

APPLICATION FOR SPECIAL EXCEPTION

Name and Address of Applicant: WA Wanda Lacy - Kirkland 135 Herrick Ln Madison MS 39110	Street Address of Property (if different address): Same Address assigned upon approval per E 211 Parcel B, 2.85 acre
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
8/26/18	C-2	See (Exhibit A)	082E-21-004/03	X	See (Exhibit B)

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Wanda Lacy - Kirkland



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 _____

Wooldridge & Associates

368 Highland Colony Parkway

Ridgeland, Mississippi

August 21, 2018

Scott Weeks

Planning and Zoning Director

Madison County , Mississippi

Re: A Conditional Use Request for

Assisted Living on Calhoun Station Parkway

Dear Scott,

Please find that we are requesting a conditional use for a piece of property curenly zoned C-2.

The request for the conditional use is for the placement of a new constructed assisted living facility.

As required by the zoning ordance

a. The ingress and egress to the property shall be off Calhoun Station Parkway, which is a 4 laned street in an area with new commercial development.

b. There shall be off street parking on the site to satisfy the need of the facility and the requirements of the County.

August 28, 2018

Scott Weeks

Community Development Director

Maison County , Mississippi

Re: Assisted Living on Calhoun Station Parkway, Gluckstadt, Ms

Dear Scott,

Please find that I am giving permission for Lawanda Kirkland to seek a conditional use for the purpose of placing an assisted living facility on the property located on parcel B, 2.85ac. ID# 082E-21-004/03.00 of 309 Church Road on the south property line accessing Calhoun Station Parkway.

Thank you,



Kathleen Wood

Property Owner



P. O. Box 107
Canton, MS 39046

Phone: (601) 856-5969
Fax: (601) 856-8936

August 30, 2018

RE: Gluckstadt Assisted Living Facility
Section 21, T8N, R2E
Madison County, Mississippi

