

**APPLICATION FOR CONDITIONAL USE
Public/Quasi-Public Facilities**

Name and Address of Applicant: Madison County Economic Development Authority 135 Mississippi Parkway Canton, MS 39046	Street Address of Property (if different address): Parcel 1: Along Highway 22 at the intersection of Highway 22 and Nissan Parkway Parcels 2 and 3: Along Virililia Road
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
9/01/2023	Parcel 1: I-2 Parcel 2: I-2 Parcel 3: A-1	See (Exhibit A)	Parcel 1: 092H-28-002/01.01 Parcel 2: 092E-21-003/01.00 Parcel 3: 092E-21-001/00.00	No	See (Exhibit B)

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

Comments

Conditional Use Permit(s) are requested for purposes of anticipated construction of multiple electrical power substations and related electrical power infrastructure including, without limitation, associated above ground and below ground transmission lines and equipment.

Respectfully Submitted



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 _____

Exhibit A

Parcel 1

Tract 1: A parcel or tract of land, containing **164.15 acres**, more or less, lying and being situated in Section 28, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 SW corner of the SW $\frac{1}{4}$ of Section 29, T9N-R2E, Madison County, Mississippi; run thence East along the Southerly boundary of the SW $\frac{1}{4}$ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same"; thence continue East along the Southerly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; thence North along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence continue North along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same", the Easterly boundary of a parcel of land described as the "SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2,702.87 feet to an iron pin; thence leaving the Easterly boundary of a said parcel of land described as the "SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East for a distance of 4255.16 feet to an iron pin lying on the Easterly boundary of the NW $\frac{1}{4}$ of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE $\frac{1}{4}$ of said Section 28, T9N-R2E and POINT OF BEGINNING of the herein described property; thence North along the Westerly boundary of the NE $\frac{1}{4}$ of said Section 28, T9N-R2E, for a distance of 2,081.47 feet to an iron pin lying at the NW corner, thereof; thence East along the Northerly boundary of the NE $\frac{1}{4}$ of said Section 28, T9N-R2E, for a distance of 2,481.56 feet to an iron pin; thence leaving the Northerly boundary of the NE $\frac{1}{4}$ of said Section 28, T9N-R2E, run to points at each of the following calls; South 01 degrees 22 minutes 39 seconds East for a distance of 1,260.46 feet to an iron pin; thence 572.40 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 560.99 foot chord which bears South 18 degrees 29 minutes 56 seconds West to an iron pin; thence South 38 degrees 22 minutes 31 seconds West for a distance of 276.51 feet to an iron pin; thence 452.55 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 446.90 foot chord which bears South 22 degrees 39 minutes 39 seconds West to an iron pin; thence South 06 degrees 56 minutes 46 seconds West for a distance of 113.98 feet to an iron pin; thence 230.09 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 229.34 foot chord which bears South 01 degrees 02 minutes 37 seconds East to an iron pin; thence South 80 degrees 57 minutes 59 seconds West for a distance of 818.24 feet to an iron pin; thence 550.31 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 540.17 foot chord which bears South 61 degrees 51 minutes 25 seconds West to an iron pin; thence South 42 degrees 44 minutes 51 seconds West for a distance of 1,017.18 feet to an iron pin; thence 86.96 feet along the arc of a 675.00 foot radius curve to the right, said arc having a 86.90 foot chord which bears North 03 degrees 41 minutes 26 seconds West to an iron pin lying on the Westerly boundary of the SE $\frac{1}{4}$ of said Section 28, T9N-R2E, said point also lying on the Easterly boundary of the certain "32.21 acre tract of land" described in Deed Book 3706 at Page 976 of the Records of said Madison County, Mississippi; thence North along the Westerly boundary of the SE $\frac{1}{4}$ of said Section 28, T9N-R2E and the Easterly boundary of said "32.21 acre tract of land" for a distance of 338.60 feet to an iron pin at the NE corner of said "32.21 acre tract of land"; thence continue North along the Westerly boundary of the SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of said Section 28, T9N-R2E, for a distance of 1,387.14 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

