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

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN SECTION 17, TOWNSHIP 10 NORTH, RANGE 5 EAST, MADISON COUNTY, MISSISSIPPI

PETITIONER: MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY (MCEDA)

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now, Madison County Economic Development Authority (MCEDA), 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 17, Township 10 North, Range 5 East, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

From its present Zoning District Classification of A1 District to a C2 District, in support therefore, would respectfully show as follows, to-wit:

- 1. The property consists of 5.00 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 from A1 to C2:
 - a. The parcel of land proposed for rezoning from A1 to C2 is now located near a park and other parcels that are currently in the process of being rezoned to R2 and R3.
 - b. Rezoning this parcel of land from A1 to C2 serves to promote the health, safety, and general welfare of Madison County by providing a place for commercial development to thrive and accommodate the needs of the community around it as the community continues to grow with a surrounding school and residential neighborhoods.
 - c. This 5.00 acre parcel of land is situated adjacent to a roadway on three sides of it and is located directly across from a large body of water. The roadways allow for easy access to the parcel of land and the commercial businesses located on it.

- d. There is a sewer in front of the nearby Madison County school, which would benefit the commercial businesses.
- e. As of now, the parcel of land as it is currently zoned is not bringing any money to the County on any consistent basis the way that it has the potential to do if commercial businesses were operating on that parcel.
- f. There is a need for businesses in this area to support the community and bring traffic into the community to support not only the businesses located on this parcel of land should it be successfully rezoned, but also to the other commercial businesses located in the area.

SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioner respectfully requests 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 C2 zoning, and reclassify this property from its present A1 District classification to a C2 District.

Respectfully submitted, this the 11th day of May, 2021.

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/o Joey Deason

MOEDA

BOOK 3322 PAGE 706 DOC 01 TY W INST # 781142 MADISON COUNTY MS. This instrument was filed for record 4/01/16 at 4:21:02 PM RONNY LOTT, C.C. BY: RGK D.C.

PREPARED BY AND RETURN TO:

Samuel S. Goza (MSB #9962) THE GOZA LAW FIRM, PLLC

328 E. Center Street Canton, MS 39046

Telephone: (601) 855-0800

GRANTOR: Oil Mill Gin, LLC 3093 S. Liberty Street Canton, MS 39046

(601) 906-1150

GRANTEE:

Madison County Economic Development Authority 135 Mississippi Parkway Canton, MS 39046

(601) 605-8541

Indexing Instructions: 5.0 acres in the W 1/2 of Sec 17, Township 10 North, Range 5 East, Madison County, Mississippi

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, OIL MILL GIN, LLC, a Mississippi Limited Liability Company, Grantor, does hereby grant, bargain, sell, convey and warrant unto the MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, a body politic duly organized and existing under the Constitution and laws of the State of Mississippi, Grantee, the following described real property lying and being situated in Madison County, Mississippi and being more particularly described as follows:

SEE EXHIBIT "A' ATTACHED HERETO

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

1. Madison County, Mississippi ad valorem taxes for the current year which shall be paid

by the Grantee.

2. Madison County, Mississippi, Zoning and Subdivision Regulation Ordinances, as amended and any and all other applicable building restrictions, protective and restrictive covenants, rights of way, easements, and previous reservations, conveyances and/or leases of oil, gas and mineral rights and interests applicable to the above described property.

WITNESS MY SIGNATURE THIS the 23rd day of March, 2016.

