



Eaves Law Firm

101 North State Street
Jackson, MS 39201

January 23, 2024

VIA EMAIL: scott.weeks@madison-co.com

Mr. Scott Weeks
Zoning Administrator
125 West North Street
Post Office Box 608
Canton, Mississippi 39046

Re: Stokes Road Shell - Site Plan for Convenience Store
Location - Corner of Stokes Road and Livingston - Vernon Road
Property Zoned C2
[hereinafter "Stokes Road Shell"]
Planning & Zoning Board's approval on January 11, 2024

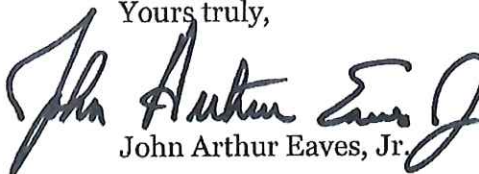
Dear Mr. Weeks:

I represent Toby Trowbridge, some Andover residents, and other concerned citizens with reference to appealing the Planning & Zoning Board's January 11, 2024 approval of the proposed Stokes Road Shell as referenced above. Please accept this letter as a Notice of Appeal of this matter to the Board of Supervisors. Please notify me when this matter will be set before the Madison County Board of Supervisors, when the public notices will be published, and the newspaper name.

Also, please confirm receipt of this letter and that an appeal to the Board of Supervisors has been properly initiated in this matter.

Should you need anything further from me to file the appeal from the Planning & Zoning Board's approval to the Board of Supervisors, have any questions, or otherwise wish to discuss this with me, please email me at johnjr@eaveslawmail.com, or call me on my cell phone at (601) 316-2222.

Yours truly,




John Arthur Eaves, Jr.

