

APPLICATION FOR REZONING

C-2 to A-1

Name and Address of Applicant:

James Clay

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6-1-2024	C-2	See (Exhibit A)	0945-648-006/01	X	See (Exhibit B)

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

Comments

Respectfully Submitted

James Clay

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 6
TOWNSHIP 9 NORTH, RANGE 4 EAST/~~WEST~~
MADISON COUNTY, MISSISSIPPI

PETITIONER:

James Clay

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now James Clay, 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 6 Township 9 N, Range 4E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 3.26 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 A-1 Agricultural zoning, and reclassifying this property from its present C-2 Commercial District classification to a A-1 Agricultural District.

Respectfully submitted, this the 1st day of June, 2024.

James Clay, Petitioner

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 6, TOWNSHIP 9NORTH,
RANGE 4EAST, MADISON COUNTY,
MISSISSIPPI

PETITIONER: Mr. James Clay

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Mr. James Clay has filed a Petition to rezone and reclassify a 3.26 acre tract of land situated in Section 6, Township 9 North, Range 4 East, 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 HIGHWAY COMMERCIAL DISTRICT (C-2). The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of AGRICULTURAL DISTRICT (A-1).

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 9:00 a.m. on July 11th, 2024 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 31st day of May, 2024.

By: Mr. James Clay: Contact Information 210-251-9601 or jamesmmfc@gmail.com 5460
Babcock Rd, San Antonio TX 78240

PREPARED BY:

John S. McDavid - MSBN 2365
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

John S. McDavid
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

INDEXING: NW 1/4, Sec. 6, T9N, R4E, Madison Co., MS.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I:

Grantors:

**Nelson R. Cauthen, Jr.
441 E. Center St.
Canton, MS 39046
601-201-1554**

**Amanda Elizabeth Cauthen
n/k/a Amanda Cauthen Bradford
105 Old Gin Cove
Madison, MS 39110
601-613-5239**

do hereby sell, convey and forever warrant unto:

Grantee:

**Acres Buy LLC
10602 Tranquille Pl.
San Antonio, TX 78240
210-251-9601**

the following described real property lying and being situated in Madison County, Mississippi, to wit:

SEE EXHIBIT A

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2024 are liens, but are not yet due or payable.
2. County of Madison, Mississippi, Zoning Ordinances and Subdivision Regulations, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines, drainage, and other utilities, and restrictive covenants of record.

WITNESS OUR SIGNATURES on this the _____ day of _____, 2024.

Nelson R. Cauthen, Jr.

Amanda Elizabeth Cauthen
n/k/a Amanda Cauthen Bradford

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named **Nelson R. Cauthen, Jr.**, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named **Amanda Elizabeth Cauthen, n/k/a Amanda Cauthen Bradford**, who stated and acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)

A parcel of land lying and situated in the NW1/4 of Section 6, Township 9 North, Range 4 East, Madison County, Mississippi, more particularly described as follows:

Commence at a fence corner representing the SW corner of Section 31, Township 10 North, Range 4 East, Madison County, Mississippi, and run thence N 90 degrees 00 minutes 00 seconds E for a distance of 32.56 feet to an iron pin; thence run S 0 degrees 00 minutes 00 seconds W for a distance of 224.08 feet to an iron pin; thence continue S 0 degrees 00 minutes 00 seconds W for a distance of 526.03 feet to an iron pin; thence run S 89 degrees 21 minutes 01 seconds W for a distance of 192.41 feet to a fence corner and the point of beginning of the herein described property; thence N 89 degrees 10 minutes 48 seconds W generally along an existing fence line for a distance of 304.98 feet to an iron pin at a fence corner; thence run southerly along a fence and along the easterly right of way of Sharon Road (circa June 2003) for the following calls; S 03 degrees 20 minutes 28 seconds W for a distance of 225.47 feet to a point; thence S 0 degrees 05 minutes 59 seconds W for a distance of 183.75 feet to an iron pin; thence run S 89 degrees 54 minutes 01 seconds E for a distance of 80.00 feet to an iron pin; thence run S 0 degrees 05 minutes 59 seconds W for a distance of 100.01 feet to an iron pin on the easterly right of way of Highway 43; thence run easterly along said right of way and along the arc of a curve to the right having a radius of 383.42 feet, a delta angle of 8 degrees 03 minutes 49 seconds, a chord bearing of N 80 degrees 41 minutes 38 seconds E, a chord length of 53.92 feet and an arc length of 53.96 feet for a distance of 53.96 feet to a point; thence run N 88 degrees 08 minutes 59 seconds E along said right of way for a distance of 51.48 feet to a point; thence easterly along said right of way and along the arc of a curve to the left having a radius of 428.45 feet, a delta angle of 18 degrees 50 minutes 05 seconds, a chord bearing of N 78 degrees 43 minutes 57 seconds E, a chord length of 140.21 feet and an arc length of 140.84 feet for a distance of 140.84 feet to an iron pin; thence run N 0 degrees 28 minutes 09 seconds W for a distance of 443.67 feet to the Point of Beginning. This parcel contains 3.26 acres, more or less.