OIL MILL GIN, LLC

By: John C. Harreld, Manager/ Member

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of March, 2016, within my jurisdiction, the within named John C. Harreld, who acknowledged that he is the Manager/ Member of Oil Mill Gin, LLC, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

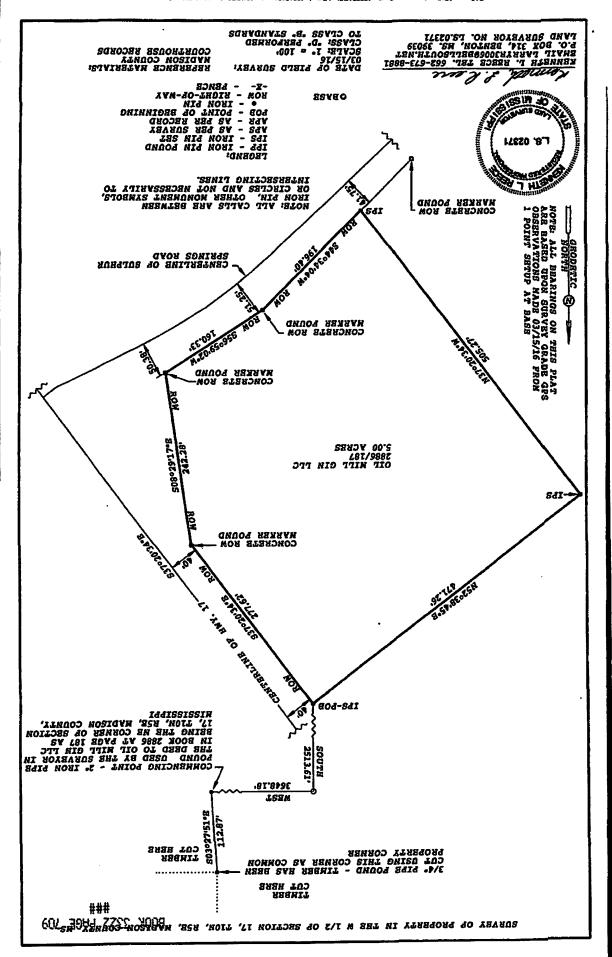
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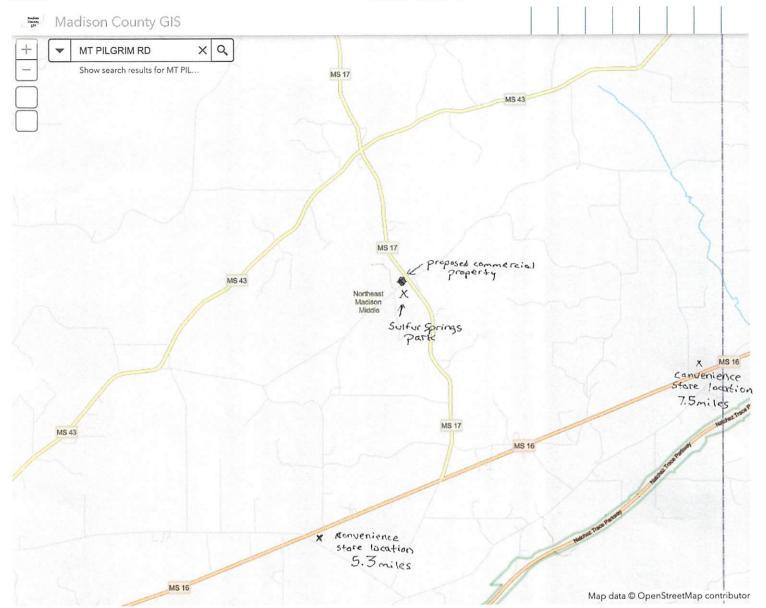
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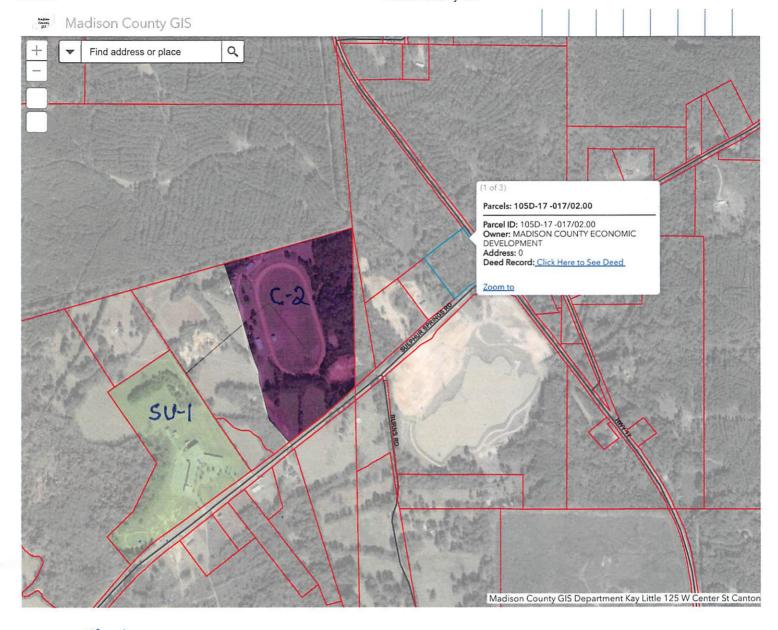
EXHIBIT A