JAEJr./rdh

cc: Andy Clark, Esq. via email: aclark@jcalawfirm.com

REVISIONS	BY





W ARCHITECTURE & INTERIORS

 404 CANTON BLVD. SUITE 100

 MADISON, MISSISSIPPI 39101

 TEL: 601-922-1111

 FAX: 601-922-1112

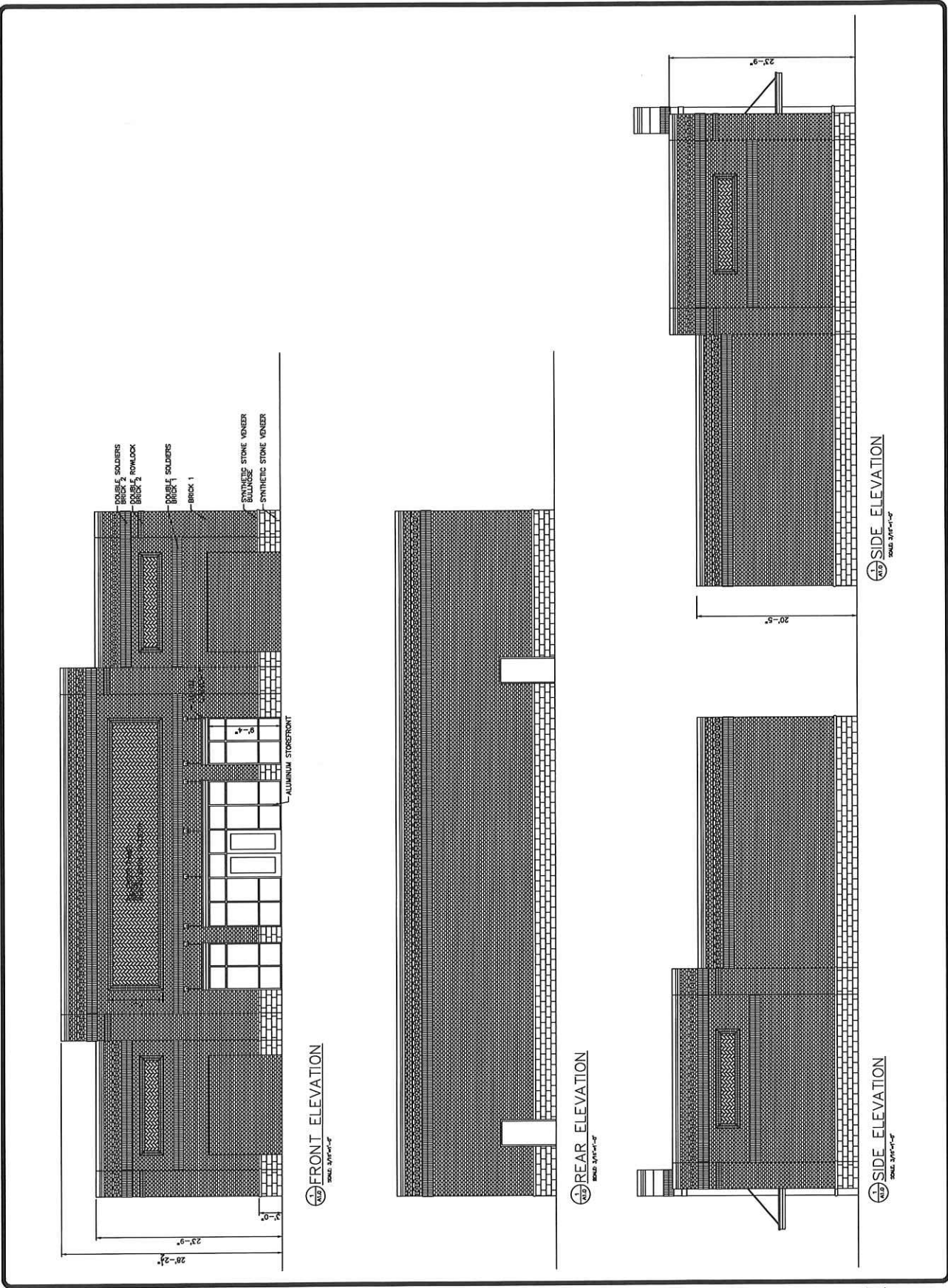
 WWW.WARCHITECTURE.COM

Stokes Road Shell
 Stokes Road
 Madison County, Mississippi

DATE: 10/11/2023
 TIME: 2:16 PM
 PROJECT: STOKES ROAD_SHELL
 DRAWING: 1001-01-01-01

OWNER: STOKES ROAD_SHELL
 DATE: 10/11/2023
 TIME: 2:16 PM
 PROJECT: STOKES ROAD_SHELL
 DRAWING: 1001-01-01-01

A3.0



