

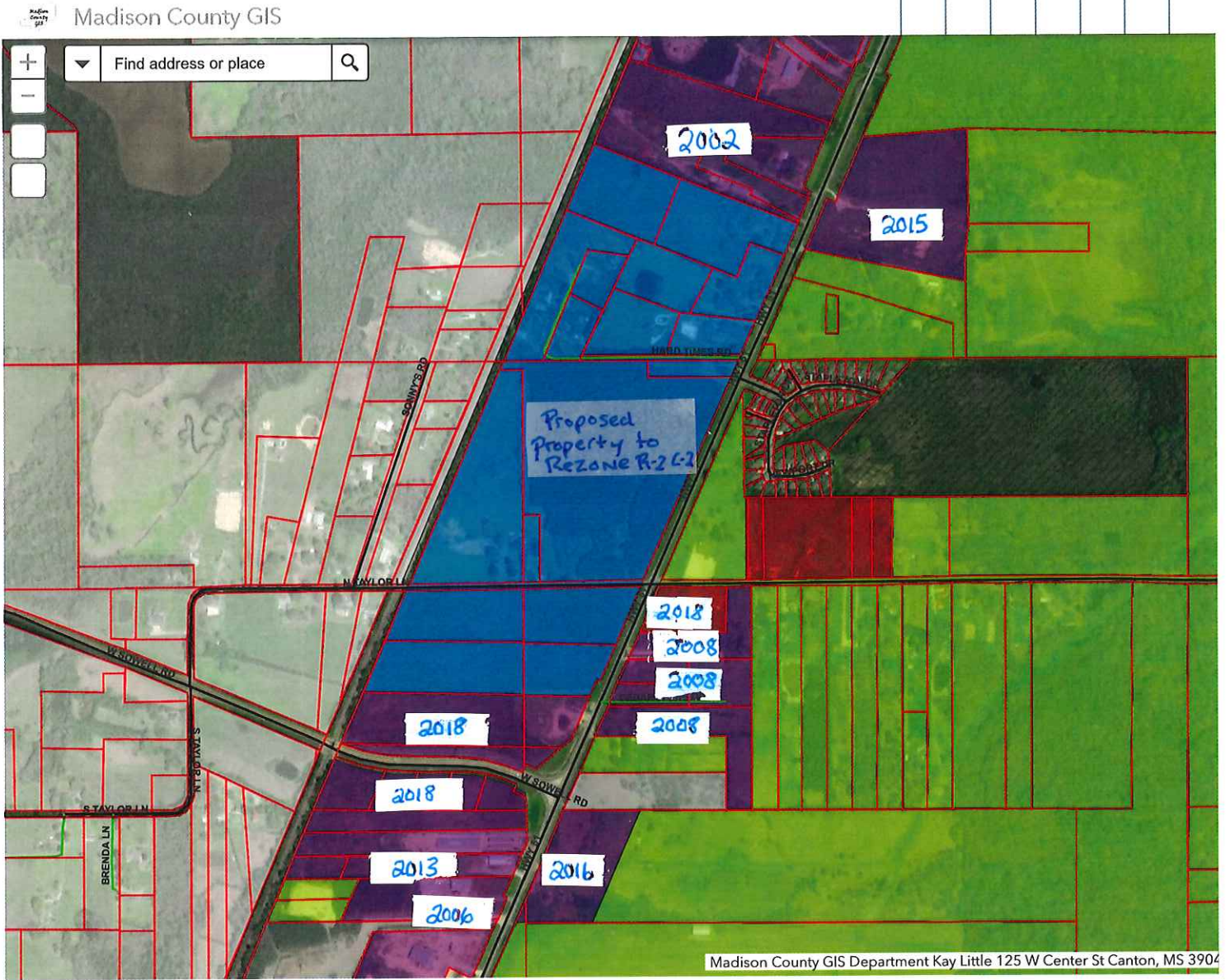
PCG (Paramount Construction Group)

Rezoning cases in the area of the proposed rezoning.

Approximately eight rezoning cases near the proposed rezoning have occurred since 2002, this does not include all but shows a history of this area changing to Commercial.

1. Michael Burchfield – 2002
2. Keeling Company – 2006
3. Yvonne Henry – 2008
4. Iupe – 2013
5. Phoenix Group – 2015
6. Wendon Moore – 2016
7. Sunflower Company – 2018
8. Ricky Norton – 2018

The Canton City limits is North on highway 51 within one mile and has shown a pattern of Commercial activity also.



