

APPLICATION FOR REZONING

R-1 to R-2

Name and Address of Applicant:

LFP, LLC
PO Box 986
Ridgeland, MS 39158

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
10-31-2022	R1	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article VIII Section 806 of the Madison County Zoning Ordinance.

Comments:

We desire to rezone a portion of **Parcel 0820-19-016/01.00** (9.13 acres as shown on attachment). The intention is for this property to be an extension of an upcoming residential community that is already zoned R2.

Respectfully Submitted

LFP, LLC

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 MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN:
NORTHWEST ¼ SECTION 19, T8N-R2E, MADISON COUNTY, MISSISSIPPI**

PETITIONER: LFP LLC

**PETITION TO REZONE AND RECLASSIFY REAL PROPERTY
AND AMEND THE LAND USE PLAN**

COMES NOW, LFP LLC, by written permission of Aurila Nash, Mirian Bowden, Angela Love Williams and Rannie C. Dykes Jr, owners of the hereinafter described land and property, and files this Petition with the Board of Supervisors of Madison County, Mississippi to rezone and reclassify tracts or parcels of land situated in Northwest 1/4 Section 19, T8N-R2E, Madison County, Mississippi, and to amend the Land Use Plan, and shows as follows:

1. LFP LLC, Petitioners, have written permission to file this Petition from the Owners of the following described parcels to, wit:

Attachment A—Legal Description and Plat of Property (Shaded)
Attachment B—Warranty Deed of Property
Attachment C—Written Permission from Landowners

2. Petitioner request that the parcels be rezoned from its present Zoning District Classification of **Single-Family Residential Estate District (R1)** to a **Medium Density Residential District (R2.)**
3. A list of changes of conditions that support the rezoning are as follows:
 - a. The subject property is 9.13 acres more or less and is best suited for residential development. This property adjoins and will be in addition to an upcoming R2 development that was previous approved by the Board of Supervisors. **Attachment N, Attachment O (Layout of the Community)**. This addition will add approximately 28 lots to the community.
 - b. Several subdivisions located in the area (Catlett Road) are currently zoned as a R2. **Attachment D (Map and Map Key, Subject Property highlighted in ORANGE)**
 - c. There has been a change in the character of the neighborhood *since* the Comprehensive Plan for Madison County was adopted in November of 2019. Specifically, three parcels of property have been re-zoned to R-2.
Attachment D (Map and Map Key)
Attachment E (Map of Rezoned Property)
Attachment F (Timeline of Rezoning)

Attachment G (Board of Supervisors Minutes regarding Rezoning)

d. There is a great public need because of the lack of available inventory of homes in this area. This can be illustrated in the "*Public Need and State of the Market.*"
Attachment H.

4. The Land Use and Transportation Map of Madison County, Mississippi, will need to be amended to reflect the property as "Medium Density Residential District (R2) It's presently designated "Single Family Residential Estate District."
5. The map showing the location of the property. **Attachment I.**
6. The Petitioner is notifying the surrounding landowners owning property within 160 feet of the property described herein, of the hearing date for this Petition by certified mail return receipt requested. A list of landowners and their location on a map is attached as **Attachment J.**
7. *Notice of Hearing* to the surrounding land owners is attached as **Attachment K.**

8. Tax map of the property. **Attachment L.**
9. Bear Creek Water Association certification of coverage letter. **Attachment M.**
10. Preliminary community extension layout. Attachment **N.**
11. Preliminary community layout for Lewis Farms prior to possible extension. **Attachment O**

WHEREFORE PREMISES CONSIDERED, Petitioner respectfully request that this Petition be received, and after do considerations, the Board of Supervisors of Madison County will amend the Land Use Plan to reflect the subject property as a Medium Density Residential District (R2) and reclassify this property from its present Single Family Residential District (R1) to a Medium Density Residential District (R2.)

RESPECTFULLY SUBMITTED, this the 31st day of October, 2022.

LFP LLC

By: 
Member/ Manager

ATTACHMENT A

DESCRIPTION

A parcel or tract of land, containing **9.13 acres**, more or less, lying and being situated in the NW $\frac{1}{4}$ of Section 19, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

BEGINNING at a found iron pin lying at the SE corner of Fall's Crossing, Phase 6, a subdivision on file and of record in Plat Cabinet "F" at Slide 96-B of the Records of the office of the Chancery Clerk of said Madison County, at Canton, Mississippi; run thence

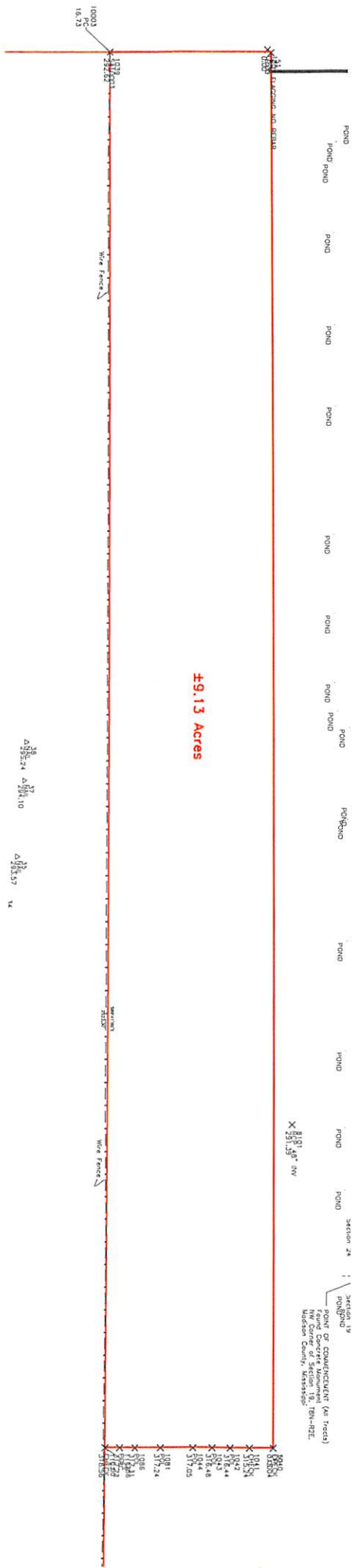
West along the Southerly boundary of said Fall's Crossing, Phase 6, for a distance of 1,827.04 feet to the SW corner, thereof; thence

South for a distance of 212.55 feet, more or less, to the NW corner of Parcel Two of the Edward Trussell Lewis, Jr. property as described in Deed Book 3763 at Page 222 of the Records of said Madison County, Mississippi; thence

South 89 degrees 41 minutes 00 seconds East along the Northerly boundary of said Parcel Two, for a distance of 1,827.04 feet; thence

Leaving the Northerly boundary of said Parcel Two, run North for a distance of 222.65 feet, more or less, to the **POINT OF BEGINNING** of the above described parcel or tract of land.

ATTACHMENT A



49.13 Acres

Section 19
 POND
 POND OF COURAGE (As Tract)
 NW Corner of Section 19, T8N-R7E
 Madison County, Mississippi

10003
 18.73

W/4 Fence

$\Delta \frac{218}{152} \times \Delta \frac{17}{110}$

$\Delta \frac{218}{152} \times \Delta \frac{17}{110}$

Section 24

W/4 Fence

S 10° 15' 30" W
 10004
 10005
 10006
 10007
 10008
 10009
 10010
 10011
 10012
 10013
 10014
 10015
 10016
 10017
 10018
 10019
 10020

ATTACHMENT B

BOOK 3503 PAGE 493 DOC 96 TY W
INST # 817182 MADISON COUNTY MS.
This instrument was filed for
record 7/24/17 at 4:07:28 PM
RONNY LOTT, C.C. BY: RGK D.C.