REVISIONS	BY



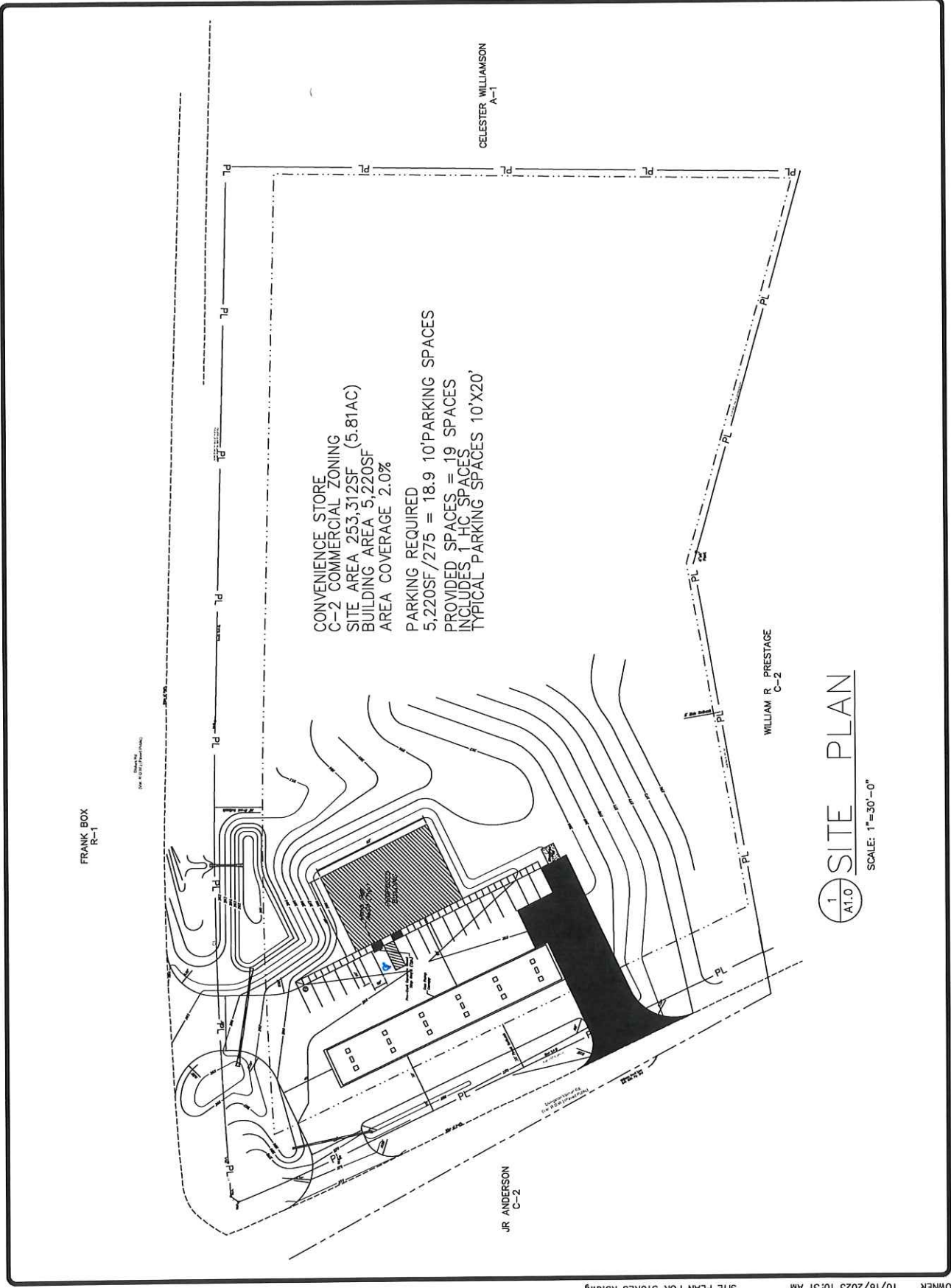

W.A. WALLACE & ASSOCIATES
 4400 CENTER BL. SUITE 100
 JACKSON, MISSISSIPPI 39204
 (601) 948-8888

Stokes Road Shell
 Stokes Road
 Madison County, Mississippi



DATE	OWNER	SCALE	TITLE
10/16/23			

A0.0




CONVENIENCE STORE
 C-2 COMMERCIAL ZONING
 SITE AREA 253,312SF (5.81AC)
 BUILDING AREA 5,220SF
 AREA COVERAGE 2.0%
 PARKING REQUIRED
 5,220SF/275 = 18.9 10' PARKING SPACES
 PROVIDED SPACES = 19 SPACES
 INCLUDES 1 HC SPACES
 TYPICAL PARKING SPACES 10'X20'


SITE PLAN
 SCALE: 1"=30'-0"