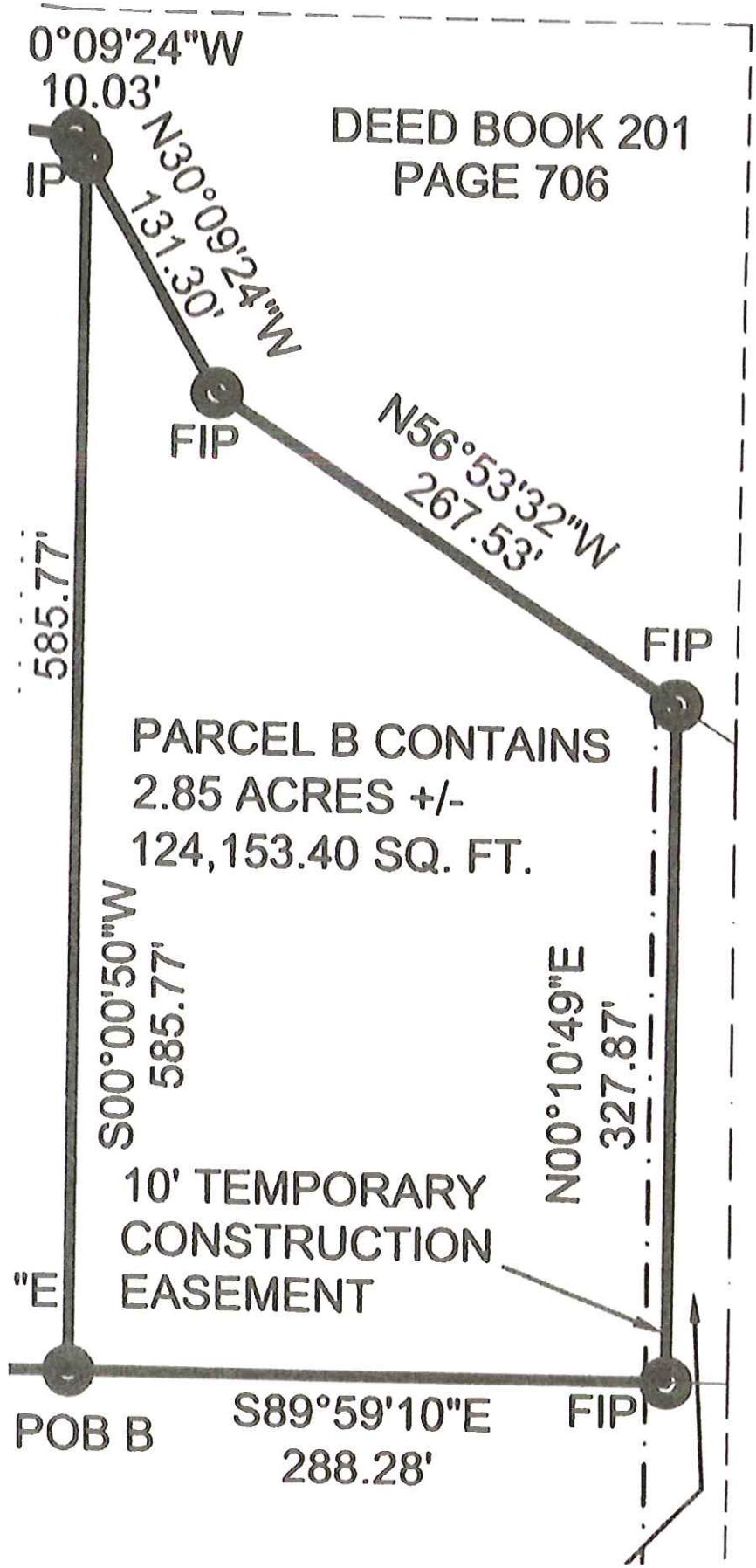
To Whom it May Concern

Please be advised that the area to be developed as the Gluckstadt Assisted Living Facility, located in the Southwest 1/4 of Section 21, Township 8 North, Range 2 East, does lie within Bear Creek Water Association's water and sewer certificated area. This property is on the westerly side of Calhoun Parkway. The association will provide the development with water and sewer services in accordance with its standard water and sewer extension policies and procedures.

Please contact me if you need any additional information.