HEIRSHIP AFFIDAVIT

Heirship of Ronnie C. Dykes a/k/a Rannie C. Dykes

STATE OF MISSISSIPPI
COUNTY OF MADISON

BEFORE ME, the undersigned authority, on this day personally appeared JERONE BOWDEN, ("AFFIANT"), who upon being duly sworn, stated under oath the following:

1. My name is Jerone Bowden, and I live at 243 Catlett Road, Madison, Mississippi 39110. I am personally familiar with the family and marital history of Ronnie C. Dykes ("Decedent"). I have personal knowledge of the facts set forth in this affidavit. I am fully competent and of sufficient age to give this affidavit.

2. I have personally known and was well acquainted with the decedent from 1981 until his death.

3. The decedent died on May 5, 2013 in Madison County, Mississippi. At the time of his death, decedent's residential address was 253 Catlett Road, Madison, Mississippi 39110.

4. I was well acquainted with the family and near relatives of the decedent, and with all those who would under the laws of the State of Mississippi, be his heirs. I am not a blood relative of the decedent, and am not otherwise an heir of said decedent.

5. At the time of his death, the decedent had no will. Since his death, no estate has been probated on behalf of the decedent and no representative has been appointed.

6. At his death the decedent was not married. He had previously wed Jennifer Williams on January 13, 1996. The decedent and Jennifer Williams divorced on July 6, 2004 in Madison County, Mississippi.

7. The decedent fathered two (2) children only, both of whom survived him - namely, Angela Williams Love, a female born February 16, 1974 and Rannie C. Dykes, Jr., a male born November 18, 1994.

402 Jennifer Williams
2100 2329 S. Parc Green St.
Harvey, LA 70058


8. Angela Williams Love, currently resides at 253 Catlett Road, Madison, Mississippi 39110; and Rannie C. Dykes, Jr. resides at 2329 S. Parc Green Street, Harvey, Louisiana 70058. The decedent had no other children, natural or adopted living at the time of his death, and no children were otherwise expected.

9. The decedent owned real property located in or near the Northwest Quarter of Section 9, Township 8 North, Range 2 East of Madison County, Mississippi, said real property being situated at or near Catlett Road in the city of Madison, Mississippi.

FURTHER AFFIANT SAYETH NOT.

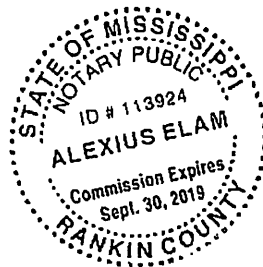

JERONE BOWDEN

Sworn to and subscribed before me this the 18 day of July, 2017.


Notary Public

My Commission Expires:

9-30-19



ATTACHMENT C

October 18, 2022

Scott Weeks
Zoning Administrator
PO Box 608
Canton, MS 39046

Dear Scott,

This letter is intended to serve as permission for LFP, LLC to apply for re-zoning of property we currently own. Attached is a map showing the parcels for reference. The parcel numbers and legal descriptions for the properties are:

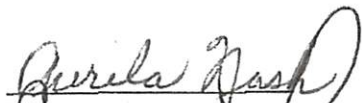
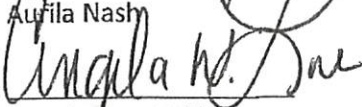
DESCRIPTION

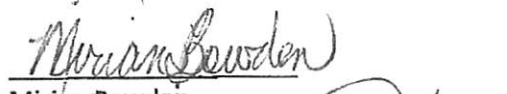
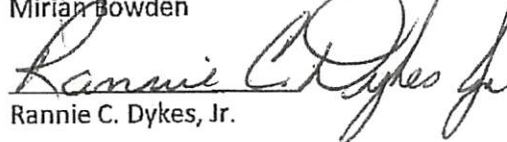
A parcel or tract of land, containing 9.13 acres, more or less, lying and being situated in the NW ¼ of Section 19, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows: BEGINNING at a found iron pin lying at the SE corner of Fall's Crossing, Phase 6, a subdivision on file and of record in Plat Cabinet "F" at Slide 96-B of the Records of the office of the Chancery Clerk of said Madison County, at Canton, Mississippi; run thence West along the Southerly boundary of said Fall's Crossing, Phase 6, for a distance of 1,827.04 feet to the SW corner, thereof; thence South for a distance of 212.55 feet, more or less, to the NW corner of Parcel Two of the Edward Trussell Lewis, Jr. property as described in Deed Book 3763 at Page 222 of the Records of said Madison County, Mississippi; thence South 89 degrees 41 minutes 00 seconds East along the Northerly boundary of said Parcel Two, for a distance of 1,827.04 feet; thence Leaving the Northerly boundary of said Parcel Two, run North for a distance of 222.65 feet, more or less, to the POINT OF BEGINNING of the above described parcel or tract of land

This property is located on the west of side of Catlett Road and is currently zoned R1.

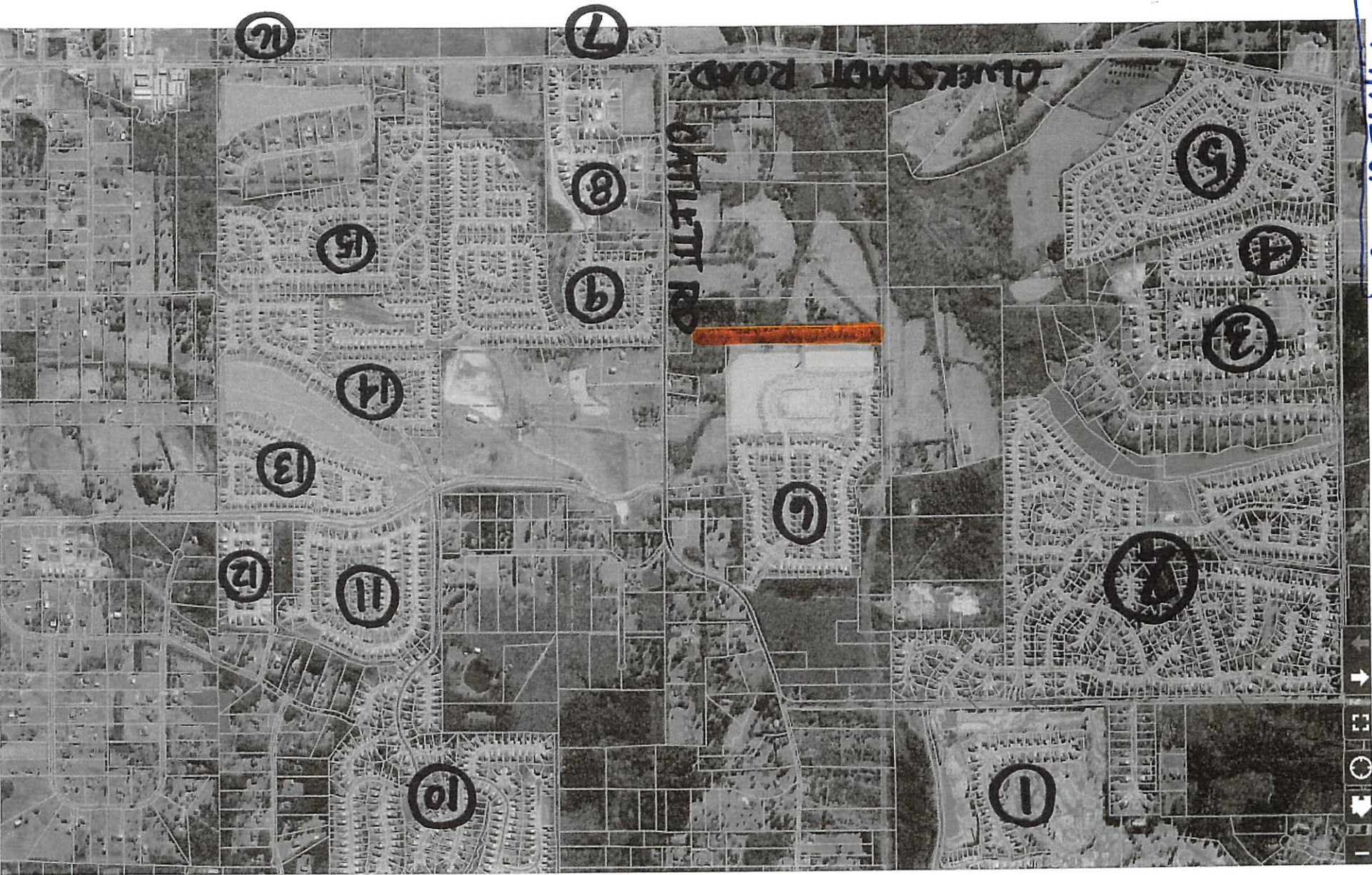
In order to begin the re-zoning process, we understand that permission by the present owner must be granted. We understand that this process is necessary in order to facilitate the proposed residential development that LFP, LLC plans to construct. Therefore, we authorized and approve for LFP, LLC to apply for re-zoning.

