

# APPLICATION FOR REZONING

<b>Name and Address of Applicant:</b> MIPITOU Corp. 182 Swan Sea Lane Madison, MS 39110	
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property: Case & Assoc	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
Oct 1, 2020	R-3	Legal Descriptions See (Exhibit A)	081H-33 -002/00.00 081I-32 -029/03.00 081I-32 -029/01.00	X	See (Exhibit B) C

**Other Comments:** As per Article VIII Section 806 of the Madison County Zoning Ordinance. And Exhibit B  
Zoning Exhibit with Phase one Master Plan

Comments We are proposing to rezone +/- 160.39 acres from R-3 zoning to R1-A and R1-B. See Statement of need Exhibit D.  
 Within R1-A, we are proposing a phase one of 33 homesites ranging in size from 3/4 to 1-1/2 acres.  
 See Exhibit C

Respectfully Submitted  
 MIPITOU Corp.

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 SECTIONs- 33, 32, 32  
TOWNSHIP 08 NORTH, RANGE 01 (EAST) WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

MIPITOU Corp.  
182 Swan Sea Lane  
Madison, MS 39110

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now MIPITOU Corp., 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 33 Township 08 N, Range 01 E, Madison County, Mississippi, more particularly described as follows, to-wit:

Also section 32 Township 08N Range 01E

And Section 32 Township 08N Range 01E

SEE EXHIBIT A A & B Case & Associates, Inc Legal Descriptions  
R-1A &

from its present Zoning District Classification of R-3 District to a R-1B District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of  $\pm 160.39$  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 C

Zoning Exhibit with phase one master plan

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 <sup>R-1A & R-1B</sup> zoning, and reclassifying this property from its present R-3 District classification to a <sup>R-1A & R-1B</sup> District.

Respectfully submitted, this the 1st day of October, 2020

MIPITOU Corp., Petitioner

Exhibit A

DESCRIPTION

R-1A Zoning

Being situated in the W1/2 of the NW1/4 of Section 33 and the E1/2 of the NE1/4 of Section 32, all in T8N-R1E, Madison County, Mississippi, and being more particularly described as follows:

BEGINNING at the Northwest corner of aforesaid Section 33 and run thence N89°52'12"E, along the North boundary of Section 33, 1319.97' to the Northeast corner of the W1/2 of the NW1/4; run thence S0°00'21"E, along the East boundary of the said W1/2 of the NW1/4, 2461.49' to the center of an existing creek; run thence Northwesterly along the centerline of said creek the following courses: N32°27'48"W, 763.86'; N56°27'48"W, 940.00'; N75°37'40"W, 735.00' N87°22'48"W, 743.37' to the Western boundary of the E1/2 of the NE1/4 of Section 32; thence leaving the centerline of said creek, run thence N0°04'34"W, along the West boundary of the E1/2 of the NE1/4 of said Section 32, 1092.02' to the NW corner of the E1/2 of the NE1/4 of Section 32; run thence S89°24'25"E, along the North boundary of Section 32, 1329.42' to the POINT OF BEGINNING; containing 86.67 acres. The bearings recited in this description are based on Astronomic North from Solar observations.



Exhibit B

DESCRIPTION

R-1B Zoning

Being situated in the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 33 and the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 32, all in T8N-R1E, Madison County, Mississippi and being more particularly described as follows:

Commence at the Northwest corner of aforesaid Section 33 and run thence N89°52'12"E, along the North boundary of Section 33, 1319.99' to the Northeast corner of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$ ; run thence S0°00'21"E, along the East boundary of the said W $\frac{1}{2}$  of the NW $\frac{1}{4}$ , 2461.49' to the center of an existing creek and the POINT OF BEGINNING for the property herein described; continue S0°00'21"E, along the East boundary of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$ , 177.24' to the Southeast corner of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$ ; run thence S89°57'22"W, along the South boundary of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$ , 1320.69' to the Southwest corner thereof; run thence N89°40'54"W, along the South boundary of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of aforesaid Section 32, 1325.41' to the Southwest corner thereof; run thence N0°04'34"W, along the West boundary of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$ , 1551.13' to the center of an existing creek; run thence Southeasterly, along the centerline of said creek the following courses: run thence S87°22'48"E, 743.37'; S75°37'40"E, 735.00'; S56°27'48"E, 940.00'; S32°27'48"E, 763.86' to the POINT OF BEGINNING; containing 73.72 acres. The bearings recited in this description are based on Astronomic North from Solar observations.

