

**APPLICATION FOR SPECIAL EXCEPTION
Public/Quasi-Public Facility**

Name and Address of Applicant: Magnolia Speech School 733 N Flag Chapel Road Jackson, MS 39209	Street Address of Property (if different address): Property South of 432 Bozeman Road
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
January 1, 2019	SU-1	See (Exhibit A)	0821-31-004/01.00	No	See (Exhibit B)

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

Comments

Magnolia Speech School seeks approval for conditional use of +- 8.241 acres on Bozeman Road, immediately south of Holy Trinity Anglican Church, for use of the property to operate a day school and clinic for approximately 100 students with communication disorders. The school is a not-for-profit corporation currently located in Jackson, Mississippi. The mission of the school is "to enable children with communication disorders to develop their full potential through spoken language and literacy."

A copy of a conceptual site plan is attached as **Exhibit C**. Upon approval of the conditional use, we will prepare and submit a more detailed site plan for approval by the County and the City of Madison.

Respectfully Submitted,

Magnolia Speech School

Scott Jones
Member of the Board of Directors
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601-506-7563

Valerie Linn
Executive Director
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601-922-5530



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 _____

**EXHIBIT A
TO MAGNOLIA SPEECH SCHOOL
APPLICATION FOR SPECIAL EXEMPTION**

DESCRIPTION-PARCEL "A"

A parcel or tract of land containing **3.328 acres (144,958.45 sq. ft.)**, more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Leaving the Southerly boundary of said Holy Trinity Anglican Church property, run South for a distance of 351.81 feet; thence

West for a distance of 411.07 feet to the Easterly Right-of-Way of said Bozeman Road; thence

North 00 degrees 18 minutes 50 seconds West along the Easterly Right-of-Way of said Bozeman Road, for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-PARCEL "B"

A parcel or tract of land containing **2.501 acres (108,929.36 sq. ft.)**, more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

South for a distance of 351.81 feet; thence

West for a distance of 309.63 feet; thence

North for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-PARCEL "C"

A parcel or tract of land containing **0.827 acres (36,028.22 sq. ft.)**, more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

South for a distance of 351.81 feet to the **POINT OF BEGINNING** of the herein described property; thence

West for a distance of 309.63 feet; thence

Continue West for a distance of 411.07 feet to the Easterly Right-of-Way of said Bozeman Road; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road for a distance of 50.00 feet; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East for a distance of 720.43 feet; thence

North for a distance of 50.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-PARCEL "D"

A parcel or tract of land containing **0.984 acres (42,873.16 sq. ft.)**, more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

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North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof, and **POINT OF BEGINNING** of the herein described property; thence

Continue East for a distance of 121.86 feet; thence

South for a distance of 351.81 feet; thence

West for a distance of 121.86 feet; thence

North for a distance of 351.81 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-PARCEL "E"

A parcel or tract of land containing **0.601 acres (26,183.67 sq. ft.)**, more or less, lying and being situated in the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of the NW 1/4 of Section 31, T8N-R2E, Madison County, Mississippi; run thence

North 89 degrees 50 minutes 00 seconds East for a distance of 427.54 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in November, 2018; thence

South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 100.30 feet; thence

Continue South 02 degrees 13 minutes 35 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 228.20 feet; thence

South 00 degrees 18 minutes 50 seconds East along the Easterly Right-of-Way of said Bozeman Road, for a distance of 71.83 feet to an iron pin at the SW corner of the Holy Trinity Anglican Church property as described in Deed Book 2691 at Page 488 of the Records of said Madison County, Mississippi; thence

Leaving the Easterly Right-of-Way of said Bozeman Road, run East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 413.00 feet; thence

Continue East along the Southerly boundary of said Holy Trinity Anglican Church property, for a distance of 309.63 feet to the SE corner, thereof; thence

Continue East for a distance of 121.86 feet to the **POINT OF BEGINNING** of the herein described property; thence