Sincerely,


Ayila Nash

Angela Love Williams


Mirian Bowden

Rannie C. Dykes, Jr.

ATTACHMENT D 1



NORTH

ATTACHMENT D

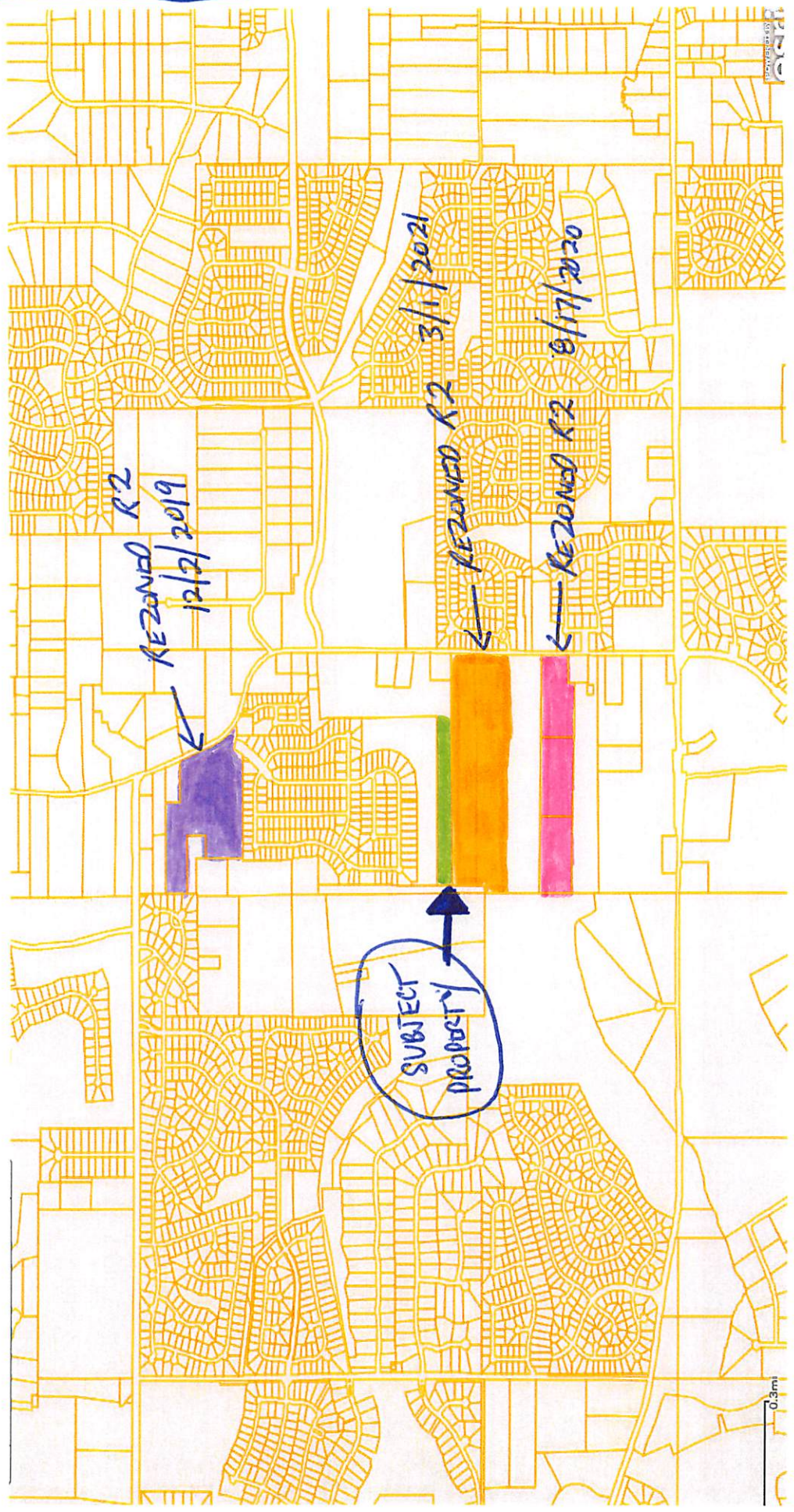
Attached is a map of the communities that surround the subject property.

The numbers on the map correspond with the numbers on this map key identifying the communities.

1. Lake Caroline (PUD)
2. Ashbrooke (PUD)
3. Saddle Brook (R2)
4. Fieldstone (R2)
5. Providence (R2)
6. Falls Crossing (R2)
7. Belle Terre (R2)
8. First Colony (R2)
9. Stillhouse Creek (PUD)
10. Grayhawk (R2)
11. Timber Ridge (PUD)
12. Stone Creek (R2)
13. Northwind of Wellington (PUD)
14. Wellington (PUD)
15. Ridgefield (R2)
16. Red Oak Plantation (R2)

Subject property is highlighted in ORANGE

ATTACHMENT E



SUBJECT PROPERTY

Change in the Character of the Neighborhood Timeline

Properties rezoned by BOS since the approval of the Comprehensive Plan November 2019.

