

Department of Engineering
Tim Bryan, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

May 25, 2021

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E., PTOE
County Engineer

Re: Acknowledgement Appraisal for Property along Stout Road
Mega Site

The Engineering Department requests the Board to acknowledgement real estate appraisal report for a .61 +/- acre parcel of vacant land located on the south side of Stout Road in Section 9, Township 8 North, Range 2 East, Madison County, Mississippi. The results of investigation and analysis of the market value of the land as of May 15, 2021 was \$40,000.00 by Estate Appraiser, Mr. James H. Conerly, CCIM.

This property will be used by CMU for a new well to support the Mega Site and will be funded through MDA.

SHEILA JONES
District One

TREY BAXTER
District Two

GERALD STEEN
District Three

KARL BANKS
District Four

PAUL GRIFFIN
District Five

REAL ESTATE
APPRAISAL REPORT

A .61 +/- ACRE PARCEL OF LAND
ON THE SOUTH SIDE OF STOUT ROAD
IN
MADISON COUNTY, MISSISSIPPI

CLIENT

CANTON MUNICIPAL UTILITIES
P. O. BOX 114
CANTON MS 39043

DATE OF VALUATION

May *, 2021

REPORT PREPARED BY

JAMES H. CONERLY, CCIM

REAL ESTATE APPRAISER AND CONSULTANT
P. O. Box 16550
JACKSON, MISSISSIPPI 39236
PHONE: 601-956-1001
email: jim@jconerly.com

Ref. No. JCC-0521

JCC-0521

May 19, 2021
Ref. No. JCC-0421

Re: Appraisal of A 61 +/- Acre Parcel of
Commercial Land in Canton, Mississippi

Mr.*,
Canton Municipal Utilities
127 W. Peace Street
Canton MS

Dear *:

As requested, I have personally inspected the property briefly described above. The purpose of my investigation was to estimate the "market value" of the subject site. The term "market value" is defined herein. This report is intended to be in conformity with the Federal Regulations under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). To the best of my knowledge and belief, this report has been prepared in accordance with the Appraisal Foundations Uniform Standards of Professional Appraisal Practice (USPAP).

The function of the appraisal is to establish the "market value" of a.61 +/- acre parcel of vacant land located on the south side of Stout Road in Section 9, Township 8 North, Range 2 East, Madison County, Mississippi. As a result of my investigation and analysis, it is my opinion that the "market value" of the land as of May 15, 2021 was:

\$40,000

FORTY DOLLARS

The attached appraisal report contains data gathered and assumptions made which provide justification and support for my final conclusion. It has been my pleasure to assist you in connection with the assignment. Should questions arise that need further clarification, please contact me.