Exhibit D

Statement of Need for New Castle Part VI

From: E. David Cox, Broker  
P. O. Box 9  
Madison, MS 39110

I have been a real estate broker for 43 years and for much of that time I have been particularly focused on the Madison/Hwy 463 corridor. Based on my experience in both real estate sales and development, it is my belief that the current, R-3, high density zoning for New Castle Part VI does not meet the present needs of the area. Drawing upon the surrounding sales and character of the area, I believe that an R1-A zoning is more appropriate as there is an ongoing and current need for this type of homesite.

E. David Cox  
601-898-0181



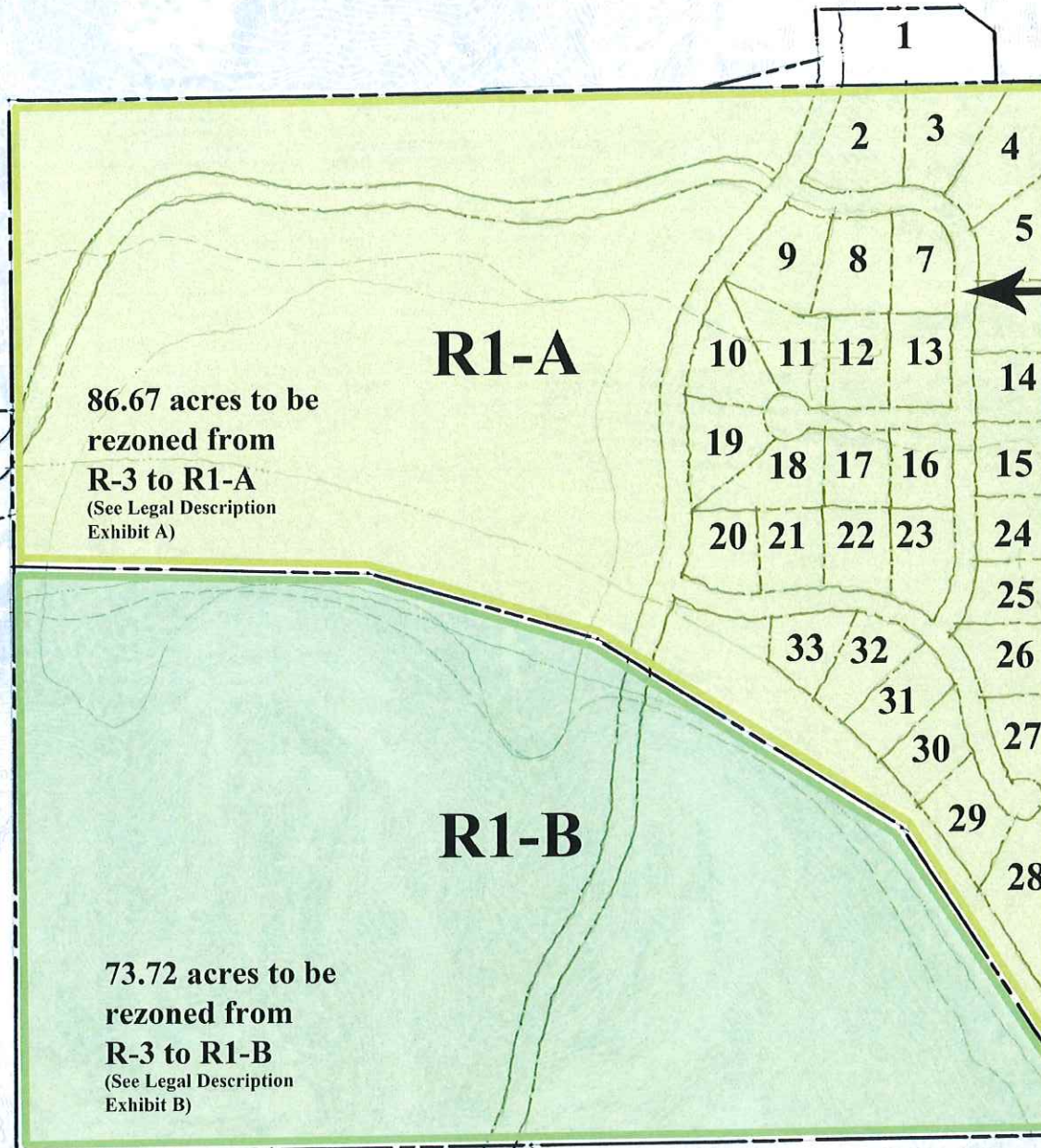


Gus Green Road

Construction Road

Future Connector Road

Robinson Springs Road



**Phase One**

- \* 43.5 acres
- \* 33 Lots
- \* Lots 1-33 range in size from 3/4 to 1-1/2 acres

Zoning Exhibit C

**NEW CASTLE**  
MADISON COUNTY, MISSISSIPPI

Thomas W. Bobbitt  
Land Planner  
601-209-0195

Scale 1:2,400



10/1/2020