October 1, 2019
Petition to rezone 28.27 acres from A1 to R2

November 14, 2019
P & Z recommends rezoning 28.27 to R2

December 2, 2019
BOS approves rezoning 28.27 acres to R2

July 6, 2020
BOS approves rezoning 13.01 acres from SU-1 to R1

March 1, 2021
BOS approves rezoning 34.27 acres from R1 to R2

10-1-2019	10-24-2019	11-14-2019	11-18-2019	12-2-2019	6-11-2020	7-6-2020	8-17-2020	2-11-2021	3-1-2021
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October 24, 2019
P & Z recommends Comprehensive Plan to BOS

November 18, 2019
BOS Adopts Comprehensive Plan

June 11, 2020
P & Z recommends 13.01 acres rezoned from SU-1 to R2
and
P & Z recommends 17.58 acres rezoned from R1 to R2

August 17, 2020
BOS approves rezoning 17.58 acres from R1 to R2

February 11, 2021
P & Z recommends 34.27 acres rezoned from R1 to R2

ATTACHMENT F

ATTACHMENT 6

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said variance was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Petition to Rezone - Sartain Associates

At the request and recommendation of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Steen did second a motion to approve that certain petition to rezone A-1 Agricultural to R-2 Residential property located at the N/W corner of Luebirdia Lane and Catlett Road containing 28.27 acres. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried by a vote of four (4) in favor, and one (1) against, the same being Mr. Trey Baxter, and said petition was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Amended Final Plat Woodscape of Oakfield, Phase 2

At the request and recommendation of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve the amended final plat of Woodscape of Oakfield, Phase 2, with changes to the elevation of the fire hydrants. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said amended plat was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Gluckstadt Road Improvements - Change Order #1

At the request and recommendation of County Engineer Tim Bryan, Mr. Gerald Steen did offer and Mr. Trey Baxter did second a motion to extend the contract for the Gluckstadt Road improvements for eighteen additional days. The vote on the matter being as follows:

President's Initials: _____

Date Signed: _____

ATTACHMENT G

then seek to rezone it to the type Residential zoning they wanted.

Thereafter, Ms. Jones did offer and Mr. Griffin did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Following discussion and after hearing the evidence presented by the petitioner and the opposition and (1) determining that there has been a substantial change in the character of the neighborhood and a public need, (2) other subdivisions in the area are zoned R2 Residential and (3) the Board is working to widen Gluckstadt Road, Bozeman Road and building a new Interchange, Mr. Banks did offer and Mr. Steen did second a motion to approve and grant the rezoning application submitted by Rands, LLC from R1 Residential to R2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (4-1) of the Board and said rezoning was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* OBJECTIONS TO, FINAL EQUALIZATION OF, AND ADOPTION OF THE 2020 MADISON COUNTY TAX ROLLS – Public Hearings on Protests Received for 2020 Preliminary Real and Personal Property Assessment Rolls**

Mr. Baxter did offer and Mr. Griffin did second a motion to open the public hearing for purposes of equalization of the 2020 tax rolls as to protests timely received on August 3, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. John Grant appeared before the Board and stated they are withdrawing their appeals on five parcels and two out parcels for The Forum, a copy of which may be found in

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 6 of 24 (8/17/20)

ATTACHMENT 6

the matter carried unanimously and said task order # 2 was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Release of Letter of Credit

At the request of County Engineer Tim Bryan, Mr. Banks did offer and Mr. Griffin did second a motion to authorize request of QLE, LLC to release the of Letter of Credit for Camden Lake, Phase 3. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said letter of credit was and is hereby released.

SO ORDERED this the 1st day of March, 2021.

In re: Award Bid for Way Road and Banks Road Culvert Replacement Project

At the request and recommendation of County Engineer Tim Bryan, Mr. Griffin did offer and Ms. Jones did second a motion to approve and award the contract for the Way Road and Banks Road Culvert Replacement Project to the lowest bidder, Southern Rock, LLC. for \$448,500.00, and authorize Board President to execute said contract. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said contract was and is hereby awarded to Southern Rock, LLC and the Board President was and is hereby authorized.

SO ORDERED this the 1st day of March, 2021.

In re: Consideration of Zoning Matter Application to Rezone

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve that certain application to rezone submitted by LFP, LLC to rezone 34.27 acres being zoned R-1 Residential to R-2 Residential with 1,800 square foot minimum for homes for property located on Catlett Road and situated in Section 19, T8N, R2E. The vote on the matter being as follows:

President's Initials: _____
Date Signed: _____

ATTACHMENT 6

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Application was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

***In re: Approval of Zoning Matter
Private Sign Standard Review***

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve the private sign standards for businesses located on Calhoun Station Parkway. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said private sign standards were and are hereby approved.

SO ORDERED this the 1st day of March, 2021.

***In re: Approval of Zoning Matter
Site Plan - Sherwin Williams***

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Banks did second a motion to approve the site plan submitted by Sherwin Williams for construction of a new business located on Dees Plaza. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said site plan was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

***In re: Approval of Zoning Matter
Madisonville Master Plan***

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Baxter did second a motion to approve the Madisonville Master Plan on Yandell Road for a PUD consisting of 443 lots being located in Supervisor District 5. The vote on the matter being as follows:

President's Initials: _____

Date Signed: _____

ATTACHMENT H

Public Need and State of the Market

The following informational reports are from the Central Mississippi MLS Market Data System for the periods:

October 2019- October 2020

October 2020- October 2021

October 2021-October 2022

These reports will illustrate a massive decline of home availability in the market and consequently a **great public need** for additional housing.

Area 1: Falls Crossing, Northwind, Timber Ridge, Wellington:

	Number of Listings	Days on the Market
October 2019- October 2020	48	47
October 2020- October 2021	63	4
October 2021-October 2022	47	6

Area 2: Belle Terre, Falls Crossing, Fieldstone, First Colony, Grayhawk, Providence, Red Oak Planation, Ridgefield, Stove Creek:

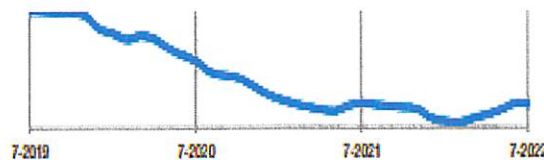
	Number of Listings	Days on the Market
October 2019- October 2020	156	72
October 2020- October 2021	132	20
October 2021-October 2022	97	7

Market Heartbeat: July 2022. All of the information below is from the *Market Heartbeat* and covers a 10 County Area.

“New listings in the central Mississippi area decreased 9.8 percent to 663. Pending sales were down 7.7 percent to 550. Inventory levels fell 1.9 percent to 1002 units. Days on the Market were down 37.1 percent to 19 days. Buyers felt empowered as Month’s Supply of Inventory was up 20.1 percent to **2 months.**”

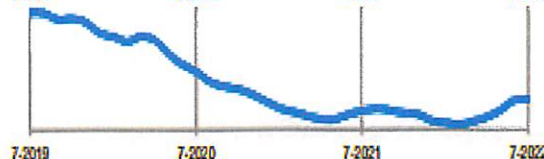
PLEASE NOTE: A 6 Month supply of homes according to the real estate professional community is a healthy market.

Inventory of Homes for Sale



1,021 1,002 - 1.9%

Months Supply of Inventory



1.7 2.0 + 20.1%

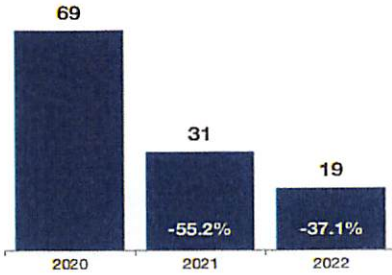
ATTACHMENT H

Days on Market Until Sale

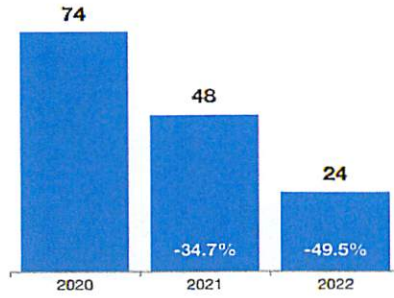
Average number of days between when a property is first listed and when an offer is accepted in a given month.



