

# APPLICATION FOR CONDITIONAL USE

<b>Name and Address of Applicant:</b> Entergy Mississippi, LLC P.O. Box 1640 Jackson, MS 39215	<b>Street Address of Property (if different address):</b> 511 Mannsdale Road Madison, MS 39110 (tax records indicates 488 Mannsdale Road)
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
4-28-2023	R-1	See (Exhibit A)	081E-16-001/03.00	X	See (Exhibit B)

**Other Comments:** As per Article 805 of the Madison County Zoning Ordinance.

**Comments**

Planned use of property is for an electrical substation.

Respectfully Submitted



\_\_\_\_\_  
 Steven T. Gray (Senior Counsel, Entergy Legal Dept.)

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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 \_\_\_\_\_

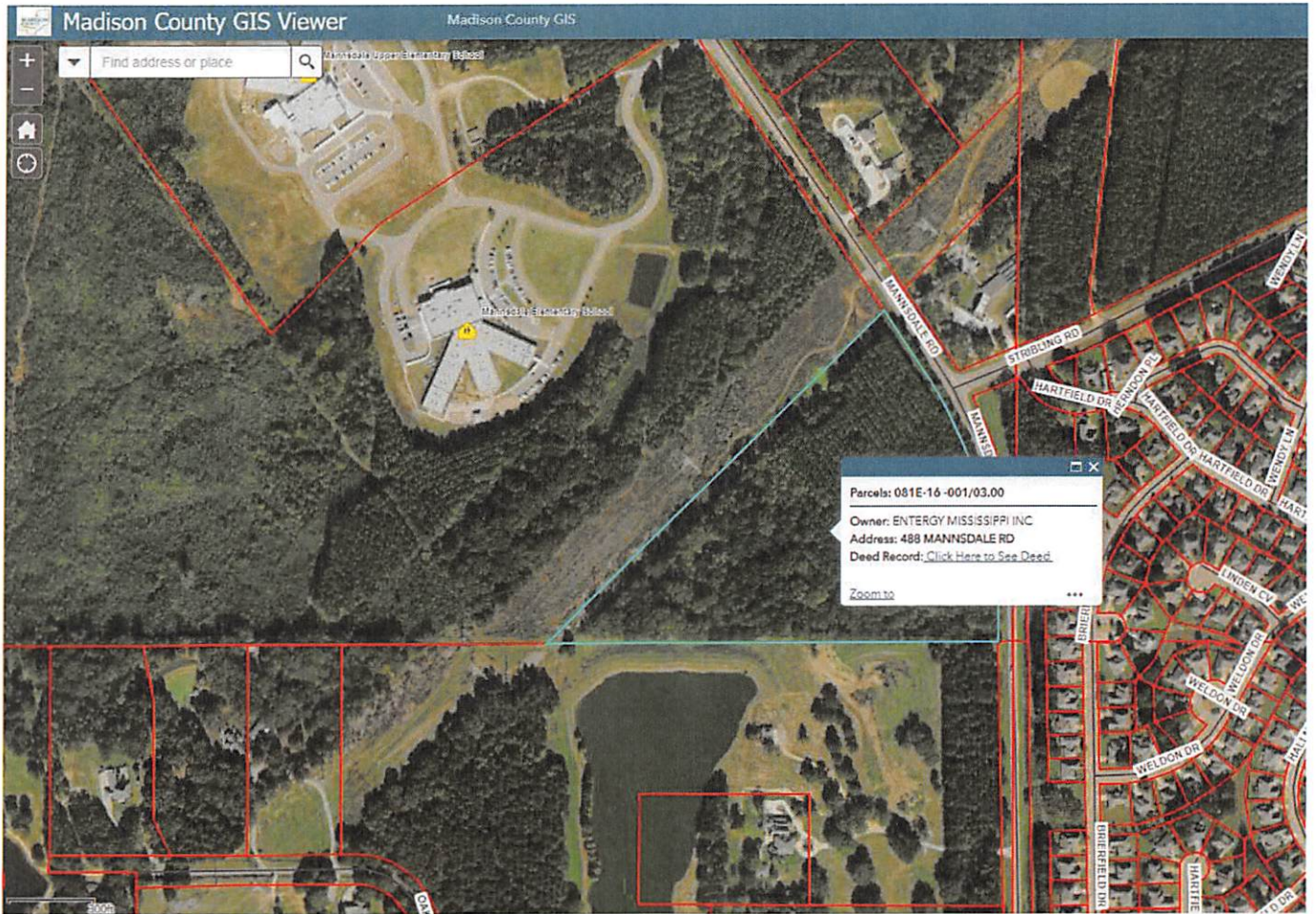
Final disposition of Petition \_\_\_\_\_

