

Scott Weeks

From: DICKSON PERRY <dicksonperry@icloud.com>
Sent: Friday, September 13, 2019 10:54 AM
To: Scott Weeks
Subject: Appeal Notice

Scott;

Please let this serve as my notice and request to appeal the Madison County Planning Commission's vote to approve the granting of the Conditional Use permit to J. Lee Properties on 9/12/19. I feel strongly based on the definition of Conditional Use as set in the Madison County Zoning Ordinance and the concerns and objections voiced to me by many other neighbors that this Conditional Use permit should be denied by the Madison County Board of Supervisors when it can be scheduled for them to hear from myself and the other concerned citizens of Madison County. Please let me know what I need to do to make sure my appeal is duly recognized and heard before the Madison County Board of Supervisors in a timely and appropriate manner.

Your truly,

Dickson Perry
433 Highway 16W
Canton, MS 39046
Cell# 214.957.8507

MADISON COUNTY PLANNING COMMISSION REVIEW
CONDITIONAL USE PERMIT for
J. LEE PROPERTIES
HIGHWAY 16
MADISON COUNTY, MS
DATE: AUGUST 23, 2019

PREPARED by
HAL C. BRUMFIELD CSI CCCA AIA
LICENSED ARCHITECT - MS-1598
SOUTHEAST CHURCH INTERIORS, INC.
LICENSED GENERAL CONTRACTOR
CERTIFICATE of RESPONSIBILITY
No. 19391-MC

**APPLICATION FOR CONDITIONAL USE
PUBLIC/QUASI PUBLIC FACILITY EVENT VENUE**

Name and Address of Applicant: J. LEE PROPERTIES 120 Greenview Place Suite 3 Richland, MS 39218	Street Address of Property (if different address): Hwy. 16 West
---	---

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
08-01-2019	A-1	See (Exhibit A)	102G-26-008/00.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted

