

# APPLICATION FOR REZONING

Name and Address of Applicant:  
I C Ventures, LLC  
1780 Waverly Drive  
West Point, MS 39773

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
8/28/2024	A-1	See (Exhibit A)	82B-10-025/01.01	X NO	See (Exhibit B)

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

Comments

Respectfully Submitted  
I C Ventures, 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 10  
TOWNSHIP 8 NORTH, RANGE 2 E EAST/WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

IC Ventures, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now IC Ventures, LLC, 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 10 Township 8 N, Range 2 E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 5.01 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 C-2 zoning, and reclassifying this property from its present A-1 District classification to a C-2 District.

Respectfully submitted, this the 28 day of August, 2024.

IC Ventures, LLC,      Petitioner

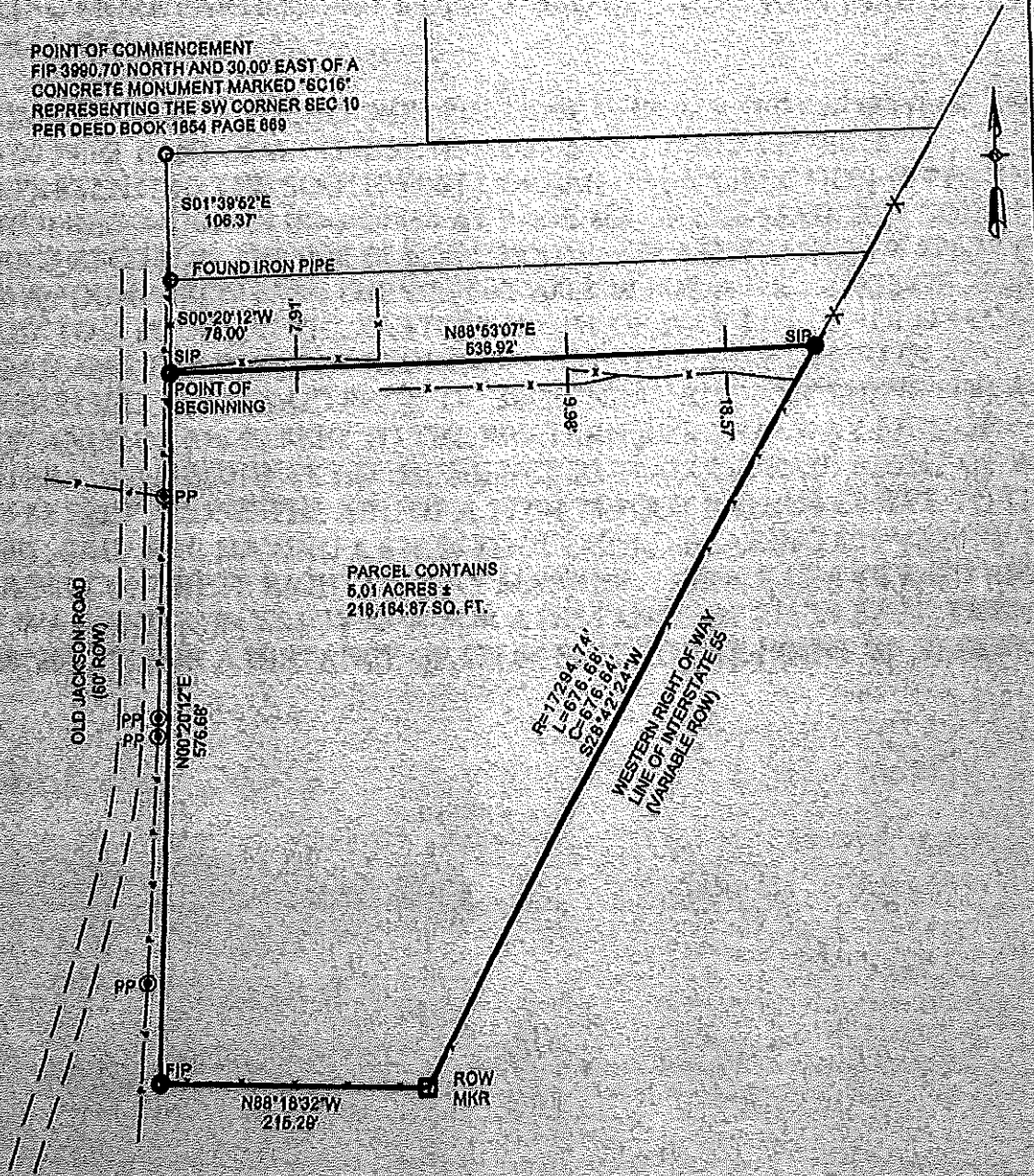
REFERENCE MERIDIAN - TRUE NORTH BASED ON SURVEY GRADE GPS.

