

APPLICATION FOR SPECIAL EXCEPTION

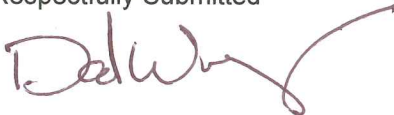
Name and Address of Applicant: DANIEL WOODRIDGE 368 Highland Colony Parkway Ridgeland, MS 39157	Street Address of Property (if different address): Off Church Road, South of Puckett Rental Gluckstadt, MS
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
3/12/19	C-2	See (Exhibit A)	082E-22-010/04	X	See (Exhibit B)

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

Comments KMA Towing request the option to receive and store vehicles on the site, a special exception is required.

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

LEGAL DESCRIPTION

4.89 acres located in the Northeast Quarter (NE ¼) of Section 22, Township 8 North, Range 2 East, Madison County, Mississippi, and being further described as follows:

Beginning at a ½” iron rebar found marking the apparent Northwest corner of Lone Wolf Commercial/Business Park thereof recorded in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Book D at Page 57, said point also lying on the east right-of-way line of the I.C.C. Railroad and thence run North 23 degrees 11 minutes 27 seconds East, along an existing fence and said right-of-way line, for a distance of 571.98 feet to a ½” iron rebar found; thence leave said right-of-way line and run North 89 degrees 08 minutes 45 seconds East for a distance of 400.30 feet to a point on the edge of an existing asphalt private road; thence run South 23 degrees 21 minutes 39 seconds West, along said edge of road, for a distance of 239.04 feet to a point; thence run South 32 degrees 50 minutes 55 seconds West, along said edge of road, for a distance of 73.23 feet to a point; thence run South 24 degrees 48 minutes 06 seconds West, along said edge of road, for a distance of 26.04 feet to a point; thence run along a curve to the left with the following curve data: Chord Bearing of South 22 degrees 31 minutes 53 seconds East, Chord Length of 45.50 feet, Radius of 30.87 feet, Arc Length of 51.15 feet to a point; thence leave said road and run South 23 degrees 11 minutes 27 seconds West for a distance of 201.68 feet to a ½” iron rebar set on the north line of Lone Wolf Commercial/Business Park; thence run North 89 degrees 57 minutes 37 seconds West for a distance of 418.08 feet back to the POINT OF BEGINNING and being 4.89 acres, more or less.

Prepared by:

Colin L. Baird, PLS
Baird Engineering, Inc.
Clinton, Mississippi

Exhibit A

March 12, 2019

Scott Weeks

Planning and Zoning Director

Madison County , Mississippi

Re: Permission of Representation

Dear Scott,

Daniel Wooldridge of Wooldridge & Associates will act as official representative for John Bain of KMA Towing while seeking a conditional use for the property. Please receive any information pertaining to the request for the conditional use from Mr. Wooldridge. Should there be any questions or other information needed, please contact Daniel at (601) 209-8665.

Thank you for your attention and if there is any further information required please feel free to contact me.

Thank you,

John Bain

KMA Towing

A handwritten signature in black ink, appearing to be 'John Bain', written over a horizontal line.

Wooldridge & Associates

368 Highland Colony Parkway

Ridgeland, Mississippi

March 12, 2019

Scott Weeks

Planning and Zoning Director

Madison County , Mississippi

Re: A Conditional Use Request for KMA Towing

Off South Side of Church Rd, Gluckstadt, Ms

Dear Scott,

Please find that we are requesting a conditional use for KMA Towing located on C-2 zoned property adjacent to Puckett Rentals off Church Road. The conditional use will allow KMA Towing to store vehicles on the site. KMA will meet all requirements of the conditional use.

Thank you for your attention and if there is any further information required please feel free to contact me.



