

February 25, 2019

Scott Weeks

Planning and Zoning Administrator

Canton MS 39046

We, Billy and Patrice Peacock, are asking the Zoning Committee for special permission to set a new mobile home on the residential area of our 10 acre property. This property is located at 385B Holmes Hollow LN Canton, MS 39046, and roughly half of it is zoned R1 and the other half is zoned A1. Our request is only for a temporary time being that the covenants specify that this type of dwelling may only be on any property for one year from time of placement.

We are placing the mobile home on the property so that we can be there during the building of our home. That being said, if allowed to move the mobile home to the residential side of the zoning, we would only need to install one sewer treatment plant and one driveway to be used by both dwellings. Some other reasons for placing mobile home on the residential side is, we will not have to remove so many trees. Part of the allure of the country is having all of those trees on the property. Another reason is, we would hate to disrupt our neighbors view. If we were to place the mobile home on the agricultural side, our neighbors, the Hart's, would have the view of a mobile home from their front porch and then when we moved the mobile home, they would have a hole in the woods to look at.

This is why we have attached a letter signed by both of our neighbors indicating their support. We have talked with them to explain our intentions and they both agree that our terms seem a good request.

Thanks for your consideration.

Billy and Patrice Peacock ↘

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662-392-0844

662-897-9128

William and Patrice Peacock
385B Holmes Hollow LN
Canton, MS 39046

Planning and Zoning Committee
Canton, MS 39046

February 20, 2019

To the Planning and Zoning Committee,

We are aware of the zoning issue with the Peacock's mobile home and agree with them in asking permission to place the mobile home next to the site where they will build a permanent home. This will help with the cost of the treatment plant (they will not have to have two). If allowed, the Peacock's understand that the removal of the mobile home is to be two months after completion of permanent home or within one year of placement of mobile home per covenants.

Thank You,

Judith B. Campbell
(wought)

Stacy Sweeney Hart

Marion M. Hart

Prepared By:
Paul David Hastings
Attorney at Law (MSB #2075)
321 Highway 51, Suite B
Ridgeland, MS 39157
(601) 607-2996

Return to:
Paul David Hastings
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Ridgeland, MS 39157
(601) 607-2996

116-12th

{INDEXING: 10 acres being Part of Lot 6, Oak Hollow Acres, Madison Co., MS}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

**ANN LINTON ANDERSON and C. BROOKS MOSLEY, CO-TRUSTEE
THE ANN LINTON ANDERSON REVOCABLE TRUST**

P. O. Box 14164
Jackson, MS 39236-4164
(601) 362-4235

(“Grantor”) does hereby sell, convey and warrant unto

WILLIAM B. PEACOCK and PATRICE M. PEACOCK

172 Bristol St.
Madison, MS 39110
(662) 392-0344

(“Grantees”) as joint tenants with full rights of survivorship and not as tenants in common,

the following described land and property located and situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

Part of Tract 6 (also known as Tract 6A), Oak Hollow Acres, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Plat Cabinet D at Slide 55, reference to which is hereby made in aid of and as a part of this description, said part known as Tract 6A being more particularly described as follows:

Commencing at corner common to Section 14, 15, 22 and 23, of Township 9 North, Range 4 East and run South 89 degrees 38 minutes 04 seconds East 1,383.39 feet; thence North 12 degrees 32 minutes 44 seconds West 351.89 feet to an iron pin; thence North 89 degrees 38 minutes 04 seconds West 603.76 feet; thence North 15 degrees 43 minutes 46 seconds West 963.40 feet to the point of beginning of the property herein described; thence continue North 15 degrees 43 minutes 46 seconds West 18.02 feet; thence North 87 degrees 18 minutes 41 seconds East 307.09 feet; thence South 66 degrees 36 minutes 20 seconds East 823.15 feet; thence North 85 degrees 28 minutes 11 seconds East 520.71 feet to a point on the west right of way of Holmes Hollow Lane, a public road having a sixty foot right of way; thence run the following bearings and distances along the West right of way of Holmes Hollow Lane; thence South 08 degrees 29 minutes 57 seconds West 94.10 feet; thence South 04 degrees 44 minutes 16 seconds West 255.44 feet to an iron bar; thence leaving said right of way run North 89 degrees 38 minutes 26 seconds West 649.86 feet; thence North 56 degrees 10 minutes 15 seconds West 1073.29 feet to the point of beginning and containing 10.0 acres, more or less.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year (2018) 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 Grantor agree to pay to said Grantees or their assigns, any deficit on an actual proration, and likewise the Grantees agree to pay to the Grantor or its assigns, any over payment on an actual proration.

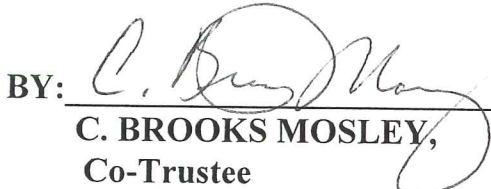
THIS CONVEYANCE is subject to any and all applicable building restrictions,

restrictive covenants, rights of way, easements, and any and all government regulations, ordinances, zoning laws, and prior mineral reservations and/or transfers applicable to the above described property.

WITNESS OUR SIGNATURES this the 30th day of November 2018.