○ INDICATES 1/2" X 16" FERROUS METAL ROD @ PROPERTY CORNERS. FIP INDICATES FOUND IRON PIN. SIP INDICATES SET IRON PIN.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, AND / OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF SURVEYOR PRESENT.

POINT OF COMMENCEMENT  
FIP 3980.70' NORTH AND 30.00' EAST OF A  
CONCRETE MONUMENT MARKED "8C16"  
REPRESENTING THE SW CORNER SEC 10  
PER DEED BOOK 1854 PAGE 669

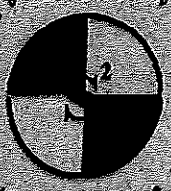


I, Roger T. Ellison, P.L.S., do hereby certify that the survey shown hereon was performed under my supervision, and that the features depicted on this plat are a correct representation of conditions as they existed on 05/28/16, to the best of my knowledge and belief.

SURVEY SHOWING:

CERTAIN PROPERTIES

SITUATED IN W 1/2 SEC 10,  
T-8-N, R-2-E,  
MADISON COUNTY, MS  
\*\*\*\*\*



482 HOLLY HEDGE DRIVE  
MADISON, MS 38110  
CELL (601)954-3785  
tom@rtel168@comcast.net



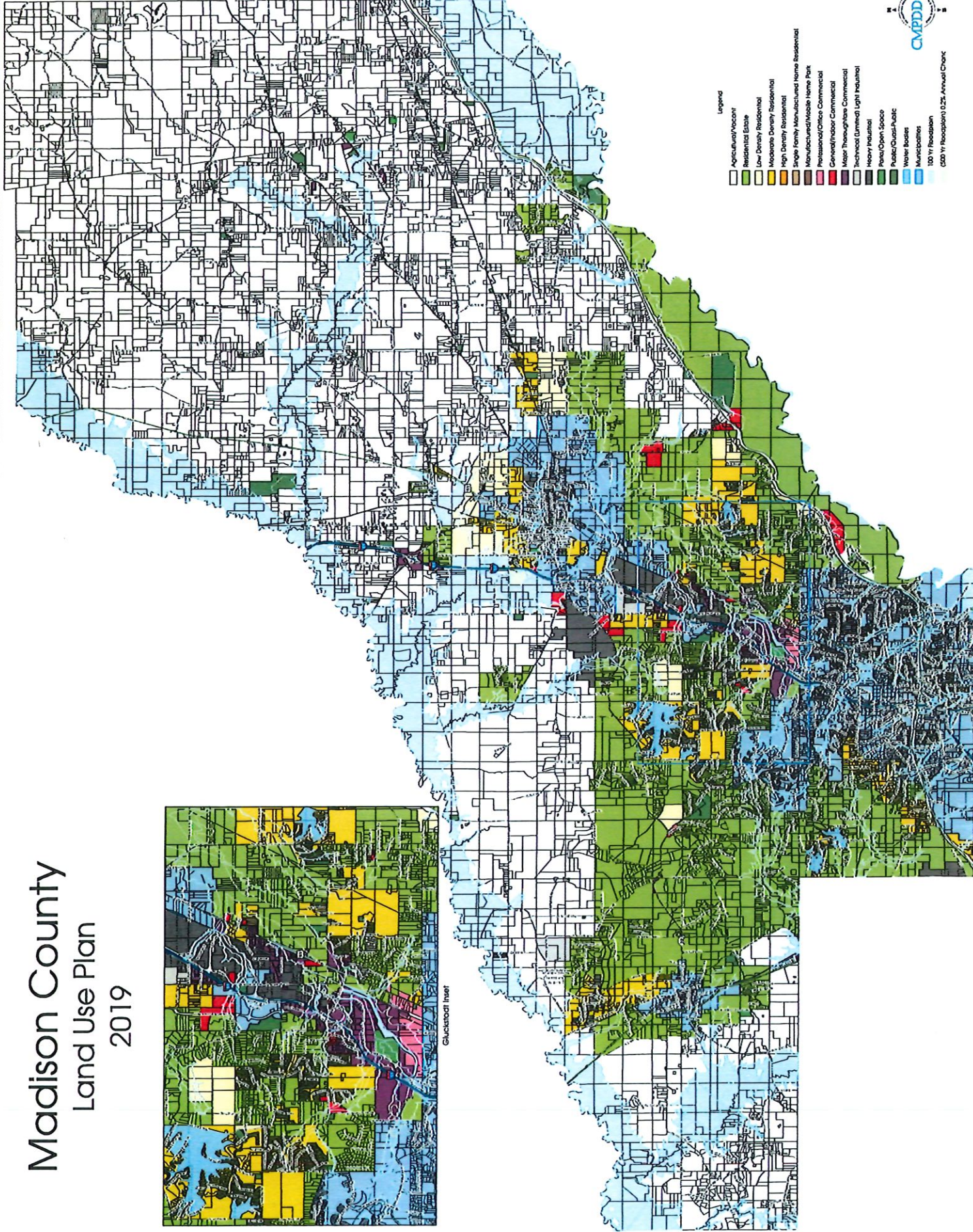
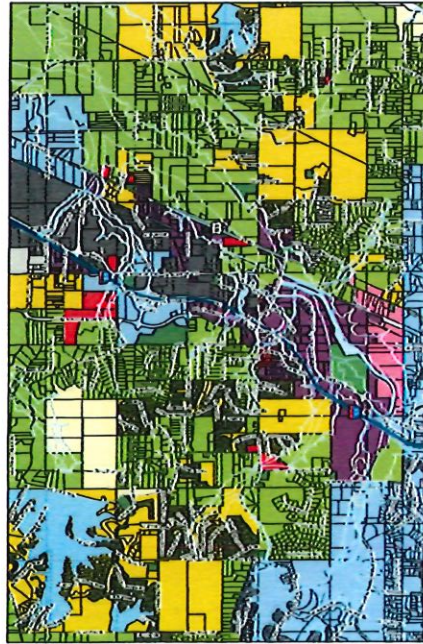
Roger T. Ellison, P.L.S. # 2710

