

APPLICATION FOR REZONING

A-1 Agricultural to R-4 ~~R-4~~ Townhouse Residential

Name and Address of Applicant: **LAURA FARRIS**
223 ARAPAHO LANE
MADISON MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
July 1,	A-1	See (Exhibit A)	083D-18-001/01.00	* AE	See (Exhibit B)

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

Comments

Respectfully Submitted

Laura Farris

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 _____

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION -- 18
TOWNSHIP 8 NORTH, RANGE 3 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER: **LAURA FARRIS**

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now **LAURA A. FARRIS**, 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 18 Township 8 N, Range 3, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of **A-1** District to a **R-4** District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of **11.7** 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 R-4 zoning, and reclassifying this property from its present A-1 District classification to a R-4 District.

Respectfully submitted, this the 1 day of JULY, 2020

Dawn Farris, Petitioner

This instrument prepared by and should be returned to:

ROBERT D. HARRISON
Post Office Box 16389
Jackson, Mississippi 39236-6389
(601) 957-0002

*pc
1200
710*

GRANTOR'S ADDRESS:

P.O. Box 12001
Jackson, MS 39236
(601) 956-4251

GRANTEE'S ADDRESS:

105 Ashby Blvd
Jackson MS 39206
(601) 953-8293

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 all of which is hereby acknowledged, the undersigned, **COLONIAL COUNTRY CLUB, INC.**, a Mississippi corporation, do hereby sell, convey, and warrant unto **LAURA A. FARRIS, a single person**, the following described land and property lying and being situated in Madison County, Mississippi, more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: NW 1/4 SW 1/4 Section 18, Township 8 North, Range 3 East, Madison County, MS

SEE EXHIBIT "A" HERETO ATTACHED.

Excepted from the warranty of this conveyance are any and all easements, dedications, rights-of-way, mineral reservations and mineral conveyances, and restrictive covenants of record pertaining to or affecting the herein described property.

Grantor and Grantee acknowledge that the ad valorem taxes for the present year were prorated on an estimated basis. If this proration proves to be inaccurate upon receipt of the actual tax statement for the present year, Grantor and Grantee shall adjust this proration based on the

RETURN TO:
ROBERT D. HARRISON
P.O. BOX 16389
JACKSON, MS 39236-6389
(601) 957-0002

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actual tax figures.

WITNESS THE SIGNATURE OF THE GRANTOR, this the 19th day of July, 2012.

COLONIAL COUNTRY CLUB, INC.

BY: *Ben J. Piazza, Jr.*
Ben J. Piazza, Jr., President

STATE OF MISSISSIPPI

COUNTY OF MADISON

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, on this the 19th day of July, 2012, the within named BEN J. PIAZZA, JR., who acknowledged that he is the President of Colonial Country Club, Inc., a Mississippi corporation, and that for and on behalf of said company, and as its act and deed, he executed the above and foregoing instrument on the day and year therein mentioned, after being first duly authorized by said corporation.