LEGAL DESCRIPTION - EXHIBIT "A"

A parcel of land being located in the South half of the SE1/4 of Section 16, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at a concrete monument found at the southwest corner of said Section 16 and run along the south line of said Section 16 North 89 degrees 19 minutes 36 seconds East for 3,701.36 feet to a set iron rod on the east line of Mississippi Power and Light Company right-of-way; said point being the Point of Beginning; thence run along the east line of said Mississippi Power and Light Company right-of-way North 45 degrees 31 minutes 15 seconds East for 1,618.59 feet to a set iron rod on the west right-of-way of Highway 463; thence run along the west right-of-way of Highway 463 South 34 degrees 41 minutes 57 seconds East for 277.86 feet to a set iron rod; thence continue along said west right-of-way along a curve to the right to a found concrete right-of-way marker, said curve having a radius of 1382.39 feet, an arc length of 813.09 feet, an included angle of 33 degrees 42 minutes 00 seconds, a chord length of 801.42 feet, and a chord bearing of South 17 degrees 50 minutes 57 seconds East; thence continue along said west right-of-way South 00 degrees 59 minutes 57 seconds East for 124.45 feet to a set iron rod on the south line of said Section 16, said point being 47.10 feet west of and 0.55 feet south of a found pk nail at the southeast corner of said Section 16; thence run along the south line of Section 16 South 89 degrees 19 minutes 36 seconds West for 1560.97 feet back to the Point of Beginning. Said parcel contains 22.10 acres, more or less.

EXHIBIT "B"





MADISON COUNTY  
SCHOOLS

MARK OF EXCELLENCE

476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: 601-499-0800

April 26, 2023

Scott Weeks  
Madison County Zoning Administrator  
P.O. Box 608  
Canton, MS 39046

Re: Entergy Mississippi's Application for Conditional Use Permit for an Electrical Substation  
in S $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 16, T8N, R1E, Madison County, MS, on Parcel # 081E-16-001/03.00, Containing 22.10 +/- acres

Dear Mr. Weeks:

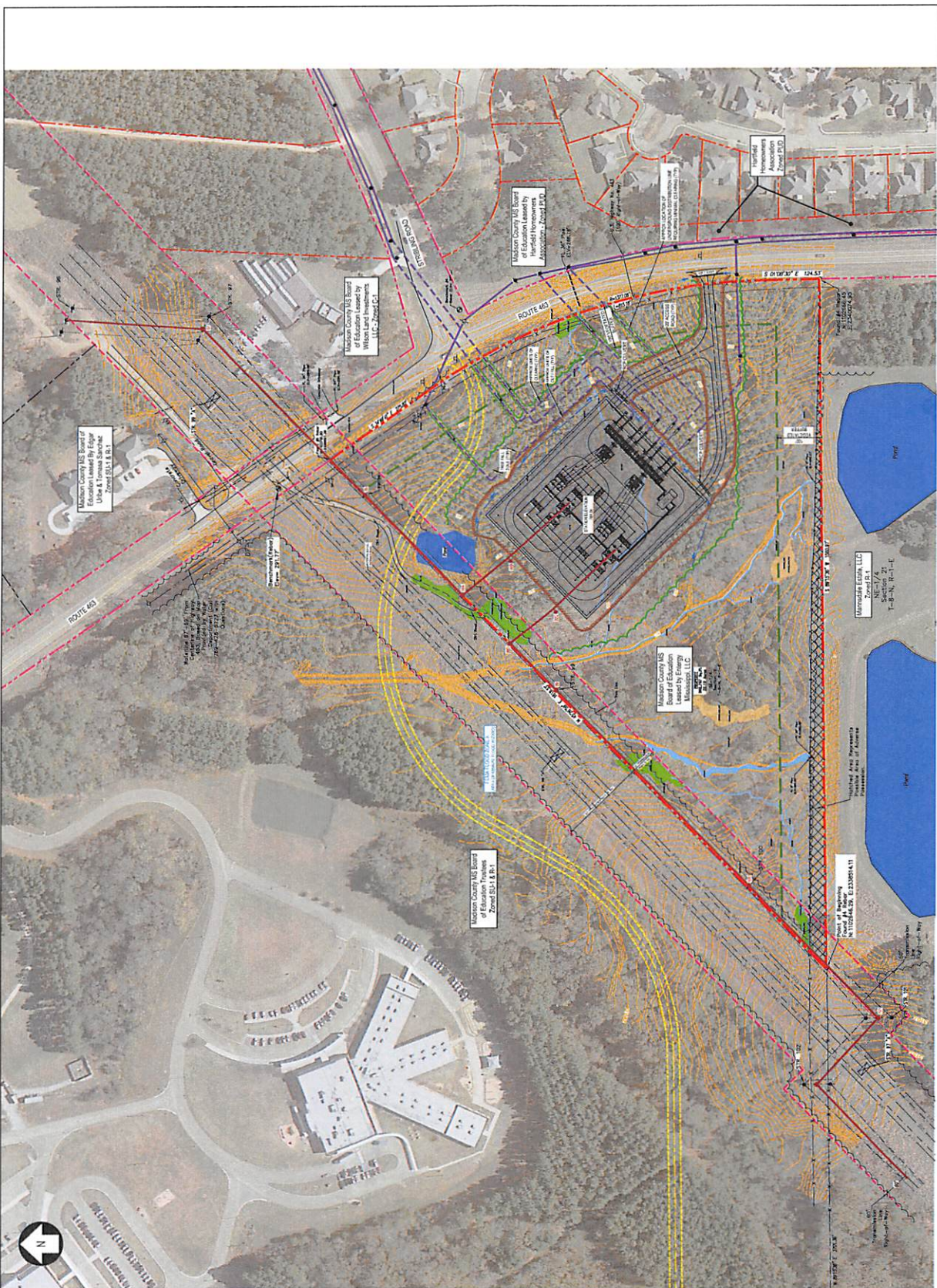
The Madison County School District hereby confirms that it does not object to the electrical substation that Entergy Mississippi, LLC, plans to construct on the above-referenced property. That is the purpose for which the subject property was leased to Entergy Mississippi as referenced in the lease agreement recorded in Book 1894 at Page 145 of the Madison County Land Records, and Entergy Mississippi has shared its site plan with the School District.

It is our understanding that Entergy Mississippi is filing an Application for Conditional Use Permit pursuant to the Madison County Zoning Ordinance seeking approval of the site plan for the electrical substation, and the School District fully supports that application.

Please let me know if you have any questions.

Sincerely,

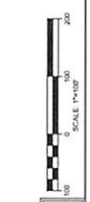
Ashley Browning  
16<sup>th</sup> Section Land Manager  
Madison County Schools



- NOTES**
1. GRADING & CHANGE FOR ILLUSTRATION PURPOSES ONLY. DRAINAGE DESIGN TO BE COMPLETED BY ENGINEER.
  2. ONE FOOT CONTOURS AND BOUNDARY INFORMATION FROM PLAN ENTITLED "TOPOGRAPHICAL SURVEY OF PROPOSED MANSFIELD SUBSTATION, MASON COUNTY, MISSISSIPPI" DATED 3/30/22 BY DAY & ASSOCIATES LAND SURVEYING.
  3. APPROXIMATE LIMIT OF CLEARING = 330,000 SF / 7.58 AC.

- LEGEND**
- PROPERTY LINE
  - ROAD ROW, EASEMENT LINE
  - OTHER ROW, EASEMENT LINE
  - BUFFER LINE
  - EXISTING 1' CONTOUR (2012 LIDAR)
  - PROPOSED 1' CONTOUR
  - APPROX LIMITS OF CUT/FILL
  - POTENTIAL STREAM THREAD
  - POTENTIAL WETLAND AREAS
  - SURFACE DRAINAGE FLOW
  - PROPOSED RCP CULVERT
  - PROPOSED CHAIN LINK SECURITY FENCE
  - LIMITS OF CLEARING (APPROX)
  - PROPOSED ACCESS ROAD
  - PROPOSED UNDERGROUND DISTRIBUTION
  - PROPOSED ABOVE GROUND DISTRIBUTION
  - PROPOSED ABOVE GROUND TRANSMISSION

ENTIREY MISSISSIPPI, INC.  
 MANSFIELD 200KV SUBSTATION  
 SITE PLAN  
 PRELIMINARY  
 DATE: 11/15/23  
 PROJECT NO.: M88705PA  
 SHEET NO.: 1 OF 1



