

**APPLICATION FOR REZONING
C-1 to A-1**

Name and Address of Applicant:
Nadine Mason
4691 Hwy 43

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
11-01-2020	C-1	See (Exhibit A)	104A-12-010/07.00	X	See (Exhibit B)

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

Comments Petitioner requests to Rezone this property from C-1 Commercial to A-1 Agricultural so that she may build her residence on her property.

Respectfully Submitted

Nadine Mason

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 --
TOWNSHIP 10 NORTH, RANGE 4 EAST/~~WEST~~
MADISON COUNTY, MISSISSIPPI

PETITIONER: *NADINE MASON*

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now *Nadine Mason*, 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 12 Township 10 N, Range 4 *East* Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 5.01 acres.
2. The zoning proposed (~~C-1~~) 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

This property was Rezoned from A-1 to C-1 in 1996 as a club. It is the best interest for the community and the petitioner that this property is best suited for Agricultural Use. The Petitioner wishes to build a Residence on this property.

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 A-1 zoning, and reclassifying this property from its present C-1 District classification to a A-1 District.

Respectfully submitted, this the 01 day of November, 2020.

NADINE MASON, Petitioner

Madison County GIS

Find address or place

(2 of 2)
Parcels: 104A-12 -010/07.00
Parcel ID: 104A-12 -010/07.00
Owner: MASON NADINE & THELMA JEAN
Address: 4691 HWY 43
Deed Record: [Click Here to See Deed](#)
[Zoom to](#)

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

600ft
-89.831 32.729 Degrees

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

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 12, TOWNSHIP 10 NORTH,
RANGE 4 EAST/ WEST, MADISON COUNTY,
MISSISSIPPI

Nadine Mason

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Nadine Mason has filed a Petition to rezone and reclassify a 5.01 acre tract of land situated in Section 12, Township 10 North, Range 4 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 C-1 Commercial. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of A-1 Agricultural.

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 a.m. on December, 10th, 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 25 day of November, 2020

By: Nadine Mason

Contact Information _____

Scott Weeks

Zoning Administrator

601 855-5501

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, we, CHARLES R. DAVIS, J. KANE DITTO, LEON SELLERS, SAM W. WAGGONER, and CLARIDGE AND ASSOCIATES, INC., Grantors, do hereby convey and forever warrant unto NADINE MASON and THELMA JEAN MASON, as tenants in common, Grantees, the following described real property lying and being situated in Madison County, Mississippi, to wit:

A tract of land situated in the North 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, all in Section 12, Township 10 North, Range 4 East of Madison County, Mississippi, and more particularly described as follows:

Commencing from an iron bar representing the northeast corner of Section 12, Township 10 North, Range 4 East of Madison County, Mississippi; thence SOUTH for 882.25 feet to a point; thence WEST for 1211.76 feet to an iron pin in the northern R.O.W. line of Mississippi Highway No. 43 and also the "Point of Beginning" of the tract herein described; thence

S 31° 27' 42" W and continuing along the said northern R.O.W. line for 49.08 feet to a concrete R.O.W. monument; thence

S 24° 25' 24" W and continuing along the said northern R.O.W. for 101.06 feet to a concrete R.O.W. monument; thence

in a southeasterly direction and continuing along the said northern R.O.W. line with a curve to the left having a radius of 4633.75 feet, a central angle of 2° 40' 05", an arc length of 215.78 feet, a chord bearing of S 28° 40' 50" W and a chord distance of 215.76 feet to an iron pin at the southeast corner of the tract herein described; thence

WEST for 2609.87 feet to an iron pin at the southwest corner of the tract herein described; thence

N 0° 16' 15" E for 323.17 feet to an iron pin at the northwest corner of the tract herein described; thence

EAST for 2779.29 feet to the said "Point of Beginning", containing 20.00 acres, more or less.

Bearings in this description have an origin of True North based on computation from celestial observations.

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

1. County of Madison ad valorem taxes for the year 1989, which are liens, but are not yet due or payable and which shall be prorated as of the date hereof.
2. Madison County Zoning and Subdivision Regulations 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 Grantors herein reserve unto themselves 1/2 all, oil, gas and other minerals lying in, on and under the subject property.

WITNESS OUR SIGNATURES on this the 21st day of September, 1989.

