

APPLICATION FOR REZONING

Name and Address of Applicant: Gaston Barrett PO Box 518 Philadelphia, MS 39350	
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
03/27/2024	I-2	See (Exhibit A)	0621-32A-003/02.00	X	See (Exhibit B)

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

Comments This property is being sold to build a single family residence, however; in the event that falls through, the current owner plans to develop it.

Respectfully Submitted

Gaston Barrett

Gaston Barrett

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 LAND SITUATED IN SECTION 32
TOWNSHIP 9 NORTH, RANGE 1 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

* Gordon Barrett

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Gordon Barrett, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 32 Township 9 N, Range 1, W Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of I-2 District to a R-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 4.83 acres.
2. The zoning proposed (is) is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT B

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect R-2 zoning, and reclassifying this property from its present I-2 District classification to a R-2 District.

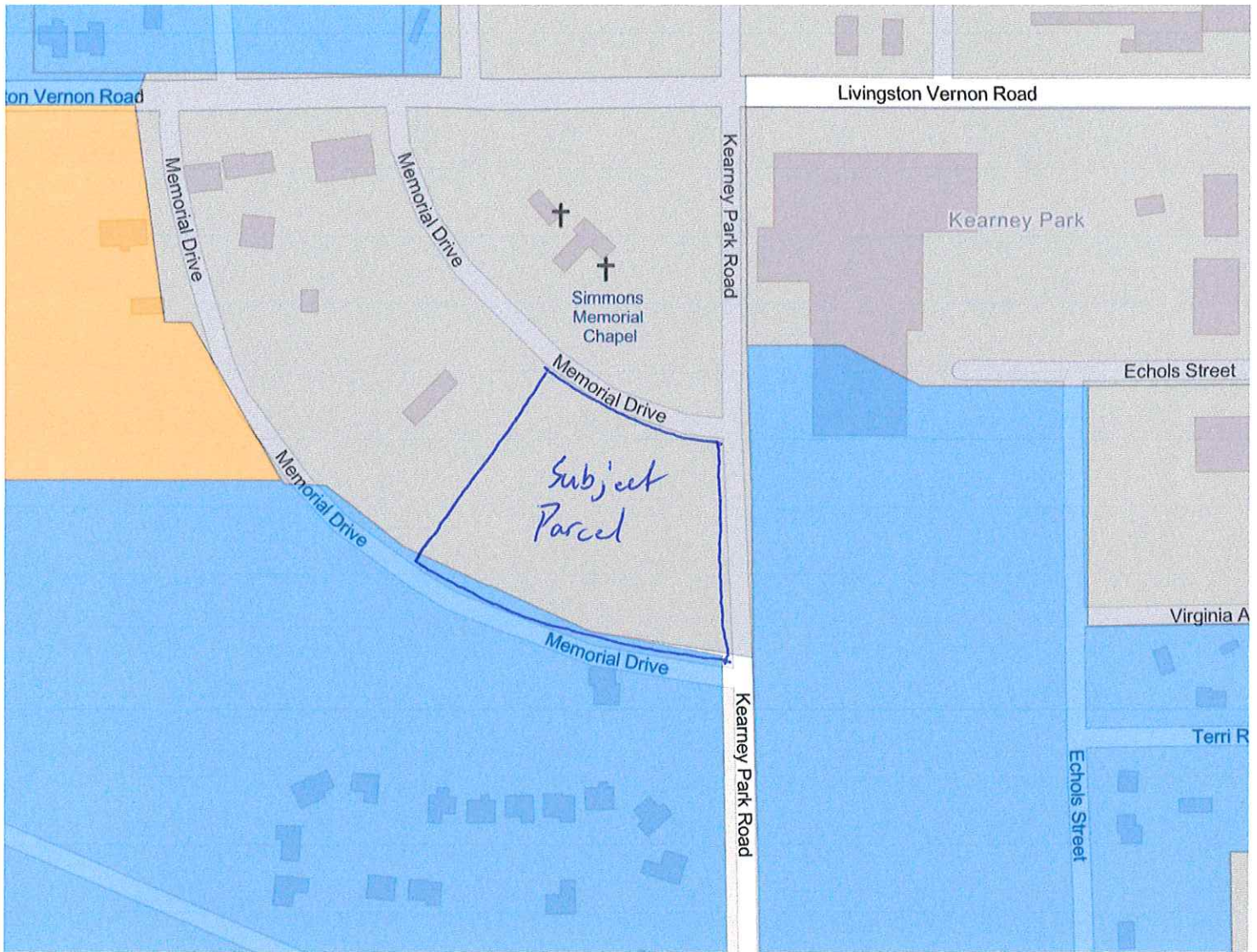
Respectfully submitted, this the 27 day of March, 2024.

