



JOHN W. NISBETT  
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April 19, 2021

**VIA EMAIL AND FEDERAL EXPRESS**

Mr. Scott Weeks  
Madison County Zoning Administrator  
125 West North Street  
Canton, MS 39046  
[Scott.weeks@madison-co.com](mailto:Scott.weeks@madison-co.com)

Re: Appeal of Rezoning of Mipitou/160.4 Acres west of Annandale/S. of New Castle

Dear Scott:

Peter Debeukelaer is rezoning/developing 160.4 acres of the ±230 acres he owns south of New Castle Subdivision and west of Annandale. The property is currently zoned R3 (multi-family), and he is rezoning 125.4 acres to R1-A (single family) and 35 acres as R-3 (Special Use/Conditional Use) - as a new development called “**Mipitou**.”

Mr. Debeukelaer had presented his concept plans to the Lake Grey Castle HOA board two years ago, but stated that there would be no access from **Mipitou** to Dover Lane. Yet the plan that was presented to the Madison County Zoning Board by Walter Wilson on behalf of Peter Debeukelaer on 4/8/21 included Dover Lane as the only access to Phase 1 **Mipitou** (65 lots). Future development was shown to include full access to Dover Lane, Robinson Springs Road and Gus Green Road, along with another 35 single family lots and a Senior Living facility for 55 year old/older people with 4 residents per 5,000-6,000 SF building – with 35 multi-family units. Mr. Wilson stated in the meeting that Mr. Debeukelaer had done “Focus groups with existing New Castle residents” and said that they (New Castle residents) wanted access to the proposed walking trails, lake and amenities in **Mipitou**.

The only people notified about the rezoning meeting were the ones within 160 ft of the proposed rezoned property. In New Castle, this included: #422, #438, #450, and #460 Dover Lane. We are not aware that anyone else in the New Castle HOA was notified. As Annandale Properties is within 160 ft of the proposed rezoning property, Mr. Wilson met with the Annandale HOA lawyer, even though none of the traffic will have access to or impact Annandale. Herwig Debeukelaer is the New Castle HOA president, yet New Castle residents were unaware of the rezoning meetings and proposed direct access to Dover Lane/Normandy Circle.

The access for construction traffic for **Mipitou** has been limited to Gus Green Road as a condition of rezoning per the Planning Commission approval. Once the project opens, unless the Board of Supervisors denies this access to Dover Lane, all of the traffic from the first 65 lots, and

the majority of the traffic from the total 135 lots (1,300 vehicles per day/135 vehicles per hour per ITE Trip Generation, 10<sup>th</sup> Edition) will use Dover Lane. At completion, this development is anticipated to (more than) double the traffic through Dover Lane/ Normandy Circle, as Robinson Springs Road is heavily congested during peak hours at MS Hwy 463. There is a 0.25 mile section of Normandy Circle that is only 12 ft in width, which would not function safely under heavier (two-way) traffic volumes and higher speeds.

Additionally, people using Robinson Springs Road and Gus Green Road that do not live in the proposed development will likely use **Mipitou** roads and Dover Lane/Normandy Circle to access MS Hwy 463. The access at Dover Lane/MS Hwy 463 is in a horizontal and vertical curve on Hwy 463, with limited sight distance to the north and a posted speed of 55 mph. The left turning volumes from MS Hwy 463 currently are at a volume that likely meets left turn lane warrants (MDOT Roadway Design Manual), yet no left turn lane exists on MS Hwy 463 at Dover Lane. The addition of more (northbound) left turn volumes from Hwy 463 at Dover Lane is anticipated to increase delays on MS Highway 463 and increase the need for a northbound left turn lane on Highway 463.