Description of property in the W 1/2 of Section 17, T10N, R5E, Madison County, Mississippi

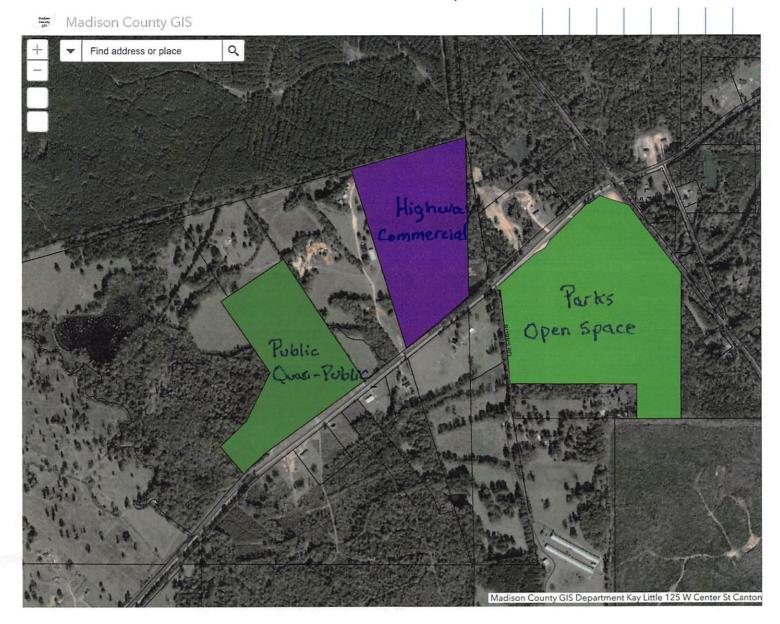
Commencing at a 2" iron pipe used by the surveyor in the deed to Oil Mill Gin LLC in Book 2886 at Page 187 of the records of the Chancery Clerk of Madison County, Canton, Mississippi as being the NE corner of Section 17, T10N, R5E, Madison County, Mississippi, said 2" pipe being South 03 degrees 27 minutes 51 seconds East 112.87 feet from a 3/4" pipe judged by the timber cut lines as being the corner being observed as the common property corner; thence West 3648.18 feet to a point; thence South 2513.61 feet to an iron pin on the West or South Right-of-Way line of Hwy. 17 and the Point of Beginning; thence South 37 degrees 20 minutes 34 seconds East 277.62 feet, along said line, to a concrete Right-of-Way marker; thence South 08 degrees 29 minutes 17 seconds East 242.28 feet, along said line, to a concrete Rightof-Way marker on the North or West Right-of-Way line of Sulphur Springs Road; thence South 56 degrees 59 minutes 02 seconds West 160.33 feet, along said line, to a concrete Right-of-Way marker; thence South 44 degrees 34 minutes 04 seconds West, in the direction to a concrete Right-of-Way marker, 196.40 feet to an iron pin; thence North 37 degrees 20 minutes 34 seconds West 505.27 feet to an iron pin; thence North 52 degrees 38 minutes 45 seconds East 471.26 feet to an iron pin and the Point of Beginning containing 5.00 acres, more or less, in the W 1/2 of Section 17, T10N, R5E, Madison County, Mississippi.