Daniel Wooldridge

March 11, 2019

Scott Weeks

Community Development Director

Madison County, Mississippi

Re: KMA Towing off Church Road, Gluckstadt, Ms

Dear Scott,

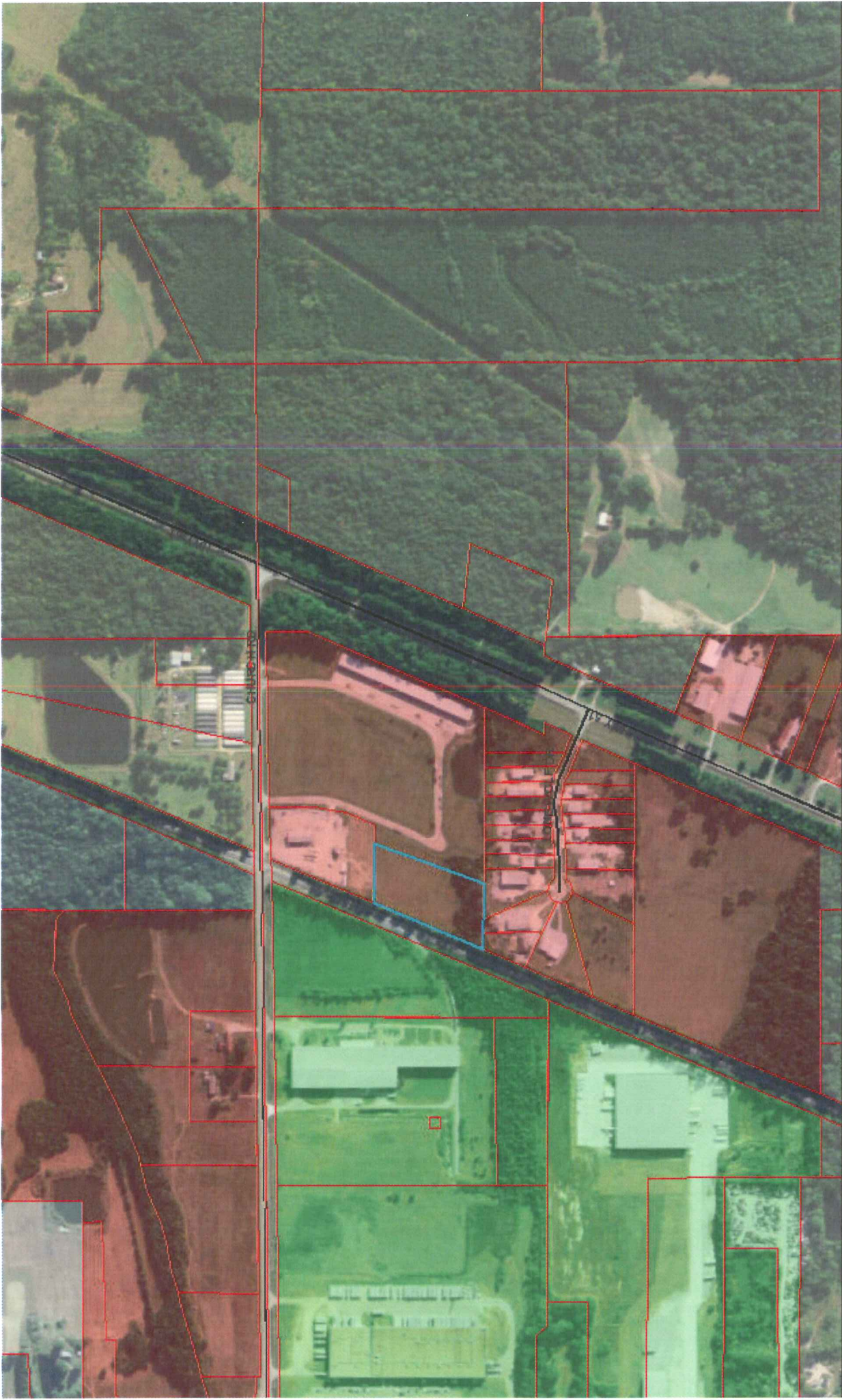
Please find that I am giving permission for John Bain to seek a conditional use for the purpose of placing a vehicle storage yard on the property located on a parcel separated from 082E-22-010/01.00 , sharing the south property line of Puckett Machinery and accessed from a private drive. This site will meet all the requirements of the conditional use as found in the zoning ordinance of Madison County.