Our contention is that there should be no connection between **Mipitou** and Dover Lane or Normandy Circle. Additionally, more residential development is anticipated along the newly repaved Gus Green Road. With a connection to Dover Lane from Gus Green Road and Robinson Springs Road and the ultimate extension of Reunion Parkway to I-55/Parkway East, Dover Lane will no longer function as a residential street, but as a cut-through route to the State Highway for Gus Green Road and Robinson Springs Road traffic. Dover lane is a narrow residential street that has no curb/gutter or sidewalks and has many residents walking daily on the neighborhood street. The neighborhood would be adversely impacted by the proposed additional traffic. There is no need to connect to Dover Lane for access. Gus Green Road and Robinson Springs Road serve as Collector Routes for new development.

The developer wants to build adjacent to Dover Lane first, rather than on the south side of the property that abuts Robinson Springs Road and has direct access. Their response to the Planning Commission was that it was cost prohibitive to cross the drainage way in the first phase. Yet when asked why they couldn't develop the lots on the south side of the drainage way (where the R3a units are) and use the access to Robinson Springs Road without the expense of crossing the drainage way, their response was, "From a marketing perspective, it just makes more sense to go up there." Their plans are to use the value of our neighborhood to sell more houses, and pump more traffic into a residential street, rather than use the existing Collector roadways to get access.

Our Appeal is to change the conditions on the rezoning to not allow access to Dover Lane or Normandy Circle – both during construction and after development is complete. The proposed **Mipitou** development has sufficient access to Robinson Springs Road and Gus Green Road, and no additional access is required through our residential street system. Our neighborhood would like the opportunity to discuss this matter with the Board of Supervisors in a public hearing, as Mr. Debeukelaer has been secretive and deceptive with his plans of full access to Dover Lane.

Enclosed is a check in the amount of \$177.52 to cover the cost of said appeal which includes \$100.00 rezoning fee and \$77.52 publication fee.

Sincerely,

HEILMAN LAW GROUP, P. A.



John W. Nisbett

JWN/ren

Enclosure

# APPLICATION FOR REZONING

**Name and Address of Applicant:**

MIPITOU Corp.  
 182 Swan Sea Lane  
 Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property: Case & Assoc	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
February 22, 2021	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  
 New Castle Master Development Plan

Comments We are proposing to rezone +/- 125.4 acres from R-3 zoning to R1-A and +/- 35.0 acres to R-3 - Special use/conditional use.

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  
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

SEE EXHIBIT A A & B Case & Associates, Inc Legal Descriptions

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

1. The subject property consists of acres. +/- 125.4 acres zoned R1-A and +/- 35 acres zoned R-3- Special use/conditional use
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 X C, D & E

Exhibit C: New Castle Master Development Plan  
Exhibit D: Surrounding Environment Plan  
Exhibit E: Letter of Need

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

Respectfully submitted, this the 22<sup>nd</sup> day of February, 2021.

MIPITOU Corp., Petitioner



# Exhibit A

## DESCRIPTION

### R-1A 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:

BEGINNING at the Northwest corner of said Section 33 and run thence  $S89^{\circ}52'12''E$ , along the North boundary of Section 33, 1319.97' to the Northeast corner of the  $NW\frac{1}{4}$  of the  $NW\frac{1}{4}$  of said Section 33; run thence  $S0^{\circ}00'21''E$ , along the East boundary of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$ , 2638.73' to the Southeast corner of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$ ; run thence  $S89^{\circ}57'22''W$ , along the South boundary of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$ , 1320.69' to the Southwest corner of the said  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$ ; run thence  $N89^{\circ}40'54''W$ , along the South boundary of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 32, 412.21'; run thence  $N15^{\circ}12'22''E$ , 787.75'; run thence  $N21^{\circ}09'32''W$ , 791.42'; run thence  $N75^{\circ}37'40''W$ , 96.63'; run thence  $N87^{\circ}22'48''W$ , 743.37' to a point on the West boundary of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$  of aforesaid Section 32; run thence  $N0^{\circ}04'34''W$ , along the West boundary of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$  of said Section 32, 1092.02' to the Northwest corner of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$ ; run thence  $S89^{\circ}24'25''E$ , along the North boundary of Section 32, 1329.42' to the POINT OF BEGINNING; containing 125.40 acres. The bearings recited in this description are based on Astronomic North from Solar observations.