Sincerely,

Nolan P. Williamson, P.E.
General Manager

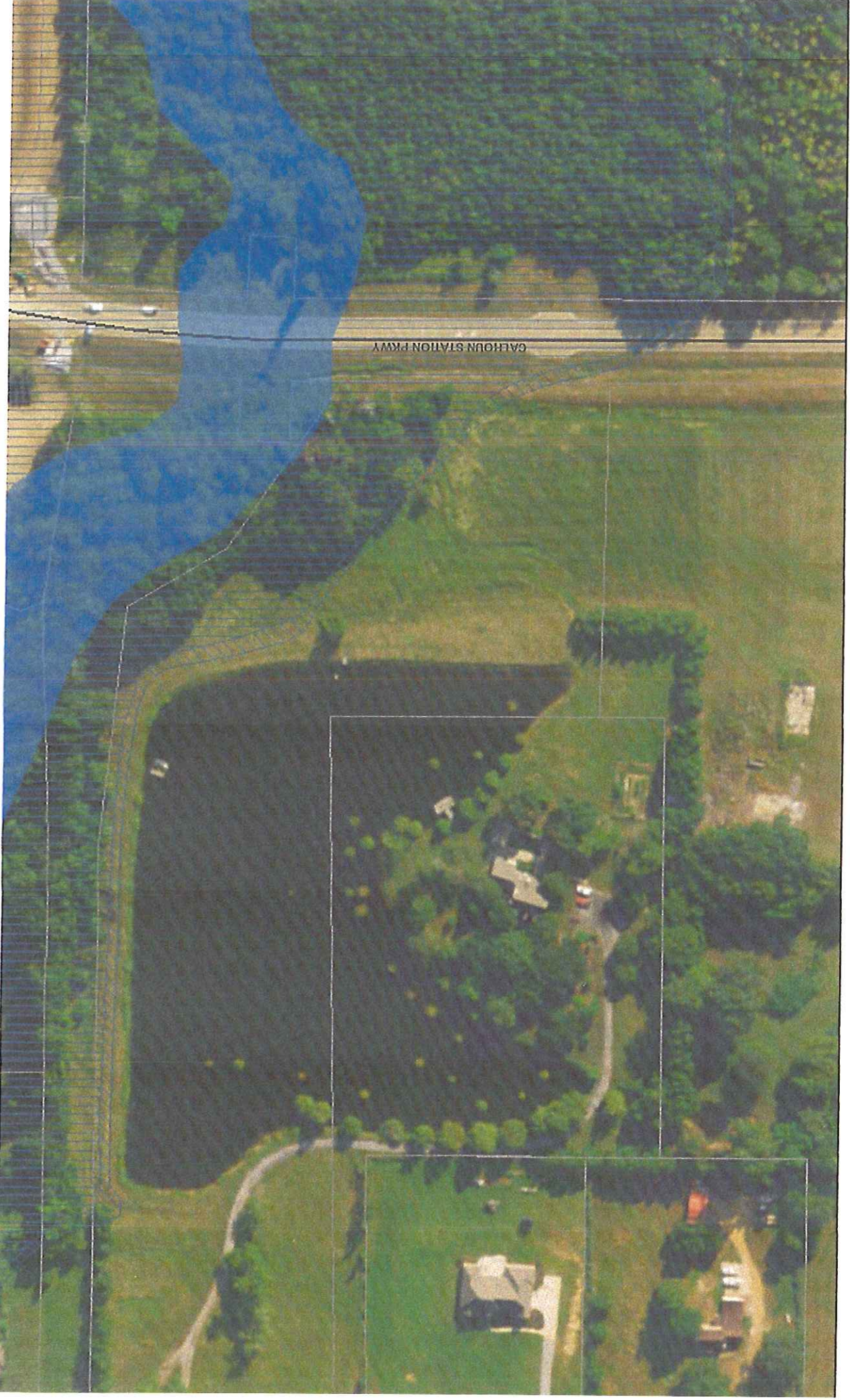


CALHOUN STATION

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

- Flood Plain**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
-  AE,
-  Floodway
- Roads**
-  Parcels
-  Public

*Madison
County
GIS*

0 0.0125 0.025 0.05 m
 1:2,257
 Madison County GIS

KATHLEEN & PATRICK WOOD
(R-1)

S00°00'50"W
585.77'

5' REAR YARD SETBACK

PROPOSED DETENTION AREA

FLOODWAY ZONE X

NORTH

ANNETTE MARIA SCHMIDT HARROLD
(C-2)

1. SITE SQUARE FEET = 124,199SF
2. BUILDING SQUARE FEET = 23,413SF
3. SITE COVERAGE RATIO = 19%
4. PROPERTY ZONED C-2
FRONT SETBACK = 35'
SIDE & REAR SETBACK = 5'
FRONT YARD LANDSCAPING = 15'
5. BUILDING USAGE = ASSISTED LIVING
6. FACILITY SIZE = 40 ROOMS
7. 46 PARKING SPACES PROVIDED (INCLUDES 2 ADA SPACES)
8 EMPLOYEES (MAX)
REMAINING SPACES FOR RESIDENTS (APPRX. 20%)
AND VISITORS
PARKING SPACE SIZE = 10'X20' (200SF) 180SF REQUIRED

CALHOUN STATION PARKWAY

SITE PLAN
SCALE: 1"=20'-0"

DR RAKSHA SETHI
(C-2)

DUMPSTER ENCLOSURE / GENERATOR SCREEN
SCALE: NTS

REVISIONS	BY



WOODRIDGE & ASSOCIATES
873 HWY. 614, SUITE D
ROSELAND, MS 39167
601-609-8888

The Villa of Madison
Calhoun Station Parkway
Gluckstadt, Mississippi

NO.	DATE

DATE: AUGUST 31, 2018

SCALE: NTS

JOB NO.:

