

APPLICATION FOR CONDITIONAL USE

Name and Address of Applicant: Big River Rentals 55 Crossgates Drive Brandon, MS 39042	Street Address of Property (if different address): 106 Cedarstone Drive Madison, MS 39110
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
04/01/2020	C-2	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments

Big River Rentals respectfully request a conditional use exception to store and advertise equipment which will be rented through the business. As seen in the attached document, Big River Rentals has secured area on the property in which to store and advertise equipment.

Respectfully Submitted

 Stephen Taylor Holden

 Christopher Jon Johnson



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 _____

To Whom it may Concern,

I, Todd Carter, as a representative of Carter Murphy LLP hereby grant permission for Big River Rentals to apply for a conditional use permit at 106 Cedarstone Drive Madison, MS 39110.

As a part of our lease agreement, Big River Rentals will be allocated certain areas of the property to store and display equipment (as shown by the highlighted areas in the attached plot plan).

If Madison County or its representatives have any questions, please contact me directly.

Todd Carter

Cedarstone Construction Corp

P.O. Box 2794

Madison, MS 39130

EXHIBIT"A"

Tract I

Commencing at Northeast Corner of Section 14, Township 8 North, Range 2 East, Madison County, Mississippi; Thence South a distance of 1320.00 feet; Thence South 00 degrees 03 minutes 00 seconds West a distance of 565.69 feet to a Set Iron Pin and the Point of beginning of this description; Thence West a distance of 65.19 feet to the East Right-of-Way for Highway 51; thence South 23 degrees 39 minutes 00 seconds West along said Right-of Way a distance of 156.64 feet; thence North 00 degrees 03 minutes 00 seconds East a distance of 144.27 feet; which is the point of beginning, all being more or less 2.3 acres in the South half of the Northwest Quarter of Section 14.

Tract II

Commencing at the Northwest corner of Section 14, Township 8 North, Range 2 East, Madison County, Mississippi; thence South a distance of 1320.00 feet; thence South 89 degrees 56 minutes 00 seconds East a distance of 1230.00 feet; thence South 00 degrees 03 minutes 06 seconds West a distance 422.53 feet to set iron pin and the point of beginning for this description; thence South 00 degrees 02 minutes 51 seconds West a distance of 287.43 feet; thence East a distance of 150.00 feet; thence North 00 degrees 03 minutes 00 seconds East a distance of 287.43; thence North 90 degrees 00 minutes 00 seconds West a distance of 150.01 feet; which is the point of beginning, all being more or less 1.0 acres in the South half of the Northwest quarter of Section 14.

Tract III

Commencing at the Northwest corner of Section 14, Township 8 North, Range 2 East, Madison County, Mississippi; thence South a distance of 1320.00 feet; thence South 89 degrees 56 minutes 00 seconds East a distance of 1230.00 feet; thence South 00 degrees 03 minutes 06 seconds West a distance 422.53 feet to set iron pin and the point of beginning for this description; thence West a distance of 587.57 feet to the East Right-of-Way for Highway 51; thence South 23 degrees 39 minutes 40 seconds West along said right-of-way a distance of 156.30 feet; thence a distance of 650.19 feet; thence North 00 degrees 02 minutes 42 seconds East a distance of 143.16 feet which is the point of beginning, all being more or less 2.0 acres in the South half of the Northwest quarter of Section 14.

Less and Except

2.42 acres located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 14, Township 8, Range 2 East, Madison County, Mississippi, and being further described as follows:

Commencing at a 4" x 5" concrete monument found being the apparent northwest corner of said Section 14 and thence run South 38 degrees 10 minutes 32 seconds East for a distance of 2,222.99 feet to a 1/2" iron rebar found, said point being the Point of Beginning of the tract herein described:

From the Point of Beginning thence run South 00 degrees 01 minutes 18 seconds East for a distance of 285.72 feet to a 1/2" iron rebar found; thence run North 89 degrees 51 minutes 16 seconds West for a distance of 370.50 feet to a 1/2" iron rebar, thence run North 00 degrees 08 minutes 44 seconds East for a distance of 285.05 feet to a 1/2" iron rebar set; thence run South 89 degrees 57 minutes 33 seconds East for a distance of 369.67 feet back to the POINT OF BEGINNING and being 2.42 acres, more or less.