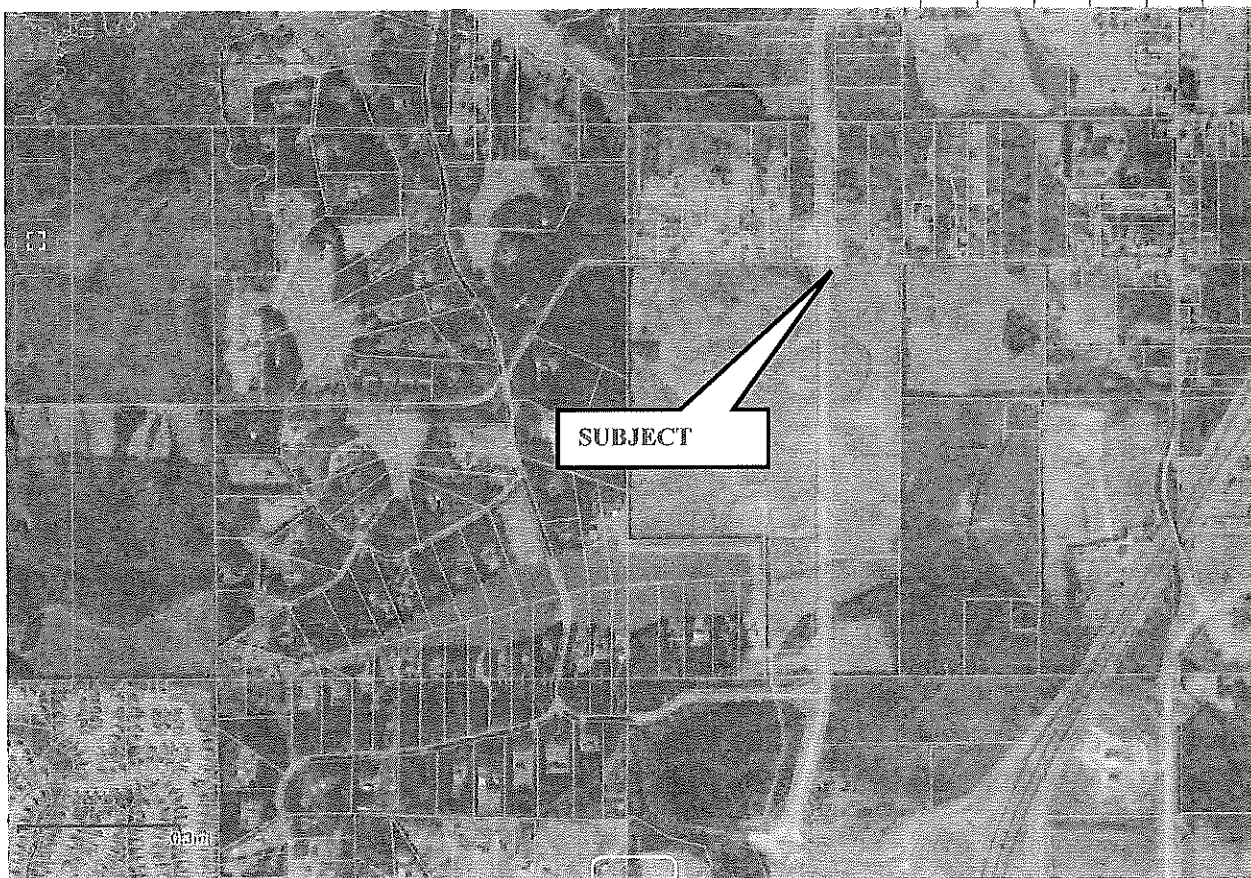
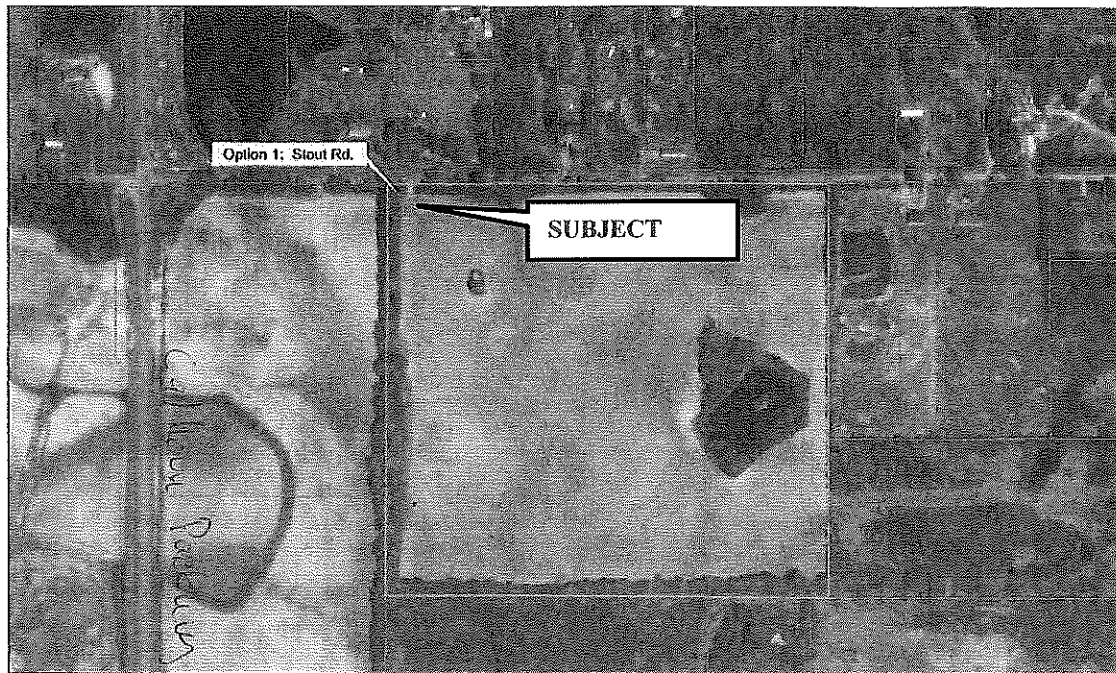
Respectfully submitted,



JAMES H. CONERLY, CCIM
MS State Certified General Real
Estate Appraiser, License #GA-882

JCC-0521

AERIAL PHOTO



SUBJECT PHOTOS



FRONT OF SUBJECT PROPERTY



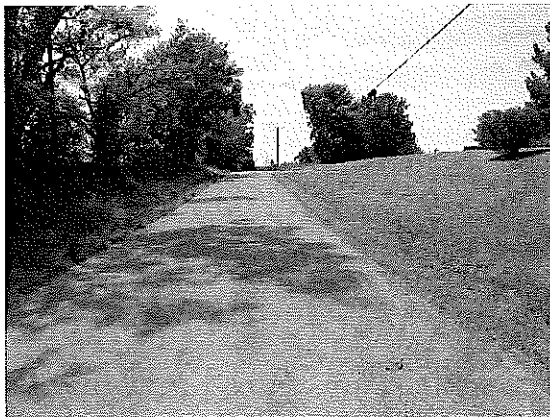
LOOKING EAST ALONG FRONT OF PROPERTY



LOOKING EAST ALONG FRONT OF PRPOERTY



LOOKING WEST ALONG STOUT RD



LOOKING WEST ALONG STOUT RD

APPRAISAL REPORT – COMPLETE APPRAISAL

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. It presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