SHEET:

S1

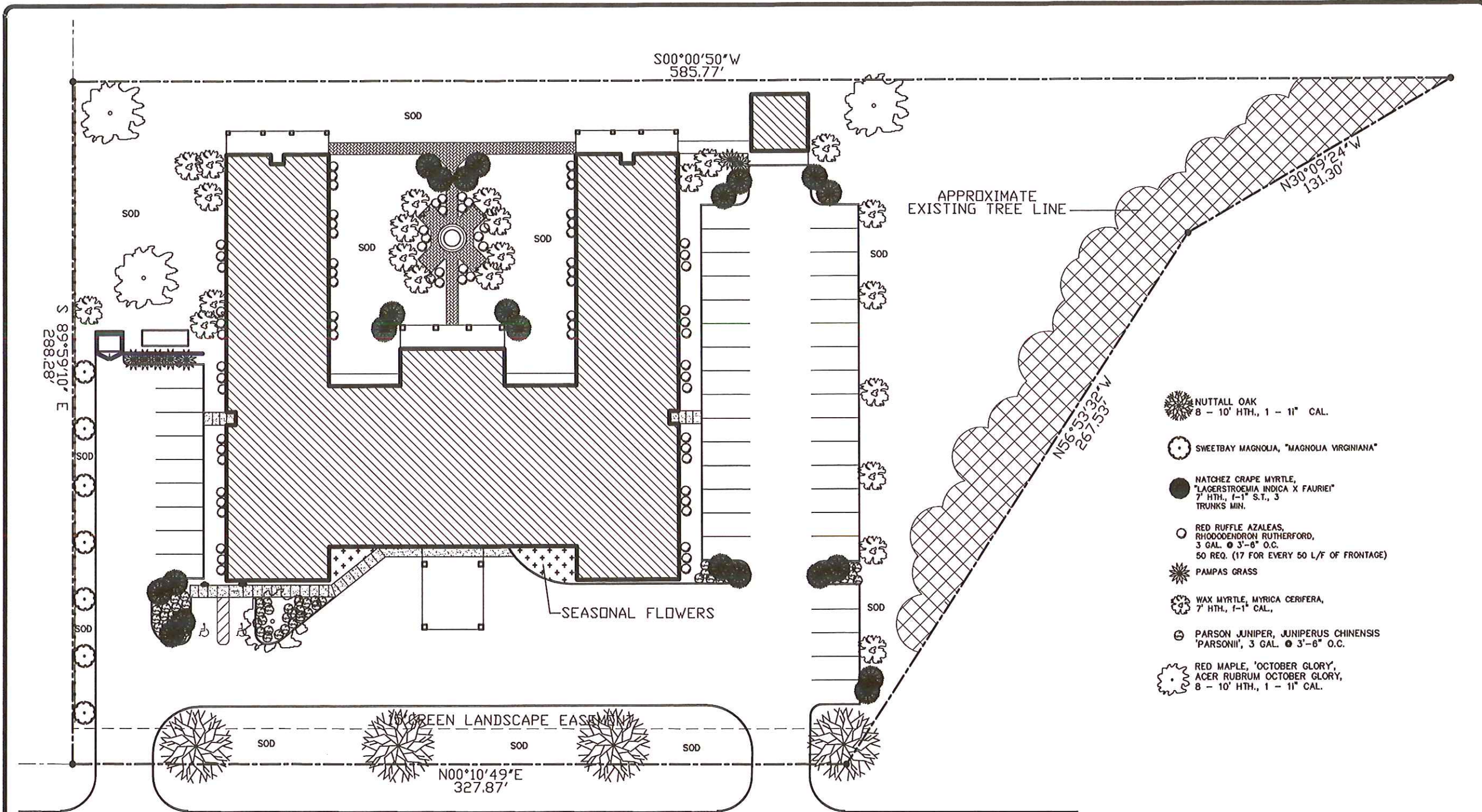
OF SHEETS

REVISIONS	BY

W
 WOODRIDGE & ASSOCIATES
 673 HWY. 51N, SUITE D
 RIDGELAND, MS 39167
 601-809-8888

The Villa of Madison
 Calhoun Station Parkway
 Gluckstadt, Mississippi

DATE
DESIGN
DATE
AUGUST 31, 2018
SCALE
JOB NO.
SHEET
L1
DATE



- NUTTALL OAK
8 - 10' HTH., 1 - 1" CAL.
- SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"
- NATCHEZ CRAPE MYRTLE,
"LAGERSTROEMIA INDICA X FAURIEI"
7' HTH., 1-1" S.T., 3
TRUNKS MIN.
- RED RUFFLE AZALEAS,