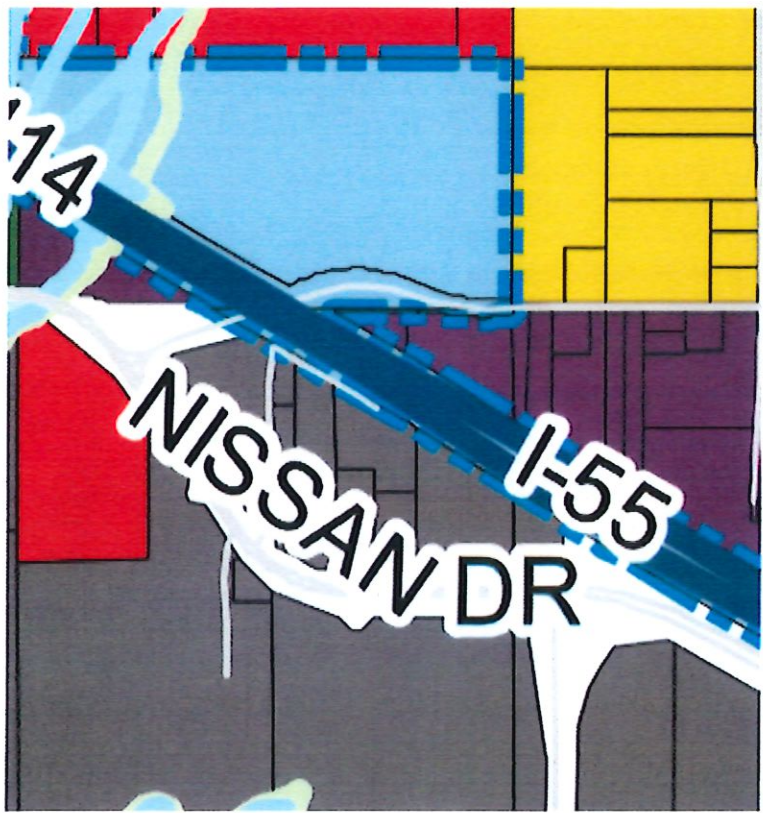
DRAWN BY: DME	DATE: 05/28/16	SURVEY CLASS: B
CHECKED BY: RTE	SCALE: 1" = 120'	JOB #: 183-02-16

# Madison County

## Land Use Plan

2019





## EXPLANATION OF LAND USE CATEGORIES ON FUTURE LAND USE MAP

The following is an explanation of the specific meaning of land use color codes depicted on the Land use Plan/Thoroughfares Plan map which is found at the end of this chapter.