Zoning



Land Use Plan

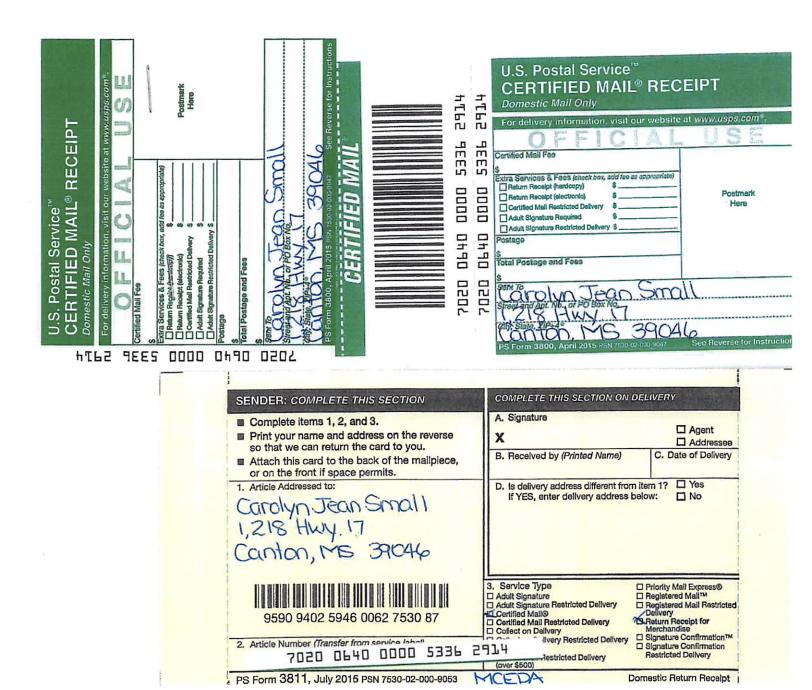
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970 Ebenezer Blvd. Post Office Box 2249 Madison, MS 39130-2249

> Carolyn Jean Small 1,218 Hwy 17 Canton, MS 39046



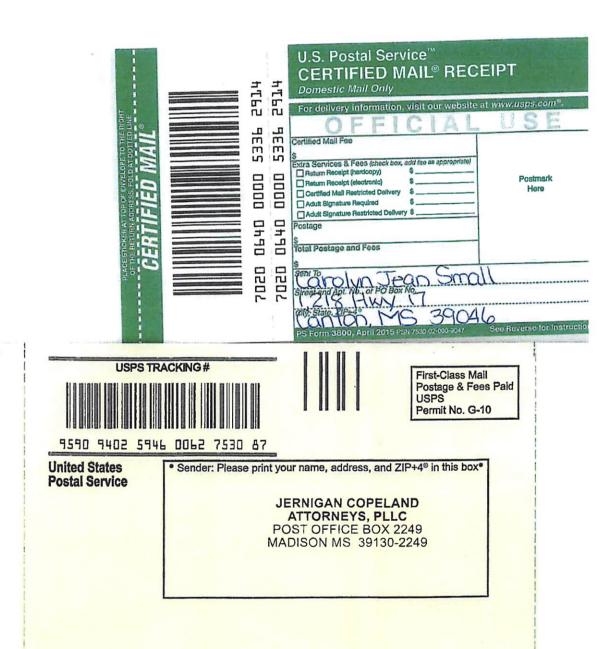
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May 20, 2021 at 10:23 am MADISON, MS 39130

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Tracking History

May 20, 2021, 10:23 am Delivered

MADISON, MS 39130

Your item was delivered at 10:23 am on May 20, 2021 in MADISON, MS 39130.