Thank you,



Thomas G. Hixon

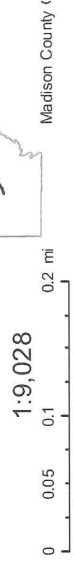
Property Owner



Madison County Web Map

- Parcels Zoning**
- A-1
- C-2
- R-1
- Roads**
- Public
- CITY
- I-2
- R-1

Madison
County
GIS



Scott Weeks

From: Tammy Castagnoli <t.castagnoli10@gmail.com>
Sent: Monday, April 8, 2019 6:03 AM
To: Scott Weeks; Trey Baxter
Subject: Planning and Zoning Commission
Attachments: IMG_0351.jpeg; IMG_0348.jpg

Please accept following regarding the request from Mr. Bain of KMA towing for approval from the Planning and Zoning Board for a 4+acre site vehicle storage. This property is located within the Gluckstadt city boundaries. Mr Bain is the Owner of the property located at 104 Harvest Cove in Red Oak Plantation Subdivision. His property has been the center of several news articles over the last few years. Mr. Bain willfully parked over 30 vehicles in his back yard. A year ago the Madison County Board of supervisors deemed the property a toxic waste site. There was standing water with antifreeze locates in the property. The vehicles had been leaking oil and other automotive fluids in the property. Currently Mr Bain's property is still in disarray with large amounts of discarded bricks and building materials locked in the back yard. Please see the attached photos that was supplied to the Madison County Board of supervisions.

I oppose the commercial business request and conditional use permit.

Please enter into the minutes for the Planning and Zoning Commission April 11 2019. Please send email to Confirm this email will be entered into the minutes for the April 11th 2019 Meeting.

Respectfully

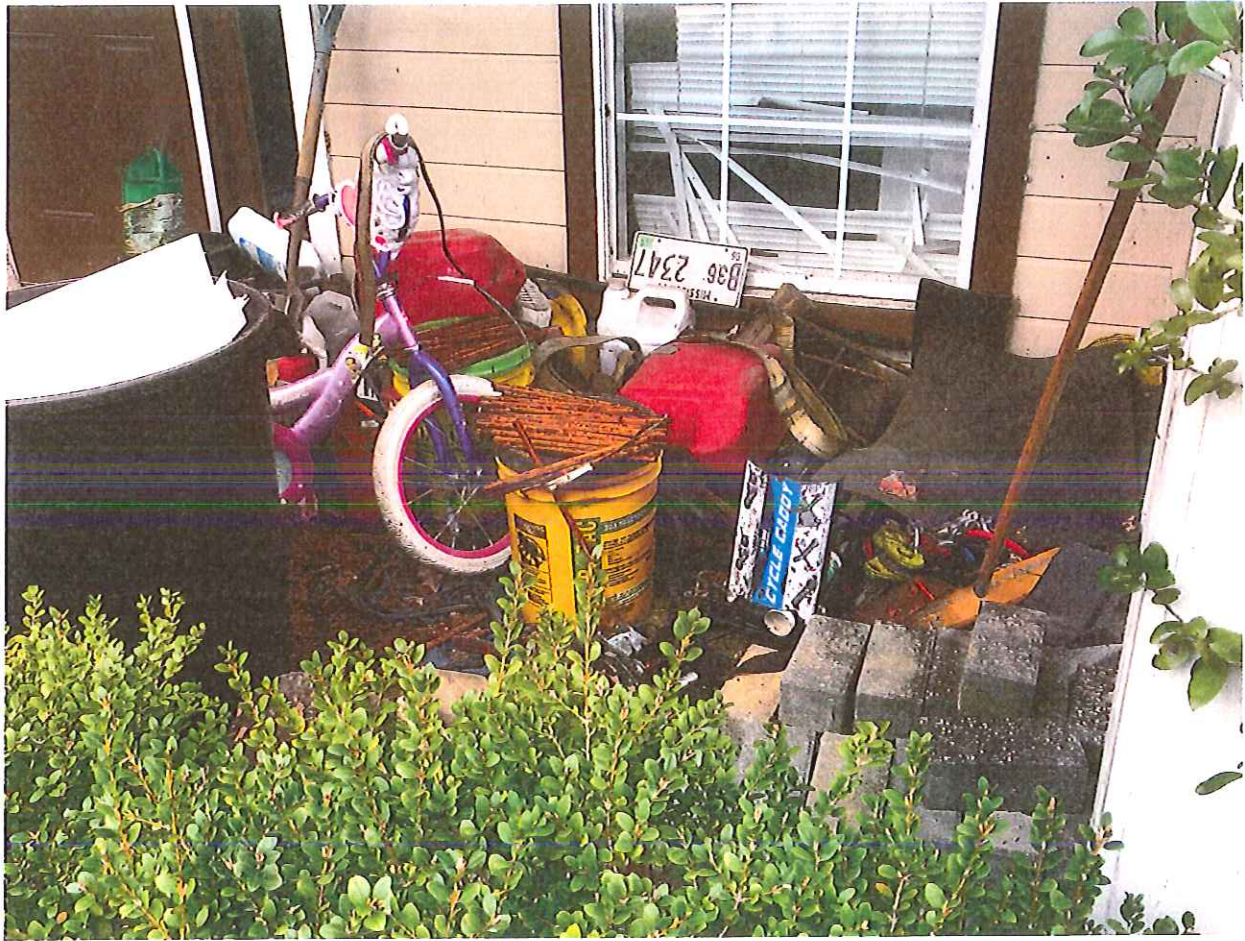
Tammy Castagnoli
103 Hayfield Place
Madison Mississippi
39110