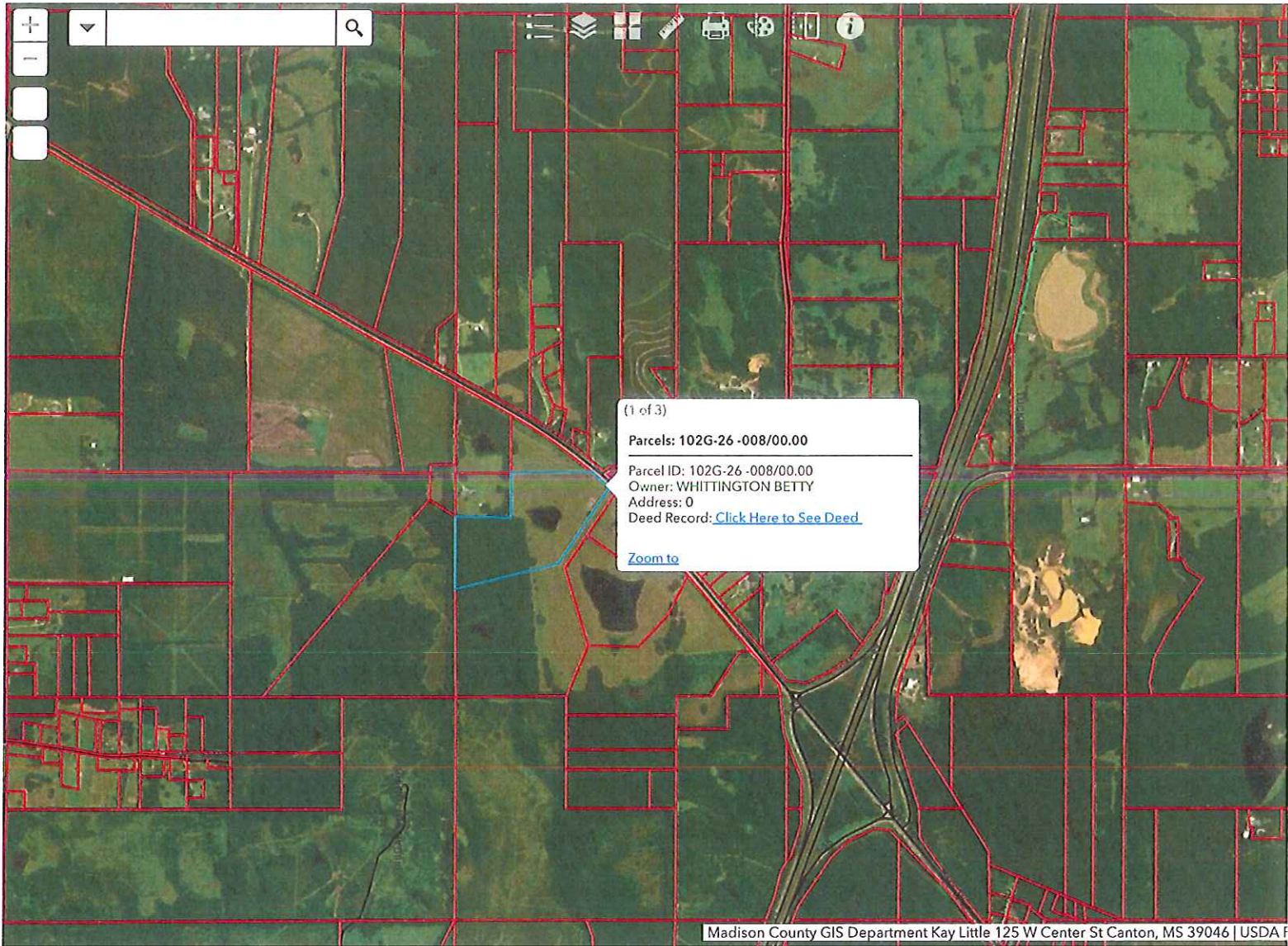
John Lee

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 _____



0.3mi

-90.051 32.489 Degrees

MADISON COUNTY PLANNING COMMISSION REVIEW

CONDITIONAL USE PERMIT for
J. LEE PROPERTIES

HIGHWAY 16
MADISON COUNTY, MS
DATE: AUGUST 23, 2019

PROVISIONS and ARRANGEMENTS

- A. INGRESS and EGRESS to property and proposed structures
NEW 24 FOOT WIDE ACCESS ROAD for INGRESS and EGRESS.
NEW SINGLE STORY 8918 SQ. FT. BUILDING. SEE ATTACHED.
- B. OFF-STREET PARKING and LOADING AREAS
NEW 100 SPACE PARKING LOT with LOADING AREA DRIVE
and ADA PARKING SPACES.
- C. REFUSE and SERVICE AREAS
FENCED DEDICATED SERVICE AREA on the BACK SIDE OF BUILDING.
- D. UTILITIES, LOCATION, AVAILABILITY, and COMPATABILITY
SERVICES TO BE PROVIDED, ELECTRICAL and WATER.
- E. SCREENING and BUFFERING with reference to TYPE, DIMENSIONS and CHARACTER