July

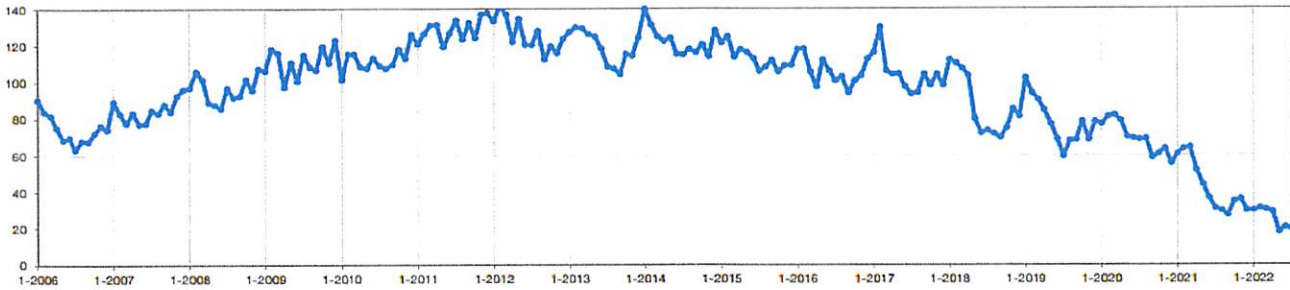


Year To Date



Days on Market Until Sale	Prior Year	Percent Change	
August 2021	30	69	-57.2%
September 2021	27	59	-53.7%
October 2021	35	61	-43.0%
November 2021	36	63	-43.6%
December 2021	30	55	-46.8%
January 2022	30	61	-51.0%
February 2022	31	63	-51.3%
March 2022	30	64	-53.2%
April 2022	29	52	-44.8%
May 2022	18	44	-59.3%
June 2022	20	36	-43.8%
July 2022	19	31	-37.1%
12-Month Avg	25	44	-42.8%

Historical Days on Market Until Sale

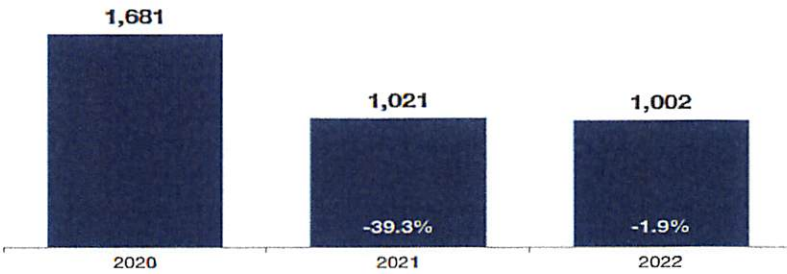


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



July



Inventory of Homes for Sale	Prior Year	Percent Change	
August 2021	695	1,516	-34.4%
September 2021	974	1,461	-33.3%
October 2021	951	1,422	-33.1%
November 2021	624	1,303	-29.1%
December 2021	784	1,171	-33.0%
January 2022	735	1,085	-32.3%
February 2022	713	1,013	-29.6%
March 2022	777	963	-19.3%
April 2022	835	922	-9.4%
May 2022	909	900	+1.0%
June 2022	1,010	981	+3.0%
July 2022	1,002	1,021	-1.9%
12-Month Avg	664	1,147	-22.9%

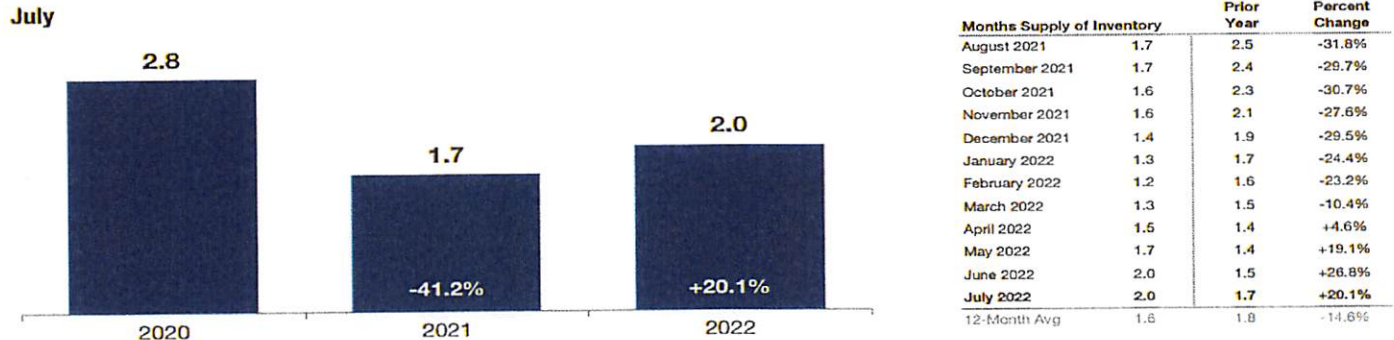
Historical Inventory of Homes for Sale



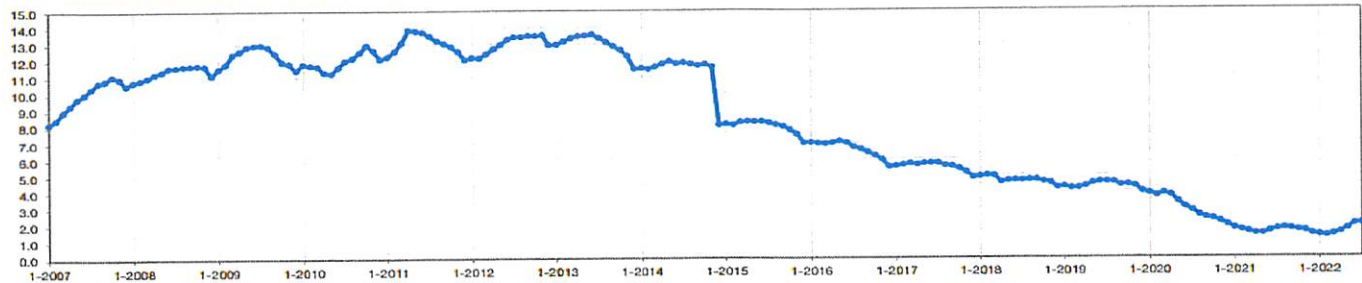
ATTACHMENT II

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months



Historical Months Supply of Inventory



Area Overview by County

New Listings, Closed Sales and Median Sales Price are based on year-to-date figures. Inventory and Months Supply are based on monthly figures.