PCG Previous Rezoning Cases in Area

The history of Rezoning cases in the Area have shown a trend in a need for Commercial Property on Hwy 51.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Swissly, LLC.
146 Ashton Park Blvd.
Madison, MS 39110



2. Article Number (Transfer from service label)

7019 2970 0001 7810 0466

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Chad Oberlin Address

B. Received by (Printed Name) C. Date of Delivery
Chad Oberlin *4-8-22*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Priority Mail Express
 - Adult Signature Registered Mail
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

Article Addressed to:

Kickey Toppel Boulin
2314 Hwy 518
Madison, MS 39110



2. Article Number (Transfer from service label)

7019 2970 0001 7810 0473

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Chad Oberlin Address

B. Received by (Printed Name) C. Date of Delivery
Chad Oberlin *4-8-22*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Priority Mail Express®
 - Adult Signature Registered Mail™
 - Certified Mail®
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 5642 9308 5428 19

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*

*Paramount Const. Co. Inc.
230 High Point Dr.
Ridgeland, MS 39157*

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

USPS TRACKING #



9590 9402 5642 9308 5428 02

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Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*

*Paramount Const. Co. Inc.
230 High Point Dr.
Ridgeland, MS 39157*

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USPS
Permit No. G-10



APPLICATION FOR REZONING
R-2 to C-2

Name and Address of Applicant:
Paramount Construction Group
(Jonathan McDaniel)

230 High Point Dr.
Ridgeland, MS 39157

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>2/28/2020</i>	<i>R-2</i>	See (Exhibit A)	<i>082F-14-02/10.0</i>	X	See (Exhibit B)

Other Comments: As per Article VIII Section 806 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

[Signature]

.....

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 _____



PARAMOUNT
CONSTRUCTION
GROUP

l i c e n s e d | b o n d e d | i n s u r e d

Permission to Rezone:

To whom it may concern,

John Harreld, grants Jonathan McDaniel (President, Paramount Construction Group) permission to apply for the rezoning of property for Parcel # 082F-14-021/00.00, from R2 to C2.

Signed this the 12 day of March, 2020

Signature: _____

Print: _____

John Harreld



BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION -- 14
TOWNSHIP 8 NORTH, RANGE 2 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER: *Paramount Construction Group (Jonathan McDaniel)*

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now *Paramount Construction Group*, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 14 Township 8 N, Range 2E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of *A2* District to a *C2* District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of *17 1/2* acres.
2. The zoning proposed (is) is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect **C2** zoning, and reclassifying this property from its present **R2** District classification to a **C2** District.

Respectfully submitted, this the **9** day of **April**, 2020



_____, Petitioner

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATE IN
SECTION 14, TOWNSHIP 8 NORTH,
RANGE 2 EAST / WEST, MADISON COUNTY,
MISSISSIPPI

Paramount Construction Group (Jonathan McDaniel)

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners


PLEASE TAKE NOTICE that Paramount Construction Group has filed a Petition to rezone and reclassify a 5 acre tract of land situated in Section 14, Township 8 North, Range 2 East / West, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R 2. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C 2.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9:00 a.m. on Thursday, April 9, 2020, or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 12 day of March, 2020

By: 

Jonathan McDaniel (President)

Contact Information _____
Office: (601)-427-5454

Cell: (601)-968-7050

Email: jonathan@pcgcontracting.com

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.
 MADISON, MS 39110

OFFICIAL USE

Certified Mail Fee \$3.55
 Extra Services & Fees (check box, add fee as appropriate) \$2.85
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$6.95

Sent To: Robert & Leann Trapp
 132 Arnold Ln
 Madison, MS 39110

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 7810 0527

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OFFICIAL USE

Certified Mail Fee \$3.55
 Extra Services & Fees (check box, add fee as appropriate) \$2.85
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$6.95

Sent To: Charlesford Todd McAlpin
 138 Lake Village Dr
 Madison, MS 39110

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 7810 0480

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 MADISON, MS 39110

OFFICIAL USE

Certified Mail Fee \$3.55
 Extra Services & Fees (check box, add fee as appropriate) \$2.85
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Postage and Fees \$6.95

Sent To: Pricy Travel Boudin
 219 Highway 51 S
 Madison, MS 39110

City, State, ZIP+4®
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 7810 0473

PS Form 3800, April 2015 Edition (PSN 7530-02-000-9014) See Reverse for Instructions

Postmark Here 06 0110 03/13/2020

Sent to: **SW52, LLC**
 148 Ash Ln. P.O. Box 110
 Madison, MS 39110

Postage and Fees: \$2.95

Certified Mail Fee: \$3.55

Postage: \$0.55

Additional Services: \$0.00

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PS Form 3800, April 2015 Edition (PSN 7530-02-000-9014) See Reverse for Instructions