REVISIONS	BY



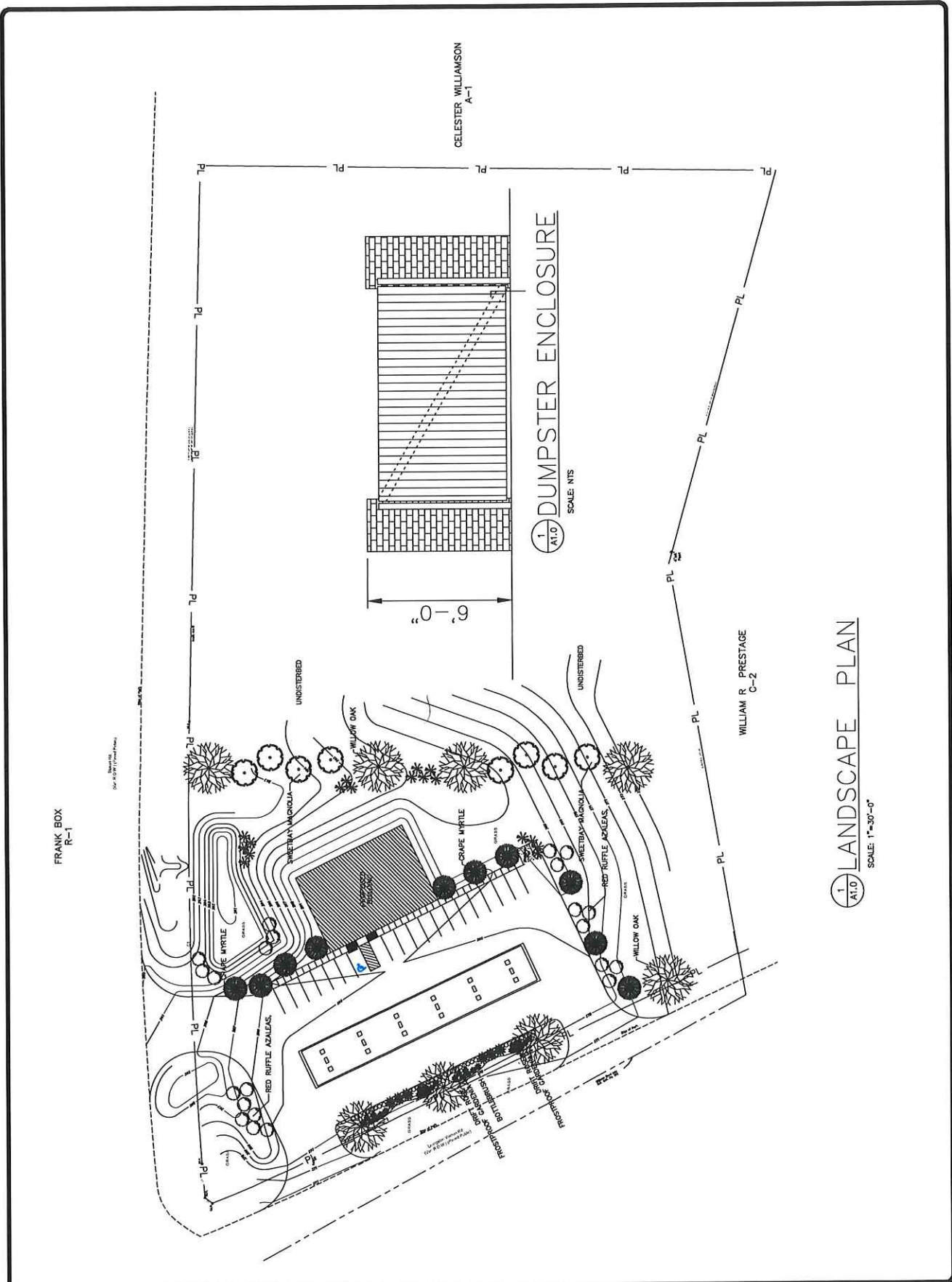


 WILLIAM R. PRESTAGE & ASSOCIATES, INC.
 444 STOKES ROAD, SUITE 200
 MADISON COUNTY, MISSISSIPPI 39176
 PHONE: 601-907-1111 FAX: 601-907-1112
 WWW.WRPA.COM

Stokes Road Shell
 Stokes Road
 Madison County, Mississippi

DATE	10/16/2023
TIME	10:31 AM
BY	

A0.1
 SCALE: 1"=30'-0"





Easy Installation - Junction box, Wall mounted directly and wire through side knockouts

Suitable for Outdoor/WET location

Rugged heavy-duty die-cast aluminum with excellent heat dissipation.

Wide Application - Ideal for general outdoor applications including residential, commercial, entrances, buildings, hospitals, schools, etc.



REVIEWS

The 9515F Series is a rugged, durable LED wall pack that provides full cutoff (i.e., zero uplight and low glare at high angles). It is perfect for outdoor perimeter and area lighting, especially in settings required dark-sky compliance. With a die cast aluminum housing and a polycarbonate lens, the 9515F Series will stand up to many years of punishing environmental conditions. High-efficacy, long-life LEDs provide both energy and maintenance cost savings compared to traditional, HID wall packs.

These LED wall pack lights are a fantastic choice to replace your existing HID wall packs thanks to their smart technology which slashes energy costs, while the 70,000-hour rated long life significantly reduces maintenance bills.

With a sealed die-cast profile, this modern outdoor wall lighting is graded for work in America.

Order your full cutoff LED wall pack today and take advantage of great prices and f

Why? We have some amazing deals for you. See Today's Deals

Keywords: Recessed



CLICK HERE FOR REORDERS

\$3.95 Flat Rate Shipping On All Orders!

0 items

Home > LED Fixtures > LED Outdoor Flood Light Fixtures > LED Parking Lot or Street Light - Choose Your Wattage and Mounting

LED Parking Lot or Street Light - Choose Your Wattage and Mounting

\$99.90 In Stock

22 Reviews
15 Questions \ 15 Answers

Starting at \$99.90
You will earn 100 Reward Points with this Purchase.

Quantity: 1

Order now to receive as

AS

MO, 26 Apr



SUPERIOR LIGHTING
center of smart lighting

Fixture Color:

Choose an option to proceed
[Click here to see all option pricing](#)

Quick Search Code: SC7317

SKU: LED-PARKING-LOT-LIGHT

Special Instructions: Price is per individual unit.