# Exhibit B

## DESCRIPTION

R-3 Zoning

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

COMMENCE at the Northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, T8N-R1E and run thence S0°04'34"E, along the West boundary of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 32, 1092.02' to the POINT OF BEGINNING for the herein described property; run thence S87°22'48"E, 743.37'; run thence S75°37'40"E, 96.63'; run thence S21°09'32"E, 791.42'; run thence S15°12'22"W, 787.75' to a point on the South boundary of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of said Section 32; run thence N89°40'54"W, along the South boundary of the said E $\frac{1}{2}$  of the NE $\frac{1}{4}$ , 913.20' to the Southwest corner of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$ ; 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 POINT OF BEGINNING; containing 35.00 acres. The bearings recited in this description are based on Astronomic North from Solar observations.



Integra Realty Resources  
Jackson

617 Renaissance Way  
Ridgeland, MS 39157

T 601.714.1665  
F 601.500.5314  
www.irr.com



January 19, 2021

Mr. Peter DeBeukelaer  
MIPITOU Corp.  
182 Swan Sea Lane  
Madison, MS 39110

Re: Petition to Rezone and Reclassify Real Property  
160.39 Acres (New Castle Expansion)  
Madison County, Mississippi 39110

Dear Sir:

As per your request we have completed a summary demand analysis for medium density single family residential lots within the New Castle Subdivision marketing area of Madison County, Mississippi.

The following data is utilized to determine demand for medium density single family residential lots in the market area. First, we analyzed the number of building permits issued in Madison County since 2006.

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**Building Permits in Unincorporated Areas of Madison County**

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Year	Number of Permits
2006	993
2007	695
2008	384
2009	241
2010	287
2011	205
2012	302
2013	317
2014	262
2015	279
2016	340
2017	417
2018	281
2019	434
2020 (October)	447

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Source: Construction Permits Index

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Prior to the financial crisis in 2008, the number of building permits had reached unsustainable levels (significant oversupply). Following the 2008 financial crisis, the number of building permits decreased significantly and did not begin to fully recover until 2016. There was a decrease in the number of building permits in 2018. However, demand has increased significantly in 2019 and 2020 YTD. In fact, based on the year to date building permit numbers for 2020, it appears that the number building permits issued in 2020 will be the highest number since the 2008 financial crisis. A sign the demand for residential lots and residential properties is increasing.

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**Madison County Residential Statistics (\$400,000 to \$750,000)**

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Year	Number of Sales	Average Sold Price	Cumulative DOM	% Sold/List
2011	91	\$495,043	211	94.55%
2012	112	\$497,477	179	95.79%
2013	157	\$499,917	144	95.73%
2014	190	\$504,430	163	95.82%
2015	227	\$502,591	159	96.40%
2016	222	\$499,269	180	96.73%
2017	239	\$501,685	159	96.70%
2018	280	\$506,892	141	96.39%
2019	262	\$508,780	141	96.87%
2020	437	\$508,377	133	97.16%

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The subject lots will be developed with residences ranging in price from \$400,000 to \$750,000. The number of sales increased significantly from 2011 until 2015, stabilized in 2015, 2016 and 2017, increased again in 2018, stabilized in 2019, and then increased substantially in 2020. The average sales price has fluctuated since 2011 but currently stands at the higher end of the range at \$508,377. The days

on market has fluctuated since 2011 but currently stands at its lowest number of the past 10 years. The sold to list price ratio has increased since 2011 but currently stands at its highest point of 97.16%.