May 20, 2021, 8:48 am Available for Pickup MADISON, MS 39130

May 20, 2021, 8:47 am Arrived at Post Office MADISON, MS 39110 May 19, 2021 In Transit to Next Facility

May 18, 2021, 8:35 pm
Departed USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

May 12, 2021, 11:03 pm
Arrived at USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

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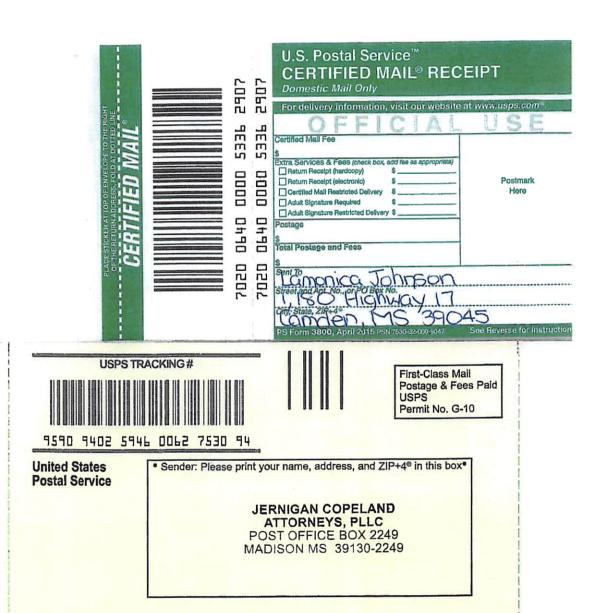


> Lamonica Johnson 1,180 Highway 17 Camden, MS 39045

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> Lamonica Johnson 1,180 Highway 17 Camden, MS 39045



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May 29, 2021 at 8:11 am MADISON, MS 39110 -eedback

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May 29, 2021, 8:11 am Moved, Left no Address MADISON. MS 39110

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May 28, 2021, 11:08 pm
Departed USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

May 19, 2021, 1:21 pm No Such Number CAMDEN, MS 39045

May 19, 2021, 7:29 am Out for Delivery CAMDEN, MS 39045

May 19, 2021, 7:18 am Arrived at Post Office CAMDEN, MS 39045

May 18, 2021 In Transit to Next Facility

May 12, 2021, 11:03 pm Arrived at USPS Regional Facility JACKSON MS DISTRIBUTION CENTER

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FAQs







Leontyne Jones 229 Davis Family Road Canton, MS 39046

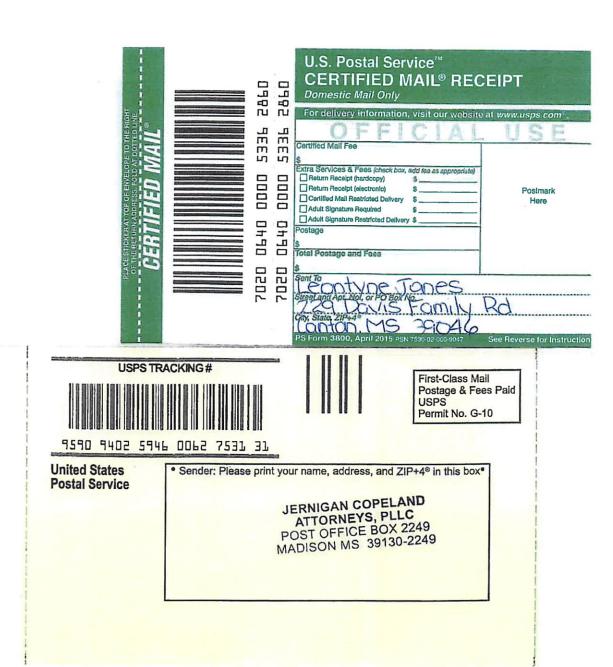
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Leontyne Jones 229 Davis Family Road Canton, MS 39046



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Your item could not be delivered on June 5, 2021 at 1:14 pm in CANTON, MS 39046. It was held for the required number of days and is being returned to the sender.