LESS AND EXCEPT a tract of land being in part of the Northwest and Northeast quarters of Section 28, Township 9 North, Range 2 East in Madison County, Mississippi and being particularly described as:

COMMENCING at a found wood fence post commonly accepted as the Southwest corner of Section 28, thence North a distance of 2729.45 feet to a point; thence East a distance of 1926.35 feet to a set ½ inch iron rod with civil-link cap in the East R.O.W. of Nissan Parkway (150' R.O.W.) and being the true point of beginning; thence along such said right of way North 00°07'16" West a distance of 2158.74 feet to a set ½ inch iron rod with civil-link cap; thence leaving said right of way North 44°52'44" East a distance of 199.76 feet to a set ½ inch iron rod with civil-link cap; thence South 89°44'17" East a distance of 523.89 feet to a set ½ inch rod with civil-link cap; thence East a distance of 476.12 feet to a set ½ inch iron rod with civil-link cap; thence South a distance of 2297.61 feet to a set ½ inch iron rod with civil-link cap; then South 89°59'08" West a distance of 1136.39 feet to the POINT OF BEGINNING of the land herein described, containing 59.864 acres, more or less.

Tract 2: A parcel or tract of land, containing **81.82 acres**, more or less, lying and being situated in the SE ¼ of Section 28, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 SW corner of the SW ¼ of Section 29, T9N-R2E, Madison County, Mississippi; run thence East along the Southerly boundary of the SW ¼ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same"; thence continue East along the Southerly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; thence North along the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence continue North along the Easterly boundary of said parcel of land described as the "West ½ of the SE ¼ less a strip of 4.0 chains evenly off East side of same", the Easterly boundary of a parcel of land described as the "SW ¼ of the NE ¼ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2,702.87 feet to an iron pin; thence leaving the Easterly boundary of a said parcel of land described as the "SW ¼ of the NE ¼ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East for a distance of 4255.16 feet to an iron pin lying on the Easterly boundary of the NW ¼ of Section 28, T9N-R2E, said point also lying on the Westerly boundary of the NE ¼ of said Section 28, T9N-R2E; thence North along the Westerly boundary of the NW ¼ of said Section 28, T9N-R2E, for a distance of 2,081.47 feet to an iron pin lying at the NW corner, thereof; thence East along the Northerly boundary of the NE ¼ of said Section 28, T9N-R2E, for a distance of 2,481.56 feet to an iron pin; thence leaving the Northerly boundary of the NE ¼ of said Section 28, T9N-R2E, run to points at each of the following calls; South 01 degrees 22 minutes 39 seconds East for a distance of 1,260.46 feet to an iron pin; thence 572.40 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 560.99 foot chord which bears South 18 degrees 29 minutes 56 seconds West to an iron pin; thence South 38 degrees 22 minutes 31 seconds West for a distance of 276.51 feet to an iron pin; thence 452.55 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 446.90 foot chord which bears South 22 degrees 39 minutes 39 seconds West to an iron pin; thence South 06 degrees 56 minutes 46 seconds West for a distance of 113.98 feet to an iron pin; thence 230.09 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 229.34 foot chord which bears South 01 degrees 02 minutes 37 seconds East to an iron pin and POINT OF BEGINNING of the herein described property; thence South 80 degrees 57 minutes 59 seconds West for a distance of 818.24 feet to an iron pin; thence 550.31 feet along the arc of a 825.00 foot radius curve to the left, said arc having a 540.17 foot chord which bears South 61 degrees 51 minutes 25 seconds West to an iron pin; thence South 42 degrees 44 minutes 51 seconds West for a distance of 1,017.18 feet to an iron pin; thence 625.37 feet along the arc of a 675.00 foot radius curve to the left, said arc having a 603.24 foot chord which bears South 33 degrees 55 minutes 22 seconds East to an iron pin; thence South 60 degrees 27 minutes 51 seconds East for a distance of 395.30 feet to an iron pin; thence 261.49 feet along the arc of a 787.00 foot radius curve to the right, said arc having a 260.29 foot chord which bears South 50 degrees 56 minutes 44 seconds East to an iron pin; thence South 41 degrees 25 minutes 38 seconds East for a distance of 285.62 feet to an iron pin; thence North 48 degrees 34 minutes 22 seconds East for a distance of 25.00 feet to an iron pin; thence South 41 degrees 25 minutes 38