CLIENT: Canton Municipal Utilities
P. O. Box 114
Canton MS 39046

APPRAISER: James H. Conerly
MS State Certified General
Real Estate Appraiser, GA-882

SUBJECT: A .61 +/- acre parcel of vacant land located on the south side of Stout Road in Section 9, Township 8 North, Range 2 East, Madison County, Mississippi & being a portion of a 40 acre tract of Tax Parcel 082B-09-005/01.00.

LEGAL DESCRIPTOPN: A subject of the of the subject is included in the addendum. No survey was provided.

OWNERSHIP HISTORY:

Title to these properties was conveyed from Arthur L and Winnie J Everhart to Cotton Toe, LLC. by warranty deed dated July 27, 2006. This document is recorded in Deed Book 2079 at Page 0658 in the office of the Chancery Clerk, Madison County, Mississippi at Canton, Mississippi.

CURRENT STATUS:

To the appraiser's knowledge the property is not currently being actively marketed for sale or under contract.

ZONING:

The subject property is zoned A4 - Canton West Special Planned District. A copy of the A- 1 District is included in the Addendum.

PURPOSE OF DISTRICT:

The purpose of this district is to conserve land for agriculture use, to prevent the premsture development of land, and to prevent urban and agricultural land use conflicts.

PURPOSE OF THE APPRAISAL:

The purpose of the appraisal is to estimate market value as defined by the Board of Governors of the Federal Reserve System, in accordance with Title XI of FIRREA (1989).

Also, the purpose of this appraisal is to provide the appraisers' best estimate of the market value of the subject real property as of the effective date. *Market value* is defined by the federal financial institutions regulatory agencies as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interest;
- a reasonable time if allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTENDED USE OF REPORT:

The appraisal will be utilized by the client, Canton Municipal Utilities, as an aid in making an acquisition decision of the property.

INTEREST VALUED: Fee Simple.

PROPERTY VALUED: Real property; no personal property which would include furniture, fixtures, and equipment utilized in the operation of the business was appraised.

EFFECTIVE DATE OF VALUE: May 15, 2021

DATE OF REPORT: May 15, 2021

DATE REPORT SIGNED: May 19, 2021

SCOPE OF THE WORK:

In preparing this appraisal, the appraiser(s):

- identified the problem to be solved;
- determined and performed the scope of work necessary to develop credible assignment results;
- disclosed the scope of work in the report;
- identify and inspected the subject site;
- determine highest and best use;
- gathered, confirmed, and analyzed data and information on each approach to value;
- reconciled the quality and quantity of data available and analyzed within the approaches used;
- reconciled the applicability or suitability of the approaches used to arrive at the value conclusion(s).

This Summary Appraisal Report is a brief recapitulation of the data, analyses, and conclusions. Supporting documentation is retained in the file.

The *Scope of Work* includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is inspected;
- the type and extent of data researched; and
- the type and extent of analyses applied to arrive at opinions or conclusions.
- subject of the assignment and its relevant characteristics, and
- assignment conditions.

The scope of the appraisal includes the analysis of data the appraisers considered appropriate and necessary for the appropriate final opinion and conclusion. The scope of the appraisal process has taken into consideration the definition of the problem, and the analysis of general data and specific data. The approaches the appraisers considered necessary have been completed and reconciled for the purpose of estimating the proper conclusion.

This Appraisal Report is a brief recapitulation of the appraisers' data, analyses, and conclusions. Supporting documentation is retained in the appraisers' file.

HIGHEST AND BEST USE

“Highest and Best Use” is defined in The Dictionary of Real Estate Appraisal, Forth edition, copyrighted by the Appraisal Institute:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

In order to arrive at a Highest and Best Use estimate the land must first be analyzed as if vacant. Then the total property, including any existing improvements, is analyzed. All four of the above mentioned criteria must be considered if each of these analysis.

Highest and Best use as though vacant:

The property is zoned A-1 – Agricultural by the County of Canton, Mississippi. Under this zoning classification only agricultural uses are allowed. The site is adequate in size with no obvious physical limitations and has good access to the city via major streets. I am of the opinion that the maximally productive and highest and best use of the subject site as though vacant would be agricultural

Highest and Best use as improved:

“The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.”

The subject property is a parcel of vacant unimproved land. The highest and best use as improved is the same as if vacant.

