

**APPLICATION FOR CONDITIONAL USE**  
**Exterior display of materials**

<b>Name and Address of Applicant:</b> Renfroe Decorating 110 Kimball Drive Madison, MS 39110	<b>Street Address of Property (if different address):</b> Same
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
3-1-2019	C-2	See (Exhibit A)	Parent Parcel 082H-28 - 007/04.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted

Daniel Wooldridge

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**

**March 11, 2019**

**Scott Weeks**

**Planning and Zoning Director**

**Madison County , Mississippi**

**Re: A Conditional Use Request for Renfrow Decorating**

**110 Kimball Dr, Gluckstadt, Ms**

**Dear Scott,**

**Please find that we are requesting a conditional use for Renfrow Decorating located on C-2 zoned property. The conditional use (section 19.02) will allow the exterior display of building materials, in this case the placement of granite slabs visible from Denim Way. The display shall be limited to ten slabs back to back, approximately 55sf each. Placement on site shall be so as to limit any obstruction to parking.**

**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**

**Planning and Zoning Director**

**Madison County , Mississippi**

**Re: Permission of Representation**

**Dear Scott,**

**Daniel Wooldridge of Wooldridge & Associates will act as official representative for Renfrow Decorating while seeking a conditional use for our 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,**

**Hubie Renfrow**

A handwritten signature in black ink, appearing to read "Hubie Renfrow", with a long, sweeping underline that extends to the right.

April

82H-28-7/4.01

COPY

Ex "A"

**PREPARED BY:**

Don A. McGraw, Jr. - MSB# 2621  
Montgomery McGraw, PLLC  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

**RETURN TO:**

Don A. McGraw, Jr.  
Montgomery McGraw, PLLC  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

**INDEXING:** NE1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi.

**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

**WARRANTY DEED**

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

**GRANTOR:**

**LOUIS B. GIDEON**  
107 Windsong Cove  
Ridgeland, MS 39157  
Phone: 601-941-0970

do hereby sell, convey and warrant unto:

**GRANTEE:**

**CRJT, LLC, a Mississippi Limited Liability Company**  
104 Stonebridge Dr.  
Madison, MS 39110  
Phone: 601-750-5824

the following described real property lying and being situated in Madison County, Mississippi, to wit:

A parcel or tract of land containing **2.00 acres (87,120.00 Sq. Ft.)**, more or less, lying and being situated in Section 28, T8N-R2E, being a part of the Gideon Real Estate property as described in Deed Book 3084 at Page 183 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 an iron pin lying at the NE corner of the Morris Real Estate, LLC property, as described in Deed Book 1769 at Page 688 of the above referenced Records of said Madison County, Mississippi, said point also being and lying 2218.02 feet West and 40.09 feet South of the NE corner of said Section 28, T8N-R2E, Madison County, Mississippi; run thence

South 00 degrees 17 minutes 00 seconds West along the Easterly boundary of said Morris Real Estate, LLC property for a distance of 981.71 feet to an iron pin lying on the Southerly Right-of-Way of Denim Way, as it existed in March, 2018, said point also being and lying at the NE corner of the above referenced Gideon Real Estate, LLC property and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Southerly Right-of-Way of said Denim Way, run South 00 degrees 17 minutes 00 seconds West along the Easterly boundary of said Gideon Real Estate, LLC property, for a distance of 312.55 feet to an iron pin; thence

Leaving the Easterly Right-of-Way of said Gideon Real Estate, LLC property, run North 89 degrees 43 minutes 00 seconds West for a distance of 180.01 feet to an iron pin; thence

44.62 feet along the arc of a 50.00 foot radius curve to the left, said arc having a 43.16 foot chord which bears North 24 degrees 08 minutes 43 seconds West to an iron pin; thence  
17.45 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 16.90 foot chord which bears North 24 degrees 42 minutes 51 seconds West to an iron pin; thence

North 00 degrees 17 minutes 00 seconds East for a distance of 339.93 feet to an iron pin; thence  
127.97 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 125.13 foot chord which bears North 21 degrees 13 minutes 54 seconds East feet to an iron pin; thence  
North 42 degrees 10 minutes 47 seconds East for a distance of 2.89 feet to an iron pin lying on the above referenced Southerly Right-of-Way of said Denim Way; thence

Along the Southerly Right-of-Way of said Denim Way to iron pins at each of the following calls;  
45.36 feet along the arc of a 385.00 foot radius curve to the right, said arc having a 45.34 foot chord which bears South 40 degrees 43 minutes 18 seconds East to an iron pin; thence  
South 37 degrees 20 minutes 46 seconds East for a distance of 210.60 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

**SUBJECT TO;** A non-exclusive ten (10) foot utility and drainage easement, along and adjacent to, the Westerly boundary of the above described 2.00 acre parcel or tract of land.

