

APPLICATION FOR REZONING

A-1 to I-2

Name and Address of Applicant:

LLB Farms LLC
116 Ashbrooke Trl
Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
07/23/2024	A-1	See (Exhibit A)	092E-21-002/01.00 092E-21-002/04.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted

LLB Farms LLC

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 21
TOWNSHIP 09N NORTH, RANGE 02 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

LLB Farms LLC.

By: C Brad Moncrief –Member

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now LLB Farms LLC; C Brad Moncrief (member), 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 21 Township 09N, Range 02E, Madison County, Mississippi, more particularly described as follows, to-wit:

092E-21-002/01.00 25 AC IN SW1/4 NE1/4 S/S OF CREEK

092E-21-002/04.00 35 AC IN W1/2 N of RD

SEE EXHIBIT A

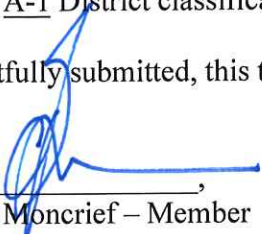
from its present Zoning District Classification of A-1 District to a
I-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 60 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:
 - Properties to East and North owned by The Joe B Hardy, Jr. and Minnie Evans Hardy Revocable Trust has been approved for rezoning by Planning Committee
 - Land directly across Virililia Rd is currently zoned I-2 and utilized by Mega Site

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 1st day of August, 2024.


_____, Petitioner
C Brad Moncrief – Member
LLB Farms, LLC.

60.49 Acres+/-

Section 21, T-9-N, R-2-E

Madison County, MS

A tract or parcel of land containing 60.49 acres, lying and being situated in the Northwest and Northeast Quarters of Section 21 Township 9 North, Range 2 East, Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet using a scale factor of 0.99995623 and a grid to geodetic azimuth angle of 0 degrees 07 minutes 45 seconds developed at the below described POINT OF BEGINNING:

Begin at a found ½ inch rebar at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi;

From said point run South 00 degrees 00 minutes 04 seconds East, along an old fence and along the West line of a tract of land found at Deed Book 3084 Page 485. of the Office of Chancery Clerk of Madison County, Mississippi, for a distance of 18.13 feet to a set ½ inch rebar on the Top Bank of a Creek;

Thence run South 00 degrees 00 minutes 04 seconds East for a distance of 19.37 feet to the center of said Creek, said point also being the Northeast corner of a tract of land found at Deed Book 3639 Page 789 of the Office of Chancery Clerk of Madison County, Mississippi;

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Thence run along the North Right of Way of Virililia Road for the following 3 calls:

North 89 degrees 24 minutes 31 seconds West for a distance of 993.70 feet to a point;

Run along a curve to the right a distance of 467.48 feet to a point, said curve having a radius of 1,097.49 feet, and a chord bearing North 76 degrees 30 minutes 51 seconds West having a chord length of 463.95 feet;

North 63 degrees 42 minutes 36 seconds West for a distance of 429.99 feet to a found ½ inch rebar at the intersection of said Northerly Right of Way with the center of a 200 feet wide Mississippi Power and Light Right of Way, found at Deed Book 96 Page 55;

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The above description is based off plat of survey by Williams, Clark, and Morrison dated December 22, 2023.

Williams, Clark, and Morrison
Engineers and Surveyors
213 South Main Street
Yazoo City, MS 39194
662-746-1863

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 21, TOWNSHIP 09 NORTH,
RANGE 02 EAST, MADISON COUNTY,
MISSISSIPPI

LLB Farms, LLC

PETITIONER

By: C Brad Moncrief - Member

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that LLB Farms, LLC. has filed a Petition to rezone and reclassify a 60 acre tract of land situated in Section 21, Township 09 North, Range 02 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 A-1. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of I-2.

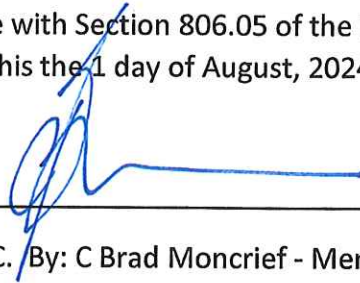
Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9:00 a.m. on Thursday, September 12, 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 1 day of August, 2024.

