

RECEIVED

JUN 29 2022

APPLICATION FOR REZONING

<b>Name and Address of Applicant:</b> Jeff Cox P.O. Box 2235 Clinton, MS 39060	The Shire of Livingston 130 Livingston Church Road Flora, MS 39071
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6-29-2022	C-1	See (Exhibit A)	081C-08-002/1.00	X	See (Exhibit B)

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

Comments This rezoning is a "downzoning" of 7.53 acres from C-1 to R-1B and is totally located within the confines of the Livingston Township PUD

Respectfully Submitted

*Steven H. Smith*  
 \_\_\_\_\_  
 Steven H. Smith, Attorney for Jeff Cox and The Shire of Livingston

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 LANDS SITUATED IN  
SECTION 8, TOWNSHIP 8 NORTH,  
RANGE 1 WEST, MADISON COUNTY,  
MISSISSIPPI

PETITIONERS: JEFF COX AND THE SHIRE AT LIVINGSTON

PETITION TO REZONE REAL PROPERTY

Comes now Jeff Cox and The Shire At Livingston, and files this their Petition to Rezone Real Property (“Petition”) with the Board of Supervisors of Madison County, Mississippi to rezone 7.53 acres of real property from its present C-1 classification contained in the Livingston Township PUD located in Section 8, Township 8 North, Range 1 West, to an R-1B classification.

I.

Characteristics of the Subject Property

1. A copy of the legal description of the property requested to be rezoned/reclassified hereunder is attached hereto as **Exhibit “A”** and made a part hereof.
2. Pursuant to publication and a public hearing the Board of Supervisors of Madison County, Mississippi, at its regularly scheduled meeting on August 17, 2009, did adopt an ordinance which rezoned 47.20 acres from its then R-1B residential use classification and C-1 commercial use classification to a Planned Unit Development superimposed over a R-1B Zoning district, now known as The Livingston Township PUD (“LT PUD”).
3. Subsequent to an unsuccessful legal challenge of the MCBS rezoning of the LT PUD, the MCBS reaffirmed its rezoning of the 47.2 acres to the LT PUD in its minutes of February

7, 2011. To date all development is in compliance with the LT PUD and all Madison County Zoning Ordinances.

4. The current LT PUD consist of 22.47 acres of residential property zoned R-1B and 24.86 acres of commercial property zoned C-1. To date seven (7) commercial buildings have been constructed on the C-1 commercial property located on approximately 6.5 acres. None of the R-1B property has been developed as of the date of this Application. Approval of this Application will necessarily ensure that the property currently rezoned R-1B within the LT PUD, and the acreage requested to be rezoned from C-1 to R1B hereunder, will be developed in the very near future.
5. Specifically, the Applicant is requesting that 7.53 acres of the 24.86 acres of commercial property lying within the current LT PUD be **down zoned** from its current C-1 classification to a R-1B classification. If this Application is approved the total amount of property zoned R-1B within the current LT PUD will be increased from 22.47 acres to 30 acres. Correspondingly, the total amount of property zoned C-1 within the current LT PUD will be **decreased** from 24.86 acres to 17.33 acres.
6. In conjunction with the rezoning the Petitioners are also requesting that the 22.47 acres currently zoned R-1B and the 7.53 acres requested to be rezoned hereunder be combined and redesignated within the existing LT PUD to depict a total of thirty (30) acres zoned R-1B. If the rezoning requested herein is approved the existing LT PUD would then consist of thirty (30) acres of R-1B zoned property and only 17.33 acres of C-1 zoned property, as opposed to 24.86 acres of C-1 zoned property. All of the remaining aspects/characteristics of the current LT PUD will remain intact as set forth in Sections 2700-2713 of the Madison County Zoning Ordinance ("MCZO"). (i.e. 2.90 units per acre) A legal description of the

thirty (30) acres of R-1B zoned property if this rezoning is approved is attached hereto as **Exhibit “B”** and made a part hereof.

7. A preliminary Plat consisting of two (2) sheets, depicting the 30 acres of R-1B zoned property is attached hereto as **Exhibit “C”** and made a part hereof. Plats depicting the location and dimensions of the originally zoned R-1B property and the C-1 property requested to be rezoned hereunder are also attached hereto as collective **Exhibit “D”** and made a part hereof.
8. The preliminary plat (“**Exhibit “C”**”) depicts a total of eighty-seven (87) R-1B lots of varying shapes, and dimensions and provides for the development of the 30 acres in a cohesive and coordinated manner rather than on a lot-by-lot basis, i.e. 2.9 lots or dwelling units per acre. (Section 2706.08). The preliminary plat is also consistent with the intent and purpose of the existing LT PUD to allow varying lot sizes and minimum lot widths while obtaining the approximate same overall density as would ordinarily apply if the same area were developed by conventional means. (See Section 2700, A-D, pgs. 162 and 163 of MCZO.) **In addition the preliminary plat also establishes that the revised acreage of R-1B property (30 acres vs. 22.47) will contain over thirty-three percent (33%) of Common Open Space which is more than double the percentage of Common Open Space required under Section 2709.01.**