Postmark Here 06 0110 03/13/2020

Sent to: **James Holt**
 305 Hwy 51
 Madison, MS 39110

Postage and Fees: \$2.95

Certified Mail Fee: \$3.55

Postage: \$0.55

Additional Services: \$0.00

U.S. Postal Service
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For delivery information, visit our website at www.usps.com

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PS Form 3800, April 2015 Edition (PSN 7530-02-000-9014) See Reverse for Instructions

Postmark Here 06 0110 03/13/2020

Sent to: **Eric Shan**
 126 Howell Ln
 Madison, MS 39110

Postage and Fees: \$2.95

Certified Mail Fee: \$3.55

Postage: \$0.55

Additional Services: \$0.00

U.S. Postal Service
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Domestic Mail Only

PS Form 3800, April 2015 Edition (PSN 7530-02-000-9014) See Reverse for Instructions

Postmark Here 06 0110 03/13/2020

Sent to: **Cheryl + Paul Dean**
 P.O. Box 594
 Kylesburg, MS 39158

Postage and Fees: \$2.95

Certified Mail Fee: \$2.55

Postage: \$0.55

Additional Services: \$0.00

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Domestic Mail Only

PS Form 3800, April 2015 Edition (PSN 7530-02-000-9014) See Reverse for Instructions

Postmark Here 06 0110 03/13/2020

Sent to: **Erin Hollie**
 154 Red Timber Pl
 Madison, MS 39110

Postage and Fees: \$2.95

Certified Mail Fee: \$3.55

Postage: \$0.55

Additional Services: \$0.00

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7019 2970 0001 7810 0466
 7019 2970 0001 7810 0497
 7019 2970 0001 7810 0503

7019 2970 0001 7810 0454
 7019 2970 0001 7810 0510
 7019 2970 0001 7810 0442

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Todd McAleer
 138 Lake Village Dr.
 Madison, MS 39110



9590 9402 5642 9308 5427 96

2. Article Number (Transfer from service label)

7019 2970 0001 7810 0480

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Heidi McAleer* Agent
 Addressee

B. Received by (Printed Name)

Heidi McAleer

C. Date of Delivery

3-14-20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: Erwin Hollis

154 Hard Times Rd.
 Madison, MS 39110



9590 9402 5642 9308 5428 33

2. Article Number (Transfer from service label)

7019 2970 0001 7810 0442

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Heidi Hollis* Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert + Leann Fagan
 132 Arnold Lane
 Madison, MS 39110



9590 9402 5642 9308 5427 58

2. Article Number (Transfer from service label)

7019 2970 0001 7810 0527

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/16/20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

George Edward Durkin
 P.O. Box 6731
 Jackson, MS 39282



9590 9402 5642 9308 5427 72

2. Article Number (Transfer from service label)

7019 2970 0001 7810 0503

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

Katie Ishee

3-19-20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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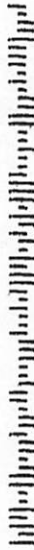
9590 9402 5642 9308 5427 96

United States
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• Sender: Please print your name, address, and ZIP+4® in this box*

*Paramount Const. Group
230 Highpoint Dr.
Ridgeland, MS 39157*



USPS TRACKING#



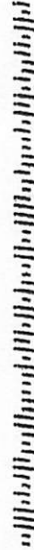
9590 9402 5642 9308 5428 33

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Postal Service

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*Paramount Construction Group
230 Highpoint Dr.
Ridgeland, MS 39157*



USPS TRACKING#



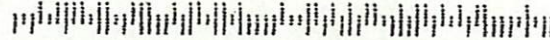
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5642 9308 5427 58

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Paramount Const. Group
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Ridgeland, MS 39157



USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 5642 9308 5427 72

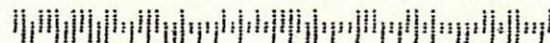
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Paramount Construction Group
230 High Point Dr.
Ridgeland, MS 39157



Per _____





Map interface showing parcel boundaries in red. A search bar at the top left contains the text "Find address or place" and a magnifying glass icon. A central pop-up window displays the following information:

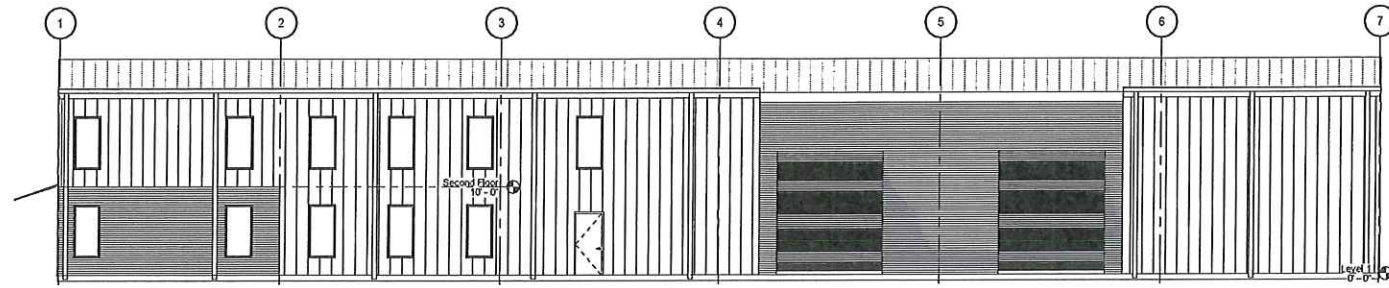
Parcels: 082F-14 -021/00.00

Parcel ID: 082F-14 -021/00.00
Owner: BILL WILL PROPERTIES LLC
Address: 0
Deed Record: [Click Here to See Deed](#)

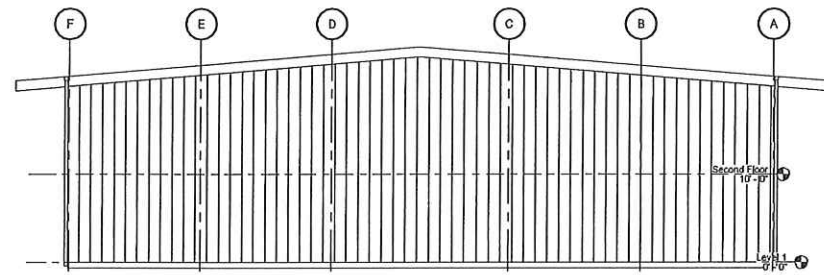
[Zoom to](#)

Map labels include "W. ROWE RD" and "CEDARSTONE DR". A scale bar at the bottom left indicates 600ft and -90.069 32.543 Degrees. A footer at the bottom right reads "Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904".

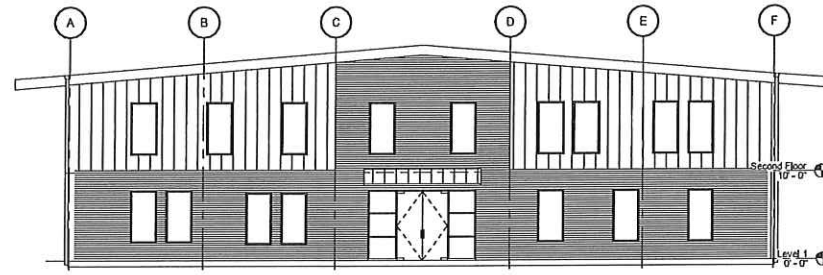
600ft
-90.069 32.543 Degrees



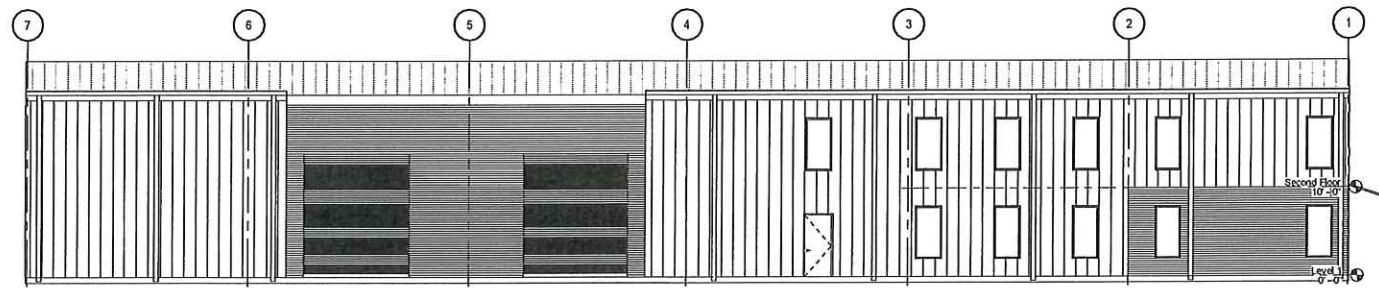
1 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