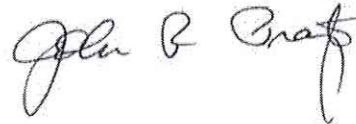
<b>Madison County Absorption</b>							
Subdivision	Minimum House Sq Ft	Typical Lot Size	Typical Sales Price	Absorption Period	# of Lots Sold	Annual Rate	Monthly Rate
Thornberry Part 1	2,700	17,000 Sq Ft	\$63,000	04/18 to 06/19	89	356.0	29.7
Westlake Part 1	2,700 / 3,400	30,000 Sq Ft	\$85,000 to \$145,000	08/19 to 11/19	63	189.0	15.8
Eastwood Phase 1	3,000	21,000 Sq Ft	\$75,000	1/17 to 4/17	33	132.0	11.0
Eastwood Phase 2	3,000	23,000 Sq Ft	\$75,000	5/18 to 6/18	9	108.0	9.0
Coventry Part 1	2,200	13,000 Sq Ft	\$52,000	7/18 to 8/18	7	84.0	7.0
<b>Low</b>							<b>7.0</b>
<b>High</b>							<b>29.7</b>
<b>Median</b>							<b>11.0</b>
<b>Mean</b>							<b>14.5</b>

The absorption rates for competing subdivision in zip codes 39110 indicate an average lot absorption rate of 14.5 lots per month and a median absorption rate of 11.0 lots per month. The absorption rates are indicative of a strengthening residential market with a lack of supply to meet demand.

Based on the preceding data, there is an increasing demand for lots similar to the ones that will be developed in the subject development. If offered for sale at this time, the lots would experience sustained demand and would be absorbed during a reasonable time period.

Should you find that you need further information in regard to the final value opinion or any other data that may be contained within our files, please do not hesitate to call on us.

Respectfully submitted,



John R. Praytor, MAI  
 Senior Managing Director  
 Certified General Real Estate Appraiser  
 Mississippi Certificate # GA-369  
 Telephone 601-714-1665  
 Email: [jpraytor@irr.com](mailto:jpraytor@irr.com)



James O. Turner, II  
 Director  
 Certified General Real Estate Appraiser  
 Mississippi Certificate # GA-854  
 Telephone 601-714-1665  
 Email: [jimturner@irr.com](mailto:jimturner@irr.com)

## New Castle

List of homeowners to be notified for +/- 160.4 acres R-1A and R-3

Jessica Dixon  
Byron Crocker IV  
422 Dover Ln  
Madison, MS 39110

Nicolas Yucatonis  
Landon McCoy  
438 Dover Ln  
Madison, MS 39110

Austin and Rachel Cooley  
450 Dover Lane  
Madison, MS 39110

John Adam and Lindsey P. McIntosh  
460 Dover Ln  
Madison, MS 39110

Annandale Properties, L.P.  
P. O. Box 78  
Jackson, MS 39105

Elverse & Clotee Jones  
179 Elverse Jones Dr  
Flora, MS 39071



Kenneth & Linda Green  
218 Gus Green Rd  
Flora, MS 39071

Troy D. Brown Sr.  
3163 Hwy 430 S  
Greenwood, MS 38930

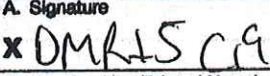

Paul & Amy Warren  
126 Southern Ridge Dr  
Madison, MS 39110

Willie & Annie Adams Sr (est)  
858 Robinson Springs Rd  
Madison, MS 39110



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)            A. Warren</p> <p>C. Date of Delivery            2/27/21</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>Paul &amp; Amy Warren</b>  <b>126 Southern Ridge Dr</b>  <b>Madison, MS 39110</b></p>	
 9590 9402 6077 0125 9425 22	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> </ul> <ul style="list-style-type: none"> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Return Receipt for Merchandise</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>7018 0680 0001 3174 4796</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature   <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery            2/27/21</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;"><b>John Adam &amp; Lindsey McIntosh</b>  <b>460 Dover Lane</b>  <b>Madison, MS 39110</b></p>	
 9590 9402 5861 0038 1148 50	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Insured Mail</li> <li><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</li> </ul> <ul style="list-style-type: none"> <li><input type="checkbox"/> Priority Mail Express®</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Return Receipt for Merchandise</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> </ul>
<p>2. Article Number (Transfer from service label)</p> <p>7018 0680 0001 7606 7212</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053	

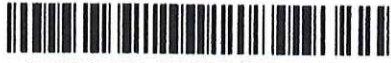
Domestic Return Receipt

**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:

Nicolas Yucatonis  
Landon McCoy  
438 Dover Lane  
Madison, MS 39110



9590 9402 6077 0125 9499 72

2. Article Number (Transfer from service label)

7018 0680 0001 3174 4826

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x DMRTSCIA

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/27/21

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- 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.