## II.

### Changes or Conditions that Support Rezoning

9. Section 806.03 MCZO provides that rezoning is appropriate if the rezoning meets one of two (2) criteria. The second of those criteria is “**That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public**



**need for the rezoning.”** Not only does the Applicants “Rezoning Petition” squarely meet and exceed this criteria, but such was the case when the Livingston Township PUD was first adopted in 2009.

10. Since January 2021 more than seventy million (\$70,000,000) in commercial construction permits have been issued in Madison County. The cities of Ridgeland, Madison, and Gluckstadt and Madison County continue to be a hot bed for economic activity and development. Over sixty (60) permits were issued in 2021 which included everything from commercial and industrial construction to business and church expansions along with signature retail developments. All of these new developments have also created thousands of new jobs in Madison County, Mississippi which will require additional residential development. A list of just a few of the more impactful and job creating developments created in Central and Southern Madison County are listed below:

- (a) The largest permit issued was for the new Amazon conveyer distribution center in the amount of \$56,400,000 located off of Highway 22 in Canton, Mississippi. This 69.2-acre development is expected to create over 1,000 new jobs.
- (b) In February of 2022 Nissan announced that its Canton location would be the new manufacturer of two (2) new all-electric vehicles in the State of Mississippi. This will require the upskilling of nearly 2,000 employees to ensure the current manufacturing and assembly jobs remain in Mississippi and that Nissan will continue employment of almost 5,000 people at its Canton, Mississippi Plant.
- (c) The Madison County Economic Development Authority (“MCEDA”) has partnered with Agracel and Ergon to construct a 100,000 square foot speculative building on the Madison County Mega Site (“Mega Site”). The building is being constructed with the

ability to expand up to 300,000 square feet which will produce hundreds of new jobs for years to come. Madison County currently controls approximately 900 acres of the Mega Site and is working with Entergy to construct a \$60,000,000 substation that would provide upwards of 80 megawatts to service to the entire Mega Site.

- (d) In March of 2022 the University of Mississippi Medical Center (“UMMC”) purchased roughly 36 acres in Ridgeland, Mississippi at the intersection of Colony Park Boulevard and I-55 frontage road. UMMC intends to increase its teaching and academic facilities along with its healthcare and surgical capabilities, thereby creating thousands of new jobs.
- (e) In May of 2021 Southern Beverage Company announced its plan to build a new and modern 184,000 square foot distribution facility in Ridgeland, Mississippi which will create and bring an additional 200 jobs to South Madison County.
- (f) The Villages at Madison has been approved and is currently under construction. The Villages at Madison will ultimately consist of over 18,000 square feet of retail, commercial and office space in the City of Madison which will also generate the need for additional residential housing.
- (g) The building permit for Sullivan’s Market Place grocery store in Gluckstadt totaled \$5,500,000. The building permits for Grace Crossing Baptist Church, Germantown Retail Center and Mannsdale Dental respectively totaled \$2,100,000, \$1,100,000 and \$975,000.

(h) Based on MCEDA records, between October 2017 and February 2022, 18 new developments were announced/started<sup>1</sup>. Over 2,100 new jobs committed, in excess of \$1,225,010,000 investment committed, and all with a corresponding per capita income for Madison County of \$68,381.00.

11. The economic development referenced above is only a part of all of the economic development taking place all over Madison County. New businesses are flocking to Madison County as a consequence of its mushrooming residential population growth over the last decade. According to the 2020 census, more than 109,000 people currently reside in Madison County which is an increase of 14.6% from the 95,000 people that lived here in 2010. Undeveloped property throughout Central and South Madison County is being placed into developments of all kinds and creating a never-ending need for new housing.
12. According to the Central Mississippi Multiple Listing Service, 2021<sup>2</sup> was a year for the record books with 2022 picking up where 2021 left off. **In 2021 and continuing into 2022 existing house sales hit their highest level in 15 years. Sales prices have reached new highs, inventory of homes for sale hit rock bottom and homes sold in record time. From 2021-2022 new listings increased by 11.7%. Inventory levels of homes for sale decreased by 47.5%, and days on the market was down 50.7%. The month's supply of inventory was down 35% to 1.2 months.**
13. Over the last ten (10) years the economic developmental activity and residential home sales have been extremely strong within Central and South Madison County. This signifies the

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<sup>1</sup> Musee; Fastenal; Malouf Construction; Topre; Southern Beverage; Vertex Aerospace; B&B Electric & Utility Contractors, Inc.; Logista; UPS; Amazon; Systems Electro Coasting; The Village at Madison; Agron (Agracel & Ergon); Entergy; Tony's Tamales; Department of Public Safety; Nissan North America; Southern Sky.