NEIGHBORHOOD DATA:

A neighborhood is an area that exhibits a higher degree of uniformity than a larger area. Two major delineating characteristics of a neighborhood are 1) the properties within the neighborhood are subject to the same economic, social, governmental, and environmental influences, and 2) land uses and physical characteristics of improvements to the land within the neighborhood often exhibit a high degree of similarity. There are normally a variety of complimentary land uses within the neighborhood, which usually exhibit similar architectural styles or are similar in age.

The boundaries of a neighborhood generally coincide with physical boundaries or characteristics such as a major thoroughfare, a river, or a railroad. As such, these boundaries are often easily identifiable. The subject neighborhood is defined as being the City of Canton, Mississippi and the immediate surrounding area of Madison County.

The neighborhood area is defined as that portion of south Madison County west of I 55, north of Gluckstadt Road, and south of Miss. Hwy 22. This area has been experiencing fairly rapid middle to high end subdivision growth generated by the construction of new grades school, middle school and a high school.

Nissan began construction of a new automobile assembly line facility along I-55 just south of Canton in 2001. The plant was completed and the first car rolled off the assembly line in 2003. Since then the Nissan has expanded the plant sever times and added to the models being built. The Plant now employees over 6,000 workers and is responsible for several thousand more supplier jobs in the area. Nissan has recently completed a new 1,000,000 square foot supplier park just north of the main facility across North Nissan Parkway. Recent commercial additions to the Canton business sector include two dollar stores along West Peace Street, a new Tractor Supply Store and Wal-Mart on the west side of Interstate 55

There is a new 2.7 million square Amazon fulfillment center facility at the Madison County Mega Site on Highway 2 currently under way that will bring 1,000 jobs high end to the area. It will also be the first in Mississippi to feature Amazon's robotics technology.

Summary: The population and economy of Canton and Madison County should continue to expand at a moderate rate over the next few years as the Jackson Metroplex continues to grow and expand northward.

DESCRIPTION OF PROPERTY

The subject property is a .61 acre parcel of vacant land fronting approximately 120 along the south side of Stout Road just west of Calhoun Parkway in Madison County, Mississippi. It is a 120 foot X 220 foot portion of a 40 acre square shaped parcel containing approximately 26,400 square feet. According to the current zoning regulations the property is zoned Ai Agricultural which allows one single family residence on a minimum of a 2 acre parcel to provide adequate sewage treatment land. However, the appraiser was advised by CMU that there is an accessible sewage line running along the front of the property. I have therefore treated the subject 26,400 square foot site ad a residential property and selected comparable site sales accordingly.

The topography is level and slightly above grade with the surrounding streets. Soil conditions appear to be typical for this area of the state and possibly have subsoil containing Yazoo Clay. The property is located in Zone X Area of Minimal flooding. If these are a concern a competent expert should be consultant should be consulted.

Access to the site is from Stout Road, two lane, and Calhoun Parkway, 4 lane, asphalt paved roads. Access is considered to be average. Water, sewer and electricity are available at the property. No easements, encroachments, environmental or other adverse conditions were observed during the inspection. However, these items are subject to verification by a qualified professional.

The site is zoned A-1 Agricultural use by Madison County single family residential use is allowed in this area. A copy of the Zoning Ordinance is included in the Addendum.

COST APPROACH:

The fundamental principle supporting the Cost Approach is the principle of substitution. This principle acknowledges that no prudent investor will pay more for a property than the amount for which they can obtain a similar site and construct a building of equal desirability and utility without an undue time delay. First, the value of the land, as vacant and available to be developed to its highest and best use, is estimated, and the cost to construct similar improvements to the land is estimated. The estimated loss in value from all causes, or depreciation, is subtracted from this amount, resulting in a value estimate for the subject property. This approach requires recent, accurate and verifiable land sales.

Since there are no improvements to the property being appraised, the Cost Approach is not considered applicable or necessary to the valuation process in this study.

INCOME APPROACH

The Income Approach to value is based on the premise that there is a relationship between the income producing capability of a given property and the sales price. That is, the value of a given property tends to be set by the quality, quantity and duration of the net income generated. Building rental rates for similar properties have been analyzed to derive a market rental rate after taking into consideration the services provided in each of the similar properties.

The Income Approach to value is based on the premise that there is a relationship between the income producing capability of a given property and the sales price. That is, the value of a given property tends to be set by the quality, quantity and duration of the net income generated. Although the subject parcel could be rented to produce an income, land for residential use is not typically rented in the local market. The Income Approach is not considered applicable or necessary to the valuation process in this study.

