

APPLICATION FOR VARIANCE
Front Setbacks of Mansdale Village Drive

Name and Address of Applicant:
Stribling Lake, LLC
661 Sunnybrook Road, Suite 120
Ridgeland, MS 39157

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>8/19/21</i>	<i>C-2</i>	<i>See (Exhibit A)</i>		<i>X</i>	<i>See (Exhibit B)</i>

Other Comments: *As per Article 804 of the Madison County Zoning Ordinance.*

Comments

Respectfully Submitted *Stribling Lake, LLC*
 By: *J. Blake Cuss*



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 _____

Stubbling Lake, LLC

P. O. Box 1260

Ridgeland, MS 39157

601-707-1300

August 19, 2021

Madison County Planning and Zoning

P. O. Box 608

Canton, MS 39046

Dear Madison County Planning & Zoning,

I am requesting a setback variance for property that lies east of Mannsdale Village Drive in the development known as Village of Mannsdale. There are several reasons for this request, and they are as follows:

- 1) The development is located within the Mannsdale-Livingston Heritage Preservation District, and we have been working with their Board for years working towards a design that meets the requirements set forth in their guidelines and the spirit and intent of the district itself. The architecture and layout are meant to have a more historical look which means buildings are set closer to the street like you would find in historical downtowns of Mississippi.**
- 2) The green space requirements within this preservation district greatly restrict the amount of useable land on the east side of Mannsdale Village Drive and this becomes especially true when trying to fit the structure and parking required into the modern C-2 setback requirements.**
- 3) There is also a drainage way that runs along the buffer area and the parcel in question and because of restrictions placed on us within the buffer we are unable to improve or move this drainage way. This further reduces buildable area on these parcels and therefore necessitates a change in the setback requirements.**

For these reasons we are requesting that the setback for all buildings located on Mannsdale Village Drive be allowed to be located no closer than 13' from the property line which is at 25' from the curb of Mannsdale Village Drive.

Sincerely,



J. Blake Cress

Manager

JBC/rjh

**Keith Brown, DDS
208 Mannsdale Village Drive
Madison, MS 39110**

August 18, 2021

**Madison County Planning and Zoning
P. O. Box 608
Canton, MS 39046**

Dear Madison County Planning & Zoning,

I authorize J Blake Cress, Manager of Stribling Lake, LLC to apply for and conduct efforts to obtain a variance for setback requirements for my property located within the development known as Village of Mannsdale further described as 208 Mannsdale Village Drive, Madison, MS 39110.

Regards,

Dr. Keith Brown

EXHIBIT "A"
LEGAL DESCRIPTION & PLAT

A parcel or tract of land, containing 0.6929 acres, more or less, lying and being situated in the NW ¼ of Section 22, T8N-R1E, Madison County, Mississippi, being a part of the Stribling Lake, LLC property as described in Deed Book 481 at Page 732 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of said Section 22, T8N-R1E, Madison County, Mississippi; run thence

North for a distance of 125.41 feet; thence
East for a distance of 49.62 feet; thence

South 01 degrees 09 minutes 36 seconds East for a distance of 1,349.89 feet to an iron pin lying at the NW corner of that certain "24.08 acre tract of land" described in Deed Book 1509 at Page 501 of the Records of said Madison County, Mississippi; thence

North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" for a distance of 1.08 feet to an iron pin lying on the Easterly Right-Of-Way of Highway No. 463 (Federal Aid Project No. S-0516(2)A), as it existed in July, 2020; thence

Leaving the Easterly boundary of said Highway No. 463, continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" for a distance of 184.58 feet to an iron pin lying at the SW corner of "Parcel M" of Hartfield Part Three as shown on map or plat of same in Plat Cabinet "D" at Slide 149-B of the Records of said Madison County, Mississippi; thence

Continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" and the Southerly boundary of said "Parcel M", for a distance of 498.08 feet to an iron pin lying at the SE corner of said "Parcel M", said point also being and lying at the SW corner of "Parcel I" of Hartfield Part Four as shown on map or plat of same in Plat Cabinet "D" at Slide 170 of the Records of said Madison County, Mississippi; thence

Continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" and the Southerly boundary of said "Parcel I", for a distance of 69.43 feet to an iron pin lying at the NE corner of said "24.08 acre tract of land" and the SE corner of said "Parcel I", said point also being and lying at the NW corner of Lot LV-9 of Johnstone Phase One, as shown on map or plat of same in Plat Cabinet "D" at Slide 89 of the Records of said Madison County, Mississippi; thence

South 00 degrees 46 minutes 01 seconds East along the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One, for a distance of 1,048.15 feet to an iron pin and **POINT OF BEGINNING** of the herein described property; thence