SETBACKS as REQUIRED
- F. REQUIRED YARDS and other OPEN SPACE
OPEN SPACE AND SETBACKS EXCEED MINIMUM REQUIREMENTS.
- G. GENERAL COMPATIBILITY with adjacent PROPERTIES and property in DISTRICT
RURAL/RESIDENTIAL TYPE STRUCTURE
- H. ANY OTHER PROVISIONS deemed applicable by the PLANNING/ZONING COMMISSION
or BOARD of SUPERVISORS
AS DIRECTED

MADISON COUNTY PLANNING COMMISSION REVIEW

CONDITIONAL USE PERMIT for
J. LEE PROPERTIES

HIGHWAY 16
MADISON COUNTY, MS
DATE: AUGUST 23, 2019

SITE PLAN REVIEW

A. NEW BUILDINGS and STRUCTURES
SEE ATTACHED PLANS

B. DIMENSIONAL VARIANCE
EXCEEDS BUILDING SETBACKS, NO VARIANCES REQUIRED

C. APPLICATION for CONDITIONAL USE
TO BE SUBMITTED

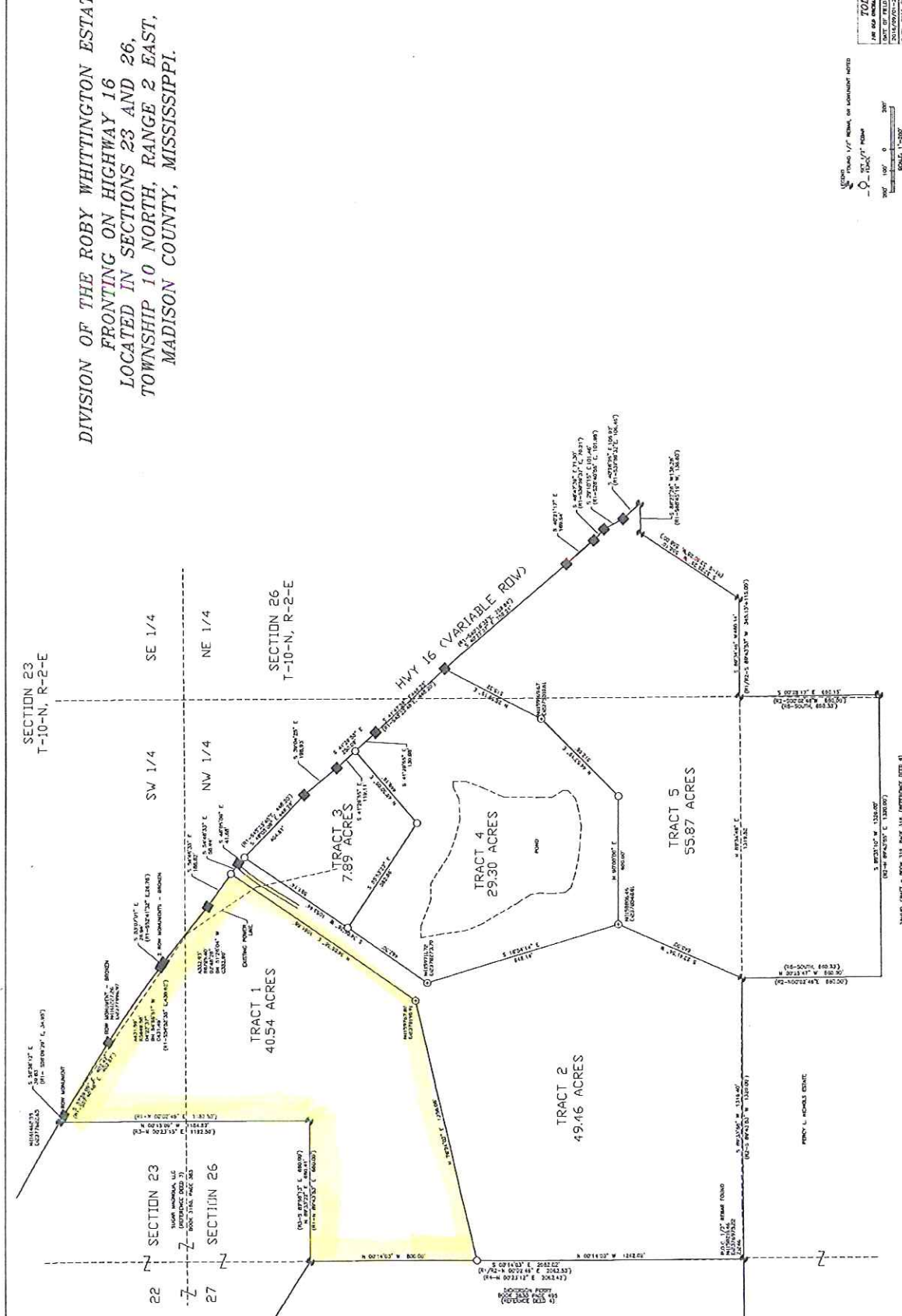
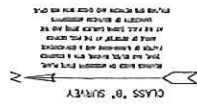
D. PUBLIC/QUASI-PUBLIC UTILITIES and FACILITIES (SECTION 401)
TO BE PUBLICLY ADVERTISED