SALES COMPARISON APPROACH:

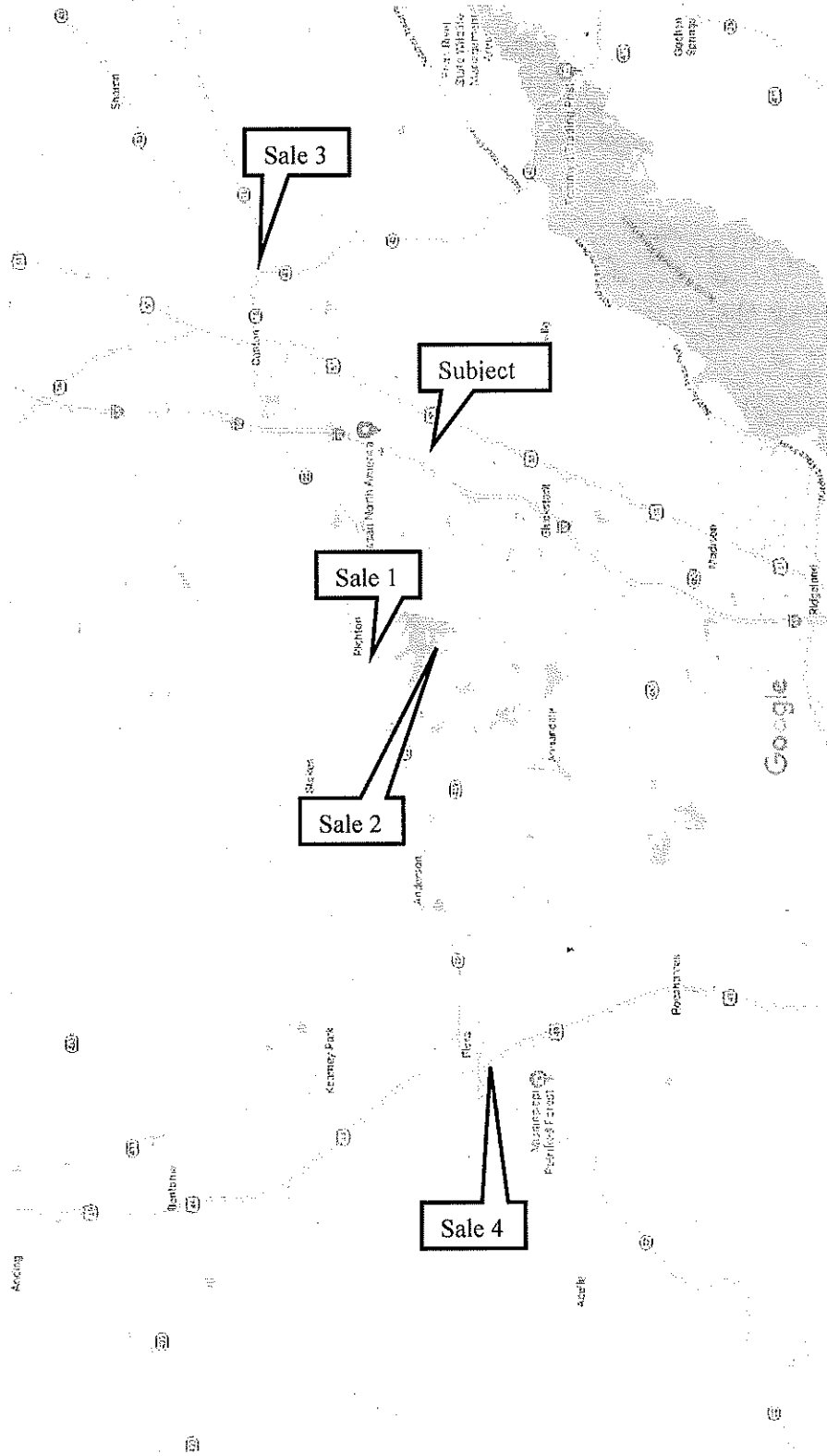
The Sales Comparison Approach or Market Approach, is based upon a comparison of the prices that are paid for similar competitive properties in the same market or in a similar market; representing bona fide arm's length transactions. This approach works best in an active market where the prices paid serve as good indicators of the most probable selling price of the subject property as of the valuation date.

Comparable sales are analyzed and adjusted for property rights conveyed, conditions in the market, terms of financing, unusual conditions of sale, differences in physical characteristics and location. The adjusted sales price should be what the comparable property would have sold for if it had possessed similar characteristics of the subject property at the time of sale.

The sales comparison approach is applied in five steps:

1. Research the market to identify similar properties for pertinent sales, listings, offerings and/or rental data that is available
2. Qualify the prices as to terms, motivating forces and bonafide nature.
3. Compare each of the comparable properties' important attributes to the corresponding ones of the property being appraised, under the general categories of time, location, physical characteristics and conditions of sale.
4. Consider all dissimilarities and their effect on the price of each sale property to derive individual market value indications for the property being appraised.
5. From the pattern developed, formulate an opinion of value for the property being appraised.

LOCATION AND SALES COMPARISON MAP



SALES COMPARISON APPROACH

Market Data Land Sale # 1

Grantor:	M & G Services, LLC
Grantee:	James & Sandra Akin
Date of Sale:	1-15-2016
Book & Page:	3295/558
Location:	135 Northshore Way Canton, Madison County MS
Zoning:	Residential
Sales Price:	\$54,250
Size:	37,462
Analysis:	\$1.45 per SF
Comments:	Located in Lake Caroline Subdivision. Cash to seller and arms length transaction.