1. Article Addressed to:

Willie & Annie Adams Sr (est)  
858 Robinson Springs Rd  
Madison, MS 39110



9590 9402 6077 0125 9500 08

2. Article Number (Transfer from service label)

7018 0680 0001 3174 4772

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x SB17

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/2

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
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- 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.

1. Article Addressed to:

**Kenneth & Linda Green**  
**218 Gus Green Rd**  
**Flora, MS 39071**



9590 9402 5861 0038 1148 67

2. Article Number (Transfer from service label)

7018 3090 0001 7606 7199

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Kenneth Green*  Agent  
 Addressee  
*Linda Green*

B. Received by (Printed Name) *Linda Green* C. Date of Delivery *2/20/21*

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
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- 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:

**Austin and Rachel Cooley**  
**450 Dover Lane**  
**Madison, MS 39110**



9590 9402 6077 0125 9499 96

2. Article Number (Transfer from service label)

7018 0680 0001 3174 4802

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *JMRTS CA*  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery *2/18/21*

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
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

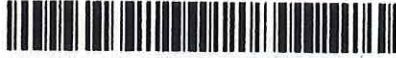
Domestic Return Receipt

**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.

1. Article Addressed to:

Jessica Dixon  
Byron Crocker  
422 Dover Lane  
Madison, MS 39110



9590 9402 6077 0125 9499 89

2. Article Number (Transfer from service label)

7018 0680 0001 3174 4819

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/27/11

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

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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:

Annandale Properties  
P. O. Box 78  
Jackson, MS 39105



9590 9402 5861 0038 1148 81

2. Article Number (Transfer from service label)

7018 3090 0001 7606 7229

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Signature]*

- Agent  
 Addressee

B. Received by (Printed Name)

Bonnie Kins

C. Date of Delivery

2-26-11

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

3. Service Type

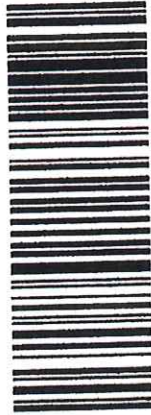
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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

Domestic Return Receipt

TWB Consulting  
102 Covington Court  
Ridgeland, MS 39157

**CERTIFIED MAIL**



7018 0680 0001 3174 4789



1000



38930

U.S. POSTAGE PAID  
FCM LETTER  
MADISON, MS  
39110  
FEB 24, 21  
AMOUNT

**\$7.00**

R2305H130068-06

*2-26-21*

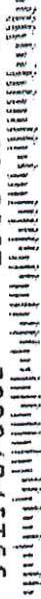
NIXIE 392 DE 1 0003/20/21

Troy  
316:  
Greenm

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 39157870602 # 1566-05385-24-42

UNC  
391578706  
3893035713 R055





There came on for consideration at a duly constituted meeting of the Mayor and Members of the Board of Aldermen of the City of Madison, Mississippi, held on the 2nd day of March 2021, the following Amended Resolution:

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF MADISON, MISSISSIPPI SUPPORTING MIPITOU CORPORATION'S REQUEST TO REZONE PROPERTY IN MADISON COUNTY AND FOR RELATED PURPOSES**

**WHEREAS**, Mipitou Corporation desires to develop approximately one hundred sixty acres, consisting of two parcels, located adjacent to the City of Madison in Madison County and has presented a conceptual plan for the development that includes rezoning approximately one hundred twenty-five (125) acres to R1-A, with one acre lots with a minimum home size of 2700 sq. ft. with the remainder of the acreage (thirty-five (35) acres) to include one hundred forty (140) age-restricted residences, mirroring the uses allowed by the R-3 Zoning in the City of Madison, with a maximum of four (4) residences per villa or approximately thirty-five (35) villas on the thirty-five (35) acre tract; and