Leah V. Willis
NOTARY PUBLIC

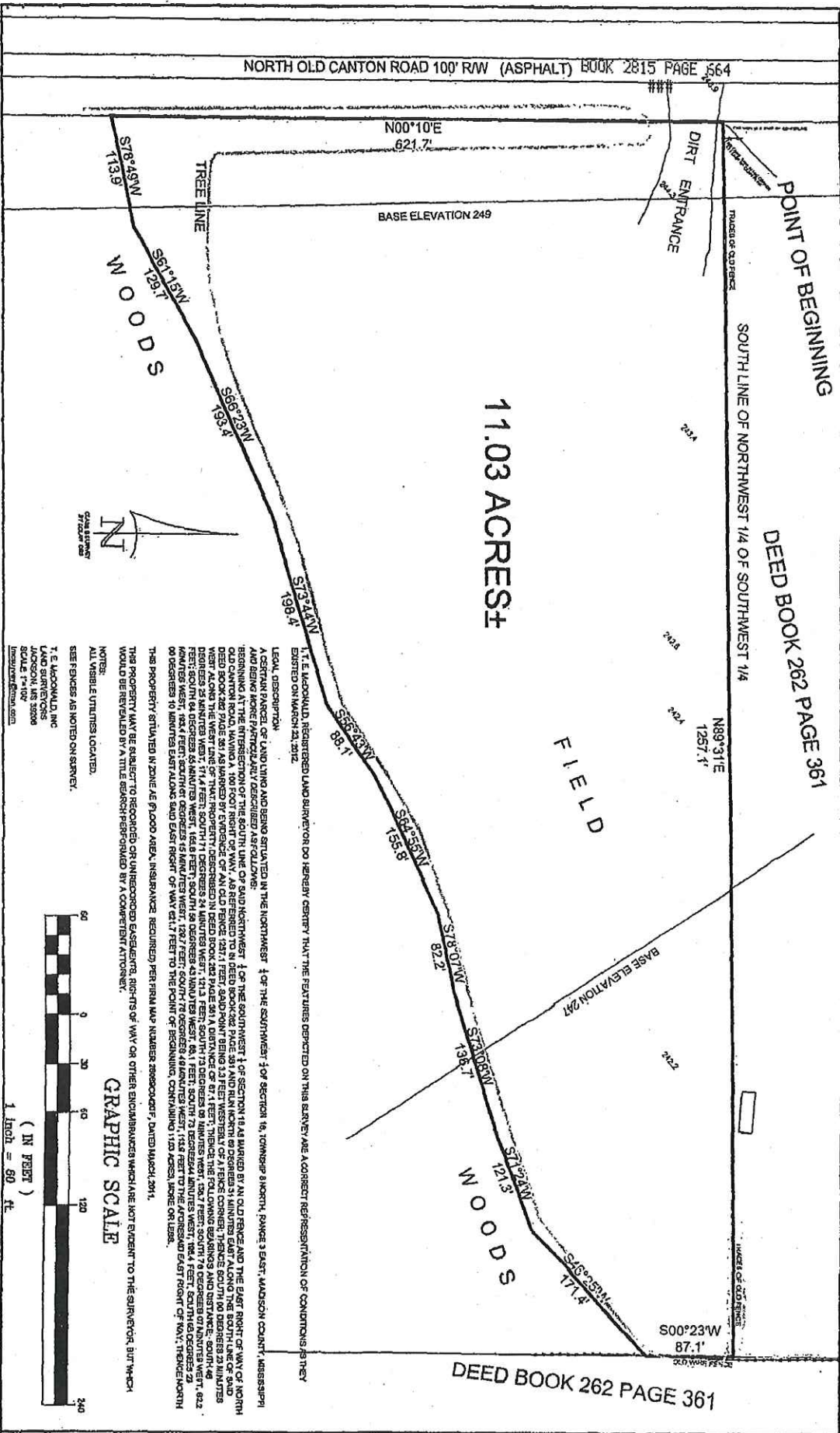
My Commission Expires: _____

EXHIBIT "A"

A certain parcel of land lying and being situated in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, Mississippi and being more particularly described as follows:

Beginning at the intersection of the South line of said Northwest 1/4 of the Southwest 1/4 of Section 18 as marked by an old fence and the East right of way of North Old Canton Road having a 100 foot right of way as referenced to in Deed Book 262 at Page 361 and run North 89 degrees 31 minutes East along the South line of said Deed Book 262 at Page 361 as marked by evidence of an old fence 1257.1 feet, said point being 3.3 feet Westerly of a fence corner; thence South 00 degrees 23 minutes West along the West line of that property described in Deed Book 262 at Page 361 a distance of 87.1 feet; thence the following bearings and distances: South 46 degrees 25 minutes West 171.4 feet; South 71 degrees 24 minutes West 121.3 feet; South 73 degrees 08 minutes West 136.7 feet; South 78 degrees 07 minutes West 82.2 feet; South 64 degrees 55 minutes West 155.8 feet; South 56 degrees 43 minutes West 88.1 feet; South 73 degrees 44 minutes West 198.4 feet; South 66 degrees 23 minutes West 193.4 feet; South 61 degrees 15 minutes West 129.7 feet; South 78 degrees 49 minutes West 113.9 feet to the aforesaid East right of way; thence North 00 degrees 10 minutes East along said East right of way 621.7 feet to the point of beginning, containing 11.03 acres, more or less.