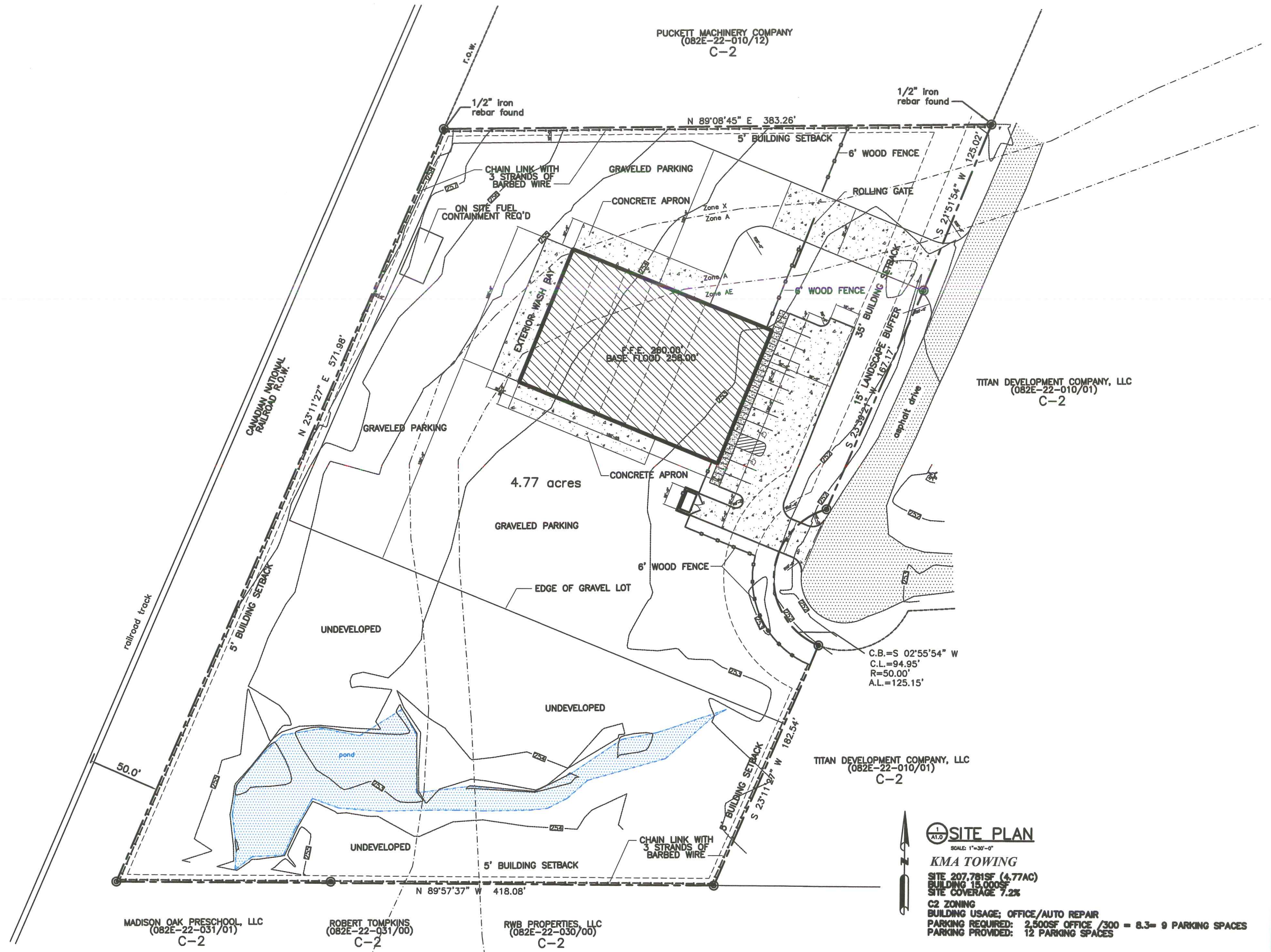












SITE PLAN

SCALE: 1"=30'-0"

KMA TOWING
SITE 207,781SF (4.77AC)
BUILDING 15,000SF
SITE COVERAGE 7.2%

C2 ZONING
BUILDING USAGE: OFFICE/AUTO REPAIR
PARKING REQUIRED: 2,500SF OFFICE /300 = 8.3= 9 PARKING SPACES
PARKING PROVIDED: 12 PARKING SPACES