E. SPECIFIC USE for REZONING
MEETING VENUE

F. PROPOSED FLOODWAY MODIFICATIONS
NONE REQUIRED, SEE ATTACHED FEMA MAPS

G. PROPOSED OFF-SITE PARKING
100 SPACES PROVIDED to be GRAVEL LOT with
PAVED ADA PARKING AND LOADING AREA and DRIVE

**DIVISION OF THE ROBY WHITTINGTON ESTATE
FRONTING ON HIGHWAY 16
LOCATED IN SECTIONS 23 AND 26,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MADISON COUNTY, MISSISSIPPI.**



LEGEND: \odot - 1/4" IRON, OR EQUIVALENT NAIL
 \ominus - 1/4" IRON
 \ominus - 1/4" IRON
 DIST. OF FIELD WORK
 DATE: 2014-09-22
 SCALE: 1"=200'

TOLBERT SURVEYING, LLC
 100 W. HICKORY ROAD - MADISON, MS 39101
 DATE OF FIELD WORK: 2014-09-22
 SHEET: 1 OF 1

ADJACENT TRACT - BOOK 315, PAGE 216, (REFERENCE SEE 4)

Madison Parcel Viewer

Search (1) or Choose List

2/01 51.8 AC

2/04 10.47 AC

29/01 2.9 AC

4/01 10.73 AC

4/02

4/03

4/04

4/05

4/06

4/07

4/08

4/09

4/10

4/11

4/12

4/13

4/14

4/15

4/16

4/17

4/18

4/19

4/20

4/21

4/22

4/23

4/24

4/25

4/26

4/27

4/28

4/29

4/30

4/31

4/32

4/33

4/34

4/35

4/36

4/37

4/38

4/39

4/40

4/41

4/42

4/43

4/44

4/45

4/46

4/47

4/48

4/49

4/50

4/51

4/52

4/53

4/54

4/55

4/56

4/57

4/58

4/59

4/60

4/61

4/62

4/63

4/64

4/65

4/66

4/67

4/68

4/69

4/70

4/71

4/72

4/73

4/74

4/75

4/76

4/77

4/78

4/79

4/80

4/81

4/82

4/83

4/84

4/85

4/86

4/87

4/88

4/89

4/90

4/91

4/92

4/93

4/94

4/95

4/96

4/97

4/98

4/99

4/100

26 90.3 AC

100'

ESRI

Click HERE to view the current parcel map.