CDFEL
COOKE DOUGLASS FARR, LEMONS, ARCHITECTS + ENGINEERS PA

cdelf.com
601.364.3110
2221 Old Canton Rd
Suite 200
Jackson, MS
39216

PROJECT NUMBER
19-242
DATE
03.19.20
DRAWN BY
DB

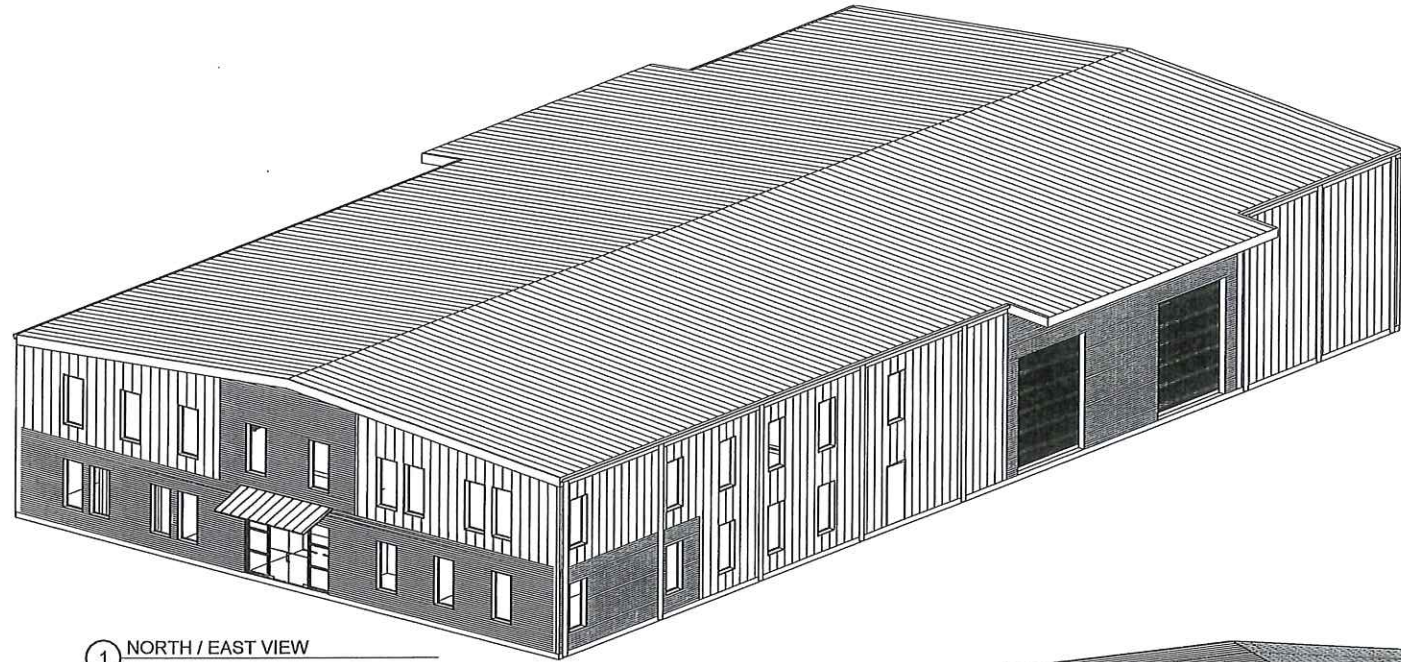
REVISIONS	NO.	DATE

ADDITIONS TO PCG
PROJECT ADDRESS
Owner

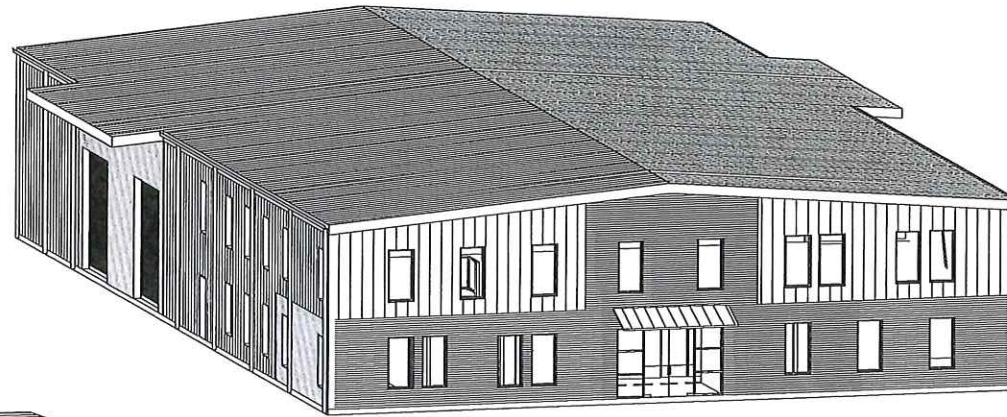
NOT FOR
CONSTRUCTION