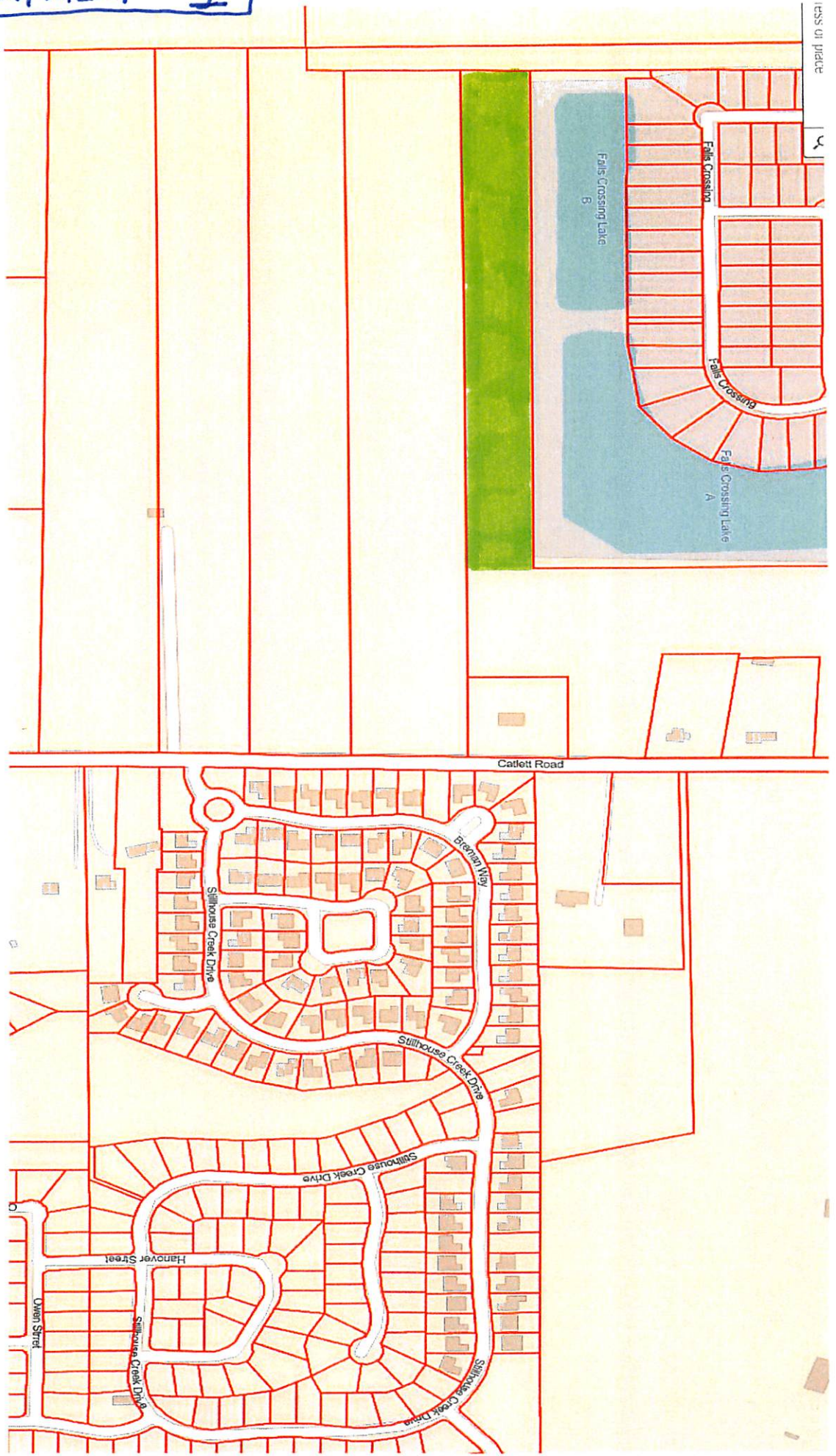


	New Listings			Closed Sales			Median Sales Price			Inventory			Months Supply		
	YTD 2021	YTD 2022	+/-	YTD 2021	YTD 2022	+/-	YTD 2021	YTD 2022	+/-	7-2021	7-2022	+/-	7-2021	7-2022	+/-
Hinds County	1,470	1,635	+11.2%	1,183	1,079	-8.8%	\$177,950	\$195,000	+9.6%	405	387	-4.4%	2.4	2.4	+0.7%
Madison County	1,093	1,146	+4.8%	1,045	955	-8.6%	\$295,000	\$330,000	+11.9%	215	200	-7.0%	1.3	1.5	+12.3%
Rankin County	1,673	1,616	-3.4%	1,505	1,307	-13.2%	\$222,000	\$260,360	+17.3%	268	286	+6.7%	1.2	1.5	+22.9%

This clearly illustrates the economic principles of supply and demand and that there is a public need in this area.

ATTACHMENT I

LOCATION OF THE PROPERTY IS APPROX. 1/2 MILE NORTH OF THE INTERSECTION OF CATLETT ROAD / BOZEMAN ROAD AND STUCCASMOT ROAD.



less of price

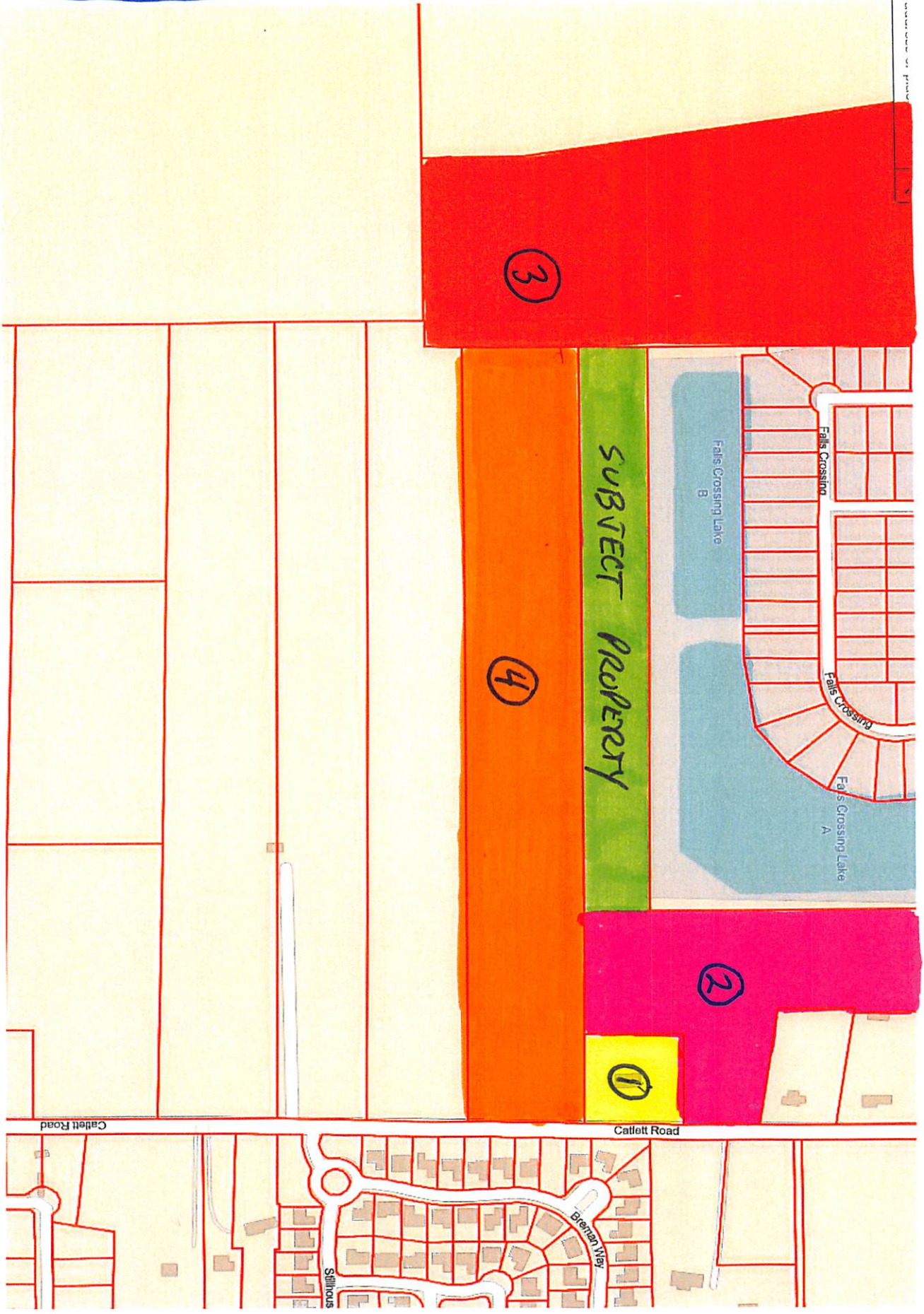
ATTACHMENT J

Surrounding Landowners (Attached map with shading for each specific landowners)