By: _____



LLB Farms LLC. / By: C Brad Moncrief - Member

Contact Information:

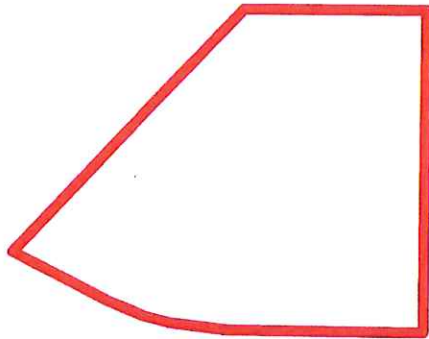
C Brad Moncrief

116 Ashbrooke Trl

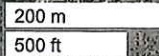
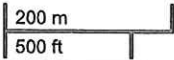
Madison, MS 39110

601-937-1767

brad@sterlingsu.com



Cartoon



Madison County, MS

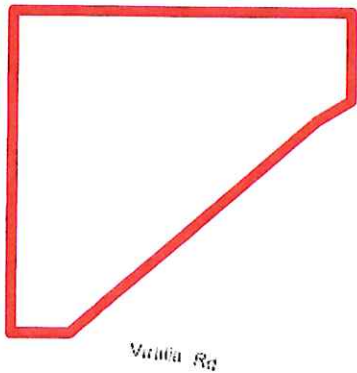
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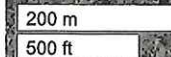
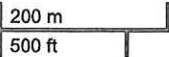
Madison County Tax Assessor/Collector
 171 Cobblestone Dr
 Madison, MS 39110
 (601) 856-1796

Date Printed: 7/16/2024

PPIN:	47815
PARCEL_ID:	092E-21-002/04.00
OWNERNAME:	PHOENIX DEVELOPMENT COMPANY LLC
ADDRESS1:	1304 HWY 51 NORTH STE B
ADDRESS2:	
CITY:	MADISON
STATE:	MS
ZIP:	39110
SECTION:	21
TOWNSHIP:	09N
RANGE:	02E
LEGAL1:	35AC IN W1/2 N OF RD
LEGAL2:	
LEGAL3:	
TAX_DIST:	4 C
CULT_AC1:	0
CULT_AC2:	28.5
UNCULT_AC1:	0
UNCULT_AC2:	6.5
TOTAL_AC:	35
CULT_VAL1:	0
CULT_VAL2:	9200
UNCUL_VAL1:	0
UNCUL_VAL2:	1460
LAND_VAL:	10660
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	10660
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	
DEED_PAGE:	
DEED_DATE:	
SITUS_ADDR:	0



Violeta Rd



Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Madison County Tax Assessor/Collector
 171 Cobblestone Dr
 Madison, MS 39110
 (601) 856-1796

Date Printed: 7/16/2024

PPIN:	26097
PARCEL_ID:	092E-21-002/01.00
OWNERNAME:	PHOENIX DEVELOPMENT COMPANY LLC
ADDRESS1:	1304 HWY 51 NORTH STE B
ADDRESS2:	
CITY:	MADISON
STATE:	MS
ZIP:	39110
SECTION:	21
TOWNSHIP:	09N
RANGE:	02E
LEGAL1:	25 ACC IN SW1/4 NE1/4
LEGAL2:	S/S OF CREEK
LEGAL3:	
TAX_DIST:	4 C
CULT_AC1:	0
CULT_AC2:	18.61
UNCULT_AC1:	0
UNCULT_AC2:	6.39
TOTAL_AC:	25
CULT_VAL1:	0
CULT_VAL2:	6870
UNCUL_VAL1:	0
UNCUL_VAL2:	1490
LAND_VAL:	8360
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	8360
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	
DEED_PAGE:	
DEED_DATE:	
SITUS_ADDR:	0