SCHEMATIC
DESIGN

EXTERIOR
ELEVATIONS -
MASTER

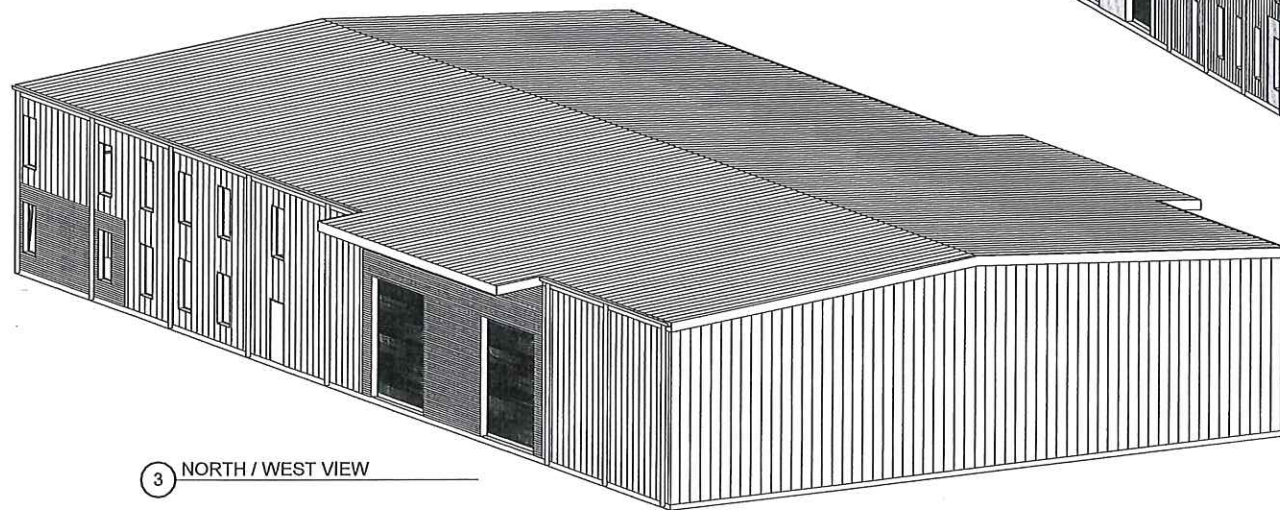
A-200



1 NORTH / EAST VIEW



2 SOUTH / EAST VIEW



3 NORTH / WEST VIEW

CDFEL
 COOKE DOUGLASS FARR LEMONS, ARCHITECTS + ENGINEERS PA

cdfe.com
 401.364.3110
 3221 Old Country Rd
 Suite 200
 Jackson, MS
 39216

PROJECT NUMBER
 19-242
 DATE
 03.19.20
 DRAWN BY