Subject property in highlighted in GREEN

1. Harrison & Aurila Nash (Yellow)
Parcel 082D-19-016/05.00
816 W Dinkins Street or 227 Catlett Road
Canton, MS 39046 Madison, MS 39110
2. Rannie Dykes (Pink)
Parcel 082D-19-016/01.00
289 Catlett Road
Madison, MS 39110
3. Deloris Spencer & Ortharee Spencer (Red)
Parcel 082D-19-015/00.00
Parcel 081F-24-005/00.00
509 Canal Street
Canton, MS 39046
4. LFP, LLC (Orange)
Parcel 082D-19-014/00.00
PO Box 986
Ridgeland, MS 39158

ATTACHMENT J



ATTACHMENT K

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN: NORTHWEST ¼ SECTION 19 T8N-R2E,
MADISON COUNTY, MISSISSIPPI

PETITIONER: LFP, LLC

NOTICE OF HEARING

This Notice of Hearing is given to you on behalf of LFP LLC, which has filed a Petition to Rezone and Reclassify a 9.13-acre parcel of property currently owned by Aurila Nash, Mirian Bowden, Angela Love Williams, and Rannie C. Dykes Jr. situated near Catlett Road in Madison County, Mississippi.

LFP, LLC is seeking to rezone the property from the present zoning of Single-Family Residential Estate District (R1) to a Medium Density Residential District (R2.)

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 W North Street, Canton, Mississippi on **December 8, 2022** or on a subsequent date to which the matter may be continued.

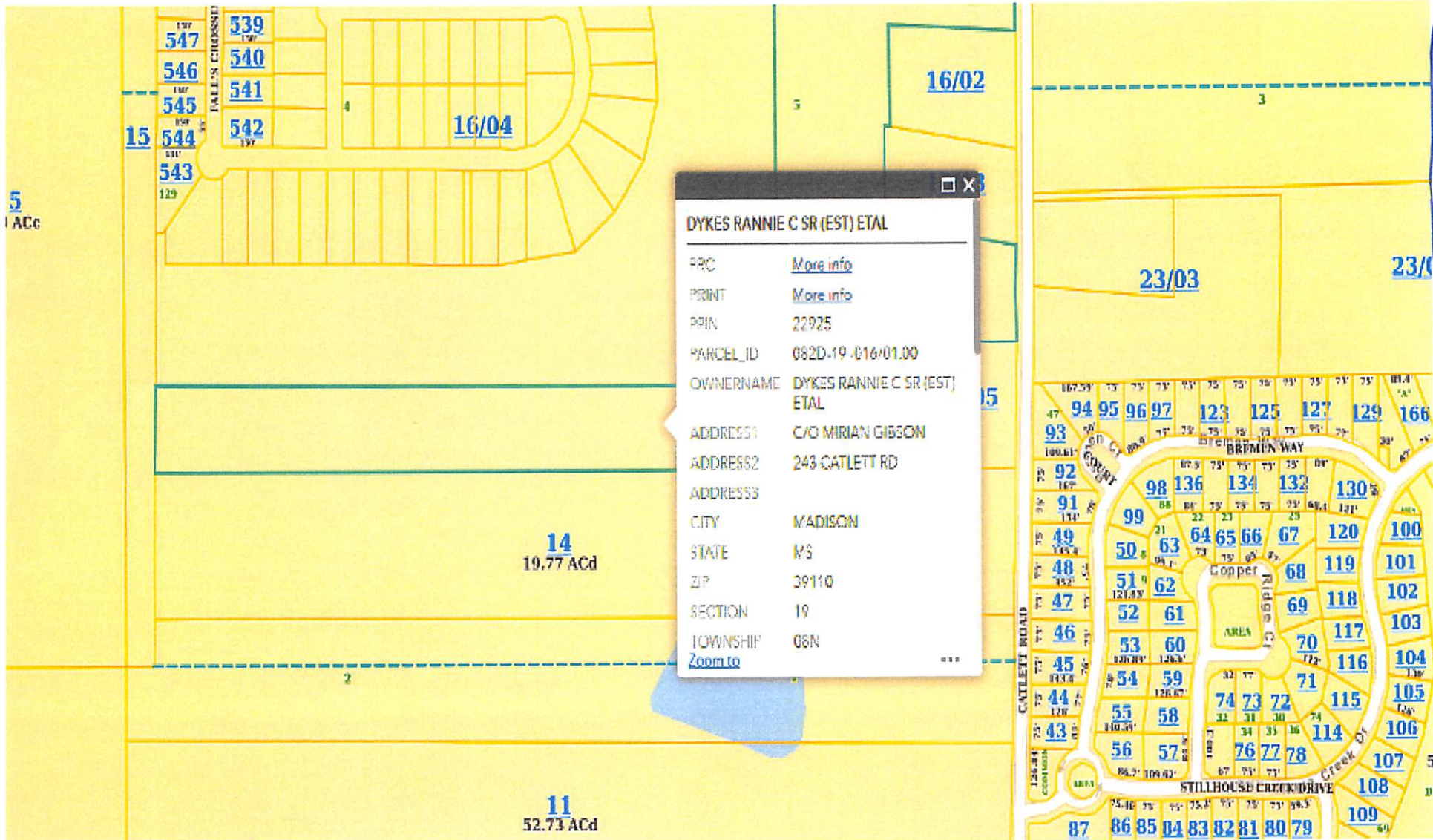
As the Owner of property located with 160 feet of the Subject property (excluding right of ways for streets and highways), you have the right and may appear at the hearing to offer any objection to or support of the Petition. However, you are not required to be present

This the 31st day of October, you are given notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019.

Sincerely,



Member / Manager
LFP, LLC



DYKES RANNIE C SR (EST) ETAL	
FPC	More info
PRINT	More info
PRIN	22925
PARCEL_ID	082D-19-016/01.00
OWNERNAME	DYKES RANNIE C SR (EST) ETAL
ADDRESS1	C/O MIRIAN GIBSON
ADDRESS2	243 CATLETT RD
ADDRESS3	
CITY	MADISON
STATE	MS
ZIP	39110
SECTION	19
TOWNSHIP	06N
Zoom to	...

ATTACHMENT E

ATTACHMENT M



P. O. Box 107
Canton, MS 39046

Phone: (601) 856-5969
Fax: (601) 856-8936

October 19, 2022

RE: Properties on West side of Catlett Road
West 1/2 of Section 19, T8N, R2E
Madison County, Mississippi

To Whom it May Concern:

Please be advised that all properties located in the West 1/2 of Section 19, Township 8 North, Range 2 East, and lying on the westerly side of Catlett Road, do lie within Bear Creek Water Association's water and sewer certificated area. The association will provide those properties with such services in accordance with its standard water and sewer extension policies and procedures. This includes tax parcel number 082D-19-16/01.