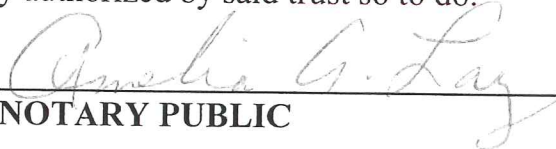
**THE ANN LINTON ANDERSON
REVOCABLE TRUST**

BY: 
**ANN LINTON ANDERSON,
Co-Trustee**

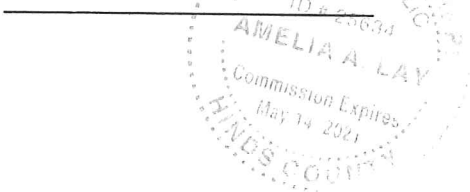
BY: 
**C. BROOKS MOSLEY,
Co-Trustee**

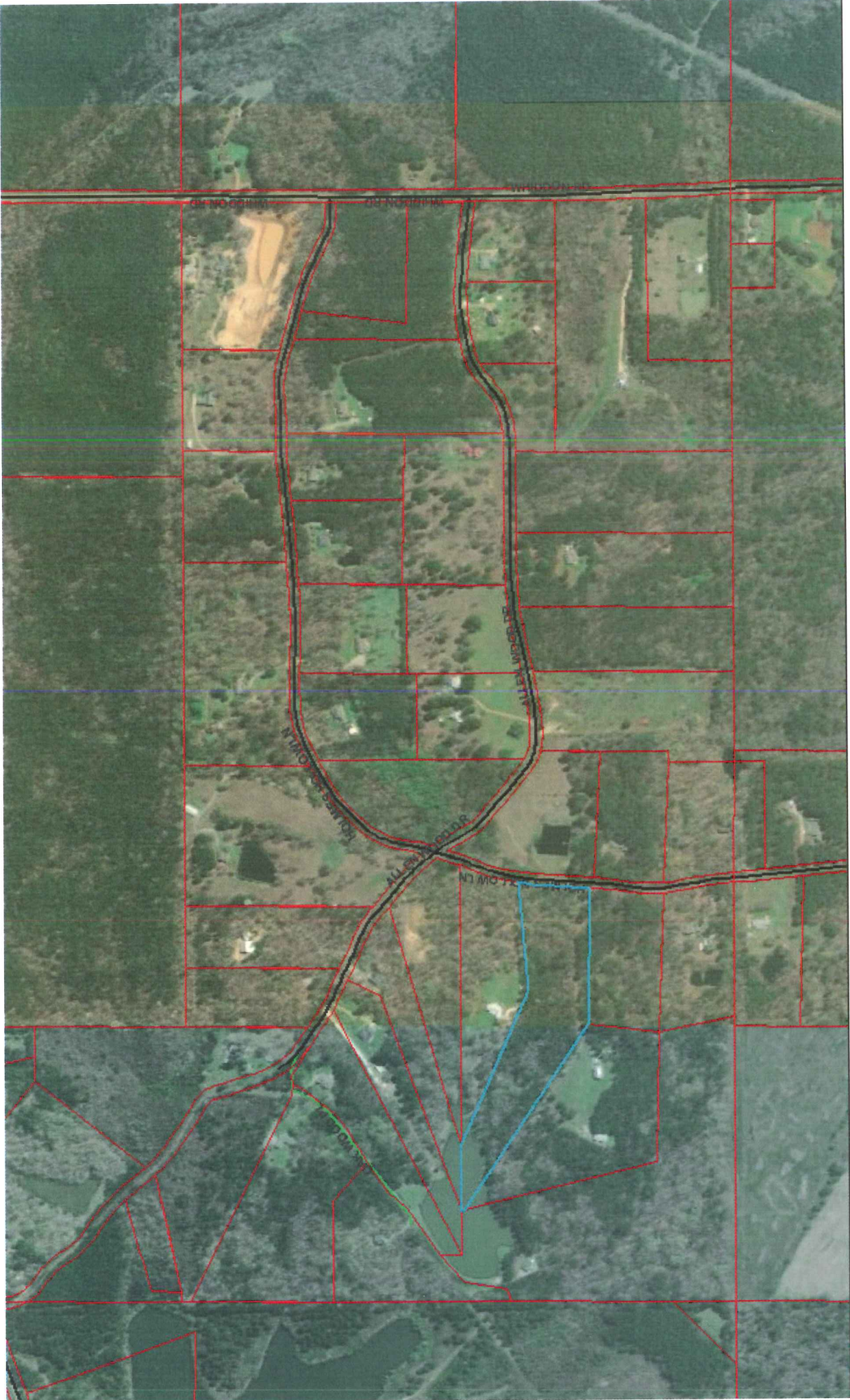
**STATE OF MISSISSIPPI
COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of November, 2018, within my jurisdiction, the within named Ann Linton Anderson and C. Brooks Mosley, Co-Trustee of The Ann Linton Anderson Revocable Trust, who acknowledged that they did sign, execute and deliver the above and foregoing instrument, after first having been duly authorized by said trust so to do.


NOTARY PUBLIC

My Commission Expires:





Madison County Web Map

- Parcels — PRIVATE R-1
- Roads — Public A-1
- Zoning

Madison
County
GIS