RHODODENDRON RUTHERFORD,
3 GAL. @ 3'-6" O.C.
50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)
- PAMPAS GRASS
- WAX MYRTLE, MYRICA CERIFERA,
7' HTH., 1-1" CAL.
- PARSON JUNIPER, JUNIPERUS CHINENSIS
'PARSONII', 3 GAL. @ 3'-6" O.C.
- RED MAPLE, 'OCTOBER GLORY',
ACER RUBRUM OCTOBER GLORY,
8 - 10' HTH., 1 - 1" CAL.

CALHOUN STATION PARKWAY

LANDSCAPE PLAN
 SCALE: 1"=20'-0"

REVISIONS	BY

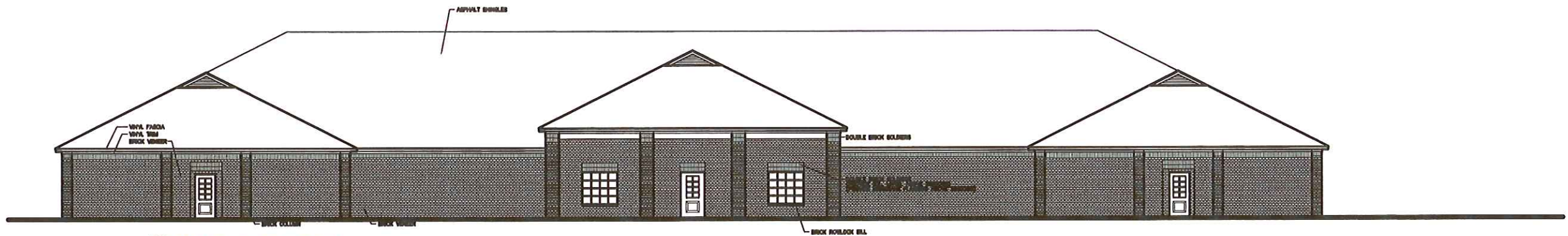
W
 WOODRIDGE & ASSOCIATES
 573 HWY. 51N, SUITE D
 RIDGELAND, MS 39157
 601-809-8666