SALES COMPARISON APPROACH

Market Data Land Sale # 2

Grantor:	Sartain Associates, LLC
Grantee:	Murray Builders, LLC
Date of Sale:	7-31-2000
Book & Page:	3891/208
Location:	104 Lake Ridge Canton, Madison County MS
Zoning:	Residential
Sales Price:	\$78,000
Size:	21,780 SF
Analysis:	\$3.58 per SF
Comments:	Located in Lake Caroline Subdivision. Cash to seller and arms length transaction.

SALES COMPARISON APPROACH

Market Data Land Sale # 3

Grantor:	Donna W Lord
Grantee:	Shadow Robinson
Date of Sale:	8-15-2020
Book & Page:	3900-762
Location:	Lots 25 & 26, Block A, Twin Oaks, Part 3 Canton, Madison County MS
Zoning:	Residential
Sales Price:	\$15,000
Size:	59,242 SF -1.36 Acres
Analysis:	\$0.25 per SF
Comments:	Located in Lake Caroline Subdivision. Cash to seller and arms length transaction.

SALES COMPARISON APPROACH

Market Data Land Sale # 4

Grantor:	Tommy Eugene Odem
Grantee:	Willie & Charlotte Galloway
Date of Sale:	4-10-2017
Book & Page:	3467/86
Location:	Odem Sr Flora, Madison County MS
Zoning:	Residential
Sales Price:	\$36,500
Size:	60,984SF
Analysis:	\$0.60 per SF
Comments:	Located in west of old hwy 49 in Sec17, T8N, R1W, Madison County MS. Cash to seller and arms length transaction.

SUMMARY OF LAND SALES

A summary of the data on comparable land sales is as follows:

Sale No.	Location	Date of Sale	Sales Price	Sq. Ft.	Price/sq.ft.
1.	135 Northshore Way Canton MS	1-15-20	\$54,200	37,463	\$1.45
2.	104 Lake Ridge Canton MS	7-31-20	\$78,000	21,780	\$3.58
3.	LOTS 25 & 26 Twin Oaks Sub. Canton MS	8-15-20	\$15,000	59,242	\$0.25
4.	Odem St, Flora MS	4-10+17	.36,500	60,984	\$0.60

The sales of four similar properties in were analyzed. They all occurred in the last few years and are the most recent and the best that could be found. The properties range in size from 15,000 square feet to 59,242 square feet. Sales prices range from \$0.25 to \$3.58 per square foot. After taking into consideration all similar attributes comparable No. 1 is considered the most similar to the subject. When adjustments were made for location, size, utility and condition, the adjusted sales indicate a current market value \$1.50 per square foot for the subject parcel of land as follows:

$$26,400 \text{ square feet @ } \$1.50 \text{ per square foot} = \$39,600$$

**VALUE INDICATED
VIA THE SALES COMPARISON APPROACH = \$40,000
(ROUNDED)**

RECONCILIATION AND VALUE CONCLUSION

The only approach used was the Sales Comparison Approach.

In my opinion the **Market Value** of the subject property as of was:

\$40,000

FORTH THOUSAND DOLLARS

The estimated marketing time (i.e. the amount of time it would probably take to sell the subject property if exposed to the market beginning on the date of this valuation) is 12 to 24 months. The estimated exposure time (the time the property would have been on the market in order to have sold on the date of the appraisal) is 12 to 24 months.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a complete Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed as to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible and competent property management is assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property sub-soil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in this report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and any improvements are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic material. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraisers' descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and is invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its' entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraisers.

CERTIFICATION:

I certify that, to the best of my knowledge and belief;

1. the statements of fact obtained in this report are true and correct.
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause or the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this appraisal.
8. No one provided significant professional assistance to the person signing this report, unless so noted in the report.