**RETURN TO:
ROBERT D. HARRISON
P.O. BOX 16389
JACKSON, MS 39236-6389
(601) 957-0002**



11.03 ACRES±

POINT OF BEGINNING
DEED BOOK 262 PAGE 361
SOUTH LINE OF NORTHWEST 1/4 OF SOUTHWEST 1/4

FIELD

WOODS

WOODS



LEGAL DESCRIPTION:
1. T. E. MADONALD, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FEATURES DEPICTED ON THIS SURVEY ARE ACCURATE REPRESENTATION OF CONDITIONS AS THEY EXISTED ON MARCH 21, 2012.

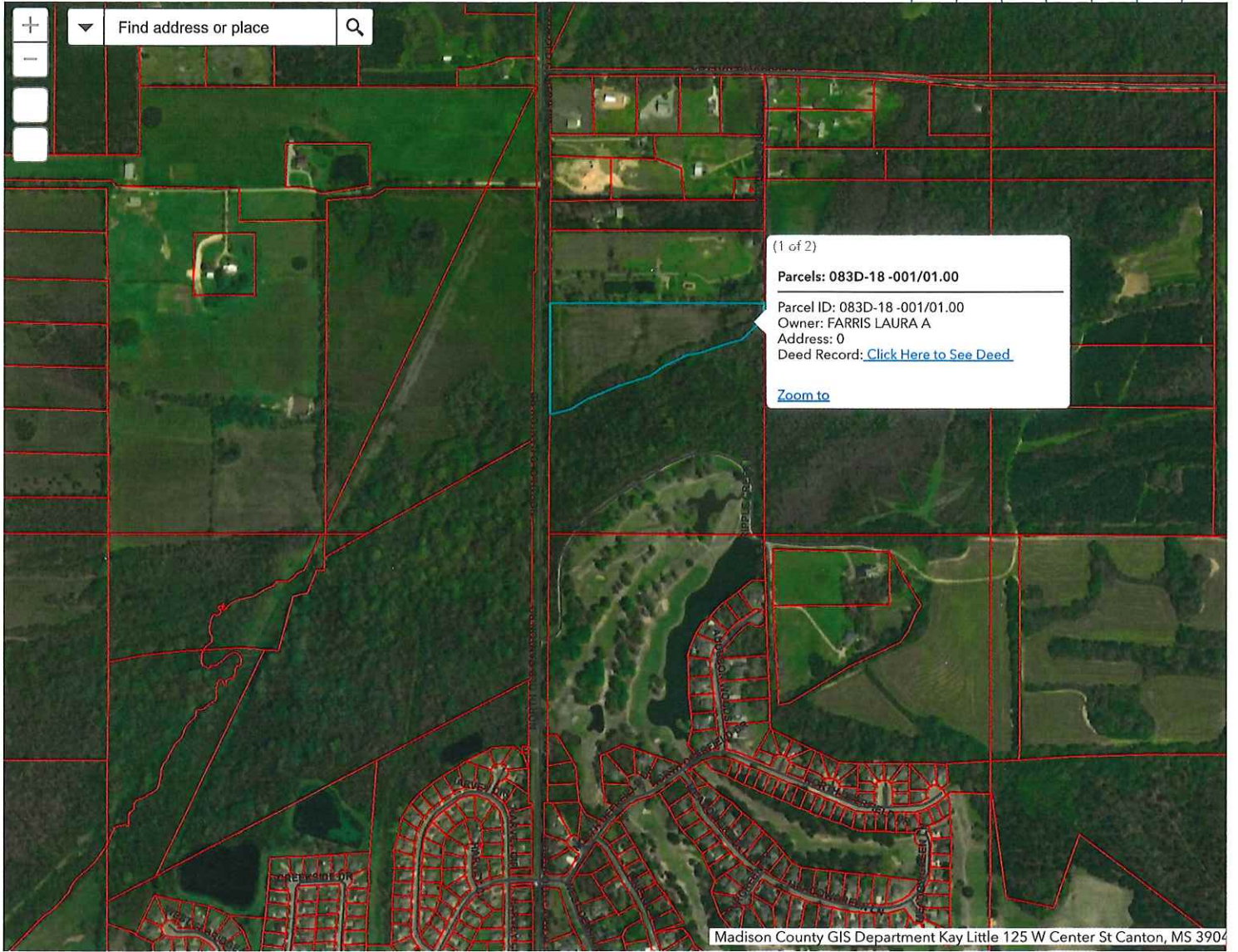
LEGAL DESCRIPTION:
1. OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 3 EAST, MADISON COUNTY, MISSISSIPPI BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 18 AND THE EAST RIGHT OF WAY OF NORTH OLD CANTON ROAD, HAVING A 100 FOOT RIGHT OF WAY, AS REFERRED TO IN DEED BOOK 282 PAGE 391 AND RUN NORTH 89 DEGREES 31 MINUTES EAST ALONG THE SOUTH LINE OF SAID DEED BOOK 282 PAGE 391 AS MARKED BY EVIDENCE OF AN OLD FENCE 727.1 FEET, SAND POINT BEING 1.21 FEET WESTERLY OF A FENCE CORNER, THENCE SOUTH 10 DEGREES 23 MINUTES WEST ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 282 PAGE 391 A DISTANCE OF 87.1 FEET; THENCE THE FOLLOWING BEARINGS AND DISTANCE: SOUTH 49 DEGREES 31 MINUTES WEST 155.8 FEET; SOUTH 18 DEGREES 49 MINUTES WEST, 164.8 FEET; SOUTH 16 DEGREES 43 MINUTES WEST, 88.1 FEET; SOUTH 73 DEGREES 54 MINUTES WEST, 101.4 FEET; SOUTH 82 DEGREES 00 MINUTES EAST ALONG SAID EAST RIGHT OF WAY 87.1 FEET TO THE POINT OF BEGINNING, CONTAINING 11.03 ACRES, MORE OR LESS.