3:41 PM 3/12/2019

ZONING MAP

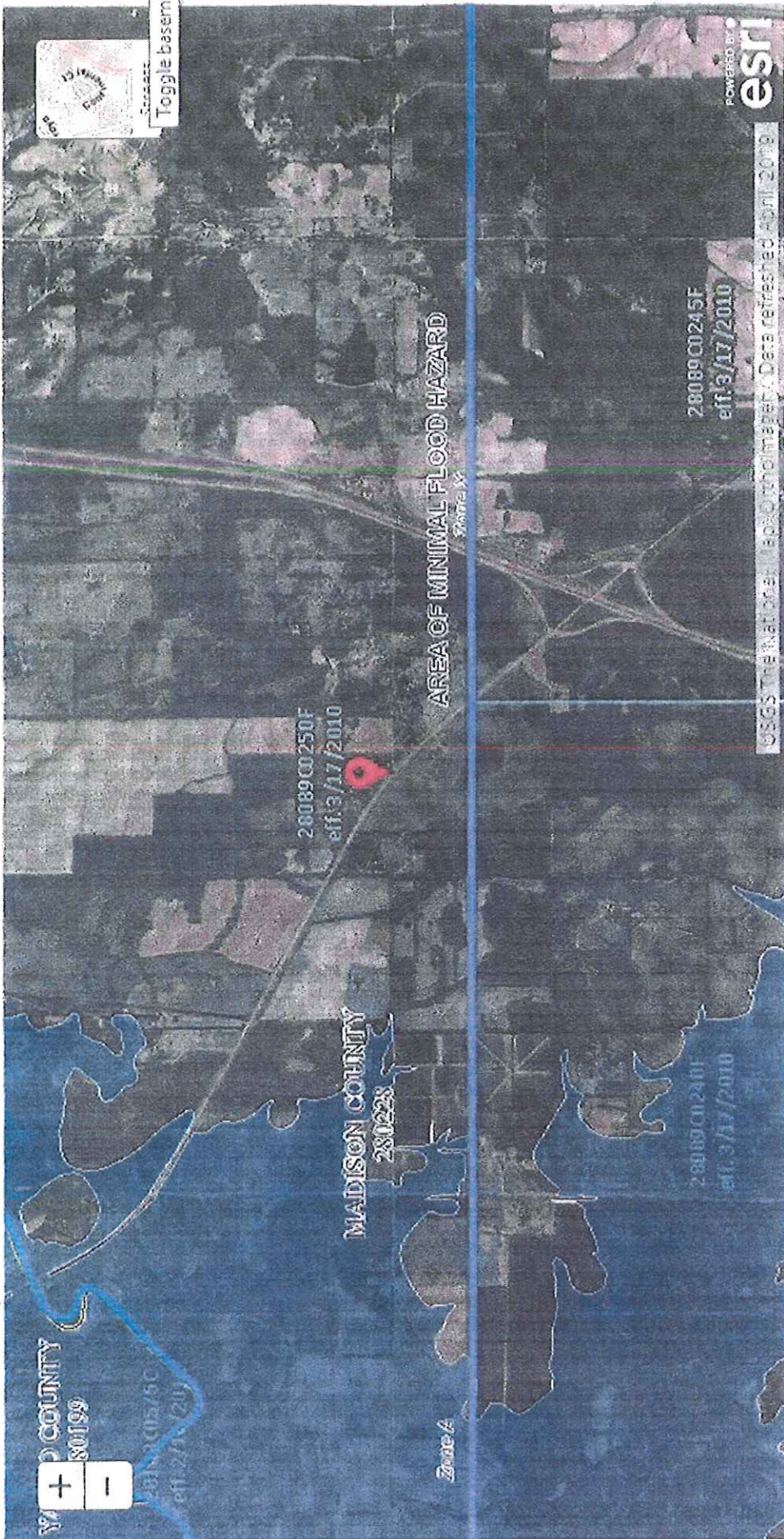
4/02
102F-23-004
MIDDLETON BRENDA
4/04 & 4/05
102F-23-004/04.00
BROWN HILL

102F-23-004
WOODS JOHNERIC
& CRYSKILL KING
102F-23-004

102E-22-005
HILL CONSTANCE
& CHAYERS
102F-23-003
HUMBLE JERUSHON
www.mrs.church.org



ADJACENT PROPERTIES
ZONED A-1
ADJACENT OWNERS



POWERED BY **esri**

USGS THE NATIONAL FLOOD HAZARD DATASET Data refreshed April 2019

28089C0250F eff:3/17/2010

28089C0245F eff:3/13/2010

MAP PANELS

- PIN: Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped
- Area of Minimal Flood Hazard Zone X Effective LOMRS
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, Y, Z
- With BFE or Depth
- Regulatory Floodway Zone AE, AH, AR, AV, X, Y
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

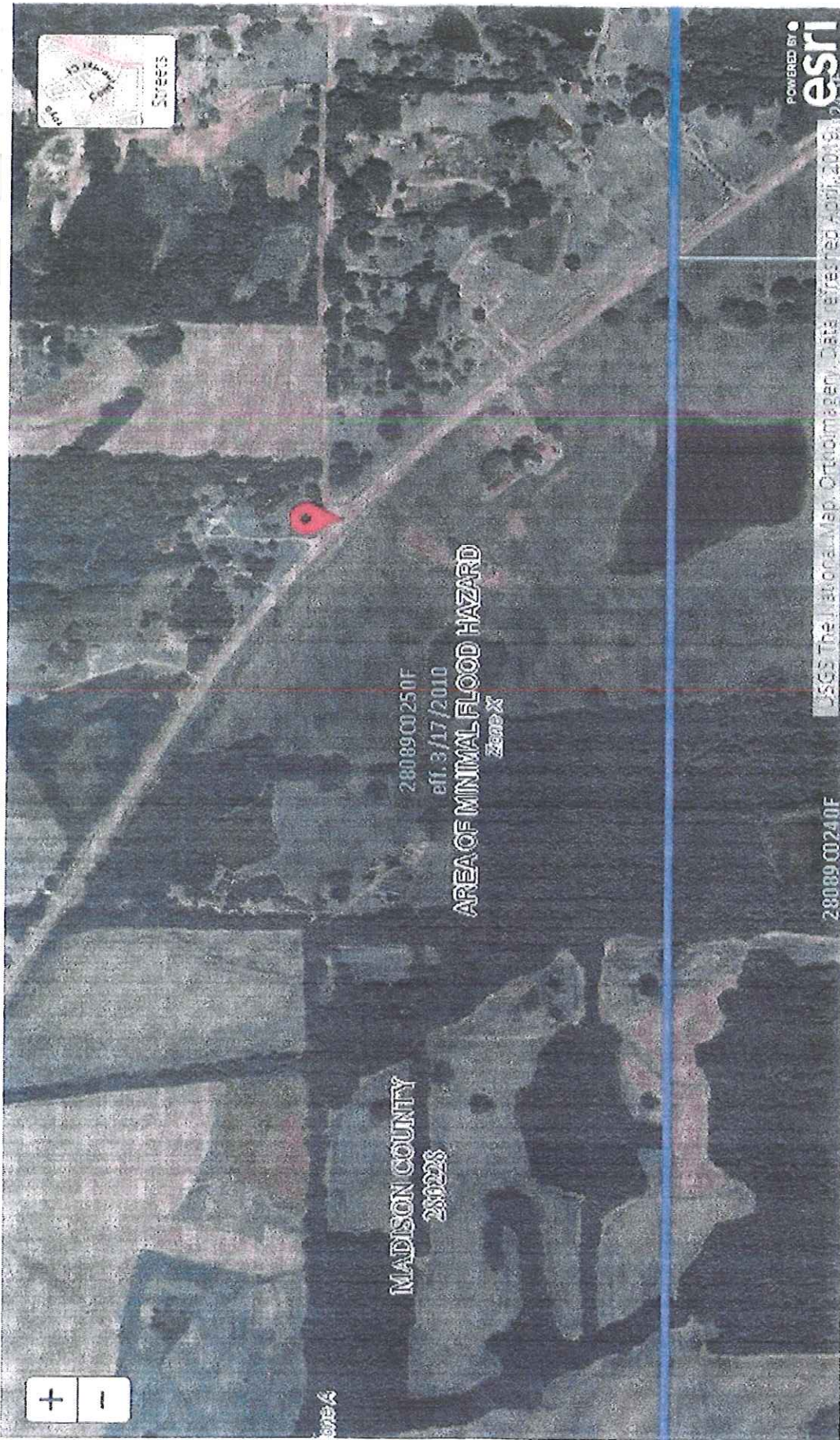
FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