The Villa of Madison
 Calhoun Station Parkway
 Gluckstadt, Mississippi

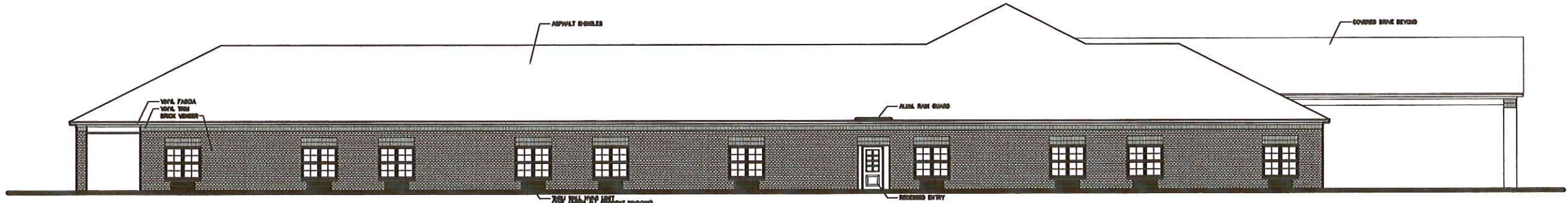
DATE
 CHECKED
 DATE
 JUNE 5, 2013
 SCALE
 JOB NO.
 SHEET
A3.0
 OF SHEETS



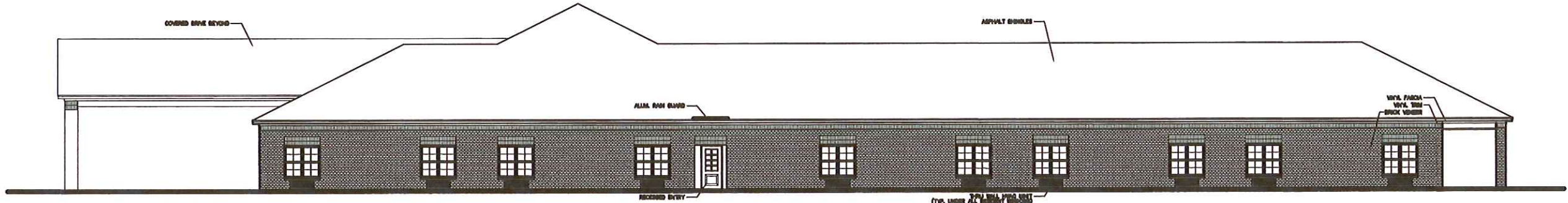
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

Additional flood hazard information

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was State Plane Mississippi West FIPS Zone 2302. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services, NOAA, NNGS12
National Geodetic Survey SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by the State of Mississippi. This information was photogrammetrically compiled at a scale of 1:400 from aerial photography dated March 2009.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydrologic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

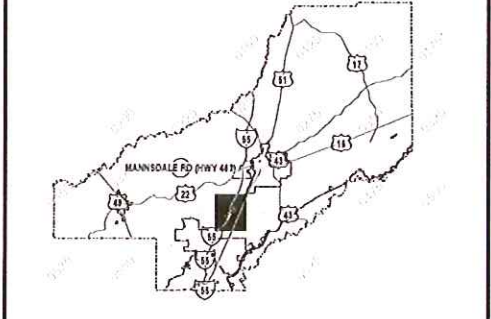
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-6616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-5020 and its website at <http://www.fema.gov/>.