Availability: Usually Ships in 24 to 48 Hours

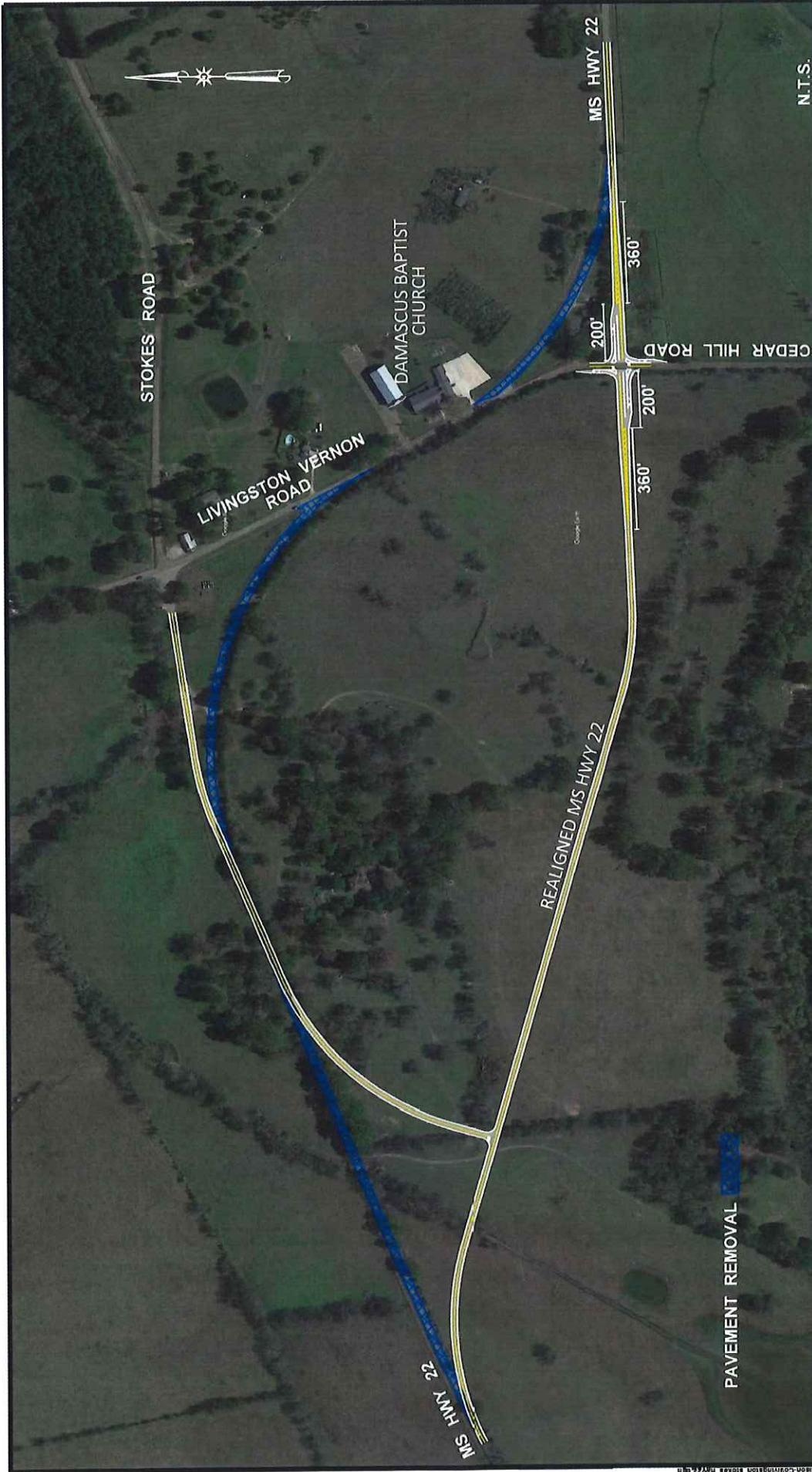
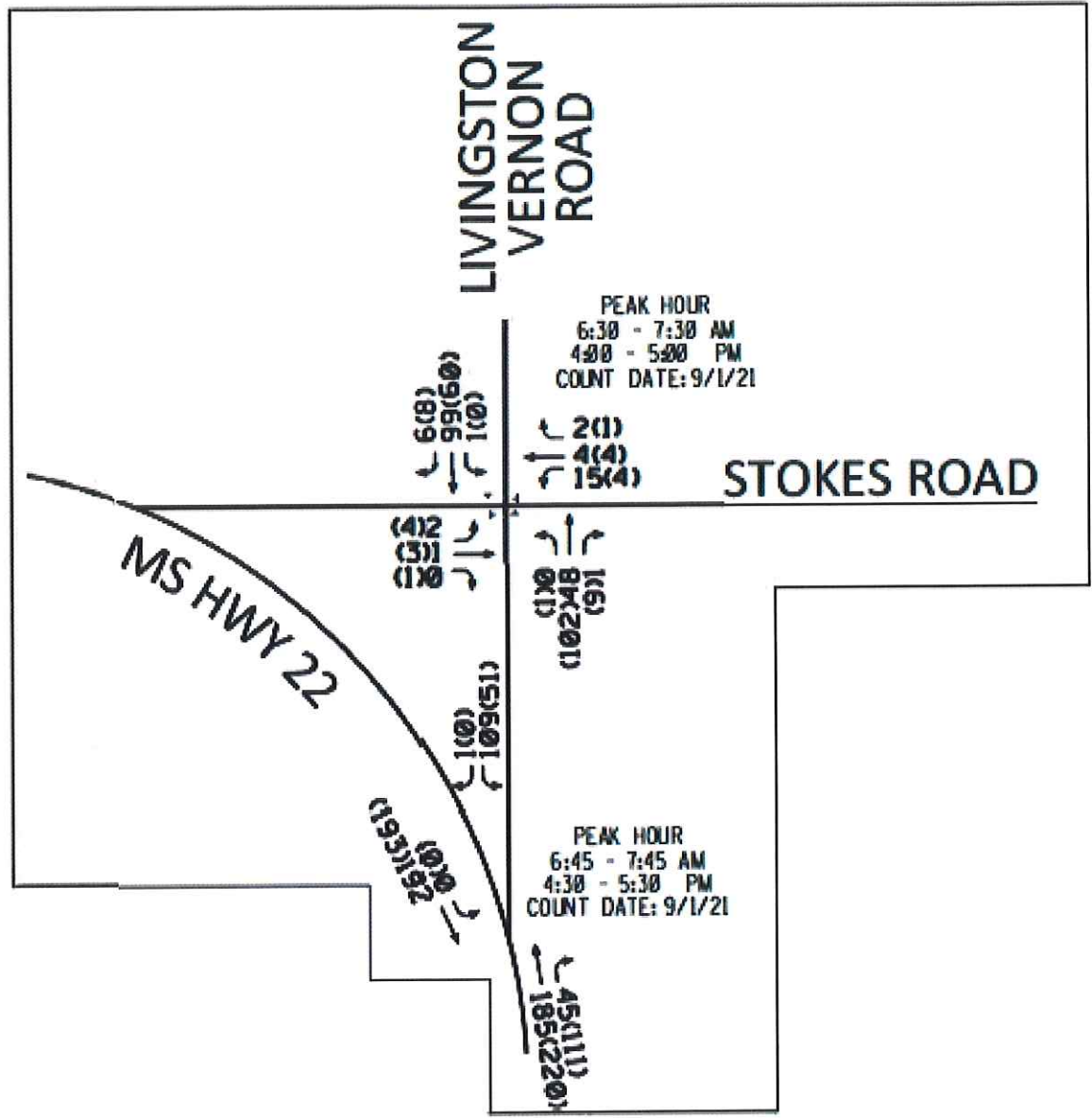


Figure 1

HWY 22 / LIVINGSTON VERNON ROAD REALIGNMENT CONCEPT

KISER TRAFFIC AND ENGINEERING

0:\Work\CAD\0108\Madison\Collington Stokes HWY22.dwg



LEGEND
AM PEAK HOUR - XX
PM PEAK HOUR - (XX)



YEAR 2021 EXISTING TRAFFIC

FIGURE
1



WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110

December 11, 2023

Stokes Road Shell

Madison County, Ms

Planning and Zoning Board

Thank you for the opportunity to reappear before the Board with new information that was requested.

- 1. The issue of the zoning of the property has been resolved by the County Administrator and Board Attorney that it is indeed C-2 as shown on the zoning map.**
- 2. A new landscape plan has been submitted, showing a revised landscape design.**
- 3. The exterior of the building has not changed. We fill that it conforms to and connects the architecture of Livingston and Flora. There is no overlay architectural regulations that would govern this project.**
- 4. The lighting on the site shall be maintained to the site only. A light design study shall be provided to demonstrate that the light is not leaving the site by use of directional fixtures. Cut sheets provided.**

Thank you,

Daniel Wooldridge