FLOOD MAP



POWERED BY **esri**

USGS The National Map On Demand Date Retrieved: April 2018

2808900240F

2808900250F

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- OTHER FEATURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- GENERAL STRUCTURES**

- Without Base Flood Elevation (BFE) Zone A, V, X, Y
- With BFE or Depth
- Regulatory Floodway Zone AE, AH, A, V, AR
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

- SPECIAL FLOOD HAZARD AREAS
- OTHER AREAS OF FLOOD HAZARD

- Approximate location based on user input and does not represent an authoritative property location
- Selected Floodmap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

- NO SCREEN Effective LOI/RS
- Area of Undetermined Flood Hazard Zone D

PIN

MAP PANELS

FLOOD MAP

NEW ENTRANCE
per MDT REQUIREMENTS

HIGHWAY 16

S 57° 58' 09" E
140.42

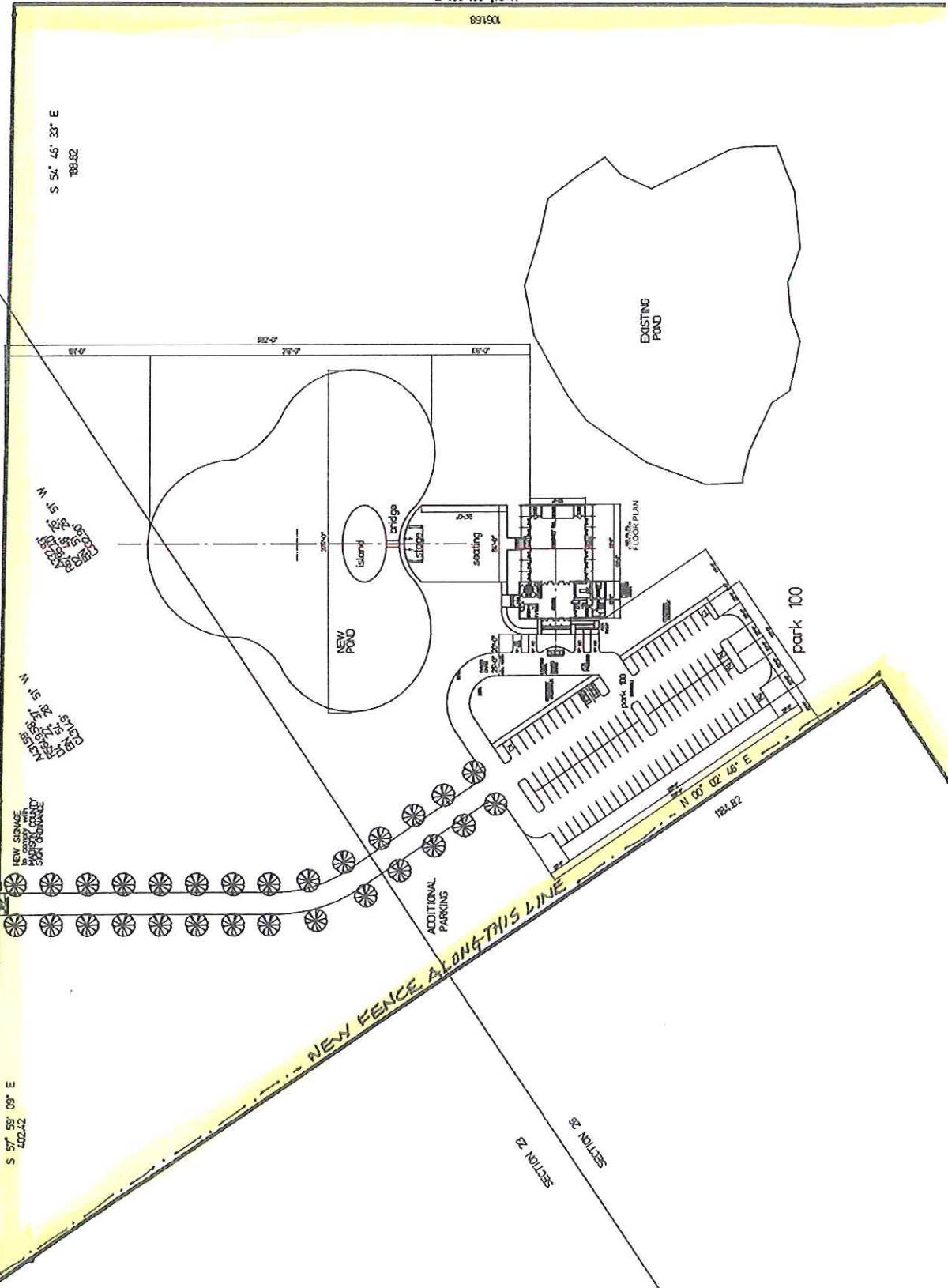
NEW ENTRANCE
in conformance with
MDOT COUNTY
SPECS