Unclaimed/Being Returned to Sender

June 5, 2021 at 1:14 pm CANTON, MS 39046 Feedback

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Tracking History



June 5, 2021, 1:14 pm Unclaimed/Being Returned to Sender CANTON, MS 39046

Your item could not be delivered on June 5, 2021 at 1:14 pm in CANTON, MS 39046. It was held for the required number of days and is being returned to the sender.

Reminder to Schedule Redelivery of your item

May 14, 2021, 10:44 am

Notice Left (No Authorized Recipient Available)

CANTON, MS 39046

May 14, 2021, 1:30 am
Departed USPS Regional Facility
JACKSON MS DISTRIBUTION CENTER

May 13, 2021 In Transit to Next Facility

May 12, 2021, 11:03 pm Arrived at USPS Regional Facility JACKSON MS DISTRIBUTION CENTER

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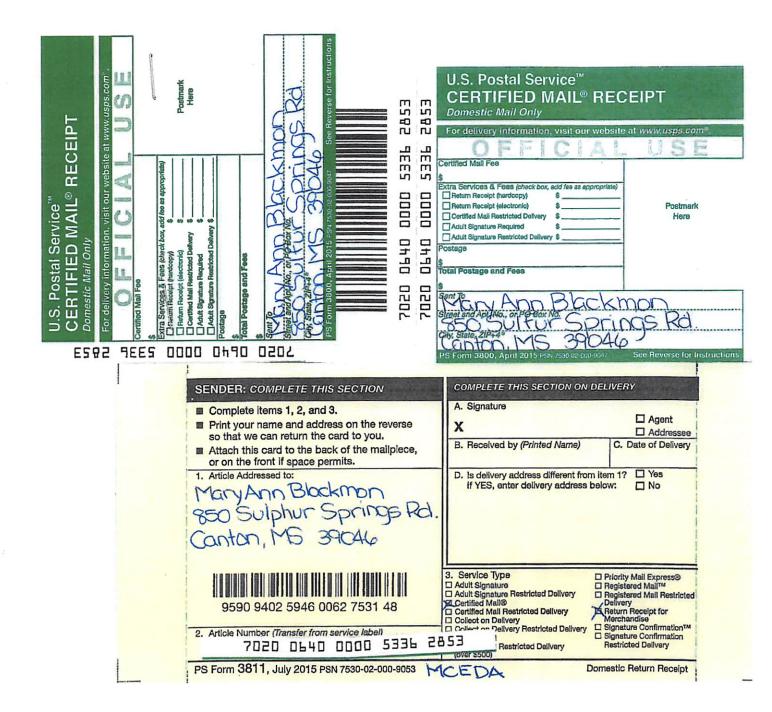
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FAQs



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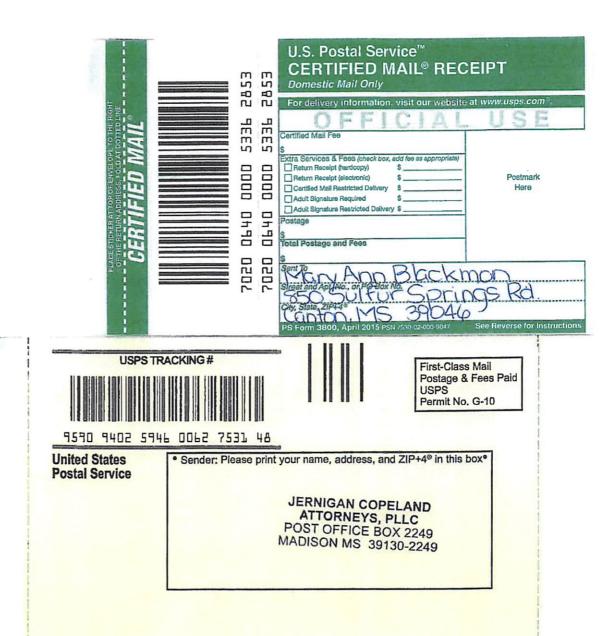
Mary Ann Blackmon 850 Sulphur Springs Road Canton, MS 39046