MS Private Lands
PHOENIX DEVELOPMENT COMPANY LLC

Overview **Hunt Unit** **Content**

MS Private Lands

Owner
 PHOENIX DEVELOPMENT COMPANY LLC

Tax Address
 1304 HWY 51 NORTH STE B MADISON MS 39110

County
 Madison

Area (Acres)
 59.88

Coordinates 32.61264, -90.10051 **Copy**

Elevation 237 ft

MS Deer Hunt Zone



MS Deer Zones
 Zone DELTA

LLB - Virililia Rd Rezoning Notification List

<u>Name</u>	<u>Address</u>
HARDY JOE B JR & MINNIE REV TRUST	117 OLD YAZOO CITY RD CANTON MS 39046
VANDEVERE JEFFERY ALLEN	1578 STOKES RD CANTON MS 39046
JENPAL LLC	PO BOX 628 RIDGELAND MS 39158
BOTTOM LAND PROPERTIES LLC	425 VIRLILIA RD CANTON MS 39046
MCNALLY LILLIAN	1908 PATTON DR STARKVILLE MS 39759
BOUTWELL MARY JANE & WALTER (L/E)	367 VIRLILIA RD CANTON MS 39046
BOUTWELL LTD FAMILY PARTNERSHIP LP	333 VIRLILIA RD CANTON MS 39046

Date of Notice

8.1.2024

9589	0710	5270	2156	2080	47
9589	0710	5270	2156	2080	30
9589	0710	5270	2156	2080	23
9589	0710	5270	2156	2080	78
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9589	0710	5270	2156	2080	54
9589	0710	5270	2156	2080	61

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RIJSELING, NE 37156

Certified Mail Fee	\$ 4.75	01.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00	
<input type="checkbox"/> Adult Signature Required	\$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00	
Postage	\$ 0.75	
Total Postage and Fees	\$ 5.50	
Sent To		02/01/2024

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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CANTON, NE 68046

Certified Mail Fee	\$ 4.75	01.00
Extra Services & Fees (check box, add fee as appropriate)		
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For delivery information, visit our website at www.usps.com

Concord, NE 68046

Certified Mail Fee \$4.85

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$ 0.00
- Return Receipt (electronic) \$ 0.00
- Certified Mail Restricted Delivery \$ 0.00
- Adult Signature Required \$ 0.00
- Adult Signature Restricted Delivery \$ 0.00

Postage \$0.72

Total Postage and Fees \$5.57

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9057 See Reverse for Instructions

9589 0710 5270 0125 2156 2080 85

0010 04

Postmark
Here

06/01/2024



MADISON COUNTY, MS
I certify this instrument filed/recorded
12/29/2023 3:47:11 PM
Inst. 996774 Page 1 of 3
Book: W - 4398 / 803.00
Witness my hand and seal
RONNY LOTT, C.C. BY: CH D.C.

PREPARED BY AND RETURN TO:

Don A. McGraw, Jr. - MSB# 2621
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

INDEXING: NW1/4 and NE1/4 of Section 21, Township 9 North, Range 2 East, Madison County, Mississippi.

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:

GRANTOR:

PHOENIX DEVELOPMENT COMPANY, LLC, a Mississippi Limited Liability Company
1304 Highway 51 North, Ste. B
Madison, MS 39110
Phone: 601-946-0639

does hereby sell, convey and warrant unto:

GRANTEE:

LLB FARMS, LLC, a Mississippi Limited Liability Company
116 Ashbrooke Trail
Madison, MS 39110
Phone: 601-937-1767

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

SEE EXHIBIT "A" ATTACHED HERETO.

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

1. Ad valorem taxes for the year 2023, which are liens, but are not yet due or payable, which shall be paid by the Grantor.

- 2. Zoning and Subdivision Regulations Ordinance, 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 and other utilities and restrictive covenants of record.

WITNESS OUR SIGNATURE on this the 29th day of December, 2023.

PHOENIX DEVELOPMENT COMPANY, LLC
a Mississippi Limited Liability Company

By: [Signature]
Thomas G. Hixon, Sole Member

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 29th day of December, 2023, within my jurisdiction, the within named Thomas G. Hixon who acknowledged that he is the Sole Member of Phoenix Development Company, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES
1-18-2027
(SEAL)



60.49 Acres +/-

Section 21, T-9-N, R-2-E

Madison County, MS

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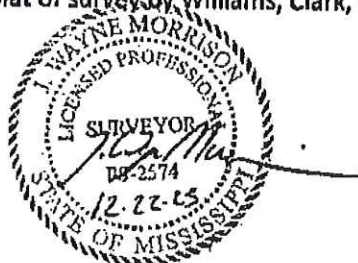
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Williams, Clark, and Morrison
Engineers and Surveyors
213 South Main Street
Yazoo City, MS 39194
662-746-1863



MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 12/29/2023 3:47:11 PM AND RECORDED IN W BOOK:4398 PAGE:803