**WHEREAS**, because of the proximity of the development to the City of Madison, and because of the services the City of Madison provides to the area, Mipitou Corporation has conveyed that it desires to include the City in the material aspects (set forth below) of the planning and design for the development, and has further represented its agreement to consult the City in planning the subsequent development design, to include the plat for the development, the size of the homes, and the location of the streets and drainage plans; and

**WHEREAS**, the City of Madison believes it to be in the best interest of the City to work with Mipitou Corporation in the overall design of the development; and

**WHEREAS**, based on its representations to work with the City along the lines previously set forth and based on the result of the proposed rezoning of R1-A to bring the property closer to the Madison County Land Use Plan, adopted November 2019, the City of Madison believes it to be in the best interest to support the proposed rezoning as presented to the City.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF MADISON, MISSISSIPPI, AS FOLLOWS:**

**Section 1.** That the matters, facts, and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

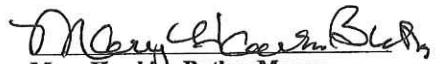
**Section 2.** That this Resolution shall take full force and effect immediately upon its passage and enactment according to law and shall be spread upon the minutes of the City.

The above and foregoing Resolution, after having been first reduced to writing and no request being made by the Mayor or any member of the Board of Aldermen that the Resolution be read by the

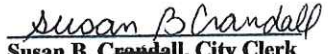
City Clerk before any vote was taken, was introduced by Alderman Strain, seconded by Alderman Bowering and was adopted by the following roll call vote:

Alderman Strain:	<u>Aye</u>
Alderman Tatum:	<u>Aye</u>
Alderman Peeler:	<u>Aye</u>
Alderman Jacobs:	<u>Aye</u>
Alderman Tankersley:	<u>Aye</u>
Alderman Hudgins:	<u>Aye</u>
Alderman Bowering:	<u>Aye</u>

WHEREUPON, the foregoing Resolution was declared passed and adopted at a regularly scheduled meeting of the Mayor and Board of Aldermen of the City of Madison, Mississippi, on this the 2nd day of March, 2021.