A Gordon Bennett Petitioner

Exhibit A

Legal Description of Gaston Barrett Parcel #0611-32A-003/02.00

Commence at the Southeast corner of the said Section 32 and run thence North $89^{\circ} 59' 14''$ West for a distance of 2650.24 feet along the South line of the said Section 32 to the Easterly right of way line of the Illinois Central Gulf Railroad; thence North $22^{\circ} 46' 28''$ West for a distance of 2103.20 feet along the Easterly right of way line of the Illinois Central Gulf Railroad; thence South $67^{\circ} 13' 32''$ West for a distance of 25.0 feet along a right of way offset; thence North $22^{\circ} 46' 28''$ West for a distance of 3654.10 feet along the said Easterly right of way line of the Illinois Central Gulf Railroad to the Southerly right of way line of Moore Avenue, said Southerly right of way line being 30 feet from the center line of the said Moore Avenue; thence South $22^{\circ} 46' 28''$ East for a distance of 766.56 feet along the said Easterly right of way line of the Illinois Central Gulf Railroad; thence South $89^{\circ} 42' 26''$ East for a distance of 2459.85 feet; thence run 208.012 feet along the arc of a 1025.526 foot radius curve to the left, said arc having a 207.655 foot chord with bears South $48^{\circ} 57' 26''$ East; to the POINT OF BEGINNING for the parcel herein described; thence North $44^{\circ} 33' 10''$ East for a distance of 372.70 feet; thence North $89^{\circ} 10' 27''$ East for a distance of 175.62 feet to the Southerly right of way line of a paved road, said Southerly right of way being 25 feet from the center line of the said paved road; thence run 194.899 feet along the arc of a 437.222 foot radius curve to the left in the said Southerly right of way line, said arc having 193.289 foot chord which bears South $74^{\circ} 58' 13''$ East; to the Westerly right of way line of Kearney Park Road, said Westerly right of way line being 30 feet from the center line of the said Kearney Park Road; thence South $01^{\circ} 02' 33''$ East for a distance of 432.12 feet along the said Westerly right of way line of Kearney Park Road; thence leave said Westerly right of way line and run North $79^{\circ} 10' 53''$ West for a distance of 236.69 feet; thence run 436.968 feet along the arc of a 1025.526 foot radius curve to the right, said arc having a 433.760 foot chord which bears North $66^{\circ} 58' 29''$ West; to the POINT OF BEGINNING, containing 4.838 acres more or less.



Re-zoning to build a single family home.

Property Owners with 160 feet of Parcel #061I-32A-003/02.00

John L Jordan
721 Kearney Park Road
Flora, MS 39071

Christopher E Washington
123 Cedar Creek Dr
Flora, MS 39071

Oteasia N Stuckey
121 Cedar Creek Dr
Flora, MS 39071

Tonya Stuckey
119 Cedar Creek Dr
Flora, MS 39071

Robert J & Leneshia S Dobbs
117 Cedar Creek Dr
Flora, MS 39071

Cora Lee Grayer
115 Cedar Creek Dr
Flora, MS 39071

James Myron Renicker
PO Box 682
Benton, MS 39040-0682

Simmons Memorial Baptist Church
118 Memorial Dr
Flora, MS 39071

Lakeover Partnership LP
PO Box 321442
Jackson, MS 39232

Cordell & Tonda Spires
104 Lincoln St
Flora, MS 39071

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

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 32, TOWNSHIP 9 NORTH,
RANGE 1 EAST / WEST, MADISON COUNTY,
MISSISSIPPI

* Gaston Barrett

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Gaston Barrett has filed a Petition to rezone and reclassify a 4.83 acre tract of land situated in Section 32, Township 9 North, Range 1 East / West, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned I-2. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of R-2.

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 West North Street, Canton, Mississippi at _____ a.m. on _____, _____, 20____, or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 27 day of March, 2024

By: Gaston Barrett

~~#~~ Gaston Barrett

Contact Information Po Box 518

Philadelphia, MS 39350

601-656-2300



West Madison Utility District
P O Box 27
443 Livingston Vernon Road
Flora, MS 39071
601.879.9718 (Office)
601.879.9778 (Facsimile)
Email: wmud39071@att.net

Supervisor
Karl Banks, District 4
Commissioners
Larry Bennett, President
Scott Colson, Treasurer
Carolyn Andrews, Commissioner
Joyce Monroe, Commissioner
Cordell Spires, Commissioner

WEST MADISON UTILITY BOARD OF COMMISSIONERS

March 28, 2024

Attention Mr. Scott Weeks / Madison County Board of Supervisors:

West Madison Utility District has researched and determined that Madison County Tax Parcel Number, 0611-32A-003/02.00, 4.83 +/- acres owned by Gaston Barrett, has the capability to be serviced by West Madison Utility District for the water and sewer requirements of R-2 zoning density. West Madison Utility District has the water and sewer capacity and capability to support a maximum density per acre R-2 development (+/- 10 homes) on this parcel. If further questions or concerns arise do not hesitate to contact the West Madison Utility District main office.

Sincerely,

KT Newman

West Madison Utility District

"Keeping A Basic Necessity Flowing"