Charles R. Davis
Charles R. Davis

J. Kane Ditto
J. Kane Ditto

Leon Sellers
Leon Sellers

Sam W. Waggoner
Sam W. Waggoner

CLARIDGE AND ASSOCIATES, INC., A MISSISSIPPI CORPORATION

BY: Clifford M. Montgomery

STATE OF MISSISSIPPI
COUNTY OF Hinds

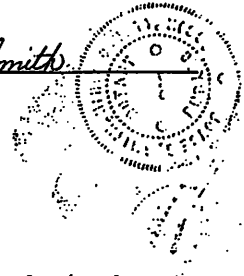
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named CHARLES R. DAVIS, who stated and acknowledged to me that he did sign and deliver the above and foregoing

instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 13th day of September, 1989.

James H. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:
March 6, 1990



STATE OF MISSISSIPPI

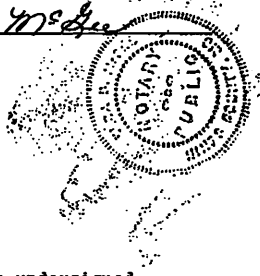
COUNTY OF Hinds

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named J. KANE DITTO, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 18 day of September, 1989.

Erin B. McGehee
NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires June 27, 1992



STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named LEON SELLERS, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27th day of September, 1989.

Richard L. Griffin
NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-12-92



STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named SAM W. WAGGONER, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 21st day of September, 1989.

Richard Profen
NOTARY PUBLIC



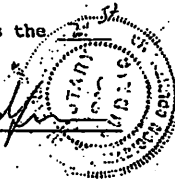
MY COMMISSION EXPIRES:
7-12-92

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named C. R. Montgomery who acknowledged to me that he is the President of Claridge and Associates, Inc., a Mississippi Corporation, and as such he did sign and deliver the above and foregoing instrument on the date and for the purposes as therein stated in the name of, for and on behalf of the corporation, he being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal this the 21st day of September, 1989.

Richard Profen
NOTARY PUBLIC



MY COMMISSION EXPIRES:
7-12-92

GRANTORS:

Post Office Box 1039
Canton, MS 39046
Phone: (601) 859-3616

GRANTEE:

157-11 129th Ave.
Jamaica, NY 11434
Phone: (601) 859-3616

P3081802



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 9 day of October, 1989, at 12:51 o'clock P.M., and was duly recorded on the 1007 9 1989, Book No. 259, Page 237.

BILLY V. COOPER, CHANCERY CLERK BY: J Cole D.C.

[s]Nadine Mason
quleg-dsp
[bt

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Nadine Mason has filed a petition with the Board of Supervisors of Madison County, MS, to request a Rezoning on property located at 4693 Hwy 43 North, pursuant to the Zoning Ordinance of Madison County, Mississippi, to amend the Zoning Maps adopted pursuant thereto, by rezoning C-1 Commercial District to a A-1 Agricultural District, to-wit:

Legal Description

Commencing at a 1" iron pin found representing the northeast corner of Section 12, T10N, R4E, Madison County, Mississippi; thence run South a distance of 882.25 feet; thence run West a Distance of 1211.76 feet to the TRUE POINT OF BEGINNING of the tract herein described, said point being an iron pin found of the west R.O.W. line of Mississippi Highway Number 43; thence run along said R.O.W. South 31 degrees 27 minutes 42 seconds West a distance of 49.08 feet to a concrete R.O.W. monument found; thence run South 24 degrees 25 minutes 24 seconds West a distance of 101.06 feet to a concrete R.O.W monument found; thence continue along said R.O.W. and along a curve to the left a distance of 215.78 feet, said curve having a radius of 4,633.75 feet and a chord which bears South 28 degrees 40 minutes 50 seconds West, 215.76 feet; thence leave the R.O.W. and run West a distance of 588.96 feet to a ½" iron bar set; thence run North 00 degrees 01 minutes 42 seconds West a distance of 323.17 feet to a ½" iron bar set; thence run East a distance of 760.07 feet back to the TRUE POINT OF BEGINNING, containing 5.01 acres, more or less, situated in the North ½ of the NE ¼ of Section 12, T10N, R4E, Madison County Mississippi.

NOTICE IS FURTHER GIVEN that the Planning Commission of Madison County, MS, will meet at 9 a.m. on December 10, 2020, at the Madison County Complex Building, in the Board Room, located at 125 West North Street, Canton, Madison County, MS to consider and act upon the petition, and will at such time, date and place, hold and conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard on the matter of the petition, either in person, by petition, or by attorney.

BY ORDER OF THE PLANNING COMMISSION OF MADISON COUNTY, MISSISSIPPI, on this the 12th day of November 2020.

/s/Scott Weeks, Zoning Administrator
Publish: November 26, 2020
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