THIS PROPERTY SITUATED IN ZONE 14E (1400 AREA), INSURANCE REQUIRED PER FEMA MAP NUMBER 280600007, DATED MARCH 2011.

THIS PROPERTY MAY BE SUBJECT TO RECORDS OR UNRECORDED EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES WHICH ARE NOT EVIDENT TO THE SURVEYOR, BUT WHICH WOULD BE REVEALED BY A TITLE SEARCH PERFORMED BY A COMPETENT ATTORNEY.

NOTES:
ALL VISIBLE UTILITIES LOCATED.
SEE FENCES AS NOTED ON SURVEY.
T. E. MADONALD, INC.
LAND SURVEYORS
JACKSON, MS 39206
SCALE 1"=100'
1800/0000/0000/0000

EXHIBIT A



(1 of 2)
Parcels: 083D-18 -001/01.00
Parcel ID: 083D-18 -001/01.00
Owner: FARRIS LAURA A
Address: 0
Deed Record: [Click Here to See Deed](#)
[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

600ft
-90.033 32.533 Degrees



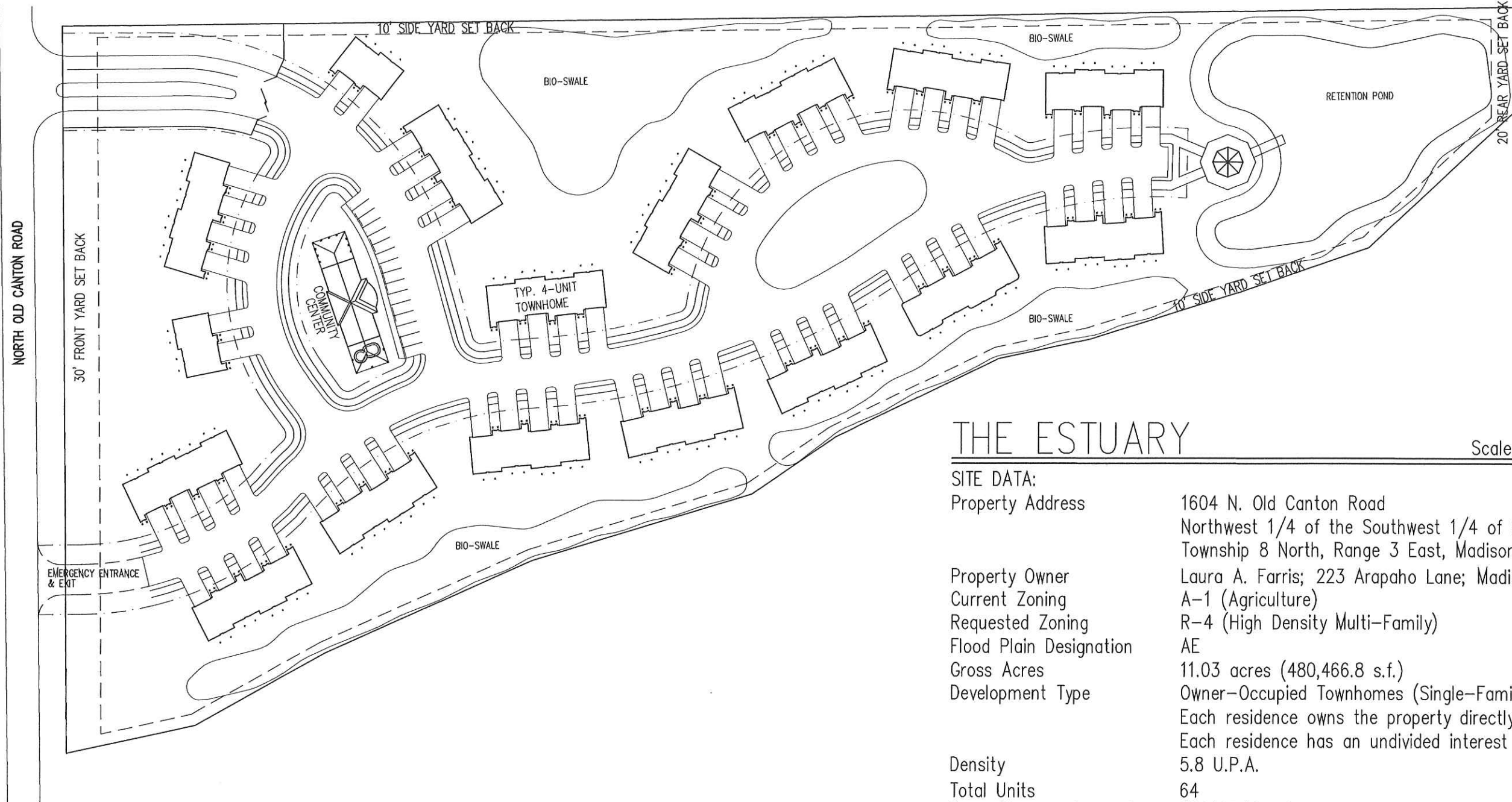
URBAN DESIGN STUDIO, INC.

1061 LAKESIDE VILLAGE CIRCLE
SUITE 3
BRANDON, MISSISSIPPI
39047

OFFICE: 601.992.5250
CELL: 601.238.4126

E-MAIL: david@uds-ms.com

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OPPORTUNITY FIRM IN ALL COMPANY LAW COMPLIANCE PRO-
VISIONS PER 11 U.S.C. SECTION 501.15.



THE ESTUARY

Scale: 1" = 100'

SITE DATA:

Property Address	1604 N. Old Canton Road Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 North, Range 3 East, Madison County, MS.
Property Owner	Laura A. Farris; 223 Arapaho Lane; Madison, MS
Current Zoning	A-1 (Agriculture)
Requested Zoning	R-4 (High Density Multi-Family)
Flood Plain Designation	AE
Gross Acres	11.03 acres (480,466.8 s.f.)
Development Type	Owner-Occupied Townhomes (Single-Family Attached) Each residence owns the property directly beneath the unit. Each residence has an undivided interest in the common area.
Density	5.8 U.P.A.
Total Units	64
Gross Non-pervious s.f.	314,106.11 s.f.
Open Area - Green Space	35%
Road Right-of-Way	60'
Street	26' of Pavement w/6' sidewalks, each side

ALL BUILDINGS HAVE A MINIMUM 30' SEPARATION
ALL UNITS PROVIDE 4 PARKING SPACES (2 ENCLOSED, 2 OUTSIDE)
ALL UNITS FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 4' ABOVE BASE FLOOD ELEVATION.