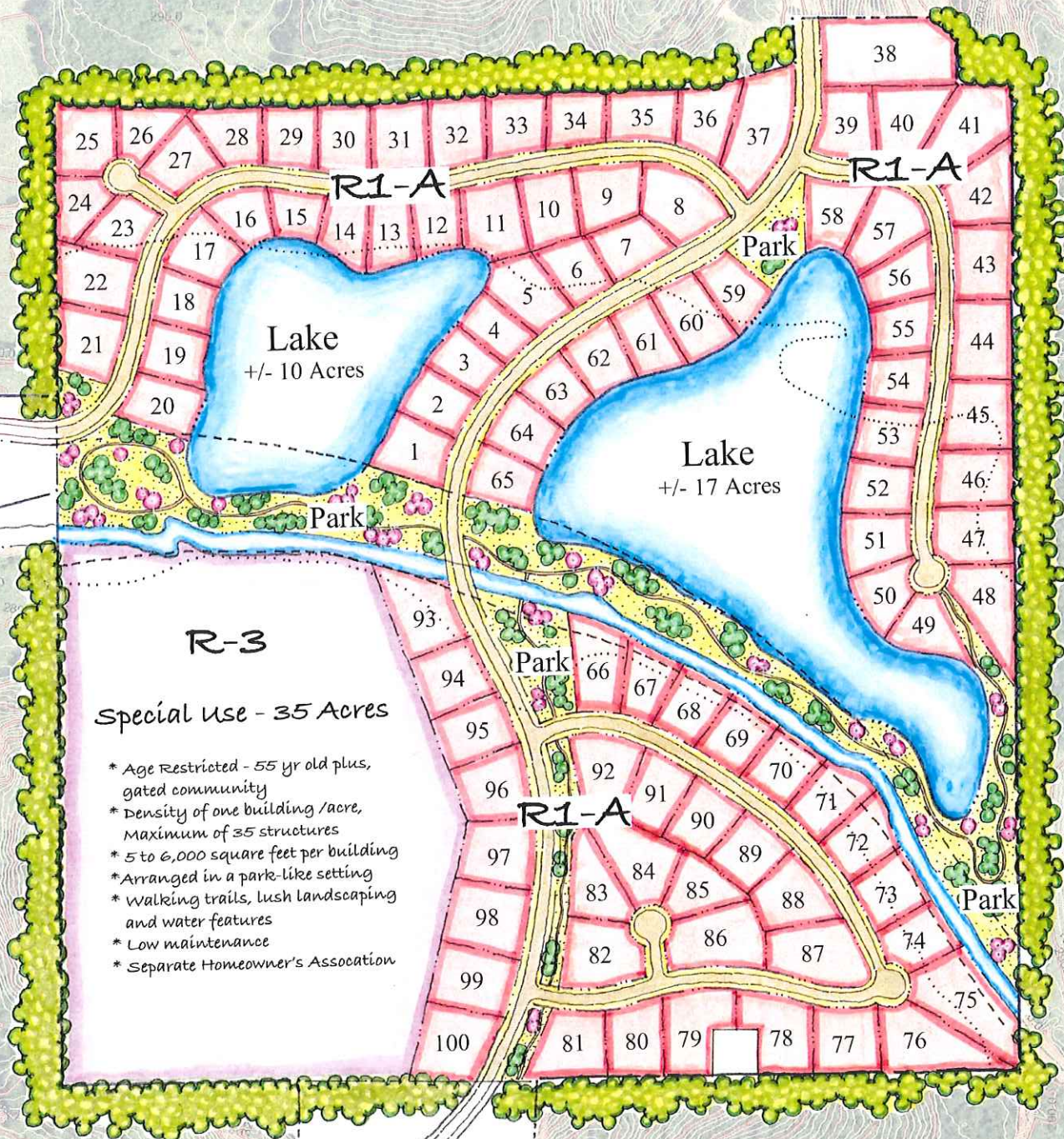
  
Mary Hawkins Butler, Mayor

ATTEST:

  
Susan B. Crandall, City Clerk







**Summary**  
**Current Zoning:**  
 160.4 acres zoned R-3

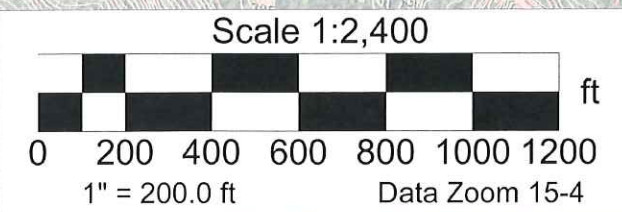
**Proposed Zoning:**  
 +/- 125.4 acres to be rezoned R1-A  
 +/- 35.0 acres to be rezoned R-3 Special Use

**R-3**  
**Special Use - 35 Acres**

- \* Age Restricted - 55 yr old plus, gated community
- \* Density of one building /acre, Maximum of 35 structures
- \* 5 to 6,000 square feet per building
- \* Arranged in a park-like setting
- \* Walking trails, lush landscaping and water features
- \* Low maintenance
- \* Separate Homeowner's Association