Please contact me if you need any additional information.

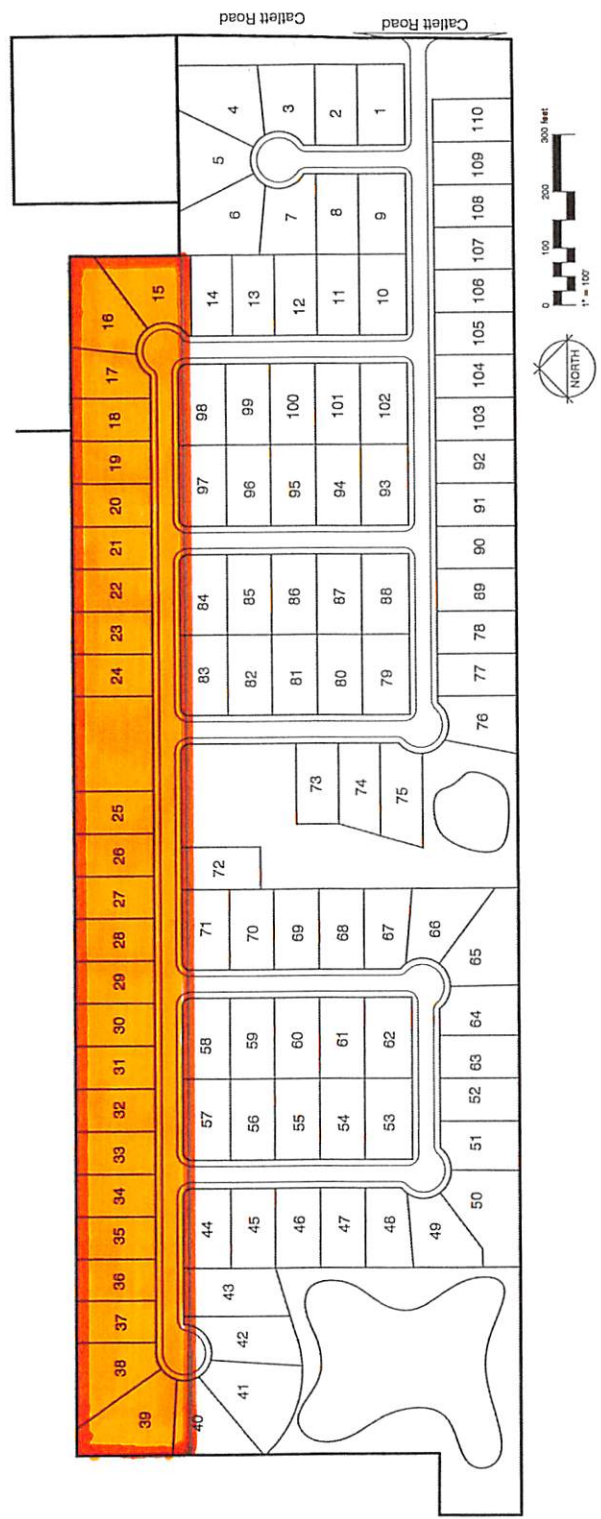
Sincerely,

A handwritten signature in blue ink, appearing to read "Nolan P. Williamson".

Nolan P. Williamson, P.E.
General Manager

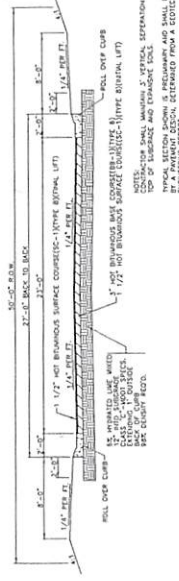
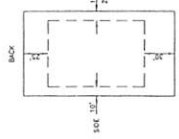
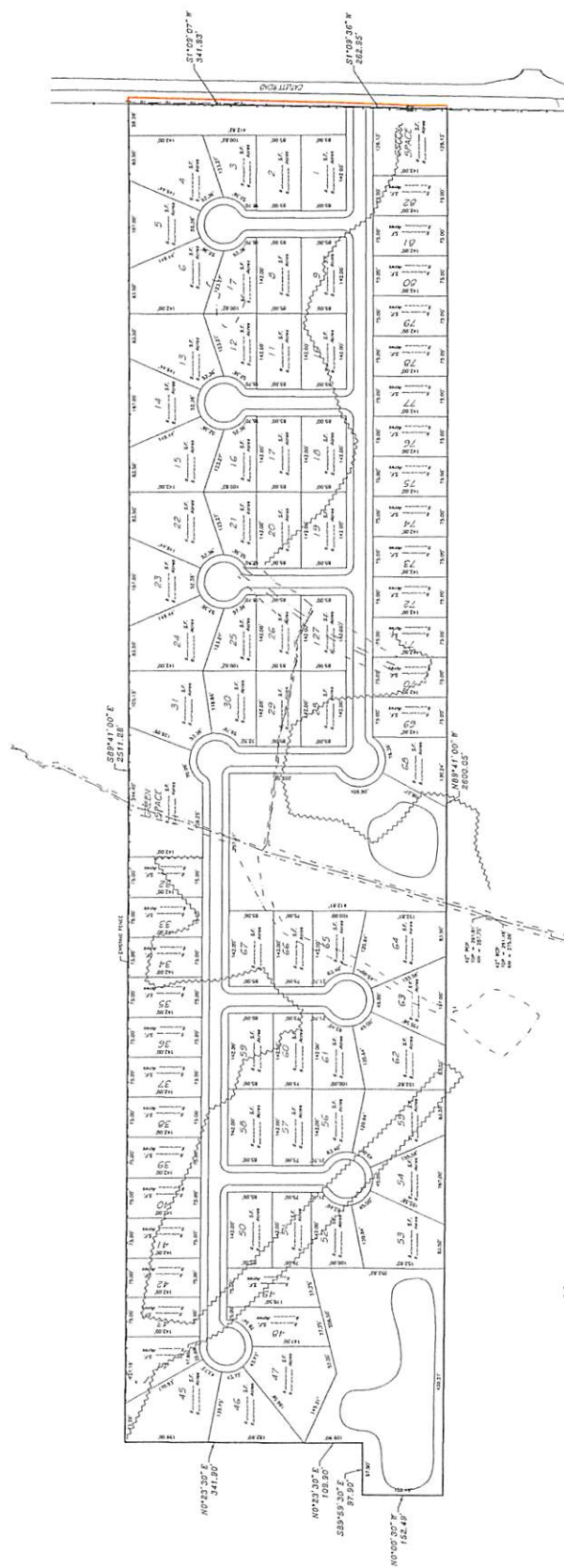
ATTACHMENT N

ADDITIONAL / ANNEX TO LEWIS FARMS (PROPOSED)



ATTACHMENT 0

ORIGINAL LEWIS FARMS



LEWIS FARMS

PRELIMINARY PLAT		PRELIMINARY NOT FOR CONSTRUCTION	
1		212 WATERFORD SQUARE SUITE 200 MADISON, MS 39110 601.405.1990	
M		MAMASTER & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS	
MADISON COUNTY, MISSISSIPPI		SEE ABOVE	
M-2789		R.C.M.	
02-02-2022		K.S.P.	
SEE ABOVE		R.C.M.	