 DB

REVISIONS	NO.	DATE

ADDITIONS TO PCG

PROJECT ADDRESS

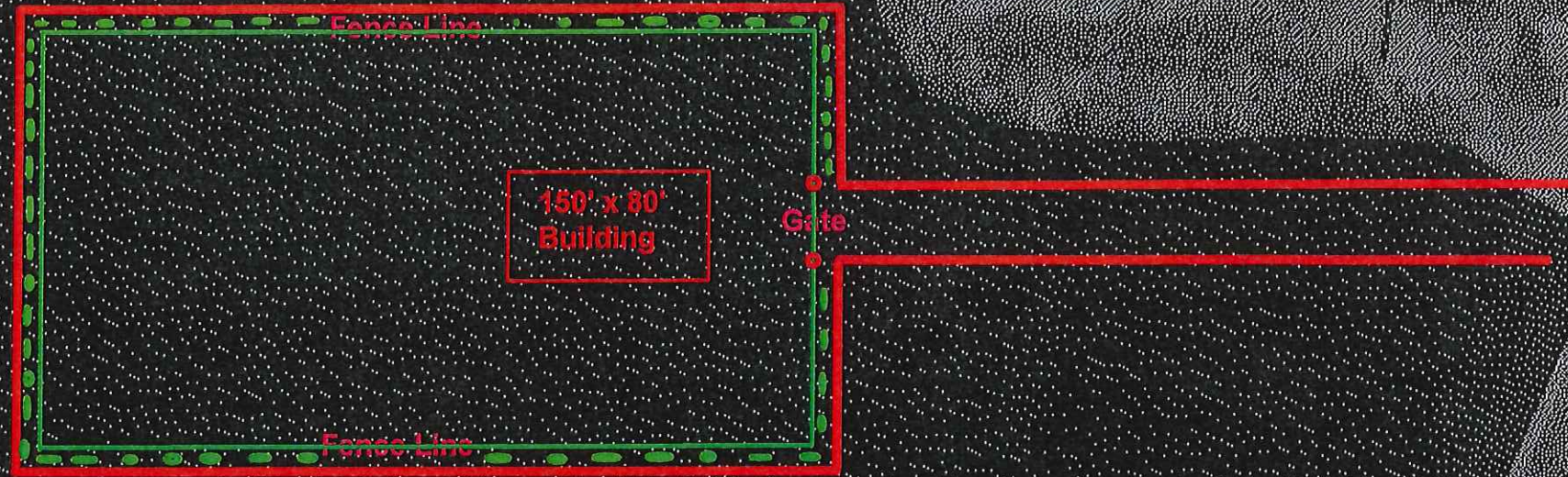
Owner

NOT FOR
 CONSTRUCTION
 SCHEMATIC
 DESIGN

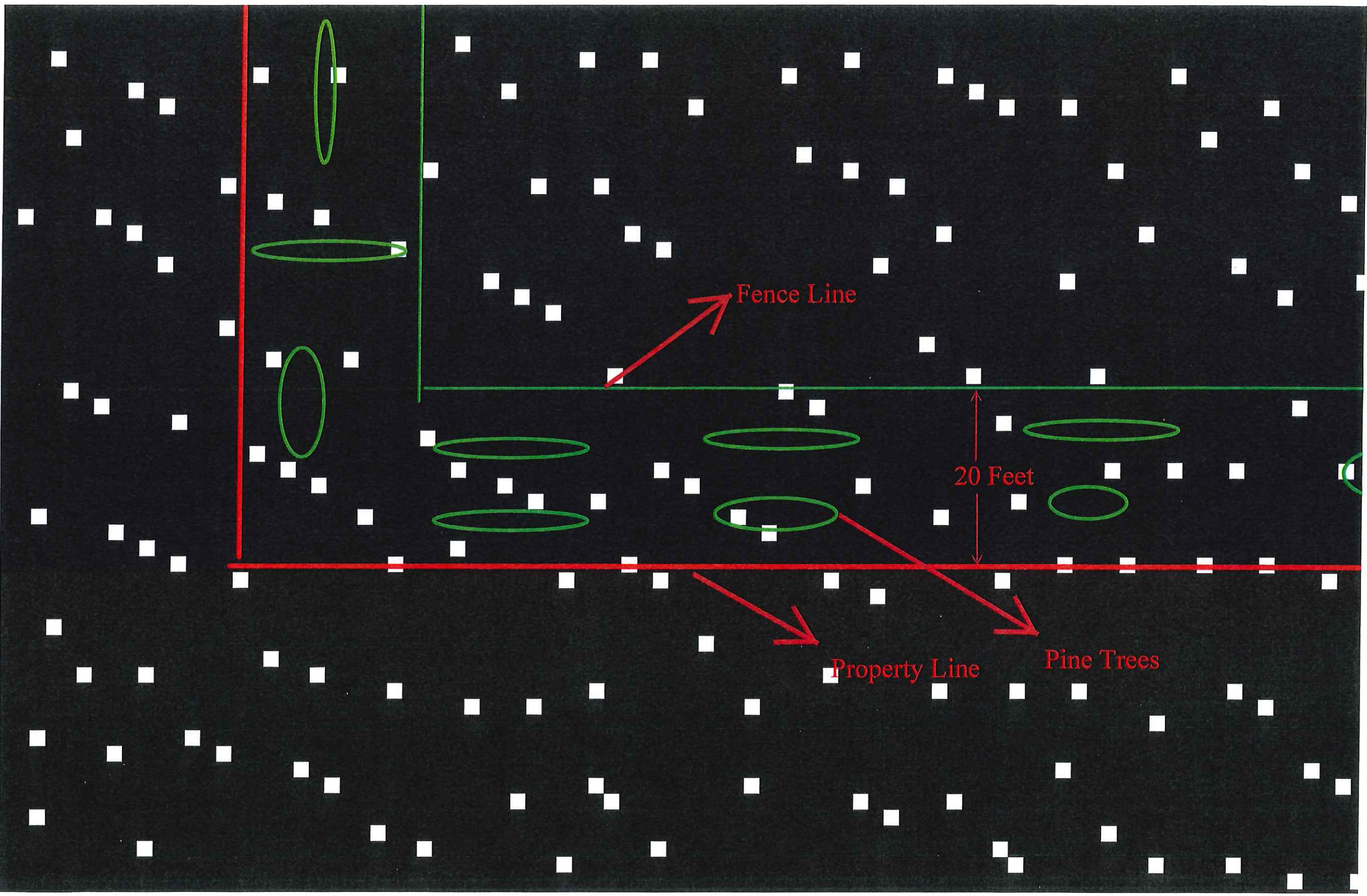
EXTERIOR VIEWS

A-201

Hard Times Rd



Lot Size: 5 Acres
Building Size: 12,000 SF
Distance from property lines:
Entrance: 648 Ft.
Sides: 292 Ft.
Back: 497 Ft.