**TOGETHER WITH;**

A non-exclusive, ingress-egress access easement, over and across the following described property, lying and being situated in Section 28, T8N-R2E, Madison County, Mississippi, being a part of the Gideon Real Estate, LLC property as described in Deed Book 3084 at Page 183 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi, and being more particularly described as follows:

**COMMENCING** at an iron pin lying at the NE corner of the Morris Real Estate, LLC property, as described in Deed Book 1769 at Page 688 of the above referenced Records of said Madison County,

Mississippi, said point also being and lying 2218.02 feet West and 40.09 feet South of the NE corner of said Section 28, T8N-R2E, Madison County, Mississippi; run thence

South 00 degrees 17 minutes 00 seconds West along the Easterly boundary of said Morris Real Estate, LLC property for a distance of 981.71 feet to an iron pin lying on the Southerly Right-Of-Way of Denim Way, as it existed in April, 2015, said point also being and lying at the NE corner of the above referenced Gideon Real Estate, LLC property; thence

Along the Southerly Right-Of-Way of said Denim Way to points at each of the following calls; North 37 degrees 20 minutes 46 seconds West for a distance of 210.60 feet; thence 45.36 feet along the arc of a 385.00 foot radius curve to the left, said arc having a 45.34 foot chord which bears North 40 degrees 43 minutes 18 seconds West and **POINT OF BEGINNING** of the herein described access easement; thence 50.04 feet along the arc of a 385.00 foot radius curve to the left, said arc having a 50.00 foot chord which bears North 47 degrees 49 minutes 12 seconds West; thence

Leaving the Southerly Right-Of-Way of said Denim Way, run to points at each of the following calls;

South 42 degrees 10 minutes 47 seconds West for a distance of 2.89 feet; thence 164.53 feet along the arc of a 225.00 foot radius curve to the left, said arc having a 160.89 foot chord which bears South 21 degrees 13 minutes 54 seconds West; thence

South 00 degrees 17 minutes 00 seconds West for a distance of 164.99 feet; thence  
South 00 degrees 17 minutes 00 seconds West for a distance of 174.94 feet; thence  
South 89 degrees 43 minutes 01 seconds East for a distance of 50.00 feet; thence  
North 00 degrees 17 minutes 00 seconds East for a distance of 339.93 feet; thence

127.97 feet along the arc of a 175.00 foot radius curve to the right, said arc having a 125.13 foot chord which bears North 21 degrees 13 minutes 54 seconds East; thence North 42 degrees 10 minutes 47 seconds East for a distance of 2.89 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

**WARRANTY OF THIS CONVEYANCE** is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2018, which shall be prorated to the date hereof.
2. County of Madison, Mississippi, Zoning and Subdivision Regulations and Ordinances, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

The subject property is no part of the homestead of the Grantor.

WITNESS MY SIGNATURE this the 9<sup>th</sup> day of April, 2018.

Louis B. Gideon  
Louis B. Gideon

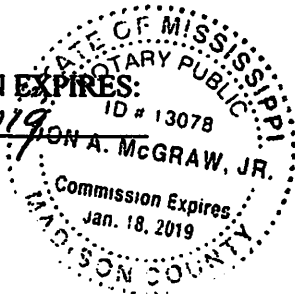
**STATE OF MISSISSIPPI  
COUNTY OF MADISON**

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority in and for the said county and state, on this 9<sup>th</sup> day of April, 2018, within my jurisdiction, the within named **Louis B. Gideon**, who acknowledged that he executed the above and foregoing instrument.

Mad McGraw  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-18-2019  
(SEAL)







## Madison County Web Map

- Parcels — PRIVATE
- Roads — Public

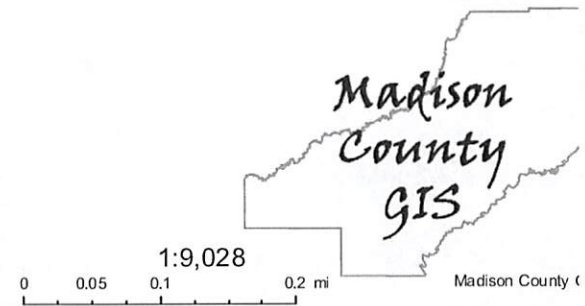
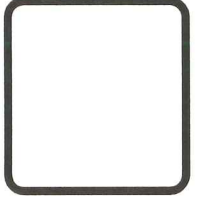




Exhibit "B"