M 15° 14' 32" S
151.15
KENTON
151.15

M 15° 52' 15" S
151.15
KENTON
151.15

S 54° 46' 33" E
188.82

N 34° 06' 38" E
1031.63



EXISTING POND

Island

Bridge

seating

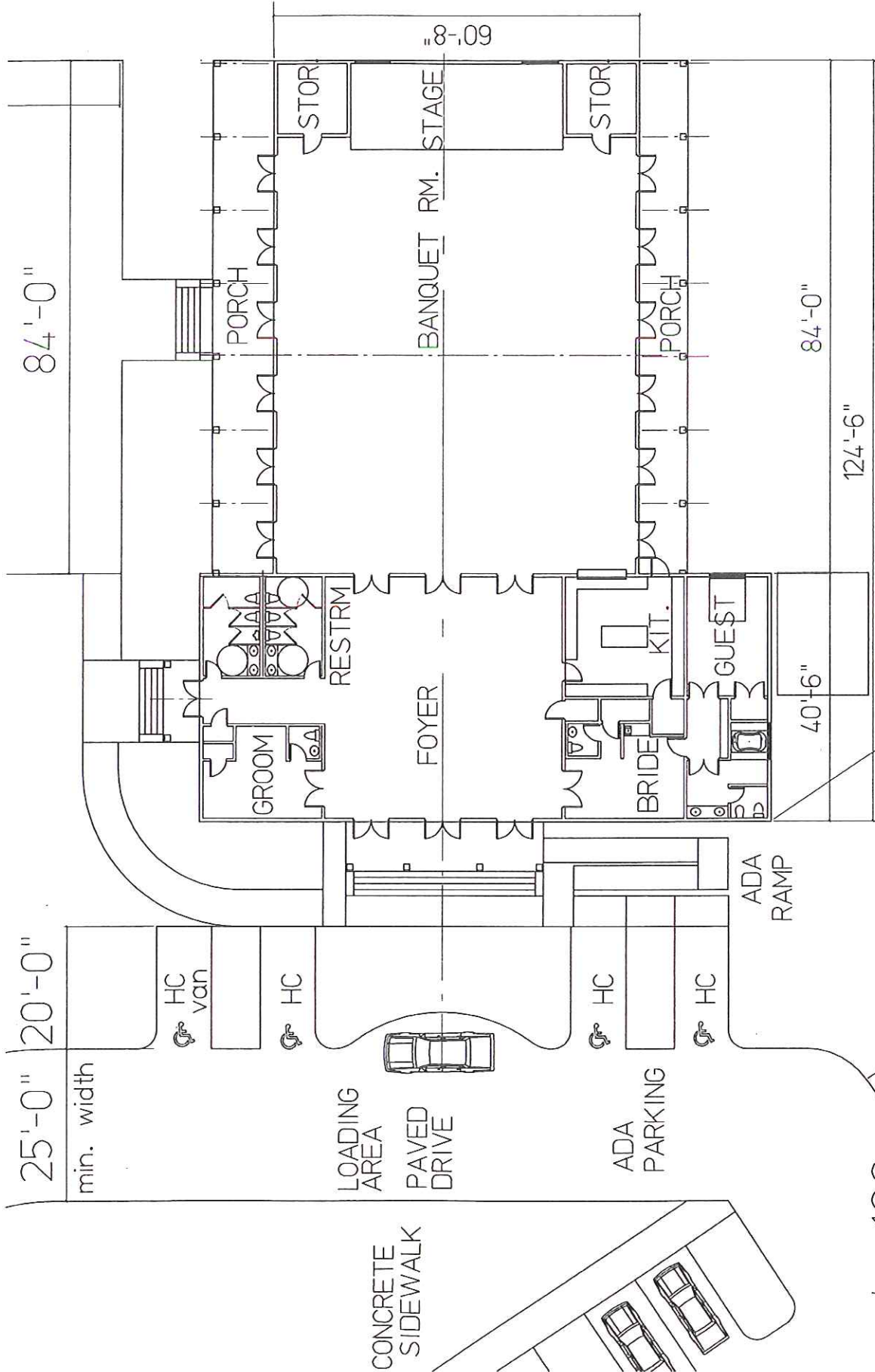
FLOOR PLAN

park 100

ADDITIONAL PARKING

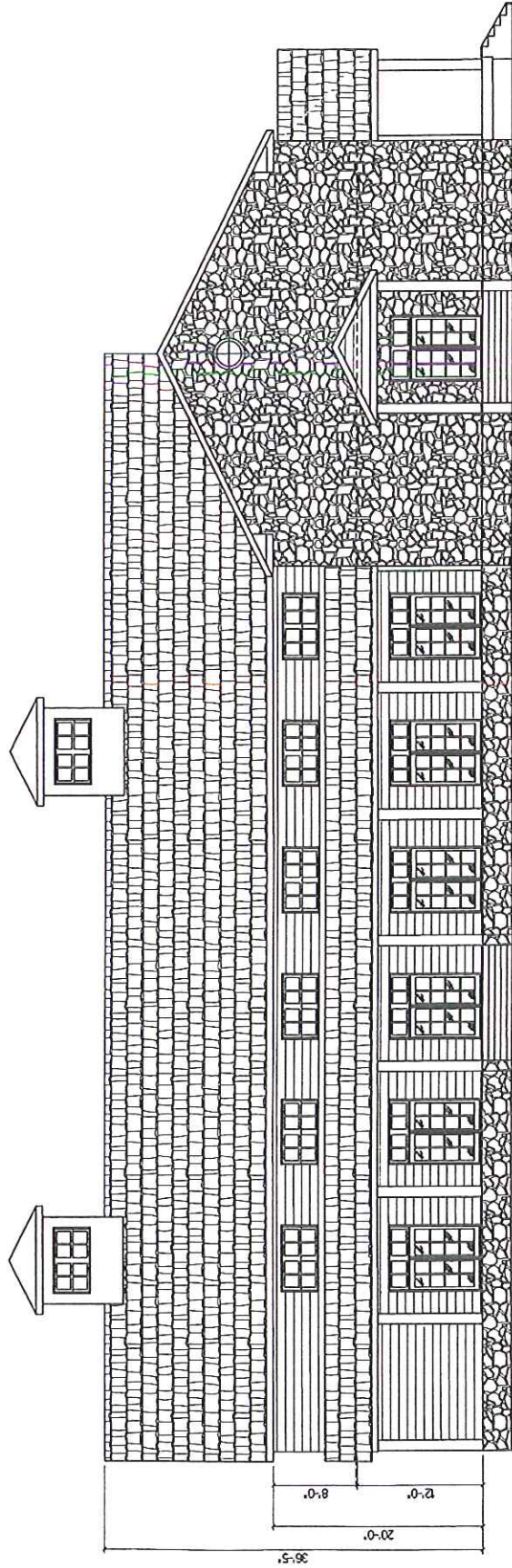
NEW FENCE ALONG THIS LINE