<sup>2</sup> Central Mississippi MLS covers residential activity in a ten (10) county area.

continued demand and increasing public need for housing. The economic development referenced above, along with all of the smaller retail and commercial construction have **now outpaced the supply of residential housing**. There has been and continues to be a very strong demand and continued public need for residential housing. The increased number of residential acres in the reclassified Livingston PURD would have a positive and beneficial impact not only on the Livingston PUD, as a whole, but also as to the surrounding residential developments. The increase of additional residential lots will attract quality residential development and quality families to the area. The rezoning requested and reclassification of a total of 30 acres to R-1B from a C-1 classification is made possible by the Bear Creek Water Association.

14. There can be no doubt that the character of our neighborhood here in Central and South Madison County has drastically changed over the last ten (10) years since the Livingston PUD was rezoned. The addition of neighborhoods such as Reunion, Devlin Springs, Hartfield, Johnstone, Noah's Mill, Eden and Chestnut Hill have proven that this is an area that is growing and thriving. This development will fit perfectly with the changing character, while keeping with the historical and old-style desires of the Livingston community. The sewerage requirements placed upon developments by Bear Creek Water Association, the Mississippi Department of Environmental Quality, and the Mississippi State Department of Health severely limits the financial feasibility of larger lot subdivisions and have further changed the character of the areas within the sewer certificated area.

15. The Zoning Ordinance of Madison County, Mississippi describes the C-1 district as a General Commercial District and R-1B as a moderate density Residential District. The LT



Planned Unit Development superimposed over the R-1B and C-1 designations offers many advantages. Article XVIII, Section 1800, et al describes the purpose of the PURD District as follows:

A. To provide for the development of relatively large land areas as total cohesive and coordinated units, rather than development on a lot-by-lot basis.

B. To permit more flexible and advantageous use of sites, especially with regard to natural features of the landscape, through the relaxation of conventional zoning requirements including minimum lot size and minimum lot width, while at the same time retaining approximately the same overall density as would ordinarily apply if the same areas were developed by conventional methods.

C. To help reduce the cost of residential development by allowing more dwelling units per gross acre than could be built in a conventional low density subdivision (due to the extensive space requirements of streets rights-of-way, utility easements, etc., in a conventional subdivision) and by reducing the length of streets and utility extensions through concentration or clustering of housing.

D. To provide for the development of sites in which land not used for structures and yards but not required by the basic zoning of the site shall be reserved collectively in contiguous units accessible to all dwellings within the PURD as open space; this open space will provide recreational opportunities for the residents of the PURD, and will also afford improved, safer pedestrian circulation within the PURD.

16. Jeff Cox and The Shire at Livingston propose to develop the subject property according to the developmental plan/preliminary plat attached hereto as **Exhibit "C"** which is dated (*new preliminary plat date*), 2022. **This development would also provide for a secondary/emergency access for The Shire at Livingston and the Chestnut Hill Subdivisions as shown on the preliminary plat (Exhibit "C") attached hereto.**

17. The Petitioners assert that this rezoning of 7.53 acres of C-1 zoned property to R-1B zoned property would be the highest and best use of the property, compliment the development of the remaining 17.33 acres of C-1 zoned property and be in harmony with the existing residentially zoned property in the immediate area. This property has immediate access to


Highway 22 and 463 and is not located in a flood hazard zone. The **down zoning** of the property here in question would also operate to reduce overall traffic and vehicular trips in and around the Livingston development and surrounding residential developments.

WHEREFORE, PREMISES CONSIDERED, Petitioners Jeff Cox and The Shire at Livingston respectfully request that their Petition to Rezone Real Property be received, and after due consideration, the Board of Supervisors of Madison County, Mississippi will enter an Order rezoning the 7.53 acres currently zoned C-1 in the current Livingston Township PUD to an R-1B classification so that the LT PUD would thereafter consist of thirty (30) acres of R-1B zoned property and 17.33 acres of C-1 zoned property. The Petitioners further request that the Madison County Land Use Plan be amended to reflect the rezoning requested hereinabove.

RESPECTFULLY SUBMITTED, this the <sup>th</sup>28 day of June, 2022.