Together with and Ingress/Egress Easement described as follows:

0.55 acres located to the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of section 14, Township 8 North, Range 2 East, Madison County, Mississippi, and being further described as follows:

Commencing at a 4" x 5" concrete monument found being the apparent northwest corner of said Section 14 and thence run South 38 degrees 10 minutes 32 seconds East for a distance of 2,222.99 feet to a 1/2" iron rebar found; thence run South 00 degrees 01 minutes 18 seconds East for a distance of 285.72 feet to a 1/2" iron rebar found; thence run North 89 degrees 51 minutes 16 seconds West for a distance of 370.50 feet to a 1/2" iron rebar, said point being the Point of Beginning of the tract herein described:

From the Point of Beginning thence run North 89 degrees 51 minutes 16 seconds West for a distance of 492.55 feet to a 1/2" iron rebar found, said point lying on the east right-of-way of U.S. Highway No. 51; thence run North 23 degrees 34 minutes 37 seconds East, along said right-of-way, for a distance of 54.46 feet to a 1/2" iron rebar found; thence leave said right-of-way and run South 89 degrees 51 minutes 16 seconds East for a distance of 470.96 feet to a 1/2" iron rebar set; thence run South 00 degrees 08 minutes 44 seconds West for a distance of 50.00 feet back to the POINT OF BEGINNING and being 0.55 acres, more or less.

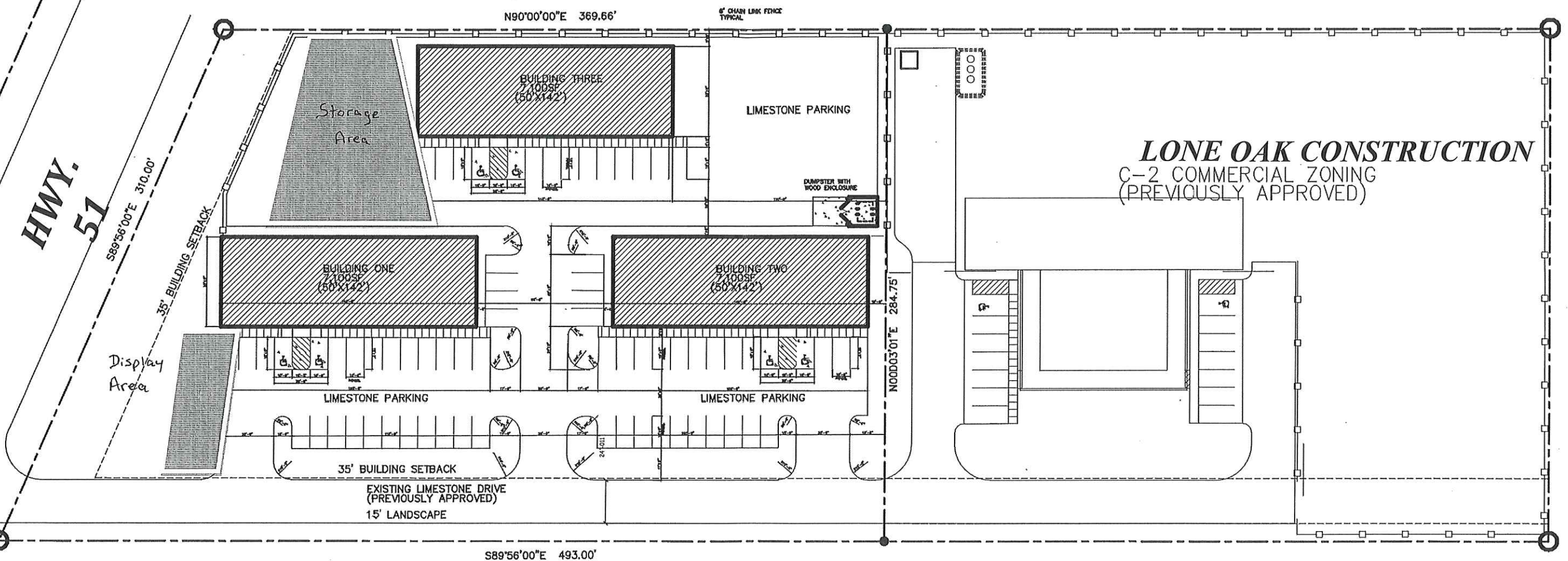
SIGNED FOR IDENTIFICATION PURPOSES THIS 4TH DAY OF SEPTEMBER, 2019

Carter & Murphy, L.L.P.

By: James Todd Cuter,
Partner

By: George Michael Murphy, Partner

WHITE FARMS LLC
C-2 COMMERCIAL ZONING



LONE OAK CONSTRUCTION
C-2 COMMERCIAL ZONING
(PREVIOUSLY APPROVED)

C-2 COMMERCIAL ZONING
SITE AREA 122,715SF
BUILDING AREA 21,300SF
AREA COVERAGE 17.3%

MADISON-RIDGELAND HEATING & COOLING
C-2 COMMERCIAL ZONING

PARKING REQUIRED
 $21,300SF / 10\% = 2,130SF / 300 = 7.1$ SPACES
 $21,300SF / 90\% = 19,170SF / 1000 = 19.17$ SPACES
 REQUIRED SPACES = 27 SPACES
 PROVIDED SPACES = 71 SPACES