REVISIONS	BY



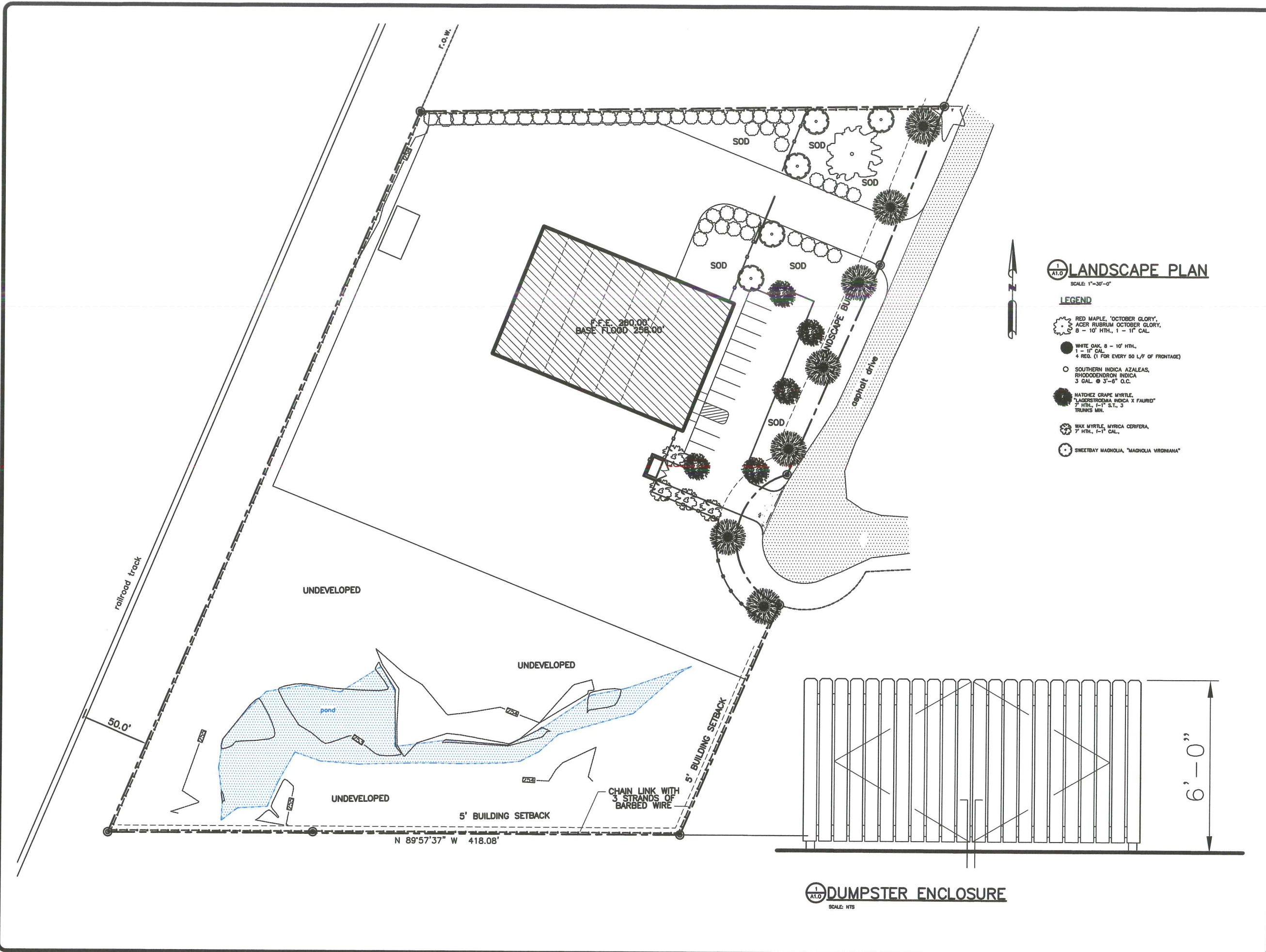
WOOLDRIDGE & ASSOCIATES
880 EMBLEND COLONY PARKWAY
RIDGELAND, MS 39157
601-809-8888
WOOLDRIDGE@TSTUDIOS.COM

KMA Towing
Church Road
Adjacent to Puckett Rental
Gluckstadt, Mississippi

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DATE	SCALE	JOB NO.	SHEET
3/12/19			

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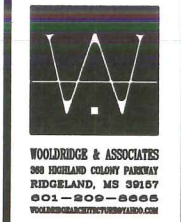


LANDSCAPE PLAN
SCALE: 1"=30'-0"

- LEGEND**
- RED MAPLE, 'OCTOBER GLORY',
ACER RUBRUM OCTOBER GLORY,
8 - 10' HTH., 1 - 1" CAL.
 - WHITE OAK, 8 - 10' HTH.,
1 - 1" CAL.
4 REG. (1 FOR EVERY 50 L/F OF FRONTAGE)
 - SOUTHERN INDICA AZALEAS,
RHODODENDRON INDICA
3 GAL. @ 3'-6" O.C.
 - HATCHEZ GRAPE MYRTLE,
'LAGERSTROEMIA INDICA X FAURIEI'
7' HTH., 1-1" S.T., 3
TRUNKS MIN.
 - WAX MYRTLE, MYRTCA CERIFERA,
7' HTH., 1-1" CAL.
 - SWEETBAY MAGNOLIA, 'MAGNOLIA VIRGINIANA'