seconds East for a distance of 300.00 feet to an iron pin; thence North 88 degrees 34 minutes 22 seconds East for a distance of 261.96 feet to an iron pin lying on the Northerly Right-Of-Way of Mississippi Highway No. 22, as it existed in September, 2020, said right-of-way being more fully and particularly described in that certain conveyance from Mississippi Major Economic Authority to the Mississippi Department of Transportation recorded on June 17, 2010 in Deed Book 2548 at Page 667 of the Records of said Madison County at Canton, Mississippi; thence along the Northerly Right-Of-Way of said Mississippi Highway No. 22 to points at each of the following calls; 174.28 feet along the arc of a 1819.86 foot radius curve to the left, said arc having a 174.22 foot chord which bears North 32 degrees 58 minutes 11 seconds East feet to an iron pin; thence North 29 degrees 26 minutes 32 seconds East for a distance of 1,096.07 feet to an iron pin; thence North 32 degrees 22 minutes 47 seconds East for a distance of 399.19 feet to an iron pin; thence 228.35 feet along the arc of a 2954.79 foot radius curve to the right, said arc having a 228.30 foot chord which bears North 32 degrees 26 minutes 26 seconds East to an iron pin; thence leaving the Northerly Right-Of-Way of said Mississippi Highway No. 22, run to points at each of the following calls; North 56 degrees 05 minutes 48 seconds West for a distance of 180.17 feet to an iron pin; thence 530.88 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 521.77 foot chord which bears North 37 degrees 39 minutes 43 seconds West to an iron pin; thence North 19 degrees 13 minutes 38 seconds West for a distance of 126.58 feet to an iron pin; thence 146.78 feet along the arc of a 825.00 foot radius curve to the right, said arc having a 146.59 foot chord which bears North 14 degrees 07 minutes 50 seconds West to the POINT OF BEGINNING of the above described parcel or tract of land.

Parcel 2

A parcel or tract of land, containing **105.71 acres**, more or less, lying and being situated in Section 21, T9N-R2E, Madison County, Mississippi, being a part of the Walker Lands II, LLC property as described in Deed Book 3385 at Page 454 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 SW corner of the SW $\frac{1}{4}$ of Section 29, T9N-R2E, Madison County, Mississippi; run thence East along the Southerly boundary of the SW $\frac{1}{4}$ of said Section 29, T9N-R2E, for a distance of 2,667.77 feet to the SE corner, thereof, said point also lying at the SW corner of a parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same"; thence continue East along the Southerly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" for a distance of 1,069.89 feet to the SE corner, thereof, said point also being and lying at the SW corner of Parcel 2 of the above referenced Walker Lands II, LLC property; thence North along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 494.94 feet; thence continue North along the Easterly boundary of said parcel of land described as the "West $\frac{1}{2}$ of the SE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same", the Easterly boundary of a parcel of land described as the "SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, for a distance of 2,702.87 feet to an iron pin; thence leaving the Easterly boundary of a said parcel of land described as the "SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ less a strip of 4.0 chains evenly off East side of same" and the Westerly boundary of Parcel 2 of said Walker Lands II, LLC property, run East for a distance of 4255.16 feet to an iron pin lying on the Easterly boundary of the NW $\frac{1}{4}$ of Section 28, T9N-R2E; thence North along the Easterly boundary of the NW $\frac{1}{4}$ of said Section 28, T9N-R2E, for a distance of 2,081.47 feet to an iron pin lying at the NE corner, thereof, said point also being and lying at the SE corner of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 21, T9N-R2E; thence West along the Southerly boundary of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E, for a distance of 26.00 feet to an iron pin and POINT OF BEGINNING of the herein described property; thence continue West along the Southerly boundary of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E, for a distance of 1,302.64 feet to an iron pin lying at the SW corner, thereof, said point also lying at the SE corner of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E; thence North along the Westerly boundary of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the Easterly boundary of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E, for a distance of 660.48 feet to an iron pin lying at the NE corner of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E; thence leaving the Westerly boundary of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E, run West along the Northerly boundary of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 21, T9N-R2E, for a distance of 643.11 feet to an iron pin lying on the Westerly boundary of Parcel 6 of the above referenced Walker Lands II, LLC property as described

