livingston Vernon Road); thence South 22 degrees 46' 28" East for a distance of 766.56 feet along the said Easterly right of way line of the Illinois Central Gulf Railroad; thence South 89 Degrees 42' 26" East for a distance of 2459.85 feet to the POINT of BEGINNING for the parcel herein described; thence run 372.856 feet along the arc of a 911.11 foot radius curve to the right, said arc having a 370.259 foot chord which bears North 31 degrees 25' 23" West; thence North 89 degrees 56' 01" East a distance of 246.73 feet; thence North 85 degrees 04' 17" East for a distance of 159.77 feet; thence South 45 degrees 37' 57" East for a distance of 287.07 feet; thence South 44 degrees 33' 10" West for a distance of 372.70 feet; thence run 208.012 feet along the arc of a 1025.526 foot curve to the right, said arc having 207.655 foot chord which bears North 48 degrees 57' 26" West; to the POINT OF BEGINNING, containing 3.744 acres more or less.

This conveyance is made subject to all restrictions, easements, and mineral reservations of record in the office of the Chancery Clerk of the aforesaid county. Ad valorem taxes on the aforesaid property shall be prorated between Grantor and Grantee as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantors, this the 29 day of July, 2013.

James C. (Chad) Douglas  
943 Livingston Vernon Road  
Flora, MS 39071  
Ph: 601-874-1933

Mark E. Lancaster  
345 McCullough Lane  
Flora, MS 39071  
Ph: 601-497-5036

By: James C. Douglas By: Mark E. Lancaster  
Trustees of: SIMMONS MEMORIAL BAPTIST CHURCH OF FLORA

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appearing before me, the undersigned Notary Public in and for the aforesaid County and State, the above named James C. Douglas and Mark E. Lancaster, trustees of the Simmons Memorial Baptist Church of Flora, MS, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by Simmons Memorial Baptist Church to do so.

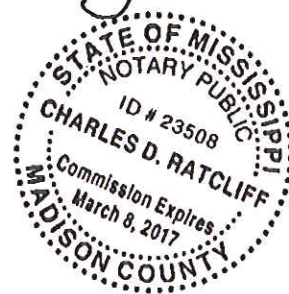
SWORN TO AND SUBSCRIBED BEFORE me, this the 29 day of July, 2013.

Charles D. Ratcliff  
NOTARY PUBLIC

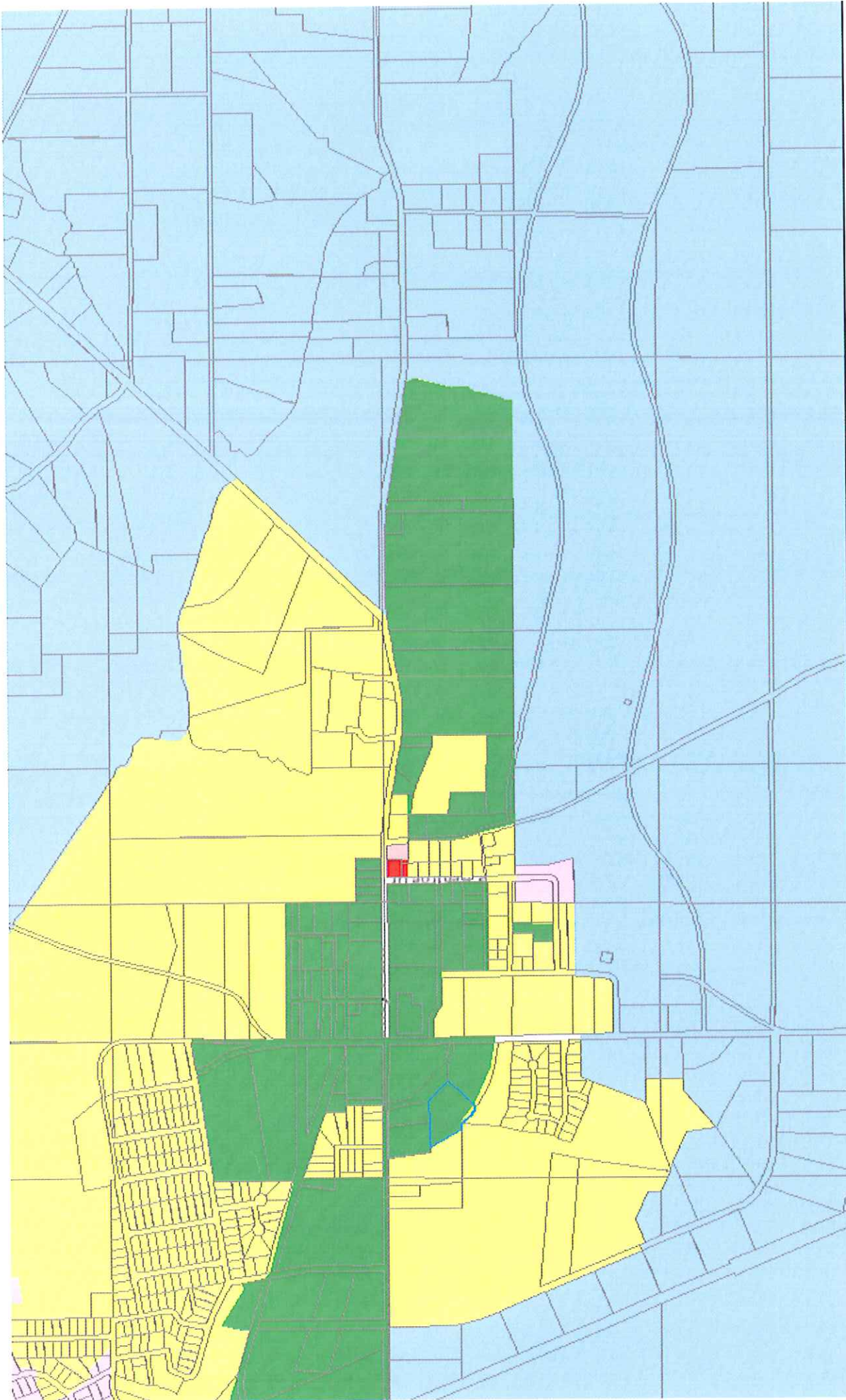
My Commission Expires:  
03/08/2017

Grantee's Address/After recording, return document to:  
James M. Renicker  
P. O. Box 4560  
Greenville, MS 38704  
Ph. 662-347-9725

2200  
517 (E)



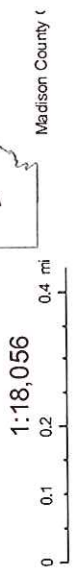




# Madison County Web Map

- Parcels
  - Zoning
- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> C-1 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> MHP |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> C-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-1 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> I-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-2 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> A-1 |   |

*Madison  
County  
GIS*







# Madison County Web Map

- Parcels
- Township Range
- MHP
- Roads
- Zoning
- R-2
- Public
- I-2





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