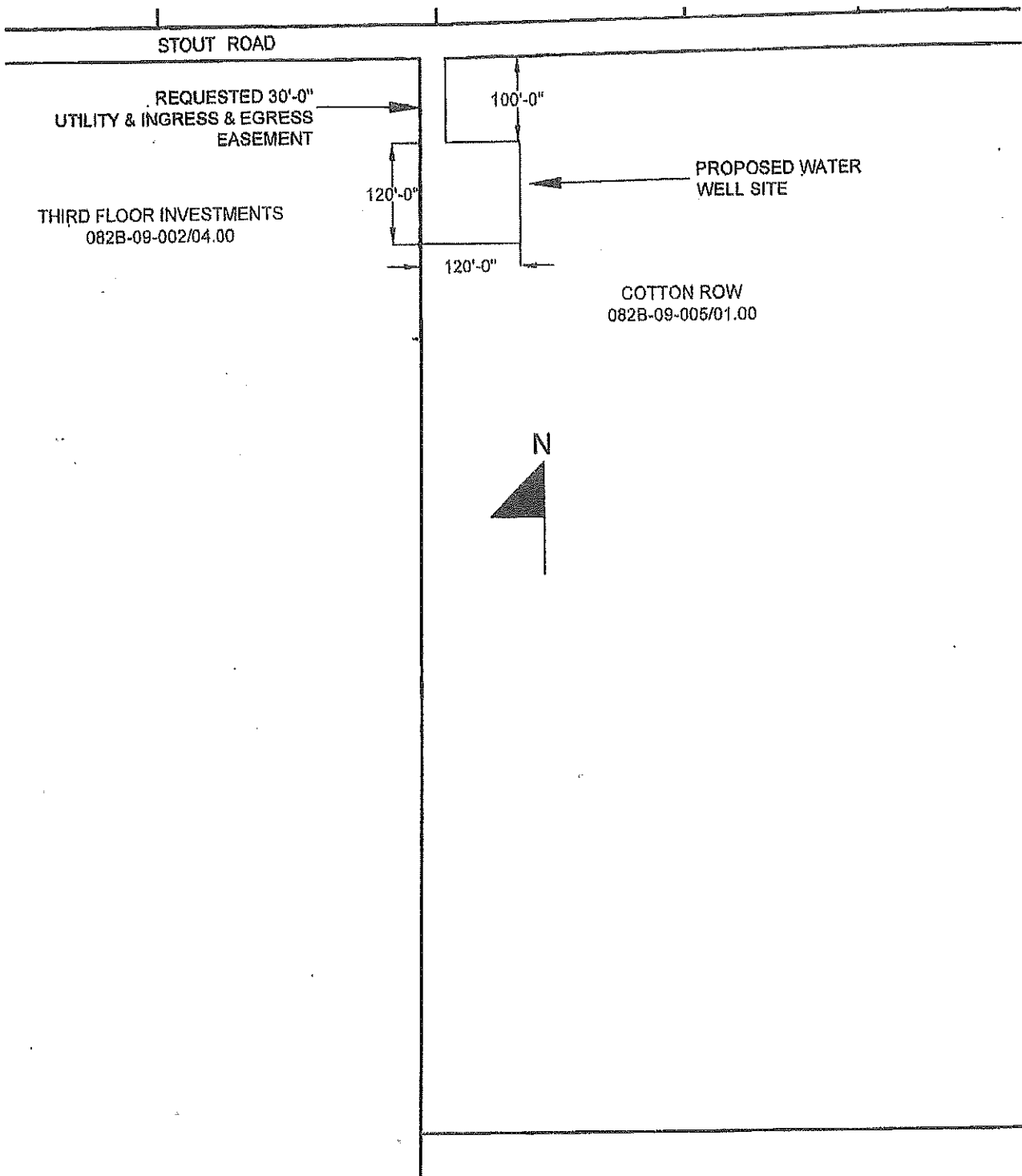


JAMES H. CONERLY
MS State Certified General Real
Estate Appraiser
License #GA-882