  
\_\_\_\_\_  
Jeff Cox, Developer

The Shire at Livingston

By:   
\_\_\_\_\_  
Mike Bollenbacher, Managing Member  
of B&S MS Holdings, LLC

**Legal Description  
For  
The Shire – Rezoning Commercial to Residential**

A tract or parcel of land containing **7.53 acres**, more or less, lying and being situated in the Southeast 1/4 of Section 8, Township 8 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Commencing** at a found monument with brass cap marking the Southeast corner of said Section 8; run thence

North for a distance of 888.59 feet; thence

West for a distance of 707.05 feet to a found 1/2 inch iron pin with an orange cap (COA5-6) marking the West right-of-way of Mississippi Highway No. 463 and the Northeast corner of Chestnut Hill Part 1 D as recorded in Plat Cabinet E, Slides 141B-142A in the Office of the Chancery Clerk of Madison County; thence

Continue along the North line of said Chestnut Hill Part 1D as follows:

South 89 degrees 47 minutes 11 seconds West for a distance of 628.63 feet to found 1/2 inch iron pin with an orange cap (COA5-6); thence

Northwesterly along the arc of a curve to the left for a distance of 80.10 feet, said curve having a radius of 60.00 feet and a deflection angle of 76 degrees 29 minutes 37 seconds, (chord bearing and distance, North 74 degrees 37 minutes 43 seconds West, 74.29 feet) to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 13 degrees 25 minutes 10 seconds East for a distance of 52.24 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 76 degrees 41 minutes 00 seconds West for a distance of 189.42 feet; thence

North 70 degrees 30 minutes 38 seconds West for a distance of 81.27 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 56 degrees 05 minutes 44 seconds West for a distance of 216.40 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

Leaving said North line of Chestnut Hill Part 1D; thence

North 74 degrees 51 minutes 40 seconds West for a distance of 221.80 feet; thence

North 39 degrees 50 minutes 39 seconds West for a distance of 307.35 feet to a set 1/2 inch iron pin and the **Point of Beginning** of the herein described property; thence

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6/3/2022



Outlook\C2JUBVPJIB-8371-RES-

North 39 degrees 50 minutes 39 seconds West for a distance of 426.88 feet to the South line of the Citizens Bank & Trust Company property as recorded in Deed Book 847, Page 165 in the Office of the Chancery Clerk of Madison County; thence

North 49 degrees 45 minutes 00 seconds East along said South line of the Citizens Bank & Trust Company property for a distance of 187.17 feet; thence

North 47 degrees 11 minutes 00 seconds East along said South line of the Citizens Bank & Trust Company property for a distance of 55.15 feet to a found 1/2 inch iron pin with an orange cap (COA5-6) marking the Southeast corner of said Citizens Bank & Trust Company property and the Southwest corner of the B & S MS Holdings, LLC property as recorded in Deed Book 3766, Page 89 in the Office of the Chancery Clerk of Madison County; thence

North 43 degrees 37 minutes 46 seconds East along the South line of said B & S MS Holdings, LLC property for a distance of 147.45 feet to a found 1/2 inch iron pin with a blue cap; thence

North 40 degrees 21 minutes 29 seconds East along the South line of said B & S MS Holdings, LLC property for a distance of 128.72 feet to a found 1/2 inch iron pin with a blue cap marking the Southeast corner of said B & S MS Holdings, LLC property; thence

South 35 degrees 59 minutes 27 seconds East for a distance of 28.29 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 46 degrees 53 minutes 26 seconds East for a distance of 96.18 feet to the West line of the Livingston Community Hall LLC property as recorded in Deed Book 3365, Page 51 in the Office of the Chancery Clerk of Madison County; thence

South 43 degrees 06 minutes 21 seconds East along said West line of the Livingston Community Hall LLC property for a distance of 65.99 feet to the Southwest corner of said Livingston Community Hall LLC property; thence

North 48 degrees 58 minutes 54 seconds East along the South line of said Livingston Community Hall LLC property for a distance of 100.33 feet; thence

North 52 degrees 50 minutes 25 seconds East along said South line of the Livingston Community Hall LLC property for a distance of 35.00 feet; thence

North 16 degrees 13 minutes 25 seconds East along said South line of the Livingston Community Hall LLC property for a distance of 22.21 feet to the Southeast corner of said Livingston Community Hall LLC property; thence

North 43 degrees 45 minutes 45 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 139.70 feet; thence

South 16 degrees 13 minutes 25 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 16.74 feet; thence



South 76 degrees 13 minutes 50 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 5.20 feet; thence

North 43 degrees 45 minutes 45 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 172.60 feet; thence

North 72 degrees 59 minutes 05 seconds East for a distance of 176.35 feet to a found 1/2 inch iron pin marking said West right-of-way of Mississippi Highway No. 463; thence