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 Street and Apt. No., or PO Box No. 2626 Gatewood
 City, State, ZIP+4® Canton, MS 39208-4425

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Sent To Ms. Aggie A. Carson
 Street and Apt. No., or PO Box No. 348 Kenfroe
 City, State, ZIP+4® Canton, MS 39046-9602

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Sent To Mr. Glen Robinson
 Street and Apt. No., or PO Box No. 26 P.O. Box
 City, State, ZIP+4® Sharon, MS 39163-0261

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 Street and Apt. No., or PO Box No. 505 Huntington
 City, State, ZIP+4® Kosciusko, MS 39090

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Sent To Ms. Sude D. Dix
 Street and Apt. No., or PO Box No. 48 PO Box
 City, State, ZIP+4® Sharon, MS 39163-0048

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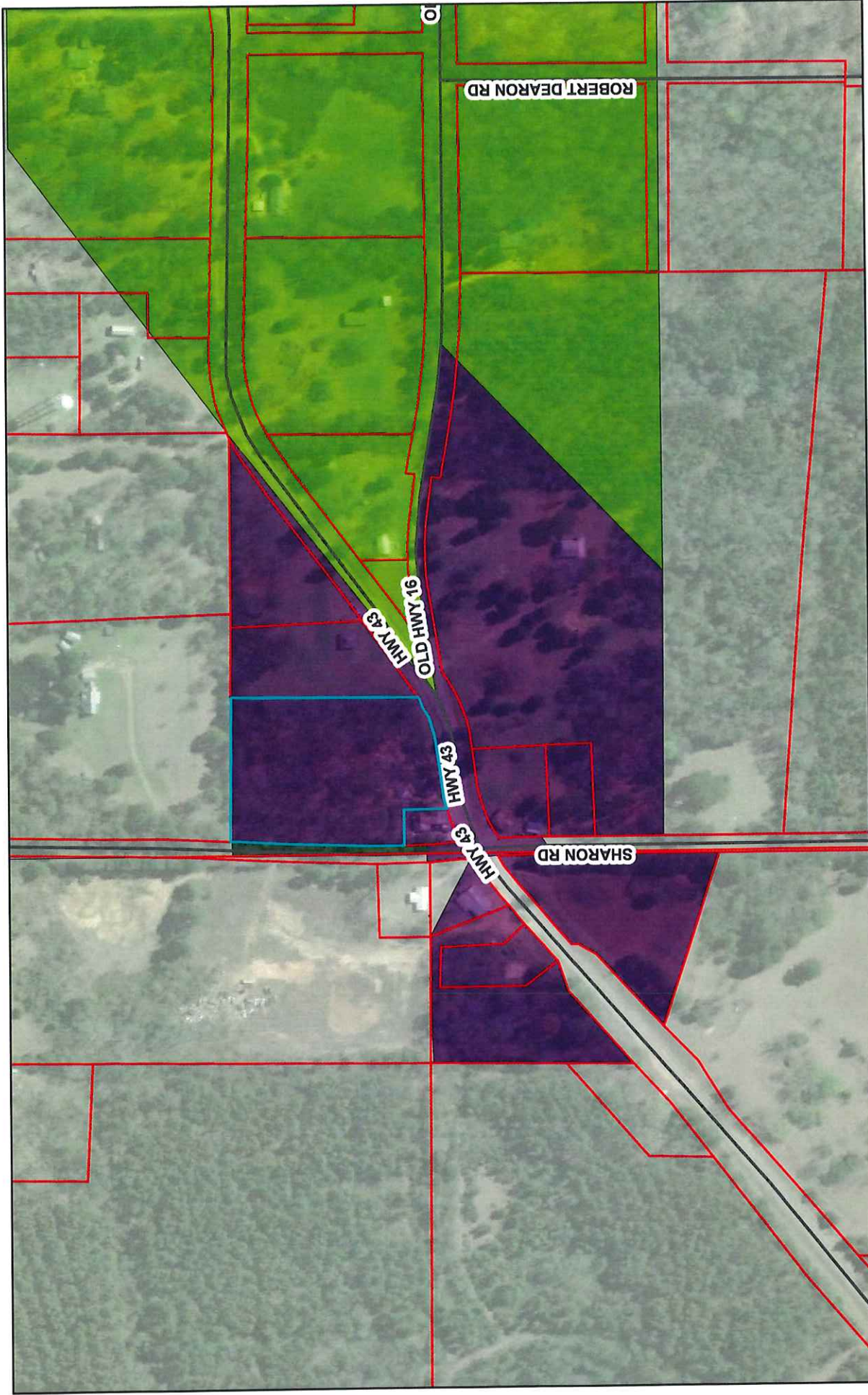
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 Street and Apt. No., or PO Box No. 3000 Highway 16
 City, State, ZIP+4® Canton, MS 39046-8930

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Edit Title Here



7/5/2024, 8:05:58 AM

- Parcels
- Local Roads
- Zoning
 - R-1
 - A-1
 - C-2