**AGRICULTURAL CLASSIFICATIONS:** This land use classification depicts areas that are expected to remain predominantly agricultural with no significant concentrations of residential, commercial, industrial or other development during the planning period.

1. **Agricultural (white):** Lands used for agricultural purposes with large lot patterns and minimal development. Most of these lands have no residential development, but where residential development is present, a maximum development of one residential unit for every two acres. It is still expected to remain agricultural because of its relatively remote location.

**RESIDENTIAL CLASSIFICATION:** Residential land use classification proposed to be based upon dwelling unit density. These lands are served, or will be served, by public sewerage, with the possible exception of Residential Estate.

1. **Residential Estate (chartreuse):** This classification generally includes existing subdivisions containing lots with a minimum area of two acres or more or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments. This land use classification is sometimes used as a "transitional" residential density between Agricultural areas and smaller lot residential areas.
2. **Low Density Residential (peach):** This classification includes existing subdivisions with lots generally ranging from 30,500 square feet in area up to two acres.
3. **Medium Density Residential (yellow):** This classification includes existing subdivisions with lot sizes generally 30,500 square feet down to "patio homes" with lots with 6,000 square feet in area or areas that are expected to be developed with lots with a density of approximately 3 to five units per acre. These higher density residential neighborhoods should be located only adjacent to arterial highways, county roads or streets that can









accommodate the increased traffic generated by such development.

4. **High Density Residential (orange):** The maximum density for apartment or condominium development included in this classification should be 10.0 units per acre, with a minimum of 30 percent of the gross site area reserved for "useable" open space (including all required yards and easements, but excluding parking lots); lakes/ponds and land with steep slopes or bayous should not be counted in calculating required open space. All areas shown on the Land Use Plan as high density residential now have sewer service or are expected to have sewer service by 2040.
5. **Manufactured/Mobile Home Parks (brown):** This classification includes manufactured homes located in a "park" where the individual space or "pad" where the home is parked is rented or leased or both the manufactured home and the space are rented or leased.
6. **Mixed Site-Built and Manufactured Home Subdivision (gold):** This classification includes subdivisions devoted exclusively to allowing a mixture of site-built homes and manufactured homes on individual lots within the subdivision.



**COMMERCIAL CLASSIFICATIONS:** All commercial classifications shown on the Land Use Plan either now have public sewer service or are required to have on-site wastewater disposal systems. Those commercial uses not connected to a central sewage treatment plant must have an on-site wastewater treatment system with a minimum lot size of three acres.

1. **Office Commercial (Restricted or Limited Commercial) (pink):** Offices of all types.
2. **General or Indoor Commercial (red):** This classification includes independent indoor commercial retail or service uses and shopping centers/malls.
3. **Major Thoroughfare Commercial (purple):** These commercial uses typically involve either significant outdoor activity or the display or storage of goods/materials outside of enclosed structures.

-  Manufactured/Mobile Home Park
-  Professional/Office Commercial
-  General/Indoor Commercial
-  Major Thoroughfare Commercial
-  Technical (Limited) Light Industrial
-  Heavy Industrial
-  Parks/Open Space
-  Public/Quasi-Public



## Parcel Details

Parcel number	082B-10-025/01.01
PPIN	22442
Owner's name	STEEN CLAUDIE WAYNE & BELVA R
Physical street number	0
Physical street name	
Mailing address	416 ARNOLD RD
Mailing city	BENTON
Mailing state	MS
Mailing zip	39039
True Values	
Land	21000
Improvement	0
Total	21000
Assessed Values	
Total	3150
Legal description	5A PTLY IN NW1/4 SW1/4 & PTLY IN SW
Legal description 2	1/4 NW1/4
Legal description 3	
Township	08N
Range	02E
Section	10
Taxing District:	4 C
Taxing Exempt:	NO
Supervisor District	4
Municipality	
School District	CANTON SEPARAT
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST
<b>Deeds signed through 12/31/2023 and recorded by 1/7/2024</b>	
Book / Page / Date	
1854 / 869 / 2004-11-18	<a href="#">[View Deed]</a>
1842 / 702 / 2004-10-15	<a href="#">[View Deed]</a>
130 / 135 / 1980-01-01	<a href="#">[View Deed]</a>
	<a href="#">[Search By Legal Description]</a>
Date	2004-11-18
Homestead	NO