Continue along said West right-of-way of Mississippi Highway No. 463 as follows:

Southeasterly along the arc of a curve to the left for a distance of 494.81 feet, said curve having a radius of 1,190.58 feet and a deflection angle of 23 degrees 48 minutes 44 seconds, (chord bearing and distance, South 31 degrees 54 minutes 21 seconds East, 491.25 feet) to a set 1/2 inch iron pin; thence

South 50 degrees 11 minutes 34 seconds West for a distance of 364.70 feet to a set 1/2 inch iron pin; thence

South 39 degrees 48 minutes 26 seconds East for a distance of 144.00 feet to a set 1/2 inch iron pin; thence

South 50 degrees 11 minutes 34 seconds West for a distance of 457.15 feet to the **Point of Beginning**.

Prepared by:  
**Benchmark Engineering and Surveying, LLC**  
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Email: [gbonds@benchmarkms.net](mailto:gbonds@benchmarkms.net)

**Legal Description  
For  
The Shire – Residential Rezoning**

A tract or parcel of land containing **29.98 acres**, more or less, lying and being situated in the Southeast 1/4 of Section 8, Township 8 North, Range 1 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows:

**Commencing** at a found monument with brass cap marking the Southeast corner of said Section 8; run thence

North for a distance of 888.59 feet; thence

West for a distance of 707.05 feet to a found 1/2 inch iron pin with an orange cap (COA5-6) marking the West right-of-way of Mississippi Highway No. 463 and the Northeast corner of Chestnut Hill Part 1 D as recorded in Plat Cabinet E, Slides 141B-142A in the Office of the Chancery Clerk of Madison County and the **Point of Beginning** of the herein described property; thence

Continue along the North line of said Chestnut Hill Part 1D as follows:

South 89 degrees 47 minutes 11 seconds West for a distance of 628.63 feet to found 1/2 inch iron pin with an orange cap (COA5-6); thence

Northwesterly along the arc of a curve to the left for a distance of 80.10 feet, said curve having a radius of 60.00 feet and a deflection angle of 76 degrees 29 minutes 37 seconds, (chord bearing and distance, North 74 degrees 37 minutes 43 seconds West, 74.29 feet) to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 13 degrees 25 minutes 10 seconds East for a distance of 52.24 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 76 degrees 41 minutes 00 seconds West for a distance of 189.42 feet; thence

North 70 degrees 30 minutes 38 seconds West for a distance of 81.27 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 56 degrees 05 minutes 44 seconds West for a distance of 216.40 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

Leaving said North line of Chestnut Hill Part 1D; thence

North 74 degrees 51 minutes 40 seconds West for a distance of 221.80 feet; thence

North 39 degrees 50 minutes 39 seconds West for a distance of 734.23 feet to the South line of the Citizens Bank & Trust Company property as recorded in Deed Book 847, Page 165 in the Office of the Chancery Clerk of Madison County; thence



North 49 degrees 45 minutes 00 seconds East along said South line of the Citizens Bank & Trust Company property for a distance of 187.17 feet; thence

North 47 degrees 11 minutes 00 seconds East along said South line of the Citizens Bank & Trust Company property for a distance of 55.15 feet to a found 1/2 inch iron pin with an orange cap (COA5-6) marking the Southeast corner of said Citizens Bank & Trust Company property and the Southwest corner of the B & S MS Holdings, LLC property as recorded in Deed Book 3766, Page 89 in the Office of the Chancery Clerk of Madison County

North 43 degrees 37 minutes 46 seconds East along the South line of said B & S MS Holdings, LLC property for a distance of 147.45 feet to a found 1/2 inch iron pin with a blue cap; thence

North 40 degrees 21 minutes 29 seconds East along the South line of said B & S MS Holdings, LLC property for a distance of 128.72 feet to a found 1/2 inch iron pin with a blue cap marking the Southeast corner of said B & S MS Holdings, LLC property; thence

South 35 degrees 59 minutes 27 seconds East for a distance of 28.29 feet to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

North 46 degrees 53 minutes 26 seconds East for a distance of 96.18 feet to the West line of the Livingston Community Hall LLC property as recorded in Deed Book 3365, Page 51 in the Office of the Chancery Clerk of Madison County; thence

South 43 degrees 06 minutes 21 seconds East along said West line of the Livingston Community Hall LLC property for a distance of 65.99 feet to the Southwest corner of said Livingston Community Hall LLC property

North 48 degrees 58 minutes 54 seconds East along the South line of said Livingston Community Hall LLC property for a distance of 100.33 feet; thence

North 52 degrees 50 minutes 25 seconds East along said South line of the Livingston Community Hall LLC property for a distance of 35.00 feet; thence