SECTION 23
SECTION 28

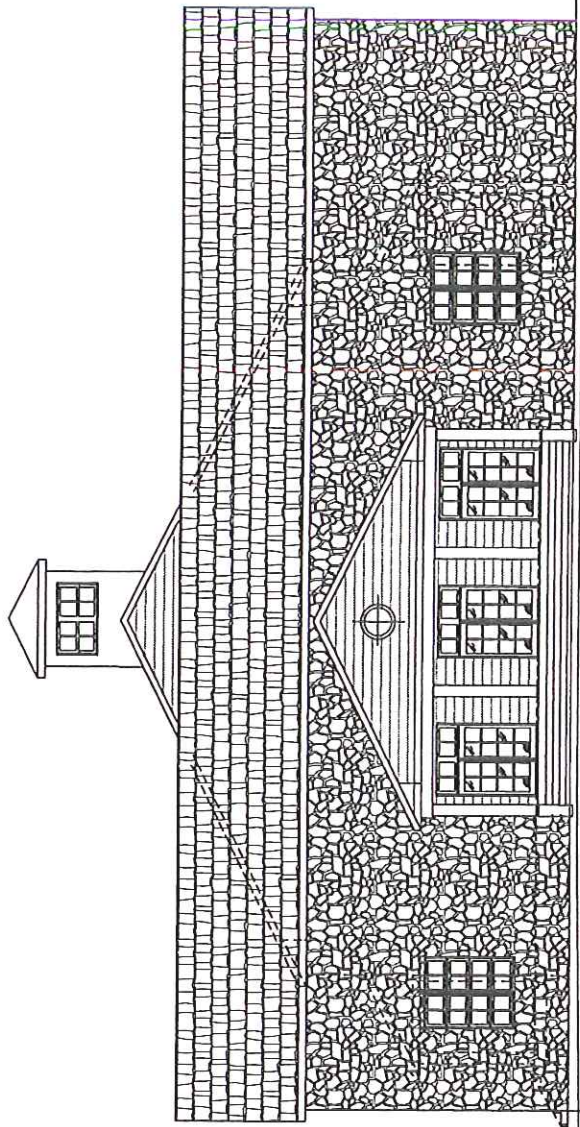


8918 SQ. FT.
EVENT CENTER
FLOOR PLAN

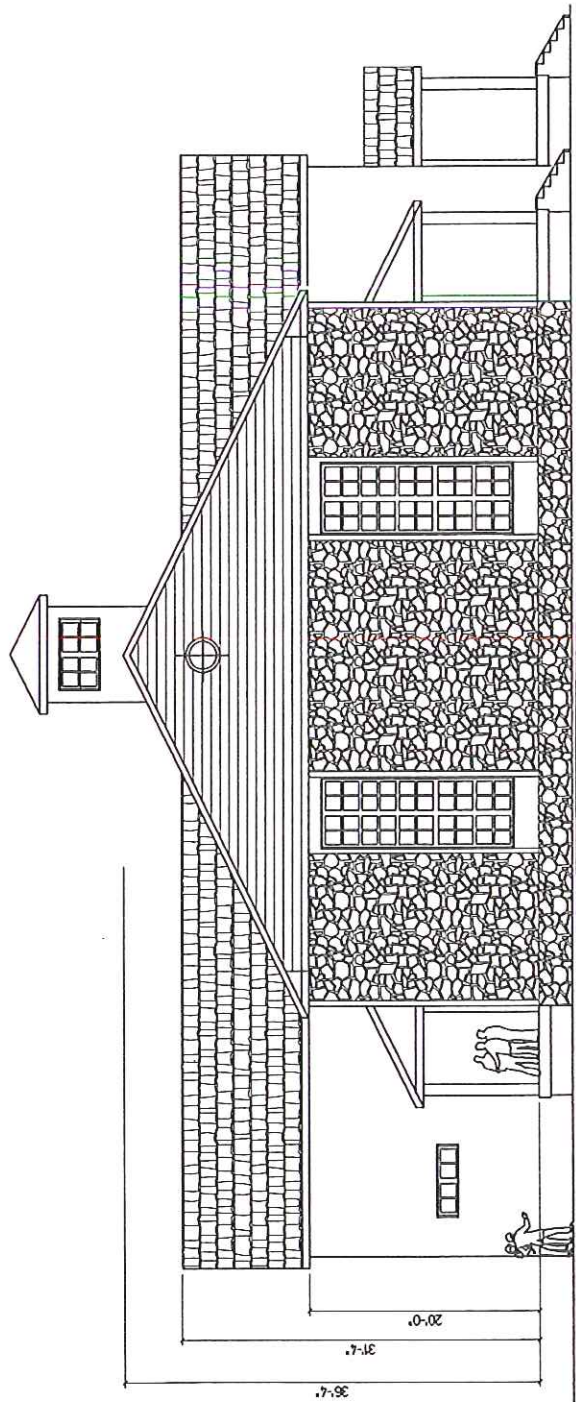
park 100
(GRAVEL)



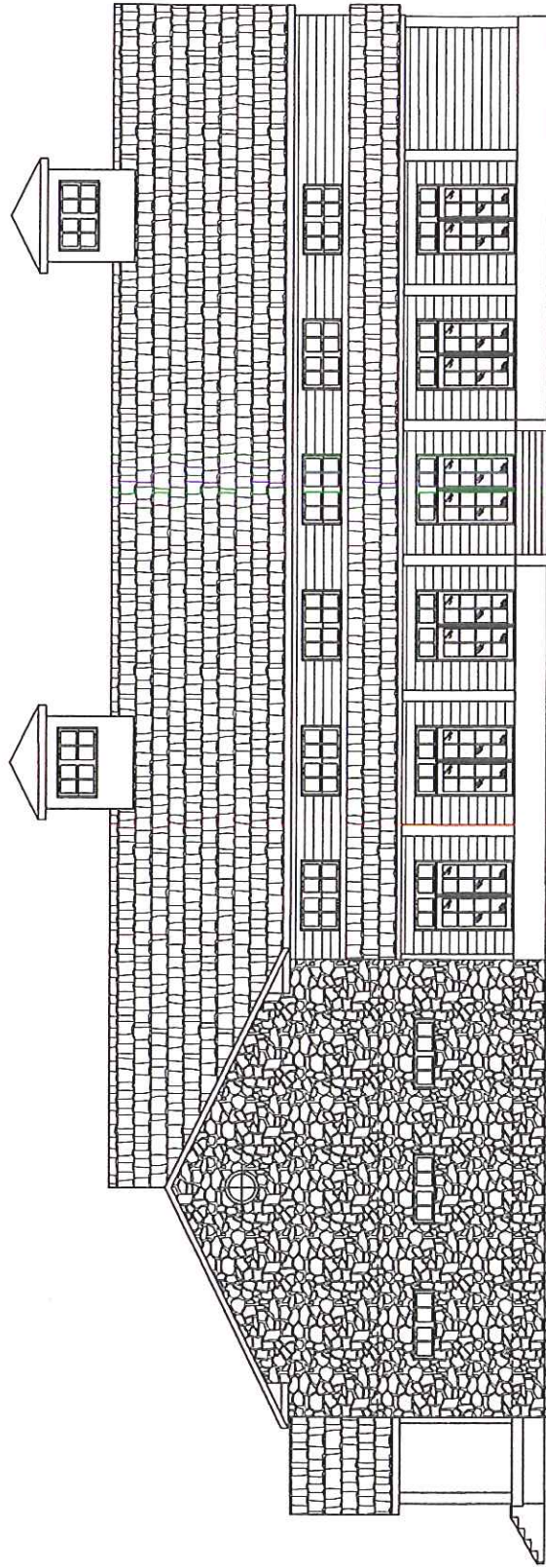
NORTH (FACING HWY 16) ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH (BACK) ELEVATION