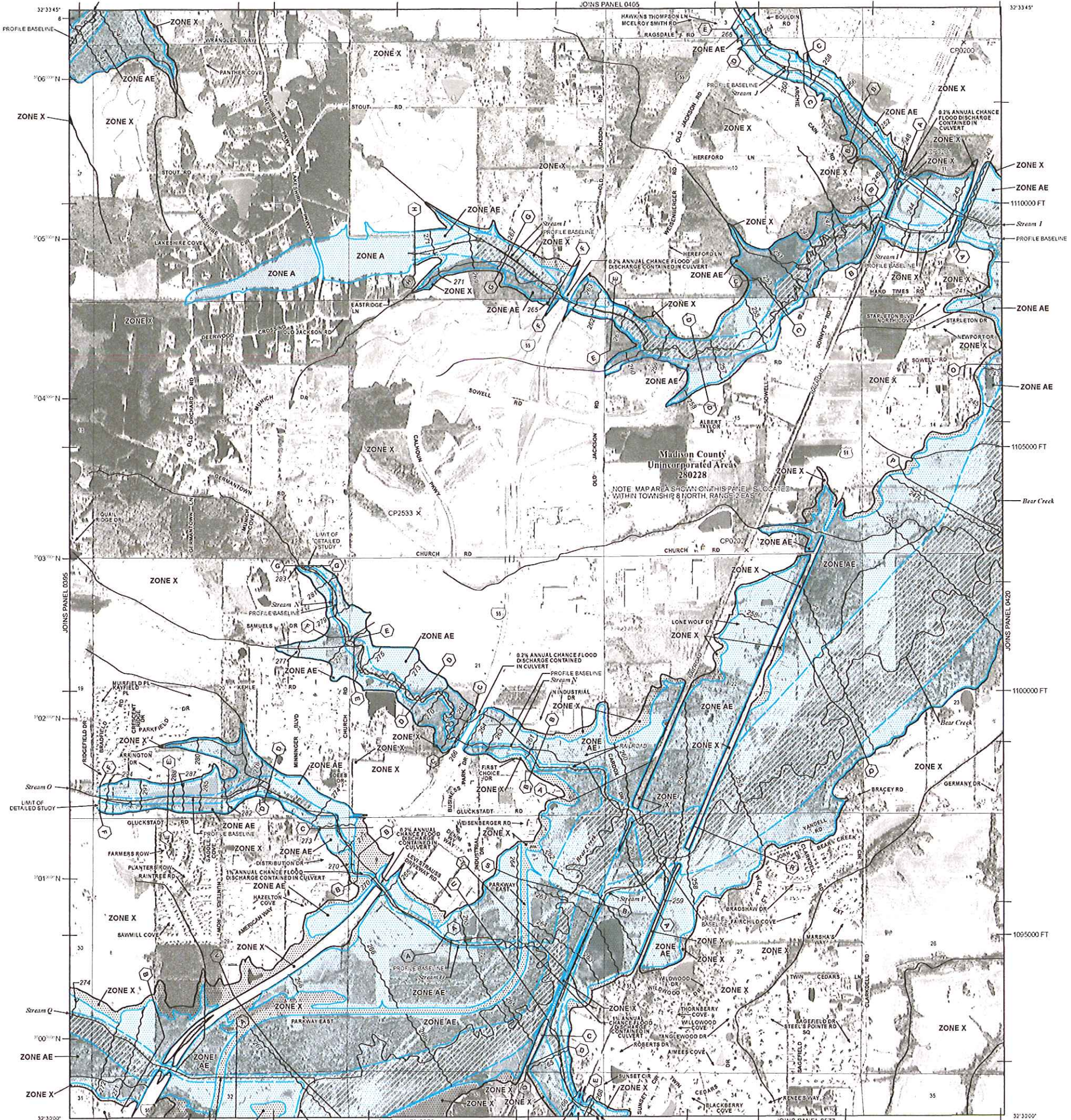
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2677) or visit the FEMA website at <http://www.fema.gov/>.

Elevation Reference Marks

- CP0200
- CP0201
- CP0202
- CP2533



MADISON COUNTY AND INCORPORATED COMMUNITIES FIRM PANEL LOCATOR



1% chance of flooding in areas subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AR, AS, AV, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AD Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE AS Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE AV Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- Limit of Moderate Wave Action Definition

513 (EL 597)
(E) 513
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988

(A) (A) Cross section line
(2) (2) Transit line

97 07 37, 32 22 37 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
475 77 00 E 1000-meter Universal Transverse Mercator grid ticks, zone 15
6000000 FT 5000-foot grid values; Mississippi State Plane coordinate system, West Zone (SPS ZONE = 2302), Transverse Mercator projection
DX5510 Bench mark (see explanation in Notes to Users section of this FIRM pane)
M 1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
APRIL 15, 1994

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
FEBRUARY 4, 1998 - to decrease base flood elevations to add roads and road names, and to change special flood hazard areas and floodways
MARCH 17, 2010 - to decrease base flood elevations to add roads and road names, and to change special flood hazard areas and floodways

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

NFIP

PANEL 0415F

FIRM

FLOOD INSURANCE RATE MAP

MADISON COUNTY, MISSISSIPPI

AND INCORPORATED AREAS

PANEL 415 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTENTS

COMMUNITY	NUMBER	PANEL	SUFFIX
MADISON COUNTY	280228	0415	F

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
28089C0415F

MAP REVISED