North 16 degrees 13 minutes 25 seconds East along said South line of the Livingston Community Hall LLC property for a distance of 22.21 feet to the Southeast corner of said Livingston Community Hall LLC property; thence

North 43 degrees 45 minutes 45 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 16.74 feet; thence

South 16 degrees 13 minutes 25 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 139.70 feet; thence

South 76 degrees 13 minutes 50 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 5.20 feet; thence

North 43 degrees 45 minutes 45 seconds West along the East line of said Livingston Community Hall LLC property for a distance of 172.60 feet; thence

North 72 degrees 59 minutes 05 seconds East for a distance of 176.35 feet to a found 1/2 inch iron pin marking said West right-of-way of Mississippi Highway No. 463; thence

Continue along said West right-of-way of Mississippi Highway No. 463 as follows:

Southeasterly along the arc of a curve to the left for a distance of 686.98 feet, said curve having a radius of 1,190.58 feet and a deflection angle of 33 degrees 03 minutes 37 seconds, (chord bearing and distance, South 36 degrees 31 minutes 48 seconds East, 677.49 feet) to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

South 53 degrees 11 minutes 58 seconds East for a distance of 312.54 feet to a found 1/2 inch iron pin with an orange cap (COA5-6)

Southeasterly along the arc of a curve to the right for a distance of 695.51 feet, said curve having a radius of 1,373.62 feet and a deflection angle of 29 degrees 00 minutes 39 seconds, (chord bearing and distance, South 40 degrees 06 minutes 20 seconds East, 688.10 feet) to a found 1/2 inch iron pin with an orange cap (COA5-6); thence

South 25 degrees 03 minutes 34 seconds East for a distance of 385.72 feet to the **Point of Beginning.**

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LETTER	AREA (S.F.)	LETTER	AREA (S.F.)
A	38,903± S.F.	L	4,816± S.F.
B	7,569± S.F.	M	1,998± S.F.
C	6,631± S.F.	N	2,104± S.F.
D	2,104± S.F.	O	2,578± S.F.
E	6,933± S.F.	P	2,578± S.F.
F	1,233± S.F.	Q	8,045± S.F.
G	1,831± S.F.	R	190,659± S.F.
H	2,585± S.F.	S	79,194± S.F.
I	2,014± S.F.	T	63,191± S.F.
J	2,014± S.F.	U	63,191± S.F.
K	1,998± S.F.	V	8,277± S.F.



- COMMON AREA (GREEN SPACES/OPEN SPACES)
- SINGLE FAMILY RESIDENTIAL LOTS
- ROADS & ALLEYS

**NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
2. THE TOTAL AREA OF THIS PLAT IS 1,310.00 AC.
3. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
4. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
5. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
6. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
7. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
8. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
9. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
10. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
11. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
12. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
13. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
14. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
15. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
16. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
17. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
18. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
19. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
20. THE TOTAL AREA OF THE ROADS & ALLEYS IS 1,310.00 AC.
21. THE TOTAL AREA OF THE COMMON AREAS IS 1,310.00 AC.
22. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.
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100. THE TOTAL AREA OF THE SINGLE FAMILY RESIDENTIAL LOTS IS 1,310.00 AC.