## Available Maps

- [082B.PDF](#)

**Notice: Map files are very large and may take several minutes to download.**

## No Improvements For This Parcel

[Return to Owners Name Search](#)

**BEFORE THE BOARD OF SUPERVISORS  
OF MADISON COUNTY, MISSISSIPPI**

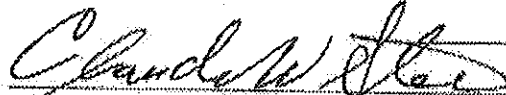
**IN THE MATTER OF REZONING CERTAIN LAND SITUATED IN:  
SECTION 10, T8N-R2E,  
MADISON COUNTY, MISSISSIPPI**

**PETITIONERS: I C VENTURES, LLC**

**CONSENT TO REZONE AND RECLASSIFY REAL PROPERTY**

Claudie Wayne Steen, owner of the Real Property described herein, hereby grants permission to I C Ventures, LLC, to Rezone and to Reclassify Real Property from its present Zoning District Classification of A1 to C-2 District.

WITNESS OUR SIGNATURES this the 28 day of August, 2024.

  
\_\_\_\_\_  
Claudie Wayne Steen  
416 Arnold Road  
Benton, MS 39039  
(601) 953-8398

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 10, TOWNSHIP 8 NORTH,  
RANGE 2 EAST, MADISON COUNTY,  
MISSISSIPPI

IC Ventures, LLC

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that IC Ventures, LLC has filed a Petition to rezone and reclassify a 5.01 acre tract of land situated in Section 10, Township 8 North, Range 2 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 C-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 a.m. on October 17, 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 29 day of August, 2024

By: IC Ventures, LLC

Contact Information \_\_\_\_\_

1780 Waverly Drive

West Point, MS 397773

[ccarson@gosupplyinc.com](mailto:ccarson@gosupplyinc.com)

662-456-6217

\_\_\_\_\_

I C Ventures, LLC is requesting to rezone approximately 5.01 acres, between I-55 and Old Jackson Road from A-1 to C-2 for commercial use. As shown in Exhibit A, the rezoning consists of one parcel of land.

The property is well suited to C-2 zoning given the recent growth of industry and businesses in the area. Commercial and Industrial uses are closing in from all directions on this location.

The land use plan adopted by Madison County in December 2019 classifies this property and the surrounding properties on the East side of Old Jackson Road and West side of I-55 as "Major Thoroughfare Commercial".

The surrounding area is changing daily. Including the recent development of the Trails of Madison directly across Old Jackson Road. Additionally, the property (corner of Old Jackson Road and Cloverleaf Drive) due south of the subject property was just recently rezoned from A-1 to C-2 which is similar to the rezoning request enclosed.

**Certified Mail Recipients**

City of Gluckstadt – 343 Distribution Drive Madison, MS 39110

City of Canton – 226 East Peace Street Canton, MS 39046

WEST - The Trails at Madison – ATTN: James Earl Lindsey 1200 East Joyce Blvd. Fayette, AR 72703

082B-09-020/00.00

WEST – Canton Municipal Utilities – 127 West Peace Street Canton, MS 39046

082B-09-020/03.00

SOUTH - Easter Bouldin – 4139 East 169 Street Cleveland, OH 44128

082B-10 -024/00.00

NORTH – Felicia Preston – 606 Old Jackson Road Madison, MS 39110

082B-10 -025/01.03

NORTH – Waynetta Daughtry – 612 Old Jackson Road Madison, MS 39110

082B-10 -025/02.00

NORTHWEST – George & Shander Adams – 613 Old Jackson Road Madison, MS 39110

082B-09 -015/04.00

EAST – (2 Parcels) Monroe Adam Johnson – 2131 MW Alexander Drive Jackson, MS 39213

082B-10 -010/02.00

082B-10 -010/01.00

EAST – James & Sandra D Bennett – 130 Cloverleaf Drive Madison, MS 39110

082B-10 -008/00.00