

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 15
TOWNSHIP 09 NORTH, RANGE 02 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Rita H. Graham

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Rita H. Graham 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 15 Township 09N, Range 02 Madison County, Mississippi, more particularly described as follows, to-wit:

Rita H. Graham Revocable Trust
Trust Dated 28 Aug 2017

SEE EXHIBIT A

from its present Zoning District Classification of A-1 District to a I-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 68.37 acres.
2. The zoning proposed (~~§~~) 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 I-2 zoning, and reclassifying this property from its present A-1 District classification to a I-2

District.

Respectfully submitted, this the 1 day of May, 2024.

Rita S. Graham Petitioner

APPLICATION FOR REZONING		
A-1 to I-2		
Name and Address of Applicant: <i>Rita H. Graham, trustee Revocable Trust</i>		<i>252 Virildia Rd. Canton, MS 39046</i>
APPLICATION DATE	Present Zoning of Property	Legal Description of Property:
<i>5-1-2024</i>	<i>A-1 & SFR</i>	<i>See (Exhibit A)</i>
TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>092E-22-002/00.00 X</i>		<i>See (Exhibit B)</i>
Other Comments: As per Article VIII Section 806 of the Madison County Zoning Ordinance.		

Comments

Respectfully Submitted

Rita H. Graham



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 22
TOWNSHIP 09 NORTH, RANGE 02 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Rita H. Graham

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Rita H. Graham 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 22 Township 09 N, Range 02, Madison County, Mississippi, more particularly described as follows, to-wit:

Rita H. Graham Revocable Trust
Trust dated 28 Aug 2017

SEE EXHIBIT A

from its present Zoning District Classification of A-1 District to a
T-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 85 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 T-2 zoning, and reclassifying this property from its present A-1 District classification to a T-2.

District.

Respectfully submitted, this the 1 day of May, 2024.

Rita H. Graham, Petitioner

RITA H. GRAHAM, Trustee, or her successors in trust of
THE RITA H. GRAHAM REVOCABLE TRUST
dated the 28th day of August, 2017,
and any amendments thereto
252 Virililia Road
Canton, MS 39046
phone (601) 953-5340

INDEXING INFORMATION: NW ¼ & SW ¼ of Sec. 22 & SW ¼ of Sec. 15 all in T9N, R2E,

said property being more particularly described as follows, to-wit:

A parcel of land lying and situated in the NW ¼ and the SW ¼ of Section 22 and in the SW ¼ of Section 15 all in Township 9 North, Range 2 East, Madison County, Mississippi being more particularly described as follows: Commence at a concrete monument representing the SE corner of Section 16 (NW corner Section 22 / SW corner Section 15) and run thence S 01 degrees 06 minutes 42 seconds E along the easterly right of way of Old Yazoo City Road for a distance of 34.64 feet to an iron pin which is the Point of Beginning of the parcel herein described. From the Point of Beginning run along said easterly right of way for the following calls: S 0 degrees 05 minutes 22 seconds W for a distance of 2212.82 feet to a point; thence run S 01 degrees 09 minutes 01 seconds W for a distance of 518.71 feet to a concrete monument; thence run S 88 degrees 35 minutes 33 seconds E for a distance of 10.00 feet to a concrete monument; thence run S 2 degrees 47 minutes 30 seconds W for a distance of 48.64 feet to a point; thence run S 01 degrees 11 minutes 15 seconds W for a distance of 51.79 feet to a point; thence run N 88 degrees 54 minutes 04 seconds W for a distance of 5.00 feet to a point; thence run S 1 degrees 11 minutes 15 seconds W for a distance of 150.00 feet to a point; thence run S 88 degrees 48 minutes 45 seconds E for a distance of 5.00 feet to a point; thence run S 01 degrees 11 minutes 15 seconds W for a distance of 80.25 feet to a point; thence run S 00 degrees 25 minutes 01 seconds W for a distance of 19.27 feet to a point; thence run S 25 degrees 21 minutes 37 seconds E for a distance of 89.27 feet to a point on the northerly right of way of Virililia Road; thence run along said northerly right of way for the following calls: S 01 degrees 10 minutes 53 seconds W for a distance of 8.59 feet to a point; thence run S 73 degrees 30 minutes 57 seconds E for a distance of 138.40 feet to a concrete monument; thence run S 73 degrees 10 minutes 43 seconds E for a distance of 8.71 feet to a concrete monument; thence run southeasterly along the arc of a curve to the right having a radius of 726.29 feet, a delta angle of 28 degrees 47 minutes 17 seconds, a chord bearing of S 58 degrees 20 minutes 08 seconds E, a chord length of 361.10 feet and an arc length of 364.92 feet for a distance of 364.92 feet to a point; thence run S 42 degrees 59 minutes 18 seconds E for a distance of 481.77 feet to an iron pin; thence run N 7 degrees 33 minutes 54 seconds E along the westerly line of that parcel described in Book 2347 at page 784 for a distance of 3759.90 feet to a point; thence run N 0 degrees 34 minutes 44 seconds E along said westerly line for a distance of 73.16 feet to an iron pin; thence run N 0 degrees 02 minutes 09 seconds E along said westerly line for a distance of 57.55 feet to a point; thence run N 0 degrees 02 minutes 09 seconds E along said westerly line for a distance of 1229.74 feet to an iron pin; thence run N 0 degrees 02 minutes 09 seconds E for a distance of 1120.14 feet to an iron pin; thence run S 89 degrees 21 minutes 02 seconds W for a distance of 1299.48 feet to an iron pin on the easterly right of way of Old Yazoo City Road; thence run S 0 degrees 04 minutes 01 seconds W along said right of way for a distance of 1798.58 feet to an iron pin; thence run N 89 degrees 41 minutes 52 seconds E for a distance of 231.07 feet to an iron pin with disk; thence run S 0 degrees 11 minutes 05 seconds E for a distance of 628.41 feet to an iron pin with disk; thence run N 89 degrees 35 minutes 27 seconds W for a distance of 229.44 feet to the Point of Beginning. This parcel contains 153.37 acres, more or less.

WEST MADISON UTILITY DISTRICT

3/01
278 ACc

3/03
118 ACc

4/03
1 ACc

4/02
6.5 ACc

4/01
37 ACc

MISSISSIPPI POWER AND LIGHT COMPANY

2
88.37 ACc

1
1.62 ACc
3.3 ACc

WEST MADISON
PRESBYTERIAN
CHURCH

4.4
2 ACc

7/01
123 ACc

2/01
18 ACc

2
85 ACc

3
187 ACc

8
5.1 ACc

9
7.8 ACc

6/02
65 ACc

6/01
39 ACc

1
16.85 ACc

4
136 ACc

(5/01)

COOK 1
SUBDI

MADISON UTILITY DISTRICT

5
44 ACc

1/02

5/02

8

12:04



LYNCH JIMMY ON X HUNT



Weather

GRAHAM RITA H-REV TRUST

DELTA

DELTA

mapbox

HAKON JOE B JR & MINNIE E-REV TRUST

ORTH-EAST

APPLEWHITE LARRY W &

Sat 2D



Offline Maps



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Tools

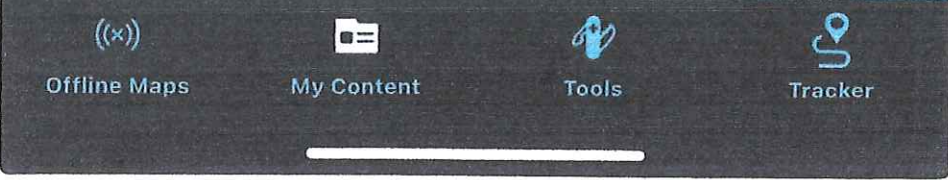


Tracker

12:02



Mapbox



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ON X HUNT



LYNCH
SYBIL



Old Yazoo City Rd

H
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GRAHAM
RITA
H-REV
TRUST



OLD
MADISON
RESBYTERIAN
CHURCH



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