**PROJECT:** THE SHIRE AT LIVINGSTON

**SHEET CONTENTS:** PRELIMINARY PLAT

**SHEET NUMBER:** 2 of 2

**PROJECT NUMBER:** B-8371

**PROJECT LOCATION:** HIGHWAY 463  
MADISON COUNTY, MISSISSIPPI

**CLIENT:** CHESTNUT HILL, LLC

**116 LIVINGSTON CHURCH ROAD, SUITE B, FLORA, MS 39071**

**DATE:** 03/22/23 **DRAWN:** NSA

**CHECKED:** GAB **SCALE:** 1"=60'

**REV. NO.:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**REVISIONS:**

**REF. CA:** \_\_\_\_\_

**EC SURFACE:** \_\_\_\_\_

**FD SURFACE:** \_\_\_\_\_

**BENCHMARK**  
**ENGINEERING & SURVEYING, LLC**

181 Highgate Court, Suite B  
Brazoria, Mississippi 39024  
601-881-1877

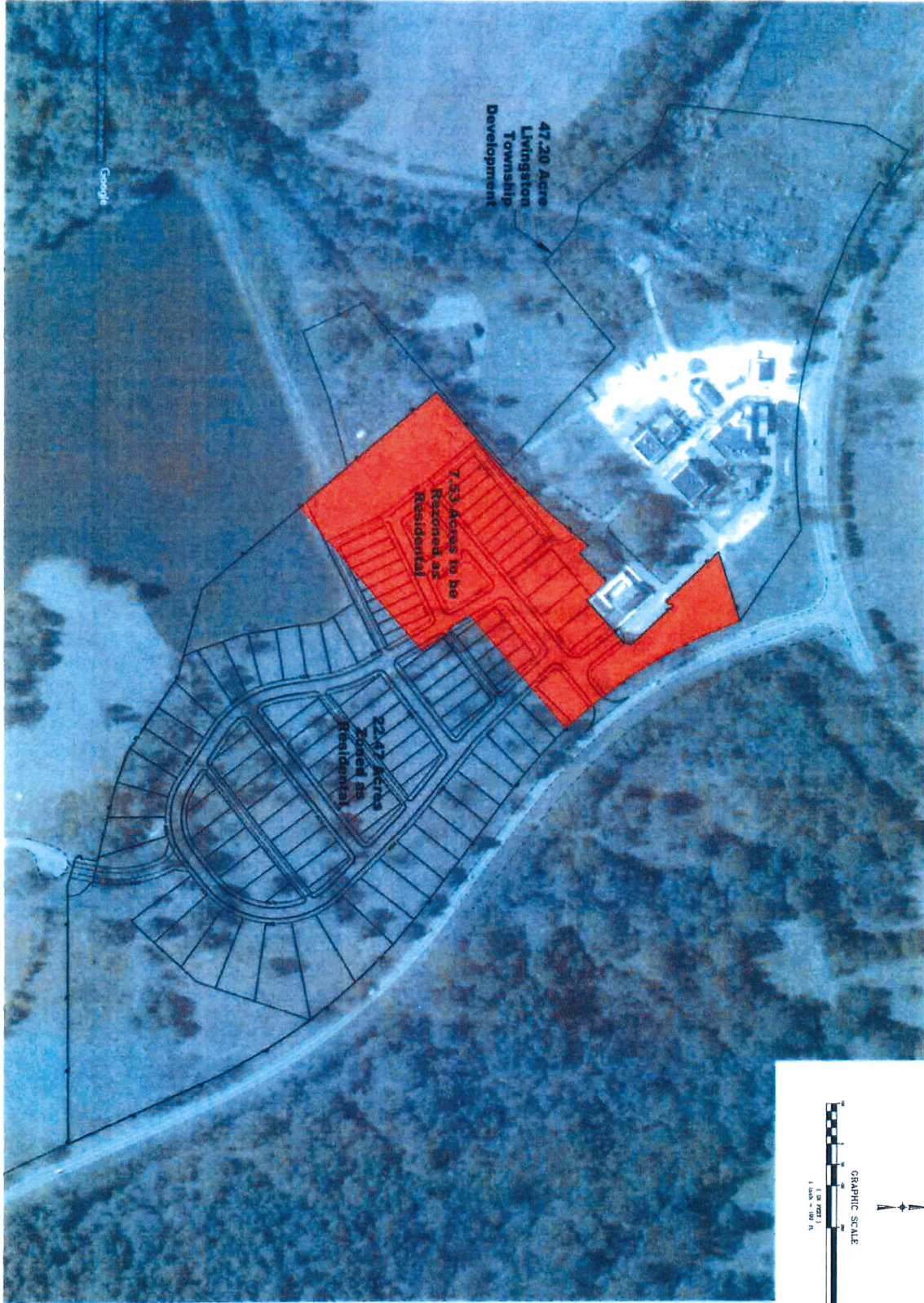
860 Katherine Drive, Suite 302  
Towers, Mississippi 39232  
601-887-7769

[www.benchmarkms.com](http://www.benchmarkms.com)









PROJECT NUMBER  
B-3371

PROJECT  
**THE SHIRE AT LIVINGSTON**

SHEET NUMBER  
1 of 1

SHEET CONTENTS  
ZONING EXHIBIT

PROJECT LOCATION  
HIGHWAY 463  
MADISON COUNTY, MISSISSIPPI

CLIENT  
CHESTNUT HILL, LLC  
115 LIVINGSTON EMBROIDERY ROAD, SUITE B, LINDA, MS 39171

DATE 04/19/21 DRAWN ABA

DESIGNED GAB SCALE 1"=100'

REF. E.A.