South for a distance of 351.81 feet; thence

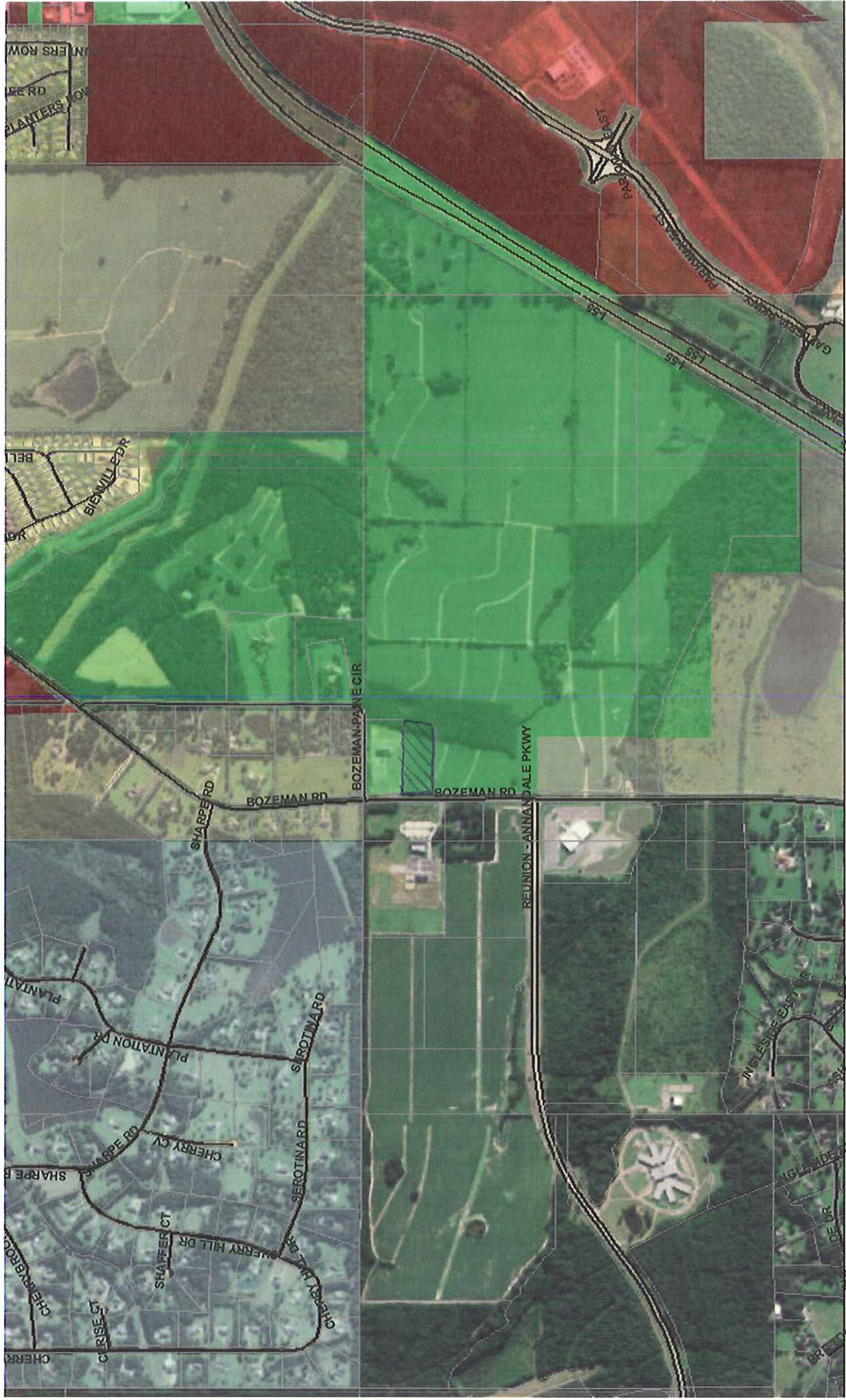
West for a distance of 121.86 feet; thence

South for a distance of 50.00 feet; thence

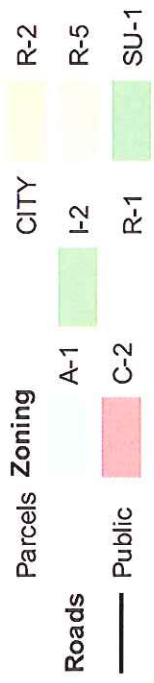
East for a distance of 171.87 feet; thence

North for a distance of 401.81 feet; thence

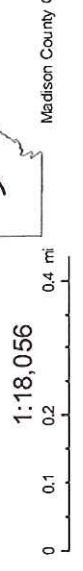
West for a distance of 50.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.