ADDENDUM

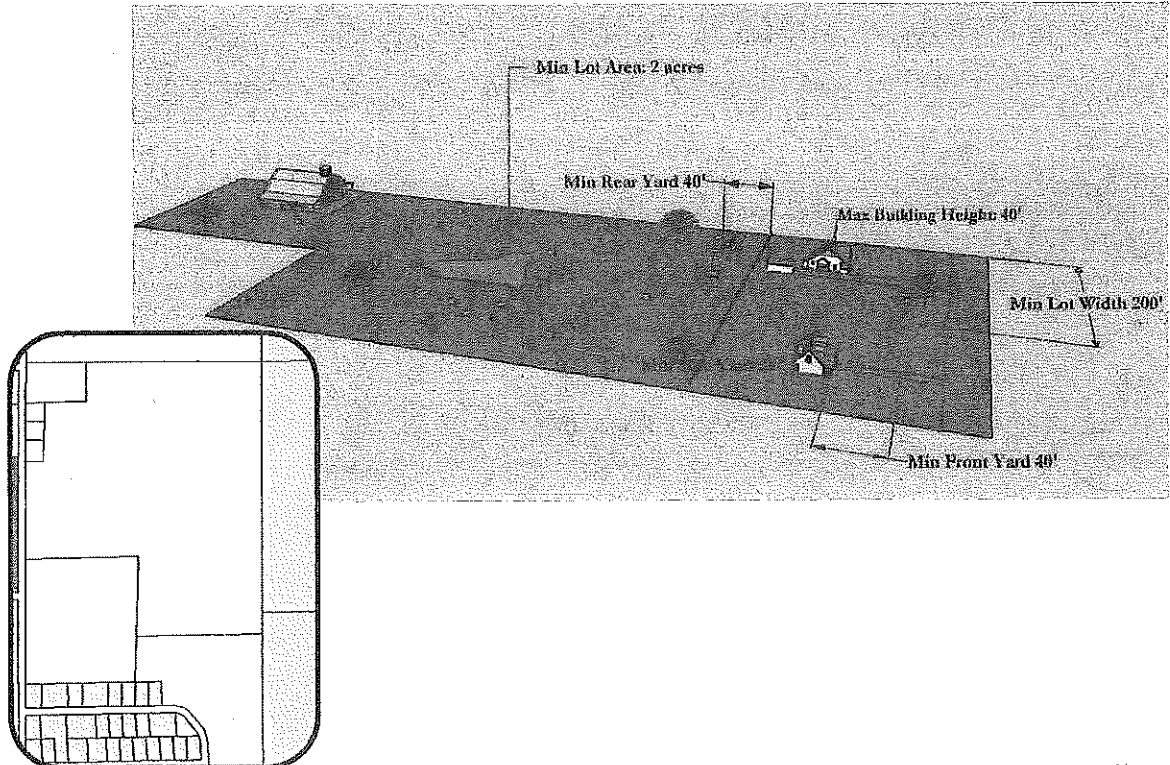
JCC-0521

Sketch of Subject Property



ZONING ORDINANCE

ARTICLE IX: AGRICULTURAL DISTRICT (A-1)



Example Lot Configuration

Example of Land Uses Permitted Outright		Select Conditional Use:	
Single-Family/Factory Built Dwelling		Public/Quasi-Public Facilities	
Manufactured Home Dwelling		Child Care Center	
Accessory Buildings		Horse Stables	
Forestry		Inns/Bed and Breakfast	
Livestock, Swine, Fowl		Commercial Catfish Production	
Crop Cultivation		Mining	
Horticulture		Animal Cemeteries	
Home Occupations		Intensive Farming Operations	
Dimensional Requirements:			
Maximum Building Height:	40 feet	Minimum Yards:	
Minimum Lot Area:	2 Acres*	Front Yard:	40 feet
Minimum Lot Width:	200 feet*	Side Yard:	25 feet
*see ordinance		Rear Yard:	40 feet

SECTION 900 - PURPOSE OF THIS DISTRICT

The purpose of this district is to conserve land for agricultural use, to prevent the premature development of land, and to prevent urban and agricultural land use conflicts. It is the intent of this Ordinance that such districts be located primarily in those areas of the Madison County that are not served by the public sewer system. It is further the intent of this Ordinance to prevent disorderly scattering of residences on small lots and to prevent the establishment of other urban land uses that would require unreasonable expenditures for public improvements and services.

SECTION 901 - LAND USES PERMITTED

- A. Single-family detached dwellings. Only one principal dwelling per lot may be erected in A-1 districts.
- B. Factory built dwellings. Only one principal dwelling per lot.
- C. Accessory buildings and structures associated with the use of the land for residential purposes.
- D. Cultivation of field and truck crops, orchards and vineyards.
- E. All horticultural uses.
- F. Barns, silos, sheds and other accessory structures for agricultural purposes.
- G. Breeding, raising, and feeding of livestock (i.e., horses, cattle, sheep, goats, mules, pigs, etc.), provided that each such animal herein defined as "livestock" shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right-of-way line.
- H. Breeding, raising and feeding of chickens, ducks, turkeys, geese, or other fowl, provided that if more than two (2) such fowl are kept on any lot, they shall be kept at least 50 feet from any adjoining property line or existing/proposed street right-of-way line.
- I. Forestry.
- J. Manufactured homes or mobile homes and their customary accessory uses, provided, however, that the manufactured home or mobile home is located on a lot that is at least two (2) acres. Furthermore, skirting in the form of brick, solid wood, solid metal, or vinyl shall be provided around the bottom of all sides of manufactured/mobile homes placed in A-1 districts.
- K. Home Occupations.

SECTION 902 - CONDITIONAL USES AND STRUCTURES

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Inns or "bed and breakfast inns."
- D. Stables, riding academies, and facilities for the training of horses and similar activities, providing that there shall be at least one (1) acre of land for each horse normally kept on the premises.
- E. Intensive farming operations defined as three (3) or more animals per 20,000 square feet of space.
- F. Commercial catfish production.

Jim Conerly & Associates

P.O. Box 16550
Jackson MS 39236

email: jim@jconerly.com

Commercial Real Estate
*Appraisal * Brokerage * Consulting*

601-956-1001 Office

INVOICE

May 19, 2021

VIA E MAIL TO - Howard Young

Mr. Howard Young
Canton Municipal Utilities
127 W. Peace Street
Canton MS

Services Rendered: Appraisal of a .61 acre parcel of land well site
Stout Road
Canton, Madison County, Mississippi

Appraisal	\$1,500
Total Due	\$1,500

THANK YOU FOR YOUR BUSINESS