REVISIONS	BY

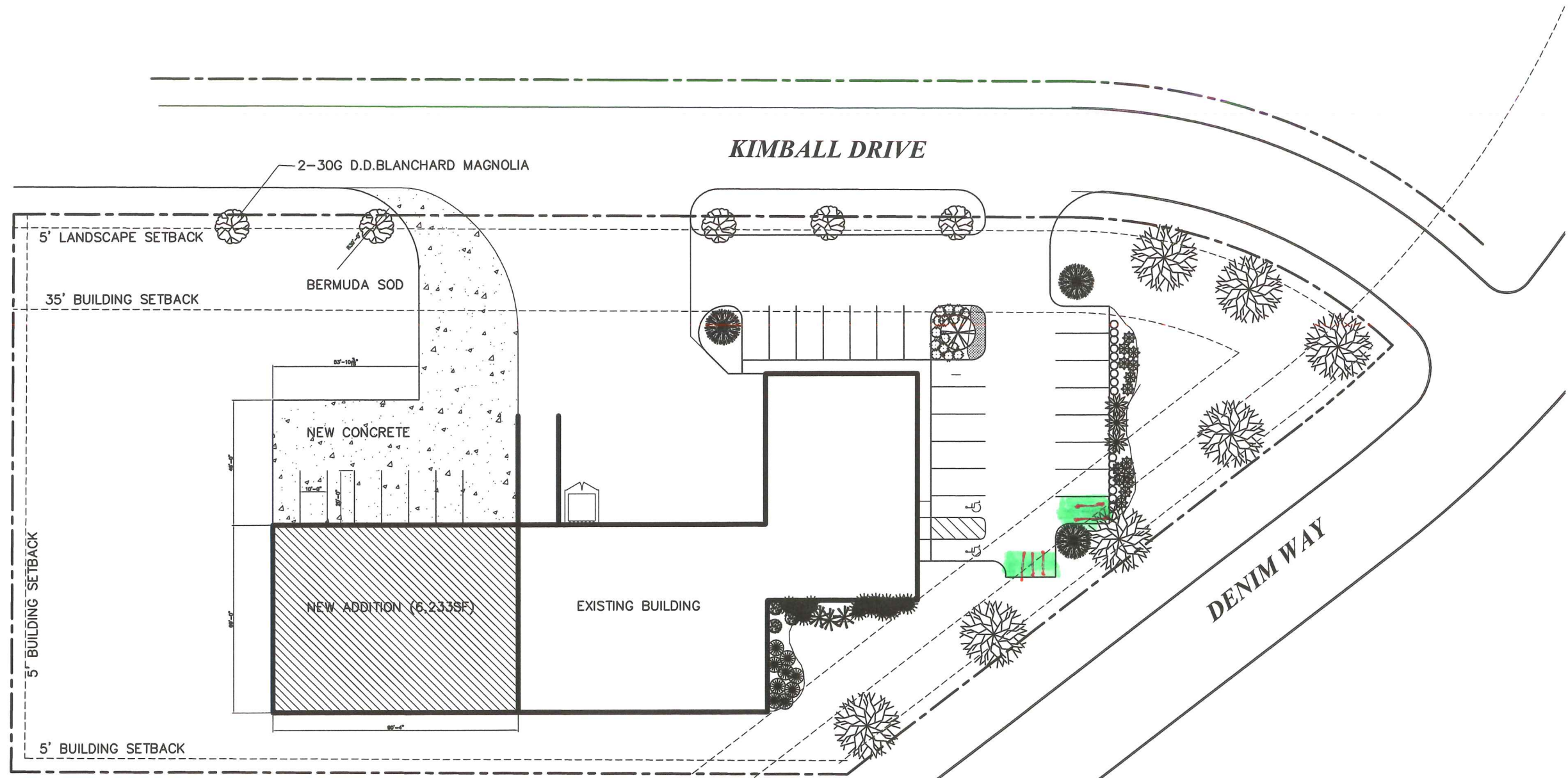


**WOODRIDGE & ASSOCIATES**  
 300 BIRCHWOOD COLONY PARKWAY  
 RIDGELAND, MS 39167  
 601-909-8666

**CRJT Building Addition**  
**110 Kimball Drive**  
**Gluckstadt, Ms**

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**L1.0**  
 OF SHEETS



TOTAL SITE 86,795SF  
 TOTAL BUILDING 17,256SF  
 SITE COVERAGE 19.8%  
 29 TOTAL PARKING

**LANDSCAPE PLAN**  
 SCALE: 1/8"=1'-0"

DW 3/23/2018 12:13 AM CRJT CONSTRUCTION DOCUMENTS.dwg