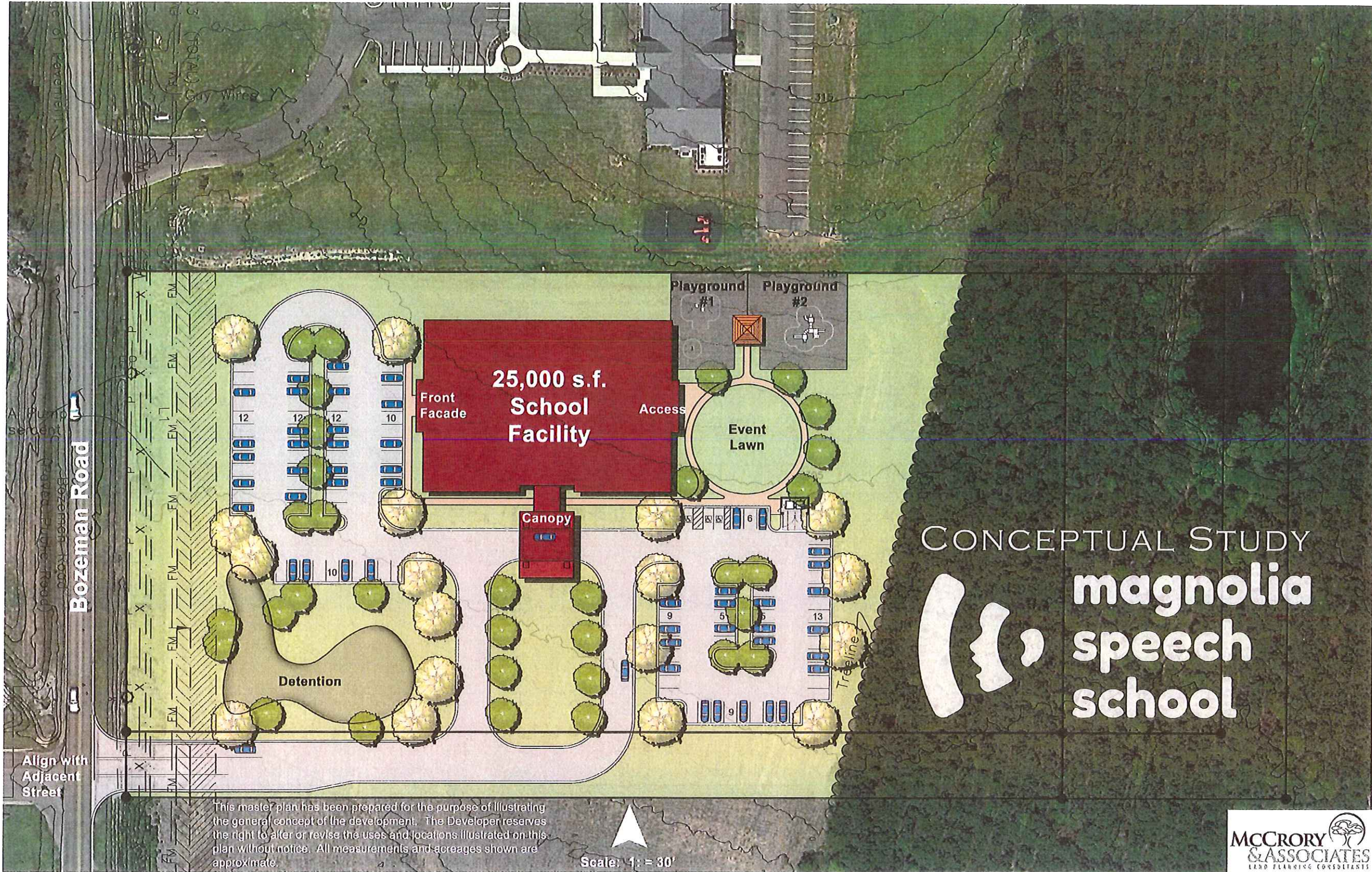
Madison County Web Map



Madison
County
GIS



Madison County t



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.

CONCEPTUAL STUDY

**magnolia
speech
school**