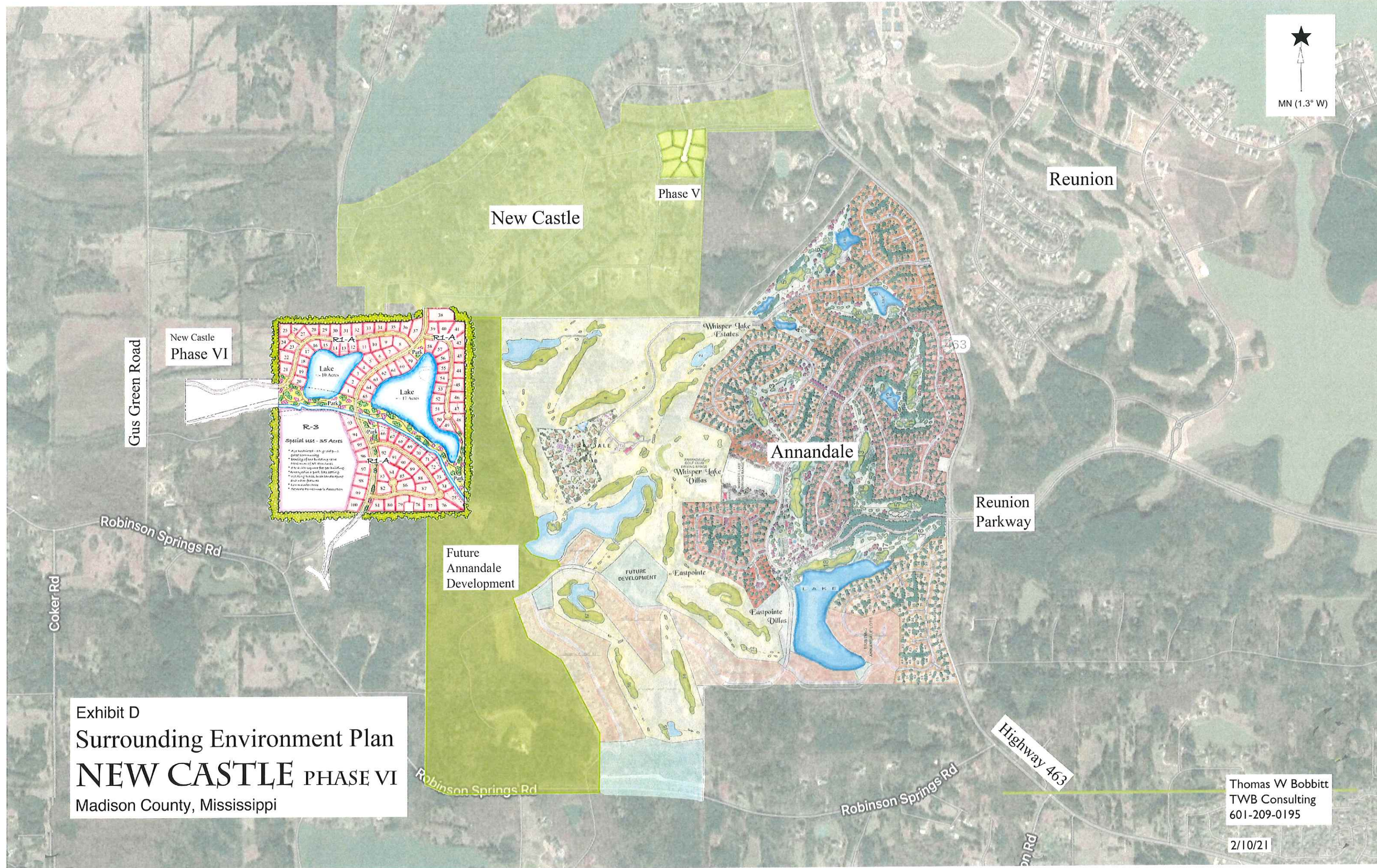
Exhibit C  
 Master Development Plan  
**NEW CASTLE**  
 Madison County Mississippi

Thomas W Bobbitt  
 TWB Consulting, Land Planner  
 601-209-0195



2/10/21





Gus Green Road

New Castle Phase VI

New Castle

Phase V

Reunion

Annandale

Reunion Parkway

Future Annandale Development

FUTURE DEVELOPMENT

Eastpointe

Eastpointe Villas

Highway 463

Robinson Springs Rd

Exhibit D  
Surrounding Environment Plan  
**NEW CASTLE** PHASE VI  
Madison County, Mississippi

Thomas W Bobbitt  
TWB Consulting  
601-209-0195

2/10/21