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

210 WESTON AVENUE  
 JACKSON, MISSISSIPPI 39201  
 PROJECT NO. 487412  
 PL. NO. M88705PA  
 SHEET NO. 1 OF 1



# Mannsdale Project

# Legend



Legend

Mannsdale Project



Google Earth

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Legend



Mannsdale Project

Legend

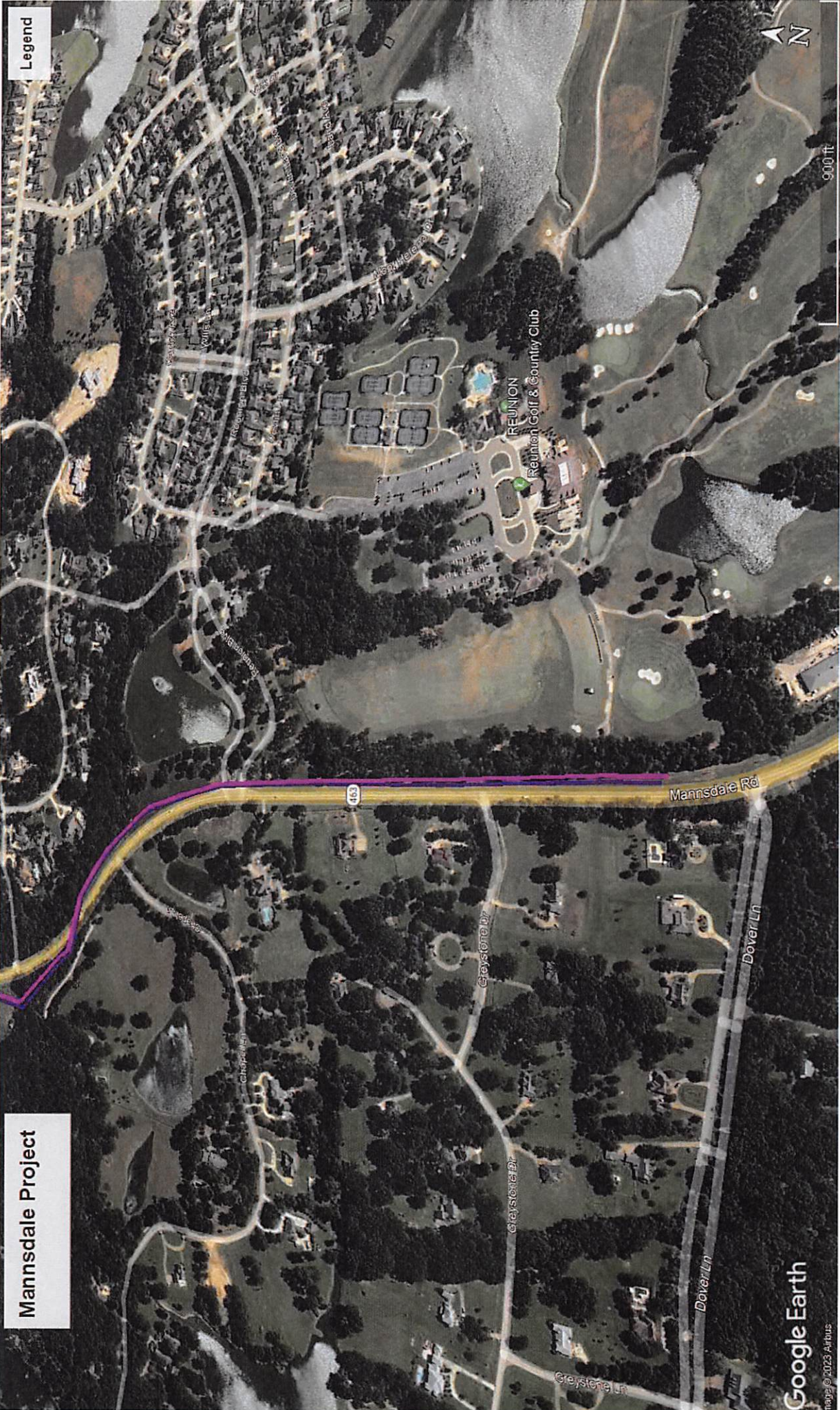


Mansdale Project

Google Earth

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Legend



Mannsdale Project

Google Earth

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