EG SURFACE

FG SURFACE

REVISIONS

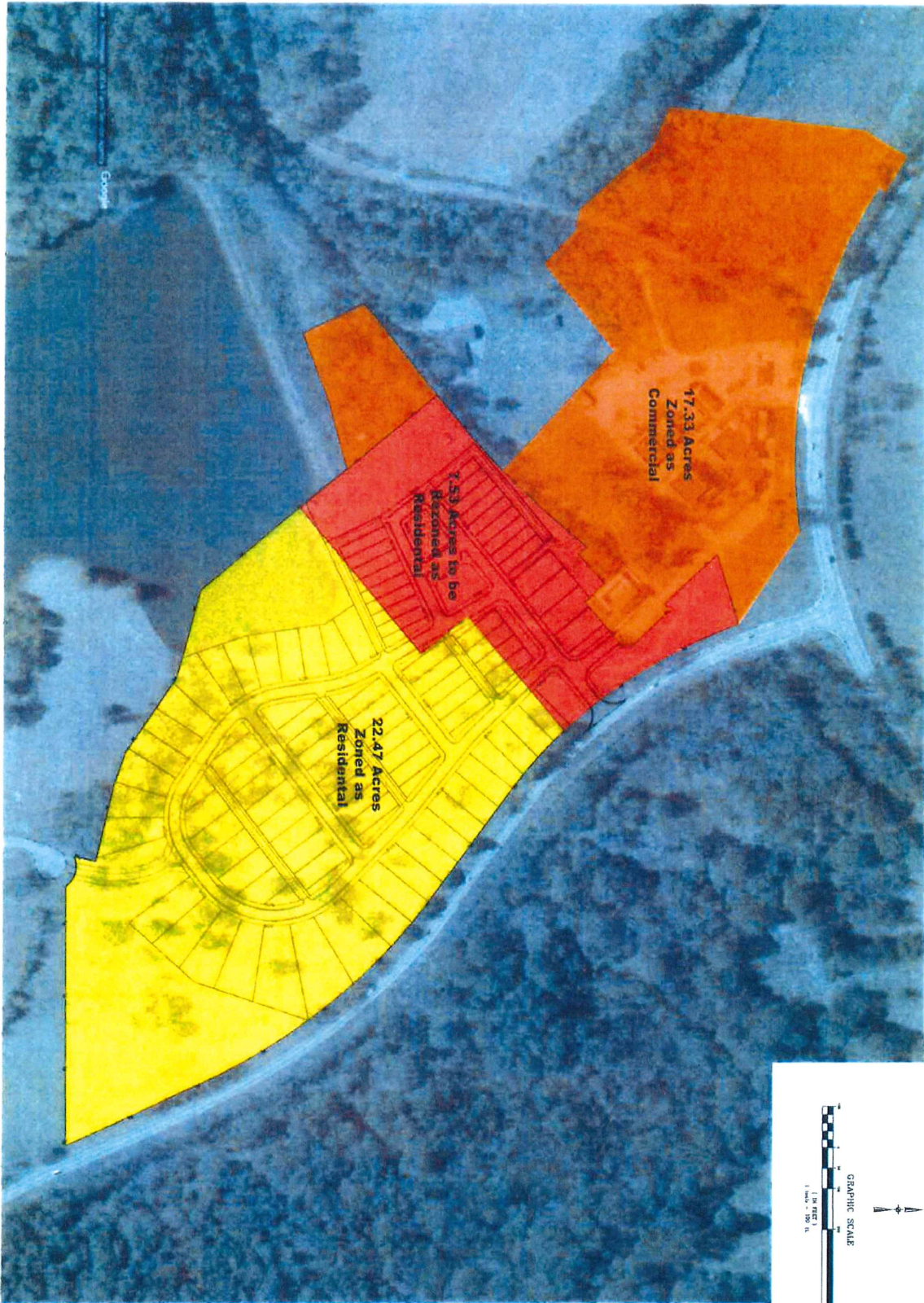
**BENCHMARK**  
ENGINEERING & SURVEYING, LLC

1000 Highway 463, Suite 100  
Linda, Mississippi 39171  
601-937-1177 www.benchmarkinc.com

tabbler

**EXHIBIT "D"**





PROJECT <b>THE SHIRE AT LIVINGSTON</b> SHEET CONTAINS <b>ZONING EXHIBIT</b>	PROJECT LOCATION HIGHWAY 463 MADISON COUNTY, MISSISSIPPI 0.66" CHESLNUH HILL, LLC 112 LIVINGSTON EXECUTIVE ROAD, SUITE 101, ORA, MS 39071	DATE: 5/14/22 DRAWN: MBJ CHECKED: GAB SCALE: 1"=100' BY: CAJ TO: SURFACE FROM: SURFACE	REVISIONS: _____ _____ _____
		<b>BENCHMARK</b> <b>ENGINEERING &amp; SURVEYING, LLC</b> <small>181 Livingston Street, Suite 400   Ocean Springs, AL 36567   205-887-3100</small> <small>4800 Highway 90, Suite 200   Prichard, AL 36067   205-887-3100</small> <small>2025 North Loop West, Suite 100   Houston, TX 77009   281-487-2100</small>	