in Deed Book 3385 at Page 454 of the Records of said Madison County, Mississippi; thence North 00 degrees 16 minutes 27 seconds West along the Westerly boundary of Parcel 6 of said Walker Lands, LLC property, for a distance of 109.23 feet to an iron pin lying on the Easterly boundary of Tract 2 of the Michelle Marie Walden property as described in Deed Book 529 at Page 941 of the Records of said Madison County, Mississippi; thence leaving the Westerly boundary of Parcel 6 of said Walker Lands, LLC property, run North along the Easterly boundary of Tract 2 of said Michelle Marie Walden property, for a distance of 2,360.38 feet to an iron pin at the NE corner, thereof, said point also lying on the Southerly Right-Of-Way of Virllilia Road (formerly Vernon-Ballard Road as per Federal Aid Secondary Project No. S-514(2)1 & State Aid Project No. SAP-45(40)), as it existed in September, 2020; thence South 63 degrees 03 minutes 52 seconds East along the Southerly Right-Of-Way of said Virllilia Road, for a distance of 28.59 feet to an iron pin; thence South 63 degrees 00 minutes 52 seconds East along the Southerly Right-Of-Way of said Virllilia Road for a distance of 454.14 feet to an iron pin lying on the Westerly boundary of the Bottom Land Properties, LLC property as described in Deed Book 3620 at Page 980 of the Records of said Madison County, Mississippi; thence leaving the Southerly Right-Of-Way of said Virllilia Road, run along the Westerly and Southerly boundary of said Bottom Land Properties, LLC property to points at each of the following calls; South 41 degrees 39 minutes 40 seconds West for a distance of 105.06 feet to an iron pin; thence South 18 degrees 57 minutes 58 seconds East for a distance of 207.90 feet to an iron pin; thence South 78 degrees 21 minutes 21 seconds East for a distance of 211.44 feet to an iron pin at the SE corner, thereof, said point also lying on the Easterly boundary of the above referenced Parcel 6 of said Walker Lands II, LLC property; thence South along the Easterly boundary of Parcel 6 of said Walker Lands II, LLC property, for a distance of 413.38 feet to an iron pin; thence continue South along the Easterly boundary of Parcel 6 of said Walker Lands II, LLC property, for a distance of 10.07 feet to an iron pin lying at a fence corner; thence leaving the Easterly boundary of Parcel 6 of said Walker Lands II, LLC property, run South 83 degrees 43 minutes 12 seconds East along an existing wire fence for a distance of 468.49 feet to an iron pin at a fence corner; thence North 11 degrees 22 minutes 58 seconds East along said existing wire fence for a distance of 533.82 feet to an iron pin lying on the Northerly boundary of the East ½ of the SW ¼ of said Section 21, T9N-R2E; thence leaving said existing wire fence, run East along the Northerly boundary of the East ½ of the SW ¼ of said Section 21, T9N-R2E, for a distance of 740.24 feet to an iron pin; thence leaving the Northerly boundary of the East ½ of the SW ¼ of said Section 21, T9N-R2E, run South along an existing wire fence, for a distance of 2,641.91 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

Parcel 3

That certain parcel of real property located in Madison County, Mississippi, is comprised of the parcel depicted on the Madison County, Mississippi, tax map as parcel number 092E-21-001/00.00, and which is more particularly described in that certain warranty deed recorded in the land records of Madison County, Mississippi, in Deed Book 3901 at Page 352, as follows:

Tract 1: S1/2 SW1/4 SW1/4 of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi, containing 20 acres more or less; and

Tract 2: A strip of land 685 feet wide off of the west side of tract of land described as: N1/2 SW1/4 SW1/4 and NW1/4 SW1/4 and all of the SW1/4 NW1/4 lying south of the gravel road, all being in Section 21, Township 9 North, Range 2 East, Madison County, Mississippi, said strip of land containing 40 acres, more or less.

Exhibit B
(See attached)