Continue South 00 degrees 46 minutes 01 seconds East along the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One for a distance of 197.09 feet to an iron pin; thence

Leaving the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One, run South 89 degrees 13 minutes 46 seconds West for a distance of 153.15 feet to an iron pin lying on the Easterly boundary "Access Easement No. 2" as described in Deed Book 2065 at Page 180 of the Records of said Madison County, Mississippi; thence

North 00 degrees 46 minutes 01 seconds West along the Easterly boundary of said "Access Easement No. 2", for a distance of 197.09 feet to an iron pin; thence

Leaving the Easterly boundary of said "Access Easement No. 2", run North 89 degrees 13 minutes 50 seconds East for a distance of 153.15 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A parcel or tract of land, containing 0.1406 acres, more or less, lying and being situated in the NW ¼ of Section 22, T8N-R1E, Madison County, Mississippi, being a part of the Stribling Lake, LLC property as described in Deed Book 481 at Page 732 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the NW corner of said Section 22, T8N-R1E, Madison County, Mississippi; run thence

North for a distance of 125.41 feet; thence
East for a distance of 49.62 feet; thence

South 01 degrees 09 minutes 36 seconds East for a distance of 1,349.89 feet to an iron pin lying at the NW corner of that certain "24.08 acre tract of land" described in Deed Book 1509 at Page 501 of the Records of said Madison County, Mississippi; thence

North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" for a distance of 1.08 feet to an iron pin lying on the Easterly Right-Of-Way of Highway No. 463 (Federal Aid Project No. S-0516(2)A), as it existed in January, 2021; thence

Leaving the Easterly boundary of said Highway No. 463, continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" for a distance of 184.58 feet to an iron pin lying at the SW corner of "Parcel M" of Hartfield Part Three as shown on map or plat of same in Plat Cabinet "D" at Slide 149-B of the Records of said Madison County, Mississippi; thence

Continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" and the Southerly boundary of said "Parcel M", for a distance of 498.08 feet to an iron pin lying at the SE corner of said "Parcel M", said point also being and lying at the SW corner of "Parcel I" of Hartfield Part Four as shown on map or plat of same in Plat Cabinet "D" at Slide 170 of the Records of said Madison County, Mississippi; thence

Continue North 89 degrees 13 minutes 50 seconds East along the Northerly boundary of said "24.08 acre tract of land" and the Southerly boundary of said "Parcel I", for a distance of 69.43 feet to an iron pin lying at the NE corner of said "24.08 acre tract of land" and the SE corner of said "Parcel I", said point also being and lying at the NW corner of Lot LV-9 of Johnstone Phase One, as shown on map or plat of same in Plat Cabinet "D" at Slide 89 of the Records of said Madison County, Mississippi; thence

South 00 degrees 46 minutes 01 seconds East along the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One, for a distance of 1,008.15 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence

Continue South 00 degrees 46 minutes 01 seconds East along the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One for a distance of 40.00 feet to an iron pin; thence

Leaving the Easterly boundary of said "24.08 acre tract of land" and the Westerly boundary of said Johnstone Phase One, run South 89 degrees 13 minutes 50 seconds West for a distance of 153.15 feet to an iron pin lying on the Easterly boundary "Access Easement No. 2" as described in Deed Book 2065 at Page 180 of the Records of said Madison County, Mississippi; thence

North 00 degrees 46 minutes 01 seconds West along the Easterly boundary of said "Access Easement No. 2", for a distance of 40.00 feet to an iron pin; thence

Leaving the Easterly boundary of said "Access Easement No. 2", run North 89 degrees 13 minutes 50 seconds East for a distance of 153.15 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT (KNOWN AS ACCESS EASEMENT NO. 2):

Commence at a PK nail located in the south bound lane of Mississippi Highway 463 marking the common corner of Sections 15, 16, 21 and 22, Township 8 North, Range 1 East, Madison County, Mississippi, run thence due East for a distance of 52.16 feet to a point on the east right-of-way line of Mississippi Highway No. 463, as said east right-of-way line is now laid out and established 50 foot east of the centerline, thereof; run thence southerly along said east right-of-way line of Mississippi Highway No. 463 as follows: run thence South 01 degrees 09 minutes 36 seconds East for a distance of 1224.45 feet to the northwest corner of Village of Manssdale (Book 1509 Page 501); continue thence South 01 degrees 09 minutes 36 seconds East for a distance of 272.96 feet to the point of curvature of a curve to the right having a central angle of 00 degrees 30 minutes 59 seconds and a radius of 5,780.01 feet; run thence along this curve clockwise for an arc distance of 52.08 feet (chord bearing and distance: South 00 degrees 54 minutes 06 seconds East, 52.08 feet) to the point of tangency of said curve; run thence South 00 degrees 38 minutes 37 seconds East for a distance of 944.17 feet to a point; run thence South 17 degrees 49 minutes 36 seconds East for a distance of 131.52 feet to a point on the north right-of-way line of Gluckstadt Road; leaving said east right-of-way line of Mississippi Highway 463, run thence North 89 degrees 38 minutes 13 seconds East along said north right-of-way line of Gluckstadt Road for a distance of 501.49 feet to the point of beginning of the parcel of land described as follows, to-wit:

Continued thence North 89 degrees 38 minutes 13 seconds East along said north right-of-way line of Gluckstadt Road for a distance of 60.00 feet to a point; run thence North 00 degrees 46 minutes 01 seconds West for a distance of 546.16 feet to the point of curvature of a curve to the left subtending a central angle of 03 degrees 54 minutes 39 seconds and having a radius of 340.50 feet; run thence along this curve counterclockwise for an arc distance of 23.24 feet (chord bearing and distance: North 02 degrees 43 minutes 20 seconds West, 23.24 feet) to the point of tangency of this curve and the point of curvature of a curve to the left subtending a central angle of 45 degrees 48 minutes 11 seconds and having a radius of 265.50 feet; run thence along this curve counterclockwise for an arc distance of 212.24 feet (chord bearing and distance: North 27 degrees 34 minutes 45 seconds West, 206.64 feet) to the point of tangency of this curve and the point of curvature of a curve to the right subtending a central angle of 139 degrees 42 minutes 49 seconds and having a radius of 38.50 feet; run thence along this curve clockwise for an arc distance of 93.88 feet (chord bearing and distance: North 19 degrees 22 minutes 34 seconds East, 72.29 feet) to a point; run thence North 00 degrees 46 minutes 01 seconds West for a distance of 24.50 feet to a point; run thence South 89 degrees 13 minutes 59 seconds West for a distance of 148.36 feet to a point on a curve to the left subtending a central angle of 50 degrees 04 minutes 23 seconds and

having a radius of 159.50 feet; run thence along this curve counterclockwise for an arc distance of 139.39 feet (chord bearing and distance: South 32 degrees 17 minutes 00 seconds East, 135.00 feet) to the point of tangency of this curve and the point of curvature of a curve to the right subtending a central angle of 52 degrees 38 minutes 32 seconds and having a radius of 215.50 feet; run thence along this curve clockwise for an arc distance of 198.00 feet (chord bearing and distance: South 30 degrees 59 minutes 55 seconds East, 191.11 feet) to the point of tangency of this curve and the point of curvature of a curve to the right subtending a central angle of 03 degrees 54 minutes 38 seconds and having a radius of 290.50 feet; run thence along this curve clockwise for an arc distance of 19.83 feet (chord bearing and distance: South 02 degrees 43 minutes 20 seconds East, 19.82 feet) to the point of tangency of this curve; run thence South 00 degrees 46 minutes 01 seconds East for a distance of 392.49 feet to a point; run thence South 89 degrees 13 minutes 59 seconds West for a distance of 10.00 feet to a point; run thence South 00 degrees 46 minutes 01 seconds East for a distance of 153.25 feet to the point of beginning.