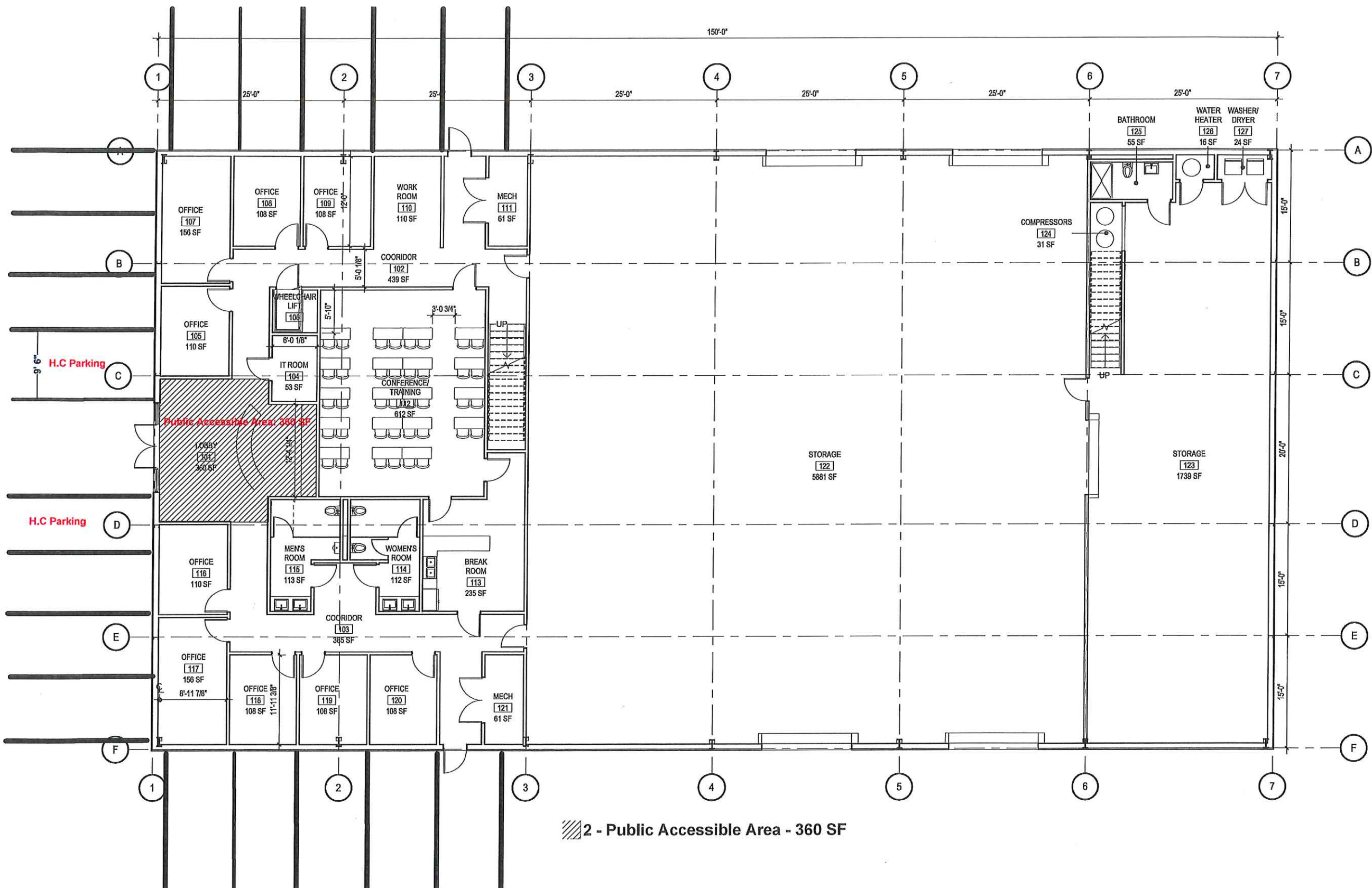


Fence Line

20 Feet

Property Line

Pine Trees



2 - Public Accessible Area - 360 SF