DUMPSTER ENCLOSURE
SCALE: NTS

REVISIONS	BY



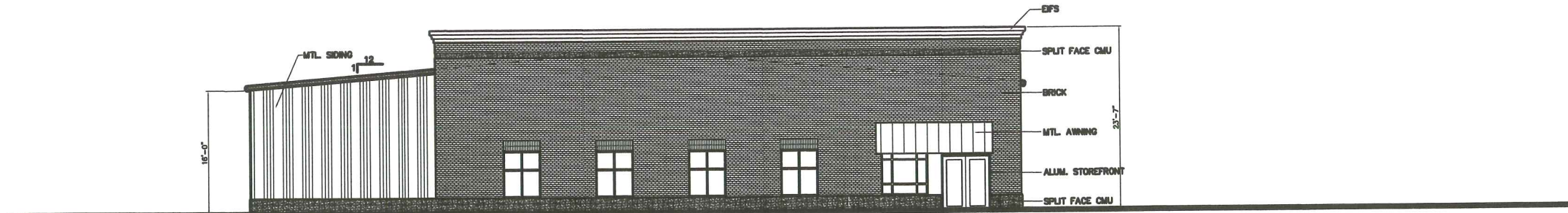
WOODRIDGE & ASSOCIATES
383 ENGLAND COLONY PARKWAY
RIDGELAND, MS 39157
601-809-8666
WWW.WOODRIDGEANDASSOCIATES.COM

KMA Towing
Church Road
Adjacent to Puckett Rental
Gluckstadt, Mississippi

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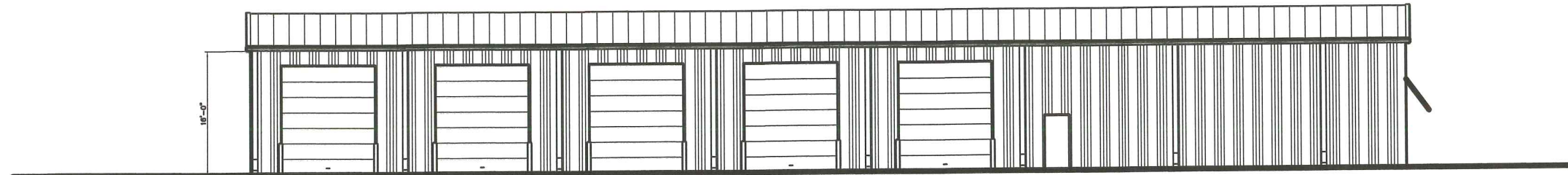
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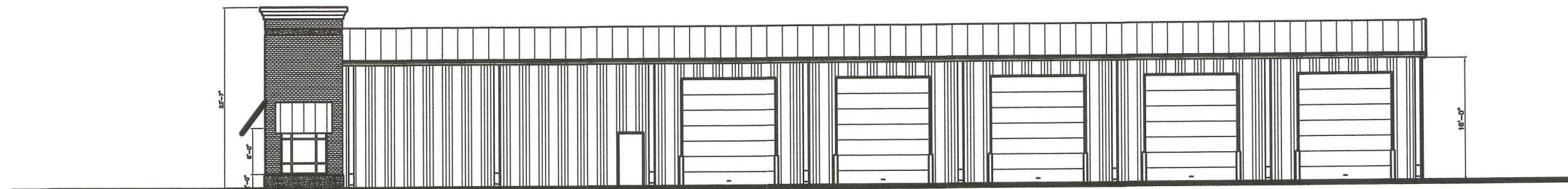
1 FRONT ELEVATION

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



1 SIDE ELEVATION

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



1 SIDE ELEVATION

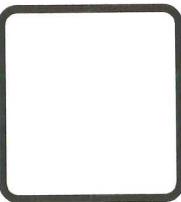
SCALE: 1/8"=1'-0"



1 REAR ELEVATION

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

REVISIONS	BY



WOOLDRIDGE & ASSOCIATES
300 HIGHLAND COLONY PARKWAY
RIDGELAND, MS 39157
601-808-8668
WOOLDRIDGEARCHITECTUREFLOOR.COM

KMA Towing
Church Road
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Gluckstadt, Mississippi

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DATE	SCALE	JOB NO.	SHEET
3/12/19			
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