Mary Ann Blackmon 850 Sulphur Springs Road Canton, MS 39046



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Moved, Left no Address

May 29, 2021 at 8:11 am MADISON, MS 39110

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May 29, 2021, 8:11 am Moved, Left no Address MADISON, MS 39110

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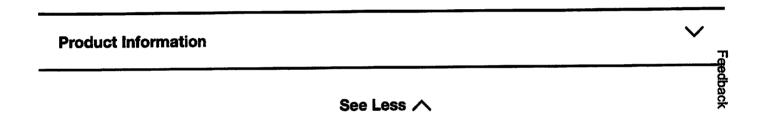
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May 24, 2021, 9:48 pm Departed USPS Facility **TAMPA, FL 33630**

May 22, 2021, 8:49 pm Arrived at USPS Facility TAMPA, FL 33630

May 14, 2021, 2:10 am
Departed USPS Regional Facility
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May 12, 2021, 11:03 pm
Arrived at USPS Regional Facility
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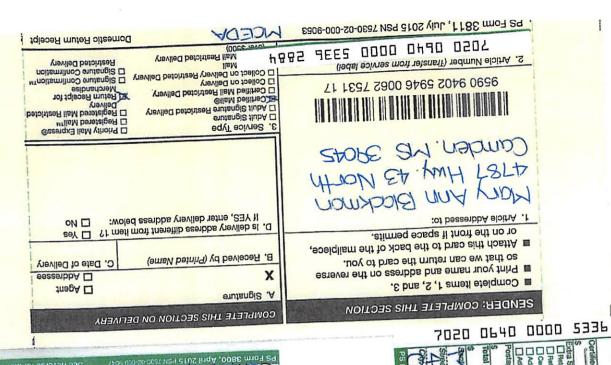
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> Mary Ann Blackmon 4787 Hwy 43 North Camden, MS 39045

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Oil Mill Ginn, LLC c/o John Harreld 3092 South Liberty Sreet P.O. Box 160 Madison, MS 39130

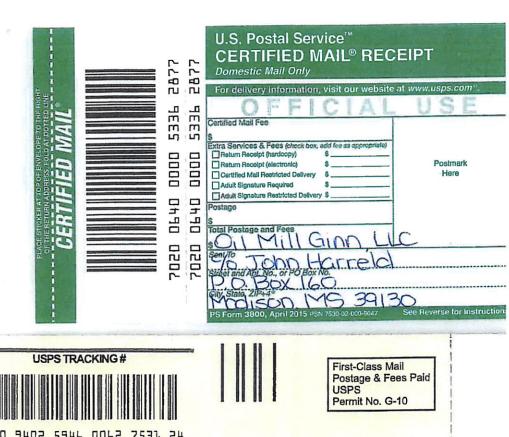
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Domestic Return Receipt

Paul Griffin P.O. Box 404 Canton, MS 39046

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







Paul Griffin P.O. Box 404 Canton, MS 39046



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May 18, 2021

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May 18, 2021

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May 14, 2021, 1:00 am
Departed USPS Regional Facility
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May 12, 2021, 11:03 pm

Arrived at USPS Regional Facility

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Potlatch Forest Holdings, Inc. 601 West First Avenue, Suite 1600 Spokane, WA 99201





> Potlatch Forest Holdings, Inc. 601 West First Avenue, Suite 1600 Spokane, WA 99201





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