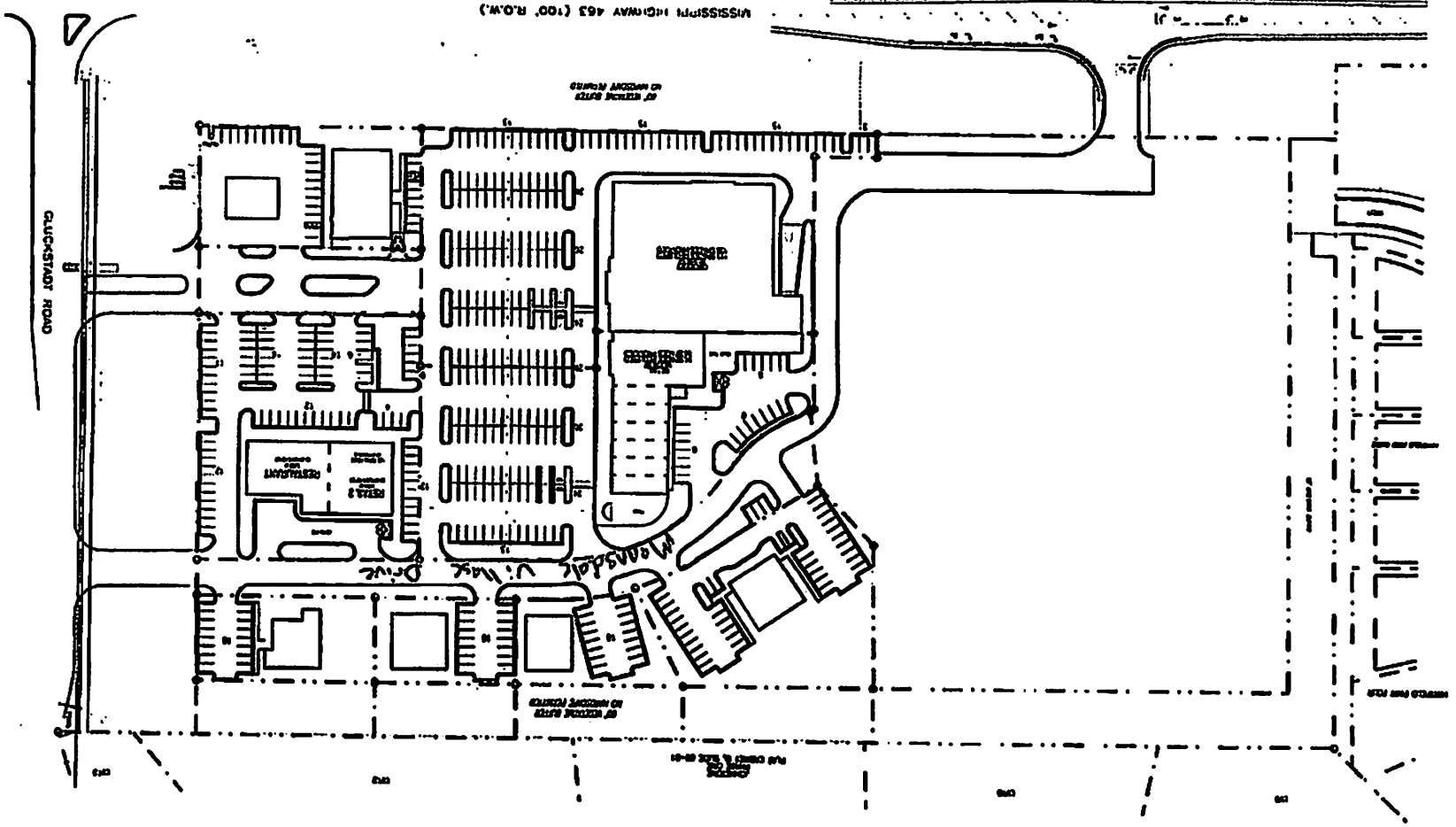


EXHIBIT 'B'

September 14, 2021

To: Mr. Scott Weeks Madison County Planning and Zoning Administrator

From: Rita McGuffie, Chairman, Mannsdale-Livingston Heritage Preservation District

Re: Variance requests for Village of Mannsdale

Dear Mr. Weeks:

The Mannsdale-Livingston Heritage Preservation District (MLHPD) Commission held its regularly scheduled meeting on Monday, September 13, 2021 at 6pm in the Madison County Board Room in Canton, Mississippi.

Blake Cress with the Village of Mannsdale development located on the corner of Highway 463 and Gluckstad Road presented requests for variances for properties located on the eastern side of Mannsdale Village Drive, an interior street within the Village of Mannsdale development. Mr. Cress stated that the initial reason for this request was due to the fact that Dr. Keith Brown's dental office was incorrectly designed encroaching on the county's required side buffer setback by 10 1/2 feet. Since Dr. Brown has already begun construction, he wants a variance for this side setback in order to be able to build his office as drawn on its current location. Mr. Cress also asked for a 22 foot variance on the front setback for the rest of the unsold lots on the eastern side of Mannsdale Village Drive so that the buildings would "line up". All buffers were agreed upon by this developer since the inception of Village of Mannsdale and these variances do not affect any buffers in any way. Mr. Cress stated that these variances would enable future parking, trash and mechanical to be located behind the possible future businesses. When asked, Mr. Cress stated that although sidewalks along this interior street were not shown at this time, the developers would certainly be willing to look at adding those as development progresses. During much discussion it was asked whether the County deemed that these interior setback variances were justified and Scott Weeks stated that the County felt the developer had met the County's criteria and that the variances had already been approved by the Planning Commission contingent upon MLHPD's approval. On the motion before MLHPD to approve a 10 1/2 foot side setback variance for Dr. Keith Brown and a 22 foot front setback variance for the other unsold lots on the eastern side of Mannsdale Village Drive, MLHPD Commission members voted as follows—those members voting in favor of the variances were Ken Primos, Guy Bowering, Michael Yerger, David Landrum and Scott Weeks (ex officio member as Madison County Planning and Zoning Administrator) and those members voting no on the variance requests were Donnie Young, Rita McGuffie, Carole Brand and Phyllis Doby. The variance approvals passed on a 5-4 vote.

Please feel free to contact me if you need any further information.

Sincerely,

Rita McGuffie, MLHPD Chairman